Village of Palos Park

Western Growth Area

Design & Development Guidelines

May 4, 2021

VILLAGE OF PALOS PARK

WORKING DRAFT FOR DISCUSSION PURPOSES ONLY

Executive Summary

These guidelines are intended to assist the Village and developers in the creation of attractive residential and commercial developments in the Palos Park Western Growth Area (WGA) in a manner that supports and reinforces the overall charm and character of the community. These guidelines provide illustrations and language highlighting best practices for building and site design elements that should be utilized in all new development in the WGA. In addition, the document also identifies prohibited and deterred design elements that are not consistent with the Palos Park Development Code or design best practices.

The document is broken into three chapters, the first being the Introduction. The Introduction provides key background related to the WGA and overall Design Guidelines purpose. Chapter two, Residential Design Guidelines provides guidance on important residential design elements including Architectural Style and Monotony, Building Materials and Color, Massing and Rooflines, Garages, Access, and Driveways, Lighting, Building Orientation, Setback, and Height, Block Configuration, Façade Design, Landscaping, and Environment, Open Space, Conservation and Stormwater Considerations. Chapter three provides general guidelines for all commercial areas in the WGA and includes guidance on Building Materials and Architectural Design, Access and Circulation, Parking and Loading, Rooflines, Lighting, Signs, Landscaping, and Stormwater Management and Low Impact Development Practices. In addition to the general design guidelines, this chapter also separates the commercial areas of the WGA into three character zones 1.) Archer Avenue Site & Mid Iron Club Site, 2.) Golf Course Resort & Town Center, and 3.) Business Park and provides specific design guidelines that support the desired development for each of these areas. Lastly, the final chapter four Appendix includes a map identifying where these commercial character zones are within the WGA.

This document is designed to address new residential and commercial development that may occur in the WGA and is intended to be a complementing document to the ***Western Growth Area Master Plan*** to support and strengthen land-use and development recommendations found within.

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1 Introduction

Introduction

The Western Growth Area (WGA) covers approximately 1,446 acres of land located west of Bell Road. Any and all new development in the Western Growth Area of Palos Park should be held to high-quality standards, in terms of design, materials, construction, site amenities, and overall appearance. To ensure new development in the Western Growth Area aligns with the vision of the Village and positively contributes to its character, it is important to establish, implement, and apply design guidelines for all new development consistent with the recommendations of the Western Growth Area Master Plan.

The following guidelines establish standards related to aesthetic and design components for residential and commercial development within the Western Growth Area. The guidelines focus on promoting high quality development that will complement and enhance the overall character of the Village. These Design and Development Guidelines do not attempt to dictate architectural styles or "make all the buildings look the same." They are not intended to restrict creativity or limit design solutions, but to improve and enhance the overall scale, quality and character of development within the Western Growth Area of the Village.

More specifically, this document provides guidance on building design elements such as massing, orientation, building materials, access, and fenestration. In addition, this document also provides direction on site design, addressing open space and stormwater management, transportation improvements, right-of-way design and street lighting. The guidelines strive to promote a level of quality, compatibility, and consistency that will help keep the Village of Palos Park attractive and distinguishable from other surrounding areas. It should be emphasized that the Design and Development Guidelines are for overall guidance only. Each individual development project should be reviewed and considered by the Village on a case-by-case basis. The Design Guidelines should be used to inform decisions related to development approval and long-term planning.

Design Guidelines Purpose and Objectives

These guidelines address both the public and the private improvements within the Western Growth Area and are intended to support and strengthen land-use and development recommendations found within the Western Growth Area Master Plan. In general, the design and development guidelines strive to:

1. Promote residential and commercial development that will help create and reinforce the desired character and identity for the Village of Palos Park.
2. Promote new development that complements the character of the Village.
3. Ensure high-quality and compatible building and site design throughout the Western Growth area.
4. Establish a development pattern that recognizes the existing natural resources in the community, and foster development that is in harmony with the natural environment.
5. Foster development that respects pedestrian and bicycle activity, while still accommodating automobile and truck traffic.

These guidelines will be used by the Village in reviewing plans and proposals for all new development within the Western Growth Area. They should be considered "supplements" to the Village's Comprehensive Plan, Zoning Ordinance, and other applicable codes and ordinances. Developers, architects, and property owners should also use these guidelines as a reference as they prepare plans for new development projects.

2 Residential

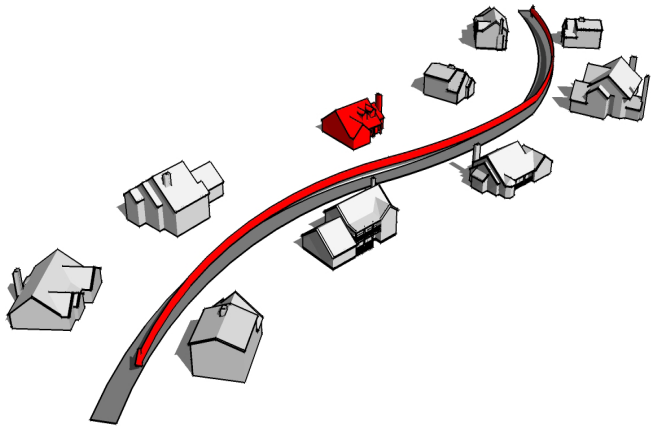
Residential Design Guidelines

The following set of design guidelines for residential development outline the forms of development and amenities residents expected in Palos Park, such as a great quality of life, attractive and well-constructed buildings, beautiful and accessible outdoor spaces, and access to dependable services and infrastructure. The character and charm of Palos Park should be both safeguarded and extended to new areas in the Village through adherence to these core principles and guidelines.

Architectural Style and Monotony

Planned communities often can get caught up in monotonous architectural designs due to economies of scale for building materials and construction lead time. This leads to cookie cutter neighborhoods with little variety in aesthetic or character also known as "suburbia." The existing residential neighborhoods in Palos Park consists of a variety of housing types utilizing traditional architectural styles and materials. These areas have established a sense of place and character that should be continued into new developments. These guidelines promote new construction that complements this traditional building style and prevent monotony.

- New homes do not need to be historic replicas, but should offer high quality and compatible interpretations of the traditional styles present within historic and traditional neighborhoods. Mixing of architectural styles within a single residence is strongly discouraged.
- Development of single-family homes should consist of traditional architectural styles. Modern architectural styles should not be permitted on lots smaller than 1/2 acre. In addition, shipping container homes should not be permitted at any scale of development.
- Monotonous development should be avoided. A variety of architectural styles and floor plans should be promoted throughout the community. With the exception of attached residential units, no home should be excessively similar to any other home along a street or cul-de-sac.
- Minor changes such as changing colors and building materials, mirroring elevations, and changing interior floor plans in and of themselves, are not acceptable practices for circumventing anti-monotony objectives. These can result in monotonous patterns or appearance. However, floor plans may be repeated if exterior facades are suitably redesigned to avoid similarity. The priority concern is with the front façade addressing the public right-of-way.
- Determination of similarity should be at the reasonable discretion of the Village, based on these design and development guidelines. The Village of Palos Park recognizes the need for efficient development achieved through economies of scale, however, these economies can still be achieved without monotonous development practices. The Village will determine excessively similar homes by evaluating floor plans, rooflines, facade's, windows, doors, entry features, primary building materials and primary colors. Architectural design schemes for single subdivision neighborhoods or phases are encouraged to be submitted for informal review to establish conformity and appropriateness before developing final construction drawings.



Building Orientation, Setback, and Height

The placement and orientation of homes can encourage a sense of community and collectiveness. Orientation of buildings can also increase sun/shade and climate effects on a home as well as provide scenic views for residents of the surroundings.

- All single-family detached housing should be oriented with its main entrance facing the street. This encourages interaction with neighbors and fosters a greater sense of community.
- Multi-family housing should have a single dedicated main entrance or gateway that is oriented facing the street. If building is U or L shaped a single entry way or gateway should still be provided with a walkway in a courtyard type design to the inset units.
- Cottage and cluster housing developments that are around a communal open space and do not have direct access from a public road should be oriented towards the shared open space.
- Attached single-family units such as townhomes or villas should be oriented to the street or central courtyard. Ground level units should have front porches to encourage a sense of community. These units should have all parking and loading access from the rear of the building along a service road.
- Front facing garages on attached dwelling units should be discouraged in residential neighborhoods. In cases where development restricts alternative garage layouts front facing garages should be allowed to protrude from the front building line a maximum of six feet.
- Structures and landscaping should be placed in a manner that protects the desired privacy of a home while not obstructing views from neighboring properties across the site. For example, a property owner may plant a row of trees, bushes, or grasses along their driveway. However, in the front of the property this row should be thin enough to permit cars, pedestrians, or cyclists on the sidewalk/street to see a vehicle if it were to back out of this driveway.
- All housing development in a neighborhood should follow a similar setback from the street for the entire block, no more than a five foot allowance for articulation between buildings in traditional residential neighborhoods should be permitted. The use of a uniform setback protects both sight lines for driveways and intersections providing better visibility for both vehicles and pedestrians along the street/sidewalk. Porches should be allowed to protrude into required setback.

Building Orientation, Setback, and Height Continued...

- When residential development is adjacent to commercial, the larger setback should be used to provide adequate protection from adverse impacts. In addition to a setback, a landscaped buffer should be utilized to further separate these uses.
- Dwelling units along arterial and collector roads should be set back further from the right-of-way than homes along local circulation roads. Further, landscape buffering should be used adjacent all arterial streets.
- House additions should be allowed only within the approved building pad area.
- Maximum height for single-family and multi-family should be four to five stories or 35 feet.

Accessory Uses and Amenities

- Accessory buildings, such as garden sheds are allowed and should be limited in size on lots less than 1/3 acres and conform to Village of Palos Park zoning setback constraints. All swimming pools should comply with the Village of Palos Park and Cook County regulations.
- Any pool should be rendered invisible from the street and adjacent properties using fences and landscape screening.
- Outdoor play structures should be placed so as to not obstruct views of adjacent property owners. If obstruction of adjacent property owners views is unavoidable, play structures should be screened with appropriate landscape material so adjacent properties are not forced to view the play equipment.
- Basketball hoops and portable play equipment structures should not be allowed in the front yard setback. Basketball hoops, when used, should be pole mounted and not attached to a roof or building structure.

Mechanical Equipment

- Mechanical equipment for utilities and HVAC should be screened so that they are not visible from the street or adjacent property. All utility cables should be underground.
- Satellite dishes under 24 inches should be permitted as long as they are not visible from the front of a home. Antennas for TV and other uses should not be attached to the exterior of a home, when possible should be placed in the attic. Larger dishes should not be allowed.

Senior Housing

Special considerations should be taken with the design of developments for senior housing to ensure these properties support opportunities to age-in-place in the Village.

- Senior housing developments should provide extensive sidewalk and pathway connections within the development and nearby commercial destinations, parks, and open spaces. Sidewalks and pathways should be paved and avoid the use of gravel, woodchips, or other potentially uneven material that would be difficult to navigate in a wheelchair. In addition, sidewalks and paths should be finished with a slip resistant finish such as brushed concrete.
- Developments should be well landscaped and provide a vibrant outdoor experience that includes street furniture and places to rest. In addition, lighting should be integrated into all pathways within the development to support visibility and overall safety.
- Developments should minimize steps and steep slopes on pathways in the public realm. In addition, sidewalks should follow ADA standards and be a minimum of five feet in width throughout the development.
- Buildings should have entrances as grade and avoid steps, however when steps are needed to enter a ADA ramp at the primary entrance should be provided with handrails on both sides.
- Crosswalks should be painted or paved for high visibility and utilize tactile pavers at corners and provide crossing signals with audible timers and flashing lights where appropriate.
- For wide streets areas of refuge such as planted medians should be utilized.
- Multifamily senior housing facilities should integrate covered drop off areas at the entrances.
- Senior housing development should utilize universal design best practices to support aging in-place. Universal design encourages the integration of at grade building entrances that avoid steps and thresholds as well as the use of ADA standards in the interior building layout design to make units accessible for residents with limited mobility.

Building Materials and Color

All new construction should be of high-quality utilizing natural materials and traditional architectural styles so the New Growth Area reflects the character of Palos Park. The building materials and color of a home are important considerations, low quality materials or unsuitable colors can impact the value of a home and the aesthetic of a block. Repetitive materials and colors much like repetitive architectural style should be avoided to prevent monotony. The Village of Palos Park incorporates a variety of traditional colors and materials where no one is more predominate than another, this aesthetic should be promoted with all new construction.

- Exterior finishes should be natural with heavy use of masonry, stone, wood, or engineered wood. Aluminum or vinal siding, concrete blocks, or poured concrete should not be permitted as finish materials.
- Natural brick facades are permitted, but painted brick should be prohibited.
- Exterior finishes should utilize appropriate accents to highlight entries, windows, dormers, porches and other architectural details using historic models. Acceptable accent materials include stone, through body* engineered stone, hardee board, trex, terra cotta, copper, and wood and metal trim. Exterior Insulation and Finish Systems (EIFS) should not be permitted. (*Through body, meaning the material has the same coloring on both its surface and within its body. This type of material does not show scratches or other types of damage as much as a product with a printed veneer.)
- The same materials should be uniformly used on all sides of the building. Elevations of different colors and materials should not be permitted, including brick or stone front facades with wood slated siding on side and rear elevations.
- Columns, banisters, balusters, shutters, and other architectural details are encouraged provided they are compatible with the architectural style of the home.
- Roofing materials and color should complement the architectural style and color of a home.
- The predominant color of new homes should be neutral or earthtones reflecting natural materials. Contrasting and complementary colors can be used for accents and should be utilized to help distinguish or highlight architectural elements.
- All patios, decks, and terraces should be constructed within the approved building envelope and on the final building pad. They should be incorporated into the architectural style of the house and should complement the structure in material and color.

Massing and Rooflines

In keeping with the character of Palos Park, the overall massing and rooflines of new development should reflect the existing context. The focus should be on design and balance over maximizing lot build out. All buildings should not be uniform but their overall massing should not shadow or be in the shadow of neighboring buildings. Ultimately, massing of building should be to scale with the character of surrounding developments.

- To fit with the overall character of the Village, new construction should follow the height, mass and scale of existing homes. The height of residential single-family and attached homes should be measured from the established finish grade determined and approved by the Engineering Drawings up to the mid-point of the roof. If the home has a "walk out" or "English basement" the height should be measured from the average between the lowest grade and the first floor level.
- The massing of the building should incorporate portions that are articulated with step backs or protrusions to create visual interest. No elevation larger than 30 feet should be flush for the entirety of the face. Exceptions may be made by the Village Building Department.
- Historical architectural elements such as bay windows, turrets and other architectural features deemed appropriate are encouraged. These architectural features soften the appearance and break up wall masses of a home.
- Other architectural details such as exterior trim can also add interest, scale and dimension to a home. Wide casings around windows, shutters, corner and frieze boards, balusters and columns should all be compatible with the home's architectural style and are highly encouraged in the design of the building. Horizontal details such as trim bands are also encouraged and should be appropriately scaled to the home.
- Foundations should not be elevated in order to avoid adding additional height to a building. Any exposed foundations should be finished with brick or stone.
- Front porches create semi-public space for interactions with neighbors and help to foster a sense of community in a place. Front porches are encouraged in the design of all new homes and should incorporate the architectural style of the building and be appropriately scaled. Front porches should also have a minimum depth of six to eight feet.
- Appropriately articulated rooflines add architectural interest and break up the mass that can be created by a large imposing roof. Chimneys, dormers, roof shape and architectural style are aesthetic considerations that can reduce the perceived height and mass of a home.

Massing and Rooflines Continued...

- Articulation of the roof is encouraged, variation breaks up the massing of the building adding greater aesthetic appeal. This can be done with the addition of dormers or variations in the height of segments of the building, ie. using a lower pitch for the garage roof and a high pitch for the roof above a family room.
- All homes should have roofs that complement the overall design of the building with considerations of creating architectural interest from all sides of the building.
- Varying roof types are an easy way to implement variety and break monotony across multiple buildings in a development. Permitted roof types include gabled, hipped, saltbox, cross gabled, gambrel, and pyramid hip. Roofs without a pitch or flat are not permitted on single-family homes.
- Dormers are encouraged to create visual interest and break up the roof line, however they should be appropriately scaled and placed on the roof with respect to the architectural style.
- Roofs should have overhangs and eaves that create shadow and accent the articulation of the building, these overhangs should also vary to add to this appeal. In addition, overhangs should be sized to provide a functional purpose to protect lower levels from the weather and not merely be ornamental.
- Roofing materials should complement the architectural style of the home and utilize natural materials such as slate, clay, or terra cotta tiles. Asphalt shingles may be used if high quality architectural grade with a 30-40 year laminate.
- Any perforation to the roof such as vents for sewer, plumbing, or attic should be combined. The use of continuous ridge vents or gable vents are encouraged. All vents should not be visible from the street and should blend with the building materials and colors.
- Non-traditional design elements like skylights should not be visible from the street and never placed on the front elevation of a building. Skylights should be flush with the roof and should similarly complement the color on the roof.
- Chimneys should be incorporated into the design of the roof and complement the roofline. Chimneys can reduce the overall bulk of a building and break up the massing and should be encouraged. All chimneys should utilize natural stone material and complement the architectural style of the building. Wood veneer on chimneys should not be allowed. Any galvanized flues should always be covered with a decorative cap or screening and never exposed.

Façade Design (entrances and windows)

Accents and articulation of the architectural design are important elements to stylize and complement the established residential character of Palos Park. These elements although small, add to the overall aesthetic and sense of place.

- The façade of the home should articulate appropriate architectural accents to highlight entries, windows, dormers, porches and other detailing. Traditional building designs should be the point of reference for new residential construction. All openings including windows and doorways should be specifically articulated in this manner as well and complement the architectural style of the home. All homes should be attractive within the community and inviting; the installation of different styles of windows on the same façade should be discouraged.
- All elevations of a home should have windows. Windows should be placed with a frequency appropriate to the architectural style. The design should err on the side of too many windows over too few. The scale of windows and doors on the façade should also be appropriate to the architectural style of the building.
- All accessory buildings should utilize natural materials and reflect the architectural design of the main structure.
- Foundations should be at grade, raising the top of the foundation to create a lookout or walkout basement by creating a berm should not be permitted. Exposed foundations should be finished with brick or stone. Walkout basements should only be permitted where the site naturally slopes and allows for such design with minimal to no cut and fill.
- Mechanical equipment and connections should not be visible on the street facing façade of any buildings.
- All entry stairs over three steps should have handrails and should follow the building code requirements of Palos Park.
- Porches, decks, balconies, and window boxes should use the same materials and accents appropriate to the architectural style of the building.
- Handrails or guardrails should utilize natural materials and have sturdy connections to the building.
- Front entrance should be no higher than 4 feet above grade to maintain a visual connection with the street.
- Exterior doors should be of high quality finished material and the inclusion of windows and design elements are encouraged.
- Shutters on the façade of the building should be made of high quality materials such as solid wood or engineered wood and be appropriately sized to windows. Shutter-dogs, and hinges should be used even with decorative non-functional shutters. The use of plastic or other low quality materials shutters is highly discouraged.

Covenants

- Damaged and deteriorated exterior building materials should be repaired or replaced within a reasonable period of time that takes into consideration the amount and type of damage/deterioration. For example, broken windows may be replaced in a matter of weeks while replacing siding may take months due to weather and contractor availability.
- Handrails should be maintained and replaced when showing signs of splintering, rot, or other damage.

Solar Panels

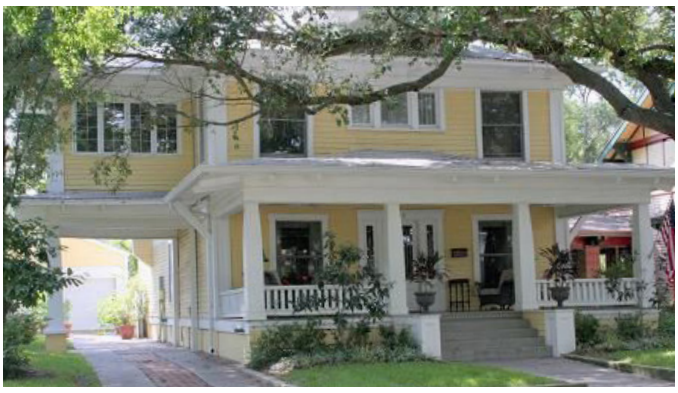
Solar panel installation on residential buildings and properties must go through the Village's Solar Permit Review process and be approved before construction. The following offers guidance on solar energy system design based on best practices for new construction and reroofing.

- Building placement on the site should consider shade from adjacent properties and maximize efficiency of the solar system. In addition, placement should also be considered to minimize the need to cut mature trees in the Village and preserve the tree canopy wherever possible.
- Developers should choose trees and plantings for the site that will not grow to shade and impact the efficiency of the solar installation system.
- The arrangement of solar panels should be integrated into the roof and avoid interruptions in the array from rooftop projections such as vents or skylights.
- Solar panel installations should be encouraged on south-facing angled roofs.
- Solar installations with high public visibility should be well-integrated into the overall design of the building. The use of photovoltaic shingles or tiles are highly recommended in these cases.
- Properties with "flat" roofs should include architectural elements in the overall building design such as parapets to attractively screen solar energy systems on the roof.
- Solar panel systems should complement the building color and pattern as much as possible and avoid high contrast.
- Panel systems should use non-reflective coatings to reduce glare. In addition, frames and other elements should also utilize non-reflective materials.
- Solar panel installations should be oriented to avoid reflecting light into windows of neighboring properties and public areas.
- System infrastructure such as supports and conduits if visible should be designed to match the roof color and avoid contrasting.

Garages, Access, and Driveways

The storage of vehicles is not the primary function of a residential house. "Snout houses," where the garage is projected out front beyond the residence, have dominated many suburban developments since the 1950's. This design detracts from the overall aesthetic of the residence. All new development should understand that the garage should not be the leading feature in the design.

- Garages whether attached or detached should follow the same façade treatment as the house and utilize the same materials.
- Attached and detached garages are permitted.
- Rear or side access garages are preferable to frontloading. However, frontloading garages should be allowed and may project between four and six feet from the main building facade.
- Garage door material and design should complement the architectural design of the house. Carriage style garage doors are preferred. Garage doors with windows are encouraged and should complement the architectural style of the house. Solid aluminum, metal, or wood paneled garage doors should be discouraged.
- The offsite storage of seasonal or periodically used vehicles is strongly encouraged. Storage of Recreational Vehicles (RVs), boats, trailers, or other vehicles on driveways in front of the front building line is prohibited by the current code. Cars stored seasonally or periodically and covered on driveways should also be prohibited.
- Driveway materials consisting of gravel, tar and chip or other lose material should not be permitted. All single-family homes should have driveways constructed of asphalt, concrete or brick pavers. The use of pattern stamping and/or coloring may be appropriate in some cases provided the color and pattern complements the architectural style of the home. The surface area of a driveways should be minimized. Large areas of hardscape should be discouraged including large aprons, turnarounds, and excess parking areas. The construction of two driving strips for wheels, with a landscaped or turf center known as "strip-drives" are encouraged.
- Carports should not be permitted unless they are incorporated into the primary structures architectural design as a port cohere.
- Where front-loading garages are permitted architectural design elements that provide relief to the facade and soften the overall face of the garage door should be provided. This may include the use of windows, columns, roof details, and other architectural accents.
- Garages that are front-facing but side-loading should be permitted but rear-loading garages, attached or detached, are preferred. All detached garages should be located behind a home.
- Garages with multiple bays should have separate garage doors for each bay. One large garage door for all parking stalls within the garage should not be permitted. Separations or fenestrated columns providing the appearance of separate garage doors are encouraged for all doublewide doors. All two car and two-and-half car garages should have separate garage doors for each bay. 3-car garages are preferred to have separate doors per bay; however, one singlewide door and one doublewide door may be acceptable.
- Residential living spaces above a detached garage should be prohibited. Guidelines discouraging monotony apply to the size, color, placement, and appearance of detached garages.
- Attached garages should include windows in their design to visually break up the flat blank walls and door. Any windows should follow the spacing and style of the residential building and read as intentional in the overall design of the site.
- Design elements to create visual interest and soften the massing are encourages on all garages. Such elements include but are not limited to dormers, trim, windows, corner and frieze boards, balusters, and columns all of which should be respectfully scaled to the building.



Lighting

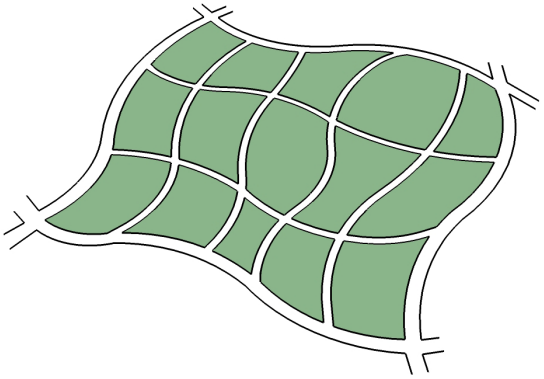
Palos Park is uniquely situated within and adjacent to large nature preserves. These natural areas make lighting a key concern for any new development. Lighting should be attractive yet minimal, high-lighting development design, providing safety and security while at the same time preserving the night skies from unnecessary illumination and spillover.

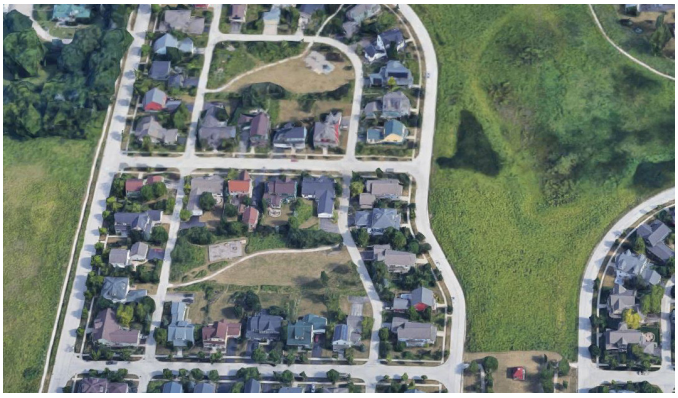
- Decorative streetlights within residential areas should provide adequate light for public safety and only use downward directional illumination to minimize light pollution.
- Exterior building lighting to highlight architectural elements including up lighting or spotlighting should be discouraged.
- Lighting on buildings should be subtle and understated. Entry lighting and subtle building lighting should utilize low glare light bulbs. LED and energy efficient lights are encouraged as long as they mimic the warm atmosphere created from an incandescent bulb, no bright white or daylight blubs should be used. Fluorescent bulbs, creating harsh flat light should be discouraged.
- Motion activated flood lights/security lights are permitted only if downward facing directional fixtures are used. Light from motion activated flood lights/security lights cannot extend past individual owners property line and should not illuminate adjacent neighbors property.
- Outdoor lighting of "Sport Courts" such as tennis or basketball courts and other privately owned recreation facilities should not be permitted.

Block Configuration and Circulation

Transportation considerations are extremely important in the design of new developments and residential neighborhoods. Circulation and access to Palos Park and amenities should factor into the street configuration of residential areas. A clear hierarchy of roadways is necessary to provide the appropriate circulation service to an area and should be visible in the site development design.

- New development subdivisions should incorporate circulation and lot patterns that reflect the street system of existing development and the established neighborhoods in Palos Park, such as Palos Dells, Shadow Ridge, and Post Rail Farms.
- Treelines along collector and arterial streets should be maintained and established in along new roadways.
- Site design should be specific to the area and determine a street configuration that works with the existing topography and drainage of the site. All fire and emergency service access requirements should be met by the given design.
- Preferably the street configuration should follow a blocked, or curved grid structure with a clear hierarchy of access and circulation throughout the site.
- Minimize the use of cul-de-sacs in neighborhood design and use only when necessary. Cul-de-sacs decrease accessibility and access within neighborhoods.
- Private driveways serving more than two dwelling units should be discouraged unless made in an effort to limit curb cuts in the right-of-way for a desired development.
- Subdivisions are connected via a network of roadways that feed into arterial roads and avoid the use of cul-de-sacs and other road configurations that dead-end.
- Appropriately scaled public access roads; street widths should be in general conformance to the roadway width cross sections recommended in the Western Growth Area Master Plan.
- Minimize curb cuts onto arterial roads from residential developments. This reduces the risk of traffic conflict merging onto major roads.
- All new developments should provide a minimum level of connectivity to create a pedestrian friendly neighborhood. New development should reflect a street hierarchy for sidewalks. Denser neighborhoods with houses developed on lots under 1 acre should provide sidewalks on all roads and connections to adjacent neighborhoods and destinations. Larger lot developments in lower traffic areas should provide at minimum sidewalks on arterials roads that fill gaps in connections between neighborhoods and key destinations in Palos Park.
- Trail network connections should be provided where appropriate to provide access to and through open space and natural areas, and to connect to other local and regional trails within the area.
- New arterial and collector roads should be fully landscaped on both sides. Heavy landscape buffers should be provided when a road abuts an undeveloped area.
- Site design should incorporate open space, focal points and a variety of gathering places for residents.





Landscaping

Curbside appeal and overall attractiveness of a home also includes its front lawn. Lawns provide open space that supports the ecology of a place, absorb stormwater, provide habitats and recreation space and serve as a buffer for developments from the street. Developments should provide landscaping that incorporates environmentally considerate design.

- All new development should use native plants on site and never invasive species in the planting plan.
- Planting materials including soil, mulch, trees, shrubs, turf, and other vegetation should be locally sourced and preferably obtained within a 60 mile radius of the site to minimize the introduction of harmful foreign insects or funguses to the local ecosystem.
- Green stormwater infrastructure considerations should be made for implementation on parkways and wherever appropriate on site.
- Landscaping or screening should buffer any utilities visible on properties from the public right-of-way and adjacent properties.
- Street trees should all be native to the northwestern Illinois region and also be salt resistant species as approved in the Village Code Appendix 1460-F: Specimen Trees.
- Each lot should be planted with foundation plant species and at least two trees identified on the Village's "Specimen Trees" list (excluding parkway trees).

Environment, Open Space, Conservation and Stormwater Considerations

Conservation design promotes the use of development patterns that aim to preserve contiguous areas of open space by grouping housing structures together. This environmental site design approach enables the use of naturalized stormwater management techniques to minimize or eliminate storm-water runoff. It also establishes areas of open space that can be used as neighborhood or community parkland. Conservation design minimizes the amount of roadway and utility infrastructure needed to serve a given development, which saves money and reduces the overall development footprint.

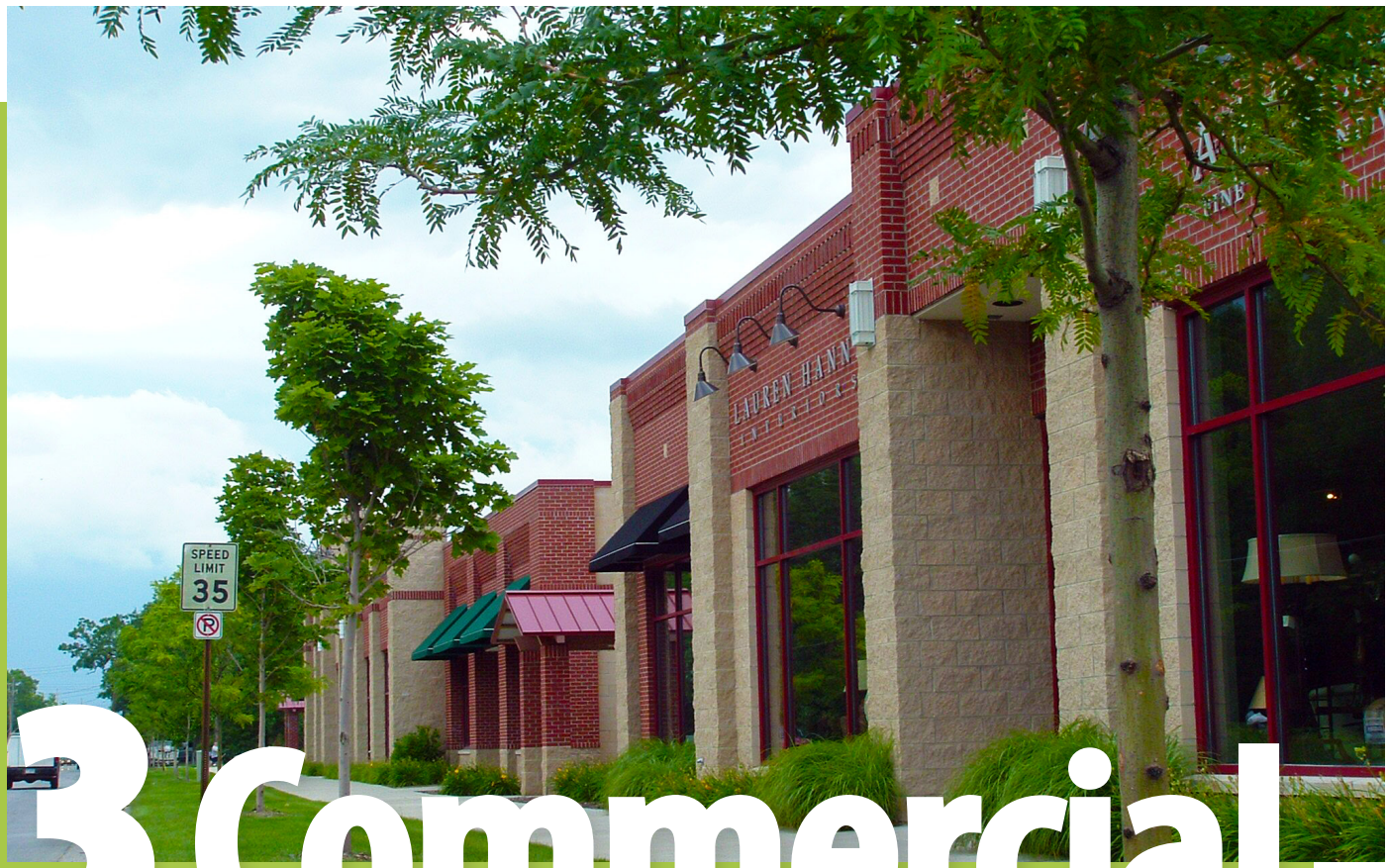
- All development should complement the character of adjacent buildings and the existing landscape.
- Natural features and systems, including large existing trees, topography, wetlands, and drainage characteristics, should be protected and incorporated into the planning and design of the subdivision and individual residential lots. Developers must consult with the Village concerning any removal of trees, shrubs and other plants on Village owned property or public right-of-ways. Developers must also consult the Village regarding tree removal as part of the development process. In addition, all new development must also follow the Arboricultural Specifications Manual prepared by the Village Arborist.
- Wetlands, floodplains, mature woods, and areas of ecological or archaeological significance should be preserved as open space. Open space should be kept contiguous to allow for greenbelt/wildlife corridors. Where feasible multi-use trails should be implemented through these open spaces to create and connect a greenway network throughout the WGA.
- Cut and fill grading techniques should be minimized with new construction. Developments should be designed to work with the existing topography of the area and minimize the need for cut and fill for building pads.
- All new utilities should be placed underground or "trenched" in the right-of-way. Place all public and private utilities in collective trenching under the right-of-way, this more cost effective and provides fewer environmental hazards than overhead utility structures.
- Preserve open space and access to open space when possible. The layout of developments should preserve open space for community recreation as well as allow easements for multiuse pathway connections to forest preserve land and habitats for wildlife.
- All new developments should provide accessible parks and open space that reflect the desires of residents of the development and the Village as a whole. Parks and open space should be walkable from residences and provide linkages to area-wide facilities which provide active recreation. These spaces should also be appropriately scaled for the neighborhood they are within.

Environment, Open Space, Conservation and Stormwater Considerations Continued...

- Conservation design practices should be encouraged for stormwater infrastructure. Techniques that should be utilized in all new development include but are not limited to the use of bioswales, water retention ponds/cisterns, rain barrels, green roofs, and pervious pavers and concrete for parking areas.
- A stormwater management plan is required for all new development to mitigate the potential impact the development may have on the hydrology and watershed in the area. Careful site planning, appropriate landscape materials, proper wetland buffers and sedimentation basins and filters, erosion control, and tree preservation should be important components of a comprehensive storm water management plan.
- Retention areas should be designed to consider maintenance requirements, water quality, visual characteristics, recreational and wildlife values, as well as hydrologic criteria. Shoreline erosion mitigation techniques should also be implemented.
- Developments should include the use of effective and attractive buffers to protect residential areas from adjacent arterial roadways and non-residential development.
- Public access to the Calumet Sag Trail, Palos Park area forest preserves, and other environmental resources should be provided for recreational purposes and for the general enjoyment of residents and visitors. Where possible, scenic views and vistas from public rightsof-way should be preserved to enhance the unique image and character of the area.
- Parkways and other public right-of-ways should utilize green infrastructure that mitigates storm water runoff. This includes but is not limited to the use of pervious pavement, rain gardens, bioswales, and planted parkways with curb cuts that collect and absorb runoff from sidewalks, parking lots, and streets.

Conventional Devleopment Pattern

Conservation Design Development Pattern



3 Commercial

Commercial Guidelines

Commercial development plays an important role in the quality of life in Palos Park. The Western Growth Area presents new opportunities to strengthen the Village's economic position and provide attractive and desirable commercial development offering a variety of shopping, dining, entertainment, service, and employment. All new commercial development is expected to meet the high standards for quality and character reflective of Palos Park, providing gathering places and amenities to the community and serve as an attraction to the area.

The Western Growth Area has three distinct commercial areas:

1. The vehicular oriented Archer Avenue Site and Mid Iron Club Site;
2. The Golf Course Resort & Town Center area designated for the area adjacent to the Cog Hill golf course; and
3. The area north of Mount Vernon Memorial Park stretching to Archer Avenue designated for a potential Business Park.

Each of these will support different types of commercial but still need to fit into the context and character of the community. See chapter 4 Appedix for a map from the Palos Park Western Growth Area Master Plan highlighting these commercial areas in the community.

General Guidelines for all Commercial Areas

The following section outlines general design guidelines that should be applied to all new development in the Western Growth Area. The guidelines are not intended to restrict or dictate architectural style or limit creativity but to ensure new development utilizes appropriate building materials and colors, circulation patterns, and other features for compatible new commercial development in the Village.

Building Materials and Architectural Design

- Predominate colors for new buildings should reflect natural tones utilizing brick and stone colors ranging from red to cream. Contrasting and complementary colors should be used exclusively for accents to buildings and to highlight architectural features and entrances.
- New commercial buildings should be constructed primarily of traditional masonry building materials such as natural stucco, brick, or stone. These materials should be used on all sides of the building. The building should reflect high quality materials and be attractive from all angles. Tilt-up concrete/ precast panels may be used as long as it exhibits high quality craftmanship, material, and installation for exterior facade.
- Recommended accent materials include stone, terra cotta, wood and metal trim. Engineered materials may be used if they are through body materials and not printed or laminate.
- Nontraditional building materials such as aluminum siding, vinyl, plastic and metal panels should be discouraged.
- Awnings and canopies can be used for weather protection and as visual elements to the street level of the building. They should be permanently fixed to the façade and should be original to the architectural design and appropriately scaled for the space. Awnings and canopies should utilize natural materials, vinyl is not permitted.
- Dryvit or other synthetic cladding is not permitted on the first floor of commercial buildings and should only be utilized as an accent material on upper floors. No more than 10% of the building elevation should consist of synthetic cladding.
- Any damage to exterior façade elements should be repaired and replaced in a timely manner.

Access and Circulation (pedestrian and vehicular)

- All lots should provide a planted sidewalk adjacent to the main roadway with a minimum 5 foot planted parkway and a minimum 5 foot sidewalk.
- Sidewalks within the development should connect to sidewalks along public right-of-ways and adjacent neighborhoods.

Parking and Loading

- All parking lots should be designed for proper drainage and implement green stormwater infrastructure in landscaped medians or islands and use pervious pavers/concrete on hardscape.
- All parking should be bricked and/or paved and consistently maintained and kept in good condition.
- Parking striping and crosswalks should be well marked and maintained.
- All parking lots should have curbed perimeters and ADA access to pedestrian pathways and sidewalks.
- All parking should provide clearly marked pedestrian walkways within the interior of parking areas.
- All parking lots should provide planted medians and islands between bays of parking to break up the expanse of continuous asphalt/hardscape parking surface area.
- All loading, services, and garbage should be screened from view utilizing evergreen plantings and/or decorative masonry walls.
- Loading and all other back of house activity should not be located in front of any building or visible from the main roadway and preferably integrated into the building design. In addition, loading and other back of house program should always be screened from adjoining residential areas.
- All new development should address internal site circulation. The strategy should deal with parking, loading and pedestrian access into and within the site.
- Decorative design features such as brick sidewalks and decorative brick on street or driveway inlays should be utilized to support wayfinding on site.

Rooflines

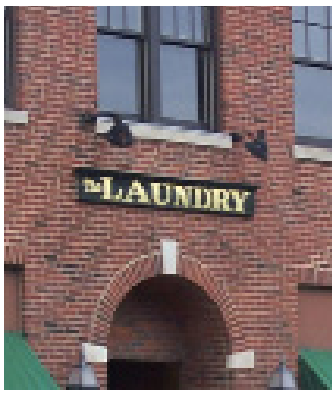
- False parapets should be avoided. Parapets should be a part of the design wherever flat roofs are utilized to add interest to the building profile and hide all rooftop mechanical equipment and vents from ground view.
- Detailing, such as cornices and other elements along the roofline are encouraged.
- Rooflines, detail elements, materials, and colors should all complement the architectural style of the building and contribute the character of the development and complement existing commercial in the Village.
- Rooftop equipment should be fully screened on all sides by a parapet or other architectural element. Fencing as screening is prohibited.

Lighting

- Lighting should be incorporated into entries, signage, displays and pedestrian walkways and parking areas for wayfinding and general safety.
- Crosswalks should be illuminated by streetlamps for safety.
- Lighting should only be used to highlight architectural features if it is subtle and does not use spotlights or causes significant glare and light pollution.
- All lighting on site should be directional down-lighting with the exception of architectural feature lighting.
- Sodium light fixtures are not permitted. All fixtures should use diffused, soft white light LED; high energy saving bulbs are encouraged.
- The use of diffused soft white light is preferred, no bright white lighting should be allowed.
- Exterior light fixtures should be concealed and in cases where not possible the can or fixture should be coordinated with the architectural style of the building.
- Bollard and wall seat lighting should be used in pedestrian areas.
- Pedestrian lighting should be designed to fit with the "traditional" style of the development and be scaled for pedestrian walkways, not to exceed 10 feet in height.
- Communal open spaces that are utilized for programming, sidewalks, and crosswalks should be illuminated by streetlamps.
- Parking lots should be lit in all commercial areas with lamps properly scaled to the development. These lamps should be directional down-lights.
- Development lighting should not extend past it's the property boundary onto neighboring properties.

Signs

- New development should provide "gateway" signage and design features at key locations along the corridors. "Gateway" treatments may include special signage, landscaping, and/or lighting.
- Ground signs shall be monument style with a base equal to the width of the sign. Pole signs are prohibited.
- All grounds signs shall be fully landscaped with a variety of native perennials and optional annuals.
- Monument sign lighting should be externally illuminated with a soft white light when appropriate for engraved and projected lettering. Letters internally illuminated should use a soft white light source and not cause glare.
- Signs should be sized proportionate to the scale of the building and complement the façade.
- Exterior building signs should be limited to business identification and description. Electronic message boards and advertising signs are prohibited.
- Exterior sign design and color should complement the architectural style of the building and be integrated into the façade of the building.
- Wall mounted signs, blade signs, and projecting signs are encouraged. Box signs are prohibited.
- Raised lettering on wall mounted signs are encouraged and should utilize font styles and colors that maximize readability.
- Illumination for building mounted signs should utilize lighting fixtures that complement the overall architectural style of the building.
- Signs for developments should not include the name of developer.
- It is encouraged for a developer to submit a complete sign package and guidelines for commercial development to ensure cohesive design.



Landscaping

- All landscaping should utilize native plants to the Northern Illinois Region. Invasive plants are prohibited anywhere on the site.
- Plantings in parkways along the public right-of-way and in parking medians or islands should be salt resistant species.
- To create defensible spaces in the site design, shrubs and grasses adjacent to streets, driveways, sidewalks, or paths should not be taller than 4 feet or obstruct views at pedestrian height or enable a person to hide behind. Taller shrubs and grasses are permitted if setback a minimum of 5 feet from sidewalk or path adjacent to a building structure. Trees should have their lowest branches trimmed from grade to a minimum of 6 feet along sidewalks to prevent obstructing the pedestrian path and allow visibility.
- Planters and landscaped areas should buffer parking and service areas. Evergreen plantings are preferred and large areas of mulch should be avoided.
- Parking and service area landscaped buffers should be a minimum of 5 feet in width and provided around the perimeter of the lots.
- All landscaping should be well maintained and kept in an attractive condition. Maintenance and care program should be established as part of the site development approval process. Required maintenance includes but is not limited to mowing, clearing litter, pruning, and periodic fertilizing. Internal irrigation systems are encouraged.
- Areas adjacent to entrances, monument signs and other site features should be considered for seasonal flowers, native prairie grasses, or colorful groundcover.
- All landscaping within the public right-of-way and adjacent areas should be consistent with existing plant materials in the area and utilize salt resistant native species.

Stormwater Management and Low Impact Development Practices

New commercial development is expected to be conscious of the environmental assets in the Palos Park area. This is why low impact development practices are encouraged with all new commercial construction this includes capturing stormwater on site to preserve the quality of the surrounding waterways as well.

- New development should incorporate green stormwater infrastructure to capture stormwater runoff on site. Green stormwater infrastructure includes but is not limited to pervious pavement or concrete on hardscapes, bioswales, rain gardens, water cisterns, green, blue, or purple roofs.
- All cut and fill grading techniques on the development site should be minimized to preserve the natural topography and open space of the area.
- Parking lots should utilize pervious paving and include water retaining planters and tree beds within the lot boundary.

Commercial Areas (Archer Avenue Site & Mid Iron Club Site)

These two sites are positioned adjacent to major roadways that connect beyond Palos Park. New commercial development here should leverage the high traffic volumes along Archer Avenue and Bell Road by constructing well-designed commercial establishments with outdoor seating and other activity areas that catch the eye of passing drivers.

Building Placement and Orientation

Commercial development along these two corridors will significantly contribute to the image of the community for locals and motorists passing through. New development should maintain a "traditional" scale in line with the character of the community while creating a unique sense of place within the development.

- New development should be oriented facing the street and have a strong visual and physical relationship with the main arterial road; either Bell Road or Archer Avenue.
- Garbage, loading and other back of house uses are placed behind the building and never oriented toward the street.
- Long blank facades with no articulation of design or windows that front on Archer Avenue or Bell Road should not be permitted.
- Covered walkways or arcades allow both shade and shelter for shopping year round are encouraged along the fronts of multi-tenant buildings to create pedestrian friendly environments. Columns should be aligned with the design of the buildings architectural facade and fenestration.
- Buildings with a drive-thru feature should not have the order or pickup windows as a predominate architectural element and should be accessed at the side or the rear of the building.

Massing and Height

- Buildings should be attractive at both a pedestrian and vehicular scale.
- Multiple buildings on the site should have matching setbacks and present as a collective destination with similar heights and massing.
- Stand alone commercial in these corridors is typically one to two stories in height with the exception of mixed use residential buildings and hotels which are four to five stories in height.
- Massing of any singular building should not dwarf or shadow adjacent buildings.

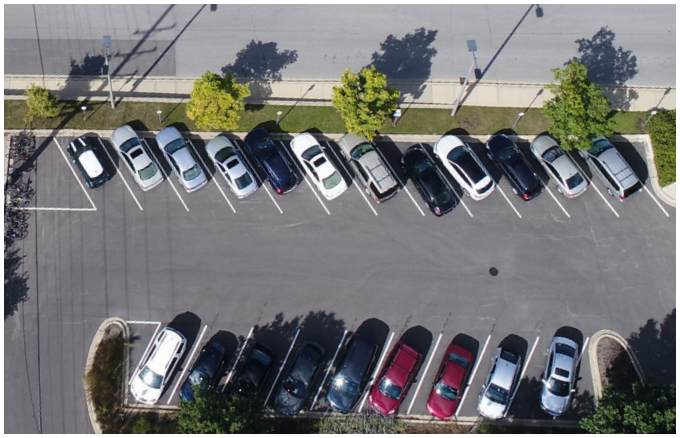
Building Materials and Architectural Design

- Even though commercial buildings along Archer Avenue are oriented towards high traffic vehicular visibility the buildings should still have pedestrian oriented display windows with attractive treatments and hospitable entrances.
- Window glazing should not be tinted or fritted with an opacity that prevents a visual connection from the public realm into a storefront.
- Big box retail should utilize hard materials such as brick or masonry on the bottom eight feet of the buildings and avoid the use of soft exterior building materials that can be dented by carts, forklifts, or cars.
- Big box retail should integrate landscaping into the front of the building and avoid the use of cement aprons along the entire frontage.
- Big box retail should utilize articulation in the architectural façade design to visually break up the building and better fit with the surrounding "traditional" scale of the community.

Access, Parking, and Loading

Parking is an essential element of vehicular oriented commercial development. Having adequate, safe and accessible lots with proper circulation add to the appeal of a destination shopping center.

- Parking areas of no more than 60 feet in depth should be located between the building and the public rights-of-way. This depth is enough to accommodate a single driving aisle with 90° parking on both sides. The purpose of limiting parking depth along public rights-of-way is to ensure the commercial buildings on the site remain highly visible from both the sidewalk and street. Additional parking areas can be provided adjacent to the building on interior portions of the lot.
- Curb cuts to access the site from main arterial roads such as Bell Road and Archer Avenue should be minimized to prevent conflict with traffic. When possible access to parking should be from secondary roads.
- Commercial developments housing food and beverage or entertainment uses should have a designated public drop off and pick up area for food pick up and rideshare services that does not conflict with the parking circulation.
- Where possible parking lots should be shared between multiple stores and businesses with thought to peak popular times.
- Decorative lighting should be utilized in all parking lots and adjoining pedestrian access paths. Lamps should be properly scaled to the development and use directional down-lights.
- Vehicular and pedestrian access should be provided to the Glen Eagles property to the West.
- Developments should be interconnected to neighboring commercial and residential areas via sidewalks and roadways.



Pedestrian Amenities

- Mid Iron Club future development should provide for trail connections to the adjacent Gleneagles Country Club property.
- Any outdoor dining area should be well landscaped and incorporated in the overall site design. These areas should be set back and screened from parking areas and driving aisles. The orientation of these areas should incorporate overlooks of the adjacent natural areas and open spaces where possible.
- Outdoor areas should provide street furniture such as benches, tables, and garbage and recycle bins that are coordinated with the architectural design of the buildings.
- Community gathering spaces should be incorporated into the site design that utilize open space and programming.

Signs

- When a building contains multiple ground-floor tenants, signage for all businesses should be compatible in design and consistent in placement.
- Monument signs are permitted along the corridor and should not exceed 5 feet in height. Monument signs should utilize natural materials and masonry and be attractively landscaped similar to the building site.
- Pole signs, pylon signs, and billboards should not be permitted within the corridor commercial area.

Landscaping

- Evergreens, berming, and other "vertical" landscaping elements should be used to screen intense commercial activity from adjacent residential properties. Masonry walls may be considered as a screening device where landscaping alone is incapable of providing an effective screen. A non-contiguous berm could screen uses and at the same time provide attractive views into the commercial development.

Commercial Areas (Golf Course Resort & Town Center)

The Golf Course Resort & Town Center is a regional commercial destination adjacent to a world-class golf course at the Cog Hill Golf & Country Club property. All new development should take advantage of this proximity to surrounding scenic natural areas. The restaurants, bars, and shops in this area should complement the resort. This being said, the commercial area should still respect the traditional vernacular and complement the current look and feel of the golf course while creating a sense of place that draws and keeps visitors and residents. A resort style shopping and dining experience should be created here.

Building Placement and Orientation

- Buildings and main entrances should be oriented towards the main access way or communal open space on the site and follow a uniform setback.
- Buildings should be clustered together around communal open space to reduce walking distance between storefronts and promote a resort "village" shopping experience.
- Open space should be large enough to work as a town square and be able to support entertainment programming.
- The placement of buildings at irregular angles and orientations should be avoided as well as side or rear primary entrances.
- Building placement should allow for continuous and harmonious flow of golf course operations.

Massing, Height, and Rooflines

- The development should be scaled to promote a quaint and comfortable town shopping experience and be inviting to pedestrians.
- Multiple buildings on the site should have complementary setbacks and present as a collective destination with similar heights and massing.
- Commercial buildings respecting the character of the resort & town should typically be no more than two stories in height but allow for hotel and mixed use of up to five stories.
- Taller building should be respectful of day lighting and shadows on the communal open spaces in the development.
- The "resort" commercial theme encourages the use of pitched roofs over flat roofs to fit the commercial area in with existing and proposed residential development.

Building Materials and Architectural Design

- The general aesthetic of the Golf Resort & Town Center should give a high end resort feel.
- New commercial should complement existing buildings on the site and be constructed primarily of traditional building materials such as natural stucco, brick or stone. These materials should be used on all sides of the building. The building should reflect high quality materials and be attractive from all angles.
- Recommended accent materials include stone, terra cotta, wood and metal trim. Engineered materials may be used if they are through body materials and not printed or laminate.
- Window glazing should not be tinted or fritted with an opacity that prevents a visual connection from the public realm into a storefront.
- Attention should be paid towards the pedestrian environment. Special emphasis should be given to the use of street furniture, decorative lighting fixtures and paving treatments for streets, pedestrian and parking areas.

Parking and Loading

- Parking and vehicular circulation should not occur through the communal town center area, to promote a pedestrian oriented destination shopping experience within the development.
- Parking facilities should take into consideration game play and possible conflict with stray golf balls with regards to where they are located on the site.
- Parking and loading should be clustered outside the village shopping area .
- Parking structures are preferred wherever feasible, to encourage a dense walkable commercial destination.
- Parking structures should be screened at the ground floor or be wrapped in active frontage uses such as retail or food and beverage storefronts.
- Pedestrian access to shopping areas should be provided via a collector sidewalk that runs through the parking lot and joins up to the development sites sidewalk network with clear wayfinding towards the town center and shopping.

Landscaping

- Evergreens, berming, and other "vertical" landscaping elements should be used to screen intense commercial activity from adjacent residential properties. Masonry walls may be considered as a screening device where landscaping alone is incapable of providing an effective screen. A non-contiguous berm could screen uses and at the same time provide attractive views into the commercial development.

Commercial Areas (Business Park)

The commercial Business Park typology is a new form for the Palos Park area. The following guidelines are intended to ensure that the construction of the Business Park not only provides a desirable location to attract new businesses and employees but that the development is in line with the character of the community. The Business Park includes uses such as light manufacturing, offices, and flex space that should be developed in a high-tech, attractive campus environment that is well buffered from surrounding residential neighborhoods and incorporates environmentally sensitive development practices.

Building Placement and Orientation

- Buildings should be oriented towards the main access road or communal open space on the site and follow a uniform setback.
- The placement of buildings at irregular angles and orientations should be avoided as well as side or rear primary entrances.
- Commercial campus areas should be designed as a collection of buildings with shared access and frontages. Buildings should read as a unified place and not a scattering of random facilities.
- Communal open spaces should be integrated into the overall site design of the campus. These open spaces should provide a range of spaces for individuals to large groups with seating, benches, and tables as well as paths and green space for respite.

Massing, Height, and Rooflines

- Multiple buildings on the site should have similar setbacks and present as a collective campus.
- Similar massing, height or roofline articulation should be utilized to foster a sense of character.
- The height of taller buildings should be respectful of day lighting and shadows on the communal open spaces in the development.
- Massing should also respect neighboring residential and lower density development by stepping back building height in these areas to prevent shadows or obstruct view sheds.

Building Materials and Architectural Design

Commercial buildings in the Business Park should be innovative and attract new businesses. More flexibility is given to materials and design in this commercial area than any other in the design guidelines because of this and the large foot print needs of these industries. This being said, the architectural design of new development should still be contextual and respect nature and the existing vernacular of the community.

- All buildings within a campus should present as a collection with similar architectural styles, colors, details, walkways, complementary roof forms, and materials.
- All buildings should relate visually and not obstruct desirable views of natural open spaces adjacent to and within the site.
- Building entrances should be architecturally emphasized.
- Building footprints and facades should express articulation and avoid being simple rectangular extrusions. Large blank walls should be avoided.
- Building design should create visual interest from both the vehicular and pedestrian view.
- Ground floors of buildings should have active frontages that host cafes or amenity spaces for tenants to create a connection with the public realm.
- Equipment and storage areas should be screened.
- Natural materials and colors are preferred. High quality finishes are expected.
- The building should be attractive from all angles. Buildings should not use cheaper or lower quality material on sides or rear.
- Tilt-up concrete/precast panels is not allowed except for rear facades. If used on any other side it needs to be augmented with brick of stone veneer and must exhibit high quality craftmanship, material, and installation.

Parking, Loading, and Circulation

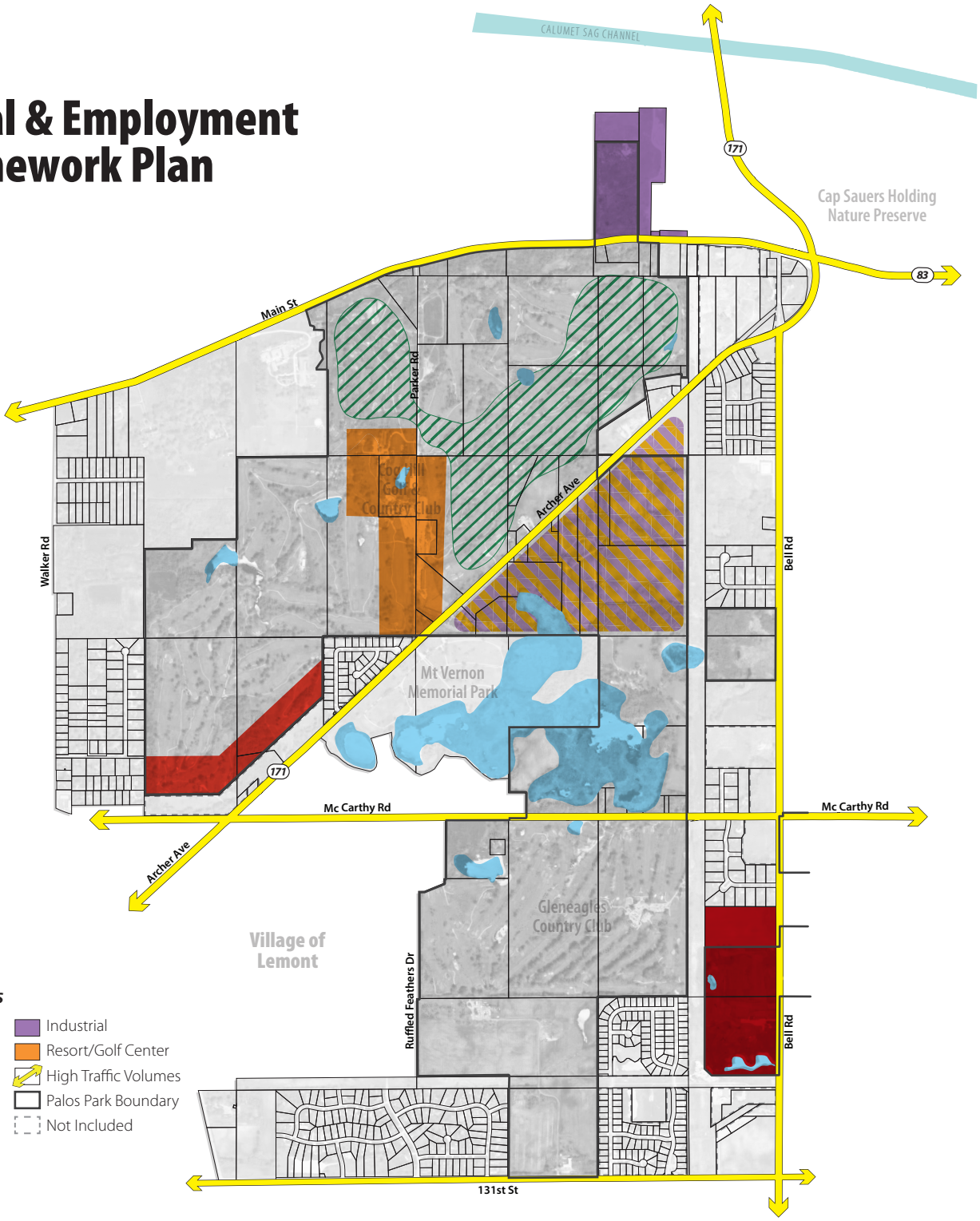
- Parking areas should not dominate the building frontage and should be screened by plantings.
- Where possible parking lots should be shared between multiple buildings to minimize the development impact of the site.
- Pedestrian sidewalks should connect throughout, including transit stops and to building entrances.
- Green infrastructure such as pervious pavement and rain gardens should be integrated into all parking lots, parkways, and medians to provide natural stormwater management on site.

Landscaping

- Landscaped buffers should be constructed between different land uses to minimize both noise and the visual impact of higher activity uses such as parking and loading from lower activity uses such as residential. Evergreens, berming, and other "vertical" landscaping elements should be used to screen these uses and masonry walls may be considered as a screening device where landscaping alone is incapable of providing an effective screen.
- Ensure buffering is provided along Archer Avenue and adjacent properties to screen future office or light manufacturing uses from view.

4 Appendix

Commercial & Employment Areas Framework Plan



Land Use Classifications

- Archer Avenue Commercial
- Mid Iron Commercial
- Residential / Business Park Development Opportunity
- Golf Course
- Industrial
- Resort/Golf Center
- High Traffic Volumes
- Palos Park Boundary
- Not Included