

Architectural Design Guidelines-Legacy Districts

The adoption of the Oak Park Play Book Grant Programs provides the opportunity for existing and new structures in the Legacy District to preserve and enhance an aesthetic that is unique to downtown Tinley Park. There is historic relevance with many of the existing structures that must be preserved as well as a design quality that has been established with new construction creating a design standard for all future development. Tinley Park's downtown represents the 'heart' of the community and as such establishes the pulse and vitality for the rest of the community. By establishing these guidelines the Village can be assured of protecting its legacy for future residents to enjoy.



The Legacy Code outlines regulations in a form-based approach established in the Legacy Plan. The Architectural Guidelines shall supplement the Legacy Plan and Legacy Code. New and renovated buildings are encouraged to incorporate traditional components of Historic Storefronts, yet provide opportunity for high-quality design consistent with some of the principles established by the Legacy Code.

- *Preserve Tinley Park's unique historic heritage.*
- *Ensure that new development respects the historic scale and character of the neighborhood.*
- *Encourage building mass to peak at the downtown core.*
- *Create a walkable downtown where pedestrians come first.*
- *Create a connected roadway framework with small walkable blocks.*



Design Guidelines serve as a tool to encourage good design that complements the development standards already established in the Legacy Code. These Guidelines are intended to maintain and enhance the physical character of the downtown area by encouraging development proposals that strive for high-quality design. They are designed to enhance Tinley Park's downtown character by:



- Ensuring an articulation of the building façade through the incorporation of detailed fenestration, unique and creative signage, appropriate scaled base or crown cornices, three dimensional roof forms and special architectural details that make a building unique;



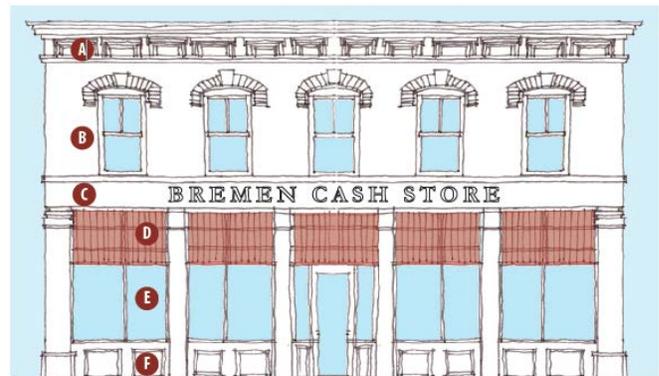
- Avoiding architectural monotony by modulating building facades through the use of building projections and recesses; incorporating the use of quality materials and employing a variety in building materials and roof styles/slopes; utilizing cornices, brackets, pilasters and other architectural elements;
- Promote a “built over time” aesthetic to the building scheme that distinguishes a storefront and provides the perception that the buildings evolved over a period of time;
- Encourage diversity in architectural styles that celebrate the richness of various architectural vocabularies that emphasize quality building materials and an attention to detail.

Village Staff will work with Applicants and their designers to create the best possible improvements to existing structures and new construction. Staff will strive to create a unique, high quality architectural environment for Tinley Park by promoting designs and building materials that create a sense of permanence and long term value to the Village. The following guidelines are inherently flexible with the hope they will influence designers in the appropriate manner to achieve architectural success.

Like many Main Streets of small towns in Illinois, Downtown Tinley Park showcases two to three story mixed use buildings with storefronts at the street level. New commercial and mixed use buildings are encouraged to incorporate the traditional components of Historic Storefronts, including the following:

A. ARTICULATED CORNICES

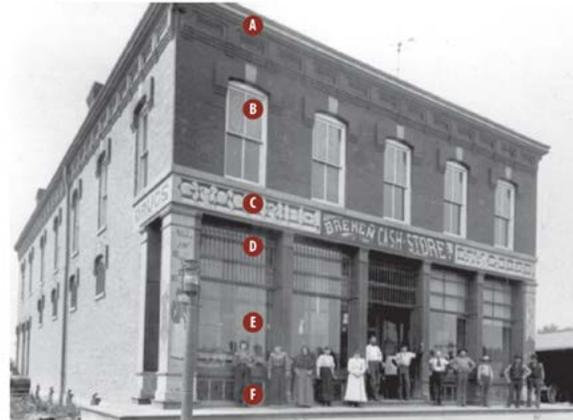
Typical articulated cornices are horizontal molded projections that crown or complete a building facade. Cornices are typically made of stone or brick, and can be articulated with details like ornamental brackets, decorative brickwork, and dentils. The intent of articulating a façade is to create a sense of



depth and texture to the façade by creating shadows and architectural interest without excessive ornamentation or fake architectural elements. The articulation of the façade should express a vertical rhythm that relates to such things as structural columns, supports or bays. Flat front, unarticulated facades that are all-glass or all metal buildings must be avoided. The base of the building, the middle and the crown or top must be distinct and strongly segmented through the use of building materials, changes in the plane of the wall, the employment of architectural details and the stepping back of higher floors or the use of balconies on upper floors.

B. UPPER LEVEL BAND OF WINDOWS

Smaller residential scaled windows and doors are encouraged for upper floor residential uses to distinguish from the large storefront windows at the street level. At least 25% of the upper floor shall be fenestrated in appropriate scale with the rest of the façade. Reflective glass is prohibited.



Traditional Storefront of former Vogt's Bremen Cash Store, circa 1896

A parapet can also be employed to provide a fitting 'crown' to a building façade and assist with screening rooftop mechanical equipment. A parapet should be in scale with the height and rhythm of the floors and not exceed more than 15% of the height of a typical floor.

C. BASE CORNICE AND SIGNAGE AREA

An articulated Base Cornice is required to distinguish the storefront base from the upper floors; it should be distinct in form and material from the rest of the building mass. Entrances and corners must be articulated and clearly defined. Recessed entries are encouraged to provide cover from the weather and improved accessibility. They help to create an identity for a building and add interest to the mass of the building. Through the use of creative entryways the street face is activated adding energy to the pedestrian experience.

A consistent Signage Area between the base cornice and the street level windows must be provided for the placement of signs of all commercial tenants.

D. AWNING PLACEMENT

Awnings and canopies provide additional visual interest and the opportunity to add a color accent to a façade that enhances the pedestrian experience. Awnings should be authentic and provide utility as well as architectural interest and be located over real windows, doorways or openings. They should not be used over blank walls or imply some opening that is not there.

The shape, design and color of awning and canopies should be consistent with the architectural aesthetic of the building. When there are multiple awnings the design and color should be consistent. Awnings cannot be used for signage and cannot be backlit. Awning should be made of canvas unless the use of metal is consistent with the overall architectural theme of the building.

E. STOREFRONT WINDOWS

Blank, windowless walls along the street frontage are not allowed; transparent glass of 'glazing' breaks up the monotony of the façade and activates the streetscape in both daylight and evening hours. During the day it allows natural light and views into the building and in the evening it enlivens the pedestrian experience along the street face.

A minimum of 50% of the street level facade must be transparent to allow pedestrian views and daylight into the building. Opaque, tinted, reflective or spandrel glass are prohibited.

F. KICK PANEL

A kick panel below the window area was a typical feature of traditional storefronts and is encouraged for storefronts. Panels or knee walls must be at least 10 inches in height and not more than 2 feet 6 inches in height.