VILLAGE CENTER DESIGN GUIDELINES

VILLAGE OF NORTHFIELD, ILLINOIS

APPROVED AND ADOPTED BY THE ARCHITECTURAL COMMISSION ON NOVEMBER 10, 2008
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Introduction

Vision Statement
The Village has recognized that in order to preserve an economically and culturally viable downtown business district, an active effort must be put forth to foster growth of the larger community by providing an attractive, relevant destination at the Northfield Village Center. Part of that effort includes a comprehensive set of design guidelines that can be used to direct and evaluate future development endeavors in the Village Center. It is also recognized that enhanced building design projects a positive image that attracts users to the Village Center and will contribute to the vitality and economic success of Northfield’s service providers, retailers and restaurants.

Objective
The objective of the Northfield’s Village Center design guidelines is:
1. Encourage quality design for site layout
2. Encourage quality building design and superior, enduring materials
3. New and reused buildings should, as much as possible, use sustainable building technologies for mechanical systems, energy needs and construction materials
4. Reflect the unique identity of Northfield’s distinct small town atmosphere through design
5. Encourage vitality
6. Promote human scale
7. Provide safe and pleasant spaces
8. Establish connectivity

Application
1. The design guidelines should be used as a framework by Village staff, Architectural Commission and Village Board and others in reviewing plans and proposals for the new Village Center projects and improvements.
2. The design guidelines should be distributed to property owners and prospective designers and developers as a statement of the Village’s desires and preferences regarding Village Center redevelopment.
3. The design guidelines are to be used by Village and Village Center organizations to advise and encourage Village Center merchants and property owners in the improvement and redevelopment process.
4. The design guidelines are to be used as a reference by developers and architects as they prepare plans for redevelopment projects.

Village Design Review History
On December 10, 1958, the Village of Northfield passed an ordinance which allowed for the formation of the Architectural Commission. The Architectural
Commission is given the authority to review and approve the design for new commercial and multi-family development and redevelopment including façade, materials, landscaping and signage. For any application before the Plan and Zoning Commission, the Architectural Commission reviews the design components of the building, including materials, colors and elevations, and the design components of the signage, lighting and landscaping for recommendation to the Village Board.

**Current Development Patterns**
The existing Village Center area has developed along a typical suburban pattern, with site design and building placement and orientation focused primarily on easing access for automobiles. Also, the range of development sizes, from small single-storefront buildings up to full-block strip retail centers, provides an array of design contexts in which to base future developments. The Village has determined a clear preference for smaller-scale building appearances with less emphasis on the overt placement of vehicular parking. For instance, the small retail buildings along the north side of Orchard Lane, which are close to the street and provide some vehicular access near the buildings but rely heavily on available street parking or remote lots, are clearly a preferred development pattern.

In contrast the strip mall to the south along the east side of Happ Road between Orchard Lane and Mount Pleasant Street provides an abundance of parking, but places the store frontages so far from the street that large signage is required to attract patrons traveling in vehicles on Happ Road. Pedestrian access to this site is actually discouraged by limited crosswalks locations and long distances between store fronts within this development and neighboring buildings. This arrangement essentially requires patrons to drive to the site, thereby creating an increased reliance on automotive transportation, when the Village has a clear preference for encouraging walking-distance storefront adjacencies and centralized, concealed parking areas.
**Relevant Ordinance/ Comprehensive Plan**
The Village of Northfield’s Municipal Code and the Vision Plan along with the Village Center Design Study, sets forth regulations and design concepts that should be reviewed prior to submitting an application for the Architectural Commission. Relevant Code Chapters include:

- Chapter 10 – Landscaping, Screening and Tree Preservation
- Chapter 12 – Signs
- Appendix A – Zoning Ordinance
  The Zoning Ordinance is regulatory and establishes permitted and special uses, allowable building height and setbacks and standards for off street parking and loading, lighting and screening and buffering.
- Appendix B – Subdivision Ordinance

The Village’s comprehensive plan, the Northfield Vision Plan (1999) and the Northfield Village Center Design Study (2008), address the overall importance of high aesthetic standards in public and private projects. They contain specific considerations and design concepts relative to certain sub-areas within the Village Center.

**Review Criteria**
The Architectural Commission will review proposed projects relative to the appearance of any structure and site improvements to ensure the exterior materials and colors maintain the appropriate aesthetic relationships and standards of design while protecting the environment and saving energy within the Village. As part of the review, the Architectural Commission may recommend specific design conditions and limitations regarding architecture, signage, lighting, landscaping, screening or other matters relating to the purposes and objectives of the Village regulations as it deems appropriate to prevent or minimize adverse effects upon adjacent properties or improvements in the vicinity of the subject property or upon public facilities and services.
II Site Development Guidelines

Contextual Design
Contextually sensitive design projects relate to the built and natural environments in which they are proposed. Proposals should fit with adjacent building form, mass and proportions, compliment the surrounding townscape and reinforce ground level street life and human scale.

Sustainable Design
New buildings and the reuse of older buildings should use green building technologies for mechanical systems, energy needs and construction materials. The development of larger site plans should utilize site development technologies that conserve resources and reduce environmental impacts. The Village encourages projects to include performance standards adopted by the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED). Standards evaluated by LEED include:

- Energy efficiency
- Water conservation
- Materials beneficial to the environment
- Waste management
- Community linkages
- Environmental protection
- Green linkages

Building Orientation
Orientation provides a building presence on the street for convenient pedestrian access, to provide “eyes on the street” and to contribute to the streetscape with visually interesting buildings.
Building Massing and Façade Articulation

The Village regards articulation of a building’s mass and façade elements as one of the most important aspects of appropriate design for the Village Center. The Village has elected to refrain from specific massing and articulation requirements in order to provide the building designer with as much freedom as possible in developing the façade appearance. This freedom of creativity is intended to encourage building designers to develop design solutions tailored for a specific site, rather than restricting the designer to specific requirements regardless of site characteristics. In general, the following concepts should be carefully considered:

- The massing of large buildings should be broken into several smaller elements in order to scale the appearance down to an appropriate size for the Village Center context.
- Large, blank walls should be avoided.
- Incorporation of storefront glazing, awnings and other pedestrian amenities at street-facing facades is encouraged.
- Use of decorative building elements in a rhythmic pattern is suggested to break up large building masses.
- Building massing that relates to the design context of neighboring buildings is encouraged. Upper level setbacks, which create continuous open terraces, may be utilized to create the appearance of a relationship to adjacent buildings while the overall building height must conform to zoning.
- Columns, pilasters, window placement and other architectural features need to be used to subdivide the facades of larger buildings into several smaller vertical segments to reflect the scale and proportion of adjacent properties.
- Multiple storefronts that are part of the same building should have complementary façade designs, particularly with respect of color, cornice line and decorative materials.

Examples of Façade Articulation

![Examples of Façade Articulation](image-url)

Insufficient Articulation  Improved Articulation
Examples of Façade Articulation
**Primary Façade Design**
- Building walls facing a public right-of-way or pedestrian route are considered Primary Façades. Building mass elements visible from these locations must conform to the requirements for primary building facades listed on page 8.

**Secondary Façade Design**
- Buildings walls that do not face a public right-of-way or pedestrian route, or are not readily viewed from a public right-of-way are considered Secondary Facades.
- Building utility and service areas are to be restricted to secondary facades, or are to be concealed within buildings. Trash receptacles, dumpsters, service areas and outdoor storage facilities require enclosure by a substantial screening system. The screening system must be 100% opaque, meet the height of the enclosed elements (6'-0" minimum) and be shown to be of substantial construction to meet the anticipated abusive commercial environment.
- Secondary entrances to stores and shops should be encouraged where practical, particularly on blocks where public parking or pedestrian walkways are located behind buildings. Rear entrances to stores and shops should be attractive, safe and inviting, and should be characterized by design treatments that are comparable to front entrances.

**Mechanical Areas at Secondary Facade**
Secondary Façade
Entrance

Interior Customer Parking with Secondary Entrances

Concealed Interior Parking with Entrance at Secondary Facade

Landscaped Secondary Facades
**Streetscape/ Streetwall Concept**

Another critical element of the Comprehensive Plan is continuity of building massing at the front property line. A continuous line of street front facades can invoke a sense of place through the understanding that the community has developed along a distinct pattern, lending a sense that pedestrians are welcome to browse the storefronts. Although not always possible or practical, providing building or site design elements at the property line is encouraged, and noticeable gaps or other discontinuities at the street line are discouraged. Any break in the streetwall should be resolved as an open space plaza for public art, pedestrian seating area, or the like. This type of interrupted streetwall will be permitted only in limited areas where a continuous building façade is impractical.

**Examples of Streetwalls**
Site Planning Guidelines

The following site planning guidelines should be followed:

- Primary building facades and entries should face public rights-of-way.
- Buildings should be placed as close to the street as possible, but allow for pedestrian circulation along the entire facade.
- Buildings should be placed with a contextual relationship to neighboring buildings.
- Parking lots and drive-through facilities should not be placed between a building’s primary façade and a public right-of-way.
- Parking lots should be screened from view from the public right-of-way by building elements, landscape, or other decorative elements.
- Continuity of the Village's standard streetscape design at the front façade is required.
- Consideration for pedestrian circulation through the site and to adjacent sites is required.

It is intended that all new property development or re-development within the applicable district comply with the design intent of the Northfield Vision Plan and Amendments. In doing so, the Village will develop over time a new design context focused on traditional American town center development patterns, with building and street amenity appearance having residential-style details and massing, and human-scale proportions.

Contextual Infill Building Design
III Design Guidelines

The Human Scale
One of the most critical elements of the Village’s vision for development of the Village Center is the directive for all proposed projects to demonstrate their relationship to a human-scaled environment. With the anticipated increased building height and mass, careful consideration must be given to building elements at the ground level to ensure that the buildings do not overshadow their human users and create an overwhelming, unpleasant environment. Although this concept is difficult to quantify, some techniques have proven successful:

- Avoid large expanses of glazing. Use mullions or muntins to divide windows into smaller areas.
- Provide canopies at the first floor of the primary building façade to provide pedestrian weather protection and to incorporate a ‘ceiling’ element with the walkway.
- Integrate the Village’s standard streetscape elements into the building’s site design and decorative building elements including landscaping, if possible, to soften the definition of the public/private boundary.
- Relegate utility and mechanical areas to secondary facades, away from pedestrian circulation patterns and screen appropriately.
- Provide pedestrian amenities at the ground level to encourage lingering and browsing, such as seating, landscaping, walkway protection (awnings, etc.), and recessed storefronts.
- The building design should incorporate prominent entry elements that are clearly distinguishable from other building massing, and provide a clear destination point for approaching pedestrians.
- Ground-floor signage should address pedestrians, with smaller-scale text and graphics than is necessary to address auto traffic.
**General Design Principles**

- New construction should be compatible with the character of the site, adjacent development and the adjacent streetscape.
- Existing trees should be identified and protected as a part of project planning and implementation.
- The area of impervious surface should be minimized.
- Avoid architectural styles which harshly conflict with adjacent buildings.
- Maintain the building setbacks, massing and continuity of the landscape.

**Preferred Qualities of Building Design Elements**

1. **Building Entries**
   - Building entries should be prominent.
   - Building entries are preferably recessed within the overall façade, or have major canopy elements.
   - Use of building entries as a major focal point of a building, whether placed at the center of a façade or at a corner, is preferred.
   - The entrance should be open, well lighted, and highlighted by the building structure, awnings, canopies, lighting and/or architectural detailing.
   - Contextual relationships to larger Village Center design elements are preferred, such as street intersections, parks or other public focal elements.
   - Public/retail space entries should be open and inviting through storefronts with integral doors within the system. Office and residential spaces should have separate entrances articulated independently from the storefront.
2. Dormers

- The use of dormers is encouraged to promote the desired residential character of the Village Center.
- Dormers are encouraged to be incorporated with purposeful space within the roof structure of a building, and not just applied decorative elements. Alternatively, decorative dormers could be designed, provided they are proportioned and detailed as though they are functional.
- Dormer design should be consistent with the context of the overall appearance of the building.
- For added architectural interest, a variety of dormer configurations are encouraged within the context of surrounding buildings, including but not limited to shed, gable, hip and recessed dormers.
- The quality of materials used for dormer construction should be equal to the quality of the balance of the building.
- Dormers are intended to be used as accent elements in façade design. Dormers should not extend for more than 50% of the façade length, and should not be placed closer to the end of a roof than the width of face of the dormer.
3. **Bays/Windows**

- Bay windows are a unique means of both adding architectural interest, adding some small additional interior volume without affecting the building footprint, and increasing the amount of daylight and fresh air available to a building.
- The use of projecting bay windows is encouraged to promote the desired residential character of the Village Center.
- Bay windows should not be applied as decorative elements, but should be incorporated with purposeful space within the façade design of a building.
- Bay design should be consistent with the context of the overall appearance of the building.
- The quality of materials used for bay construction should be equal to the quality of the balance of the building.
- Projecting bays are not appropriate to all architectural styles.
- The use of projecting bays purely for the purpose of adding interior building volume is discouraged.
- Bay windows should be consistent in design throughout any given façade.
- The amount of bay window projection into a public way must meet the requirements of the Zoning Ordinance.
4. Roofs
In order to promote the desired residential character of the Village Center district, the use of varied roof forms from building to building is encouraged. Adjacent buildings need not have matching heights, types or slopes. However, the roof design should address the context of the building and adjacent roof forms. Also roof heights from building to building should not vary widely, but are preferred to adjust gradually. The following roof forms are suggested, but the building designer has a great deal of latitude in selecting a roof form appropriate to the façade design and building use.

- Gable
- Hip
- Mansard
- Gambrel
- Flat, although the use of parapets is recommended and may be necessary to meet building code requirements
- Combination: Some roof forms that are not encouraged may in fact be used in combination with intersecting roofs or dormers of differing forms in order to take advantage of the interior volume allowed by those roofs, and the appearance advantage of the dormer
5. Windows and Doors
Selection of appropriate fenestration materials and proportions is one of the most critical elements of good building design. Village Center developments are encouraged to utilize residential-style windows in order to reinforce the desired residential character. However, use of these types of windows (and doors) at retail frontages is undesirable for the lack of functionality as retail display space, and with maintenance problems that can develop from use in a commercial environment. It is assumed, and in fact recommended, that commercial-grade storefront glazing systems be placed at the First Floor of all Village Center buildings. Effort should be made by the designer to incorporate custom details wherever possible to differentiate their building from adjacent buildings in order to avoid the monotonous appearance that can occur with over-use of this material. Variations in mullion details and configurations, glass exposure area, color and height are some variables which should be exploited. The following criteria will be evaluated for the selected system or units:

- Curtain-wall systems are generally not acceptable.
- The grade-level glazing system should be somewhat backset in order to provide a deeper shadow-line, which would be historically common among typical commercial structures in a village center.
- It is recommended that the glazing system not be continuous to grade, but that a knee wall be placed below the glazing, in order to provide a more traditional appearance.
Building Materials
The use of natural materials is encouraged, and will typically be preferred over use of manufactured materials. The use of manufactured materials will be permitted in certain instances where the manufactured product is an accurate representation of the use of that material. Manufactured materials may be used as a substitute for natural materials because of the abusive nature of a commercial environment. The use of sustainable materials and building technologies for mechanical systems, energy needs and construction materials is encouraged.

Recommended Natural Materials
- Stone (limestone, granite, marble, slate, etc.)
- Brick, both clay and cement
- Many modular brick sizes are available, and the size and color must be carefully chosen to fit within the context of the Village Center
- Wood
- Mill-finish or machine-finish metals (Aluminum, Copper, galvanized steel, Zinc, etc.)
- Glass
- Terra cotta

Acceptable Manufactured Materials
- Cast stone (brick-width thickness)
- Pre-finished metals with traditional colors (black, bronze, etc.)
- Decorative composite fabrications, such as columns, pilasters, medallions, etc.
- Cement Stucco
- Asphalt shingles
- Pre-finished metals with natural colors
- Concrete, when not used to simulate stone appearance; however, concrete form liners with stone patterns have been successfully used in applications where stone would be preferred but is impractical because of maintenance concerns, such as at underground parking ramp retaining walls

Discouraged Materials
- Metals with non-traditional finish colors (other than bronze, black, etc.)
- Manufactured Stone Veneer (thin stone for adhered installation), except in special circumstances
- PVC or similar trim materials
- Concrete block
- Plastics
- Fabrics, except as awnings or entrance canopies
- EIFS (Dryvit)
- Vinyl or aluminum siding
- Vinyl-clad fabrications
- Pre-cast concrete panels
- Glass block
Functional Decorative Building Elements

1. Awnings and Canopies
Awnings are recommended at the ground level of retail storefronts facing public rights-of-way, as a means of providing an enhanced pedestrian-friendly and human-scaled environment along the sidewalk. Many materials are available for awning construction, from metal tubing and canvas at the low end, to building-integrated steel and glass assemblies at the high end. Awnings are not intended to be used as signage, and the area allowed for display of company logos is limited to a small horizontal band at the valance portion of the assembly. Awnings and canopies shall comply with Chapter 12 of the Village Code.

The following general guidelines apply to the design of awnings and canopies:

- Awnings and canopies should be in character with the architectural style of the building
- Awnings and canopies should be positioned at least eight feet above the sidewalk
- Awnings and canopies should fit within the frame of the storefront; they should not hide the building’s façade, distort its proportions, or cover architectural features.
- Where several storefronts were developed as a single building, they should have awnings of a similar style and similar color.
- Adjacent buildings developed at different times should have awnings of a compatible style and color scheme.
- Awnings should be made of metal, canvas or other durable material that can be easily cleaned.
- Shingle, mansard and arch-profiled canopies are discouraged.
- Awnings and banner colors must take into account the color selection of the surrounding materials, buildings, signs, awnings, and image of the retailer/user and district. All awnings located on the same building must be the same color. Colors should enhance and compliment the building and are restricted to earth tones and primary and secondary colors.
- Valances may be fixed or loose.
- Awnings may be fixed or retractable. Retractable awnings must be kept either in the fully projected position or the fully closed position. Fixed awnings are to have concealed rigid metal frames. Retractable awnings should have a canopy cover and automatic retractable rollers mounted to the building. Frames should be painted to match or compliment the color of the awning cover material or its underside.
- Underpanels are discouraged.
- The awning material should be taut, not relaxed. Awning materials may include matte finish painted army duck, vinyl-coated cotton,
acrylic-coated polyester, and vinyl-coated polyester or cotton and solution-dyed acrylic. All materials should receive silkscreen, painted, cutout lettering, heat color-transfer, pressure sensitive vinyl films or sewn appliqué signs.

- Awning signs and logos are limited to a height of 6”, and may be placed on the valance only.
- Back-lighting of awnings is not acceptable.

Examples of Acceptable Awning and Canopy Configurations

2. Lighting
Building and site lighting generally falls into two categories: Functional and Decorative. Both categories are reviewed for appearance by the Architectural Commission.

General lighting recommendations:
- Front and rear entries should be adequately but not overly illuminated.
- Most exterior lighting sources should be concealed; where concealment is not practical, light fixtures should be compatible with storefront design and the Village standard lighting.
- Neon lighting is not allowed. Incandescent, LED, and fluorescent should be encouraged for store identification and accent lighting. If
colors are used, they should be compatible with and complement the façade of the building.

- Exterior uplighting is allowed to illuminate prominent buildings or building details.

Functional light fixtures are typically utilitarian in nature, placed as required to illuminate areas for evening use. Parking lot standards and wall-mount luminaries, sidewalk light bollards and downlights in covered walkways are all examples of this type of lighting. The fixtures will be reviewed for the following critical characteristics:

- The fixture must have a suitable appearance in context with the surroundings, but also in context with use.
- The fixture must meet its intended function by providing enough light to satisfy safety concerns.
- ‘Dark Sky’-compliant fixtures are preferred. These fixtures eliminate light wash upwards from the fixture housing, minimizing light pollution.
- Excessive light wash over a side or rear property line is not acceptable.
- Light intensity shall be consistent over the area intended to be illuminated.
- Fixture lamp type/color shall be considered. Lamps with a natural color rendering index are preferred, and lamps with monochromatic color rendering are to be avoided. Metal halide or similar lamps are generally encouraged and high-pressure sodium or similar lamps are unacceptable. Fluorescent lamping may be found to be acceptable in certain situations.
- Energy efficiency will be heavily weighted against installation cost.
Decorative light fixtures are typically not used for area lighting, but are installed as decorative elements or as a decorative accent, with the light wash focused on a decorative element.

- The style, proportions and color of the fixture itself shall match the context of the building.
- Additional flexibility is permitted for lamp color.

3. Signage

- Signage shall comply with Chapter 12 of the Village Code.
- Exterior signs shall be limited to business identification and description; product advertising signs are not allowed.
- Size, material, color and shape of signs should complement the architectural style, scale and landscaping component of the building.
- Wall-mounted signs should be designed as an integrated component of the building façade, and should not cover architectural details.
- Small signs, graphics, and logos applied directly on glass windows and doors should be encouraged at street level. These signage elements should have text clearly intended for legibility by pedestrians, and should not be so large as to be legible from an automobile.

- Signage should not attempt to completely fill the available signage band area. An appropriate and attractive relationship between the signage area and the exposed building materials will be evaluated.
- Exposed electrical conduits and wiring raceways are not acceptable.
- Internally-illuminated box signs are not permitted.
- Electronic changeable copy signs are not permitted.
- Commercial signs projecting perpendicular from a building façade are recommended where appropriate to building use. Projecting sign
shapes may vary widely, but may not exceed 6 square feet in area. Projecting signs may be mounted from the face of the building at the second floor level between the windows or at the head of the storefront and are oriented to pedestrian scale. The signs are to be mounted on fixed hardware; no swinging or chain-mounted signs are permitted. If illuminated, the signs should be lit with an unobtrusive light source.

- Sign materials are limited to painted wood, canvas, architectural glass and metal. Plastic panel signage is generally not permitted. Sign color must harmonize with the building upon which it is mounted and adjacent structures. Metal sign and plaque material such as brushed bronze, antique bronze, aluminum, stainless steel and painted cast iron or similarly appearing materials are preferred. Highly reflective metallic signs are not recommended.
- Sign lighting integrated with the building is preferred, and all exposed signage lighting must match the style and appearance of the building.
- Building façade-mounted signage is preferably limited to an integral signage band, defined as the wall area located above the ground floor storefront opening and below the second floor window sill, and is located a minimum of 8'-0" above the sidewalk.
• Ground mounted signs are preferred to pylon signs. Where feasible, signs should be as low as possible for readability.
• Lines of text should be minimal to increase readability.
• The base of the sign is to be landscaped.
• Multi-tenant developments should have signs that share common design elements. This may be accomplished through design continuity of the following:
  1. Uniform color or a harmonious range of complementary colors for all signage
  2. Common lettering and/or graphic style
  3. Similar location of sign on the building frontage
  4. Uniform construction materials
  5. Uniform size and proportion
**Landscape Design**

Beyond the scope of Chapter 10 of the Village Code, the following recommendations apply to landscape elements proposed for the Village Center.

- Existing and new developments are encouraged to preserve existing trees. Consult the Community Development and Building Department for tree preservation standards.
- Disruptions of existing grades should be minimized.
- Tree planting in the public way and/or on adjacent setbacks should extend and complement the existing street character or establish a character if none exists.
- The landscape design should enhance a project, buffer views and screen private areas of nearby residential property from visual intrusion.
- Where widths of paved pedestrian areas exceed six feet, street trees shall be planted in grade-level tree grates or raised curb planters.
- Where widths of paved pedestrian areas exceed twelve feet, trees shall be planted in raised concrete stone planters. Where appropriate, pedestrian seating integral with the raised planters is encouraged.
- Sidewalk seating and cafes are encouraged. However, these improvements should not overwhelm the sidewalk nor impede a clear six foot pedestrian circulation zone between the seating area and the back side of the curb.

![Diagram of landscape design](image-url)

6’ - 12’ Sidewalks

12’ + Sidewalks
IV Parking, Service, Mechanical and Utility Areas

Mechanical Screening

- Mechanical equipment must not be visible from pedestrian view. Roof-mounted equipment should be located so as not to be visible from the primary or secondary approach.
- Grade-level mechanical and utility equipment should be screened from view with an enclosure or screening element integral to the building design.
- Roof-mounted equipment that cannot be located out of view should be screened by an enclosure constructed of materials sympathetic to those of the primary façade. All roof-mounted equipment on buildings shall be screened to a height equal to or greater than the height of the equipment being screened.
- Screening should block the view of equipment from any public right-of-way.
- Mechanical equipment should be located such that excessive noise or air movement beyond that of typical ambient street-level disturbances, are not experienced by pedestrians or users of adjacent buildings.
- Mechanical equipment should be located such that it is screened from view by current or future adjacent buildings, based on the maximum allowable zoning limits in effect when the building is designed.
**Parking and Service Areas**

Off street parking lots and parking structures are to be designed and located such that they are safe, efficient, and do not disrupt the traditional scale and character of the Village Center. In general, parking structures should look like other Village Center buildings and should be designed to comply with all the design guidelines presented here. Circulation and access to parking and loading areas shall take pedestrian circulation into account, and the designer should assume that pedestrian circulation patterns will always be prioritized over automobile circulation during design review.

**General Guidelines:**

- Where possible, surface parking lots should be located behind buildings or at mid-block; parking at street intersections is generally not permitted.
- Landscaping and decorative fencing is required at the perimeter of surface lots and parking structures that border public ways, per the Village Landscape Code.
- It is recommended that parking structures and lots be located so as to avoid direct adjacency to residential areas.
- Off-street surface parking lots in front of the new buildings and along primary street frontages are not permitted. Access to all parking and loading areas shall be provided from secondary streets or existing alleys and service drives. Access to underground parking facilities should also be provided from an alley or service drive wherever available.
- Designers are encouraged to share access points and circulation patterns to adjacent parking lots in order to minimize curb cuts and increase land-use efficiency.
- Shared parking is recommended where adjacent buildings have interior uses which offset each other in their use of the parking lot.
- Service and delivery areas placed at facades within view from a public right-of-way shall be screened similarly to the requirements for trash enclosures.
- Light standards in parking lots shall not exceed 16’ in height.
- When parking lot light fixtures are mounted to buildings, the fixtures should match or complement the building style.
Parking Structure Guidelines:

- Parking structures should complement the existing Village Center in terms of scale, materials, bulk, etc. The exterior finish materials of these structures which face, or are visible from public rights-of-way shall extend architectural style and detailing of adjoining or adjacent structures or of the structure to be served.
- The ground floor of parking structures should be used for retail stores or service establishments whenever they abut a pedestrian way.
- Parking structure roof and floor level articulations that are visible from the street should be horizontal. Ramps and inclines should occur with the structure or on the interior block, or be concealed with curtain walls or suspended decorative panels.
- Parking structures should be concealed from primary streets and should not be visible from the public way, wherever possible. All parking structures should provide a safe and pleasant pedestrian entrance and exit from the structure.
- Parking structures should be designed with facades to emulate the scale and fenestration rhythm of adjacent commercial buildings.
- Structures abutting a primary or secondary way should maintain a screen wall to conceal the parking deck and vehicles within the structure.
- Freestanding parking structures should not exceed the height or bulk of nearby buildings.
- Façade articulation and architectural detailing are recommended to break down the screen wall and provide scale.
- Pedestrian amenities as required for retail-frontage buildings shall also be required for any parking structure facing a public right-of-way.
- The landscape buffer required in the landscaping code applies to parking structures.
- The designer is encouraged to provide landscaping elements at the upper deck of parking structures, including full-size trees.
V. Integration of the Standard Design Elements

All new developments are required to incorporate the standard Village of Northfield streetscape design elements (in bold).

- **Pedestrian Walks:**
Pavement construction may be of patterned brick pavers, or a combination of brick and concrete. Decorative brick pavers should be used along sidewalks, at corners, and/or in plazas to enhance the attractiveness of an area and to define pedestrian activity areas. Decorative brick pavers can also be placed as a banding in combination with the concrete sidewalk. Where decorative pavers are not used, concrete walks and plazas should include tinted coloration, designed scoring and finishes enhancing their appearance. The Village encourages the use of brick pavers in high impact streetscape spaces such as building entries, plazas, corner pocket bump-outs and pocket parks.

  - **Uni-Lock Brussels Q**
  - **Standard Soldier Course - Both Sides**
  - **Color: New York**

  - **Scored Concrete**
  - **Color: 3987 Porcelain Gray**
  - **Release Agent: Tinted French Gray**
  - **Sealer: Super Sheen Sealer**

- **Landscape Planters:**
Movable planters are typically placed at building entries and as pedestrian protection from auto traffic.

  - **Classic Garden Ornaments, LTD.**
  - **LS 9173 - Adams 27 Planter**
  - **LS 0009a - Natural Dry Cast Limestone**
  - **Color: Standard Bluff**

- **Permanent Raised Landscape Planting Beds:**
Landscape beds are typical at major intersections, thoroughfares and public plazas.

- **Refuse Containers:**
Typical at street intersections and at mid-block, but should be placed near food-service establishments or any other business.

  - **Great Lakes Specialty Products**
  - **5-KS-STS26**
  - **Iron Woods/ Black - 26 Gallon**

- **Bicycle Racks:**
Racks should be sited so as to not impede on the pedestrian free zone or seating/gathering areas. Surface and structural parking lots should allocate spaces for bicycle parking.
• Street Lighting:
The Village standard light fixture selection should extend from the street into public, semi-public, and select private open space, vehicular use areas and publicly accessibly alleys. The lights should include banner brackets.
  
  **Sternberg Ripon 1130 A or B**  
  **Lincoln Fluted Pole 2500**  
  **Color: Verde Green**  

• Trees:
Tree locations should be generally consistent with the design-intent of the Comprehensive Plan. The designer is encouraged to select species and placements complementary to the building design. Parkway trees are required every 30’.

• Tree grates:
Tree grates to match Village standards should be used in parkway and pedestrian plaza areas where sidewalk space limitations occur.

• Benches:
New developments should find ways to include pedestrian seating into the overall site design and open space. Benches should be placed in the parkway in unobtrusive locations and considered in private open spaces.
  
  **Titan World’s Fair Bench B-16-6**  
  **With Cross Braces for Back**  
  **Color: Black**

• Bollards:
Decorative metal non-lit bollards should be incorporated at key locations to create a separation for safety between pedestrians and streets or driveways.

• Newspaper Corrals:
Decorative newspaper corrals should be installed only at bus stops to consolidate newspaper boxes and eliminate clutter.

• Signage:
Informational signs or district kiosks should be considered within each business district to guide pedestrians to buildings, points of interest, and parking lots. Scaled for both pedestrian and vehicular use, informational kiosks could offer district maps, event listings/locations and historical information.
VI  Special Conditions

Outdoor Sidewalk Cafes
Dining establishments, coffeehouses or cafes are encouraged to provide adequately spaced outdoor seating. The Village encourages the use of these small outdoor spaces to help enliven the streetscape. Careful attention must be paid to maintaining a pedestrian clear zone. Tables, chairs, umbrellas, service equipment and planters should be kept out of the pedestrian clear zone. A temporary or seasonal designed barrier element is encouraged to ensure a clear demarcation of these spaces. The height of such a barrier should be no greater than 36” and constructed of a solid durable material easily anchored and removed in the paved space.
**Pedestrian Peninsulas and Islands**
The Village encourages the use of bump-outs, or widened walkways, at street corners and at mid-block pedestrian crossings.

Bump-outs must be designed to meet the Engineering Design Specifications of the Village and, when applicable, of IDOT, to provide a safe and proper turning radius for vehicular traffic along with appropriate sight lines and compliance with ADA standards.

**Bus Stops**
The Village will consider a new standard design for attractive bus shelters that project the intended Village character. All new bus shelters shall incorporate village standard sign elements and benches.