



Village of

DESIGN AND DEVELOPMENT GUIDELINES

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DESIGN & DEVELOPMENT GUIDELINES

The purpose of design and development guidelines is to reflect the physical quality of future development, redevelopment and renovation that should be encouraged throughout the Village. The design standards presented below are intended to be applied to the respective use types designated on the Land Use Plan. Application to these standards through the annexation and zoning process will help ensure quality development and redevelopment in Matteson.

SINGLE FAMILY RESIDENTIAL

Building Height and Scale

To the maximum extent feasible, all new residential development should maintain the scale of the adjacent surrounding block face(s) with respect to height, bulk, and structure size. In areas where existing dwelling units are predominantly two stories, new development and rebuilds should generally be limited to two stories. Such development must respect existing scales to prevent becoming dominant features among established neighborhoods.

Building Orientation and Relationships

New residential development should incorporate distinctive architectural characteristics of surrounding or proposed development. For example, complementary window and door detailing, architectural styles, materials, roof style and pitch, finished floor height, porches and bay windows are highly encouraged, where appropriate. ■



New development should also compliment the relationships of the surrounding neighborhood through such design elements as entries facing the street, roof pitches, balconies, front porches, and recessed or detached garages, where appropriate. ■



Wrap around porches are features that can help a home on a corner lot address both the front and side streets.

Houses with identical or similar building elevations and/or floor plans should not be located on adjacent lots or directly across the street from each other. Where a single house design is used repeatedly, materials and detailing of major façade elements must be varied.



The location of the house on the lot, windows, orientation, building height, and location of on-site open spaces should consider preservation of the privacy of the adjacent lot.

Variation should be provided to avoid visual monotony on long, straight portions of the street through the manipulation of the building elements and massing.

The primary façade of all single-family residential units should be oriented toward the principal public street. ■

Materials



The choice and mix of materials on the facades of all structures is important in providing an attractive neighborhood. Materials should be chosen to work harmoniously with adjacent materials. High quality materials such as brick, stone and cedar siding, clapboard, Hardee Board, stucco, architectural grade vinyl siding or a combination thereof should be used on all elevations. ■

All roofing should be of an architectural grade with at least a 25-year warranty. Upgraded roofing materials are strongly encouraged. ■



All vents, gutters, downspouts, flashings, etc., should be painted to match the adjacent surface. Downspouts or rainwater leaders should be located on the inside corners of the structure.

Brick or stone should be used on a chimney that is located on a front elevation or side and rear elevations facing a street. ■

Massing

Appropriate articulation of building facades and roofs can help reduce the monotony of flat facades to facilitate structural massing that is suitable for a residential neighborhood. Facade compositions, including windows and doorways, shall also be designed to enhance visual quality of the structure.



Facade and roof articulation (e.g. projections and recesses) should be used to reduce the perception of bulk. ■

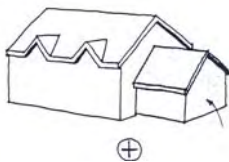
Bay windows, bump-out, projecting breakfast rooms should be incorporated to enhance facade articulation and visual interest on side and rear elevations. ■



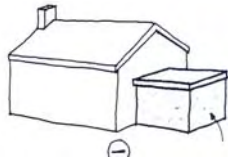
Roof styles and pitches should have a proportionate relationship with massing of the structure. Articulation of the roof should also be respectful in design and scale to the roof styles and pitches of neighboring structures. ■



Structural variations such as dormers and gables should be used to break up the mass of the roof. ■



Appropriate Roof



Inappropriate Roof Pitch

Using overhangs or eaves to accentuate a home's roofline is encouraged. Though eave details can vary with architectural style of the home, they should be used on all four elevations. The minimum roof overhang or eave on homes should be no less than 12 inches.

Porches, dormers, shutters, and windowpane dividers can enhance the architectural interest and character of a home. When architecturally appropriate, the use of these features is strongly encouraged.

Garages and Driveways

The placement and design of garages play an important role in the overall design of a residential development. In addition to creating a neighborhood streetscape that is not dominated by an endless stream of garage doors, conscientious placement of garages also helps to create an inviting pedestrian environment for residents and visitors.



Many subdivisions have streetscapes that are visually dominated by large two or three car garages. Garage doors should not be the dominant architectural feature; therefore garages should be setback at least five (5) feet from the average plane of the primary façade. ■



The use of upgraded garage doors or individual bay doors is also strongly encouraged. When applicable, upper-level stories and/or dormers should be used to de-emphasize the image of the garage. Windows, doors and roof treatments of the garage-facing street should incorporate architectural detail. ■



Driveways can be constructed using a variety of materials to minimize its visual impact along the streetscape. The use of upgraded driveways materials such as, concrete, stamped concrete or brick pavers is to be encouraged, ■



SINGLE-FAMILY ATTACHED

Attached single family homes such as duplexes and townhouses are individual units sharing a common wall or walls and attached to other dwelling units.

Building Design/Materials



Integration of varied architectural styles and building materials is recommended to distinguish individual units. This can be accomplished with the use of setbacks, projections and by pattern and rhythm of windows and doors. ■

Similar to materials prescribed for single family detached dwellings, high quality materials such as brick, stone and cedar siding, clapboard, Hardee Board, stucco, architectural grade vinyl siding or a combination thereof should be used on all elevations.

Townhouses should be built close to the street setback line with front doors oriented towards the street and garage doors oriented to the rear or side of the home. □



Townhouse buildings containing more than four (4) units should consider varied roof forms, windows and dormers to create an attractive, well proportioned development. □

Roof styles and pitches should have a proportionate relationship with massing of the overall structure. Articulation of the roof should be respectful in design and scale to the roof style and pitch of each attached unit. □

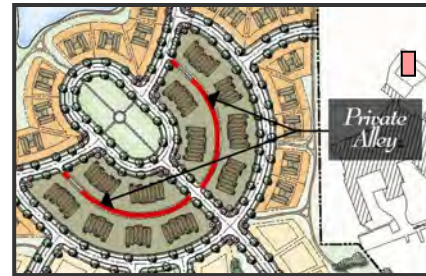


All roofing should be of an architectural grade with at least a 25-year warranty. Upgraded roofing materials are strongly encouraged.

Garages and Driveways

Garage articulation (e.g. projections and recesses) is encouraged to reduce the impact of garages on the streetscape. □

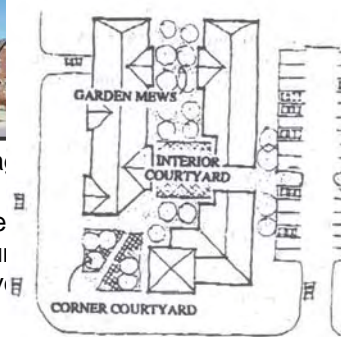
The use of upgraded garage doors is also strongly encouraged. When applicable, upper-level stories and/or dormers should be used to de-emphasize the image of the garage. Windows, doors and roof treatments of the garage-facing the street should incorporate architectural detail.



Driveways should be that they are visually dominant. Incorporating a rear-garage design



located on



by a private alley or court is encouraged. □

Adjacent driveways should be landscaped areas having a minimum feet to breakup the expanse of paved yard areas.



Driveways can be constructed using a **Well-organized outdoor space** to minimize its visual impact along the **increased by the grouping and orientation of buildings and building elements**. use of upgraded driveways materials such as, concrete, stamped concrete or brick pavers is strongly encouraged.

MULTIPLE-FAMILY RESIDENTIAL

Multiple-family dwellings such as condominiums or apartments are individual units sharing at least two common walls and attached to three or more other dwelling units.

Architectural Style

The primary focus should be on construction of high quality residential environments. In general, the design of the multi-family developments should consider the compatibility with the surrounding neighborhood. When such projects are developed adjacent to single-family neighborhoods measures should be taken to ensure that the height, bulk, and scale of these higher density projects do not adversely impact single-family areas.

Architectural Style & Building Design

Diversity in building scale and appearance is desired to avoid repetitiveness and sterility in these types of developments.

Long, unbroken facades and box-like forms should be avoided.

This can be accomplished by:



Façade modulation and pitched roof help reduce the apparent bulk of this building

- Articulating building facades vertically and horizontally in intervals
- Increasing building setbacks at the ground level
- Reducing the bulk of upper floors
- Limiting the length of building facades
- Reducing the height of the structure
- Incorporating balconies
- Using projections and pattern and rhythm of windows and doors

Materials

Material selected for multiple family should be durable and of high quality, such as brick, stone and cedar siding, clapboard, Hardee Board, stucco, architectural grade vinyl siding or a combination thereof used on all elevations.

All roofing should be of an architectural grade with at least a 25-year warranty. Upgraded roofing materials are strongly encouraged. Additionally, secondary hipped or gabled roofs covering the entire mass of the building are preferable to mansard roofs or segments of pitched roof applied to the structure's edge.



Dwelling Unit Access

Primary access to all units should be provided through an internal hallway or individual entryways. The use of long monotonous access balconies and corridors providing access to units should be avoided. ■

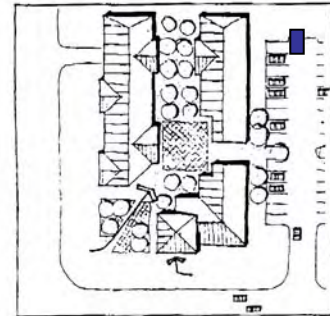
Parking and Vehicle Access

Multiple family buildings should be sited to minimize the impact of parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.

Driveways should be located so that they are visually less dominant. Incorporating a rear-loaded garage design accessible by a private alley or court is encouraged. ■

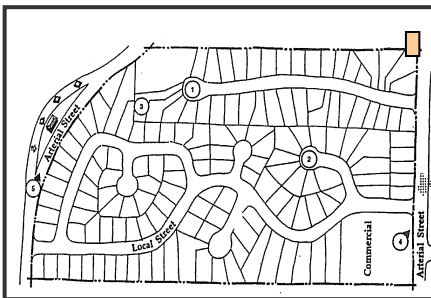
Adjacent driveways should be separated by landscaped areas having a minimum width of six (6) feet to breakup the expanse of pavement within front yard areas. The use of upgraded driveway materials is strongly encouraged.

Surface parking should be dispersed in smaller parking areas located in the side or rear yards away from the primary pedestrian street.



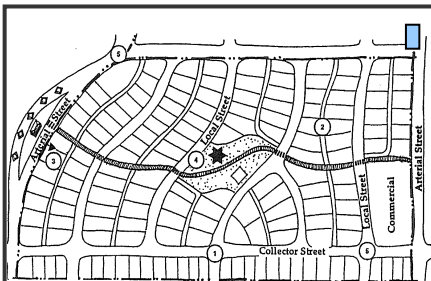
Clear paths using building and landscape elements can enhance building entries, which are not on the street

PEDESTRIAN ORIENTED STREET PATTERNS



The street network should create a safe, comfortable pedestrian and bicycle friendly environment. Dead-end streets, cul-de-sacs and long blocks, combined with lower density development can diminish the pedestrian quality of a community. As a result, people have a natural incentive to use their cars instead. ■

Therefore street patterns in new subdivisions should be designed to achieve maximum connectivity to existing roads and include shorter blocks. Creative design of blocks or portions of blocks should be encouraged to result in a higher quality street environment. ■



Right-of-way and street pavement width may be reduced if such a variation results in a better arrangement of lots, more open space, preservation of existing trees or natural features, or a more desirable, appealing environment. Using narrower streets and allowing for on-street parking in the traditional commercial areas around the METRA stations can also slow traffic and reduce accidents by requiring the driver to use more caution.

OPEN SPACE & LANDSCAPING

Active or passive open space and landscaping are influential design elements for a residential development because it will enhance the streetscape, protect the aesthetic quality of the neighborhood, and create harmonious transitions within the neighborhood and adjacent properties. In addition, landscaping can enhance the aesthetics of residential structures, which adds to the neighborhood streetscape.

Open Space



All new residential developments should provide a minimum of 25% open space based on the type of development, minimum lot size, adjacent land uses and location within the Village. Required detention facilities and wetlands should count toward this green space component.



Detention and retention ponds should maintain a natural shape and should be planted with water-tolerant landscaping elements and native plantings to promote naturalized stormwater management practices and deter the use of the pond by geese.

Retention ponds that are planted with traditional landscaping should incorporate a form of aeration.

Detention ponds should be designed to provide usable open space such as, pathways, ball fields or playgrounds.

Landscaping



A variety of plant materials (e.g. ornamental and shade trees, evergreens, shrubs, perennials, etc.) and landscaping elements (e.g. berms) should be provided to create diversity and visually interesting neighborhood landscape.

Native plants should be used, where appropriate, to preserve the natural character of the Village and avoid adding invasive/intolerant elements to the landscape.

Existing trees should be preserved and when possible, incorporated into the overall landscape design.

Landscaping should be used to soften the hard surfaces of driveways, alleys, sidewalks, patios, and other paved surfaces.

Development Signage



Attractive entry features incorporating landscaping and a development sign provides an identity or character for the neighborhood and the residents that live there.

Guidelines for permanent development signs can include:



Sign/s should be constructed with brick, stone or other masonry materials, redwood, cedar or other high quality hardwoods. ■

Lettering, ornaments or other graphics on the structure should be constructed of stone, wrought iron, anodized aluminum or engraved into a quality hardwood like redwood or cedar, and should have a maximum height of ten (10) feet including ornamentation.

Sign/s should contain the name of the subdivision and/or appropriate logo identifying the subdivision name or theme only.

Sign/s should be constructed within a designated outlet to be owned and maintained by a homeowners association. Construction within a sign easement is strongly discouraged.

The area surrounding the sign/s should be landscaped with material that is equally attractive in both winter and summer.

COMMERCIAL, OFFICE AND INDUSTRIAL

Site Design



The orientation of buildings on a site, the number of access points, the location and design of parking and loading are all important elements that must be carefully examined for all new or redeveloped commercial, office, or industrial developments to ensure safety, efficiency and attractiveness of the site. ■

Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts and provide cross-access to adjacent properties. Loading facilities should be located at the rear of the building. ■



Curb-cuts for access drives along arterial roadways should be minimized. Common driveways, which provide vehicular access to more than one site, are encouraged. Whenever practical, shared parking between adjacent businesses and/or developments is encouraged. ■

The parking lots and cars should not dominant the visual element of the site. Large expansive paved areas located between the street and the building are to be avoided in favor of smaller multiple lots separated by landscaping and buildings. When practical, place parking areas to the side or the rear of buildings along prominent road corridors.



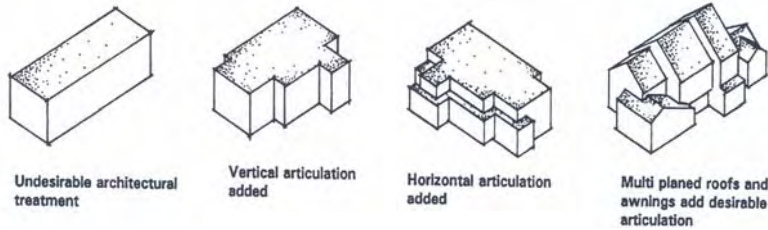
Parking areas must be landscaped, within the interior as well as perimeter areas of the site. Parking areas which accommodate a significant number of vehicles should be divided into a series of



connected smaller lots, separated by open space medians, islands, and pedestrian walkways.

Architecture

The choice of materials should relate in character with the surrounding properties, and they should be of durable quality for the building type. The use of quality siding or masonry construction of stone or brick on all exterior walls is encouraged. Building materials and architectural styles should maintain a level of continuity and rhythm.



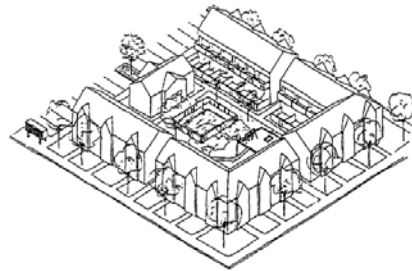
The height and scale of new development should be compatible with that of surrounding development. The development should “transition” from the height of adjacent development to the maximum height of the proposed structure.

Facades with varied front setbacks, differing colors, textures and use of windows to break up the building plane are strongly encouraged. Avoid blank front and sidewall elevations on street frontages and long, “unarticulated” facades.



Mechanical equipment, whether on the roof, side of building, or on the ground, should be screened. The method of screening should be architecturally integrated with the building design in

terms of materials, color, shape, and size. Where individual equipment is provided, a continuous screen is desirable. ■



Units should address the street and parking should be located on rear or side yards

Landscaping & Screening



Extensive landscaping is a key element to all developments and is required for all commercial, office, and industrial projects. Not only does landscaping enhance the visual character of such developments, it also serves to screen undesirable elements and activities from public view. ■

Landscaping should define entrances to buildings and parking lots, define the edges of various land uses, provide transition between neighboring properties (buffering), and provide screening for loading and equipment areas.

When proposed uses are adjacent to dissimilar or incompatible uses, appropriate buffering techniques such as setbacks, screening and landscaping, need to be provided to mitigate any negative effects of such operations. ■



Parking lots adjacent to and visible from public streets should be adequately screened from view through use of undulating berms, low screen walls, landscaping or combinations thereof whenever possible. Changing the grade of the parking lot from existing street elevations may also aid in obscuring views of automobiles while promoting views of architectural elements of the structures beyond.

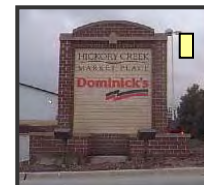
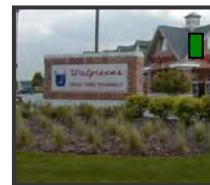
Foundation landscaping is recommended to soften the edge between the parking lot and the structure. This should be accented at entrances to provide focus.



Landscaped areas, including trees, shrubs, and annual and perennial flower beds should be utilized in the design of all commercial, office, and industrial properties. Trees should be located throughout the parking lot at a ratio of one (1) tree for every ten (10) stalls. Landscaping should be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks, or the use of curbs. Landscaping should not obstruct visibility at drive aisle intersections.

Signs

Signs should reflect the architecture and the purpose of the building or buildings that it represents. All signage should be highly compatible with the building and site design relative to color, material, and placement.



Signs should be designed at an appropriate scale consistent with their use, i.e. larger signs for vehicular traffic areas and smaller signs for pedestrian use areas. The number of lettering styles, colors, and pieces of information permitted on signs should be limited to promote legibility.



All freestanding signs should be of a monument style and include landscaping at the base that maintains an attractive appearance year round.



The size and number of freestanding signs should be limited to minimize their visual impact. A freestanding sign should be compatible with the building or buildings it identifies, and the sign should not be of such a size that is visually overpowers the building on the site.



Wall signs should be harmonious in scale and proportion with the building façade they are mounted to and with the architectural elements of the building, such as windows, cornices, sign freezes, and bays.

A wall sign should not visually overpower those elements nor detract from the composition of the building façade. Signs should be coordinated to provide a unified look for multiple tenant buildings.

BIG-BOX COMMERCIAL



Large-scale retail developments are typically characterized by blank, windowless facades, flat roofs, and a lack of architectural detail, with undefined entries. To go beyond the prototypical designs and encourage better architectural design large-scale developments should adhere to the guidelines that follow.



Predominant exterior building materials must be high quality. These include brick, wood, limestone, other native stone, and tinted/textured concrete masonry units. Smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels are discouraged as the predominant exterior building materials. EFIS should be used principally for building accents or for sign boards only.

Uninterrupted façade lengths in excess of 100 horizontal feet should not be permitted. Faces greater than 100 feet in length should incorporate recesses and projections along at least 20 percent of the length of the façade. Windows, awnings, and/or arcades should be incorporated on the façade length abutting a public street.

Variations in rooflines are required as a means to reduce the massive scale of these structures and add visual interest. Roofs must have parapets concealing flat roofs and rooftop mechanical equipment.

Freestanding singular commercial and service oriented structures should be oriented with their major entry toward the street where access is provided, as well as having their major façade, windows and signage parallel to the street.

Each principal building is required to have a clearly defined, highly visible customer entrance with features such as awnings, canopies or porticos, arcades, wing walls, and integral planters.

RESIDENTIAL CONVERSION



As indicated in the Land Use Plan, there are areas within the Village where residential structures should be allowed to convert to a low intensity commercial or service uses. However, it is critical that the residential character of these structures and their associated lots be preserved.

No substantial alteration to the exterior of any converted residential structure should be allowed, unless these alterations represent an effort to restore the original quality and residential character of the existing structure.

Signage should be limited to one (1) freestanding monument-style sign measuring no more than 10 square feet for each of two sign faces. All freestanding signs should be well landscaped and maintained. No freestanding signage should be illuminated. Wall signs should not be permitted on converted residential structures other than a one (1) square foot sign by the front door. No electronic signs should be allowed.

The Village may require additional landscaping to enhance the residential character of the site and to preserve and enhance the quality of the streetscape.

Off-street parking should be located in the rear or side yards, and should never be located in front of the principal structure. Where converted residential properties adjoin, shared parking and consolidated driveways should be encouraged. All parking areas should be screened from view of neighboring uses through fencing, landscaping, or a combination thereof.

