

BUSINESS DISTRICT DESIGN GUIDELINES

Des Plaines, Illinois

Prepared for the **City of Des Plaines**

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March 2005

Section 7: Appendix

Business District Design Guidelines

Definitions

Air Rights - The right to use space above ground level.

Arcade - A series of arches supported by columns or piers; a building or part of a building with a series of arches.

Atrium - A skylit central court in a building.

Bay - One unit of a building that consists of a series of similar units, commonly defined by the number of window and door openings per floor or by the space between columns or piers.

Belt Course - A narrow, horizontal band projecting from the exterior walls of a building, usually defining the interior floor levels.

Bollard - A short post constructed of metal, wood or stone used to limit an area and restrict vehicles.

Brace - A diagonal stabilizing member of a building frame.

Bracket - A support element under eaves, shelves or other overhangs; often more decorative than functional.

Buildable Area - The area of a lot that can be built upon.

Building Mass - The height, width and depth of a structure.

Building Scale - The relationship of a particular building, in terms of building mass, to other nearby and adjacent buildings.

Building Setback - The distance between a building and any lot line.

Caliper - The diameter of a tree trunk.

Cantilever - A projecting beam or part of a structure supported only at one end.

Casement - A window with sash hung vertically and opening inward or outward.

Clapboard - A long, narrow board with one edge thicker than the other, overlapped to cover the outer walls of frame structures; also known as weatherboard.

Cornice - Projecting ornamental molding along the top of a building or wall.

Cupola - A dome shaped roof on a circular base, often set on the ridge of a roof.

Dedication - The transfer of property by the owner to another party.

Density - The number of dwelling units per unit of land.

Dormer - A vertically set window on a sloping roof; the roofed structure housing such a window.

Easement - A grant of one or more property rights by the owner to and/or for use by the public, or other person or entity.

Eaves - The projecting overhang at the lower edge of a roof.

Egress - An exit.

Floor Area Ratio (FAR) - The gross floor area of all buildings or structures on a lot divided by the total lot area.

Fenestration - The arrangement of windows in a wall.

Gable - A triangular wall segment at the end of a double pitched or gabled roof.

Gambrel - A ridged roof with two slopes on each side, the lower slope having the steeper pitch.

Hipped Roof - A roof with four uniformly pitched sides.

Ingress - An access or entry point.

Mansard Roof - A roof that has two slopes on all four sides.

Masonry - Wall construction of materials such as stone, brick and adobe.

Micellaneous Structures - Miscellaneous structures include any structures, other than buildings, visible from any public way. Street hardware includes all objects not commonly referred to as structures and located in streets and public ways and outside of buildings.

Molding - A continuous decorative band that is either carved into or applied to a surface.

Mullion - A vertical member separating, and often supporting, windows, doors or panels set in a series.

Obelisk - A tall, four sided shaft that is tapered and crowned with a pyramidal point.

Parapet - A low, solid, protective wall or railing along the edge of a roof or balcony.

Pavers - Preformed paving blocks that are installed on the ground to form patterns while at the same time facilitate pedestrian and vehicular travel.

Pedestrian Scale - The proportional relationship between an individual and his or her environment.

Plaza - An open space that may be improved and landscaped, usually surrounded by streets and buildings.

Portico - A major porch or overhang supported by columns.

Quoin - Units of stone or brick used to accentuate the corners of a buildings.

Reveal - The vertical slide of a door or window opening between the frame and the wall surface.

Rosette - A stylized floral decoration.

Sash - A frame in which the panes of a window are set.

Setback - The distance a building is set back from the lot line.

Sign Area - The entire face of a sign, including the advertising surface and any framing, trim, or molding but not including the supporting structure.

Sign Band - The horizontal area on a building facade used for the sign.

Sign Face - The area or display surface used for the message.

Spindle - A turned wooden element, often used in screens stair railings and porch trim.

Stepback - An architectural element in which the upper stories of a tall building are stepped back from the lower stories.

Streetscape - All elements that constitute the physical makeup of a street and define its character.

Streetwall - The continuation of zero lot line building facades along a street.

Turret - A small, slender tower usually at the corner of a building, often containing a circular stair.

Vault - An arched ceiling of masonry.

Veranda - A roofed open gallery or porch.

Zero Lot Line - The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

Zoning - The delineation of districts and the establishment of regulations governing the use, height and bulk of buildings.

References used for definitions:

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