

BUSINESS DISTRICT DESIGN GUIDELINES

Des Plaines, Illinois

Prepared for the **City of Des Plaines**

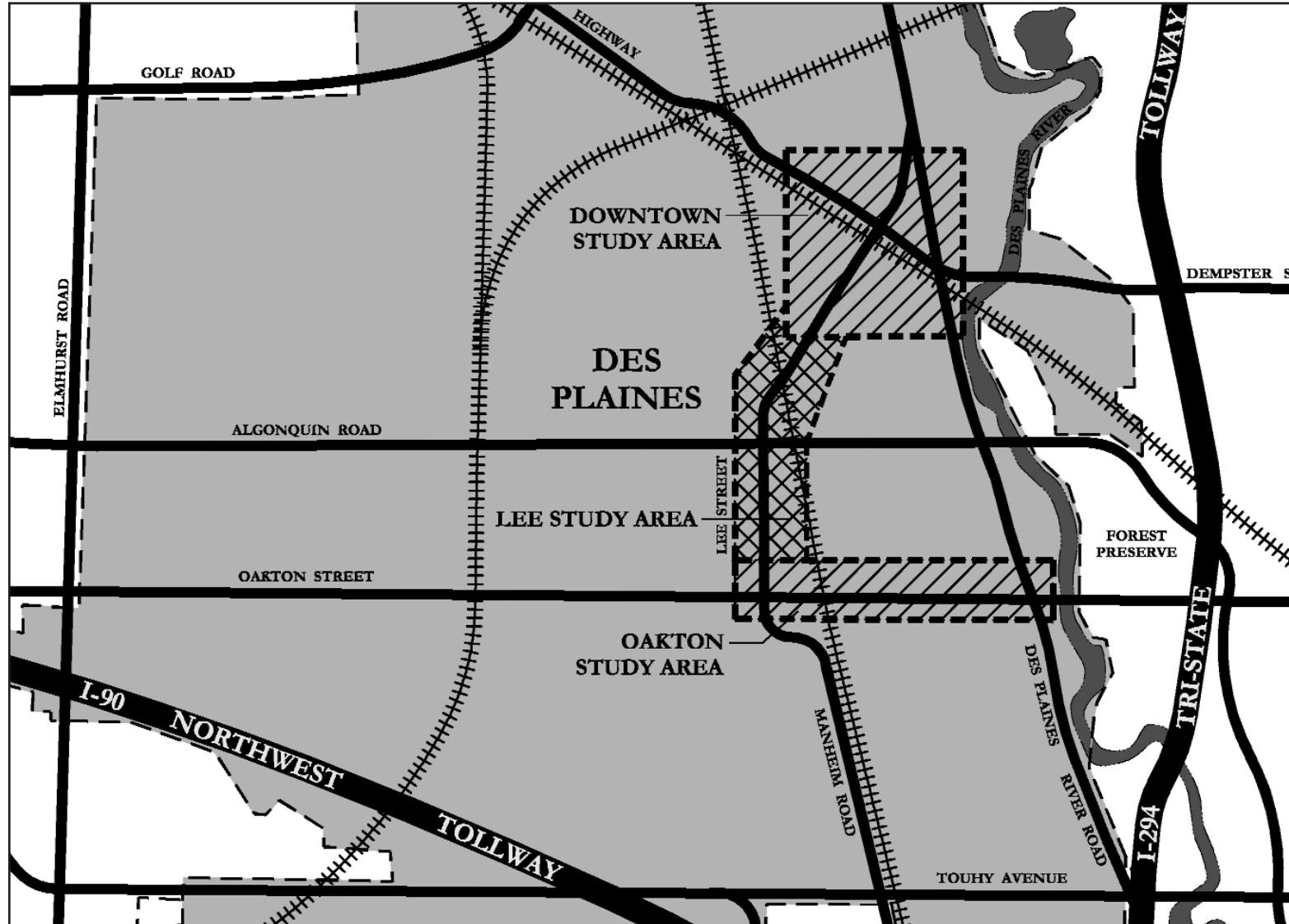
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Section 1: Introduction

Business District Design Guidelines



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The design guidelines were prepared by The Lakota Group with assistance from Laurie Marston, AICP.

INTRODUCTION

The following set of design guidelines has been prepared for the City of Des Plaines to facilitate the revitalization and enhancement of its Downtown area and Oakton Street and Lee Street commercial corridors.

The guidelines focus on both the short-term improvement and long-range redevelopment needs of these business districts. For the short term, they provide ideas for improving existing buildings and streetscape. For future development, they provide a framework for quality building and site design. Many existing buildings do not currently meet these guidelines nor will they be required to undertake any improvements as a result of the adoption of these guidelines. However, when property owners apply for a building permit for any addition, expansion, or exterior change to their property, these guidelines will be used to review their project.

The guidelines are presented in summary format. They are conceptual and intended as recommendations for improving the quality of the built environment in Downtown and along Oakton and Lee Streets. They do not represent a master plan for any immediate development project. They are standards only and are intended to supplement the City's Codes and Ordinances regarding development. Landowners, business owners, and developers are encouraged to familiarize themselves with the requirements of the Zoning Ordinance, Subdivision Ordinance, and Buildings Codes when they consider making physical improvements to their property.

The City's intent is that the guidelines will assist developers, architects, planners, landscape architects, and property and business owners with development or redevelopment projects beyond basic zoning and subdivision requirements. The overall goal is to physically enhance the business districts through higher quality building and site design.



Downtown Des Plaines



Downtown Train Station



Oakton Street Commercial Corridor



Oaks Shopping Center on Oakton Street

Introduction

BUSINESS DISTRICT DESIGN GUIDELINES

Design Goals

The design guidelines are intended to establish standards which enhance the appearance of the Downtown, Oakton Street, and Lee Street Business Districts. The standards are not intended to restrict design creativity, but rather to provide guidance on design principles for these districts.

The guidelines require that building and site design consider contextual relationships with existing properties. They address architectural style and building materials, scale, massing, articulation, and setbacks, as well as landscaping and signage. More specifically, the guidelines seek to achieve the following goals:

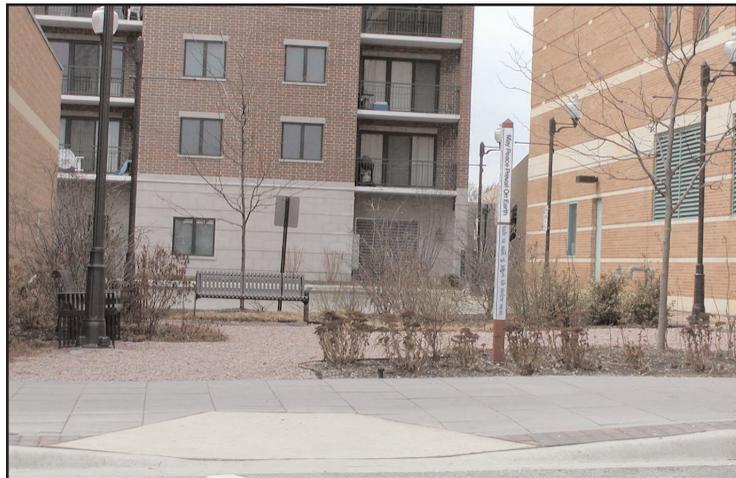
- *Establish a comprehensive design approach for enhancing the Downtown, Oakton Street, and Lee Street Business Districts.*
- *Provide a guide for property/business owners and developers for direction that positively affects their development and redevelopment actions.*
- *Provide a guide for architects and landscape architects to facilitate excellence in the built and natural environment.*
- *Emphasize the need to “clean and green” existing properties in Downtown and along Oakton and Lee Streets and instill a “pride of place” with business and property owners.*
- *Provide an easily maintained, attractive streetscape that provides a safe pedestrian environment.*



Historic Building and Museum in Downtown



Small Pocket Park in Downtown



Library Plaza



Library Plaza Clock Tower