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ORLAND PARK LAND DEVELOPMENT CODE City of ORLAND PARK, ILLINOIS SECTION 6-308. DESIGN STANDARDS

SECTION 6-308. DESIGN STANDARDS.

- A. **Purposes.** The following are the purposes of the architectural design standards set forth in this Section:
1. To create an architectural identity and to avoid monotonous similarity or inappropriateness in exterior design and appearance of property;
 2. To promote the orderly and harmonious growth of the Village, and to protect and enhance land values, investments, and the general welfare of the citizens of the Village;
 3. To protect and to stabilize the general appearance of buildings, structures, landscaping, and open space areas throughout the Village;
 4. To insure adequate light, air and privacy for property throughout the Village;
 5. To encourage and promote acceptability, attractiveness, cohesiveness and compatibility of new development so as to maintain and improve the established standards of property values throughout the Village; and
 6. To aid prospective contractors, architects, designers and developers in preparing their project plans for review by the Village.
- B. **Applicability.** The design standards shall apply to single family residential developments of seven (7) units or more and to all other types of developments, including privately and publicly owned properties, except for those developments located in the Old Orland Historic (OOH) District.
- C. **Administration.**
1. An applicant for development approval shall submit a site plan, exterior elevations, and such other data deemed necessary by the Department of Community Development to evaluate a proposed architectural design, along with an application for development approval, as required by Sections 5-101 (General Procedures) and 5-106 (Appearance/Site Plan Review).
 2. Final plans and elevations shall be drawn to scale and shall indicate the nature and extent of the work proposed.
 3. The Department of Community Development shall develop graphic illustrations of the standards set forth in this Section. The Department shall also ensure that development within the district complies with the guidelines established in the Old Orland Historic District Guidelines, as amended from time to time, copies of which shall be kept on file in the Department's offices.



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4. The review of architecture and site plans provided for in this Section is intended to be only a part of the whole review procedure laid out in these regulations. Approval of architectural design does not in any way signify final approval of any portion of any project.

D. **Pre-Application Conference.** An applicant for architectural design approval may request in writing that the Department of Community Development hold an informal pre-application conference to review the preliminary architectural design of a proposed development. This pre-application conference may be conducted concurrently with the pre-application conference provided for in Section 5-101(A) and shall be conducted pursuant to the same terms and conditions set forth in that Section.

E. **Review.** The Community Development Department shall review the complete application for appearance review in conjunction with site plan review provided for in Section 5-106. Recommendations of the Department shall be based upon the criteria set forth in Subsections F through O below.

F. **Building and Structure Design.**

1. Buildings and structures shall be consistent with the established neighborhood character and with any adjacent residential property.
2. Building materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall use the same materials, or those which are architecturally harmonious, for all building walls and other exterior building components that are wholly or partially visible from public ways.
3. Building materials shall be of durable quality. Inappropriate materials or building methods, and those which will produce inconsistency with the structure and architecture of the building, shall be avoided.
4. Brick or other masonry materials shall be used for all sides of all nonresidential development and shall be installed per Village Building Code specifications. Brick shall, at a minimum, extend from ground level to tops of windows, with minor accents allowed in place of brick subject to meeting building codes. Brick shall not be painted. No mansard roofs shall be permitted. (Ord. 2462 10/18/93 & Ord. 3354 – 4/17/00)
5. All residential dwelling units shall contain face brick or stone on not less than fifty (50) percent of exterior walls and shall contain face brick or stone on ninety (90) percent of each first floor elevation or ground levels of such units. All materials for the remaining ground level wall surfaces shall be approved by the Building Director. All materials used shall be compatible as a group and with the surrounding structures. (Ord. 2570 5/2/94 & Ord. 3281 - 8/16/99)
6. Building materials should be selected with special attention to energy conservation. Materials and colors that reduce the consumption of gas and electricity should be used wherever possible.
7. Building components, such as windows, doors, eaves, and parapets, shall have good proportions and relationship to one another.
8. While it is recognized that color is a very subjective matter and that creativity should not be stifled, colors should nonetheless be used harmoniously and with some restraint. Color schemes should consider and respect the character and quality of structures in the area, Excessively bright or brilliant colors should be used only for accent. Materials and colors should withstand the weather well over a twenty-five (25) year period.
9. Architectural style should be appropriate to the Chicago area and evaluation of a project shall be based on the quality of design and its relationship to surroundings.



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The design of structures should display a sensitivity to the best aspects of the character, quality and scale of those structures already existing in the area of a proposed project.

10. Monotony of design shall be avoided, however styles should be complementary and should relate to indigenous architecture. In residential districts no two (2) detached single family dwellings of substantially similar or identical front elevation or facade shall be constructed or located on adjacent lots. Said changes may be major or minor changes.
 - a. **Major changes.** One major change and color change shall constitute a substantial change:
 1. Roof treatment - hip, gable, 25% or greater change in slope.
 2. Location of garage entry - side and front.
 3. Type of brick treatment - extended porticos, etc.
 4. Material treatment - full brick vs. half-and-half.
 5. Overall facade - mediterranean vs. colonial, for example.
 6. Brick arches
 7. Brick bay projections
 8. Balconies
 - b. **Minor changes.** Three (3) minor changes constitute a substantial change:
 1. Vertical or horizontal siding
 2. Colors of materials
 3. Door treatment - garage and entry
 4. Window styles - casements, bows and double hung
 5. Shutter treatment
 6. Ornamental treatment - lighting fixture location, or posts and fascia.
 7. Reversing plan
 8. Garage door design
 9. Brick wing arms
 11. On commercial buildings, facades greater than 100 feet in length must incorporate recesses and projections along at least twenty (20) percent of the length of the facade. Windows, awnings, and arcades must total at least sixty (60) percent of the facade length abutting a public street.
 12. Color, texture, and material module elements should be repeated horizontally and/or vertically on commercial buildings.
 13. Each commercial building must have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters. (Ord.2959-11/18/96)
- G. Relationship of Buildings to Site.**
1. The height and scale of each building shall be compatible with its site and adjoining buildings and neighboring development. In residential districts (E-1, R-1, R-2, R-3, R-4 and RSB), the height shall not vary by more than fourteen (14) feet from adjacent structures.
 2. The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, pedestrian movement and parking areas.



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H. **Relationship of Building and Site to Adjoining Area.**

1. Adjacent buildings of different architectural styles shall be made compatible by such means as screens, site breaks and materials.
2. Attractive landscape transition to adjoining properties shall be provided.
3. Harmony in texture, lines and masses shall be required.
4. Buildings shall have similar scale to those in the surrounding area.

I. **Utility Services.**

Newly installed utility services, and service revisions that are necessitated by exterior alterations shall be located underground.

J. **Screening.**

1. Screening of service yards, utility meters and hardware, mechanical equipment, refuse areas, and/or other potentially unattractive places from public view, shall be accomplished by the use of walls, fencing, planting, or combinations of all of the measures that follow. Screening shall be equally effective in the winter and the summer seasons. For rooftop equipment, parapet walls are required along street frontages and bordering residential areas. (Ord.2959 - 11/18/96)
 - a. Adjusting the architectural or landscape profile to screen those elements from view;
 - b. Placing those elements on service courts or other locations not usable by the general public; or
 - c. Integrating those elements into the architecture or landscaping of the site.
2. The degree of visibility and screening of service yards, utility meters and hardware, mechanical equipment, refuse areas, and/or other potentially unattractive places shall be evaluated using the following criteria:
 - a. The degree of visibility from all adjacent public ways;
 - b. The architectural compatibility of the design and color of the yards, meters and equipment of the building;
 - c. Possible visibility from future buildings and public ways; and
 - d. Internal overall appearance in relation to the site.

K. **Parking Areas.** Parking areas shall comply with the provisions of Sections 6-305 (Landscaping and Bufferyards) and 6-306 (Off-Street Parking and Loading Requirements) of these regulations and shall be treated with decorative elements, building wall extensions, plantings, berms or other innovative means so as to largely screen parking areas from view from public ways. All non-residential parking areas shall include concrete curbing along pavement edges. (Ord.2959 - 11/18/96)

L. **Lighting.** Outdoor lighting, where provided, should enhance the building design and the adjoining landscape. Lighting standards, fixtures and all exposed accessories shall comply with the provisions of Section 6-407 (Lighting) and 6-301(B) (Bulk Regulations) of these regulations, and shall be of a design and size that are harmonious with the design of the building and adjacent areas. If external spot or flood lighting is used, the light source should be shielded and restrained in design. Excessive brightness, flashing lights, and brilliant colors



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shall not be permitted.

M. **Miscellaneous Structures.** Miscellaneous structures located on private property, public ways, and other public property, including light standards, utility poles, newspaper stands, bus shelters, plants, traffic signs and signals, benches, guardrails, rockeries, retaining walls, mailboxes, and fire hydrants shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale should be appropriate, and colors should be in harmony with nearby buildings and surroundings, and proportions shall be attractive.

N. **Landscape and Site Treatment.**

1. Landscape treatment shall be provided in a manner so as to enhance architectural features, strengthen vistas and important axes, and provide shade. Spectacular effects shall be reserved for special locations only. All landscaping design shall comply with Section 6-305 (Landscape and Bufferyards) of these regulations.
2. Where natural or existing topographic patterns contribute to the beauty and utility of a development, they shall be preserved and developed. Modification to topography shall be permitted only where it contributes to good appearance.
3. Grades of walk, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking, and if seating is provided, for sitting.
4. Unity of design shall be achieved by repetition of certain plant varieties and other materials, and by correlation with adjacent developments.
5. Plant material shall be selected for interest in its structure, texture and color, and for its ultimate growth. Plants that are indigenous to the area and plants that will be hardy, harmonious to the design, and of good appearance shall be used.
6. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices, wherever possible. Where building sites limit planting, the placement of approved trees or shrubs in parkways or paved areas shall be encouraged.
7. In areas where general planting will not prosper, other materials such as fences, walls, and paving of wood, brick, stone, rocks, and gravel shall be used.
8. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groups. Shrubs shall be used only where they will not obscure vision and will not require excessive maintenance.
9. In locations other than parking areas, shrubbery shall be used with restraint.

O. **Signs.**

1. Signs shall be designed to comply with Section 6-307 (Signs) of these regulations. Materials used in signs shall have good architectural character and shall be harmonious with both building design and the surrounding landscape.
2. Signs shall have good scale in their design and in their visual relationship to buildings and surroundings.
3. Colors shall be used harmoniously and with restraint. Excessive brightness and brilliant colors shall be avoided.
4. Lighting shall be harmonious with the design. If external spot or floor light is used, it shall be arranged so that the light source is shielded from view.
5. Wall signs shall be part of the architectural concept. Size, color, lettering, location, and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings. Signs shall have good proportions.



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6. Ground signs shall be designed to be compatible with the architecture of the building. The same criteria applicable to wall signs shall apply to ground signs.
7. Identification signs of a prototype design shall conform to the criteria for wall and ground signs.