DOWNTOWN DESIGN GUIDELINES

VILLAGE OF DOWNERS GROVE





ACKNOWLEDGMENTS

The Village of Downers Grove would like to acknowledge the Village Council's and the Historic Preservation and Design Review Board's efforts to ensure that high quality buildings and developments continue to be constructed in the downtown and Fairview Core District. The efforts of these bodies, listed below at the time of the document's original passage, have resulted in a document that provides valuable guidance on building design.

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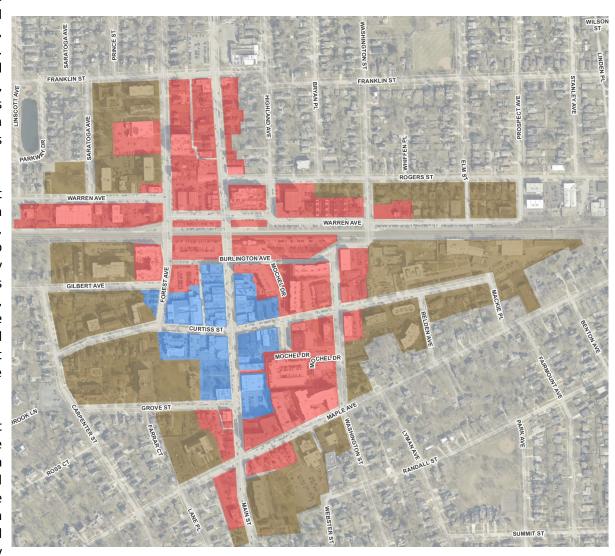




Downtown Core: The Downtown Core District guidelines are intended to maintain and promote a vibrant and compact core within the downtown area for shopping, dining and entertainment with residential uses above. The built form of the Downtown Core District should support and facilitate the purpose of the downtown core, which is to establish and maintain a place that serves as the social and civic core of the community. The built form should also foster a walkable environment that attracts and encourages people to gather, walk and mingle.

Downtown Business: The Downtown Business District guidelines are intended to maintain and promote a vibrant and compact downtown area for living, shopping, dining and entertainment. The district is intended to encourage a broad range of uses and high-quality development. The Downtown Business District is uniquely located adjacent to the Downtown Core District, with denser commercial development, and the Transition District and residential Downtown neighborhoods with residential characteristics. The built form of the Downtown Business District should be generally consistent with transit-oriented development.

Downtown Transition: The Downtown Transition District guidelines are intended to accommodate and promote transitional land uses and development patterns between the Downtown Core or Downtown Business Districts and nearby low-density residential areas. The guidelines are intended to help prevent intensive downtown development from encroaching into stable residential areas. The guidelines apply only to non-single-family residential uses within the Downtown Transition District.





INTRODUCTION • DOWNTOWN DISTRICTS AND APPLICABILITY

The Village of Downers Grove Downtown Design Guidelines serve as an important guide for the design of new construction, additions and modifications to buildings and sites in the Downtown. The Downtown Design Guidelines have been developed to assist in creating a vibrant and diverse downtown and should serve as a guide for downtown development. Property owners and design professionals should refer to this document in designing rehabilitations, additions and new developments.

Simply put, the Downtown functions as the symbolic heart of the community, and its importance dictates that careful consideration be given to any and all proposed developments and improvements within its boundaries. Good design within the downtown is not optional. The quality of the physical environment, which includes attractive streets, buildings, civic spaces and gathering spaces, has a direct impact on Downtown Downers Grove's vitality, character, desirability, charm and ultimate success.

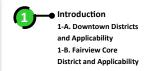
The guidelines are the single design reference for the downtown area and apply to private and public improvements except as necessary to accommodate public safety. Experience shows, time and again, that appearance is important to a healthy downtown business environment. Working together to create and sustain an attractive downtown will benefit the community as a whole.

The community's vision through the 2017 Comprehensive Plan's Downtown Focus Area Plan identified three functional subareas of the downtown which resulted in the designation of three specific zoning districts. The Downtown Design Guidelines are organized to address these three primary land use areas of the downtown.



















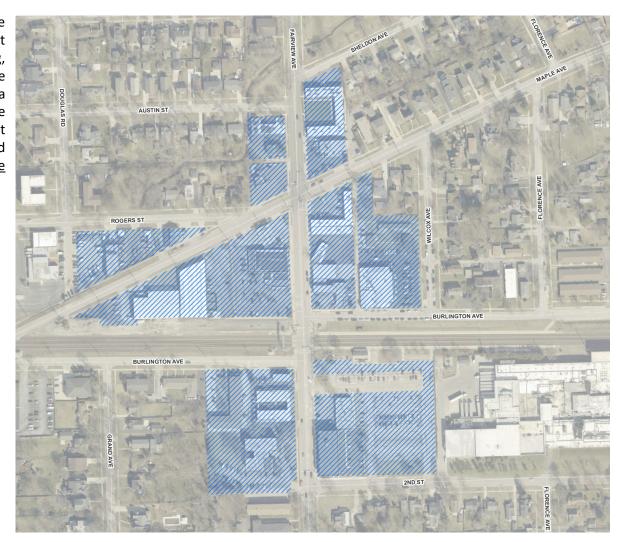








Fairview Core: The Fairview Core District guidelines are intended to maintain and promote a vibrant and compact core within the Fairview area for living, shopping, dining, and entertainment with residential uses above. The district regulations are further intended to encourage a broad range of uses and high-quality development. The built form should foster a walkable environment that attracts and encourages people to gather, walk and mingle. These guidelines only apply to new buildings in the Fairview Core District.





INTRODUCTION • FAIRVIEW CORE DISTRICT AND APPLICABILITY

The implementation of the 2017 Comprehensive Plan's Fairview Focus Area includes the use of the Downtown Design Guidelines for new construction within the Fairview Core District. The guidelines should help create a vibrant and diverse area that complements Downtown while also creating its own unique neighborhood. As an emerging complimentary hub for residents and visitors, the design guidelines should serve as a guide for new development.

The quality of the physical environment, which includes attractive streets, buildings, civic spaces and gathering spaces, has a direct impact on improving Fairview's vitality, character, desirability, charm and ultimate success. The guidelines are the single design reference for the Fairview Core District. Experience shows, time and again, that appearance is important to a healthy business environment. Working together to create and sustain an attractive Fairview Core District will benefit the community as a whole.























How to Use The Design Guidelines

The design guidelines have been developed to assist in creating a vibrant and diverse downtown and Fairview Core District and should serve as a guide for development downtown and in the Fairview Core District. The guidelines are divided into seven separate sections, site design, building design, building base, building middle, building top, utility considerations, and parking facilities. Each section describes elements which support good design and provide visual references which identify both **ENCOURAGED** and **DISCOURAGED** elements of each guideline.

Throughout the document you will also see certain words in **bold**. These terms are defined in the Glossary section of the document.





SITE DESIGN

The overall building design is important to create a sense of place, enclosure and activity. The following guidelines are offered. Adherence to the following guidelines will lead to a number of benefits, including the establishment of a comfortable, inviting, and pedestrian friendly atmosphere throughout the downtown and Fairview Core District. The overall building placement, orientation and scale is important to create a sense of place.





Utility ConsiderationsParking Facilities

Glossary



SITE DESIGN • BUILDING PLACEMENT

- 1. Construct new buildings within the **build-to-zone** to align with the **streetwall** in the downtown and Fairview Core District.
- 2. For those properties in the Downtown Business District nearer to the Downtown Core District, buildings should exhibit core characteristics and be built near the sidewalk and street property lines to form a continuous streetwall.
- 3. For those properties in the Downtown Business District near the Downtown Transition District and surrounding residential neighborhoods, buildings should exhibit more of the characteristics of the adjacent zoning district. Buildings may be larger but may include front and side setbacks to create open green space around the buildings, or step back additional stories using a **line-of-sight** methodology. Avoid physical gaps in the streetwall.

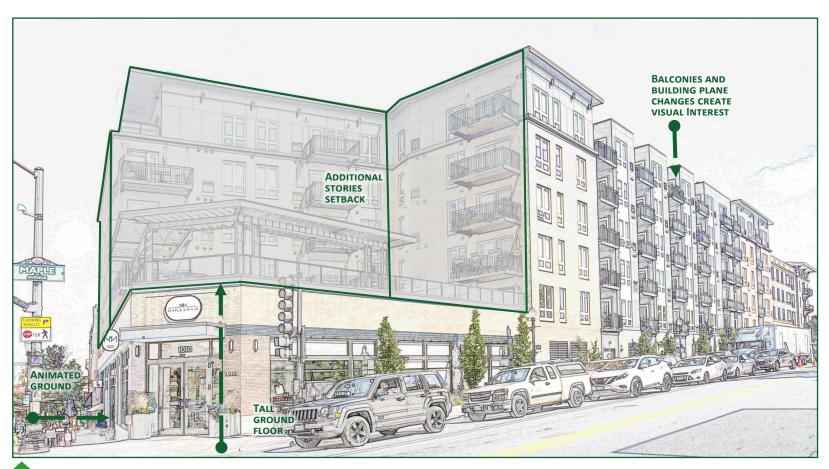


ENCOURAGED — Buildings are located to create continuity in the streetwall.



SITE DESIGN • BUILDING PLACEMENT

- 4. Where physical gaps are necessary, minimize interruptions by providing outdoor dining or gathering spaces; low decorative or seating walls; low decorative fencing or landscape screening.
- 5. Avoid driveways at mid-block, as it interrupts the pedestrian character established by a streetwall.
- 6. Offices in converted houses provide an important transition area between the commercial activities of downtown and nearby residential areas. Parking, loading, signage, lighting and business operations should be of a nature and scale that is compatible with surrounding residential uses.
- 7. For commercial buildings in the transitional district, set the building back to align with others on the street.





ENCOURAGED — Building is placed within the build-to-zone, respecting the corner, and additional upper stories are setback.



SITE DESIGN • BUILDING MASSING

- 1. Building height and bulk in the downtown and Fairview Core is regulated by Sections <u>28.4.010</u> and <u>28.4.040</u> of the Zoning Ordinance and guided by the Focus Area Plans in the Downers Grove Comprehensive Plan, as well as the guidelines that follow.
- 2. The **building massing** and height should be proportionate to adjacent buildings, as appropriate spacing will create a sense of enclosure which is important for downtown and Fairview Core District environments.



ENCOURAGED — Consistency in massing should create a comfortable sense of enclosure.



SITE DESIGN • BUILDING MASSING

- 3. The apparent mass and bulk of a large building should be reduced by structural **articulation**, windows or other architectural and functional elements, and by landscaping. Structural articulation can include breaking the plane of the building by offsets, insets for entryways or balconies, step backs, and consideration of alternative roof structures. This also applies to commercial designed buildings in the Downtown Transition District. See Section 4-D for additional guidance.
- 4. The Downtown Business District is uniquely located adjacent to the Downtown Core District with denser, commercial development and the Downtown Transition District and residential neighborhoods with residential characteristics. As such, the location of Downtown Business District properties should play a role in the built form. When immediately adjacent to the Downtown Core District, new buildings that are constructed in these areas should present a consistent or complementary height as viewed from the pedestrian level, with additional stories stepped back using a line-of-sight methodology.
- 5. The Fairview Core District is located adjacent to the Fairview Transition District and other residential districts. When immediately adjacent to the Fairview Transition or residential districts, buildings in the Fairview Core District have additional height and setback regulations to create a sense of gradual transition between residential areas and the center of the Fairview Core District.









DISCOURAGED — Adjacent building should be complementary in height.



SITE DESIGN • SITE LANDSCAPING—DOWNTOWN TRANSITION DISTRICT

- Select fences that are compatible with a residential neighborhood.
 Low decorative metal or wood picket fencing is acceptable along the front and corner side; board-on-board wood is preferred for screening purposes.
- 2. Design landscaping to complement a residential neighborhood, providing four-season interest through inclusion of evergreen, deciduous and perennial species.
- 3. Locate and design outdoor spaces to minimize noise and privacy impacts when adjacent to residential uses.
- 4. Provide a walkway from the street to the building in residential settings. The walkway running from the street to the front porch provides unity to the streetscape.



ENCOURAGED — Outdoor seating area near residential uses.



ENCOURAGED — Complementary landscaping



ENCOURAGED — Walkway from sidewalk to building entrance.

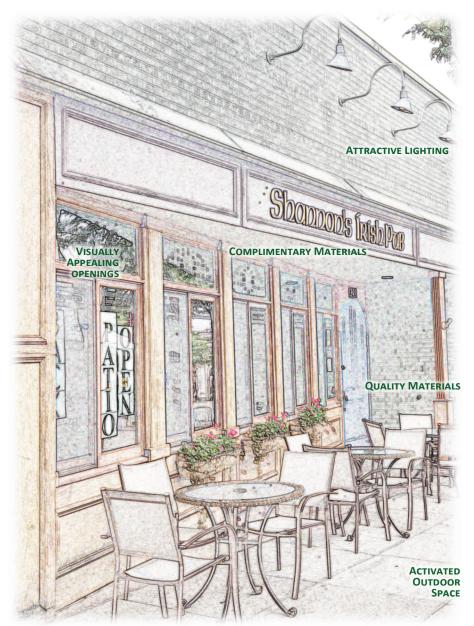


DISCOURAGED — Landscaping not provided.



BUILDING DESIGN GENERAL

In general, individual buildings should have a distinctive and aesthetically pleasing architecture. Although the Village does not have a distinct style in the downtown or Fairview Core District, individual buildings should single architectural have a style. Building style and character are essential components of downtown and the Fairview Core District and play a significant role in establishing and enhancing an area's overall character and sense place. Buildings with unique architectural aspects are an effective way of enhancing the sense of place. Buildings should be constructed of high-quality materials. A variety of finishes within the same material is acceptable.





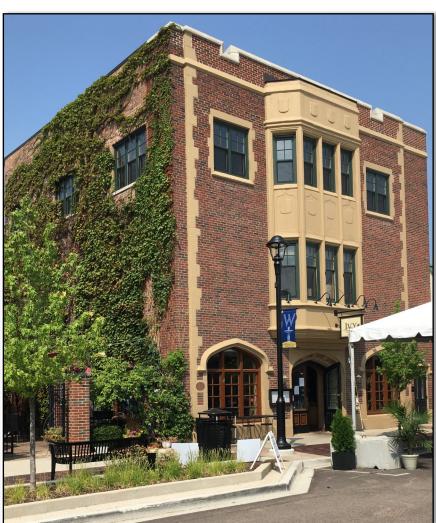


Building Design General • Building Facades (General)

- 1. **Facades** should reflect proportionate shapes and patterns. Unarticulated walls create poor visual appearance, do not relate to the base, nor the roof and are not allowed.
- 2. Facades should be visually appealing through articulation, detailing, openings and materials.
- 3. Corner buildings are exposed on two streets. As such, corners of these buildings should be articulated and elaborated for their importance.
- 4. Maintain the appearance of buildings with residential character through small-scale development with entry porches, landscaped front yards, dormers, small windows, or pitched roofs.



ENCOURAGED — Corner articulation, with visually appealing detailing, openings and materials.



ENCOURAGED — Detailing, window openings, and material changes.



BUILDING DESIGN GENERAL • COLOR

- 1. Select exterior colors that complement the hues of nearby buildings. Typical building colors in the downtown and Fairview Core District areas include the natural brick and stone shades of red, buff, white, cream and gray. Dark colors are also appropriate, when variations in the color palette are used.
- 2. Choose building and accent colors that are appropriate to the period or architectural style of a building.



ENCOURAGED — Using a variety of colors with a warm pallet can help highlight architectural features.



DISCOURAGED — Color should be used to create visual interest around the entrance.



DISCOURAGED — Contrasting color variations.



DISCOURAGED — Limit stark change in colors.





4-C. Materials
4-D. Articulation

4-E. Lighting

Building Base

Building Middle

Building Top

Utility Considerations

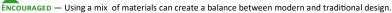
Parking Facilities



BUILDING DESIGN GENERAL • MATERIALS

- 1. Building materials such as brick, stone, manufactured stone, terra cotta accents, metal accents and wood are encouraged as they provide visual interest. Facades should be visually appealing through detailing, openings and materials.
- 2. Do not use **concrete masonry units (CMU)**, **exterior insulating finishing systems (EIFS)** or dry-vit as a **primary material**. These materials are discouraged throughout the building. If it is desired to use these materials, they should be used for accents and their use should be limited.
- 3. Use consistent building materials and detailing on all sides of a structure that are open to public view.
- 4. Brick, stone and vertical/horizontal siding (wood or fiber cement) are the preferred materials for new buildings or building rehabilitations.







DISCOURAGED — Do not use EIFS as the primary building material.



BUILDING DESIGN GENERAL • ARTICULATION

- Apply techniques such as variations in materials and colors, roofline articulation and other vertical architectural features, to reduce the perceived mass of larger buildings
- Apply compatible but distinct facade designs to multiple storefronts or partitions that are part of the same building. Themes may be established through use of complementary colors, cornice treatments and decorative materials.
- 3. Avoid blank walls on all sides of a structure that are open to public view. Windows are not required for building faces abutting interior side property lines, but building articulation should be provided.







ENCOURAGED — Variation in shapes, building features, and treatments.

ENCOURAGED—Clear horizontal expressions of the base, middle, and top.

DISCOURAGED – Avoid blank and flat facades.









4-A. Building Facades (General)

- 4-B. Color
- 4-C. Materials
- 4-D. Articulation
- 4-E. Lighting













BUILDING DESIGN GENERAL • LIGHTING

- 1. Provide illumination on front and rear entries to ensure customer and employee safety.
- 2. Select decorative light fixtures that are compatible with the building design. Protruding light fixtures also add visual interest while highlighting building details.
- 3. Choose light bulbs that emit a warm tone for exterior building identification and accent lighting.
- 4. Alleyways that are used for pedestrian movement in downtown and the Fairview Core District should be adequately lit for safety and comfort.







ENCOURAGED — Projecting lights.

ENCOURAGED — Decorative lighting.

ENCOURAGED — Illuminated pedestrian walkways.



BUILDING BASE

The building base provides for attractive storefronts that can draw the attention of window shoppers, boost economic activities, enhance the image of the business and assist in marketing the goods and services of the business.

How to Use the Design Guidelines

Storefronts in the downtown and Fairview Core play an important role in the creation of vibrant and exciting environments. They allow businesses to display their goods and services to pedestrians passing by and provide a visual interest in the streetwall. Implementing the following design guidelines is essential in creating a more vibrant pedestrian environment. To create attractive storefronts, certain design features such as horizontal expressions, articulated entrances, and awnings can be used.





Building Base

5-A. Commercial Store-

5-B. Entrances

5-C. Rear Customer Entrances

5-D. Windows

5-E. Awnings







BUILDING BASE • COMMERCIAL STOREFRONTS

- Incorporate storefront features, such as large display windows and doors, low bulkheads, transoms, relatively thin framing elements. These features provide compatibility with the character of downtown and the Fairview Core District and enliven the pedestrian shopping environment.
- 2. A horizontal expression or **cornice** element should establish the ground level of the building from the rest of the building. The expression should complement adjacent buildings and reinforce the street as a pedestrian friendly space.



ENCOURAGED — Detailed knee walls and transom windows should make up a majority of the storefront.



DISCOURAGED — Storefronts with minimal detail at the knee wall or base should be avoided.



BUILDING BASE • ENTRANCES

- 1. Orient primary building entrances to a public street.
- 2. Provide doors and entrances that are highly visible, as these are inviting to customers.
- 3. Ensure that the front doors of new buildings reflect the doorway placement and proportions of existing buildings along the same block. Provide angled corner entrances for buildings located at the intersection of roadways.

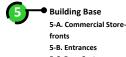


ENCOURAGED — Articulated entry through corner piers.

- 4. Entries should be prominent features of the base. Entries should be different from the standard building bay through articulation, elaboration and materials.
- 5. When utilized, orient a front porch or covered landing to the street. While the porch serves as a transition area from the street to the building, it can also be an essential element of the streetscape. It provides human scale to the building; it offers interest to pedestrians; and it is a catalyst for personal interaction.







5-B. Entrances 5-C. Rear Customer Entrances 5-D. Windows 5-E. Awnings







BUILDING BASE • REAR CUSTOMER ENTRANCES

- 1. Provide rear customer entrances to restaurants, stores and shops on blocks where public parking or pedestrian walkways are located behind the buildings.
- 2. Design rear customer entrances to be attractive and inviting, incorporating design treatments that are comparable to front entrances.



ENCOURAGED — Simple design should create recognizable entrances.



DISCOURAGED — Avoid multiple signs, blank walls, glass block windows and trash enclosures.



ENCOURAGED — Clear division of entry points using design elements like awnings, lighting, and building color.



DISCOURAGED — Avoid locating a rear entrance adjacent to parking and utilities.



BUILDING BASE • WINDOWS

- 1. Provide ground floor display windows on commercial building faces that abut pedestrian areas.
- 2. **Knee walls** are encouraged to provide a strong base. However, windows that are installed, without a knee wall, that open to the sidewalk, may also be appropriate as it provides interest and activity at the street.
- 3. Provide clear glass windows at the pedestrian level. Window glazing may be located on upper stories only and should be clear or slightly tinted. Avoid reflective or dark coatings.





ENCOURAGED — Multiple window panes can help add character to the design.

DISCOURAGED — Opaque and reflective window film should be avoided.





BUILDING BASE • AWNINGS

- 1. Design awnings to fit within the frame of the storefront. Awnings should not hide a building's facades, distort its proportions, or cover architectural features.
- 2. Select matte canvas awning materials that are made of durable fabric material that can be easily cleaned and resists fading. Do not use vinyl awnings.
- 3. Select awnings that are complementary to the style and color of the building.
- 4. Awnings that are internally illuminated are prohibited per the Zoning Ordinance Section 28.9.050.



ENCOURAGED — Awnings can enhance a building entrance and shield pedestrians from the weather.



DISCOURAGED — Narrow and painted metal awnings lack durability and expose pedestrians to the weather.



BUILDING MIDDLE

The middle section of a building should be designed to tie the building base to the roof while creating visual interest. The middle of a building should be a series of solids and voids. Design features which complement the base and roof are included in this section.







BUILDING MIDDLE • GENERAL

- 1. Facades should reflect proportionate shapes and patterns. Unarticulated walls create poor visual appearance, do not relate to the base nor the roof and are strongly discouraged. Section 4-D provides additional guidance on building articulation.
- 2. When immediately adjacent to the Downtown Core District, new buildings that are constructed should present a consistent or complementary height as viewed from the pedestrian level, with additional stories stepped back, starting at maximum building height allowed in the Downtown Core District, for those portions of the building nearest to the Downtown Core District.
- 3. Where new buildings are constructed in the Fairview Core District adjacent to the Fairview Transition District or other residentially zoned district, building height is limited to create a gradual increase in building height and a more pleasing pedestrian experience approaching the center of the Fairview Core District.



ENCOURAGED — Articulated middle with proportionate shapes and patterns. Inset and protruding balconies provide additional articulation.



BUILDING MIDDLE • WINDOWS

- 1. Windows should be in rhythm with the base level.
- Visual interest should be created through sills, lintels, divided lights and style. Double-hung windows provide more visual interest than casement windows.
- Replacement windows should fill the entire historic window opening. If historic window openings require closing, the opening should be a different material or texture to maintain the rhythm of the wall.



6-C BalconiesBuilding Top

Glossary

Utility ConsiderationsParking Facilities



ENCOURAGED — Bay window creates visual interest.



ENCOURAGED — Windows are in rhythm with the base.



DISCOURAGED — Avoid replacing windows where the window opening is not filled in completely.



BUILDING MIDDLE • BALCONIES

- 1. For mixed use and residential buildings, the use of balconies in the middle and upper sections will add visual interest to the streetwall.
- 2. When incorporated, balconies within the middle section of the building assist in providing the desired solid and void which are important to the middle sections of buildings.



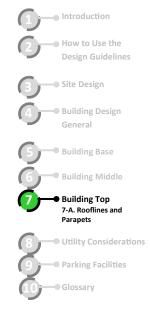
ENCOURAGED — Inset balconies provide void space in the building planes.



BUILDING TOP

The building top should be an expression of form, ornament and detail as it meets the sky. The roof should give distinction to the entire building. To create an attractive roof, certain design features can be used to create good storefronts.







BUILDING TOP • ROOFLINES AND PARAPETS

- 1. New buildings and major renovations should integrate cornice treatments. Cornices should have detailing and should be in scale with the rest of the building. New cornices should not cover original features.
- 2. Parapets should be designed that are complementary to the building architecture.
- 3. When utilized, attached residential should provide distinctive cornices on flat roof buildings.



ENCOURAGED — Cornice detailing is in scale with the rest of the building.



ENCOURAGED — Stone and cornice detailing.



DISCOURAGED — Cornices should have detailing and should be in scale with the rest of the building. New cornices should not cover original features.

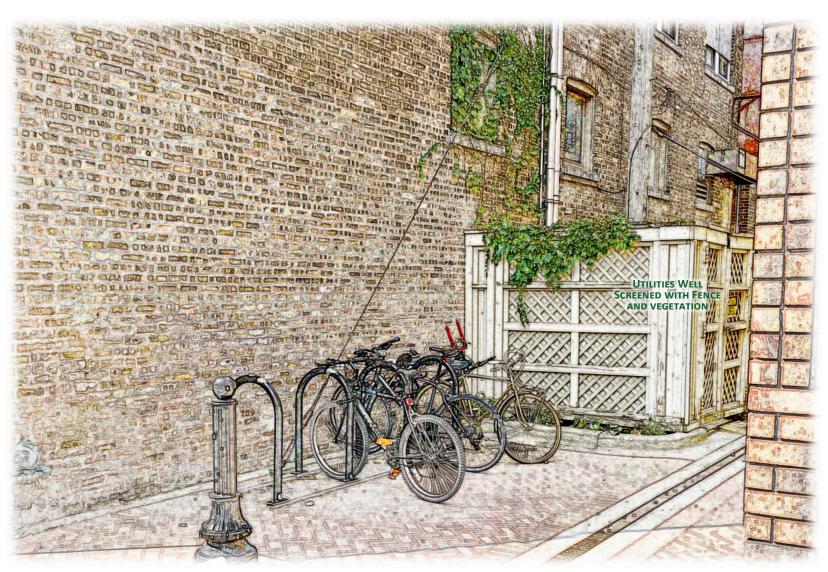


DISCOURAGED — Buildings without detail at the top should be avoided.



UTILITY CONSIDERATIONS

Utility structures are necessary to existing and future businesses and residences throughout downtown and the Fairview Core District. Siting utility structures in these areas is challenging, as lots are often compact and buildings typically extend from property line to property line. The following guidelines balance service, safety, cost effectiveness and the aesthetic of the pedestrian environment.



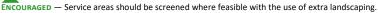




UTILITY CONSIDERATIONS • GENERAL

- 1. Maintain the rear portions of all properties in good condition, clear of trash and debris. Rear service areas should not be disruptive for buildings with dual customer entrances.
- 2. With redevelopment, care shall be taken with **screening** and the location of trash receptacles, dumpsters, service areas and outdoor storage facilities in such a manner that they are not visible from nearby streets, sidewalks and customer parking areas in accordance with Section <u>28.8.040</u> of the Zoning Ordinance.
- 3. Design attractive rear facades for new buildings, including integration of maintenance, utility and service areas in the building design.
- 4. Ancillary and accessory structures should relate to the principal building in terms of materials design and colors. Trash enclosures should have wall surfaces which compliment the primary material of the principal building.





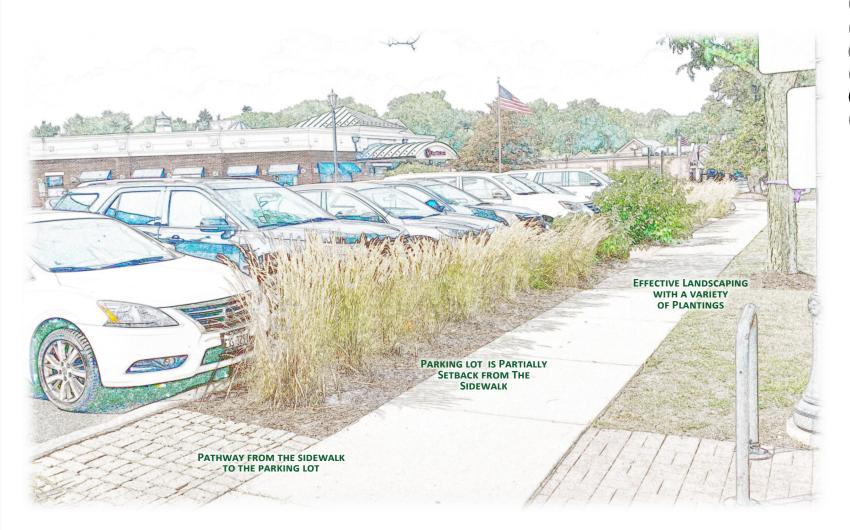


DISCOURAGED — Dumpsters without screening behind buildings.

9

PARKING FACILITIES

Downtown and the Fairview Core District are home to various public and private parking facilities. While new parking facilities are generally encouraged to be placed on the rear of lots with redevelopment and not interrupt the streetwall, there is an opportunity to provide well designed parking facilities while enhancing building placement and streetscape. Parking lots and structures should utilize the following guidelines that promote a visually pleasing, healthy, safe, and active environment for workers, residents and visitors.





9

PARKING FACILITIES • GENERAL

- Install landscaping, low seating walls or decorative fencing along the edges of surface parking lots that border public walkways. Surface parking lots should follow the Village's landscaping and screening requirements.
- 2. Provide clear and safe pathways for pedestrian circulation at parking lot entrances.
- 3. Design parking decks to complement the downtown and Fairview Core District in terms of scale, materials, and bulk.
- 4. Design parking decks such that rooflines and floor level articulations are parallel to the street. Ramping and inclines should occur within the structure or on the interior of the block.
- 5. Define vehicular and pedestrian entrances to parking facilities through signage and landscaping.

- Minimize the number of curb cuts onto neighborhood streets by sharing
 access drives and interconnecting parking areas. As a general rule, the
 development of parking lots in front of commercial buildings is
 discouraged.
- 7. Buffer off-street parking facilities with fencing and landscaping. Where transitional use properties abut residential lots, use fences and heavy landscaping to prevent light and sound trespass from day-to-day operations and automobiles in accordance with the Zoning Ordinance requirements.
- 8. Limit the height of pole lights for any off-street parking facility in the transitional use areas. If exterior lighting is required for off-street parking areas, building lighting and/or pedestrian bollards may be provided instead of pole lights.



ENCOURAGED — Parking lot screening with landscaping, masonry wall, and seating



DISCOURAGED — Parking lot lacking fencing and landscaping along the street.

GLOSSARY

- **Articulation** Changes in the depth of the surface of a building face or facade such as attached columns, recessed windows or window bays, horizontal banding or decorative cornices. Articulation gives texture to the building surface.
- **Build-to-Zone** The build-to zone is the area on the subject lot where a specified percentage of the street-facing building facade must be located, measured as a minimum and maximum setback range from the edge of the abutting street right-of -way.
- **Building Massing** The volume and shape of a building. Massing (and scale/size) of new construction and rehabilitations should be similar with surrounding buildings. A commercial building is typically a rectangular mass with a flat roof.
- Concrete Masonry Unit (CMU) A precast masonry unit, typically measuring 8" D x 8" H x 16" L, made mainly of portland cement, gravel, sand and water molded into various shapes.
- **Cornice** A continuous projection that crowns a wall or other construction, or divides it horizontally for compositional purposes.
- **Curb Cut** Where the curb is flush with the street allowing vehicles to cross the sidewalk. Curb cuts should be limited on pedestrian heavy corridors so that traffic crosses the pedestrian path at as few points as possible.
- **Divided Lights** A window with a number of smaller panes of glass separated and held in place by muntins or a single pane of glass with muntins placed on the surface of the glass to give the appearance of many smaller panes of glass.
- **Exterior Insulating Finishing Systems (EIFS)** A multi-layered exterior finish system that provide exterior walls with an insulated finish surface and waterproofing in an integrated composite material system.

Facade – Building surface or face. A single side elevation.

Knee Wall – A short wall upon which a window may sit.

Line-of-Sight – A straight line along which an observer has unobstructed vision.



GLOSSARY

Lintel – A horizontal member above a window opening.

Primary Material – Materials that make up the majority of the structural components, foundation and envelope of construction projects.

Sill – A horizontal member beneath a window opening.

Screening – Elements used to visually screen or separate detrimental elements of a site. Commonly used to obscure parking areas, utilities, and dumpsters, etc.

Setback (Building Setback) - The distance of the building façade or front of the building to the front lot line.

Streetwall – A continuous built form of buildings at or near the front property line, with no or very small side yards.

Walkable – A measure of how friendly an area is to walking. Walkability has many health, environmental, and economic benefits. Factors influencing walkability include the presence or absence and quality of footpaths, sidewalks or other pedestrian right-of-ways, traffic and road conditions, land use patterns, building accessibility, and safety, among others.



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