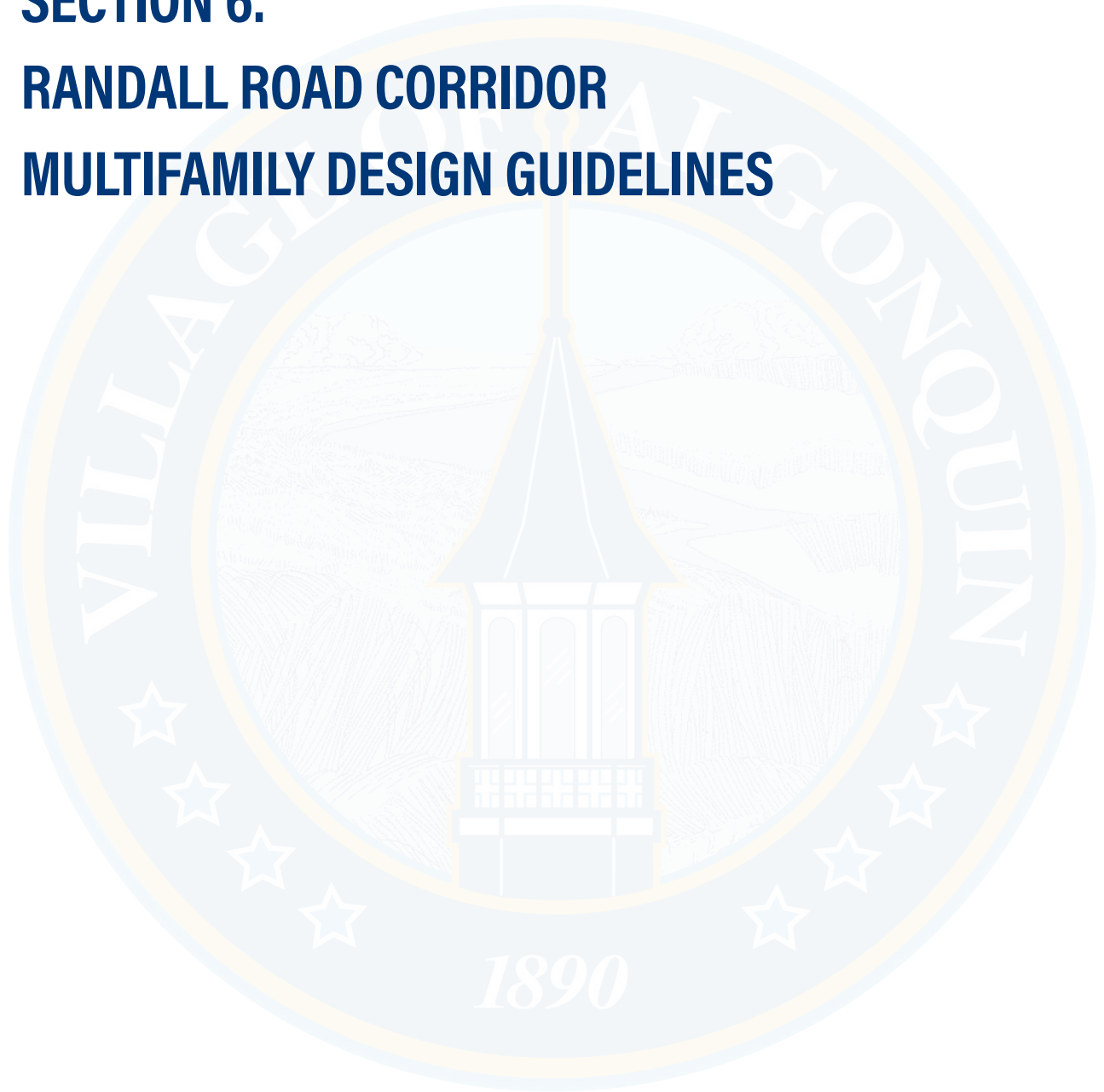


**SECTION 6:
RANDALL ROAD CORRIDOR
MULTIFAMILY DESIGN GUIDELINES**



Village of Algonquin Randall Road Corridor Design Guidelines

For New Multiple-Family & Townhouse Developments in the Randall Road Corridor

1. Building Location & Design

- a. The building location & design should provide a healthy, safe environment in attached single-family and multiple-family developments, where residents can have privacy while also having opportunities to relate to their neighbors and the community.
- b. All private yards shall be landscaped with turf, ground cover, shrubs, trees or other landscape improvements, such as walkways and patios.
- c. No more than four (4) townhouse dwelling units in a row should typically be attached to one another, however exceptions may be reviewed and approved based on site plan design and context appropriateness.

2. Building Materials

- a. A minimum of 75% of a building's front elevation* shall have full-depth brick masonry materials and a stone base foundation (minimum of 3' tall) around the entirety of the building. Building elevations with warm-toned color schemes are generally preferred; greyscale designs are highly discouraged.

*Please note: for multi-family apartment buildings, each elevation façade shall have a minimum of 75% full-depth brick masonry materials.

- b. The following construction materials are prohibited:
 - Concrete blocks (CMU's)
 - Exposed aggregate (rough finish) concrete wall panels
 - Tilt-up concrete panels (of the kind you see on industrial buildings)
 - Exterior Insulated Finishing Systems (EIFS) or Stucco
 - Plywood, composite plywood or masonry sidings (T-111)
 - Panel brick or thin-set veneers
 - Plastic
 - Highly reflective glass
 - Vinyl or aluminum horizontal siding
- c. The use of uniform exterior building materials shall be required on all facades. For example, if the front wall contains a mixture of brick and wood, the side and rear walls shall contain the same materials in approximately the same proportions.
- d. Buildings should be constructed of quality materials that reduce maintenance costs over the life of the building, relate to traditional building materials used historically in the Village of Algonquin, and reinforce the character of the community.

3. Façade Articulation & Reduction in Mass and Scale

- a. Architectural design should use facade articulation techniques to reduce the apparent bulk of buildings and relate them to a human scale. The overall height/stories of any structure should be differentiated by means of horizontal bars, changes in building materials, or other details.
- b. To avoid the appearance of blank walls facing the street, when the side walls of a townhouse or multiple-family development face a street, the walls facing the street should be designed with elements typical of a front façade, including masonry, doors and/or windows etc.
- c. Large, flat facades should be avoided by articulating the building mass to create substantial shadows and visual interest. Windows, dormers, projected entrances and overhangs are encouraged on the street-facing façade to add variety and maintain a pedestrian-scale.
- d. Front entryways shall be distinctly articulated for each unit, including individual walks and/or stairs, a stoop, canopy or front porch, and unique architectural features or other appropriate means of distinction. Raised front entryways are encouraged.
- e. Buildings should be designed to be viewed from multiple directions and, therefore, should be designed with consistent materials and treatment that wraps around all sides.
- f. There should be a unifying architectural design for multiple-family and townhouse developments with more than one building, utilizing a common vocabulary of architectural forms, elements, materials and colors; however, enough variety between buildings to avoid monotonous design is encouraged.
- g. Windows, doors, and building edges should be trimmed out with appropriate materials in a width corresponding to the scale and style of the building.

4. Roof Forms

- a. HVAC equipment and similar appurtenances shall be located and/or screened so as not to be visible from public streets or adjoining property. Pipe stacks and similar appurtenances that are required by code and cannot reasonably be hidden should be concealed as much as possible by location and coloring.
- b. To ensure that new developments are consistent and compatible with the surrounding neighborhood character, consistency in the roofline should be achieved by using similar roof forms with varying height and proportion.
- c. For larger buildings, roof forms should be articulated so that varied planes and massing within the overall roof form are provided. Large, monotonous, simple pitched roofs, without breaks in the expanse of the roof, should be avoided; dormers and gables may be used to break up large expanses of roof area. Note: flat roofs are generally discouraged for all residential buildings.

5. Parking Areas & Pedestrian Walkways

- a. Parking areas and pedestrian walkways should provide safe access and adequate parking for residents and guests, while avoiding large expanses of paved areas and minimizing the visibility of parking facilities from public view; connections should be provided in and between parking lots, street sidewalks, open spaces and buildings.
- b. Parking lots and/or garages for multi-family developments should be located to the rear or side of the lot, in areas that are less visible from public streets.
- c. Townhomes should typically be designed with garages to the rear of the units or, if located at the front of the units, designed so that the garages do not form the most prominent visual element of the façade. Substantial effort shall be made to disguise and/or understate the garage doors, and side-loading is preferred.
- d. Curb cuts should be minimized on arterial roadways through shared access, rather than individual driveways for each unit; curb cuts on collector streets should also be minimized unless required by the specific site design layout (such as