

Village of Oak Park

Proposed Design Guidelines

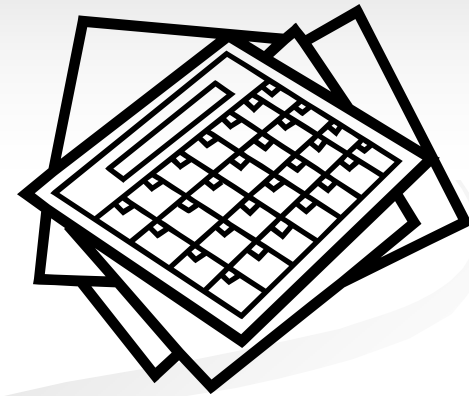
Community Planning & Development

BAC Meeting - March 26, 2008



History - Schedule

- Reviewed by:
 - BOT Study Session
 - CDC 1/14/08
 - HPC 2/14/08
 - PC 2/21/08
- BAC Meeting – Today



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- CDC Public Hearing – 5/12/08
 - Village Board – June 2008

Outline

- Intent
- Applicability
- Non-Residential & Mixed Use Building Standards
- Multiple-Family Building Standards
- Building Materials
- Building /Street Relationship
- Staff Appearance Review



Intent

... promote innovation and creativity while creating buildings with visual interest that complement the streetscape, are compatible with surrounding developments, and enhance the pedestrian-oriented character and overall image of the Village.



Applicability



- All New Non-Residential Buildings
- All New Mixed-use Buildings
- All New Multi-Family Buildings
 - (3 or more dwelling units)
- Exterior enlargements
 - (Increased by 1,000sf or 20% in area whichever is less, within a 10 year period)

Non-Residential & Mixed Use Building Standards

1. Building Façade Standards
-30 feet
2. Building Entries
3. Four-sided Treatment
4. Windows
5. Building Front Dimensions
6. Building Materials
7. Awnings & Canopies
8. Roofs, Parapets & Cornices
9. Lighting
10. Parking & Loading areas
11. Utilities



Non-Residential & Mixed Use Building Standards

- Building Entries
- Awnings & Canopies



Non-Residential & Mixed Use Building Standards

- Building Façade Standards
- Building Entries
- Windows
- Building Front Dimensions
- Building Materials
- Awnings & Canopies



Non-Residential & Mixed Use Building Standards

- Building Façade Standards
- Building Entries
- Windows
- Building Front Dimensions
- Building Materials
- Roofs, Parapets & Cornices



Non-Residential & Mixed Use Building Standards

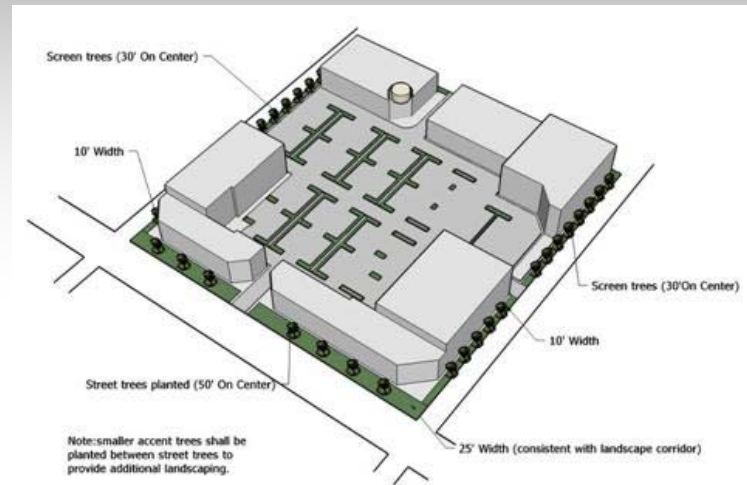


- Building Entries
- Building Materials
- Awnings & Canopies
- Lighting
- Parking & Loading areas



Non-Residential & Mixed Use Building Standards

- Windows
- Building Materials
- Awnings & Canopies
- Roofs, Parapets & Cornices
- Parking & Loading areas



Multiple-Family Building Standards

1. Building Façade Standards - 20 feet
2. Building Entries
3. Four-sided Treatment
4. Windows – no requirements for display windows
5. Building Front Dimensions
6. Building Materials
7. Awnings & Canopies
8. Roofs, Parapets & Cornices
9. Lighting
10. Parking & Loading areas
11. Utilities



Building Material Permitted

- Natural Clay Brick
- Terra Cotta
- Glass
- Stone or Cast Stone
- Stucco
- Metal, aluminum, Steel
- Wood
- Ceramic Tile



Building Material Prohibited

- Plywood Siding
- Aluminum/Vinyl or Metal Siding
- E.I.F.S. synthetic Stucco
- Cedar Shakes
- Concrete Masonry covering > 10%



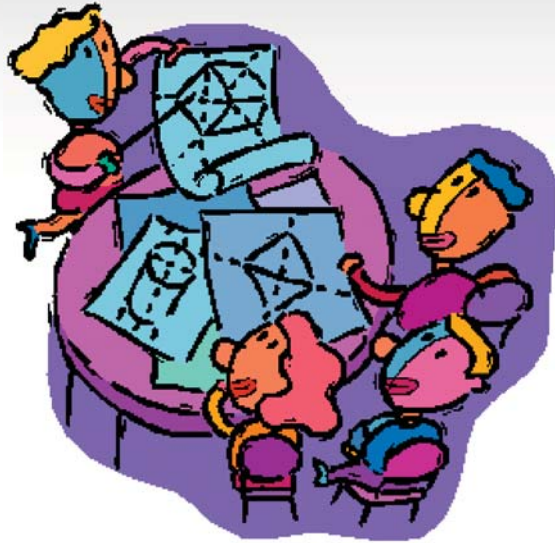
Building / Street Relationship



- Building Orientation
- Street Edge
- Energy Efficient Construction

Staff Appearance Review

- Members



- Village Manager or Designee
- Village Planner or Designee
- Director of Building & Property Standards or Designee

* If project is designated as an Historic Landmark, Historic District or identified as a structure of merit/significant the Chair of the Historic Preservation Commission or staff liaison will be invited to the meeting.

Staff Appearance Review

- Meetings
 - Scheduled & held within 15 days
- Appeals
 - Community Design Commission
 - Village Board



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Proposed Design Guidelines

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