

**SECTION A-100. Virginia Street Design Guidelines.<sup>6</sup>**

The Virginia Street Design Guidelines are applicable to properties within the Virginia Street Corridor (VSC) Overlay District. The objective of these guidelines is to provide a set of design suggestions to enhance the performance and image of the corridor.

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6. Editor's Note: The Virginia Street Corridor Guidelines are included as an attachment to this chapter.



# Virginia Street Design Standards

May 2008 (revised February 2011)



# CITY OF CRYSTAL LAKE

In collaboration with:

**CITY DESIGN CENTER**

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## SECTION A-100 A Introduction

The objective of these design standards is to provide the property owners within the Virginia Street Corridor, its residents, and the City of Crystal Lake with a set of criteria on how to enhance the performance and image of the corridor. These requirements are based on a study conducted by the City Design Center, University of Illinois at Chicago, titled Virginia Street Analyses and Urban Design Recommendations.

### **These standards are intended to:**

- Facilitate new construction and renovations that are consistent with the historic urban structure of the corridor as identified in the analysis;
- Reflect best practices; and
- Apply the principles underlying the urban design strategy proposed in the corridor study.

### **How to use these guidelines:**

The Virginia Street Corridor Design Standards will apply to all improvements that are made to properties within the corridor. Based on the improvements proposed, specific standards within this document will apply. The guidelines are basically divided in to two sections: Principles for new construction and Principles for renovation. Within these two sections, specific development criteria are classified as a mandatory or optional. In general, all elements within the Principles for new construction are applicable to new construction. Within the Principles for Renovation, specific elements that are proposed to be changed , altered, improved or added must conform to the criteria listed. Where a proposed addition increases the existing floor area (of a building) by one thirds ( $\frac{1}{3}$ ), the most prominent feature on the addition shall be carried over to the existing elevation to create a cohesive façade. Where an addition is proposed to the primary façade (along the street), a cohesive façade must be created, irrespective of the area of the addition.

By doing so, development within the corridor can be cohesive and maintain the character of the Virginia Street Corridor, while allowing flexibility and creativity.

**SECTION A-100 B.1 Building Types**

Buildings along Virginia Street have very different design characteristics. Nevertheless, they generally fall into four basic types differing mainly on their size and façade.

- Type 1. Residential
- Type 2. Commercial
  - 2.A One-story building with flat roof
  - 2.B One-story building with a structural canopy and flat roof
  - 2.C Two-Story building

The commercial category is the most common, accounting for slightly more than two-thirds of the total number of buildings.



**Type 1**



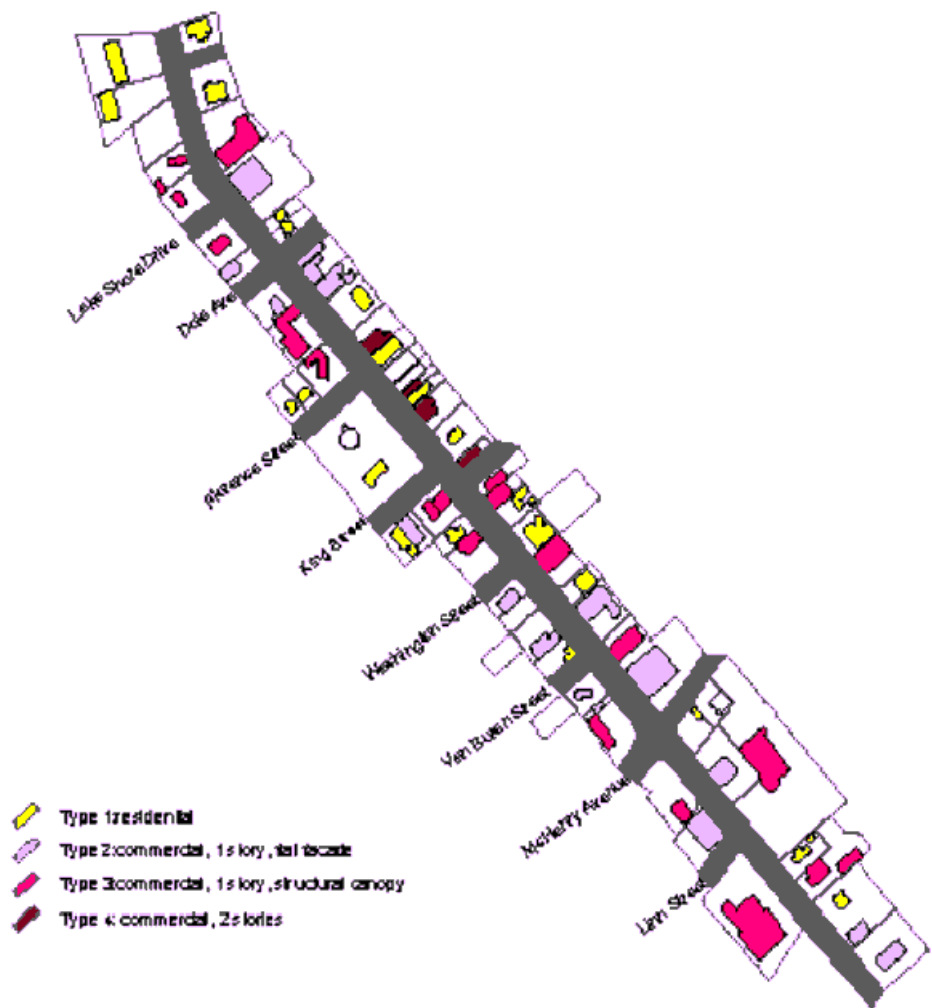
**Type 2.A**



**Type 2.B**



**Type 2.C**



SECTION A-100 B.2 Building Type Characteristics



TYPE I RESIDENTIAL

The residential type is characterized by a gabled roof with asphalt shingles, clapboard siding, vertical windows, and neutral colors. It represents a small portion of the corridor's buildings. According to the analysis of the corridor and its commercial character, this type of building is no longer recommended for future construction.



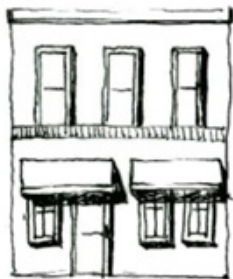
TYPE 2.A ONE STORY BUILDING WITH FLAT ROOF

Buildings of this type account for about 40% of the total buildings along the corridor. They are characterized by a basic rectangular floor plan with flat façades and flat roofs. Many buildings of this type have non conforming features.



TYPE 2.B ONE STORY BUILDING WITH STRUCTURAL CANOPY

Buildings of this type are characterized by having a basic rectangular floor plan, simple elevation, flat roof and one-story height. Although the façades of these buildings are normally flat, they have structural canopies that extend forward. These projected canopies differentiate building of this type from those on type 2.A. Many buildings of this type have non conforming features.



TYPE 2.C TWO STORY BUILDINGS WITH FLAT ROOF

Buildings of this type are two stories high, with a basic rectangular floor plan, flat façades and flat roofs. When the elements listed below are modified, they shall be brought into compliance with these standards.



**SECTION A-100 C.1 Principles for New Construction**

New construction on Virginia Street must contribute to the character of the corridor. The following applies to all new construction.

	<i>Element</i>	<i>Mandatory</i>	<i>Optional</i>
1.	Roof	A) Roofs shall be flat. B) Front/Street-facing façades shall have parapets.	
2.	Building Façade	A) Building façades facing a street must be permeable. At least 30% of the façade area facing the street must consist of windows or doors. B) Building façades should be parallel to the street and have a minimum height of 12 feet. C) Where the building is higher than one story, a divider strip of a different material $\frac{3}{4}$ feet to $1\frac{1}{2}$ feet tall is required.	D) Blind walls are discouraged on rear and side façades.
3.	Building Setback	A) New buildings between McHenry and Dole Avenues shall be setback a maximum of 10 feet from the front property line.	
4.	Entry	A) Entry to the building must be accessible from a sidewalk either directly from the street or the parking lot.	
5.	Parking Lots	A) Parking along the front of a lot can occupy a maximum of 40% of the lot width. B) Access to the parking lot must be from the front or side. Rear access is only permitted if the building has a back alley or cross-access easements are in place. C) Parking lots cannot directly abut onto the residential portion of the block unless buffered as indicated in Section A-100 C.2c, Page 12.	D) Parking to the rear or side of the lot is preferred.
6.	Buffers	A) A privacy fence 6-feet tall is required along the property line abutting residential properties. B) Low visual permeability is necessary. Wood is the required material for privacy fences. Boards should be separated by no more than one inch C) A hedge, at least 4 feet tall, can be used in place of a privacy fence. D) Hedges must have low visual permeability; therefore, selected plants should be green all year long. E) Parking lot Landscaping meeting the requirements of Section 4-400 F of the Unified Development Ordinance is required.	F) Natural wood color for fences is preferred. Ornamental shaped wood slats are discouraged. G) Vehicular access between adjacent parking lots is encouraged to allow customers easy access between businesses.

**SECTION A-100 C.1 Principles for New Construction**

	<i>Element</i>	<i>Mandatory</i>	<i>Optional</i>
7.	Landscaping	A) A minimum of 5% of the site area must be pervious surface	B) The following Landscape materials are recommended: <u>Trees</u> <ul style="list-style-type: none"> <li>• Green Mountain Sugar Maple</li> <li>• Marmo Freeman Maple</li> <li>• Skyline Thornless Honeylocust</li> <li>• Chanticleer Callery Pear</li> <li>• Accolade™ Elm</li> </ul> <u>Hedges</u> <ul style="list-style-type: none"> <li>• Zumi Flowering Serviceberry</li> <li>• Princess Diana Serviceberry</li> </ul> <u>Shrubs</u> <ul style="list-style-type: none"> <li>• Gro-Low Fragrant Sumac</li> <li>• Red Flowercarpet Rose</li> <li>• Nearly Wild Rose</li> <li>• Dwarf Japanese Garden Juniper ‘Nana’</li> </ul>
8.	Awnings	A) Refer to Section A-100 C.2b (Page 11) for all requirements pertaining to awnings.	
9.	Signs	A) Refer to Section A-100 C.2d (Page 13) for all requirements pertaining to signage.	
10.	Exterior Lighting	A) Refer to Section A-100 C.2e (page 15) for all requirements pertaining to exterior lighting.	
11.	Utilities	A) Overhead transmission and service lines must be relocated to the rear of the property or buried. B) Loading areas, mechanical equipment and disposal areas are not permitted to be exposed and must meet the requirements of Section 4-700 of the UDO.	

SECTION A-100 C.2 Principles for renovation

a. Building Façade Changes			
	Building Type	Mandatory	Optional
1.	All Building Types	<p>A) Non-contextual elements (such as non-structural canopies) on the façade are not permitted.</p> <p>B) Building enhancements must correspond to the building type.</p> <p>C) Finishes such as fake brick, plastic or fiberglass, as well as residential style siding such as vinyl, aluminum, or wood are not permitted.</p>	<p>D) Basic storefront windows are encouraged.</p> <p>E) Light colors are encouraged to be used on the façade.</p>
2.	Type I Residential		<p>A) When façade changes are proposed, it is recommended that the buildings façade be preserved in its current form.</p>
3.	Type 2.A One-story building with flat roof	<p>A) The façade should be made up of distinct areas. Where a building's façade exceeds 12 feet in height, a division in the form of a horizontal band or a contrast in material must be implemented.</p> <p>The division should not be higher than <math>\frac{1}{3}</math>rd of the façade's full height.</p>	
4.	Type 2.B One-story building with a structural canopy and flat roof		<p>A) The parapet height should be between <math>\frac{1}{6}</math> to <math>\frac{1}{3}</math> of the façade's full height and no higher than <math>\frac{1}{3}</math>rd of the façade's full height.</p>
5.	Type 2.C Two-Story building	<p>A) The front façade must be divided to provide a clear delineation of the base of the building from the top.</p> <p>B) The segmentation must be a strip of a different material of <math>\frac{3}{4}</math> foot to <math>1\frac{1}{2}</math> feet high, located 12 feet high or at the height of adjacent one-story buildings to maintain continuity with one-story buildings' parapets. *</p> <p>* Exception may be made if the building already has a horizontal element at the indicated height, such as an awning, or material change.</p>	<p>C) The division should not be higher than <math>\frac{1}{3}</math>rd of the façade's full height.</p>

SECTION A-100 C.2 Principles for renovation

**b. Awnings or Structural Canopy**

	Building Type	Mandatory	Optional
1.	Type I Residential	A) Awnings are not permitted to be added to this façade type.	
2.	Type 2.A One-story building with flat roof AND Type 2.C Two-Story building	A) Awnings shall fit contextually with the building's architecture and storefront elements. B) Independent awnings are required over entrances. C) Awnings over 20 feet in length are not permitted. D) Awnings must have a rectangular shape - curves are not permitted. E) Awnings must have a wall projection of approximately 3 feet and a 45 degree awning slope.	F) Awnings over a side entrance are encouraged. G) Water repellent, fade resistant, acrylic woven fabric awnings are recommended. H) Fabric patterns are discouraged. Solid colors are preferred. I) Rust proof metal or composite frames are recommended.
3.	Type 2.B One-story building with a structural canopy and flat roof	A) Any projecting structural canopy must be retained. B) The canopy can be built up to create a parapet wall to screen mechanical equipment. Any modification to the facade or addition of new mechanical equipment requires this improvement.	

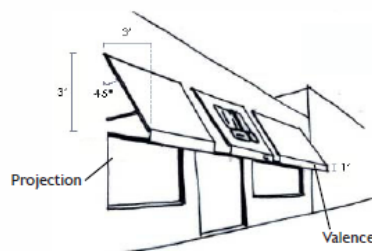


Type 2 building without awning

Awnings should be discontinuous, not to exceed a length of 20'



Recommended type of awnings



SECTION A-100 C.2 Principles for renovation

c. Landscaping and Perimeter buffers			
	Building Type	Mandatory	Optional
1.	All Building Types	A) Any hard surface removed, must be replaced with landscape materials with a goal of achieving landscaping totaling a minimum of 5% of the site area.	B) The following Landscape materials are recommended: <u>Trees</u> <ul style="list-style-type: none"> <li>• Green Mountain Sugar Maple</li> <li>• Marmo Freeman Maple</li> <li>• Skyline Thornless Honeylocust</li> <li>• Chanticleer Callery Pear</li> <li>• Accolade™ Elm</li> </ul> <u>Hedges</u> <ul style="list-style-type: none"> <li>• Zumi Flowering Serviceberry</li> <li>• Princess Diana Serviceberry</li> </ul> <u>Shrubs</u> <ul style="list-style-type: none"> <li>• Gro-Low Fragrant Sumac</li> <li>• Red Flowercarpet Rose</li> <li>• Nearly Wild Rose</li> <li>• Dwarf Japanese Garden Juniper 'Nana'</li> </ul>
2.	All Building Types	Where a parking area is expanded by adding up to 5 new parking spaces:  A) A privacy fence 6-feet tall must be installed along the property line abutting residential properties. B) Low visual permeability is necessary. Wood is the required material for privacy fences. Boards should be separated by no more than one inch. C) A hedge, at least 4 feet tall, can be used in place of a privacy fence. D) Hedges must have low visual permeability; therefore, selected plants should be green all year long.	E) Natural wood color is preferred. Ornamental shaped wood slats are discouraged.
3.	All Building Types	Where a parking area is expanded by adding 6 or more new parking spaces:  A) Parking lot Landscaping meeting the requirements of Section 4-400 F of the Unified Development Ordinance is required.	B) Vehicular access between adjacent parking lots is encouraged to allow customers easy access between businesses.

**SECTION A-100 C.2 Principles for renovation**

<b>d. Signs</b>		
<i>Building Type</i>	<i>Mandatory</i>	<i>Optional</i>
Applicable where a new wall/awning/canopy sign is installed. Refacing a cabinet sign with new copy without changing the cabinet is considered maintenance.		
1. All Building Types	<p>A) The total area allowance for wall/awning/canopy signage shall follow the appropriate UDO requirements.</p> <p>B) Wall/awning/canopy signs can be a maximum of 70% of the tenant suite/building frontage.</p> <p>C) Roof mounted signs are not permitted.</p> <p>D) Signs that project into the right-of-way shall meet the liability requirements of Section 4-1000 K of the UDO.</p>	<p>E) Where the distance between the awning and the cornice is inadequate to place a flush-mounted sign, the information is recommended to be printed on the awning.</p> <p>F) Awning signs should have the address printed in its valance.</p> <p>G) Awnings should not be internally illuminated. Where internally illuminated, the entire area of the awning shall be counted towards the signage square footage allowance.</p> <p>H) Buildings with multiple awnings should only have signage on the awning above the storefront.</p> <p>E) Signs should be centered over the storefront.</p> <p>F) Signs should be lit with overhanging lights; internally illuminated signs are discouraged.</p> <p>G) Signs should be simple metallic frames with wooden or metallic plaques.</p> <p>H) Projecting signs are encouraged. Projecting signs shall be included in the wall sign square foot totals.</p> <p>I) Any non-conforming signs are encouraged to be brought into compliance.</p>
2. Type I Residential	A) New wall signage is not permitted if the residential elements are retained.	

SECTION A-100 C.2 Principles for renovation

Signs			
	Building Type	Mandatory	Optional
3.	Type 2.A One-story building with flat roof; Type 2.B One-story building with a structural canopy and flat roof AND Type 2.C Two-Story building	A) An appropriate wall sign band area shall be created for new signage. B) New signs shall comply with the criteria in Section 4, Signage (Pages 19-20).	C) Projecting signs (under the canopy for Type 2.B only) are encouraged.
Applicable where a new free standing sign is installed.			
4.	All Building Types	A) Only one free-standing sign (monument or pole*) is permitted per property. B) The total area and height allowances for a free-standing sign shall follow the appropriate UDO requirements unless specified otherwise in this document. C) Pole Signs must be located within 10 feet of the property line and are limited to 32 square feet in area. D) Pole signs must have a minimum distance of 9 feet from the ground to the bottom of the sign panel and cannot exceed 16 feet in height. E) Pole Signs must be externally illuminated with overhanging lights. F) Monument signs must be set back at least 10 feet from the property line. G) Monument signs within 10 feet of the property line are limited to 3 1/2 feet in height and 32 square feet in area. H) Signs that project into the right-of-way shall meet the liability requirements of Section 4-1000 K of the UDO.	I) Businesses with no off-street parking area are discouraged from having a free-standing sign. J) Pole Signs shall be designed to appeal to pedestrians, not just automobiles. K) Parking lot signage can be included on the pole sign. L) Internally illuminated signs are discouraged. Signs are preferred to be lit with external lights. M) Any non-conforming signs are encouraged to be brought into compliance.

\* POLE SIGN: A sign whose bottom portion is connected to a pole or pylon structure which elevates the sign cabinet area above the ground.

MONUMENT SIGN: A sign where the base is at least 80% of the sign width and independent from any building.

SECTION A-100 C.2 Principles for renovation

Exterior Lighting		
Building Type	Mandatory	Optional
Applicable where a new parking lot lighting is installed.		
1. All Building Types	<p>A) Lighting levels meeting the requirements in Article 4-800 of the UDO must be provided.</p> <p>B) The light fixture must be consistent with the style of the VSC TIF district streetscape light fixture type (flattened bell shape fixture with minimalist design elements and powder coated black finish).</p> <p>C) The height of the pole must not exceed 14 feet.</p>	D) White light is preferred to yellow light.
Applicable where a new wall mounted lighting is installed.		
2. All Building Types		<p>A) Wall mounted lighting at entrances is recommended to complement parking lot lighting and match the VSC TIF district streetscape light fixture type.</p> <p>B) Lighting at the entrance is recommended to be installed between 9 and 10 feet high. Where enough space to place the lights is not available, wall lighting may also be placed above the entrance or recessed in the structural canopy if present.</p>
Applicable where a new sign is installed or new lighting for a sign is installed.		
3. All Building Types		<p>A) Lights should be located above the sign, oriented towards the logo and/or business name to facilitate its reading.</p> <p>B) A maximum of two lights are recommended per sign.</p> <p>C) Light fixtures that have basic shapes are encouraged.</p> <p>D) White light is preferred to yellow light.</p>

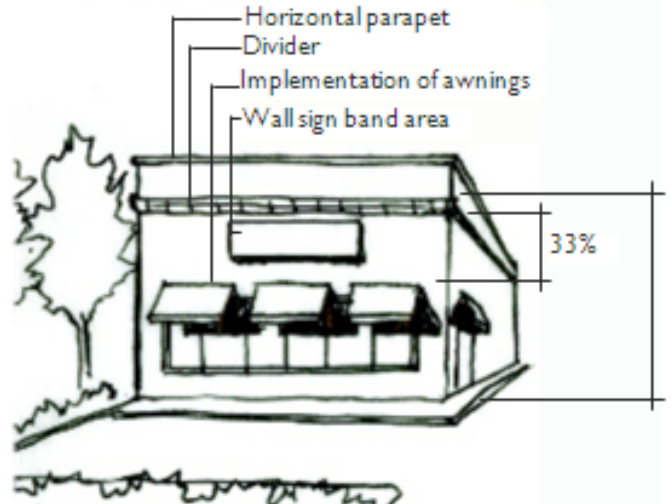


SECTION A-100 D Graphic Illustrations

Building Façade Changes



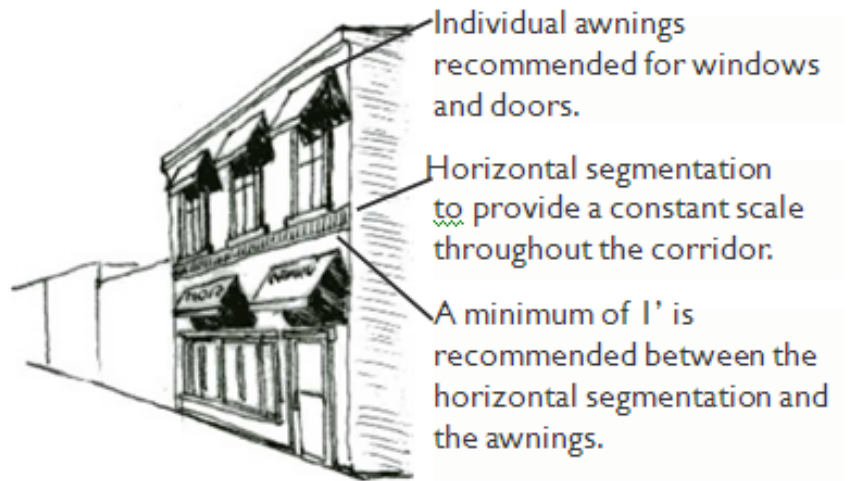
Example of building of type 2 with non-contextual elements that can be transformed.



Proposed renovation transformations



Example of building of type 2.C



Proposed transformations



Preserve the building



Transform the building to meet the commercial style

SECTION A-100 D Graphic Illustrations

Awnings

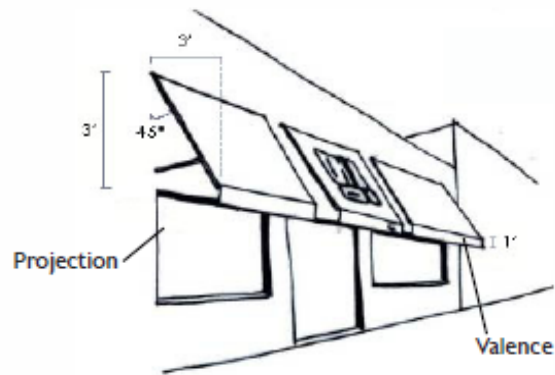


Type 2 building without awning

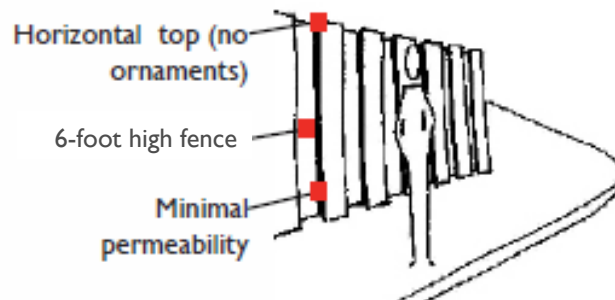
Awnings should be discontinuous, not to exceed a length of 20'



Recommended type of awnings

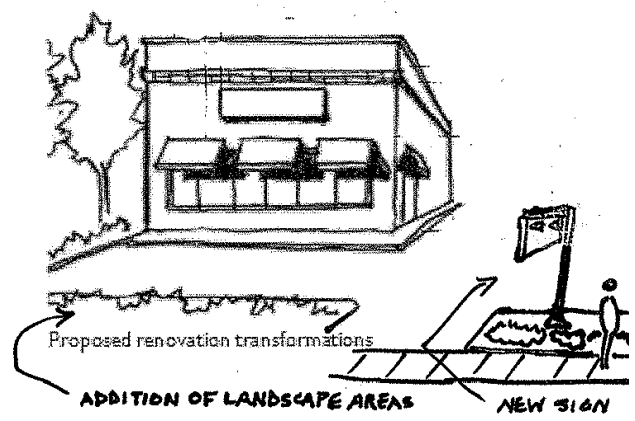
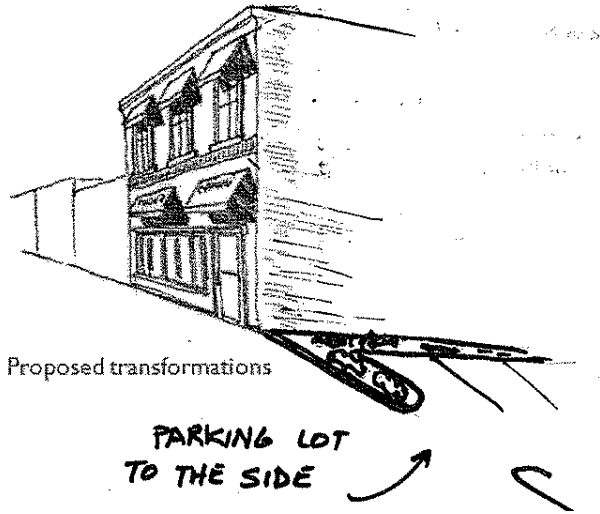


Screening

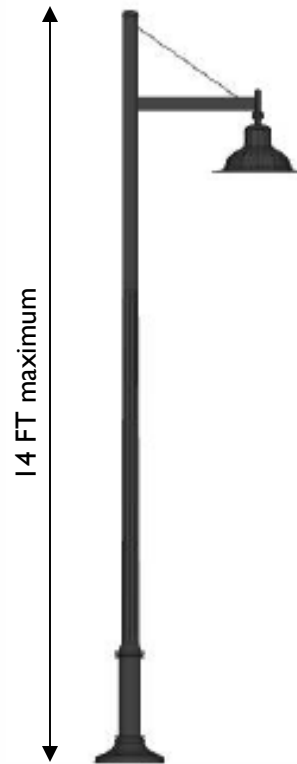


SECTION A-100 D Graphic Illustrations

Parking



Exterior Lighting



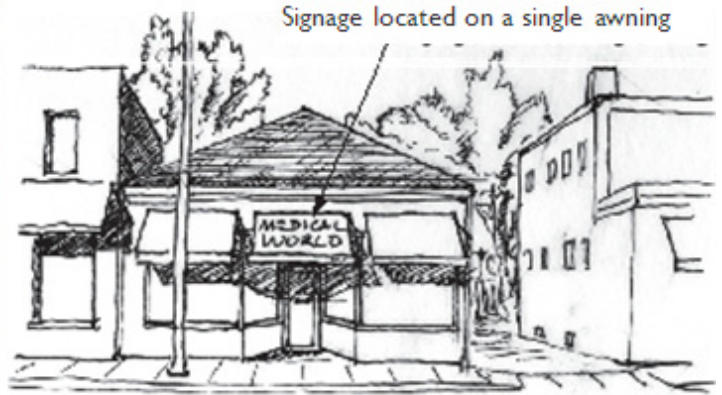
Lighting fixture required in the Virginia Street Corridor

SECTION A-100 D Graphic Illustrations

Signs



Non-contextual petruing sign



Signage located on a single awning

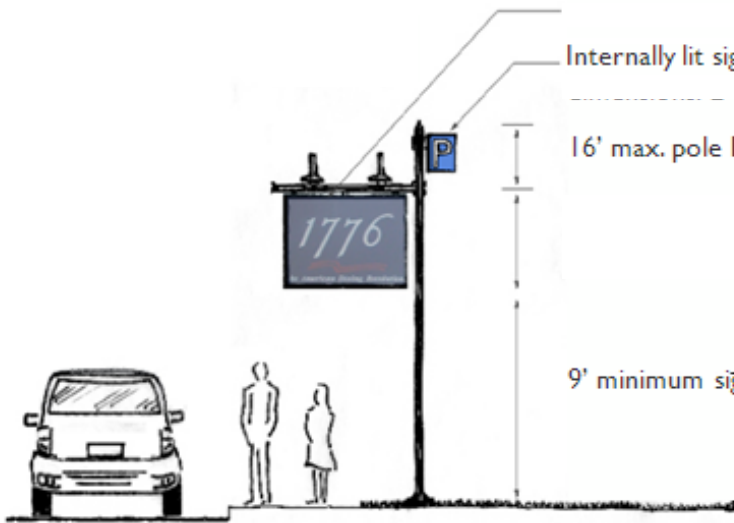
Recommended awning sign

Externally lit signage (logo, name, address)

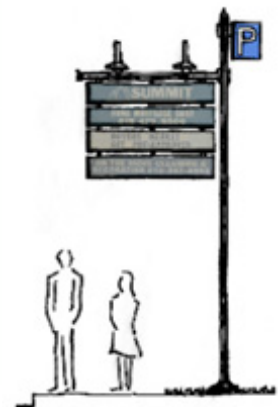
Internally lit signage (parking)

16' max. pole height

9' minimum signage clearance



Pole mounted signage guidelines



Sign for multiple businesses

Recommended pole-sign



Directional wall light



Lit signage

