



South Milwaukee Corridor Design Guidelines

VILLAGE OF LIBERTYVILLE, ILLINOIS

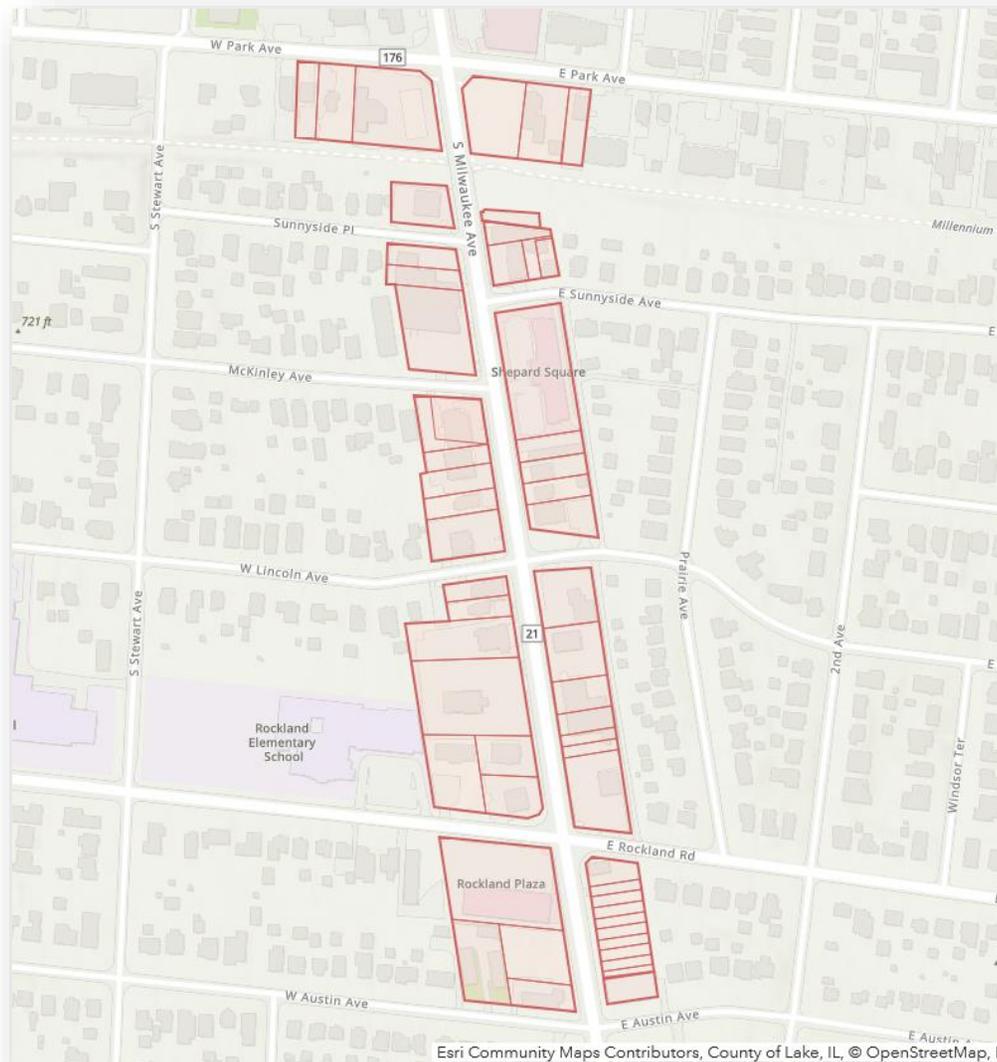
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Introduction

The South Milwaukee Corridor is often recognized as heavily auto-oriented, characterized by frequent curb cuts, expansive areas of pavement, and inconsistent architectural treatments. The existing conditions make it difficult to accommodate a pedestrian friendly environment, while a lack of landscaping and parking lot buffering along the roadway negatively impacts the corridor's character. The purpose of these *Design Guidelines* is to provide structure and expectations to future redevelopment opportunities within the South Milwaukee Corridor as part of the 2030 Comprehensive Plan. These guidelines aim to ensure that the South Milwaukee Corridor becomes a vibrant and welcoming environment through visual and physical enhancement. In providing this framework, prospective developers will have a clear understanding of desired projects that can be streamlined in the review process.

VISION: *In order to accomplish the goals set forth in the 2030 Comprehensive Plan, these guidelines start with the foundational elements to building an aesthetically pleasing and pedestrian friendly development. These guidelines seek to promote redevelopments that feature strategic site layouts that emphasize architecture (building facades), landscaping, lighting, and signage. Quality architectural design that features detailed facades and strategic articulation will assist in establishing an identity for the corridor. It will also be vital in transforming the corridor and attracting new visitors and investors. An attention to detail when designing the building facades, landscaping, lighting, and signage will capture the public realm necessary for pedestrian orientation. Enhancing the overall streetscape will be crucial in establishing a pedestrian and transit-friendly environment, achieved through implementation of various elements like medians, dividers, and street trees. In cases where redevelopment is difficult or unlikely, revitalizing existing properties and encouraging the reuse of upper-story buildings as office or residential use may lower the cost of rent for local business owners, creating a significant financial benefit. Not to mention, there are numerous environmental benefits associated with adaptive reuse projects. Staying conscious of environmental and sustainability benefits through the South Milwaukee Corridor is a priority and opportunity that can be integrated into each development.*



APPLICABILITY

The South Milwaukee Corridor Design Guidelines are specifically intended for application to the properties outlined in red on the accompanying map. The map boundaries primarily include those parcels abutting South Milwaukee Avenue, bounded by Park Avenue (Route 176) to the North and Austin Avenue to the South. The following design guidelines are to be followed for all construction activities within the affected properties including but not limited to new developments, additions, renovations, parking lot improvements, etc.

Site Layout

Purpose

Construct a pedestrian-oriented pattern of development that offers a natural transition into downtown Libertyville. [2030 Comprehensive Plan]

Guidelines

- Consider appropriate setbacks and yards regarding zoning regulations to enhance compatibility between buildings, and between buildings and adjacent streets. [MC – Sec. 7]
- Consistent building alignment and spacing is encouraged to maintain the style of the downtown character.
- Varying setbacks are encouraged when utilized as an opportunity for outdoor seating, landscape buffering, etc.
- Buildings located on a street intersection should prominently frame the corner.
- Pathways should be built in a way to soften visibility, preserve cycling and walking safety, and provide a safe distance from the roadway.
- Alleys should be publicly accessible, illuminated and encouraged as a secondary option for pedestrian circulation.



Buildings here have inconsistent setback and spacing creating a disorganized look. (416 S. Milwaukee Ave)



Example from Park Ridge, IL of a building prominently framing the corner of the street.

Parking Layout

Purpose

Provide landscaping and parking lot buffering along public right of way to positively impact community character. [2030 Comprehensive Plan]

Guidelines

- Parking lots should be defined by a curb and accessible via a single curb cut. Undefined (no curb) parking areas are discouraged along the corridor.
- Adjacent parking lots are encouraged to be connected to limit the use of curb cuts on a street.
- Shared access to parking lots from the roadway is encouraged.
- The perimeter's landscape open space should have a minimum width of less than ten (10) feet along every lot line. [ZC – Ch.13]
- Parking lots should be designated in either the rear or the side of a building. Parking lot designation in the front of a building is discouraged.



*Existing example of parking on the side of a building.
(416 S. Milwaukee Ave)*



Undefined (no curb) parking areas are discouraged.

Parking Layout

Guidelines

- Parking lots should be enhanced with sufficient landscaping to soften the visual impact of asphalt and parked vehicles and to mitigate the urban heat island effect. [MC – Sec. 7]
- Interior landscaping should be provided for all parking lots containing fifteen (15) or more spaces. [ZC – Ch.13]
- Landscaped islands should have a balance between low-growth species and trees. Accommodating a variety of plant species is highly encouraged.
- Evergreen and deciduous plantings are both encouraged to provide variety and year-round color.
- Parking spaces should be broken up by landscaped islands. It is encouraged to provide approximately one (1) landscape island per every ten (10) spaces.



Minimally vegetated parking lots with large sections of unbroken parking are discouraged. (422 S. Milwaukee Ave)



Well-landscaped parking lot with frequent islands minimizes the visual impact of parked cars and asphalt.

Building Scale & Design

Purpose

Constructing buildings with quality building facades and revitalizing existing properties often increases property values.

Guidelines

- Buildings should display attractive exterior facades along streets or residential areas.
- The proportion of front facades should be visually compatible with neighboring buildings and public ways. [MC – Sec. 7]
- Building entrances should face the public right of way to create an obvious line of sight for patrons.
- Ground-floor windows are highly encouraged to give building transparency and promote a walkable environment. Windows should be prioritized for a storefront façade; however, flat, featureless glass that dominates an entrance design should be discouraged.
- A side of a building that is visible from the ground of a Residential District should have an architectural feature such as a balcony, windows or pitched roof.
- Imitated pitched roofs that come from parapets should be discouraged.



*Building fronts are missing architectural features other than signage.
(153 S Milwaukee Ave)*



Quality façade example from historic center.

Building Scale & Design

Guidelines

- Eye-catching exterior design is encouraged such as ornamentation, detailing, decorative cornices, columns, reliefs, and medallions.
- Window enhancements, such as pediments or canopies, facing the public right of way are encouraged.
- If practical, durable canopies made of metal, slate or wood are preferred over soft canopies.
- Strategies for a specialized roof would include crenellation, finials, dormers, and cupolas.
- To prevent minimalist and plain facades, at least four of these options should be used.
 - Masonry
 - Concrete or Masonry Plinth
 - Belt Courses
 - Outward projecting cornice
 - Projecting metal canopy
 - Decorative tilework
 - Trellis with planting
 - Medallions
 - Opaque or translucent glass
 - Artwork
 - Vertical articulation
 - Lighting fixtures
 - Vertical landscape wall
 - Display Windows



*Existing example of well-designed exterior.
(210 S Milwaukee Ave)*



*Existing example represents great use of projecting metal canopies, material change, articulation, and signage.
(716 S Milwaukee Ave)*

Lighting

Purpose

Quality light sources can be used to give character and enhance the setting of the public realm while also promoting safety and visibility.

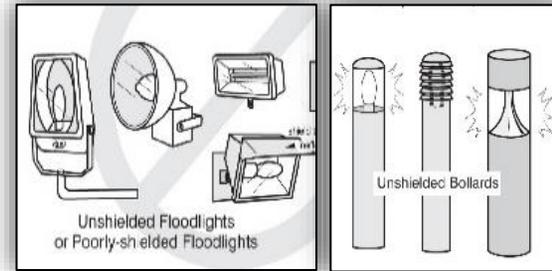
Guidelines

Private Property

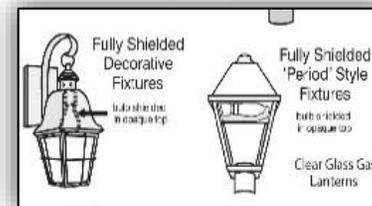
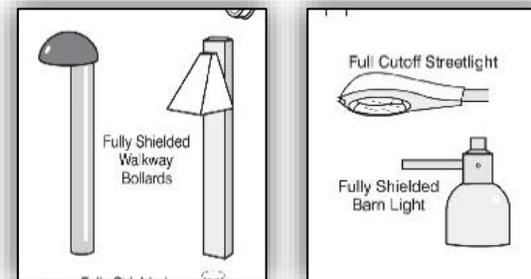
- Provide lighting for vehicle parking, outdoor amenity areas, and service areas.
- All buildings, front and rear, should be lit as to provide security and visibility.
- All exterior lighting should balance the need for energy conservation with the needs for safety, security, and decoration. [MC .- Sec. 7]
- Shielded bollard lighting is encouraged as an accessory light standard along pedestrian walkways.
- All accessory lighting fixtures should be designed and arranged to prevent glare from being casted onto adjacent public or private property to protect against excessive sky-reflected glare. [ZC – Ch.9]

Public Right of Way

- The gateway should have unique lighting including high quality lamp post fixtures and carrying banners.



Discouraged light fixtures that produce glare.



Encouraged light fixtures that shield glare.



Libertyville currently has high-quality lamps closer to the downtown center and should be extended into the redevelopment zone.

Architectural Guidelines - Material

Purpose

To improve the corridor's character, which influences investor and visitor perception on the community, it's vital to build quality developments that establish identity and evoke a better sense of place for our gateway via proper architectural design. [2030 Comprehensive Plan]

Guidelines

- Promote the use of high-quality materials such as limestone, brick, and stone.
- Utilize natural materials such as wood shingle or traditional masonry such as stone and brick when possible and appropriate.
- Lower quality materials like concrete and vinyl should be discouraged and only used in areas that are not visible to the public right-of-way.
- Steel paneling should not be considered as a primary building material.
- Glass can be considered as a primary building material but should be used with consideration of neighboring buildings styles.



Material Palette Options



Architectural Guidelines - Color

Materials (Continued)

- Highly reflective, glossy, or shiny surfaces are discouraged.
- Over-concentration of windows is discouraged.
- Skylights should be integrated subtly into building design as to not be seen to the public right of way.
- Avoid repetition in building design but still promote compatibility among buildings to establish identity and character. [MC – Sec. 7]

Colors

- Colors should be consistent with the architectural style and predominant materials.
- Primary colors should be used on trims, moldings, or possible ornamentation, and are discouraged on an entire façade.
- Balanced and complementary colors should be emphasized with soft, neutral tones. Bright, bold colors are discouraged.
- Intense color contrasts should be minimized.



Bold red color for the canopy is too bright and doesn't complement the façade.



A black canopy and black doorway properly match the white stucco façade and the darker brick tones on the façade.

Architectural Guidelines - Articulation

Purpose

Various architectural strategies can be very beneficial when trying to add character and articulation to the corridor's buildings.

Guidelines

- Utilize color changes to add variation to a building and highlight specific architectural features.
- Material change within the façade or exterior surfaces can add textural contrast and visual interest.
- Minor wall offsets are encouraged to add depth and dimension to a building.
- Height variation is encouraged to contribute to a building's visual hierarchy and emphasize focal points.
- Accent lines can be an efficient and encouraged way to add detail to a building.
- Wall setbacks are encouraged to introduce shadow lines and add depth to a building.



These townhomes set a good example of using minor wall offsets and material changes. (Liberty Junction)



This mixed-use development in Park Ridge, IL is an example of how height variation can add articulation to buildings.

Architectural Guidelines – Prominent Entrances

Purpose

Promote prominent corner buildings, while encouraging smart and aesthetically pleasing entrance designs into high visibility properties of the South Milwaukee Corridor. [2030 Comprehensive Plan]

Guidelines

- Main building entrances should be obvious and easily identifiable.
- Entrances and projections of a proposed building must be visually compatible with neighboring buildings and walkways. [MC – Sec. 7]
- Entrances should be marked by ornamentation around the door.
- Transoms and display windows are highly encouraged for store front entrances.
- An entrance should consider a combination of these elements.
 - Recessed entrance
 - Protruding entrance
 - Canopy
 - Portico
 - Overhang



355 N. Milwaukee Ave, Libertyville, IL



139 N. Milwaukee Avenue, Libertyville, IL

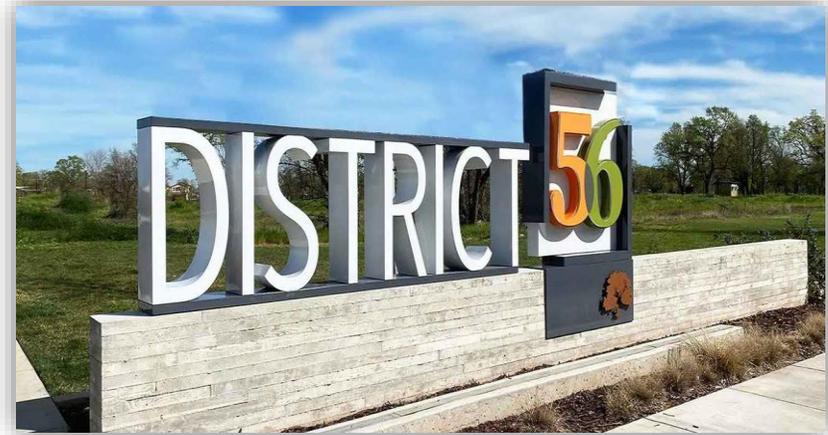
Signage

Purpose

Quality signage has the opportunity to provide a great impression to visitors or investor entering Libertyville through the South Milwaukee Corridor.

Guidelines

- Masonry materials such as stone or brick are encouraged on the base and frame. Plastic or reflective materials are discouraged.
- Letter fonts and sizes should be legible and complement the style of the sign. Fonts should not be difficult to read or intricate.
- Colors should remain limited enough to convey the signs major message. [MC – Sec. 7]
- Monument signs are highly encouraged and required to have landscaping supporting their appearance. [ZC – Ch. 11]
- Pole signs are discouraged along the corridor.
- Wayfinding elements should be designed to be compatible with surrounding community appearance.



Stylish example of a sign made from encouraged materials.



*Existing row of signs that benefit from consistent colors and sizing.
(200 S. Milwaukee Ave)*

Landscaping

Purpose

Quality landscaping is a key opportunity to soften and transform the existing streetscape into a pedestrian-friendly corridor with a calm atmosphere.

Guidelines

- Building foundation plantings are highly encouraged to harmonize with architectural elements.
- Installing clusters of trees is encouraged over rows of trees.
- Screening or buffering of parking lots with well-planted landscaping is required to provide an aesthetic solution. [ZC – Ch. 13]
- Landscaping should incorporate an appropriate grouping of native species, while still encouraging a variety of plantings.
- Native species should always be prioritized to contribute to ecological balance and preserving the natural heritage.



(Sunrise Rotary Park, Libertyville)



*Quality example of existing signage with proper landscaping.
(915 N Milwaukee Ave, Libertyville)*

Streetscape – Public Realm

Purpose

Streetscape improvements can be utilized to provide a safe and attractive gateway into the Village. [2030 Comprehensive Plan]

Guidelines

- Medians should be embedded at key crossings with planting beds and bioswales.
- Intersections should encourage decorative pavers or tactile materials to calm traffic.
- Site furnishing should be provided at the entrances of new major developments including benches and bike racks.
- Sheltered transit stops can enhance the public realm and should be considered at all bus stops.
- Landscaping is highly encouraged along the right of way, emphasizing frequent street trees to enhance the visual appeal of the community.
- Landscaping efforts contribute to reducing the urban heat island effect and promote air quality.



Example of a landscaped median at the entrance to Advocate Condell Hospital.



Existing use of brick-pavers enhance the public realm.

Streetscape – Public Realm

Guidelines

- For separation from traffic, there should be a wide landscaped divider strip between the street and the sidewalk.
- Sidewalk pattern should carry across driveways. Adjacent developments should share driveways.
- Curb cuts across public property shall not exceed thirty (30) feet. [ZC – Ch. 10]
- Walkways must be ADA accessible along the corridor.
- New pedestrian crossings should be striped and encouraged to have decorated pavers.
- Sidewalks along the public right of way should be unobstructed while being inclusive of other streetscape elements.



Sustainability

Purpose

Redevelopments allow for great opportunity to introduce new ideas that can be addressed towards sustainability.

Guidelines

- Bioswales or rain gardens should be considered alongside median landscaping or street curbs in order to slow and filter stormwater.
- Permeable pavers are encouraged to collect stormwater and promote ground infiltration.
- Consider incorporating renewable energy generation on-site such as solar photovoltaics or ground-sourced heating or cooling.
- Sustainable building materials which have low environmental impact due to production, placing and maintenance are highly encouraged.
- Material recycling is highly encouraged during demolition and construction.



Example of a bio-swale embedded into a street curb.



Permeable pavers in a parking lot. (Warrenville, IL)