

CITY OF PARK RIDGE

# Urban Design Guidelines



**CITY OF PARK RIDGE**

# Urban Design Guidelines

Adopted by the City Council  
of the City of Park Ridge

March 4, 1991



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# INTRODUCTION



Park Ridge is distinguished by its landmark buildings, grid street system, commercial areas, parkway trees, forest preserves, parks, and neighborhoods. The qualities of these features combine to make it an attractive community and a pleasant place to live. These Urban Design Guidelines have been prepared to help architects, builders, and home and business owners to maintain this character as they plan alterations to existing structures and new development. This booklet is a guide for the design of structures to be compatible with adjacent buildings, the surrounding area, and the character of Park Ridge. Before a construction project begins, its planners should understand that the visual appearance of the property affects more than just the property involved. New and altered structures significantly impact the surrounding residential neighborhood or commercial district.

This document is to be used by property owners, business operators, architects, designers, developers, and contractors. It is also intended to be used by the Appearance Commission as a basis for reviewing exterior design features for projects within Park Ridge.

## Organization of the Guidelines

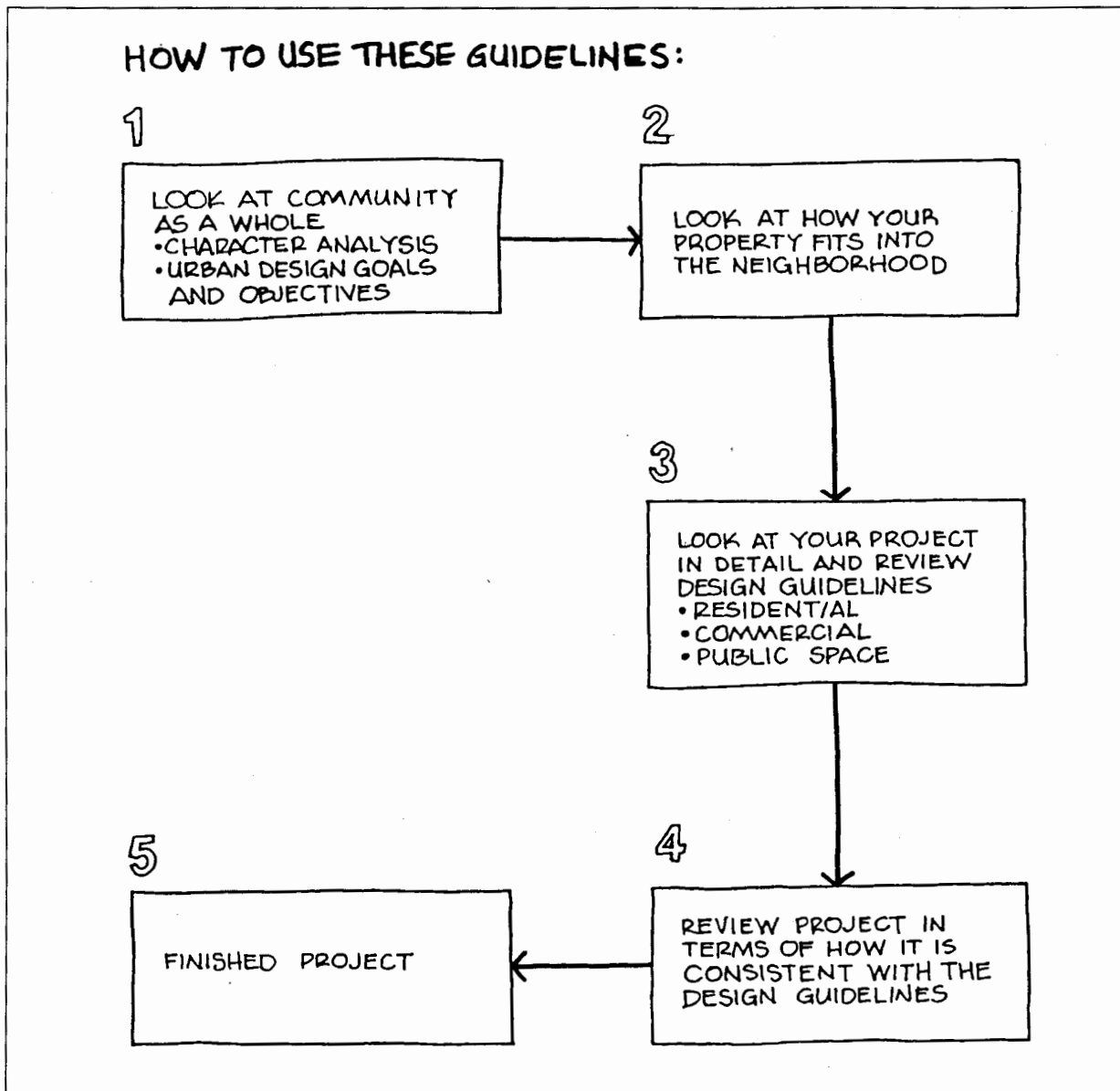
The Urban Design Guidelines is divided into five parts:

1. Character Analysis
2. Urban Design Goals and Objectives
3. Residential Guidelines
4. Commercial Guidelines
5. Public Space Guidelines

Part 1, "Character Analysis," describes the distinguishing physical features of Park Ridge as they are viewed today and summarizes the historical development of the community.

Part 2, "Urban Design Goals and Objectives," specifies overall goals for community design and goals and objectives for residential, commercial, and public space development.

The character analysis and goals establish the context for the design guidelines in Parts 3 through 5. Part 3 is devoted to single- and multiple-family residential areas, describing methods by which residential remodeling can be made compatible with the existing structure and how new dwellings can be designed to fit into the context of the neighborhood. The design and appearance of commercial buildings are the subject of Part 4, "Commercial Guidelines." Part 5 describes public spaces, with guidelines for rights-of-way; street furniture; and parks, schools, and other public buildings.



**Figure I-1** How to Use These Guidelines

### How to Use These Guidelines

Figure I-1 outlines the contents of the Urban Design Guidelines and how to use the document. The following process is recommended for planning a construction project using the guidelines:

1. Use the Character Analysis and Urban Design Policy in Parts 1 and 2 to look at the community broadly, to understand its appearance as a whole.
2. Determine how the property fits into the neighborhood.
3. Look at the proposed construction in detail, referring to the specific guidelines for whichever type of structure is involved: residence, commercial property, or public space.
4. Revise the plans as needed to ensure compatibility of the new structure with its surroundings.

# PART 1



## Character Analysis

Park Ridge is a mature suburban community composed of neighborhoods that vary in age and character. These neighborhoods are connected by a network of streets that lead to a central business district: "Uptown." This area is the focus of commercial and civic activities for Park Ridge.

### A. Basic Character of Neighborhoods

Park Ridge neighborhoods are distinctive, with the following basic characteristics:

- \* Parkway trees consistently line most residential streets.
- \* Trees and shrubs within private yards lend an appearance of neighborhood maturity.
- \* Where landscaping is mature, neighborhoods are more attractive and have a stronger, positive image.
- \* The street network, including boulevards and differing street widths, contribute to a sense of variety and distinction in the Park Ridge neighborhoods.
- \* Most neighborhoods display a consistent character of development (through building age, materials, and architectural style). Almost without exception, however, in-fill development and redevelopment have introduced variation into neighborhoods.

Neighborhoods vary in appearance, without sharp distinctions. Most neighborhoods are residential, with few retail centers. Churches are visible as physical forms that do not unify neighborhoods. The city's parks are not oriented to individual neighborhoods. Schools once formed a focal point for neighborhoods, but since the closing of many schools, they draw students from wider areas.

The primary image and identity of Park Ridge come from its residential areas, with their trees and street systems, and from its commercial areas, Uptown and South Park. The city generally gives a strong, positive appearance.

Figure 1-1 gives an overview of the city today. Entrances into Park Ridge from the forest preserve are welcoming and have the opportunity to be dramatic. Entering Park Ridge from the east, however, the traveler sees no sharp distinction from surrounding communities.

The central business district of Park Ridge has a strong image, especially in the evening when the landmark Pickwick Theatre and other Uptown buildings are illuminated. Views into Park Ridge from the Kennedy Expressway are somewhat limited by the density of the development near Cumberland, and views from the Tri-State Tollway are principally of the forest preserve.

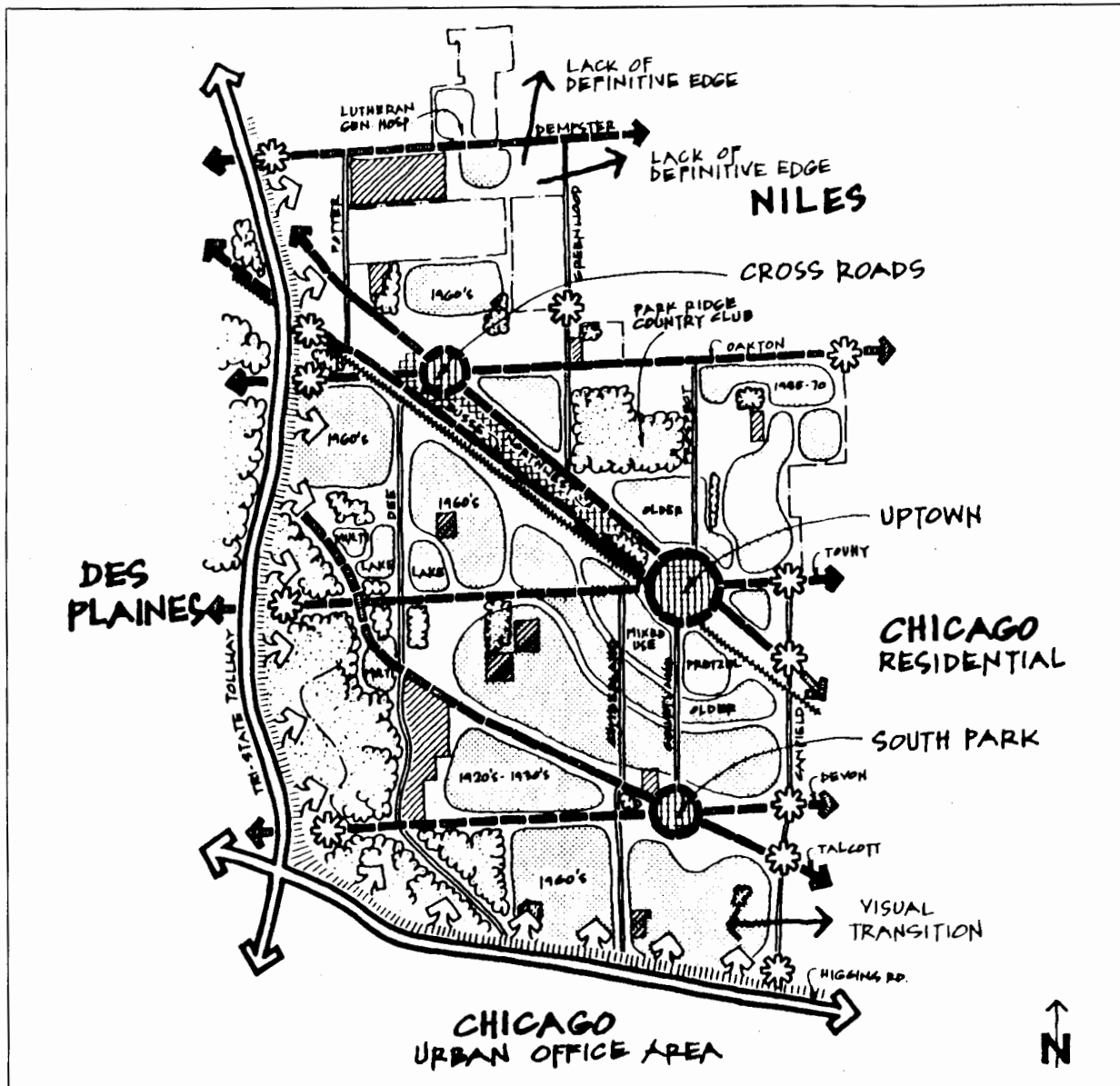


Figure 1-1 Character Analysis

The western community boundary is well defined by the forest preserves and tollway. The northern and northeastern borders are not as recognizable, with little indication of where Park Ridge begins or ends, except where Park Ridge's mature trees provide evidence. The eastern border is more apparent by the change in density of dwellings and the difference in tree canopy. The southern border of Park Ridge is the Kennedy Expressway.

When someone travels through Park Ridge—whether on the train, by car, or by bus—the view primarily has an east-west movement. A more distinctive neighborhood

character is perceived by traveling on north-south streets. In many cases, characteristics of east-west arterial streets divide the neighborhoods. For example, a north-south divide is created by the combined Busse/North Western Railroad/Northwest Highway corridor. In other cases, the characteristics of the north-south streets in the form of boulevards or broadways (combined with large setbacks) provide unifying elements that define neighborhoods.

Residential neighborhoods are distinguishable by the age of their development, or the builders who created the developments. The older, traditional neighborhoods developed around the Uptown district.



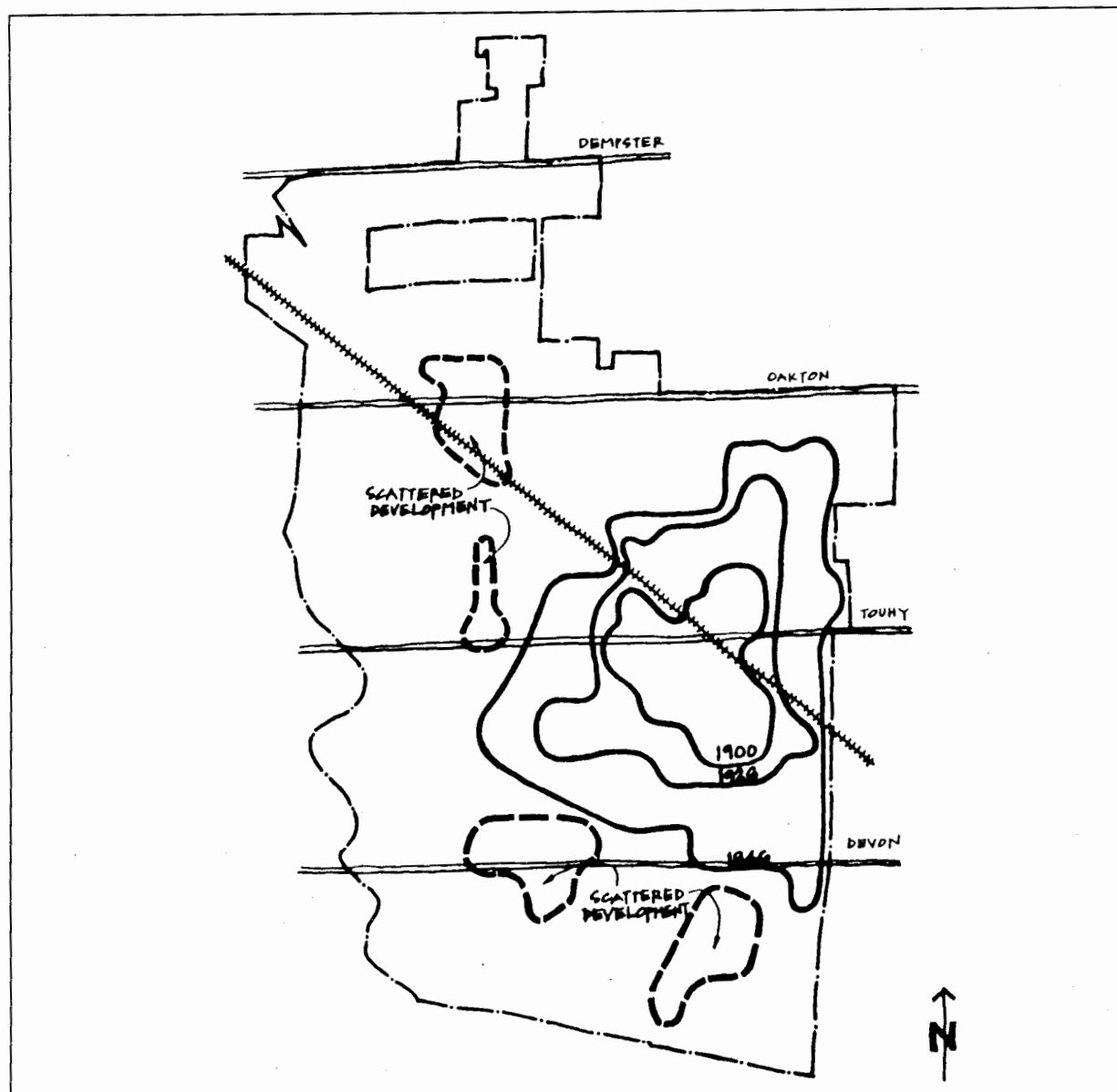


Figure 1-2 Historical Development

## B. Historical Development

Figure 1-2 depicts the historical growth of Park Ridge, beginning at the Uptown Central Business District. Uptown remains the focal point of the community; for many visitors and residents, this is the image of Park Ridge. The relative uniformity in building height, tree canopy, and quiet residential neighborhoods is contrasted here by the density of development, the heights of landmark structures, visual focal points, and the increase in vehicular traffic.

Park Ridge was incorporated as a village in 1873. It was a small community with its center in the Uptown area. The community grew outward from this center. The area near the downtown is the oldest part of town. Most of Park Ridge developed after World War II.

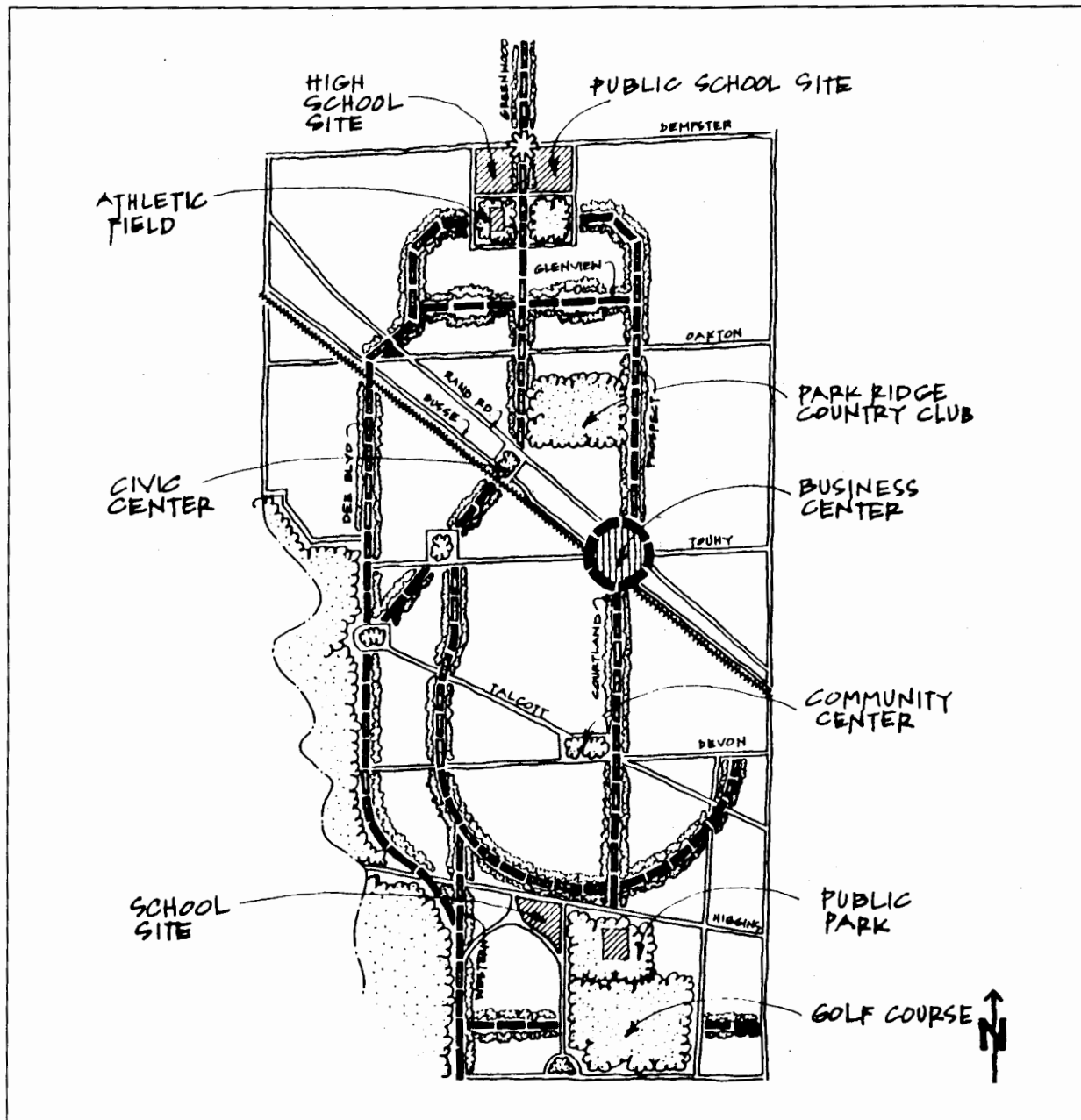


Figure 1-3 1926 Master Plan

### B.1 1926 Master Plan

The 1926 master plan of Park Ridge, shown in Figure 1-3, was prepared by Walter Burley Griffen, a student of Frank Lloyd Wright. The formal-style plan has many boulevards. Most of these planned boulevards were never built. A few exist, however, such as Courtland, Park Ridge Boulevard, and Berry Parkway.

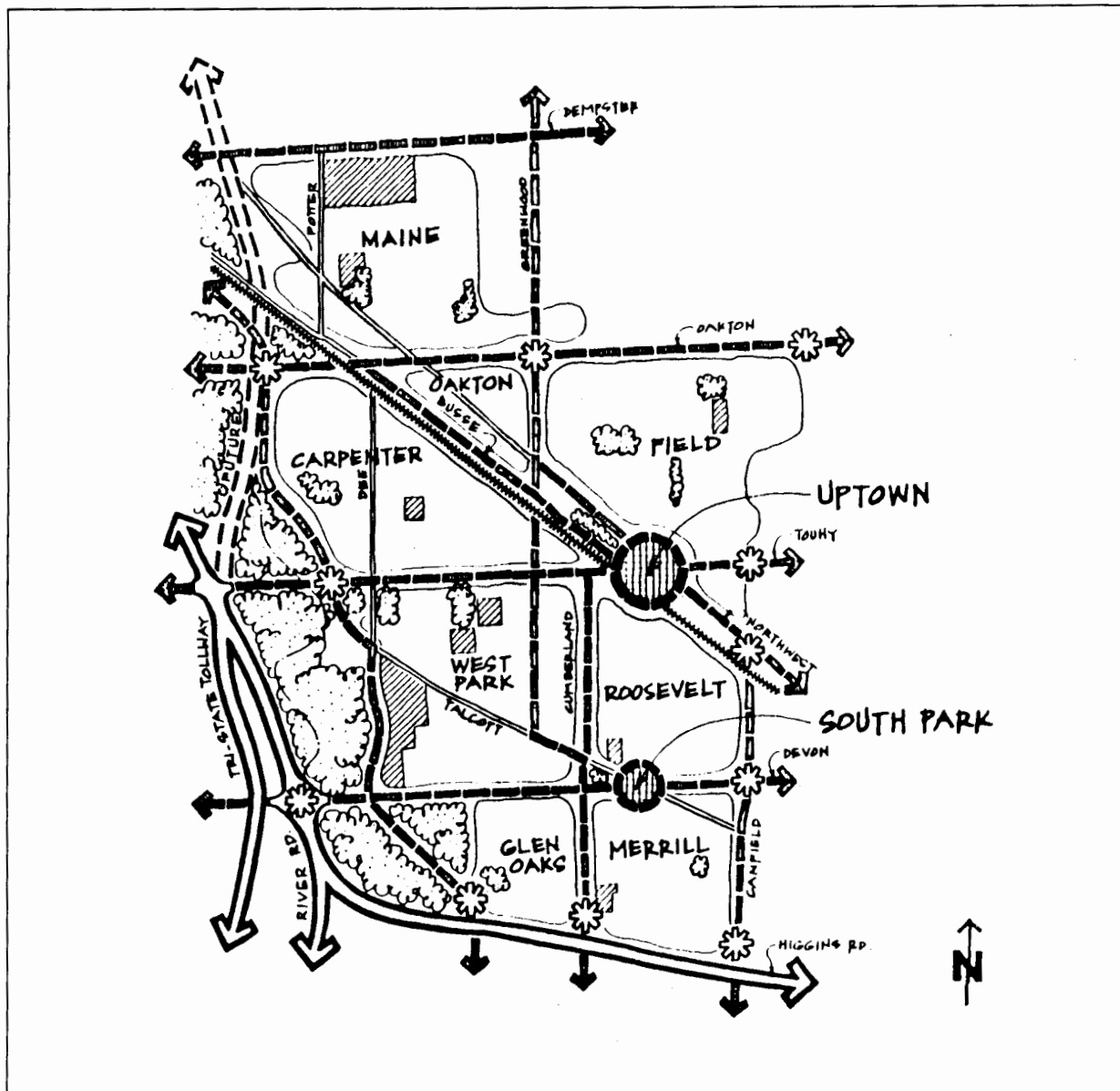


Figure 1-4 1956 Comprehensive

## B.2 1956 Comprehensive Plan

The 1956 Comprehensive Plan was prepared when Park Ridge was experiencing its most rapid growth. This plan, unlike the one prepared 30 years before, emphasized a less formal organization, as shown in Figure 1-4. The plan is based on neighborhood units that focus on elementary schools and parks.

Both the 1926 and 1956 plans had an impact on Park Ridge as it exists today. The principal traffic circulation routes are still in existence. The commercial areas are generally the same; however, the neighborhoods are less defined.

## PART 2



# Urban Design Goals and Objectives

The analysis of the character of Park Ridge in Part 1 identified strengths and weaknesses of its appearance. A series of urban design goals and objectives was developed by the Appearance Commission. These goals and objectives are divided into three areas:

- \* Residential areas
- \* Commercial districts
- \* Public spaces

The following overall community goal is an expression of the community's commitment to quality visual and physical environments.

### A. Overall Community Design Goal

To create an identity and character that maintain and enhance the city's attractiveness, distinguish Park Ridge from its surroundings, and support a sense of community.

### B. Neighborhood Design

Residential neighborhoods are made up of private spaces, public view spaces, and public spaces (see Figure 2-1). The following terms are used throughout these guidelines:

**Private spaces:** Areas within and directly around homes that provide a level of personal privacy and security.

**Public view spaces:** Areas that share both public and private activities. Yards between the home and street, sidewalks, and parkway areas are public view because they are maintained principally by private property owners but are in full view and enjoyed by the public as a whole.

**Public spaces:** Areas that include neighborhood streets, boulevards, public parks and open spaces, schools, and religious and other institutions within neighborhoods.

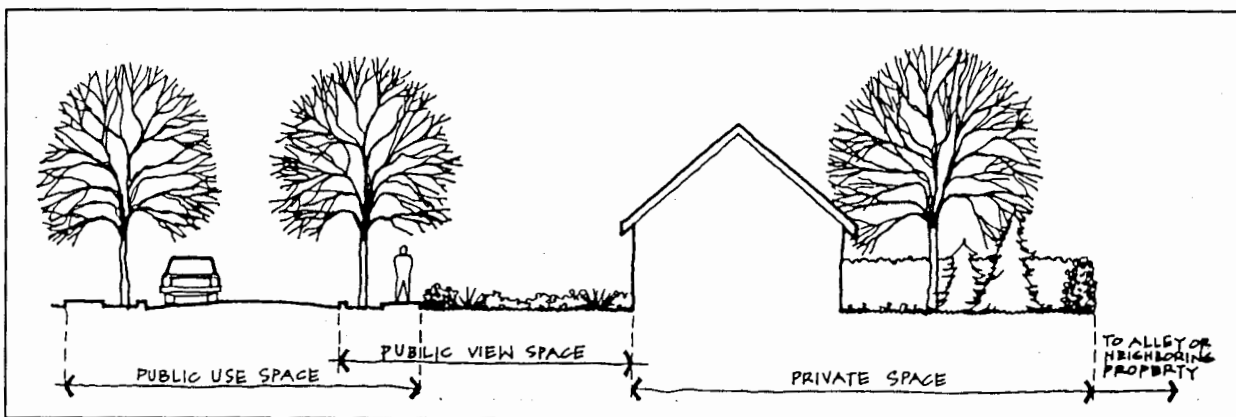


Figure 2-1 Relationship of Spaces for Residential Guidelines

### B.1 Goal

Maintain residential neighborhoods that are attractive, distinct, and safe.

### B.2 Objectives

1. Achieve the preservation and planting of trees.
2. Achieve additions and rehabilitation that project a cohesive, unified image of the new and existing elements.
3. Ensure new residential development that is in keeping with adjacent buildings and reinforces the attractive characteristics of the neighborhood.
4. Promote planting and landscaping that contribute to the neighborhood character and enhance the view of private homes from the street.
5. Encourage the use of alleys for vehicular and service access to private property and develop an effective program for paving alleys to enhance their usefulness.
6. Preserve and enhance open spaces, parks, and public schools in each neighborhood.
7. Provide public improvements that maximize the usefulness of neighborhoods and enhance the value of private property.

## C. Commercial Design

Commercial districts in Park Ridge include well-defined retail and office areas (Uptown and South Park) and scattered corridors (Crossroads, Busse Highway, Higgins Road, Touhy Avenue, and Dempster Street). Private spaces within commercial areas include structures, building courtyards, and screened outdoor areas. Public view areas include off-street parking areas and street-yard open space. Public spaces include sidewalks, plazas, and on-street parking. Figure 2-2 illustrates these types of spaces.

### C.1 Goal

Create and maintain business districts that are attractive, convenient, and safe.

### C.2 Objectives

1. Encourage maintenance of and reinvestment in existing buildings that are consistent with the character of the surrounding area.
2. Preserve the integrity of buildings and spaces that express the history of Park Ridge.
3. Establish defined boundaries for the business districts.
4. Create buffers between businesses surrounding residential property.
5. Make business districts easily accessible by both vehicles and pedestrians.
6. Establish adequately sized, convenient, safe, and attractive vehicle parking areas that do not dominate or distract from the continuity of the business area.
7. Construct and maintain improvements within public spaces that add to the attractiveness of shopping and working in the business district.
8. Implement a public improvement program that includes streets, sidewalks, street furniture, landscaping, lighting, and graphics for the commercial districts and that serves to unify and reinforce the image of Park Ridge's business districts.
9. Encourage new building design that respects the historic pattern, scale, siting, and pedestrian movement patterns.
10. Contribute to the overall character of the area by ensuring that all new buildings and building improvements are in keeping with adjacent buildings.
11. Unify the style, scale, and appearance of all reconstruction, remodeling, and erection of visible elements on existing buildings.

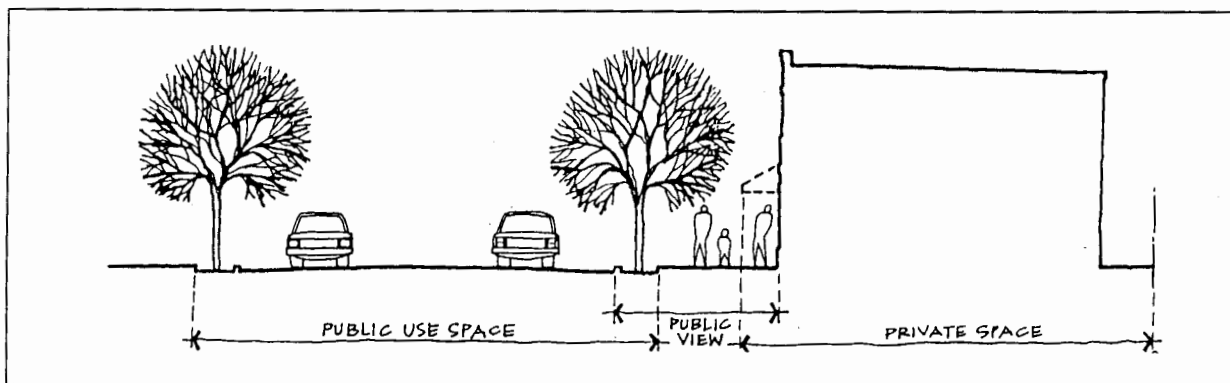


Figure 2-2 Relationship of Spaces for Commercial Guidelines

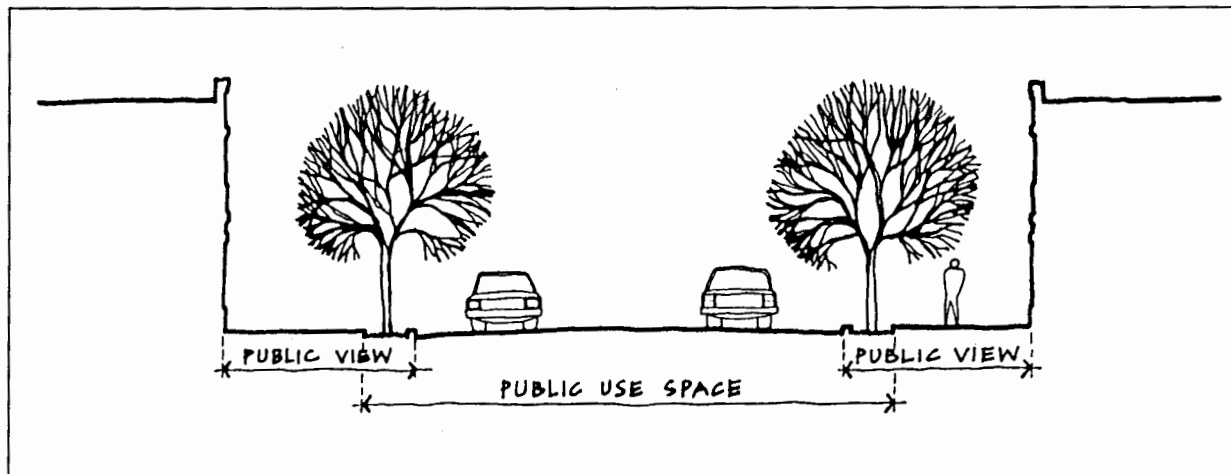


Figure 2-3 Relationship of Spaces for Public Space Guidelines

## D. Public Space Design

Public spaces are the areas that people see and use, spanning the area from a building on one side of a street to a building on the other side (see Figure 2-3). Public space design goals and objectives establish the general organization for public improvements. These elements are also a basis for private development and investment. These goals and objectives will have a major impact on maintaining and enhancing the character of Park Ridge.

### D.1 Goal

Establish public improvements and amenities that unite neighborhoods and commercial areas into a unified community pattern and image.

### D.2 Objectives

1. Strengthen the positive image of Park Ridge.
2. Emphasize natural conditions that accentuate the character of Park Ridge.
3. Enhance historic features of architecture and community layout.
4. Define and improve entrances into the community.
5. Create and maintain street improvements, sidewalks, street furniture, lighting, landscaping, and signs that unite and reinforce the image of Park Ridge.
6. Encourage well-designed community and institutional buildings.
7. Eliminate overhead wires (electricity, telephone, and cable television) along arterial streets and in commercial districts.

## PART 3



# Residential Guidelines

The residential guidelines described in this part provide standards to implement the goals and objectives of the residential urban design policy. The guidelines are intended to maintain the character of Park Ridge. They concern the following:

- A. Architectural styles
- B. Site planning
- C. Proportion, massing, and scale
- D. Relationship of masses for additions
- E. Roofs
- F. Windows and doorways
- G. Exterior architectural elements
- H. Surface materials and colors

Today, many homeowners add to or alter their homes rather than move. Homeowners have their own ideas about how to remodel homes, and it is the intent of these guidelines to ensure that the changes to homes are in harmony with the design of the original buildings and with the general appearance of the neighborhood.

Similar concerns about neighborhood character apply to new construction of single- and multiple-family residences. The guidelines in this part assist in establishing new residences that are also in keeping with the appearance and context of their surroundings.

### A. Architectural Styles

There are many residential architectural styles in Park Ridge. Figures 3-1 through 3-12 show some of the styles typical in the community. Homeowners and developers should recognize these architectural styles and the appropriate means to respond to the style in remodeling or building projects. The approach should include both the individual building and the way the residence fits into and helps to form the image of an entire neighborhood.

These architectural styles give Park Ridge its residential character. The importance of the architectural character of the community, based on these individual architectural styles, cannot be overstated.

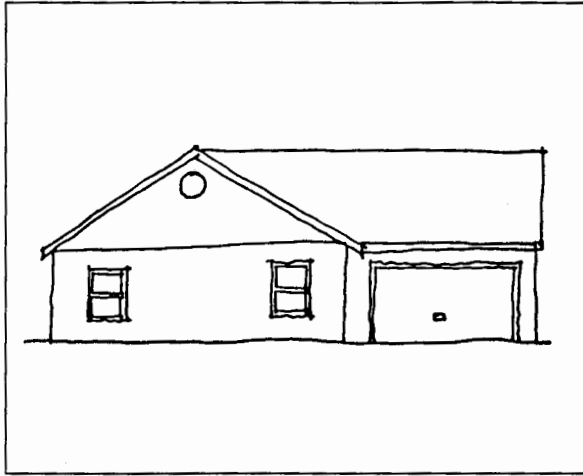


Figure 3-1 Ranch Style

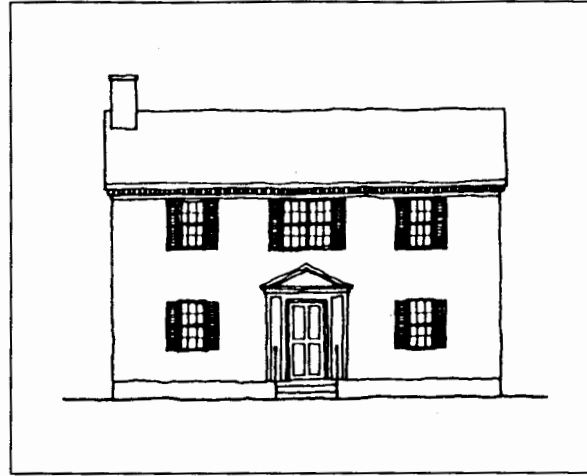


Figure 3-2 Georgian Revival Style

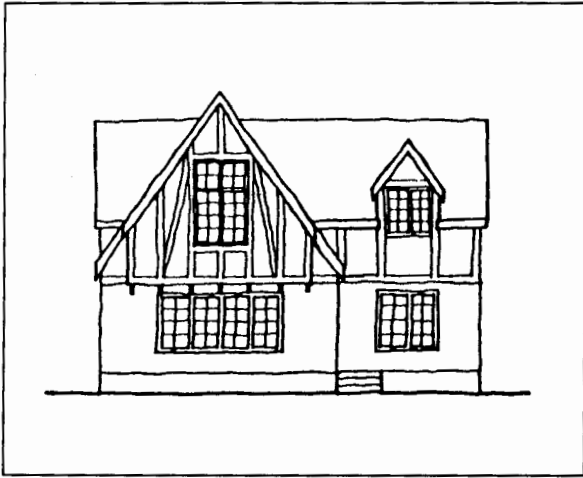


Figure 3-3 English Tudor Style



Figure 3-4 Bungalow Style

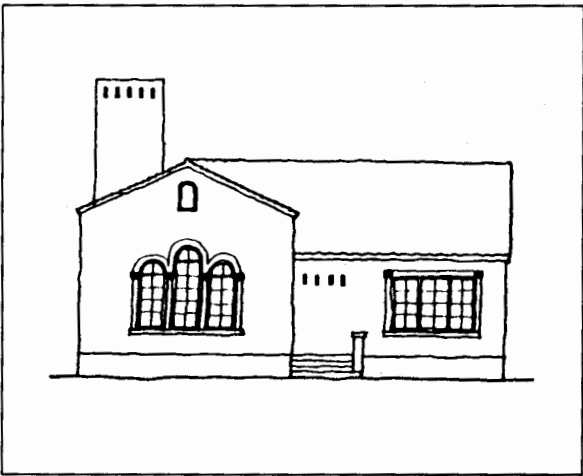


Figure 3-5 Spanish Colonial Revival Style

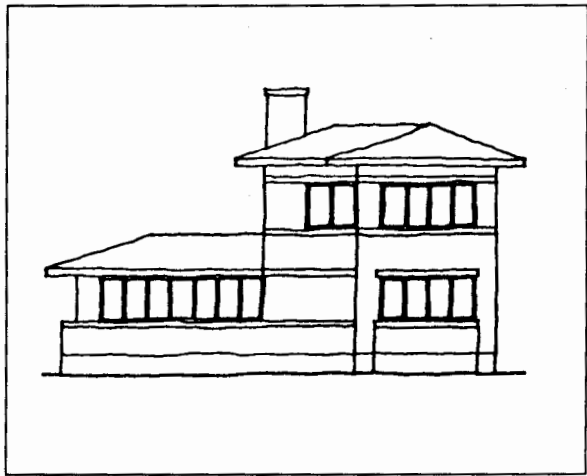


Figure 3-6 Prairie Style



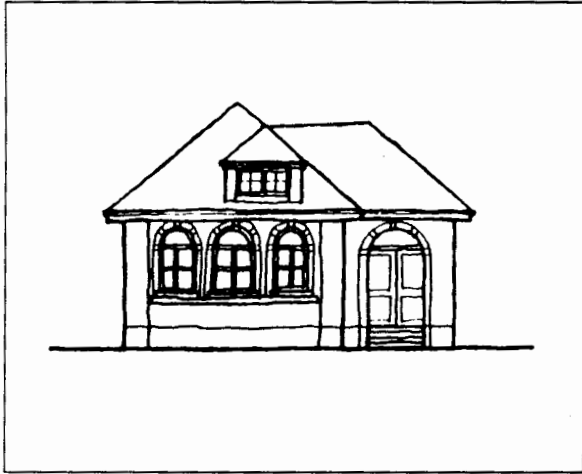


Figure 3-7 Chicago Bungalow Style

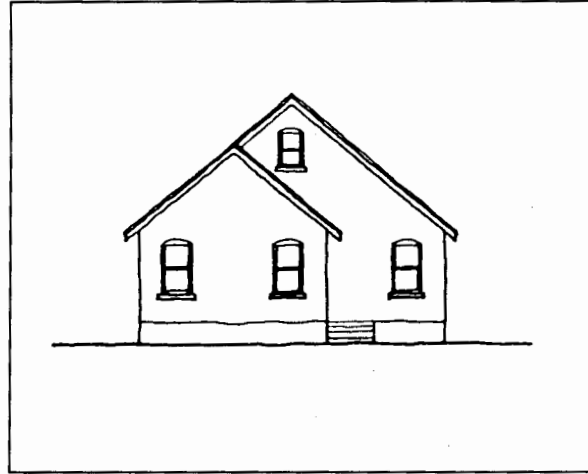


Figure 3-8 19th Century Vernacular Style

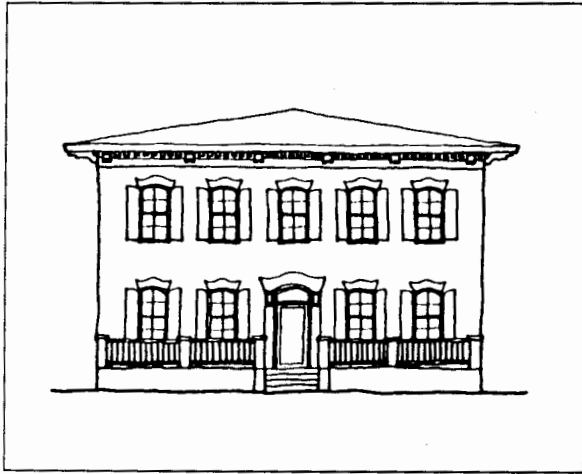


Figure 3-9 Italianate Style



Figure 3-10 Queen Anne Style



Figure 3-11 Shingle Style



Figure 3-12 20th Century Vernacular Style

## B. Site Planning

### B.1 Siting the Building

Three siting issues are covered in these guidelines: setbacks of buildings, orientations of the buildings, and alleys.

#### B.1.1 Setbacks

In addition to the Zoning Ordinance, front yard setbacks of any new construction should continue the prevailing setback patterns of adjacent buildings, as shown in Figures 3-13 and 3-14.

Consistent side yard setbacks between buildings help create a rhythm of spaces between the yards, as shown in Figure 3-13.

Figure 3-15 is an example of improper side setbacks. The space shown in b is far less than in a for surrounding properties.

Site setbacks for both front and side yards should either be equal to the average setback of the buildings in the block or match the existing setback pattern within the block, where there is a consistent side yard, similar to Figures 3-13 and 3-14.

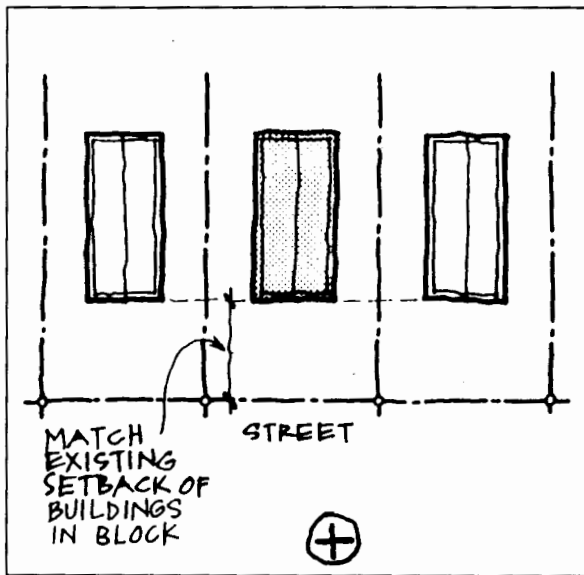


Figure 3-13 Front Building Setback

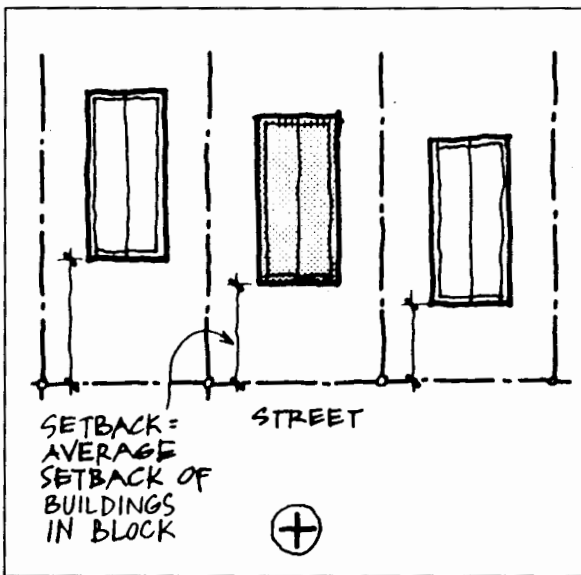


Figure 3-14 Front Building Setback

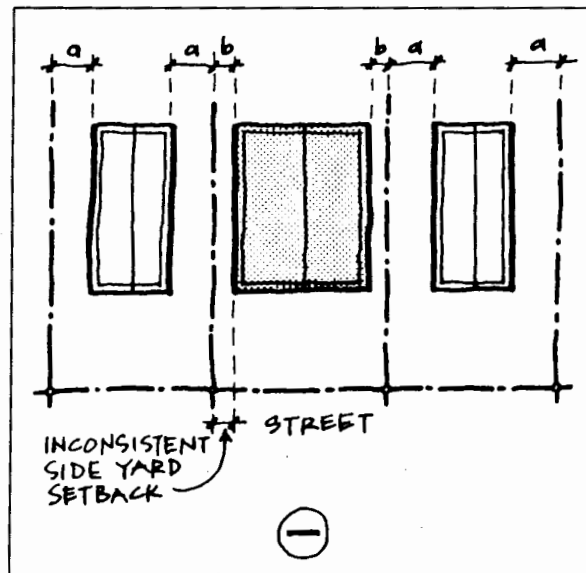


Figure 3-15 Side Building Setback

B.1.2 Orientation

Relate corner houses to both streets, as shown in Figure 3-16, not to one street as shown in Figure 3-17.

When the rear or side yard of the property is on an alley, garage access should be from an alley. Figure 3-18 shows inappropriate access.

B.1.3 Alley

The rear yard space adjacent to an alley should have a consistently defined edge using a hedge or fence, as shown in Figure 3-19. Hedges and fences should allow for visual surveillance from the private space into the alley.

Tree canopies from the private rear yard may overhang into the alley, adding a sense of informality to what can be a stark open space.

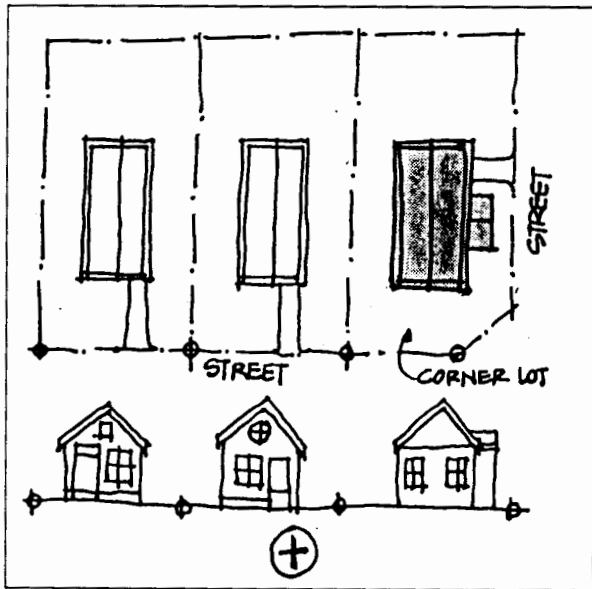


Figure 3-16 Building Orientation

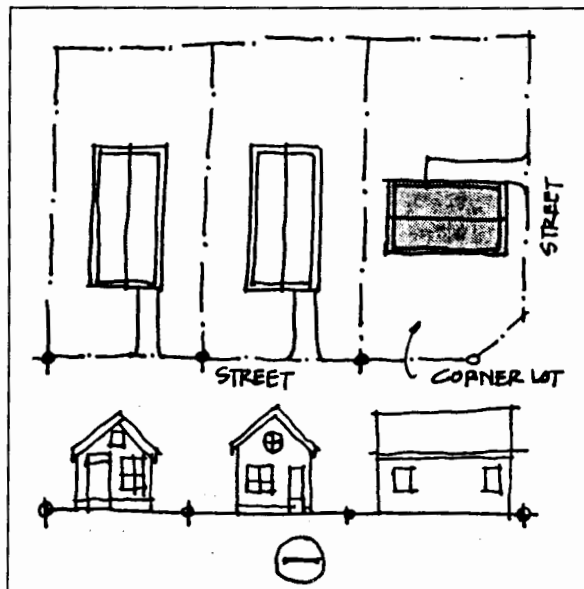


Figure 3-17 Building Orientation

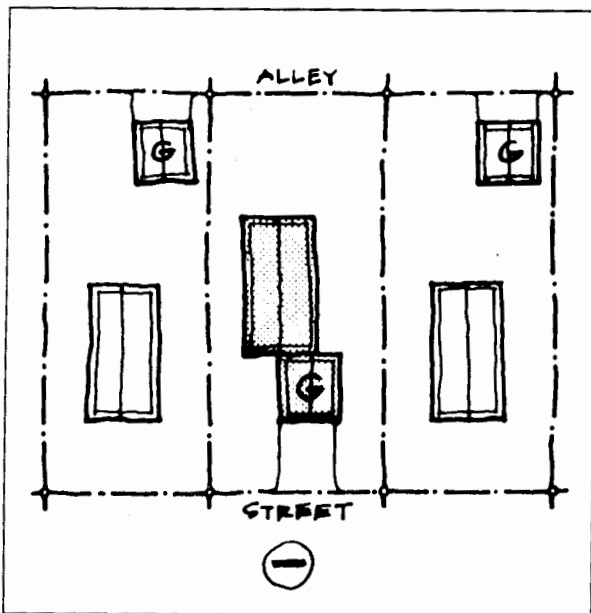


Figure 3-18 Building Orientation

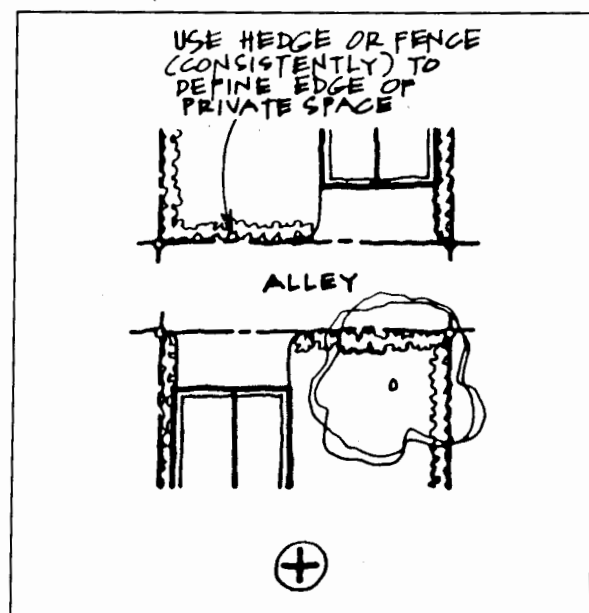


Figure 3-19 Alley Orientation

## B.2 Landscaping

### B.2.1 Public Space

Figure 3-20 shows the elements of public space for residential neighborhoods. Select street and boulevard trees (those in the parkways of properties) that are of consistent form, height, and texture to help maintain a strong sense of enclosure on a human scale. Trees throughout a neighborhood should be consistent in form and texture to create a uniform neighborhood image. The tree choice should further support the existing canopy throughout the city, as Figure 3-21 shows.

Determine the spacing between street trees by the mature spread of the trees, not the width of lots. Plant trees so that their spread at maturity creates some overlap and contributes to a consistent, dense appearance.

Street tree variety should reflect seasonal changes by providing a different appearance during the various seasons.

Use the parkway, or space between the curb and the sidewalk, for street trees and grass. It is not appropriate to pave this area (with concrete, asphalt, or bricks) or to cover it with crushed stone or rock.

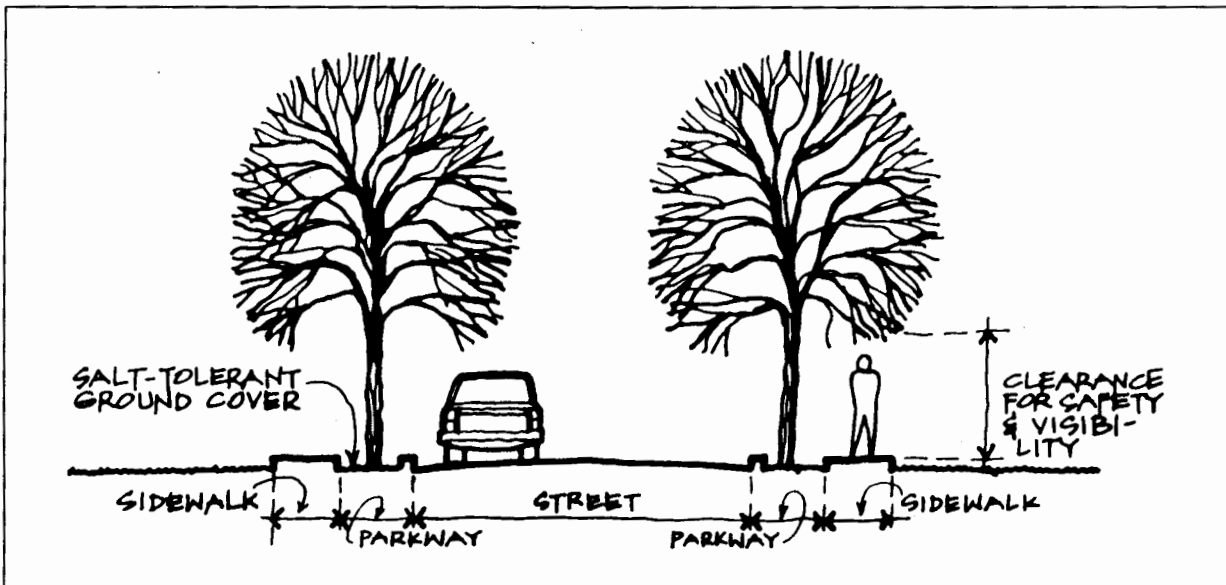


Figure 3-20 Elements of Residential Public Use Space

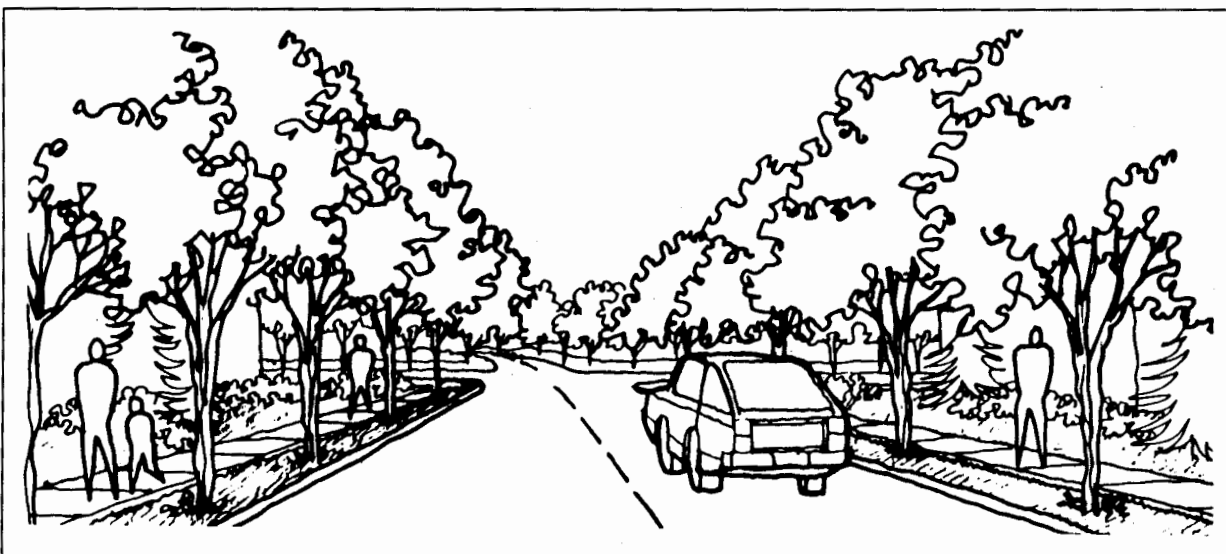


Figure 3-21 Street Trees Provide Sense of Enclosure

### B.2.2 Public View Space

Public view space for residential areas is shown in Figure 3-22. It includes the front yard and parkway. The perimeter of the property along all property lines lying between the home and the property line at the street should use informal landscaping of the kind shown in Figure 3-23. Avoid use of hedges and fences along property lines visible to the public.

Use the area between the residence and the sidewalk for grass; ground cover; low shrub plantings; and ornamental, shade, and coniferous trees. This space is most appropriate for informal planting. Shrubs planted within this area should be generally short at mature height. Shade trees are preferable.

Use plantings around the base of the residence and at the entryway to highlight the architectural character of the structure and guide the approach to the residence, as shown in Figure 3-24. For example, low, horizontal plants complement horizontal structures; taller, vertical plantings complement vertical structures; and formal plantings complement formal architectural styles. Consider the amount of privacy and shading that is desirable for plantings around the front entry.

Lighting within residential front yards should be low intensity. Its scale should be appropriate for pedestrians, and fixtures should not cast direct light or glare on adjoining property or the street.

Parking in the front yard is discouraged. Plans for parking in the front yard should create a landscape buffer zone between that parking area and the sidewalk.

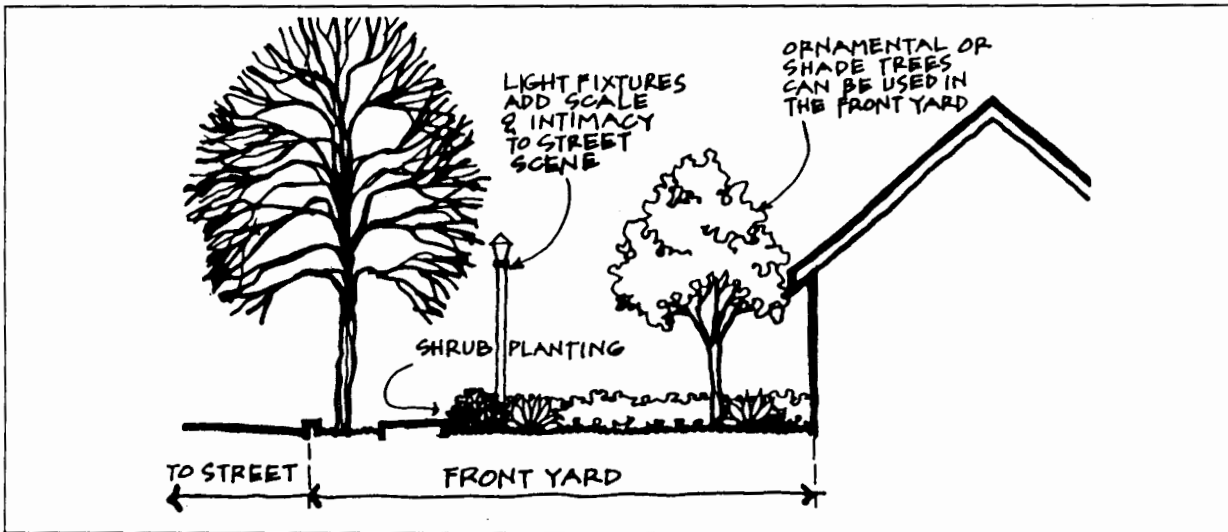


Figure 3-22 Elements of Residential Public View Space

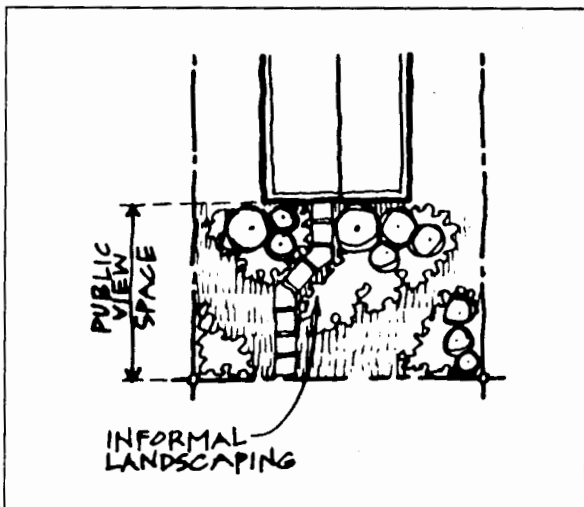


Figure 3-23 Public View Space Landscaping

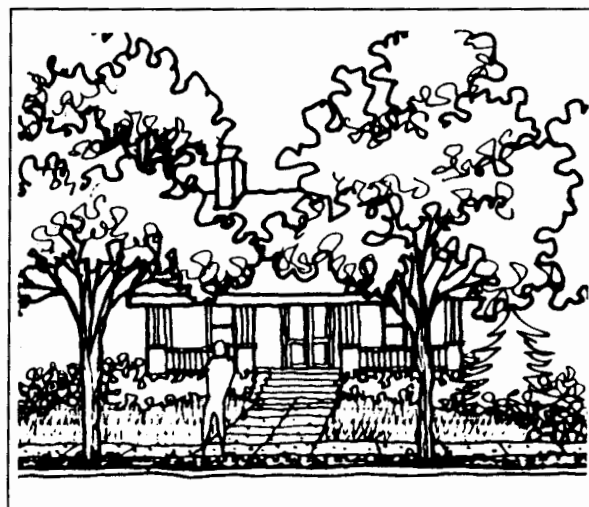


Figure 3-24 Public View Space

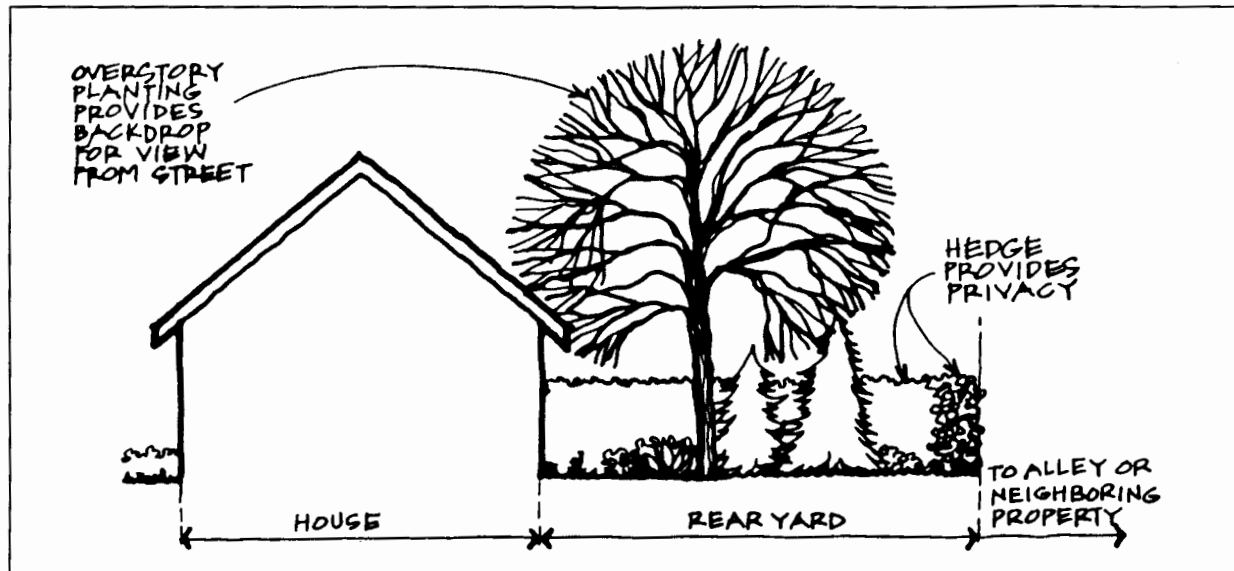


Figure 3-25 Elements of Residential Private Space

### B.2.3 Private Space

Private view space for residential areas is shown in Figure 3-25. It includes the rear yard and any service area. Private areas behind the existing building setback may be enclosed through the use of taller shrubs, fencing, and buffer plantings. Tree planting within the private area should be done in a solar conscious design, emphasizing the benefits of shade during summer months and warming sunlight in the winter.

Shrub and hedge planting along the perimeter of rear-yard private spaces should emphasize privacy. Planting of hedges or fences along alleys should allow for some visual access from the private space into the alley. Figure 3-26 illustrates a typical landscape plan for a residence's private space.

Use overstory tree planting behind the home to establish a background for view of homes from the street (the foreground). This lends visual interest, comfort, and a sense of enclosure to the neighborhood.

Design planting within the common side yards between houses for the mutual enjoyment of adjoining properties. Property lines establish artificial boundaries for landscaping that may be avoided through common planting design.

Choose shrubs and trees according to their height so they provide visual screens between upper story windows and private activities in adjoining property. Tree height between homes can be used effectively to introduce a common scale between buildings of different heights, such as in Figure 3-27 (see next page).

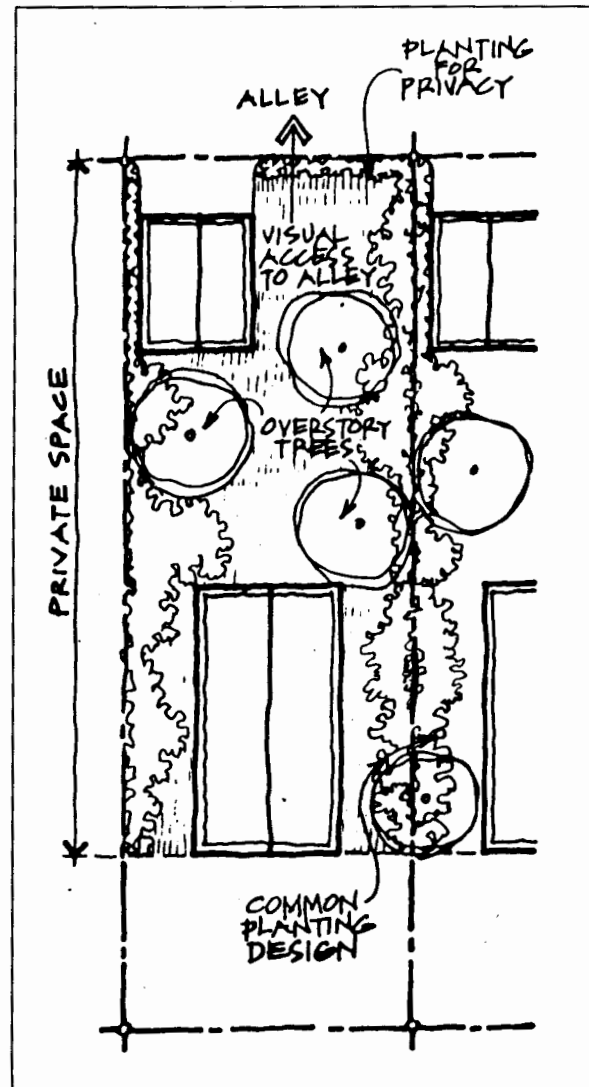


Figure 3-26 Private Space Landscaping

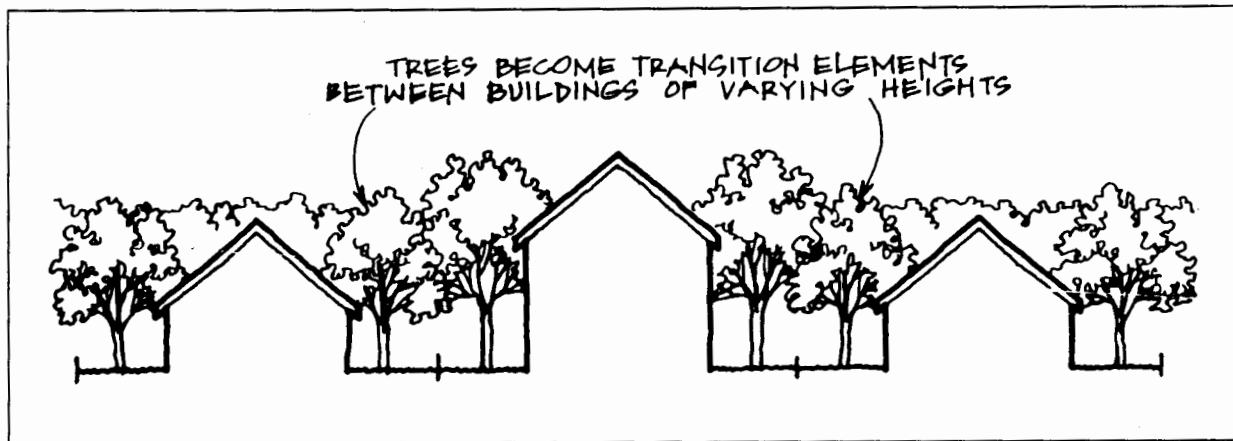


Figure 3-27 Side Yard Tree Planting

## C. Proportion, Massing, and Scale for New Construction

### C.1 Height

New construction should conform to the predominant heights of roofs of nearby buildings, unlike that shown in Figure 3-28. Maintain a compatible roof form and roof line with adjacent buildings.

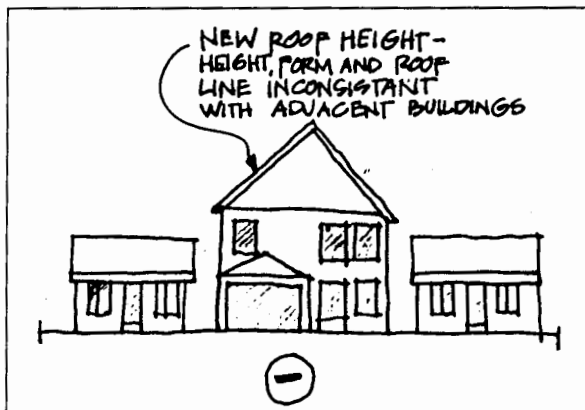


Figure 3-28 Relationship of Roof Heights

### C.2 Scale

The scale and proportions of the new construction should be compatible with adjacent buildings and surrounding area, similar to Figure 3-29.

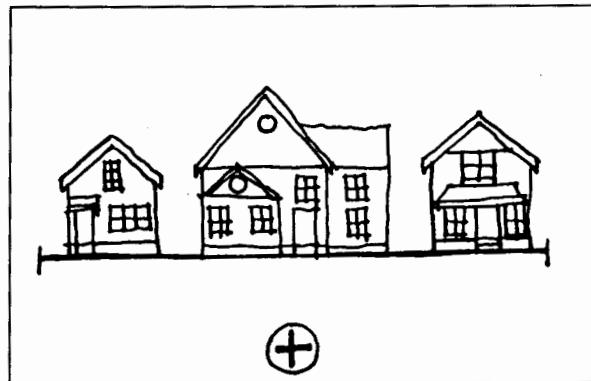


Figure 3-29 Different Building Size, Similar Proportions

## D. Massing and Location for Additions

### D.1 Massing

Additions to residences should not overwhelm the original building. To create order, ensure that one mass visually dominates, with the smaller masses added to it, as in Figure 3-30. A conflict arises when two volumes have equal importance. One volume should dominate the total composition, as shown in Figure 3-30.

Mixed pitched roof and flat roof forms create disharmony, as Figure 3-31 shows. Make the addition match the pitch of the original roof, as shown in Figures 3-32 and 3-34.

Additions are called complementary if the forms are separated, as in Figure 3-30. The additive form, shown in Figure 3-35, is an integrated style.

Additions should respect the character of the original structure. Additive massing, as shown in Figure 3-33, removes this character by altering the symmetry of the house.

Make the scale of the addition in keeping with the original building size. Figure 3-36 shows an inappropriate scale; the complementary and additive examples in Figures 3-30 and 3-35 are preferable.

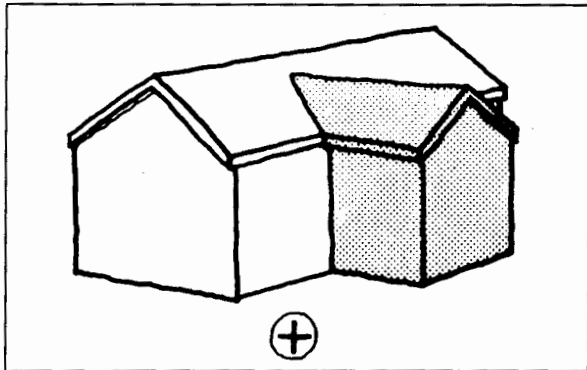


Figure 3-30 One Dominant Volume

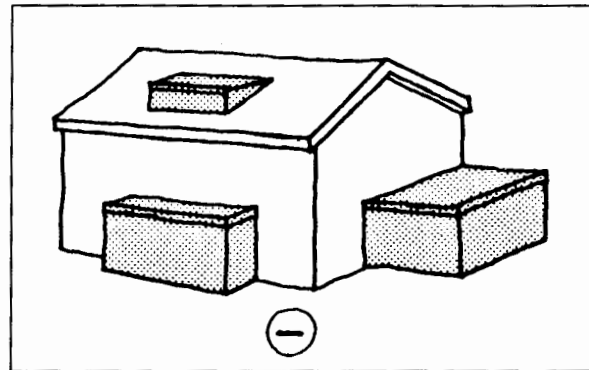


Figure 3-31 Mixed Forms

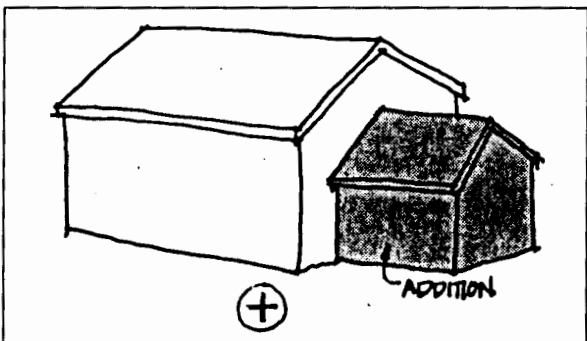


Figure 3-32 Compatible Additive Massing

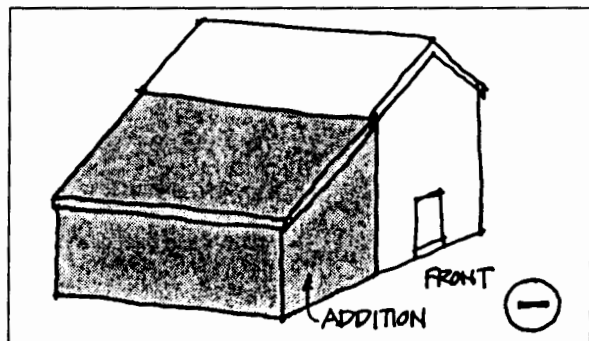


Figure 3-33 Incompatible Additive Massing

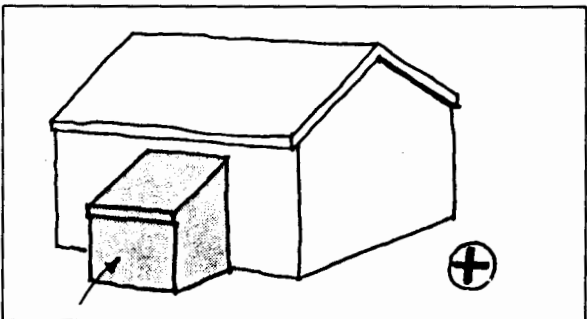


Figure 3-34 Obvious Addition

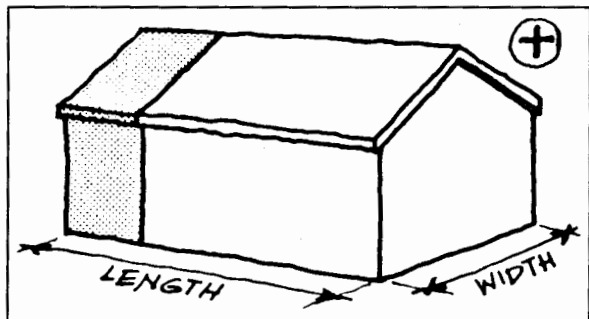


Figure 3-35 Integrated Addition

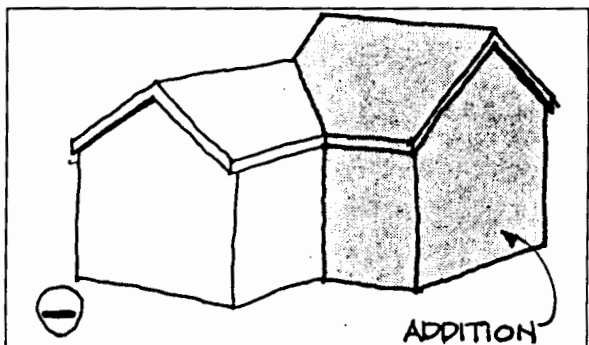


Figure 3-36 Conflict of Volumes



## D.2 Location

**Front:** Only porches and bay windows should be permitted to project into front yards.

**Side:** Set back a side addition from the front wall so the addition is less prominent, as shown in Figure 3-37.

**Rear:** An addition to the rear of the residence can be prominent but harmonized with the existing building in form and architectural style, such as in Figure 3-37.

## E. Roofs

### E.1 Type/Pitch

Ensure that the addition's roof matches the design, angle of pitch, and materials of the original building, as in Figure 3-38. Figure 3-39 shows an inappropriately designed roof.

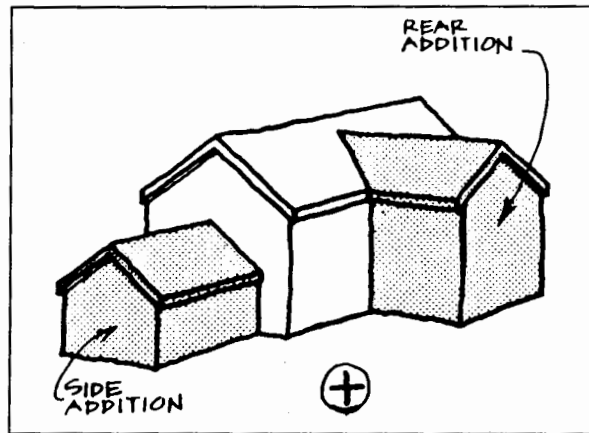


Figure 3-37 Location of Additions

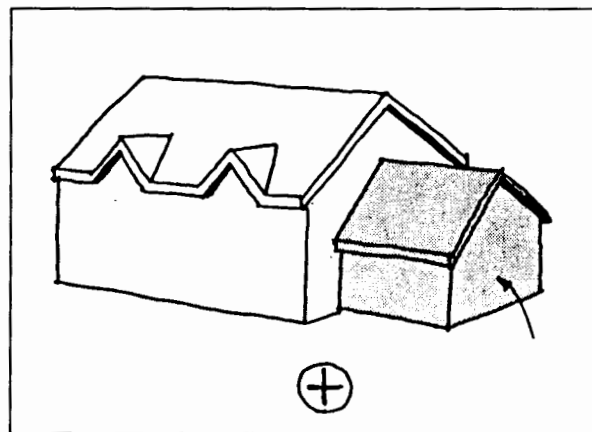


Figure 3-38 Pitched Roof Addition

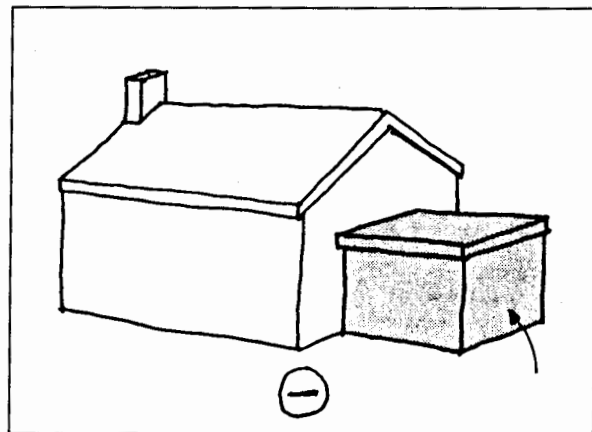


Figure 3-39 Inappropriate Flat Roofed Addition

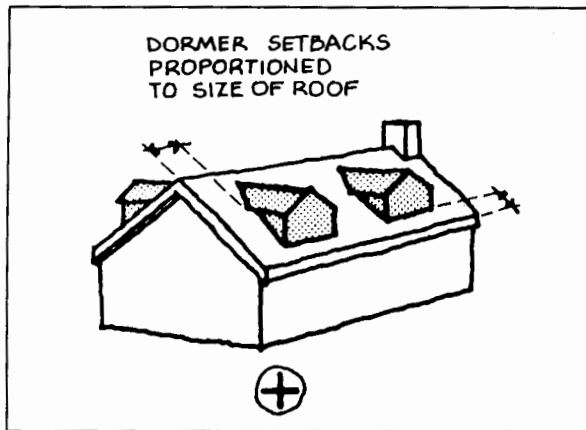


Figure 3-40 Dormer Setbacks

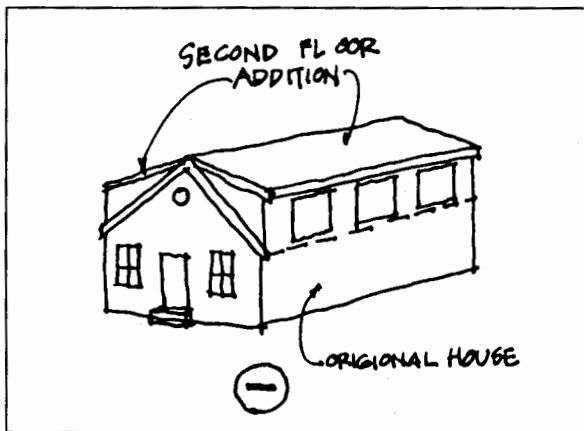


Figure 3-41 Second Floor Addition

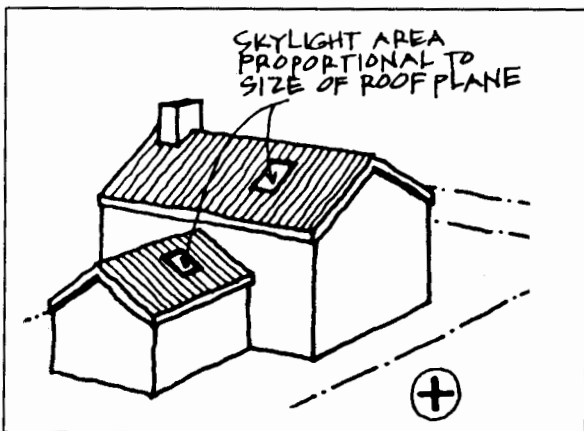


Figure 3-42 Skylight Size and Location

## E.2 Dormers

Design dormers and windows to reflect the style, proportion, and materials of the roof and windows of the original building. Dormers should be small—particularly those located at the front of the residence—and should not extend to or above the ridge line of the roof. Figure 3-40 illustrates proper setbacks of dormers from the end of the gable and the roof's edge. An inappropriate dormer addition is shown in Figure 3-41.

Do not use shingles for siding or dormers. This is an inappropriate use for this material. Shingles are only to be used as roofing material.

## E.3 Skylights

Skylights should maintain the style of the roof. They should be proportional to the size of the roof plane, as shown in Figure 3-42.

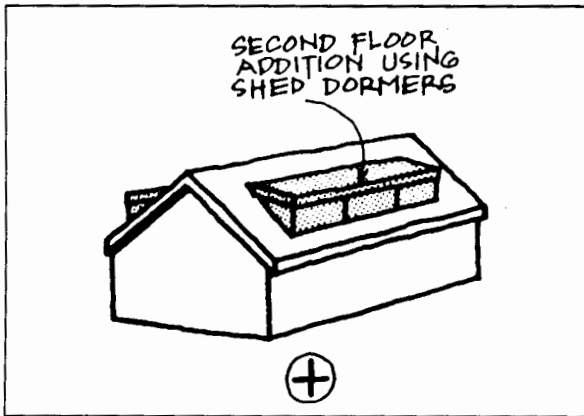


Figure 3-43 Second Floor Addition

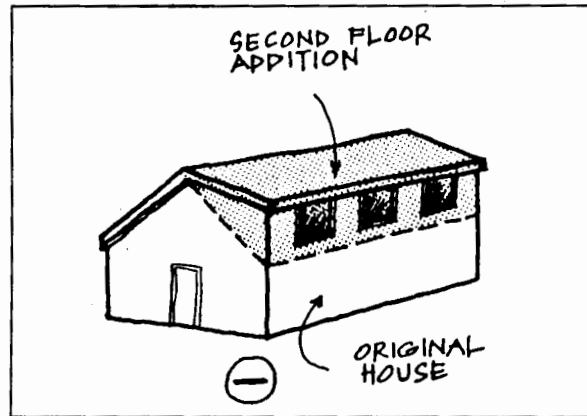


Figure 3-44 Second Floor Addition

### E.4 Second- or Third-Story Additions

Often, when land on a property is limited, an upper-story addition is the best way to add space to a dwelling. In planning such an addition, pay careful attention to the architectural style of the residence. In many cases, second-story additions can dramatically change the appearance of the residence and, therefore, change the character of the neighborhood.

For example, a second-story addition on a ranch house that is surrounded by other single-story dwellings could be out of scale with the neighborhood. To resolve this inconsistency, place the second-story addition to the rear of the structure, so that it does not interfere with the original character and design of the residence or negatively affect the neighborhood's character.

It is possible to add a top-story addition by using shed dormers in the attic space, such as in Figure 3-43.

Many times, a "total" top-story addition is inappropriate. The example in Figure 3-44 is a scaleless addition to the home that detracts from the roofline and the distinctive character of the architectural style. A simple setback on the second story addition from the edge of the roof overhang on three sides may significantly help the image and scale of the home.

Second-story additions are generally not appropriate for English tudor and Chicago bungalow styles. Figure 3-45 shows a Chicago bungalow to which a second-story addition has been inappropriately added. The type, scale, and character of the addition are also inappropriate.

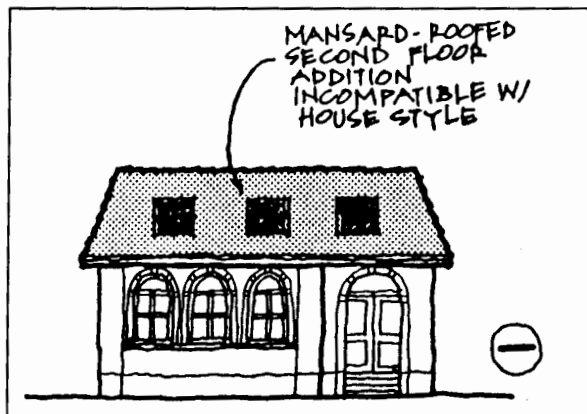


Figure 3-45 Inappropriate Second Floor Addition

## F. Windows and Doorways

### F.1 Shape and Proportion

Design a building's windows in relation to the building's elevation, as in Figure 3-46.

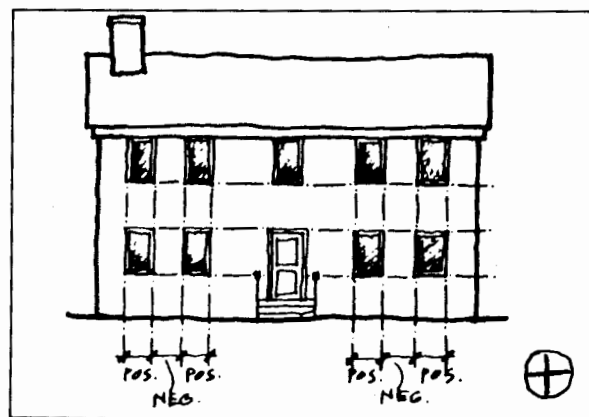


Figure 3-46 Rhythm of Forms

Windows in an addition should be sympathetic with the style, scale, and materials of the original building, as shown in Figure 3-47. Windows express the style of architecture by their location, proportion, length, width, and number of divided window panes. Figure 3-48 is one example of incompatible window patterns on an addition: vertical windows have been placed in the addition when the windows on the original home are horizontal. These windows compete against each other.

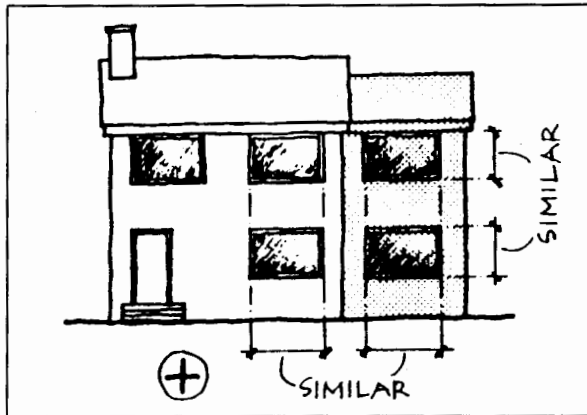


Figure 3-47 Similar Relationship of Windows

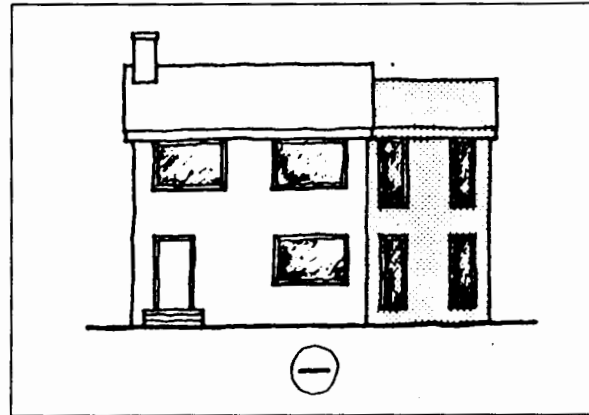


Figure 3-48 Competing Relationship of Windows

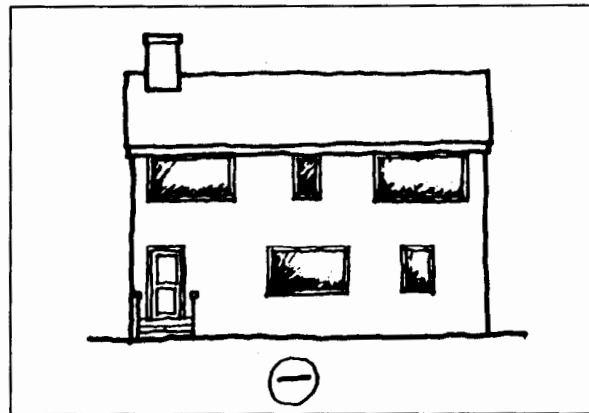


Figure 3-49 Incompatible Rhythm of Forms

## F.2 Rhythm and Balance

The rhythm of design elements, such as alternating windows and wall areas, creates interest in a building's facade. Repetitive forms created by mass and space develop a sense of order, as shown in Figure 3-46. Figure 3-49 shows different sizes of windows on the same facade. This facade shows a lack of order, thought, and rhythm.

## G. Exterior Architectural Elements

### G.1 Porches, Decks, and Terraces

Porches are roofed semienclosures. Decks are usually open-air wood structures. Terraces are typically open-air, hard-surfaced, on-grade extensions of the living space. These guidelines are concerned with porches, decks, and terraces as visible from all sides of the home. Figure 3-50 illustrates an appropriate porch added to the side of a house.

The image and size of the porch or deck should be secondary to that of the house.

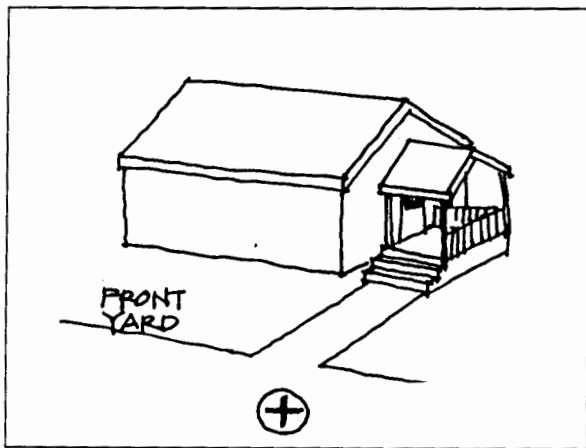


Figure 3-50 Porch Addition

Use materials and create a design for the porch or deck that extend the architectural style of the original building.

Porches on the front of houses are not appropriate additions to Spanish colonial, English tudor, ranch, Georgian, or Italianate residences. See Figure 3-51 for an example. Decks are also not appropriate in front yards.

Treat a new wall enclosure as an in-fill wall between column supports. Match the wall to the character of the residence.

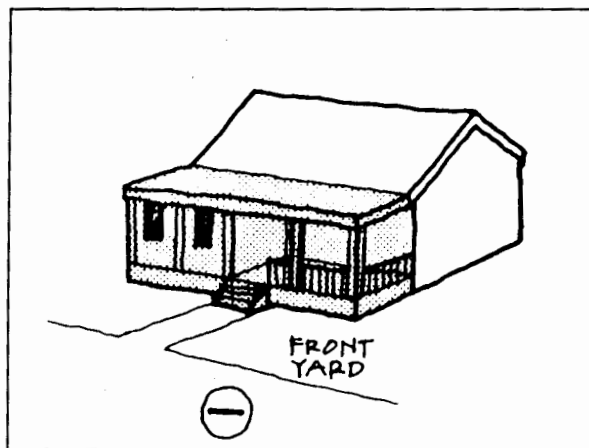


Figure 3-51 Porch Addition

### G.2 Garages

In general, conceal or minimize the visual impact of garages on new construction or addition projects. Location the garage at the rear of the lot is preferable. If the rear or side yard of the residence borders an alley, the preferred garage access is the alley, as Figure 3-52 shows.

If the residence will have an attached garage, regard it as an addition and coordinate its style with that of the residence. Figure 3-53 shows two acceptable locations for garages; the one on the left preferable to detached structures, the one on the right acceptable for attached structures.

The garage should not be a dominant form, with doors opening onto the street. Figure 3-54 is a view of an inappropriate garage design; Figure 3-55 shows a dominant garage from a front view. Garage doors should not be visible from the street.

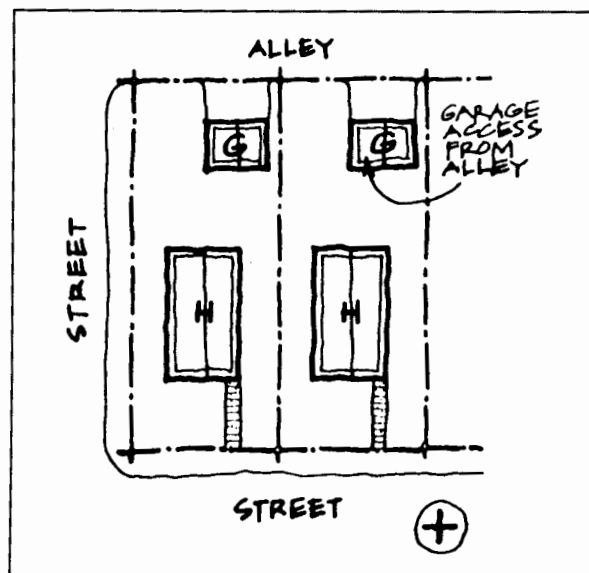


Figure 3-52 Garage Access from Alley

When the garage is integrated with the house as a side addition, it should be set back from the primary front elevation of the residence as a secondary mass. Garages should not dominate the street view of the building in the front yard, protruding from the front of the residence, as in Figures 3-54 and 3-55. Attached garages can be integrated in the side yard as shown on the right in Figure 3-53 and in Figure 3-56.

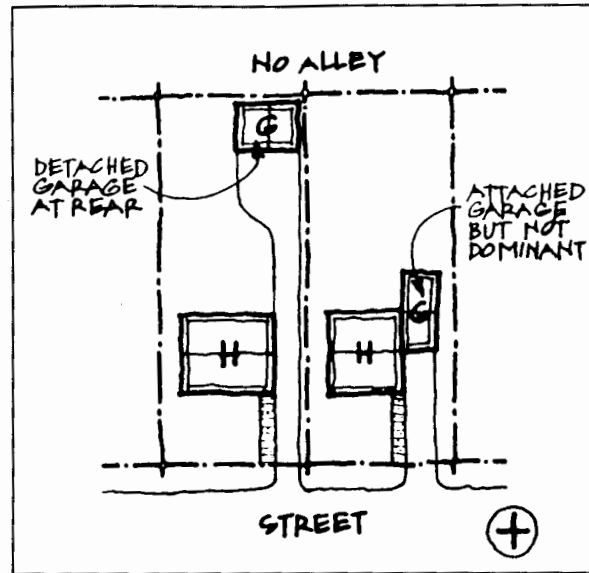


Figure 3-53 Garage Access from Street

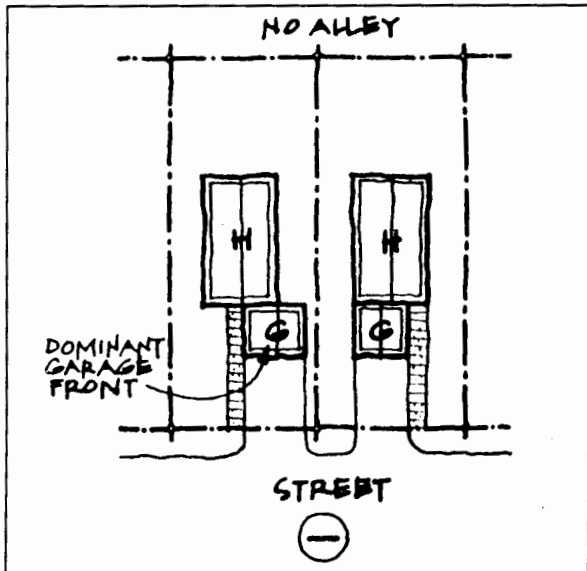


Figure 3-54 Inappropriate Garage Design

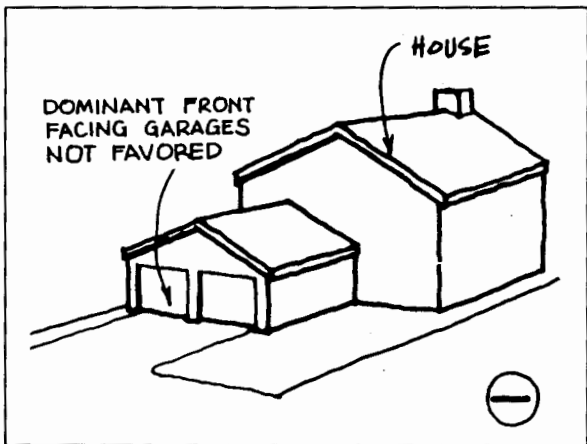


Figure 3-55 Inappropriate Front-Facing Garage

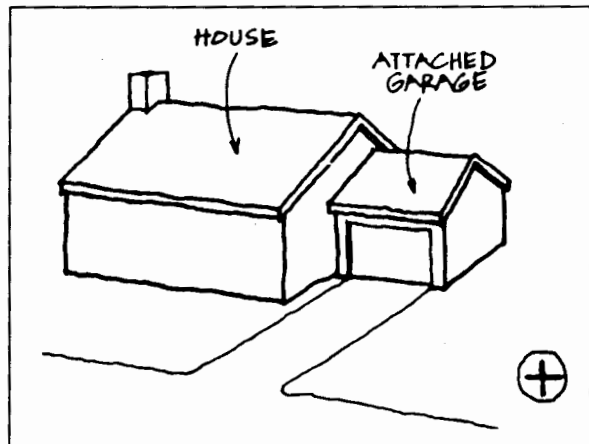


Figure 3-56 Appropriate Front-Facing Garage

## H. Surface Materials and Colors

### H.1 Materials

New construction that uses materials and textures similar to those of nearby buildings helps to reinforce the neighborhood's image. In turn, the cohesiveness of the surroundings aid the new structure's attractiveness and appearance.

Use materials and colors for new construction that are compatible with those of neighboring buildings, such as the materials in Figure 3-57.

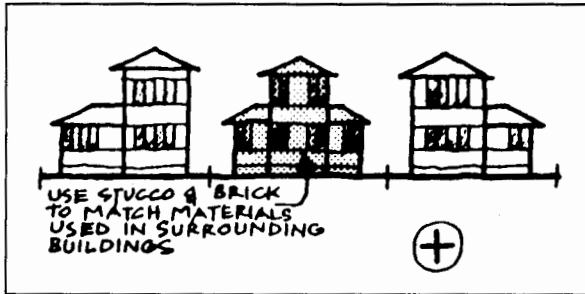


Figure 3-57 Relationship of Finishes

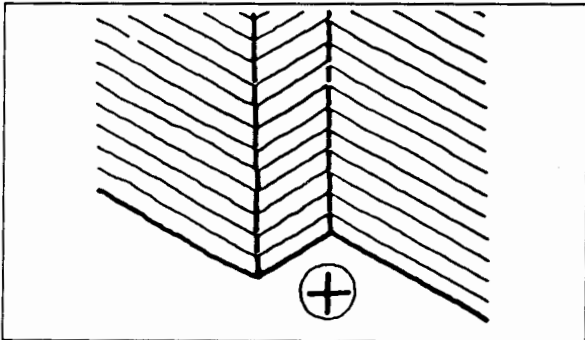


Figure 3-58 Change in Plain, Same Material

Match exterior finishes of building additions as closely as possible to the type, color, and texture of the original building, as in Figure 3-58. If an identical match is impossible, set back the addition to reduce the impact of the difference in finish, as is done in Figure 3-59.

Do not use shingles for siding.

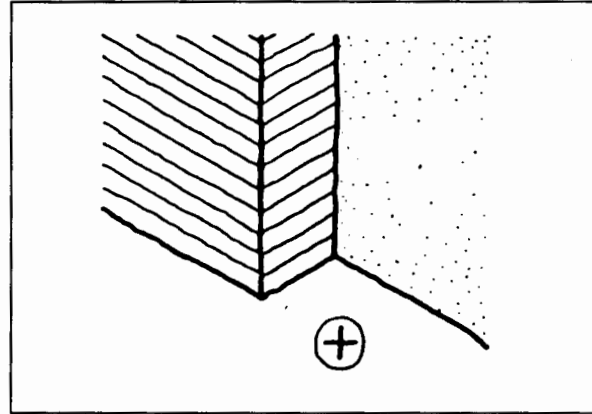


Figure 3-59 Change in Plain, Change in Material

### H.2 Colors

Colors of new construction or additions should be subdued. Use light to medium colors. Bright colors should not be used as the dominant exterior color.

The foundation and trim may use a contrasting color or subtle variation to the dominant color of the residence.

Figure 3-60 details the preferable value scheme for residences.

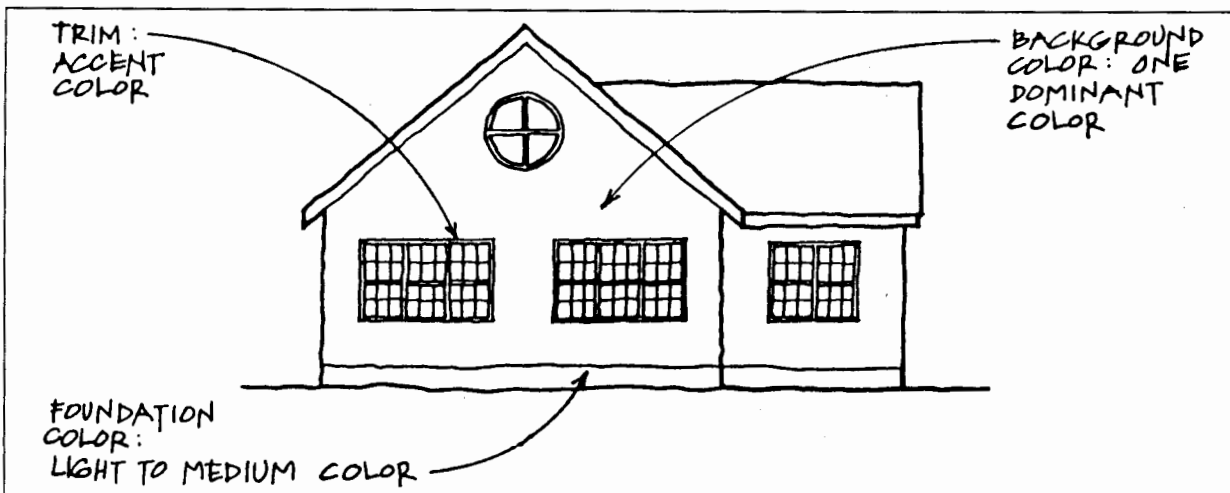


Figure 3-60 Residential Color

# PART 4



## Commercial Guidelines

These commercial guidelines apply to existing or in-fill and new developments in both the downtown commercial area and outlying commercial areas. The goal is to create buildings that are compatible and that create a pleasant environment in which to shop and do business. The major emphases of these commercial guidelines concern the colors, signage, and awnings or canopies in the following types of spaces:

- A. Public Areas
- B. Site Planning
- C. Parking Lots
- D. Materials and Colors
- E. Signs
- F. Awnings and Canopies

The basic principle of the commercial guidelines is to assist development that reinforces the downtown as a pleasant pedestrian environment. This includes encouraging architectural designs that are interesting and attractive when viewed at a pedestrian scale. The guidelines strive to minimize the visual and functional impacts of automobiles.

### A. Public Areas

#### A.1 Street and Right-of-Way Widths

Maintaining an appropriate relationship of the height of buildings and the width of streets helps to create the appropriate scale and proportion of public use areas. Maintain the setbacks of adjacent existing buildings for in-fill and new development.

### A.2 Sidewalks

The paving is the connecting surface between and around buildings. Successful sidewalk designs are more than neutral ribbons of asphalt or concrete. Preferable sidewalk systems create a continuity-giving element that provides compatibility and harmony of the street, as exhibited in Figure 4-1.

Use consistent sidewalk material, such as paving bricks and concrete, throughout a specific commercial area. Build on the traditional identity of colors and architectural style of the buildings in the sidewalk design.

Create compatibility in the use and variety of materials that are consistent within a given commercial area. Even for a crosswalk, the use of a rough-textured material helps to define the pedestrian zone visually and psychologically.

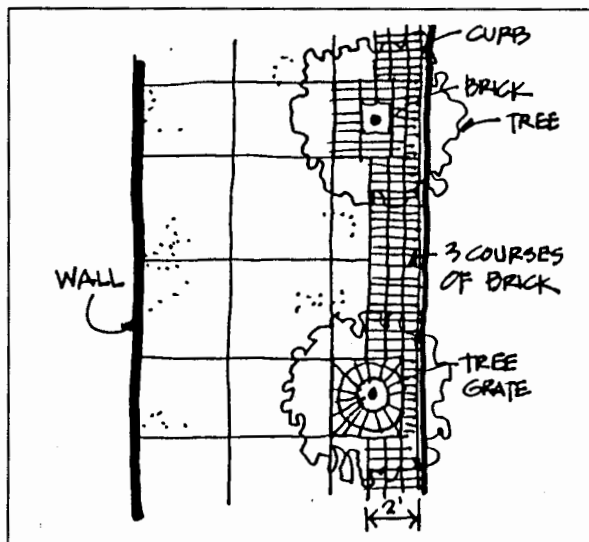


Figure 4-1 Typical Sidewalk Pattern



### A.3 Street Furniture

Street furniture consists of benches, trash cans, mailboxes, public telephones, lighting, and traffic-light equipment of compatible design within a commercial area. Well-designed street furniture is important in unifying elements of the public use zone. All of these elements are accessories located along the city streets and sidewalks and are constantly viewed by pedestrians.

Relate the furniture style to the distinct architecture styles and setting of the commercial area. The furniture can strengthen the uniqueness of each area and enhance the appearance of Park Ridge.

### A.4 Lighting

The function of lighting is to aid safety and security at night. This primary goal is often achieved by installing lighting that is intense and bright. However, the daytime look of the fixtures and the color of the light should be the primary appearance considerations in lighting selection.

Lighting requirements in each commercial zone should meet the area's specific requirements for visibility. Lighting should also respect the historic character of the South Park commercial district and the Uptown commercial district, whose character the lighting should reinforce.

Lighting intensity and brightness can be scaled into a hierarchy for areas such as major streets, minor streets, pedestrian and vehicular intersections, pedestrian and area walkways, and alleyways.

Streets should be illuminated using high-cutoff luminaries that keep off-site overspill and night sky lighting to a minimum.

Match the size and scale of light poles and luminaries to the site and building scale, color, and theme.

Locate fixtures to emphasize intersections and pedestrian access routes while providing a uniform level of illumination.

Scale of fixtures should be lowered in pedestrian areas to emphasize the walking surface. A successful lighting system is shown in Figure 4-2.

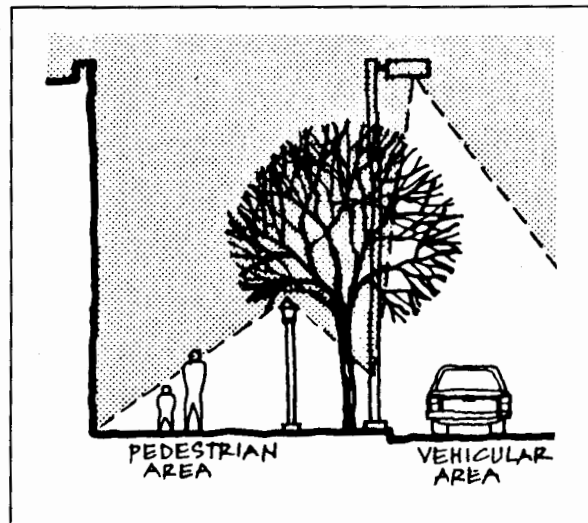


Figure 4-2 Lighting Scaled for Activity

### A.5 On-Street Parking

Parking must be convenient for customers and visitors, but its visual impact should be minimized. Break up the continuous impact of linear parking adjacent to the street curb whenever possible by integrating pedestrian and landscaped islands with the on-street parking zone. Figure 4-3 shows one way such an approach is planned. Also, where appropriate, extend the pedestrian walk material into the street to facilitate pedestrian crossings.

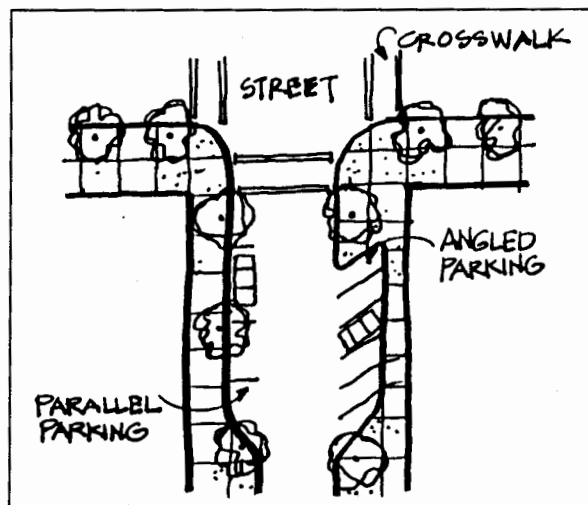


Figure 4-3 Parking Integrated with Streetscape

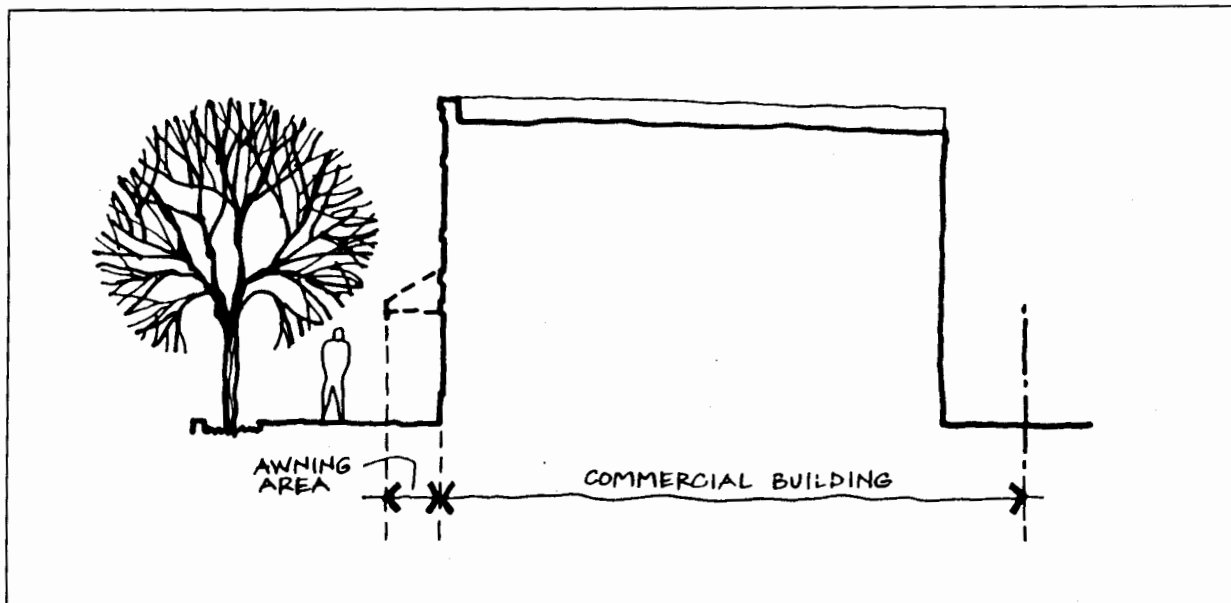


Figure 4-4 Elements of Commercial Private Space

## A.6 Landscaping

The primary objective of the landscape guidelines for commercial streets is to create a tree canopy. Use a consistent tree form for specific areas so trees offer both physical and psychological comfort to pedestrians and establish an identifiable character for the commercial streets.

Select appropriate tree species and plan planting to ensure long-term viability. Varying the tree species from block to block creates interesting tree forms and color. Plant large street trees (trees for the parkways) to establish the landscape form and canopy. The height from sidewalk to underside of the tree canopy should be high enough to avoid interfering with pedestrian traffic and views of signage.

Trees should be installed below the grade of the sidewalk. Use a minimum horizontal dimension for the tree planters. Install trees with adequate drainage and watering provisions. Seasonal plantings add color and interest to the area.

## B. Site Planning

### B.1 General Description

The private space extends from property line to property line, as shown in Figure 4-4. In addition, this space includes canopies or awnings that extend into the public view space.

Any renovation projects should preserve the historic integrity of the architectural style of existing buildings.

Any downtown redevelopment should be respectful of its surroundings. New development need not copy the architectural styles of the past; new designs are acceptable. Modern designs are acceptable when the designer uses existing traditional architecture as a guide in massing proportion, scale, texture, pattern, and line.

Relation of materials and patterns to traditional facade components is also important. Repeat the traditional facade forms to maintain the traditional architectural character of a commercial district. Incorporate traditional facade elements in renovations or in-fill construction.

### B.2 In-Fill Development

Commercial in-fill development should maintain the line of storefronts at the sidewalk edge, thus maintaining the integrity of the street facade. Figure 4-5 shows a uniform building setback. Maintain the height-to-width proportion of the streets.

Avoid creating gaps caused by uneven setbacks or off-street parking directly in front of buildings, as shown in Figure 4-6.

Interruptions of buildings along the street facade dilute the street character of commercial districts such as Prospect Avenue in Uptown. The districts thus can lose much of their traditional and historic character. These traditional values should continue to identify the character of Park Ridge.

Parking for a new development should be behind the building, as in Figure 4-7. Once parking is known to patrons, they will continue to park behind the building.

Create access to parking facilities from alleys whenever possible. Arcades may be used as long as the second level of the building (and above) lines up with the

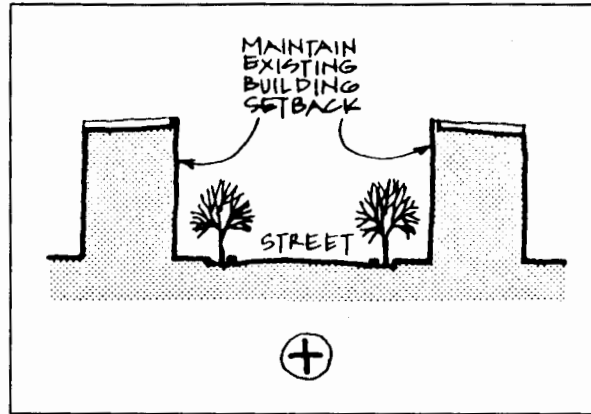


Figure 4-5 Uniform Building Setback

existing street facade and the columns of the arcades maintain a line of store fronts. Also, pedestrian plazas along the property line are acceptable. Interesting first-floor facades are preferred.

In-fill development should reinforce the established horizontal lines of the facades in the block. Also, the general alignment of building heights should be reinforced. Align windows with the position of other windows along the street facade.

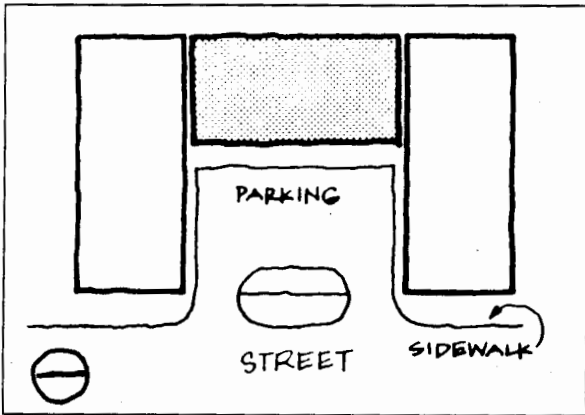


Figure 4-6 Relationship of Street Facades

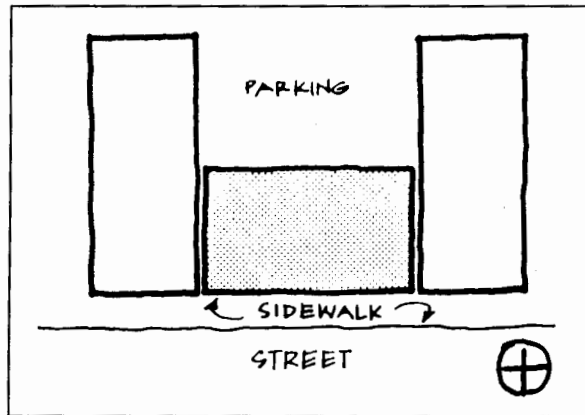


Figure 4-7 Relationship of Street Facades

### B.3 New Development

New developments on corner lots in commercial districts should maintain the setbacks of the neighboring buildings on both streets. Locate parking facilities behind the building and make lots accessible from either adjacent street, as shown in Figures 4-8 and 4-9. A less desirable plan is to set the new building back from the corner of an intersection, because the height-to-width proportion of the street is lost, as shown in Figures 4-10 and 4-11. Parking along the border of the corner drastically reduces a favorable height-to-width proportion on the street.

Further new development in less dense areas of Park Ridge and on larger sites should incorporate design techniques that minimize the visual impact of parking from the perimeter of the property. Hide parking facilities from view of neighbors, using the building itself, fencing, and landscaping.

Design and maintain appropriate landscaping in the street yard to enhance and reinforce the street view of the property.

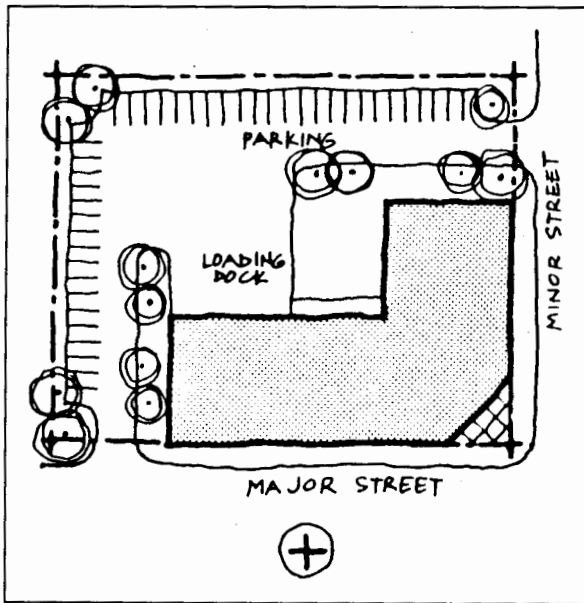


Figure 4-8 Parking Located Behind Building

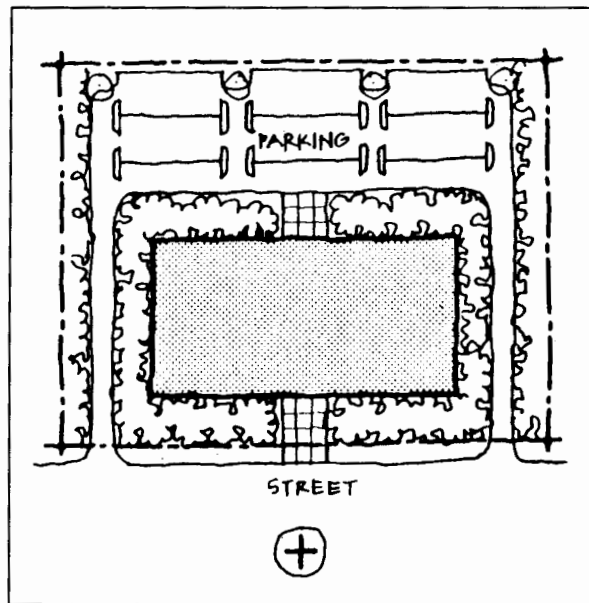


Figure 4-9 Parking Located Behind Building

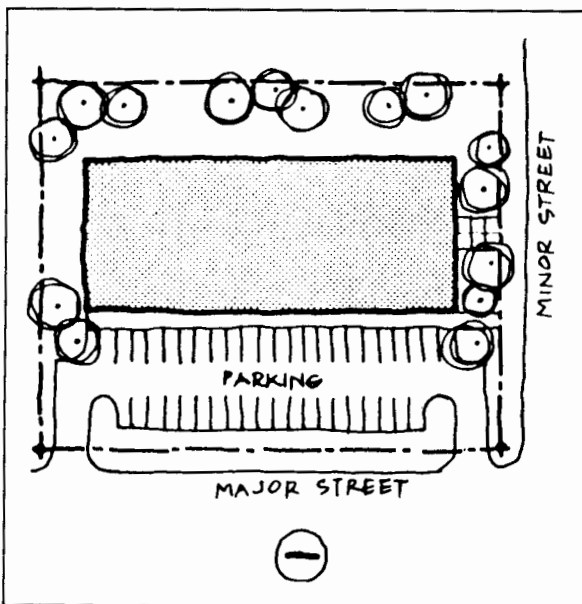


Figure 4-10 Parking Located in Front of Building

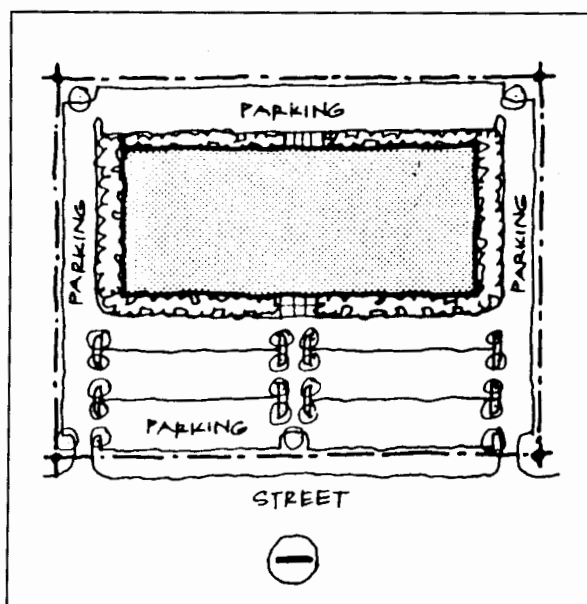


Figure 4-11 Parking Located in Front of Building

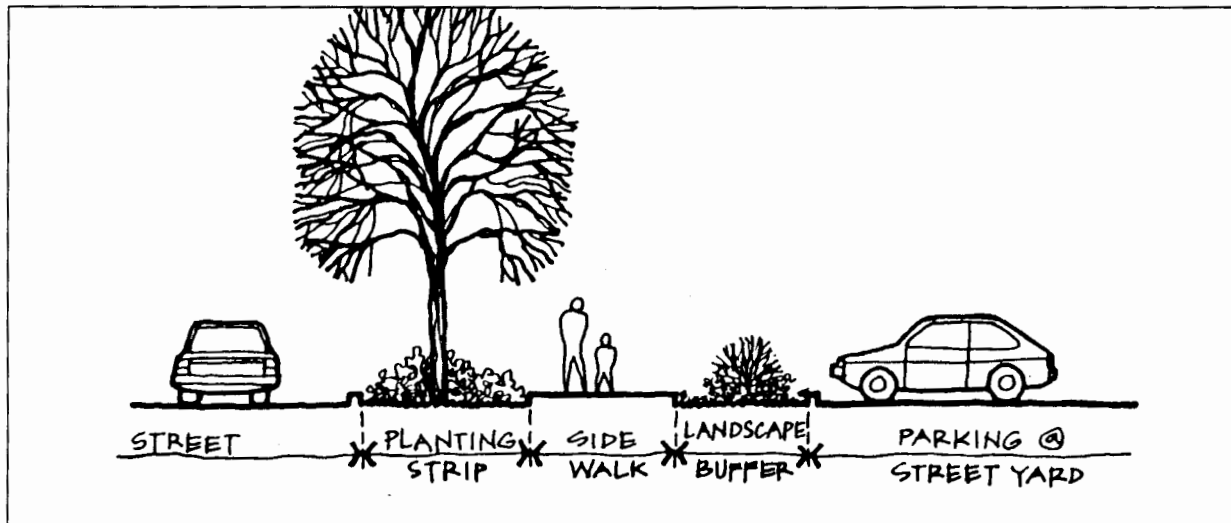


Figure 4-12 Elements of Commercial Public Space

## B.4 Landscaping

Landscaping in commercial districts is encouraged. For the most part in commercial areas, the street yard is public view space, the buffer yard is private space, and the right-of-way remains the public use space, as depicted in Figure 4-12.

In most cases for the Uptown area and many cases for the South Park area, no street yard exists. Vehicular areas may be in either the private area or the public view space.

Within Uptown, South Park, and other commercial areas with no street yard, landscaping between the street and the building should be within the public area. Choose landscaping for the public area that performs the dual purpose of creating the attractive streetscape and enhancing the commercial uses it adjoins.

Within commercial areas that do have street yards, a portion of the street yard area should be devoted to landscaping. All vehicular-use areas should have a landscape area. Buffer yards should contain a portion of their area as landscaping.

Screen all vehicular-use areas within the street yard. Screening should include a landscape strip between vehicular-use area and the street with a screening element of either a dense edge or solid wall and shrub treatment.

All service areas and trash enclosures should be screened from view by using evergreen plant materials, masonry screen walls, or similar solid structures compatible with the building design. Figure 4-13 gives an example.

Proper drainage is required for all planting areas to ensure the establishment of good root systems and healthy growth.

It is important to care for landscaping regularly to maintain its most attractive condition. Choose landscape materials on the basis of hardiness, tolerance to salt and heat, and ability to provide shade or screening. The attractiveness of plantings in the context of the building and surroundings is also important.

Artificial plants are not to be used within the landscaped area or on the building. Use of artificial mulches in lieu of landscaping is discouraged.

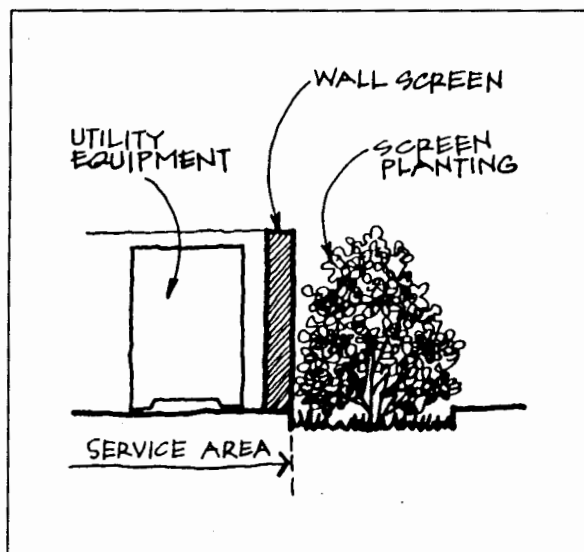


Figure 4-13 Service Area Screen

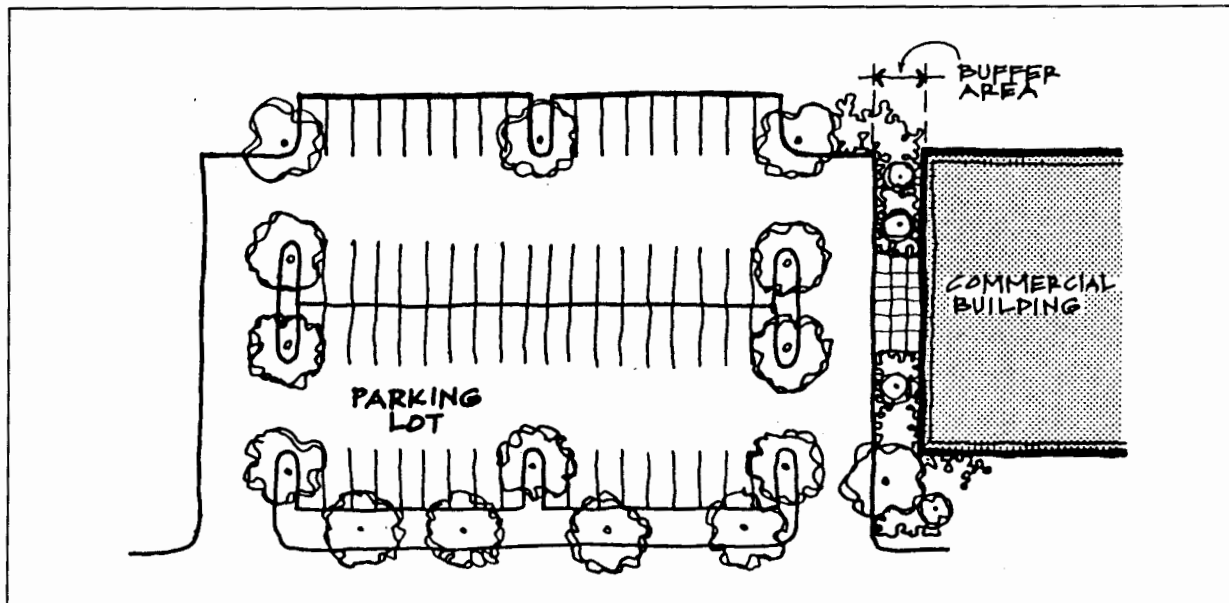


Figure 4-14 Parking Lot Landscaping

## C. Parking Lots

### C.1 Layout/Location/Design

Off-street parking should add appeal to the commercial property, creating clear views of entranceways and passages through the property as well as offering convenience to patrons. This appeal results from careful planning, landscaping the lot, and minimizing its unbroken expanse of uniform hard surface.

Include curbed perimeters in all parking facilities. There should be a curbed island at the end of every row of parking that is equal to the length of a parking stall.

### C.2 Landscaping

Landscaping plans should include a minimum of one shade tree per island and two trees per island where opposite bays align. Align the trees in each island between parking spaces. In addition to trees, appropriate plantings for islands consist of hardy plant materials under 3 feet in height placed along the outside edge of the island.

Plant shrub beds for all other areas adjoining or within the vehicular use areas.

Landscape planting within the area between vehicular use areas and the walls of the building is strongly urged.

Figure 4-14 illustrates a parking lot plan that adds appeal to the commercial building and makes appropriate use of plantings.

## D. Materials and Colors

Specific architectural styles exist in the Park Ridge commercial districts. Use materials similar in texture to those established in the commercial districts. The dominant building material in Park Ridge commercial zones is brick. Figure 4-15 shows an inappropriate selection of new building materials, and Figure 4-16 illustrates inappropriate use of materials in a renovation of an existing property.

The following materials are generally considered to be inappropriate for older, established commercial districts:

- \* Rustic materials such as wood shake shingles, barn wood, and corrugated metal
- \* Corrugated fiberglass
- \* Aluminum siding
- \* Imitation rock work
- \* Aluminum panels
- \* Mirror or metalized reflective glass

The color scheme or palette should be based on traditional Park Ridge "images" usually muted earth and natural colors.

The body of a building should use such a tone. Select a compatible but contrasting color or value for the building's trim. Figure 4-17 depicts the suggested palette.



Figure 4-15 Relationship of Materials for In-Fill Construction

Use body colors for awnings and canopies that blend with the building facade. Primary colors are not recommended for use as the awning body color.

Trims may be accented with contrasting color, as in Figure 4-18. For example, the body of an awning should be an earth or neutral tone. The trim of an awning can be a pastel color.

The most easily legible signs are those with contrast between the sign message and the background.

The most appropriate and consistently attractive signs in the city have light-toned graphics on a dark background.

Background colors for signs should either match the building color or be both neutral and analogous to the building hue. Use light colors for lettering and darker colors for the background, as depicted in Figure 4-19.

Signs should use the minimum number of colors for the most impact.

Illuminated signs should only light the letters of the sign and not the background.

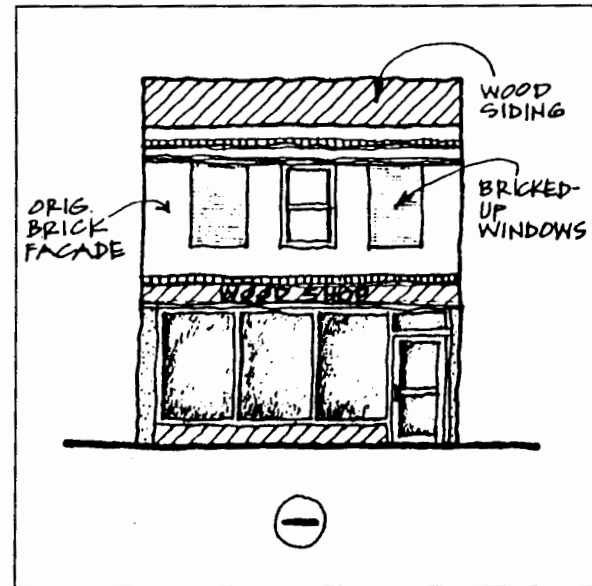


Figure 4-16 Relationship of Materials for Renovation

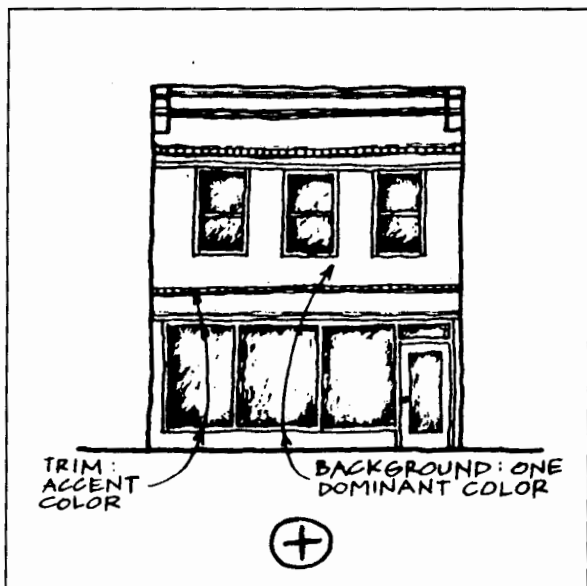


Figure 4-17 Building Color

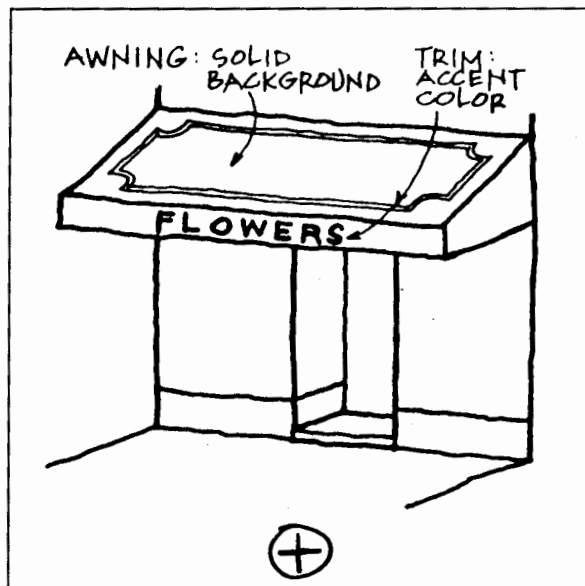


Figure 4-18 Awning Color

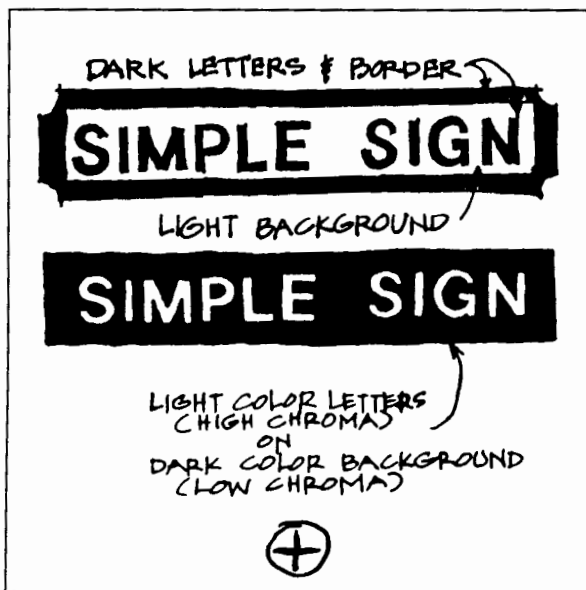


Figure 4-19 Signage Color

## E. Signs

### E.1 Ground Signs

Integrate ground signs into the site design and the surrounding properties. Signage design should clearly and simply convey the message. Ground signs are oriented to vehicular corridors. Ground signs may be used in areas outside of Uptown, South Park, and Crossroads districts, where buildings are set back on their lots. The signs' scale and location should, however, complement the building.

Adapt the proportion of lettering and the number of letters to the comprehension of drivers traveling at the speed of traffic within the public right-of-way.

### E.2 Wall, Window, and Awning Signs

Signs attached to the property walls or windows or applied on awnings should establish the identity of the building's use. Therefore, lettering on these signs should suit the distance from which they will be read, contain a short message, and carry a simple design, as depicted in Figure 4-20. Do not apply signs to the wall or windows of the building that will interfere with



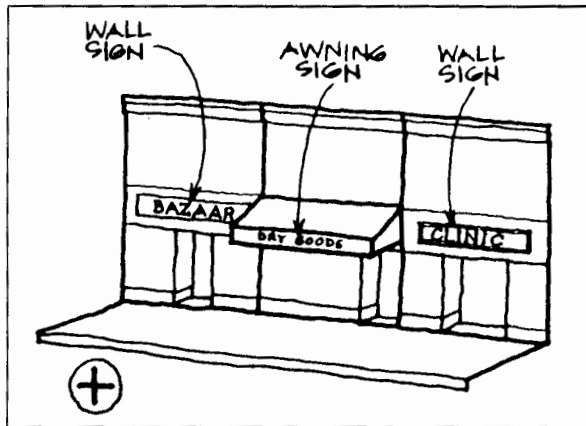


Figure 4-20 Appropriate Signage

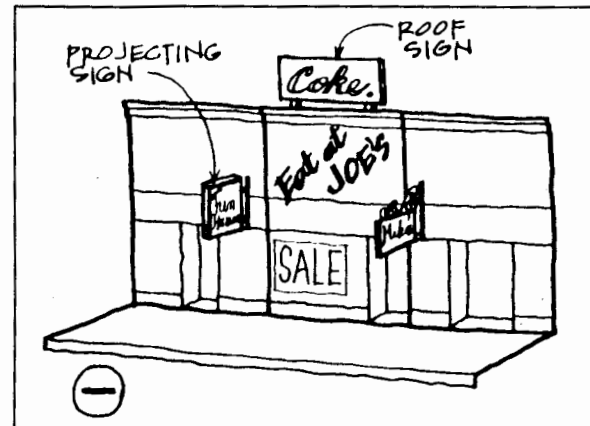


Figure 4-21 Inappropriate Signage

architectural details or disrupt the rhythm of windows and trim. Examples of inappropriate sign placements appear in Figure 4-21.

Temporary signs in windows are not allowed except under limited conditions. Requirements for these signs are found in the Zoning Ordinance of the City of Park Ridge.

For single-story structures, use the area above the window and below the roof for wall signs. In multistory structures, the area above the window and below the floor line of the next story is generally the most appropriate location for wall signs. Figure 4-22 shows this location.

Use a simple, easy-to-read typeface for sign lettering, as in Figure 4-23. Limit the mixture of typefaces to one or two type families. Generally, the letter forms should occupy a maximum of 75 percent of the sign area. Use the same color guidelines as described for awnings and canopies in Section D.

The location of signs within the Uptown and South Park areas is limited to the street wall area (with the use of wall signs and window signs) and applications on awnings or canopies.

Signs are not allowed on roofs or projecting from the street wall, as depicted in Figure 4-21.

Signs displaying the building name and address should be legible for easy identification by both pedestrian and motorist, particularly at street corners.

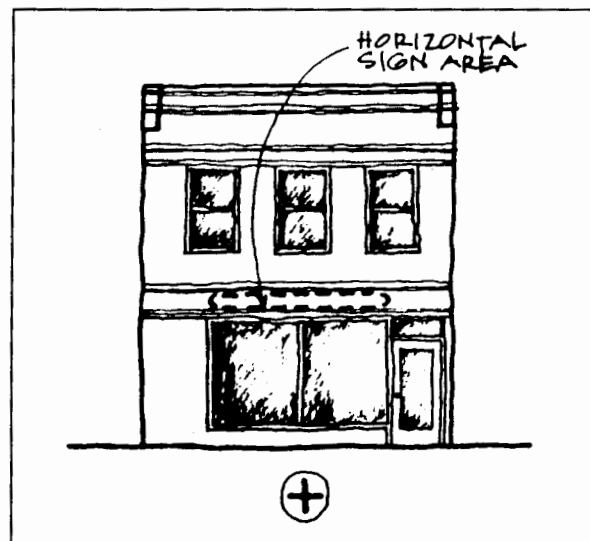


Figure 4-22 Location of Sign Area

Create signage that is effective and equally readable for day and night viewing.

Signs may be illuminated from within (behind letters) or from behind the background on which the letters appear to make them more legible at night. It is not appropriate to light a sign with lights directed at the sign from the front (that is, with spotlights).



Figure 4-23 Examples of Appropriate Typefaces

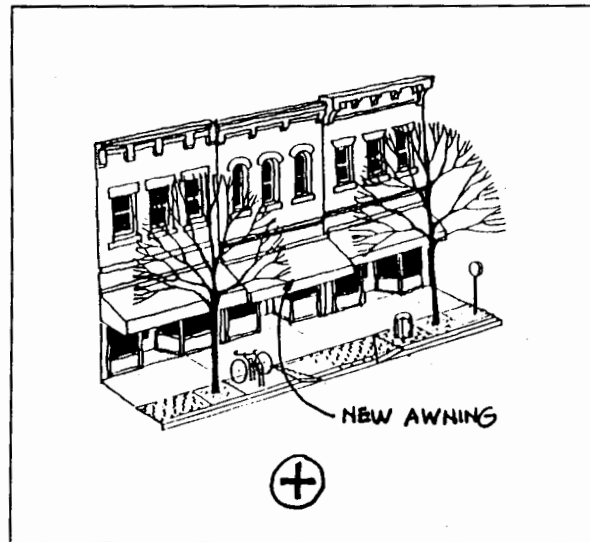


Figure 4-24 Appropriate Awning

## F. Awnings and Canopies

Awnings and canopies provide identity for a business, serve as weather protection for pedestrians, and provide shade for display areas. Awnings are temporary and movable; canopies are permanent.

Integrate the awning/canopy design with the building facade. Awnings along the street should produce a consistent pattern through their size and shape as shown in Figure 4-24, but unlike the conflicting shapes shown in Figure 4-25. Awnings should have a compatible height-to-width relationship with surrounding awnings, be in scale with the pedestrian, and maintain a scale and proportion with the building itself.

Awnings and canopies help define the zone between the landscape plantings and the building facade. These features also help structures to provide an appropriate scale for the pedestrian zone. Pedestrian comfort level is directly related to the awning/canopy height above the sidewalk and the awning/canopy width of the overhang.

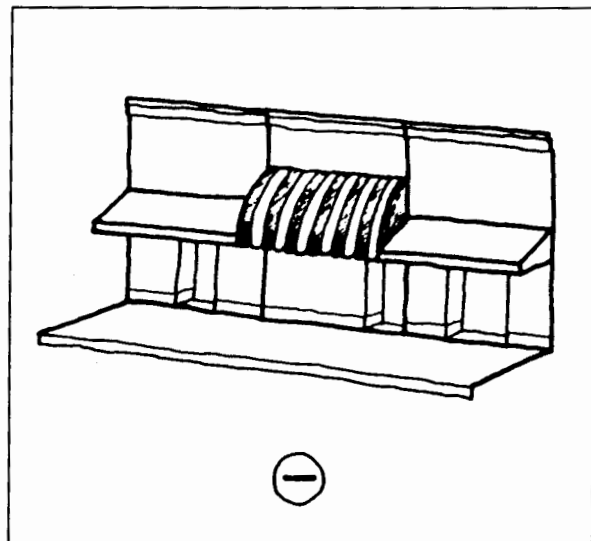


Figure 4-25 Inconsistent Awning Type

# PART 5



## Public Space Guidelines

Public space consists of parks, plazas, schools, public buildings, and links between those spaces, such as streets, sidewalks, and rights-of-way. The design of public spaces establishes an appearance and character for Park Ridge. Their design can also unify the image of the community. The public space guidelines illustrate how to accomplish this unity.

The streetscape includes street furniture, paving, landscaping, lighting, and signage of public areas. Streetscape improvements of the City of Park Ridge can serve as catalysts for private sector development. Investments made by the City of Park Ridge to improve the public space have a major impact on the image of Park Ridge. Installation and maintenance of public space improvements for the streets and rights-of-way should enhance the special characteristics of Park Ridge.

These guidelines are grouped in the following categories:

- A. Elements of urban design
- B. Types of public properties
- C. Streetscape elements

### A. Elements of Urban Design

Entrances, street corridors, buildings, and open spaces are the primary components that shape the urban design character of Park Ridge. Plans for public sites should coordinate the form, appearance, and arrangement of the diverse elements that make up Park Ridge.

### A.1 City Entrances and Boundaries

As major arterials approach the edge of Park Ridge, they pass through a low-density fringe of residential, commercial, and strip commercial areas. Additionally, some entries are through the forest preserve. All city entrances need to have a common theme so there is consistency throughout Park Ridge. A pleasing entry improves the image of the community.

To enhance the image of Park Ridge at its entrances, plan landscaping to highlight the entries, important intersections, and neighborhoods. Combine plantings with appropriate lighting and modest signage to reflect the recognizable structure of the city and to create an attractive appearance.

Potential east-west city entrances are at the forest preserve at Oakton Street, Touhy Avenue, and Devon Avenue; and at the border with the City of Chicago and at Oakton Street, Touhy Avenue, Northwest Highway, Devon Avenue, and Talcott Road. Entrance opportunities from the south occur on Higgins Road at Canfield Road, Cumberland Road and Dee Road. The northern entry points are Dempster at Greenwood, and Dempster at Potter. In some cases, the gateways denoting these city entries should not be at the actual city boundary but rather at the point where the city character emerges. For example, instead of a city gateway at Dempster and Greenwood, an entrance could occur at Greenwood and Oakton. Planners should choose the gateway location based on geographical and building locations.

## A.2 Streets and Rights-of-Way

Major streets should provide convenient, easily identified access to each of Park Ridge's neighborhoods without trying to funnel large volumes of traffic through them. Ideally, traffic corridors should serve as boundaries for neighborhoods, framing the areas within which pedestrian activity is encouraged and safely maintained.

To enhance the image of corridor areas, the street frontage should be the primary orientation for major facades and building entrances for new development. When parking is located adjacent to the street frontage, screen the parking facility to limit its visibility.

On most corridors, overhead power lines are readily visible. The impact of these utility lines should be minimized.

Street lighting and landscaping design should be thoughtfully coordinated throughout the corridor system in Park Ridge.

## A.3 Transit Stations

Transit stations for the railroad or bus stops are meeting places, waiting places, and locations where people look into the community. Their appearance is important to Park Ridge. The view from the Uptown railroad station is a major source of community image and a gateway for residents and other commuters. Clear views to and from the station should be maintained for personal security and easy pick-up and drop-off of passengers.

Appropriate landscaping improves the appearance of the transit stations. Tall shade trees can best be used to provide passenger comfort and clear views.

## A.4 Public Parking

Off-street public parking facilities should be designed to be an attractive, inviting element of the business area. They should be designed to have a minimum impact on the visual image of the streetscape.

Parking policies should maximize the downtown convenience and attractiveness as a retail and entertainment location by giving priority to short-term users. Because most parking in the downtown area is used by persons familiar with the area, parking can be placed in locations that are less visible from the street.

Signage should be located to help find parking easily. Long-term employee parking should also be made available, but these parking areas can be located in less convenient areas.

## B. Types of Public Properties

Architectural landmarks and specific public buildings foster a distinctive identity for Park Ridge. Distinctive development patterns in Park Ridge are created by its street system and block structure (reinforced by buildings that form continuous enclosing street walls, such as on Prospect in Uptown). Such patterns help to establish a strong, recognizable image.

### B.1 Centers for City Services

Design public improvements carefully to complement the architectural style of the public buildings, such as the City Hall and Park Ridge Library. These public buildings distinguish Park Ridge from neighboring communities.

Design landscaping at city service buildings to support the dignity of public spaces and city activities.

### B.2 Parks, Schools, and Open Public Spaces

Although Park Ridge is a mature community, it will continue to change due to redevelopment. The need for public open spaces should be regularly reevaluated to meet changing demands. Parks, schools, open spaces, and open-space corridors should balance any increase in the density or intensity of development.

Locate new open spaces close to higher density residential uses and integrate such spaces well with the public view space.

Parks and school open spaces can be both an amenity and a nuisance to the neighboring areas. They lend light, space, and air to a neighborhood, but they may also create traffic and noise. Planned facility arrangements and judicious use of landscape materials help to buffer parks and schools from nearby residents, as demonstrated in Figure 5-1. The screening and buffering of lighting, vehicular parking and circulation areas, and trash collection should be accommodated on park and plaza property. Use designs similar to those for commercial screening and buffering to protect the privacy and appearance of adjoining properties.

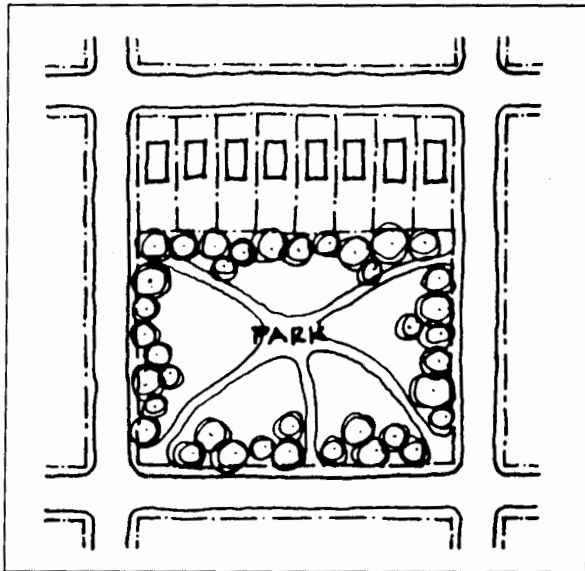


Figure 5-1 Park Relationship to Neighborhood

Wherever parks and open spaces are joined or are near public thoroughfares, visually link both spaces by selection and placement of appropriate landscape materials.

Plazas and public open spaces in the commercial areas add to the attractive character of Park Ridge. They contribute to the comfort of people within these commercial spaces and link the disjointed individual commercial buildings and uses into a more unified whole. Design plazas and open spaces as pedestrian spaces using a human scale. Create spaces that enhance the attractiveness of shopping and doing business locally by designing comfort zones, resting zones, activity areas, and links between buildings. Plan attractive gateways between open spaces and the entries to businesses and other pedestrian areas.

Landscaping is important in creating attractive and functional plazas and public open spaces. Temperature, humidity, wind noise, and odor can be modified through landscaping. Address security and safety issues in the choice and placement of landscaping materials for public spaces. Give careful consideration to maintenance in the selection of plant materials to ensure that public spaces look their best and are safe without excessive expense.

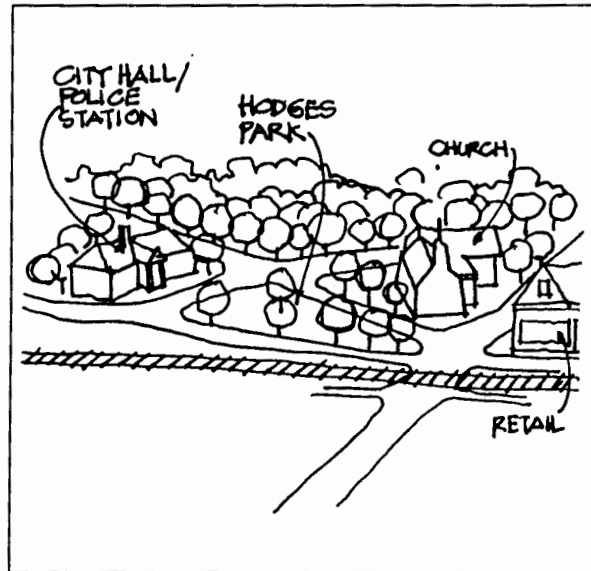


Figure 5-2 Hodges Park as Village Park

### B.3 Layout, Function, Location, and Capacity of Facilities

Whenever possible, group public buildings adjacent to one another such as that plan followed in Park Ridge, where Hodges Park is a central foreground image to City Hall and the police station (see Figure 5-2). Hodges Park conveys a village green character that should be enhanced. By grouping public buildings, the citizens of Park Ridge receive a visible image of their city government. The proximity of facilities also allows for efficient use of building departments.

### C. Streetscape Elements

Figure 5-3 illustrates the elements of the streetscape for public spaces.

The principal objective in positive streetscape design involves simplicity, organization, and a minimum number of visual elements. The placement of elements in uniform, multipurpose groups to avoid scattering individual items may involve the sharing of support structures. For example, information signs or kiosks may be incorporated into bus shelters, or traffic control signs and street name signs may be supported by traffic signal structures.

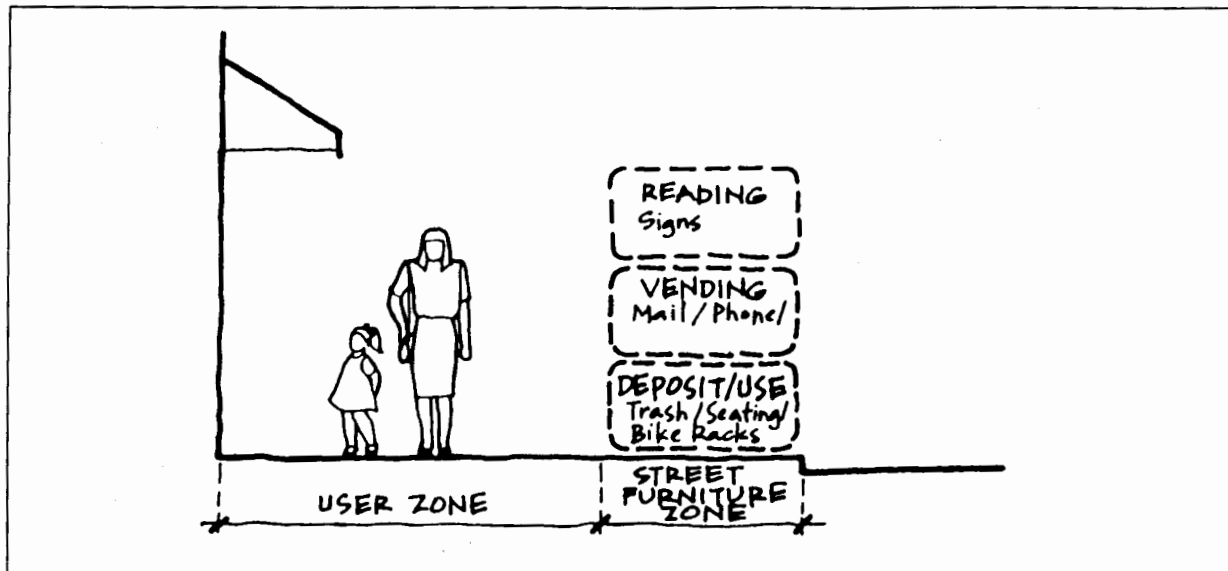


Figure 5-3 Elements of the Streetscape

### C.1 Street Furniture

Street furniture consists of physical improvements and equipment used in outdoor spaces for purposes of security, traffic control, housekeeping, and amenity. Examples of public space street furniture are decorative fountains, public art, drinking fountains, flowerpots, tree guards and grates, bicycle storage facilities, street lights, traffic signals and signage, posts and poles, parking meters, trash receptacles, fire hydrants, bus shelters, benches, and landscaping.

Street furniture plays an important part in the overall image of the city. Choose and locate the street furniture within the rights-of-way to achieve an attractive, organized appearance. Implementation of a standard for all street furniture can help create continuity throughout the community.

Existing street furniture can be simply coordinated through a uniform color to assist its compatibility within the public spaces of Park Ridge. Consider materials for street furniture that positively influence the character of the surroundings. Neutral or earth tones are generally most appropriate for street furniture.

Furniture, pavements, and public facilities must be made accessible to both the handicapped and the disabled.

### C.2 Paving and Building Materials

The pavement connects buildings. Pavement surfaces can aid compatibility of public space elements through a consistent use of materials. Paving can be highly conspicuous if not done well; when designed and installed well, paving can add a substantial sense of uniformity to the public and adjacent private spaces.

Choose paving systems for pedestrian areas not only on the basis of being attractive and complementary to the character of the public space and furniture but also on the basis of ability to withstand changes in weather, ease of repair and replacement, maintenance, ability to shed water and ice, and the feeling of safety and security of the surface texture to pedestrians.

Building materials for public buildings should use a consistent scheme of materials and colors, as well as implement a cohesive design. Recognize the established building styles in Park Ridge and use these as a basis for the new building. Design additions to public buildings using compatible materials and using the architectural forms prevalent in the existing building, massing, form, and rhythm. A more jarring view of this is seen in Figure 5-4 (on following page).

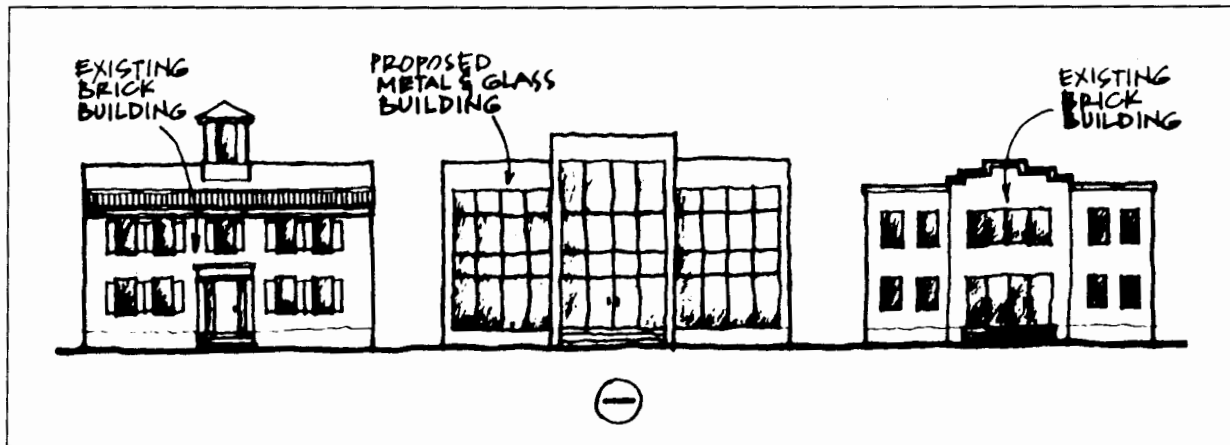


Figure 5-4 Relationship of Building Materials within Existing Context

### C.3 Landscaping

The importance of maintaining and reinforcing the pattern of a canopy of large shade trees around public spaces cannot be overemphasized. The character analysis noted that the predominant positive influence in Park Ridge is a mature canopy of shade trees, as shown in Figure 5-5. Although most private properties in the residential areas contain additional trees, it is primarily the trees within the public rights-of-way and parks that produce this image.

Landscape design should seek to maintain a consistent pattern of shade trees along all residential and commercial streets. Street trees provide a sense of formality, tradition, and peacefulness, and enhance the resident's or visitor's ability to distinguish Park Ridge from surrounding communities.

Simplicity of maintenance and the desired character for the city dictate the use of grass on the parkways within the rights-of-way.

### C.4 Lighting

The development of a master lighting plan is important to the City of Park Ridge. In such a plan there can be a hierarchy of lighting type and intensity appropriate for streets; special identity areas; object buildings such as fountains, statues, churches; and major public buildings. Emphasis can be given to specific entrances into Park Ridge with special light fixtures.

The historic lighting fixtures should be preserved, such as the gaslights in the Uptown and South Park commercial districts. Re-create the historic Park Ridge gas light where appropriate for pedestrian and residential areas. In a well-designed master plan, a lighting treatment is assigned to each specific level of lighting types, such that legibility and sense of place increase. It is not as important how much light exists; the quality and color of light are important.

A sample master lighting plan appears in Figure 5-6.

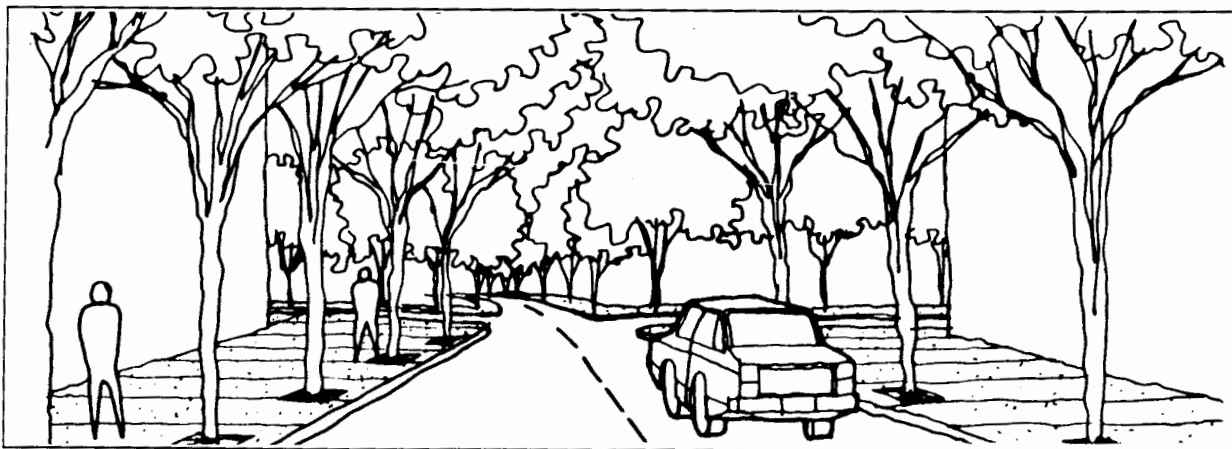


Figure 5-5 Cathedral Arch Formed by Parkway Trees

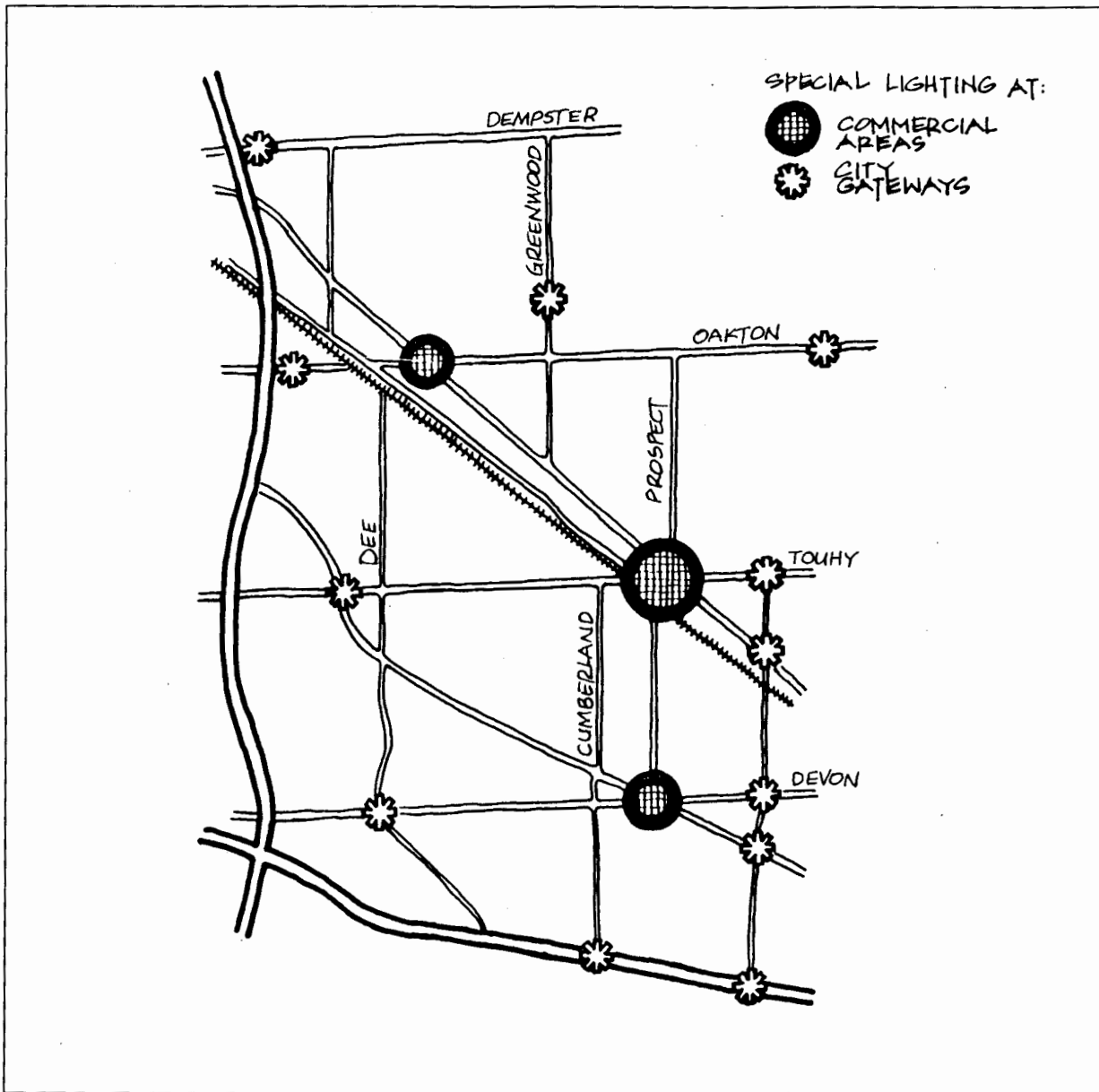


Figure 5-6 Master Lighting Plan

### C.5 Graphics / Signs

Maintain a consistent pattern and style in all community signs for legibility and emphasis on a continuous community image. The pattern and style apply to street signs, traffic signs, building identification signs, and entry signs.

A manual of style could help the city adopt a consistent format for all graphics, similar to a corporate identification program. The manual can identify uniform fonts, permissible sizes, placement of messages, color of text and background, and proper location and installation of municipal signs.



# APPENDIX



## Glossary of Terms Used Within the Urban Design Guidelines

**AWNING:** A temporary and movable covering extending from a building to over the sidewalk or entrance; usually made of a fabric-type material.

**BAY:** A regularly repeated main division of a building design.

**BAY WINDOW:** A window structure projecting beyond the main wall plane.

**BOW WINDOW:** A bay window that projects from a wall plane in an arc.

**BUFFER YARD:** The required yard area within the established side and rear yard setbacks in each underlying zone that does not fall within the street yard.

**CANOPY:** Permanent awning, made out of a solid material; used in the building design.

**COLUMN:** A long vertical structural member that supports a load. In classical terms, a cylindrical support having a base, shaft, and capital.

**COMPATIBLE:** Capable of existing together harmoniously; in agreement.

**CORRIDORS:** Major vehicular and railroad routes through the city.

**DECK:** An unroofed level surface and its supporting members, attached to or made part of a building to create an exterior living space.

**DORMER:** A roofed structure with a vertical window that projects from a pitched roof.

**EDGE:** A border or boundary.

**ELEVATION:** The view of a side of a building. An accurate drawing of one side of a building that represents its true dimensions in the planes perpendicular to the line of sight.

**ENGLISH TUDOR STYLE:** A style of architecture popular under the rule of the Tudors of England, between 1485 and 1603. Characterized by slightly rounded arches, shallow moldings, extensive paneling, exposed wood framing (generally on the upper level) with a light-colored in-fill material between the wood framing.

**FACADE:** Exterior front face of a building. Part of a building facing a street, courtyard, and so on. Usually the most ornate elevation.

**GABLE:** A vertical triangular shape of a building wall above the cornice line of a roof formed by two sloping roof planes.

**GATEWAY:** A means of entrance or access.

**GEORGIAN STYLE:** An architectural style reminiscent of architecture in England during the reign of Kings George I, II, III, and IV (early 1700s to early 1800s). This style traditionally has a symmetrical facade of punched windows on a reddish-brick building with a symmetrical plan. First seen in the United States in the New England area. Georgian revival style is similar to Georgian and is updated with similar characteristics.

**GROUND SIGNS:** Signs that are free-standing on the ground and supported by some structural element from the ground, such as a pole or wall.

**LEGIBLE:** Easy to read or decipher.

**LOCAL ARCHITECTURE (or VERNACULAR ARCHITECTURE):** A building form native to a locale and derived from simple and direct adaptation to functional needs, using the materials and methods at the command of local builders, without regard for formal or precise stylistic notion, but based on tradition and practicality.

**MASS:** A simple, three-dimensional building volume. A solid object that occupies space.

**MASSING:** A combination of several masses to create a building volume organization of the shape of a building, as differentiated from wall treatments, windows, and so on.

**PALETTE OF MATERIALS:** The spectrum or series of materials used within the design guidelines.

**PITCH:** The slope of a roof, usually expressed as a ratio of vertical rise to horizontal run (x" vertical to 12" horizontal).

**PLAN:** A two-dimensional view of a building, or horizontal section of it seen from above. A precise drawing showing the arrangement of the design, including wall openings and dimensions.

**PORCH:** A structure attached to a building to shelter an entrance; a semienclosed space, usually roofed and open-sided.

**POSITIVE IMAGE:** An image that builds on the historical and traditional character of Park Ridge.

**PRIVATE SPACE:** Areas within and directly around homes that provide some level of personal privacy and security.

**PROPORTION:** The relation of one dimension to another, usually described as a numerical ratio. In architecture, proportion can determine height to width.

**PUBLIC SPACES:** These include neighborhood streets, boulevards, parks, open spaces, religious and other institutional open space areas.

**PUBLIC VIEW SPACE:** Spaces that share both public and private activities; yards between homes, street yards, sidewalks, and parkway areas. Maintained principally by private property owners but in full view of the public.

**RANCH STYLE:** Long, low-lying, pitched roof structures, sometimes split level. Built primarily in the early 1950s.

**SCALE:** The relationship between the apparent size of a building and the size of a human being.

**SIDING:** Boards applied to an exterior wall, each of which overlaps or meets the one below it to create a continuous skin over the wooden frame.

**SITE PLAN:** An accurately scaled drawing of a site (lot or parcel) as if seen from above, describing the property, boundary, orientation and location of buildings, driveways, walkways, and other constructed site improvements. Includes vegetation, new plantings, and contour intervals.

**SKYLIGHT:** A glazed opening in a roof plane that admits light.

**STREET FURNITURE:** Elements of street improvements that are additive elements such as light fixtures, benches, trash cans, and planters. The term applied to physical improvements and equipment used in outdoor spaces used for purposes of security, traffic control, housekeeping, and amenity.

**STREETSCAPE:** Architectural forms, details, materials, colors, signs, and street furniture that are orchestrated to create characteristics of a street scene.

**STREET YARD:** All of the area of a lot that lies between the property line(s) abutting a street(s) and the street wall line of a building.

**STREET WALL:** Any wall fronting a street. A **STREET WALL LINE** extends outward, from the outermost points of each building's street wall, parallel to the street, until such extensions of said line intersect the side and/or rear property line, encircle the building, or intersect another wall line. (If a building has rounded front or the building is on an irregular shaped lot, the points of the street wall closest to the side property lines shall be used to determine the street wall line.)

**TEXTURE:** The arrangement of particles or constituent units of any material or grouping as it affects the appearance or feel of its surface or context.

**URBAN DESIGN FRAMEWORK:** The organization of spaces and the hierarchy of those spaces.

**VEHICULAR USE AREAS:** All areas subject to vehicular traffic including accessways, driveways, loading areas, service areas, and parking stalls, but excluding covered parking structures and underground parking.