



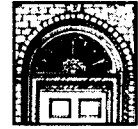
Commercial Design Guidelines

Village of Arlington Heights

Department of Planning & Community Development

Spring 1995

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INTRODUCTION

The Design Guidelines were prepared by the Planning and Community Development Department with valuable input from other departments within the Village.

It has been divided into three main sections. Section one covers Building Design elements like height, materials, character, color, proportion and scale. Section two deals with site related elements like the relationship of buildings to the adjacent uses, landscape and site treatment, signs, lighting, and maintenance. The third and section relates only to those properties located within the Central Business District. Reference documents and definitions are in the final section.

The guidelines are to help assist developers, Design Commission members, and the Village Staff work towards creative design solutions to improve the aesthetic quality of developments in Arlington Heights.

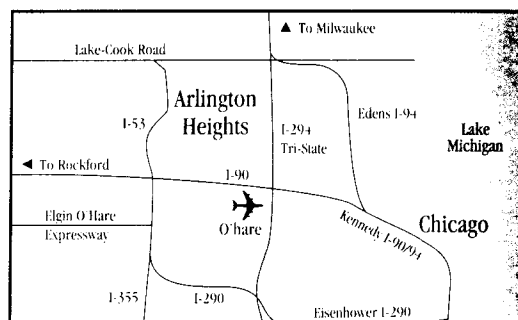


The Guidelines are not intended to take the place of the Arlington Municipal Code, all applicable chapters listed in the appendix should be referred to in their entirety.



JURISDICTION

All work undertaken by a public agency and privately owned properties within the Village of Arlington Heights, are covered by these Design Guidelines.



APPROVAL

No approval shall be given for the development, rehabilitation or exterior modification of any building, structure or improvement on any parcel subject to a building permit until the proposed development or redevelopment conforms to the following design guidelines.

INTENT AND PURPOSE

The purpose of the design guidelines is to provide professional standards to evaluate improvements in the Village of Arlington Heights. Elements include but are not limited to:

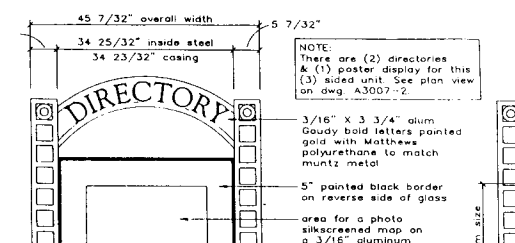
- *external architectural features of buildings and structures of all types, existing and future;*
- *relationship of buildings to site and adjacent areas including building orientation, site treatment and parking lot design and landscaping;*
- *street furnishings, site hardware, signs, posts and fences, barriers, lights and lighting, supplementary structures and appurtenances.*

These guidelines are provided to help assist developers, Design Commission Members and the Planning and Community Development Department staff work towards creative design solutions to heighten the visual appearance throughout the Village of Arlington Heights while promoting the public health, safety, morales and general welfare of the community.

EVALUATION CRITERIA

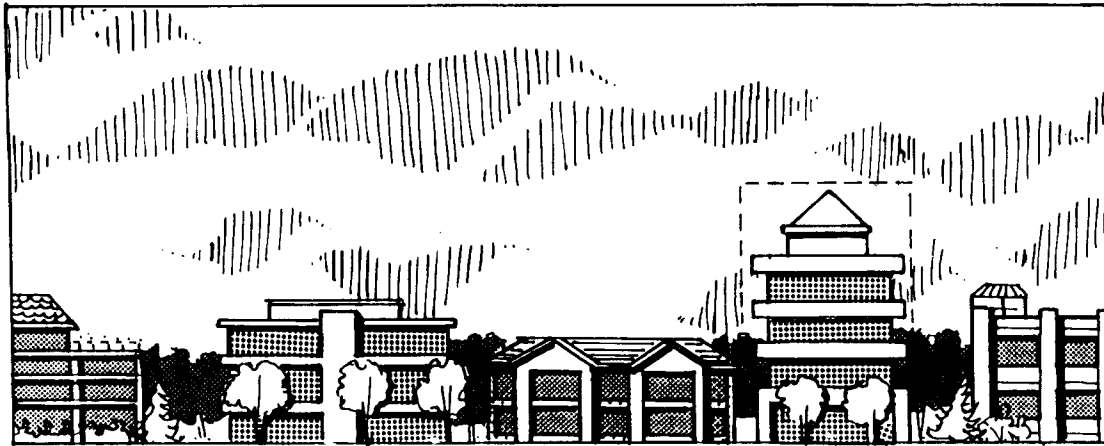
The following factors and characteristics relating to a development and which affect appearance, will govern the Design Commission's evaluation of a design submission:

- *Conformance to Ordinances and Comprehensive Plan*
- *Logic of Design*
- *Exterior Space Utilization*
- *Architectural Character*
- *Attractiveness*
- *Material Selection*
- *Harmony and Compatibility*

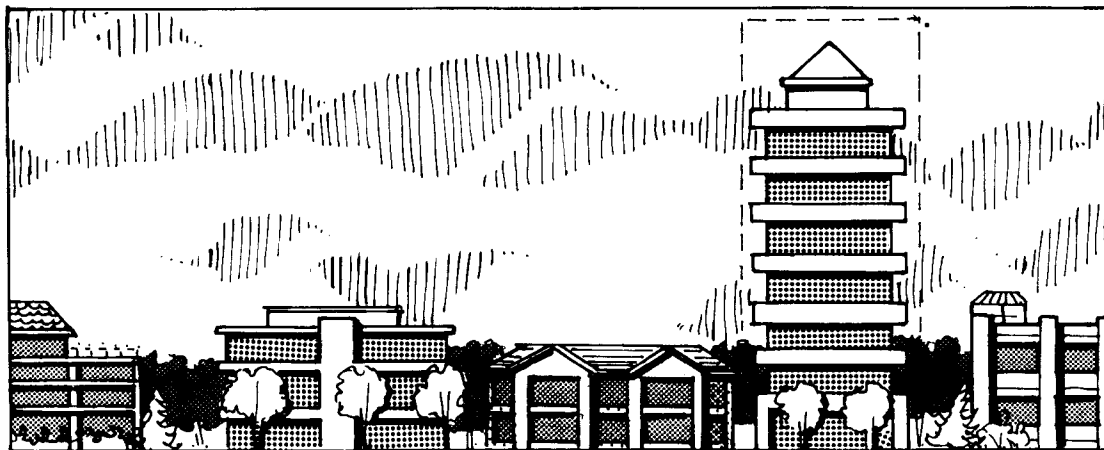




Section I: Building Design



Proposed building is compatible with the existing block of buildings.



Proposed building is not to scale with the surrounding neighborhood.

Height

The height of the proposed building, or a proposed addition should be determined by several factors including the neighboring buildings, zoning district and type of use(s). If there is a uniform height for all or most of the block, the new building or the new addition should be compatible with it. The new building or a new addition need not always be the same height as its neighbors but it should visually relate to the established roof line. In these cases, upper story setbacks are applicable.

Setback

New development should be compatible with existing setbacks of the existing district it is being proposed in. Excessive recessing of the building or ground floor when it is not consistent with the adjacent land uses and which would disrupt the streetscape is discouraged.

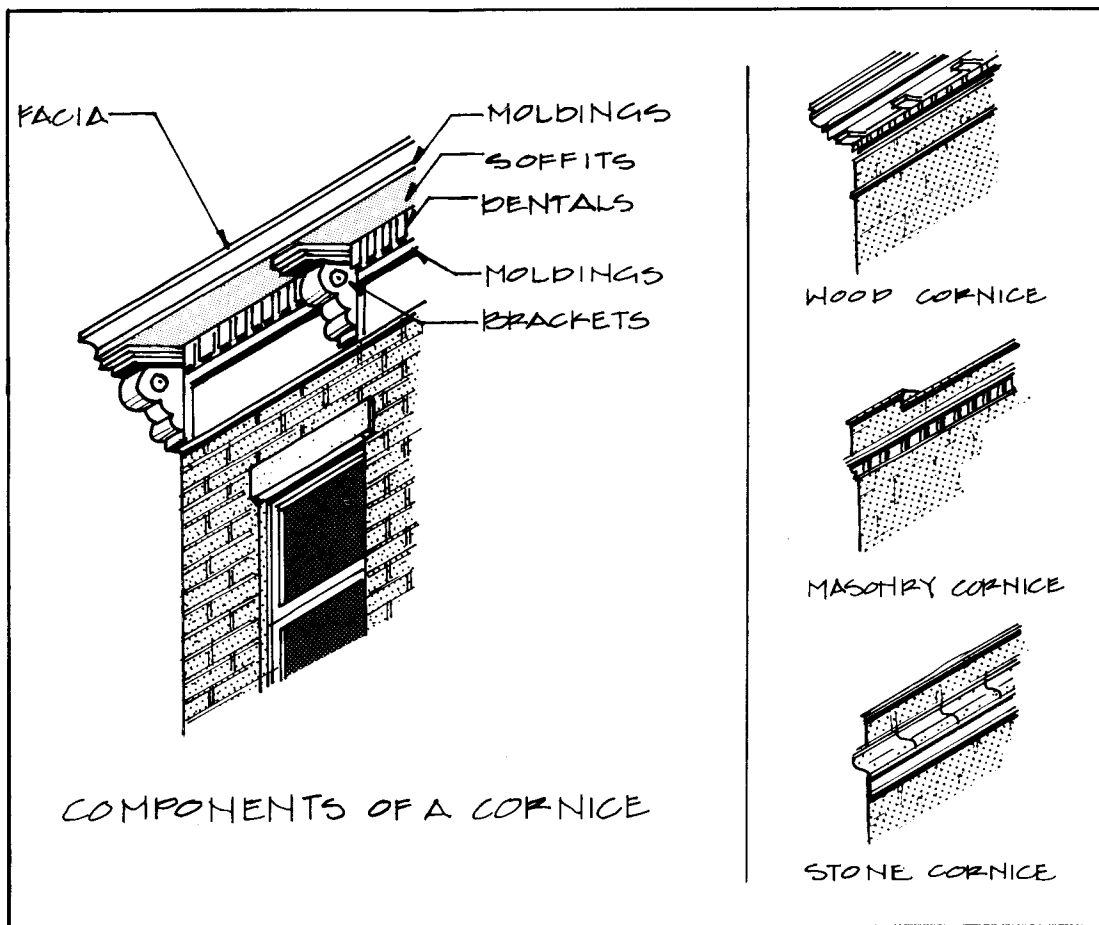


Materials

Materials and their color and texture should be selected for continuous harmony and aesthetic quality with adjacent buildings. Materials that sharply contrast from adjoining buildings will be avoided. Inappropriate materials and methods and/or those which produce inconsistency with the building itself will be avoided. Materials shall be of durable quality, such as stone, marble, terra-cotta, face brick, exposed structural steel with proper finish, weather resistant wood (for trimming only), and exposed concrete with properly treated surface. Light gage materials like aluminum and plastics and Excessive amounts of dryvit and stucco are generally discouraged.

All gas and electric meters, downspout, and other appurtenances shall either be incorporated internally into the structure or be of similar color and or materials to the principal structure.





Architectural Detailing

These items will be considered for new developments as well as renovations and redevelopments throughout the Village as appropriate. Each individual project must be carefully planned to complement the positive characteristics of neighboring structures and to create a more unified visual image. This does not imply that all buildings must be renovated to a uniform "period" standard. On the contrary a variety of architectural styles and details is desirable to provide visual interest.

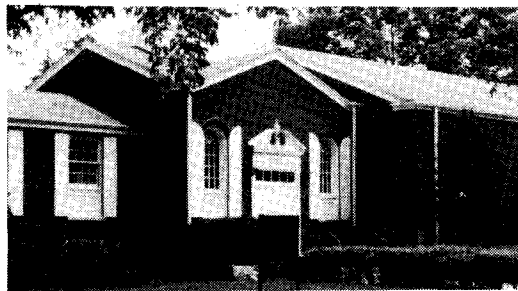
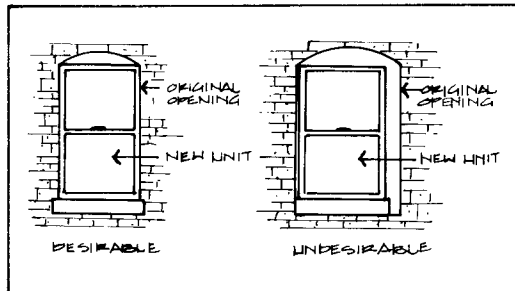
A. Cornice and Fascia

A well-defined cornice or fascia may be used to create a strong roof line which visually "caps" the building, gives the facade a finished appearance, and helps to unify buildings within a block. A strongly articulated cornice is especially important in giving visual distinction to an upper facade which lacks window openings or other architectural detailing.



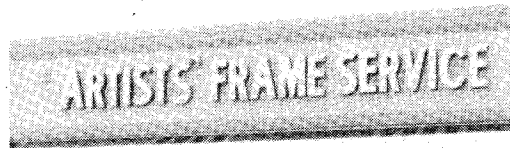
B. Windows

Windows are critical elements in establishing a building's architectural character and proportions. Original window openings should be restored and re-glazed where appropriate. The size and shape of windows, and the rhythm of the window pattern, should accentuate the architecture of the building and help it relate the adjacent streetscape.



C. Display Windows

Within the architectural frame, the largest possible amount of window display area should be provided to attract customers by maximizing the visibility of goods and serves. A large amount of transparent window area also creates a strong contrast to the mass of the building's upper architecture. Display windows should never be filled or covered; those which have been altered should be restored to their original size and configuration.



D. Storefront

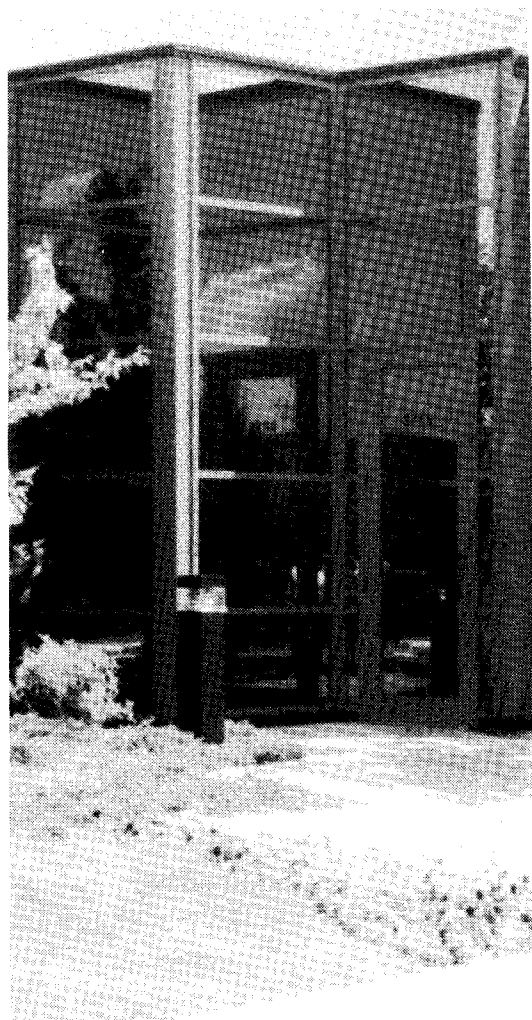
The storefronts' continuous band of display windows, sign frieze, and awnings can create a series of strong horizontal lines which link buildings within a block together. The design of the storefront can play a key role in creating a visual interest and activity at street level by providing an inviting entrance and an attractive display of merchandise. Architectural detailing as outlined in this section should be incorporated to expand and create visual interest for the storefront.

E. Entrances

A well designed entrance should read as the focus of the lower facade. Recessed entrances are encouraged when they add to the definition of the facade. The style of the entrance door (and its hardware) should remain consistent with the architectural character of the buildings facade.

F. Sign Frieze

The lintel which separates the upper facade and the storefront's display window is the best possible location for business identification signs. In this location the sign serves as a transition and boundary between the two major design components.



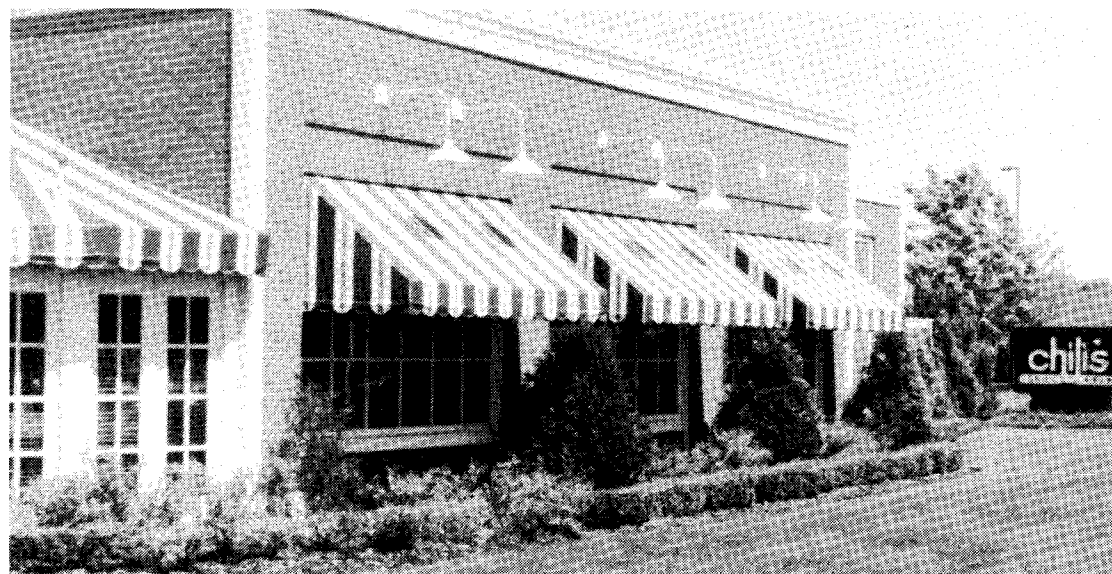
G. Awnings

Awnings are a simple but highly effective device for focusing attention on a building and creating a positive area image. They introduce color and interest and add to the comfort of pedestrians by providing protection from the elements. Traditional, simply designed fabric awnings are preferred. On wide buildings, awnings should be segmented to articulate each display window and give better sense of proportion. Awning colors should complement the architecture.

■ *Awnings should fit proportionately with the building and at no point extend above the roof line.*

■ *Lettering on the awning shall only be the name of the business or the address and shall count as signage.*

■ *Backlit awnings are prohibited except at entrance ways where a 1 foot candle is permitted at grade.*



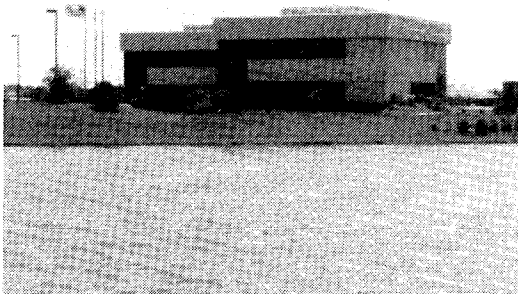


Colors

Colors should be harmonious; with brilliant or bright colors used only for accent. A variety of colors should be utilized for larger residential developments to create visual interest and an attractive streetscape.

Side and Rear Elevations

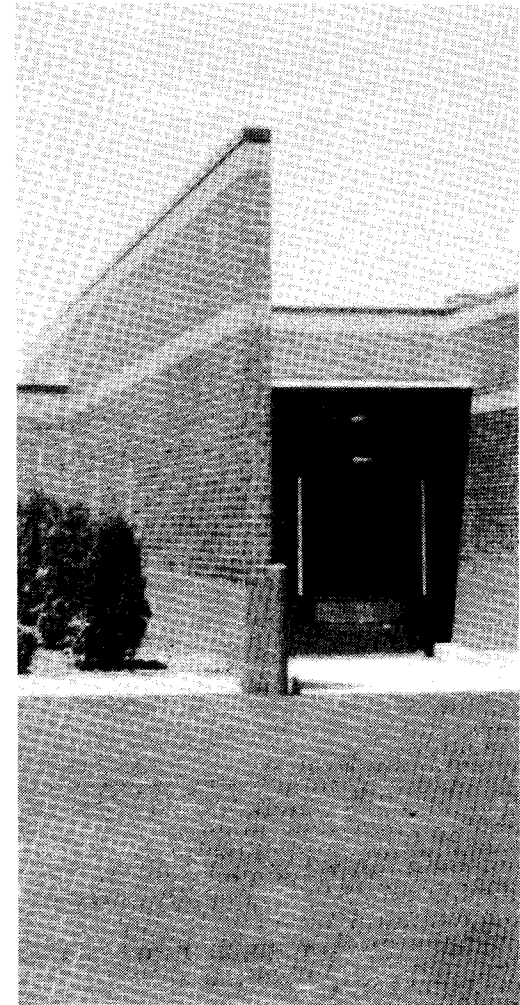
Side and rear elevations which are visible from the street should be designed as an integral part of the building and present an attractive appearance.



Site Hardware

Site hardware and miscellaneous structures located on private property shall be designed to be part of the architectural concept of design and landscape. Materials shall be durable and compatible with buildings; scale shall be good, colors shall be in harmony with buildings and surroundings.

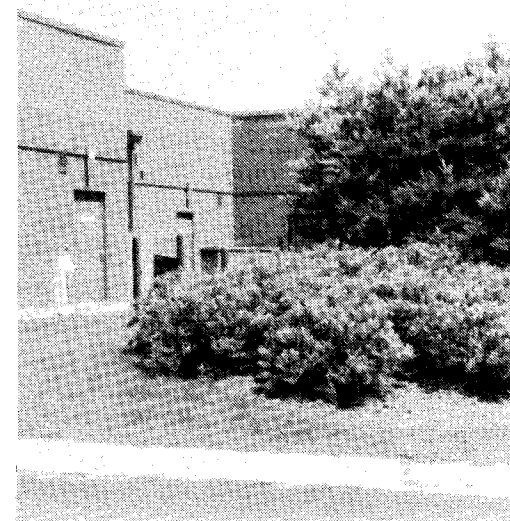
Mechanical and electrical equipment or other utility hardware on the roof, ground, or within buildings shall be completely screened from public view with sound absorbent materials harmonious with the building, and shall be located so as not to be visible from any public streets. Whenever possible, the screen should be designed as an architectural component of the structure such as but not limited to increasing the height of a parapet wall or mechanical penthouse.





Service Areas

Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways, and other land uses, using materials as stated in the criteria for Landscape and Site Treatment. Screening may be accomplished by the use of walls, fencing, planting or a combinations of these.



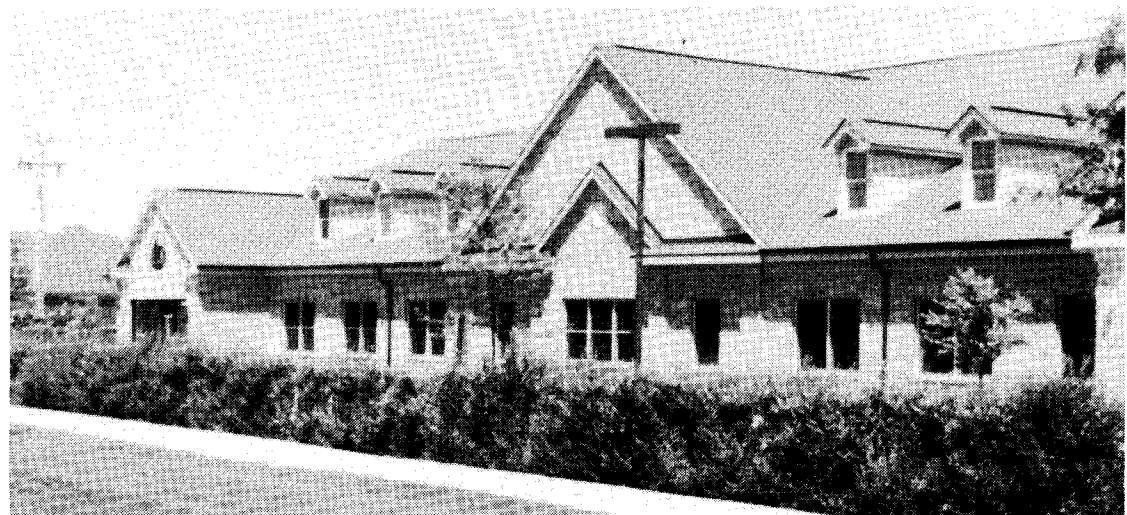
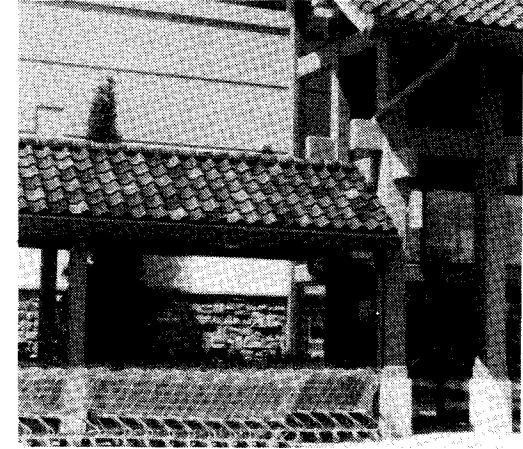


Monotony

Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and sighting shall be used to provide visual interest. In multiple building projects, varying setbacks and colors may be used to prevent a monotonous appearance.

■ *Whenever possible, large expanse of flat roof shall be avoided. Visual diversity shall be provided by varying the roof line to create a more aesthetic roof scape.*

■ *Any structure over one hundred (100) feet in length shall be designed so as to stagger the front facades (and rear facades when adjoining residential property) to break up an otherwise potentially monotonous front facade and effectively reduce the visual expanse of the structure. Other alternatives to create a visually appealing facade will also be considered.*



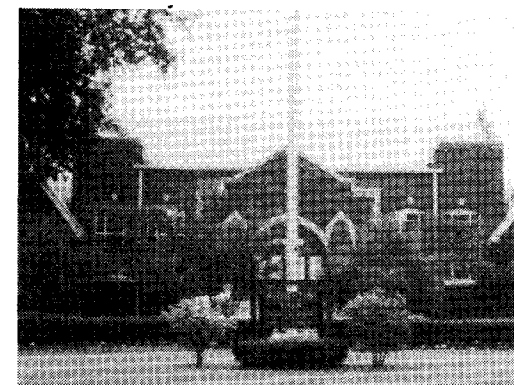


Character

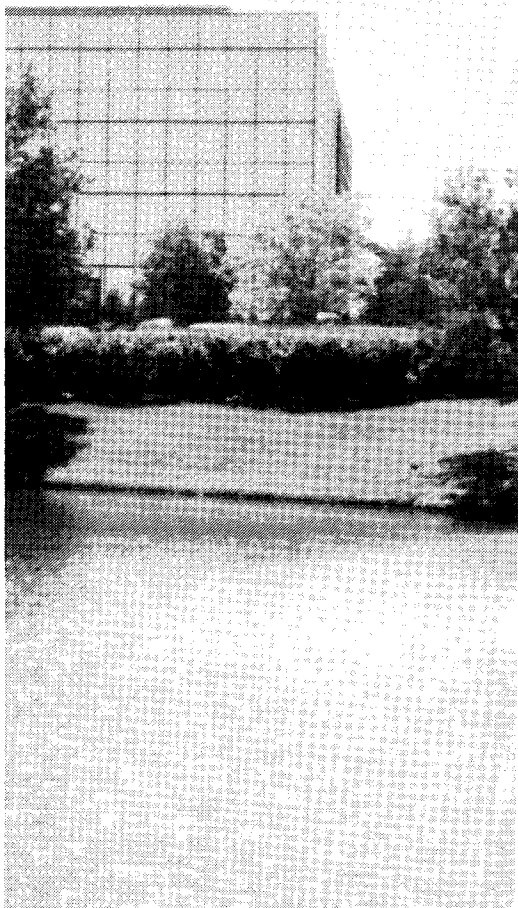
The character of a design represents those collective features that give it identity and a sense of purpose. Building elements, materials, composition and dimensions all contribute to character, but ultimately this term refers to the way these components are expressed. When the same characteristics are found in numerous examples, they are referred to as a style. The effectiveness of a building's character depends almost entirely on the abilities of the designer. These Guidelines are not intended to dictate style. However, the purity of the selected style will be of concern and mixing of key elements of style is undesirable. The selected architectural style should be generally compatible with the surrounding structures.

Proportion and Scale

The proportion of architectural features such as windows, doors, exposed structural elements, details and decorative features should be in scale with each other or each individual building, as well as with adjoining buildings. The manner in which the buildings fit together and their impact on the quality of the ground level pedestrian environment is the primary concern of these guidelines.







RELATIONSHIP OF BUILDINGS TO SITE AND ADJACENT AREAS

Buildings will reflect and improve the character of the site and the neighborhood upon which they are located. New additions will look like they belong and not dominate or change the character of the original building.

- A. *Designers shall demonstrate a harmony in texture, lines and masses between adjacent buildings. Monotony will be avoided.*
- B. *Height, scale, and proportion of each building will be compatible with its site and adjoining buildings without unduly restricting the permissible height limits of the applicable zoning district.*
- C. *If existing adjacent buildings employ setbacks and yards in excess of zoning restrictions, new buildings or additions should adhere to the existing buildings.*

- D. *The streetscape for the site will be planned to allow for safe pedestrian movement, adequate planting area and adequate parking area.*
- E. *Project features which have negative impacts upon adjacent properties such as parking lots, service entrances, loading zones, mechanical and electrical equipment, (etc.) should be located to minimize their impact on adjacent properties.*
- F. *All utility services and service revisions due to exterior alterations should be underground.*



LANDSCAPE AND SITE TREATMENT

- A. *Landscape and hardscape surfaces shall compliment and interrelate with nearby land uses.*
- B. *Parking areas should be treated with landscape elements, such as: plantings, berms, a well-maintained wall, fence and/or combination of the above.*
- C. *Development shall work with the natural existing topographic patterns of a site. When they contribute to beauty and utility of a development, they shall be preserved and enhanced.*
- D. *Each landscape plan will address the environmental aspects of the landscape such as wetland preservation, existing drainage patterns, erosion prevention, wind and noise barriers, shade, energy conservation, sound absorption, dust abatement and reduction of glare.*





- E. *Plant material should be selected for: hardiness, pollution tolerance, salt tolerance and disease and insect resistance. Native plant material where appropriate is encouraged.*
- F. *In locations where susceptibility to injury by pedestrian or motor traffic, plants should be properly placed and protected by the appropriate size curb or other means.*
- G. *Parking areas, pedestrian ways and road ways should be enhanced with landscaped spaces containing trees or tree groupings. All plant material should not interfere with the motorist sight distance at intersections.*
- H. *No artificial plants will be permitted.*

- I. *In areas where landscape plantings will not prosper, other materials shall be used, such as: fences, walls, and pavings of brick, stone, gravel, and cobbles. Suitable plants shall be combined with such materials where possible.*



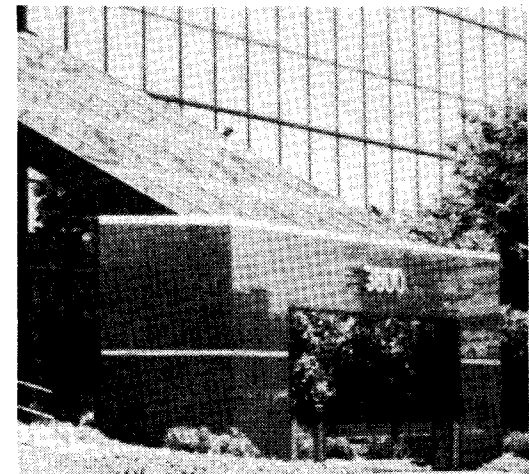


SIGNS

Signs on new buildings or renovations should be part of the architectural concept. Size, color, lettering, location, and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings. Signs shall have good proportions.

1. *Size: The size of each sign should be in proportion to the storefront and the building facade as a whole.*
2. *Location: Wall signs fit best on the sign frieze which separates the storefront's display windows from the upper facade. Whenever possible, the signs within a blockface should be mounted at approximately the same height to create a unifying horizontal element. The wall sign shall be designed to be an integral part of the building on which it is mounted. No signs shall be permitted to cover or interfere with architectural details or windows.*

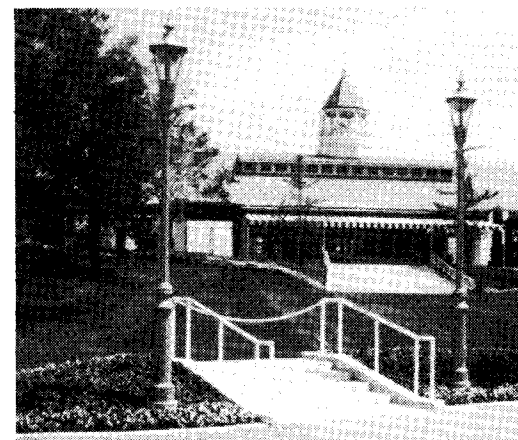
3. *Materials: The major consideration in selecting sign materials is compatibility with the building's overall architectural character and compatibility with adjacent buildings and the streetscape. The number of colors used in the sign shall be limited. Sign lighting, if used, shall be restrained. Materials that project a low quality, mass-produced image (for example, product sponsored signs) are prohibited.*
4. *Text: Simplicity is the key to legibility and elegance. Bold, simple lettering and recognized symbols are recommended. The words used on a sign should be limited to the name of the business and other pertinent information related to its operation, products produced or sold or service rendered; signs should not be used for product advertising. On awnings, lettering shall not project above or beyond the physical dimensions of the awning.*





LIGHTING

- A. *Exterior lighting shall enhance the building design and the adjoining landscape. Lighting shall be restrained in design, and excessive brightness and brilliant colors avoided.*
- B. *All exterior lighting should balance the need for energy conservation with needs for safety, security and decoration.*
- C. *Where decorative exterior floodlighting is used, it shall consist of an appropriate composition of brightness relationships, textures, and restrained colors to dramatize a setting and extend the hours of the setting's usefulness. Floodlighting fixtures shall be located or shielded so that their presence and glare is minimized. Red and Green lighting shall not be used when it can be confused with traffic signals.*
- D. *All exterior lighting shall be part of the architectural and landscape design concept. Fixtures, standards and all exposed accessories shall be concealed or harmonious with other project design materials.*
- E. *In general, the height of exterior lighting fixtures shall not exceed the predominant height of the principal building to which it relates.*
- F. *Exterior lighting shall not be designed to permit an adverse effect upon neighboring properties. Designers shall specify appropriate light cut-off angles for all sources of strong illumination.*
- G. *All free-standing parking lot and internal access route lighting shall be high pressure sodium vapor luminaries, color corrected where necessary for compatibility.*



MAINTENANCE

Continued quality of appearance depends upon the extent of quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep. Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage and abuse.



Section III: Central Business District



The following items will be used when evaluating developments which fall within the Central Business District only as well as all applicable items from the entire Design Guidelines.

BUILDING DESIGN

Renovation/Remodeling

Although renovation will proceed on a building-by-building basis, each individual project must be carefully planned to complement the positive characteristics of neighboring structures and to create a more unified visual image for downtown overall. To accomplish this goal, each renovation project must be based on a thorough understanding of the surrounding architectural context. As a result, the block face (the entire expanse of buildings from one intersection to another along a given street) is the basic unit of design. The first renovation objective is to make each block "read" as a coherent architectural group.

This does not imply that all buildings must be renovated to a uniform "period" standard. On the contrary a variety of architectural styles and details is desirable to provide visual interest. Nevertheless, this variety must be organized within a unifying visual framework. To understand how this can be accomplished, each building facade should be viewed as a combination of two major design components.

- A. *the upper facade, which displays the structure's essential architectural style and ties it to adjacent buildings*
- B. *the storefront, which provides for visual interest and activity in the street level pedestrian zone.*



The Upper Facade

The architecture of the upper facade gives the building its feeling of permanence; defines its architectural style; and relates it in a coordinated manner to neighboring buildings. The following principles should guide the design treatment of the elements which comprise the upper facade.

1. *Cornice and Fascia:* A well-defined cornice or fascia may be used to create a strong roof line which visually "caps" the building, gives the facade a finished appearance, and helps to unify buildings within a block. A strongly articulated cornice is especially important in giving visual distinction to an upper facade which lacks window openings or other architectural detailing.
2. *Wall Materials:* Where the original wall surface and architectural detailing have been covered, non-original surface materials should be removed.

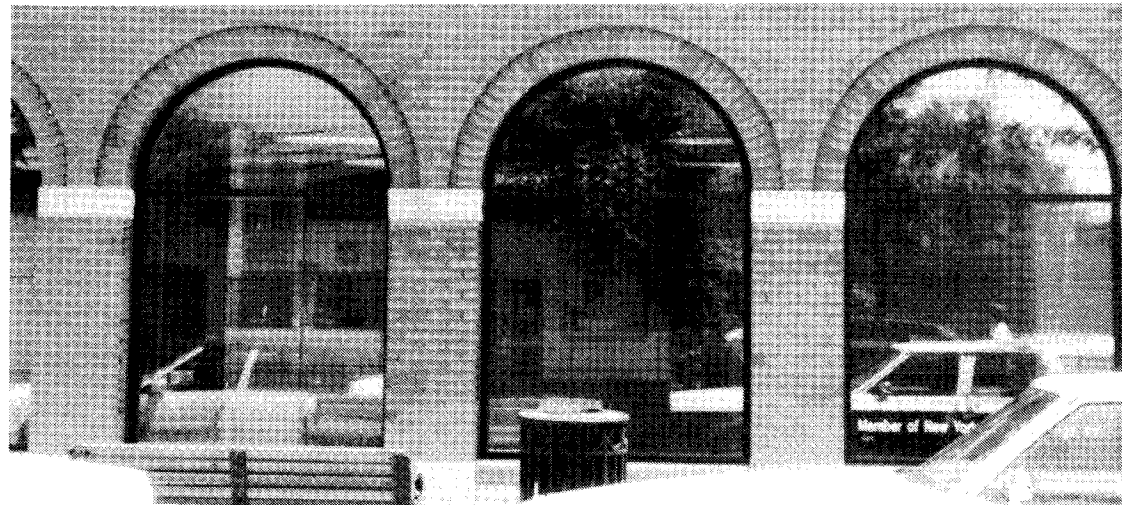
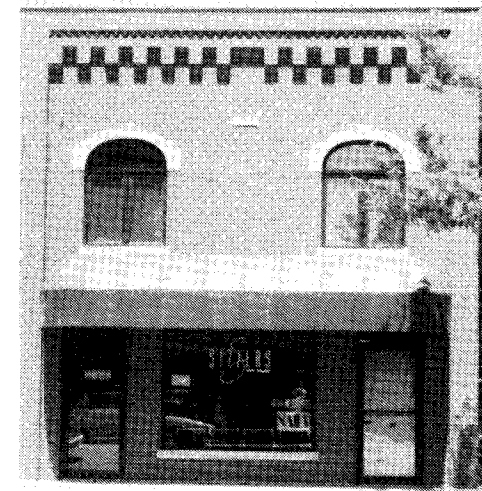




Special attention should be given to the removal of storefront surface materials which extend onto the piers and walls of the upper facade. Original brick and stone walls should be repaired, wherever possible, and previously painted surfaces should be re-painted. All exposed mechanical equipment, unused electrical apparatus, and sign supports should be removed; over-size signs which occupy the upper facade should also be removed.

3. *Windows: Windows are critical elements in establishing a building's architectural character and proportions. Original upper story window openings should be restored and re-glazed. The size and shape of restored windows, and the rhythm of the window pattern, should replicate the building's original design as nearly as possible. The use of mirrored glass should be avoided.*

4. *Piers: The piers which visually anchor the upper facade and frame the storefront play an essential role in creating a unified architectural framework. Where these piers have been eliminated or reduced in size, they should be restored. Piers should be spaced and proportioned to give balance to the facade and support the building's upper architecture. To emphasize their structural function, the piers should be treated with the same surface material as the remainder of the upper facade.*





The Storefront

The storefronts' continuous band of display windows, sign frieze, and awnings can create a series of strong horizontal lines which link buildings within a block together. In addition, the design of the storefront can play a key role in creating visual interest and activity at street level by providing an inviting entrance and an attractive display of merchandise. The following principles should guide the design treatment of the storefront.

1. *Sign Frieze:* The lintel which separates the upper facade and the storefront's display window is the best possible location for business identification signs. In this location the sign serves as a transition and boundary between the facade's two major design components helping to strengthen their definition.
2. *Display Windows:* Within the architectural frame established by the piers and the sign frieze, the largest possible amount of window



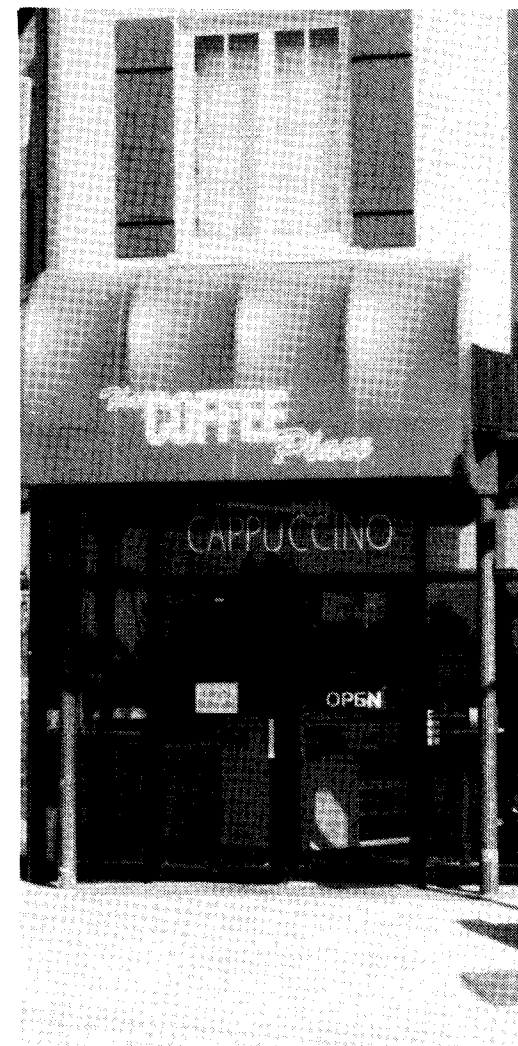


display area should be provided to attract customers by maximizing the visibility of goods and serves. A large amount of transparent window area also creates a strong contrast to the mass of the building's upper architecture. Display windows should never be filled or covered; those which have been altered should be restored to their original configuration.

3. *Entrances:* A well designed store entrance should read as the focus of the lower facade, inviting customers to come inside. Recessed entrances add definition to the storefront. The style of the entrance door (and its hardware) should reinforce the character of the remainder of the facade. The door should include glass panels to maximize visibility.
4. *Detailing:* Storefronts should be distinguished from the upper facade by the use of finer detailing and proportions. This emphasis on architectural detailing at street level will add interest to the pedestrian environment.
5. *Awnings:* Awnings are a simple

but highly effective device for focusing attention on the storefront and creating a positive area image. They introduce color and interest to the streetscape and add to the comfort of pedestrians by providing overhead protection from the elements.

Traditional, simply designed fabric awnings are preferred. They will be attached directly to the building without requiring poles on the sidewalk for support. Awnings should be mounted no higher than 12" below the second floor window sill (or the cornice, on single story structures), with a minimum vertical clearance of 7'-6" above the sidewalk. On wide buildings, awnings should be segmented to articulate each display window and give better sense of proportion to the facade. Awning colors should complement those used on the storefront and upper facade.





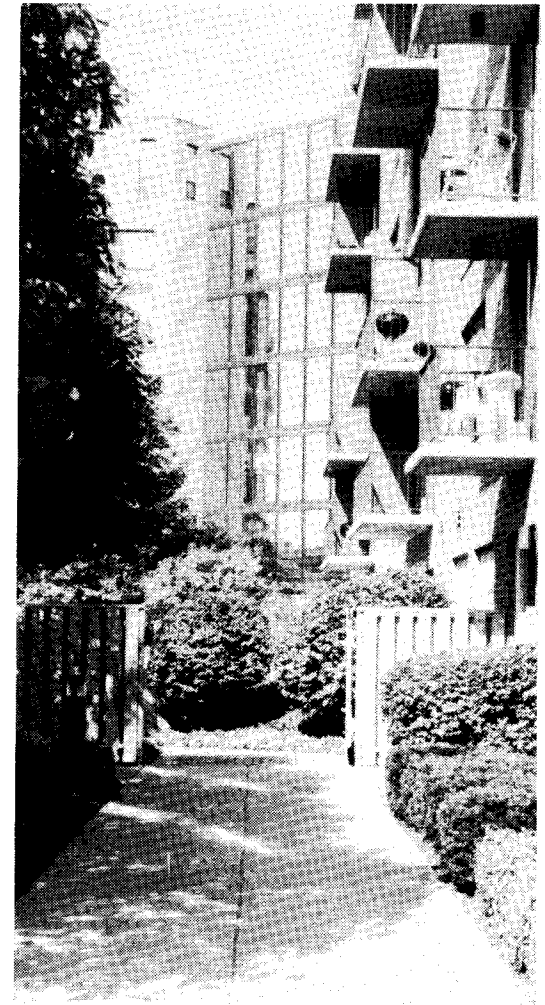
New Construction Facade Design

New construction should observe the same basic design principals recommended for the renovation of existing structures.

1. *The front facade should be organized into two clearly defined components: the upper facade and the street level storefront.*
2. *The upper facade should include a strongly defined cornice line, window openings which give proportion and interest, and piers which extend to ground level to visually support the facade and frame the storefront.*
3. *The storefront should include display windows which serve as an active visual focus by maximizing the exposure of the business activity within.*
4. *A sign frieze, which defines a strong boundary between the storefront and upper facade,*

should be used to create a unifying horizontal element within the block face.

5. *Side and rear elevations which are visible from the street should be designed to present an attractive organized appearance.*
6. *All other new construction building components such as detailing, windows, doors, facades and awnings shall have balanced proportions.*





SIGNS

Signs on new buildings or renovations should be part of the architectural concept. Size, color, lettering, location, and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings. Signs shall have good proportions.

1. *Size:* The size of each sign should be in proportion to the storefront and the building facade as a whole. A ratio of one square foot of sign area for each linear foot of storefront shall determine the maximum signable area. Over-size signs which utilize the entire upper facade as a backdrop will not be permitted.
2. *Location:* Flat signs fit best on the sign frieze which separates the storefront's display windows from the upper facade. Whenever possible, the signs within a blockface should be mounted at approximately the same height to create a unifying horizontal

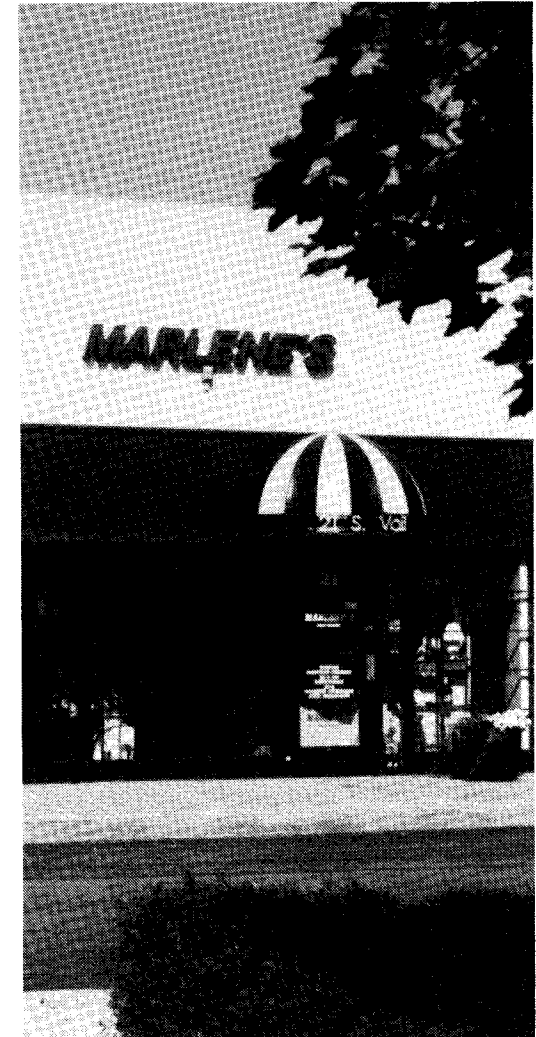
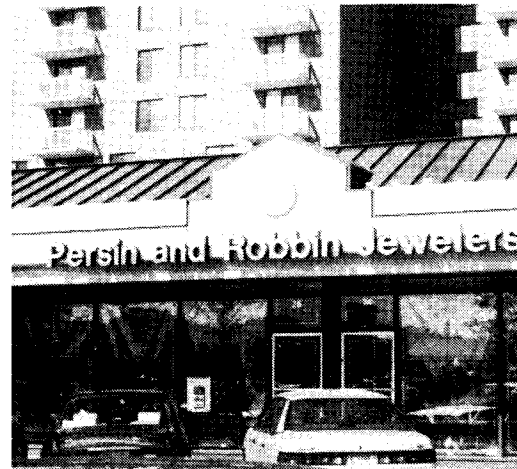
element. The wall sign shall be designed to be an integral part of the building on which it is mounted. Wall signs shall be harmonious with adjacent signs and structures. No signs shall be permitted to cover or interfere with architectural details or windows.

3. *Materials:* The major consideration in selecting sign materials is compatibility with the building's overall architectural character and compatibility with adjacent buildings and the streetscape. The number of colors used in the sign shall be limited. Sign lighting, if used, shall be restrained. Materials that project a low quality, mass-produced image (for example, product sponsored signs) are prohibited. We encourage the use of natural materials.
4. *Message:* Simplicity is the key to legibility and elegance. Bold, simple lettering and recognized symbols are recommended. The words used on a sign should be limited to the name of the business



and other pertinent information related to its operation, products produced or sold or service rendered; signs should not be used for product advertising. On awnings, lettering shall not project above or beyond the physical dimensions of the awning; it shall not exceed 20% of the awning surface, and it shall only denote name and address of business.

5. **Prohibited Signs:** Projecting, neon, roof, billboards, and painted on building signs are not allowed in the Central Business District. Signs should only be large enough to be legible to pedestrians.
6. **Ground Signs:** Ground signs are stationary and free standing and consist of a panel to which lettering is applied. In the Central Business District the panel may be illuminated but may not flash, nor shall the sign extend more than 10 feet above the ground at its highest point. Maximum thickness shall be twelve inches and the maximum area shall be 35 square feet.





STREETSCAPE PROGRAM

The Central Business District (CBD) streetscape presents an opportunity to create order and a sense of place in Arlington Heights. To be effective the streetscape treatment of the entire downtown must be consistent. Where private developers are responsible for pedestrian zone improvements in the CBD the Village's adopted design theme will be mandatory. All street furnishings, lighting, tree grates, and paving, must be installed in conformance with current Village specifications.





Section IV: Appendix



REFERENCE DOCUMENTS

The following list of chapters from the Village of Arlington Heights Municipal Code, should be referred to in their entirety.

- **CHAPTER 9 OF THE MUNICIPAL CODE - *Maintenance - Section 9-402***
- **CHAPTER 20 OF THE MUNICIPAL CODE - *Trees and Shrubs - Section 9-402***
- **CHAPTER 23 OF THE MUNICIPAL CODE - *Building Regulations***
- **CHAPTER 28 OF THE MUNICIPAL CODE - *Zoning and Landscape Regulations***
- **CHAPTER 30 OF THE MUNICIPAL CODE - *Signs***

The following handouts available in the Planning Department of the Municipal Building will assist the applicant in their preparation of plans.

- *The Requirements for Landscape Approval*
- *The Central Business District Sign Review Process*
- *Facade Renovation Grant Program.*
- *The Central Business District Master Plan for the Village of Arlington Heights - March 1987*



DEFINITIONS

APPURTENANCES. The visible, functional objects accessory to and part of buildings.

ARCHITECTURAL CHARACTER. The composite or aggregate of the characteristics of structure, form, materials, and function of a building, group of buildings, or other architectural composition.

ARCHITECTURAL FEATURE. A prominent or significant part or element of a building, structure, or site.

AWNING. A rooflike shelter made of canvas or other non-rigid material, stretched over a frame and extended over a doorway or window. The awning is supported entirely from the exterior wall of the building and provides protection from the weather.

BERM. A raised form of earth to provide screening or to improve the aesthetic character.

BLOCK FACE. The entire expanse of buildings from one intersection to another along a given street.

COMPATIBILITY. Harmony in the appearance of two or more buildings, structures, and landscape development in the same vicinity.



CONTEXTUAL ARCHITECTURE. Building design that is sensitive to and in contact with its surroundings.

CORNICE. An ornamental topping that crowns the structure it is on.

EXTERNAL ARCHITECTURAL FEATURE. The architectural style and general arrangement of such portion of a building or structure as is designated to be open to view from a public street, place, or way, including the kind, color, and texture of the building of such portion and the type of windows, doors, lights, attached or ground signs, and other fixtures appurtenant to such portion.

FASCIA. The exposed vertical edge of a roof.

FRIEZE. The decorative band below the cornice.

HARMONY. A quality which produces an aesthetically pleasing whole as in arrangement of varied architectural and landscape elements.

LANDSCAPE. Elements of nature, topography, buildings, and other man-made objects which make up the exterior environment.

LINTEL. The horizontal beam that forms the upper member of a window or door frame and supports part of the structure above it.

MECHANICAL EQUIPMENT. Equipment, devices, and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.



NATIVE PLANT MATERIAL. Plant material indigenous to the region.

PIER. An upright structure of masonry to serve as a principal support, whether isolated or part of a wall.

PROPORTION. Relationship of parts of a building, landscape, structures or buildings to each other and to the whole.

RECESS. A sinkage in a wall plane, usually right-angled.

ROOF LINE. The contour or shape of a roof.

SCALE. Harmonious relationship of the size of parts to one another and to the human figure.

SCREENING. Structure or planting which conceals from view from public ways the areas behind such structure or planting.

SETBACK. The distance between the property line and the building.

SITE HARDWARE. Includes but is not limited to street furniture, lighting standards, mailboxes, control boxes, newspaper boxes, roadway signs and fire hydrants.

STOREFRONT. Street level pedestrian zone.

STREET FURNITURE. The benches, signs, lights, fixtures and receptacles provided as part of the design of a street right-of-way.



STREETSCAPE. The scene as may be observed along a public street or way composed of natural and man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.

UPPER FACADE. Above the storefront. Displays the structures essential architectural style.

UPPER LEVEL SETBACK. The recession of an upper part of facade.

VILLAGE. The Village of Arlington Heights, Illinois.

WALL PLANE. Formed by the procession of buildings. Viewed at street level.

ZERO SETBACK. When there is no distance between the property line and the building.



ACKNOWLEDGMENTS

The Village of Arlington Heights wishes to express appreciation to the Illinois communities whose design guidelines and design review process we relied on while establishing our guidelines, procedures, and commission.

Sincere gratitude goes to Land Design/Research, Inc. of Columbia, Maryland. As a consultant for the Village of Arlington Heights, Land Design Research developed The Central Business District Master Plan for the Village of Arlington Heights - March 1987. This Plan was used in the development of our guidelines.