

Village of Hoffman Estates

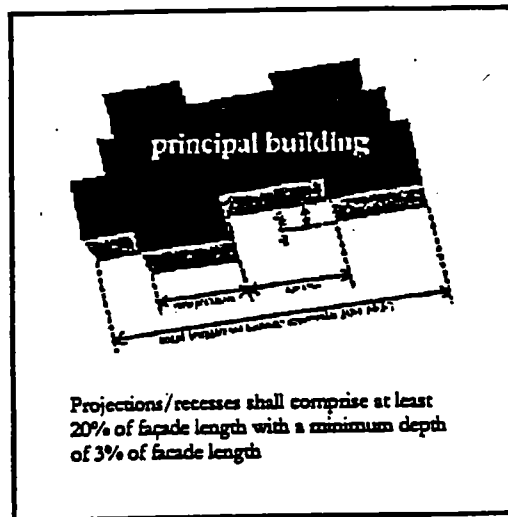
Business District Development Standards

These development standards are proposed for application in the Business District. These standards supplement the existing Village development requirements and would apply only when a site or building was altered or redeveloped. These standards will be in effect until replaced with permanent standards.

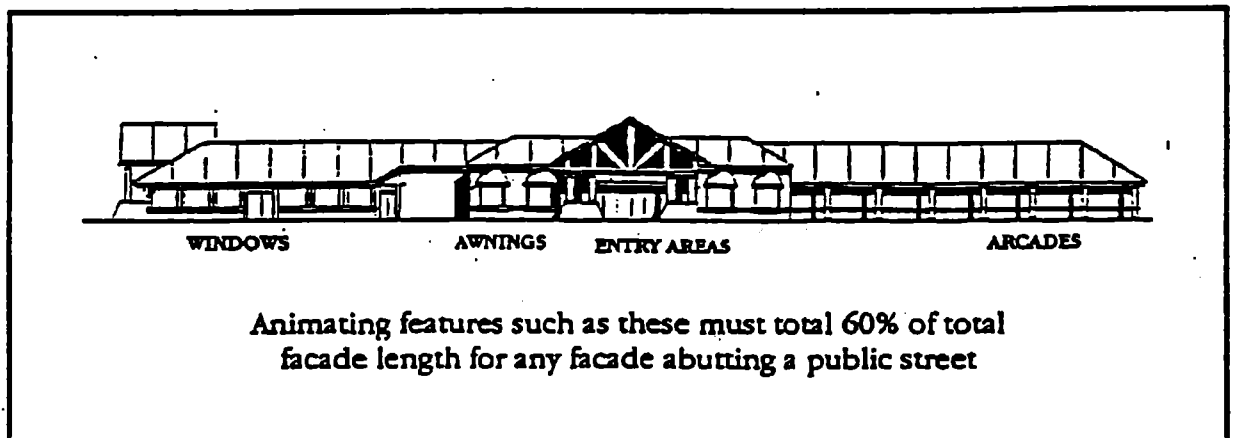
Aesthetic Character

Facades:

1. No uninterrupted length of any facade of a building shall exceed one hundred (100) feet without wall plane projections or recesses having a depth of at least three (3) percent of the length of the facade and extending at least twenty (20) percent of the length of the facade. However, all front building facades equal to or less than one hundred (100) feet shall have at least one projection or recess as specified above or a significant three-dimensional architectural structure (e.g. entrance feature) that adds visual interest to the building.



2. Individual buildings or in-line stores greater than or equal to twenty-five thousand (25,000) square feet of gross floor area shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty (60) percent of their horizontal length on facades that face streets or parking areas.



The facades of freestanding buildings less than twenty-five thousand (25,000) square feet of gross floor area shall have windows that are at least five (5) feet high for no less than forty (40) percent of the horizontal length of the building facade facing streets, parking lots, or other areas typically accessed by the public, where it is determined to be feasible by the Village.

The facades of individual in-line stores that occupy less than twenty-five thousand (25,000) square feet of gross floor area shall have windows that fully occupy the area between the height of three (3) feet and eight (8) feet above the walkway grade for no less than fifty (50) percent of the horizontal length of the building facade facing streets, private travel aisles, parking lots, or other areas typically accessed by the public, where it is determined to be feasible by the Village.

All stores shall have windows that fully occupy the area between the height of three (3) feet and eight (8) feet above the walkway grade adjacent to the customer entrance(s) for no less than ten (10) percent of the horizontal length of any building facade with a customer entrance or fifteen (15) feet, whichever is greater (total for each facade), where feasible. However, no windows shall be required along a rear wall of a building other than in cases where customer parking serving that building is located facing such a wall.

In areas typically accessed or visible to the public, a high level of visual interest should be provided by a combination of the building design and landscaping on the facades of buildings where no or very few windows are provided,

3. Detail Features. Monotony of design shall be avoided. Variation in detail, form, and setting shall be used to add visual interest to structures, including facade and roof elements. Variation shall be balanced by coherence of design elements. Variation shall be achieved by facade color, texture, material, or an expression of architectural or structural bays through a change in plane no less than twelve (12) inches in width, such as an offset, reveal, or projecting rib.
4. Roofs. All rooftop HVAC, antenna, and other mechanical equipment shall be screened by a parapet wall or other approved enclosure of a height sufficient to provide complete screening for all adjacent properties. Such parapets shall provide visual interest to the building such as three dimensional cornice treatments, overhanging eaves, or the incorporation of varying roof planes. Parapet material shall be consistent with wall materials used in the building.

Materials and Colors:

1. Predominant exterior building materials shall be high quality architectural grade materials, including, but not limited to, brick, limestone, other native stone, and painted or tinted/textured concrete masonry units or pre-cast concrete, but shall not include smooth-faced concrete block, tilt-up concrete panels, or prefabricated metal panels. The natural integral color of brick, natural stone, and other similar materials shall be maintained as originally made; these materials may not be painted. Concrete masonry units shall be limited to use on the bottom half of walls and not exceed 50% of the wall surface (excluding windows) on walls that face streets, parking lots, travel aisles, or other areas typically accessed by the public. In order to provide for an enhanced architectural entry feature stucco, dryvit and other exterior finish insulation system finishes, shall be limited to areas more than eight (8) feet above the adjacent grade within ten (10) (horizontal) feet of the primary customer entrances.

2. Building colors shall be harmonious and use compatible accents. Facade colors shall be low reflectance, subtle, neutral, or earth tone colors other than black. Building trim and accent areas may feature brighter colors, including primary colors, but illuminated tubing (e.g. neon or fiber optic), metallic, or fluorescent colors shall not be an acceptable feature.

Entryways

1. Each large retail establishment (25,000 square feet or greater) on a site shall have clearly defined, highly visible customer entrances featuring enhancements such as the following:
 - a. canopies or porticos;
 - b. overhangs;
 - c. recesses/projections;
 - d. arcades (a walk along a building covered by a roof, but open to the side or front);
 - e. raised corniced parapets over the door;
 - f. peaked roof forms;
 - g. arches;
 - h. outdoor patios;
 - i. display windows;
 - j. architectural details, such as tile work and moldings which are integrated into the building structure and design;
 - k. integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

Pedestrian Circulation

1. Walkways along the full length of the building along any facade with a customer entrance shall be no less than eight (8) feet in width for buildings greater than or equal to twenty-five thousand (25,000) square feet, and no less than five (5) feet in width for buildings less than twenty-five thousand (25,000) square feet. Five (5) foot wide walks shall be provided along any other facade abutting public parking areas or as necessary to provide for access to public streets for all buildings. All of the above-required walks shall be located to provide for minimum three (3) foot wide planting beds (or equivalent) for foundation landscaping, except where features such as arcades or entryways are part of the facade. Such walkways shall be separated from the drive aisles by raised curbing, except at major building entrances.
2. Sidewalks along the building adjacent to customer entrances shall be provided weather protection features for the benefit of pedestrians such as covered entrances or arcades.
3. Pedestrian crosswalks serving major building entrance points from the parking lot shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored and colored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

Central Features and Community Space

1. Each shopping center shall establish private community or public spaces by providing at least two (2) of the following: patio/seating area, pedestrian plaza with seating, outdoor restaurant seating area, kiosk area, water feature, entry or gateway and/or a focal feature or amenity that, in the judgment of the Village, adequately enhances the identity of the shopping center or provides an amenity for the use of customers and the public. Any such areas or features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.