

GLEN ELLYN APPEARANCE REVIEW GUIDELINES



PHOTO RESOURCE DIRECTORY August 8, 2007

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INTRODUCTION

The Village of Glen Ellyn, Illinois adopted “Appearance Review Guidelines” on October 9, 2006 by the passage of Ordinance #5508. These Guidelines were the second comprehensive update to the Architectural Design Guidelines originally adopted in 1969. The Appearance Review Guidelines may be obtained from the Planning and Development Department or viewed on the Village’s website. The Guidelines contain photographs from Glen Ellyn and nearby communities.

The Design Guideline Review Committee, who participated in the development of the Guidelines, suggested that there were numerous additional examples of buildings which exhibited positive design characteristics responsive to the Guidelines that might be useful to keep on file. This Photo Resource Directory is the result of that suggestion and is intended to be used as reference tool by the ARC, Village staff and petitioner’s seeking exterior appearance approval.

Each resource photo is identified, to the extent possible from available information. A few of the key design features are identified in bulleted format under each photo to highlight positive aspects of the example that reflect the intent of the Guidelines. This is not a comprehensive architectural critique and each of the buildings may illustrate additional features that respond positively to the Guidelines or even occasionally, a feature in conflict with one of the guidelines.

Many of the photos are from the files of Planning and Architectural Consultant Pete Pointner who assisted in the development of the Guidelines. Others were donated or recommended by staff, the Architectural Review Commission, Historic Preservation Commission or petitioners. New examples are always welcome and should be submitted to the Planning and Development Director for consideration. The examples, should illustrate one or more of the statements in the Guidelines.

This Directory is intended to be a constantly expanding resource. As new examples are suggested for inclusion, they will be reviewed by the Architectural Review Commission and, with a favorable response, added to the Directory.

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SECTION 1

COMMERCIAL DEVELOPMENT



Wheaton Town Center – Naperville Road North of Butterfield

Design Features

- Pedestrian amenities, pavers, thematic lighting
- Entry and display windows
- Foundation landscaping
- Prairie style architecture



Wheaton Town Center – Naperville Road North of Butterfield Road

Design Features

- See previous page
- Tenant signage
- Pedestrian arcade
- Architectural Detailing



Downtown Naperville

Design Features

- Architectural detailing, especially cornice line
- Tenant signage
- Entry, display windows, awnings
- Streetscape



Chili's Franchise – Randall Road

Design Features

- Entry treatment
- Roof line and parapet screen
- Awnings and thematic lighting



Bank of America – Lake Forest

Design Features

- All brick structure
- Defined cornice line
- Display windows ground floor, architectural detailing above
- Window size, proportion and detailing second floor
- Adaptable for other uses



Façade Restoration – Wesley and Hale, Downtown Wheaton

Design Features

- Restored brick face including details
- Projecting signs
- Awnings
- Inviting ground level windows



New Building on Historic Theme, SW Corner, Winfield Road and Jewell Road ? Winfield

Design Features

- Retail ground floor, offices above
- Entry canopy
- Display windows
- All brick building, architectural detailing



Brick Building on Historic Theme, SW Corner, Winfield Road and Jewell Road ? Winfield

Design Features

- See previous page
- Awnings
- Avoid: siting below grade, visible mechanical equipment, signs which do not fit building design



Brick, Mixed Use Building, by Transit Station – Main Street, West Chicago

Design Features

- Pedestrian arcade
- Architectural detailing and design features
- Avoid: signs too large for allocated space



Brick, Mixed Use Building, by Transit Station – Main Street, West Chicago

Design Features

- See previous page



Downtown Naperville

Design Features

- Entry treatment
- Cornice line
- Ground level display windows
- Streetscape



Roosevelt Road – Lombard

Design Features

- Roof line and architectural detailing
- Display windows and awnings
- Tenant signage
- Avoid: lack of foundation landscaping and windows to ground



Gas Station and Mini-Mart – Roosevelt Road, Geneva

Design Features

- Canopy roof structure matches principle structure
- Materials, color and architectural detailing
- Streetscape lights
- Avoid: lack of landscaping



Auto Oriented Commercial – Randall Road

Design Features

- Roof line and architectural detailing



McDonalds Franchise – Hinsdale

Design Features

- Adopted style of nearby historic mill
- Architectural detailing
- Site enhancements
- Signage



McDonalds Franchise, Old Town Bloomingdale – NEC Lake Street and Roselle Road

Design Features

- Historic theme and detailing
- Pedestrian level windows and arcade
- Color styling
- Signage



Mobil Gas Station and Commercial Space – Contributed by Lee Marks, GE Historical Commission

Design Features

- Historic theme
- Architectural detailing and color styling
- Distinctive entry
- Creative enhancement of utilitarian auto oriented use
- Avoid: roof mounted signs



Mobil Gas Station and Commercial Space – Contributed by Lee Marks, GE Historical Commission

Design Features

- See previous page
- Continuity of design among related buildings



Restaurant Franchise, Danada Shopping Center, Butterfield Road - Wheaton

Design Features

- Definition of roof line
- Architectural treatment of brick and stone
- Awnings and lighting
- Signage



Restaurant, Danada East, Butterfield Road – Wheaton

Design Features

- Architectural detailing and materials
- Entry
- Windows



Auto Repair Shop, High Lake Road – Downtown Winfield

Design Features

- Turn of the century brick architecture
- Entry and canopy
- Garage doors
- Wall lighting



Strip Center – Randall Road

Design Features

- Roof line and architectural detailing
- Continuity of materials and awnings
- Avoid: cramped tenant sign, lack of landscaping and windows to the ground



Strip Center – Randall Road

Design Features

- Roof line and detailing
- Pedestrian arcade
- Tenant sign frieze
- Avoid: separating sign into sections



Quentin Collection Shopping Center, Rand Road – Kildeer

Design Features

- Distinctive common elements
- Landscaping
- Entries



Office or Institutional Prototype – St. Charles

Design Features

- Entry feature
- Articulated façade
- Varying roof line



Main Street – Downtown Glen Ellyn

Design Features

- Historical style and architectural detailing



Big Box Retail – Mount Pleasant, SC

Design Features

- Roof line
- Architectural features and detailing
- Entry
- Signage
- Decorative lighting compliments architectural style



Pharmacy – Mount Pleasant, SC

Design Features

- Landscaping
- Architectural detailing, windows and brick wall
- Signage



Commercial or Public Prototype – Mount Pleasant, SC

Design Features

- Brick detailing
- Defined roof
- Inviting use of glass
- Landscaping



Commercial Center – Lake Forest

Design Features

- Pedestrian arcade
- Landscaping
- Roof treatment and use of brick
- Avoid: out of scale elements such as sign and louver on brick wall



Mixed Use, Commercial and Residential – Downtown Naperville

Design Features

- Roof line, architectural details
- Ground floor display windows
- Streetscape



Strip Commercial Center – Randall Road

Design Features

- Prairie style brick and stone architecture
- Display windows
- Avoid: windows to ground



Citizens Bank- Route 46

Design Features

- Landscaping
- Roof line
- Lends itself to adaptive reuse



Commercial Center- Oak Brook Terrace

Design Features

- Roof line
- Continuity of design
- Awnings
- Thematic lighting



Mixed Use- Downtown Lombard

Design Features

- Use of brick
- Retail ground floor
- Avoid: excessive emphasis of roof line



Mixed Use Commercial and Condominiums- Lombard

Design Features

- Roof line
- Historical detailing and proportions
- Entry
- Avoid: "stick out" balconies

SECTION 2

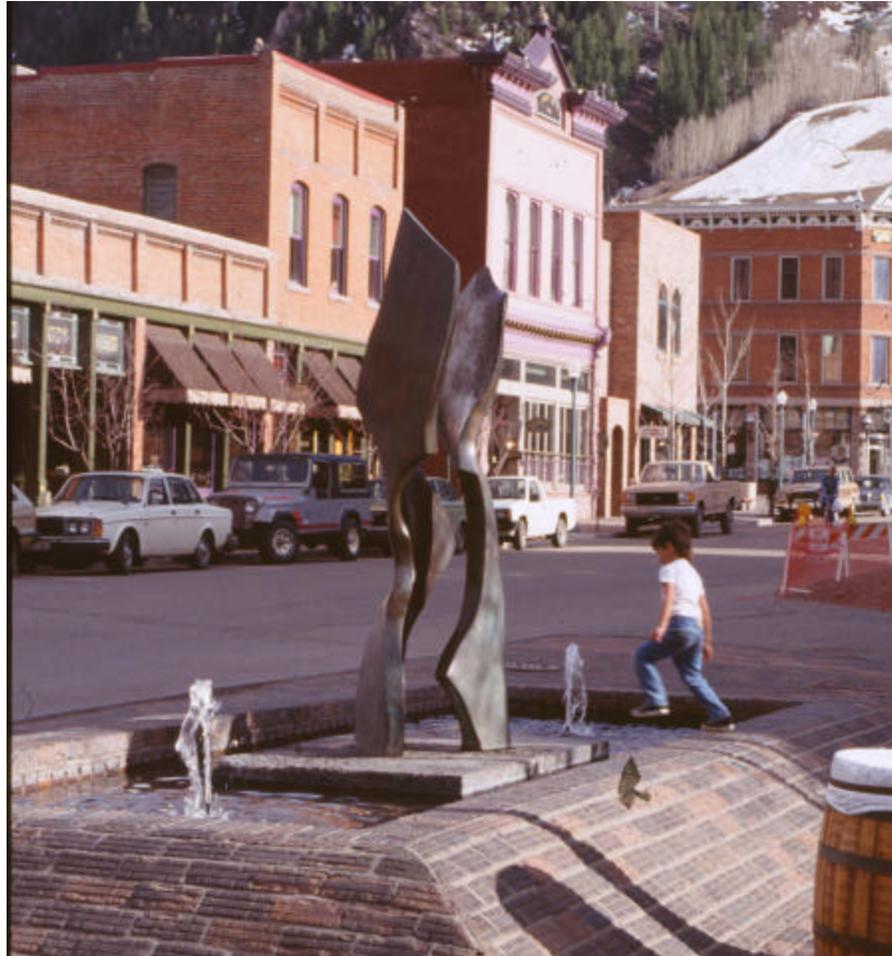
STREETSCAPE/LANDSCAPE



Downtown Naperville

Design Features

- Projecting signs
- Entry features
- Continuity of street lighting, landscaping, pavers and street furniture



Interactive Public Art, Amenity – Downtown Aspen, CO

Design Features

- Sculpture
- Brick fountain, sight and sound
- Historic buildings in background



Hospital, York Road North of Roosevelt Road – Elmhurst

Design Features

- Native plant materials
- Contouring of land for screening and directing pedestrians



Retail Center, Schick and Springfield – Bloomingdale

Design Features

- Undulating landscaped berm
- Tree preservation



Shopping Center, Army Trail Road – Bloomingdale

Design Features

- Undulating landscaped berm
- Setback
- Sidewalk



Retail and Parking Ground Floor, Condominiums Above – Downtown Glen Ellyn

Design Features

- Streetscape, tree preservation
- Display windows
- Awnings
- Step backs, façade articulation



Mixed Use Commercial and Theater – Downtown Geneva

Design Features

- Awnings, sign frieze, lighting
- Streetscape, lights, trees, trash receptacles
- Architectural detailing preserved
- Windows

SECTION 3

OFFICE



Conerstone Medical Office, NEC Butterfield and Weisbrook Roads – Wheaton

Design Features

- Entry
- Architectural detailing, roof, windows, masonry
- Foundation landscaping



Office Building, Manchester Road – Wheaton

Design Features

- Prairie style roof and lines
- Entry
- Landscaping



Contemporary Office Building, Army Trail Road – Bloomingdale

Design Features

- Continuity of design
- Landscaping

Contemporary Office Building, Army Trail Road – Bloomingdale



Hospital, York Road North of Roosevelt Road – Elmhurst

Design Features

- Building materials and architectural detailing
- Roof
- Building articulation



Hospital, York Road North of Roosevelt Road – Elmhurst

Design Features

- See previous page
- Entry
- Landscaping



Offices in Residential Style, Roosevelt Road – Wheaton

Design Features

- Materials
- Windows
- Roof line

SECTION 4

INSTITUTIONAL



Wheaton Bible Church, East Washington and College Avenue – Wheaton

Design Features

- Greek revival architectural style
- Architectural detailing and proportions
- Tower and curved wall
- Entry



DuPage Forest Preserve Headquarters, Naperville Road – Wheaton

Design Features

- Prairie style design, architectural detailing
- Distinctive entry
- Varied roof line



DuPage Forest Preserve Headquarters, Naperville Road – Wheaton

Design Features

- See previous page
- Landscaping, lighting



St. Mark's Episcopal Church – Glen Ellyn

Design Features

- Compatible addition
- Architectural detailing
- Permeable paving of service area (use in parking areas prohibited in Glen Ellyn)



St. Mark's Episcopal Church – Glen Ellyn

Design Features

- See previous page
- Entry
- Wall lighting



Metra Station – West Chicago

Design Features

- Historic thematic design
- Architectural detailing



Glen Ellyn High School – Glen Ellyn

Design Features

- Compatible addition
- Architectural detailing



Institutional Office Building – Hinsdale

Design Features

- Thematic historical styling
- Architectural detailing
- Entry and tower
- Landscape and streetscape design continuity



Village Hall – Channahon

Design Features

- Materials and detailing

SECTION 5

SIGNS



Deer Park Town Center – Deer Park

Design Features

- Monument entry sign
- Tenant wall sign
- Tower identity sign for center



Business Park – Naperville

Design Features

- Continuity of design
- Landscaping



Bank, Roosevelt Road – Glen Ellyn

Design Features

- All brick building
- Varied roof line
- Sign relates to shapes and materials of building



Forest Preserve Headquarters, Naperville Road – Wheaton

Design Features

- Continuity of design with prairie style principal building
- Monument sign with prairie landscaping



The Shops of Kildeer – Kildeer

Design Features

- Continuity of design
- Landscaping
- Avoid: Unfortunate transformer placement



Commercial Center – Frankfort

Design Features

- Continuity of design
- Landscaping



Commercial Building – Downtown Glen Ellyn

Design Features

- Compatibility of design
- Landscaping



Wall Sign

Design Features

- Design relates to products for sale
- Detailing, color, lettering and graphics

SECTION 6

MULTI-FAMILY



River Park Place – Elgin

Design Features

- Materials and architectural detailing
- Landscaping
- Continuity of design elements



River Park Place – Elgin

Design Features

- See previous page



Condominium by Metra Station – West Chicago

Design Features

- Materials, architectural detailing
- Balconies
- Avoid: lack of landscaping and inadequate front setback



Multi-family Housing – Naperville

Design Features

- Roof line
- Color
- Streetscape



Multi-family, Danada East – Wheaton

Design Features

- Articulation
- Balconies



Townhomes – Randall Road

Design Features

- Building articulation and architectural detailing
- Landscaping
- Avoid: projecting garages



Glenview Naval Air Station Redevelopment – Glenview

Design Features

- Rear garages
- Entries
- Architectural detailing



Townhomes, Maryknoll South of Roosevelt Road – Glen Ellyn

Design Features

- Architectural detailing, materials
- Some side loaded garages



Town Homes Near Commuter Station – Naperville

Design Features

- Front court, rear garages
- Architectural detailing



Townhomes Near Commuter Station – Naperville

Design Features

- See previous page
- Compatibility of common elements with principal buildings
- Complimentary fencing
- Landscaping



Townhomes, West Street Near Commuter Station – Wheaton

Design Features

- Courtyard
- Architectural detailing
- Distinctive wall with entry lighting



Townhomes, West Street Near Commuter Station – Wheaton

Design Features

- See previous page
- Rear entry garages with pavers and landscaping



Apartments- Oak Brook Terrace

Design Features

- Entry treatment
- Articulated façade
- Architectural continuity and detailing



Condominium Garages- Lombard

Design Features

- Materials, detailing and roof line relate to principal building
- Thematic wall lighting

SECTION 7

BEFORE AND AFTER



Before



After

Wheaton Animal Hospital – Glen Ellyn

Photos courtesy of Dr. Juris Kalnin, DVM and Dr. Kerry Lancaster, DVM



Before



After

Gas Station and Car Wash – Mount Prospect



Before



After

Historic Mixed Use Commercial Building – Downtown Flossmoor



Before

Note: Tudor “theme” was selected to relate to nearby historic buildings in the Tudor style.



After

Commercial Building – Downtown Mount Prospect



Before



After

615 West Front Street Office Building -- Wheaton



Before

475 Duane Street – Glen Ellyn



After