

## **ARTICLE 11. OVERLAY DISTRICTS**

### **NOTES ON REVISION**

DR Overlay District: The current DR Design Review Overlay District has been renamed the DR Historical Gateway Design Review Overlay District to reflect the purpose of the district – design sensitivity to the gateway area shared between Hinsdale and Oak Brook. The purpose statement and location criteria were revised to reflect the agreement between the communities on the design of this area. We need more information on this district in order to include appropriate standards.

OAC Overlay District: The design guidelines from the Ogden Avenue Corridor Plan are the standards of this overlay district.

## ARTICLE 11. OVERLAY DISTRICTS

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### 11.1 PURPOSE OF OVERLAY DISTRICTS

An overlay district appears on the Zoning Map as an "overlay district," imposed on top of other districts created by this Code, referred to in this Article as "base districts." Development of properties in an overlay district must comply both with the regulations of an overlay district and with the regulations of the base district in which they are located. When there is any conflict between an overlay district and the base district, the more restrictive provision shall control.

### 11.2 HISTORICAL GATEWAY DESIGN REVIEW OVERLAY DISTRICT

#### A. Purpose

The HG-DR Historical Gateway Design Review Overlay District is intended to promote the historic and architectural qualities of the gateway area shared between the Villages of Hinsdale and Oak Brook in the area around the old Graue Mill to ensure design sensitivity and protect historic or unique sites deserving protection. The preservation and development of these areas require rules and regulations specifically addressing these distinctive characteristics. The HG-DR Historical Gateway Overlay District has been created to further the following purposes:

1. To effect and accomplish the protection, enhancement, perpetuation and use of improvements and areas of special character or special historic and aesthetic interest or value which represent or reflect elements of the Village's cultural, social, economic, political and architectural history or distinction.
2. To insure new development is compatible with the existing characteristics of the area.
3. To protect sensitive areas of transition from one land use to another.
4. To protect and enhance the Hinsdale's attractiveness to visitors, and the support and stimulus to local business provided thereby.

#### B. Design Review Required

Unless a design review application has been approved in accordance with Section 4.5 (Design Review), no person shall perform, cause or permit any construction, alteration, remodeling, removal, movement or demolition of any building, structure or other improvement or premises that is located within the HG-DR Historical Gateway Design Review Overlay District, and no person shall secure or issue a permit authorizing any such work. No person shall maintain any property located within the HG-DR Historical Gateway Design Review Overlay District on which any such work has been performed in the absence of, or in violation of the terms of, a design review permit. Repair of fire, storm, or other catastrophic damage with the same material and configuration as existed prior to the fire does not require design review.

### 11.3 OGDEN AVENUE CORRIDOR OVERLAY DISTRICT

#### A. Purpose

The OAC Ogden Avenue Corridor Overlay District is intended to assist in the implementation of the “Ogden Avenue Corridor Plan,” adopted by the Village on July 1, 2008. The OAC Ogden Avenue Corridor Overlay District provides design standards for new development to ensure high quality development to improve and beautify the corridor, and create a gateway corridor for entry into the Village. In addition to the standards in this Code, the policies within the “Ogden Avenue Corridor Plan” should be looked to for further detail and standards for new development.

#### B. Design Standards

New development in the OAC Overlay District shall comply with the following design standards.

##### 1. Architectural Style

- a. Development within the OAC Overlay District shall consist of traditional architectural styles. Modern architectural styles are discouraged.
- b. New buildings need not be historic replicas, but should offer high quality and compatible interpretations of the traditional styles present within the B-2 District. New buildings shall reflect the predominant scale, height, massing and proportions of traditional Village architecture.
- c. New buildings shall incorporate decorative cornices, columns, reliefs, terra cotta tiles, and other significant façade detailing.
- d. Buildings should essentially have two fronts – as viewed from Ogden Avenue and York Road, and as viewed from the parking areas located behind the buildings.
- e. Vertical architectural elements, such as clock towers and spires, are appropriate at highly-visible key locations.

##### 2. Building Height, Placement & Orientation

- a. Buildings should have a strong visual and physical relationship to the street in order to enhance the corridor’s identity and pedestrian orientation especially in the commercial land use areas. Buildings should address both the pedestrian and auto.
- b. Buildings throughout the corridor should face the street; the placement of buildings at odd or irregular angles to the street should be avoided. However, corner buildings might take advantage of their prominent locations with strong pedestrian orientation and inviting front doors and facades, and angled or recessed corner entrances or other small setbacks.
- c. The maximum setback within the OAC Overlay District shall be thirty-five (35) feet.
- d. Buildings located on corner lots shall be designed with orientation toward both property lines.

- e. The maximum height for structures fronting Ogden Avenue and York Road within the OAC Overlay District shall be permitted a maximum of forty-five (45) feet but no more than three and one-half (3½) stories in height.

**3. Building Materials**

- a. New buildings shall be constructed of traditional masonry building materials such as brick and/or stone, and shall be used on all sides of the building. Stucco is permitted only when used as infill with half-timber style (Tudor). Brick selections shall be designed in a compatible range of colors rather than a single color selection for an entire building, in order to avoid a flat and modern appearance.
- b. Siding of all types, metal/aluminum panels, rough sawn wood, exterior insulation finish systems (EIFS) and Dryvit, are prohibited exterior wall coverings.
- c. Recommended accent materials include stone, simulated stone, terra cotta, and wood and metal trim.
- d. Colors should be a range of earth tones achieved from the use of the appropriate building components. Color should be used to unite the elements of a façade and to highlight architectural features. However, the colors on individual buildings should complement and be compatible with the predominant hues of nearby buildings. Darker or lighter hues may be used as accent trim.
- e. Ceramic tile, terra-cotta, brick, stone, and glass surfaces shall not be painted, unless it is appropriate to the architectural style.

**4. Roofs & Rooflines**

- a. The roofs of commercial buildings shall be generally sloped or gabled toward the street, with cross-gables to establish a rhythm for each building. Upper gables may include windows, but do not require windows.
- b. Eaves should be of a substantial depth to create shade and shadow on the upper floor of the building and allow for ornaments such as decorative brackets, dentils and cornices.
- c. Cornices and other decorative detail are strongly encouraged along the rooflines of buildings.
- d. Sloped mansard style (shake or shingle) roofs are prohibited.
- e. Slate roofing, clay tile, and architectural quality asphalt shingles are permitted. Flashing, gutters and downspouts are encouraged to be copper or should be designed as an internal, non-visible system of the building.
- f. Rooflines and architectural details shall compliment the building's architectural style, and contribute to the corridor's overall character, image and appeal.

**5. Entrances, Windows & Ornamentation**

- a. The front doors of new buildings shall reflect the scale, placement and proportions of traditional architecture.

- b.** Buildings situated on corner lots may take advantage of their prominent locations with angled or rounded corner entrances.
- c.** Doors and entryways of buildings shall be compatible with the original style and character of the façade.
- d.** Large ground-floor display windows and bays are required for retail and entertainment uses and should be in consistent proportion with historic/traditional architecture.
- e.** Windows on the upper floors of new buildings should appear to be “punched” openings within a solid wall, rather than as continuous rows of windows separated only by their frames. Curtain-wall window treatments are not permitted. Upper floor windows shall be recessed, not flush with the surface of the building.
- f.** Windows shall complement the architectural style of the building.
- g.** Balconies on upper floors of buildings shall not project beyond the principle building facades and should be designed to appear as part of the building.
- h.** Window glazing shall be clear or slightly tinted (no more than twenty percent (20%)). Dark, mirrored or reflective glass is not permitted.
- i.** Obstructing ground floor windows from the interior of a building with shelving, display cases, signs or other objects is not permitted.