



**ADDENDUM**  
**REGULAR VILLAGE BOARD MEETING**  
SEPTEMBER 28, 2021  
7:00 PM

**6. CONSENT AGENDA**

- d. Consideration to adopt Ordinance No. 3725 amending the Position Classification and Salary Plan of the Village of Elk Grove Village (Utility System Operator-Public Works Department).

(This ordinance amends the Position Classification and Salary Plan adding one (1) Utility System Operator on a temporary basis to the Public Works (Water/Sewer) Department.)

- e. Consideration to adopt Ordinance No. 3726 amending Section 7D-2:D of the Zoning Ordinance pertaining to Special Uses in the Innovation and Technology Center Zoning District.

(The purpose of this amendment is to correct an error in the preparation of the ordinance creating the new Innovation and Technology Center (ITC) Zoning District that misstated the intention of the Village with regard to warehousing as an accessory use.

(The Plan Commission's Finding of Fact recommending the creation of the ITC District clearly states that "warehousing is not permitted as a principal use, but is a permitted accessory use to any of the permitted and conditional uses in the proposed ordinance, provided that the accessory use does not exceed 75% of the square footage of the facility."

(This amendment correctly establishes the intent of the Village, and the recommendation from the Plan Commission, that a Special Use permit to allow warehousing as an accessory use is only required when such accessory use exceeds 75% of the floor area of the building.)

- f. Consideration to adopt Resolution No. 54-21 establishing the Innovation and Technology Center Design Guidelines.

(On August 17, 2021, the Village Board adopted an ordinance creating the new Innovation and Technology Center (ITC) Zoning District, which provides for greater flexibility in uses and requirements to attract redevelopment at Northwest Point.

(In order to ensure that future development meets the high aesthetic quality of Northwest Point and is compatible with existing office uses, the ITC Zoning District incorporates requirements by reference to a design guidelines document.

(These design guidelines were created by Village staff, with input and review by the Village Attorney. The Plan Commission also reviewed the design guidelines as part of their consideration of the new ITC Zoning District.

(This resolution provides for the formal adoption of the Innovation and Technology Center Design Guidelines.

(The Assistant Village Manager recommends approval.)

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Village Clerk, preferably no later than five days before the meeting.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE POSITION CLASSIFICATION AND SALARY PLAN OF THE VILLAGE OF ELK GROVE VILLAGE (UTILITY SYSTEM OPERATOR-PUBLIC WORKS WATER/SEWER DEPARTMENT)**

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NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

**Section 1:** That the Position Classification and Salary Plan of the Village of Elk Grove Village be and the same is hereby amended to read as follows:

**Permanent Authorized Positions**

<b>PW Water/Sewer</b>	<b>Current</b>	<b>*Delete Full-Time</b>	<b>Add Full-Time</b>	<b>Total September 28, 2021</b>
<b>Utility System Operator *</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>4</b>

**\*Temporary increase until retirement in March of 2022.**

**Section 2:** That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

**VOTE: AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_**

**PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2021.**

**APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2021.**

**APPROVED:**

\_\_\_\_\_  
**Mayor Craig B. Johnson**  
**Village of Elk Grove Village**

**ATTEST:**

\_\_\_\_\_  
**Loretta M. Murphy, Village Clerk**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTION 7D-2:D OF THE ZONING ORDINANCE  
PERTAINING TO SPECIAL USES IN THE INNOVATION AND TECHNOLOGY  
CENTER ZONING DISTRICT**

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**WHEREAS**, at a public hearing duly called and held according to law, the Plan Commission recommended as one of the Special Uses permitted in the newly established Innovation and Technology Center zoning district, a special use to permit certain warehousing, distribution and light assembly in that district; and

**WHEREAS**, the Mayor and Board of Trustees of the Village of Elk Grove Village, after having considered the recommendation and finding of said Plan Commission, believe it to be in the best interest of the Village to amend the Zoning Ordinance as recommended.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

**Section 1:** That Section 7D-2:D Special Uses in the Innovation and Technology Center zoning district be amended by deleting the following:

Warehousing, distribution, and light assembly of goods, products and supplies provided such use is an accessory use to a permitted use within the District. Not more than seventy-five (75%) percent of the floor area of the building may be utilized for warehousing, distribution or similar operations.

and replacing it with the following:

Warehousing, distribution, and light assembly of goods, products and supplies as an accessory use to a permitted use within the District, when such accessory use exceeds seventy-five (75%) percent of the floor area of the building.

**Section 2:** That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

**VOTE: AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_**

**PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2021.**

**APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2021.**

**APPROVED:**

\_\_\_\_\_  
**Mayor Craig B. Johnson  
Village of Elk Grove Village**

**ATTEST:**

\_\_\_\_\_  
**Loretta M. Murphy, Village Clerk**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION ADOPTING THE VILLAGE OF ELK GROVE VILLAGE  
INNOVATION AND TECHNOLOGY CENTER DESIGN GUIDELINES**

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NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois, as follows:

**Section 1:** That the Mayor and Board of Trustees do hereby adopt the document entitled:

**VILLAGE OF ELK GROVE VILLAGE  
INNOVATION AND TECHNOLOGY CENTER DESIGN GUIDELINES**

a copy of which is attached hereto and made a part hereof as if fully set forth.

**Section 2:** That this Resolution shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_

PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

APPROVED:

\_\_\_\_\_  
Mayor Craig B. Johnson  
Village of Elk Grove Village

ATTEST:

\_\_\_\_\_  
Loretta M. Murphy, Village Clerk

INNOVATION AND TECHNOLOGY  
CENTER  
DESIGN GUIDELINES

JULY 22, 2021

These design guidelines have been adopted by the Village as the basis for reviewing and approving permitted, conditional and special use development, redevelopment and modifications within the Innovation and Technology Center Zoning District.

I. Design Objectives

The guidelines illustrate key elements and design strategies for planning approvals, design, construction and landscaping of development, redevelopment and modifications in the Innovation and Technology Center Zoning District. The intention of the guidelines is to promote development that will:

- 1) Create a high-quality business environment to attract and retain advanced technology-driven uses in an aesthetically pleasing environment.
- 2) Distinguish and elevate the Innovation and Technology Center Zoning District as separate and distinct from the Business Park, promoting local and regional recognition.
- 3) Encourage superior project design that will act as a catalyst for reinvestment and redevelopment in the surrounding area and maintain uses and design that are complementary to the nearby Elk Grove Technology Park.

II. Site Planning

A. Parcel Sizing

- i. No parcel shall be less than four (4) acres in area.

B. Building Placement

- i. Variations in siting and orientation of each building shall be considered in relation to its specific parcel, the effect on adjacent parcels, and, as it occurs, the massing of consecutive lots.
- ii. Building entries should be located so that they are easily identifiable with convenient public access. Each building should provide an aesthetically pleasing, well-defined entry sequence for pedestrian and vehicular uses from the street to the building.

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*The two examples below are representative of building entry standards.*



LSG Sky Chefs in Des Plaines, IL



Sunstar in Schaumburg, IL

- iii. Secondary entrances shall be easily accessible and convenient to building parking and delivery areas, but not dominant.
  - iv. Building placement that creates opportunities for plazas, courtyards, patios, or outdoor congregation is strongly encouraged.
  - v. Pedestrian pathways shall be in conformance with current Americans with Disabilities Act (ADA) standards and the Village of Elk Grove Village's Municipal Code.
- C. Parking Orientation – It is integral to site design to develop a circulation system that efficiently moves vehicles in a well-defined manner while avoiding and reducing potential conflicts between pedestrians and vehicles.
- i. The placement and design of parking areas and structures should foster safe pedestrian access and circulation and clearly identifiable public access and visitor parking.
  - ii. Pedestrian access should be provided between building entrances.
  - iii. Site and building design shall accommodate pedestrian circulation onsite from parking areas to plazas, open space, pedestrian pathways, and to adjoining buildings. Existing pedestrian and/or bicycle circulation systems throughout the Innovation and Technology Zoning District shall be maintained.
  - iv. Site access and internal circulation through the parking lot should promote safety, efficiency, and convenience. A continuous circulation pattern through the site should be provided to the greatest extent possible.

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- v. Parking lots which accommodate a significant number of vehicles should be divided into a series of connected smaller parking lots.
  - vi. Parking areas should be buffered with landscaping between the parking area and street frontage. To improve the aesthetic appeal, the Developer will enhance the facades facing Northwest Point Boulevard, as well as increasing landscaped areas per direction and approval by the Village.
  - vii. Loading and service areas should be provided with separate access and circulation, which shall be located behind the building. Where this is not possible, loading and service areas may be located on the side of the building provided it is properly screened and landscaped per approval by the Village.
  - viii. Truck Route signage shall prohibit all commercial and industrial type vehicles from using Northwest Point Boulevard to access Arlington Heights Road, except for the lots directly adjacent to Arlington Heights Road. King Street shall be utilized for commercial and industrial vehicle traffic.
- D. Storage & Equipment Areas – Primary placement consideration for auxiliary structures and areas should be to minimize their visibility and adverse impacts to the greatest extent possible.
- i. There shall be no outside storage of articles, goods, materials, fixed machinery, vehicles, equipment, stock in trade and similar items. Temporary and/or intermittent outside parking of trucks and/or trailers associated with a permitted onsite use shall be allowed and mitigated by screening of visible truck docks.
  - ii. There shall be no outside production or assembly of products, material, equipment, or other business operations.
  - iii. Any exterior equipment that must be placed outside shall be enclosed within an enclosure of the same material as the primary building.
  - iv. The use of long-term storage containers is strictly prohibited.
- E. Site Amenities
- i. Site amenities such as ponds, fountains, statuary, plazas and outdoor areas for gathering, walking paths and similar attractions shall be incorporated into the development of all sites.
  - ii. Site amenities such as ponds, fountains, statuary, plazas and outdoor areas for gathering, walking paths and similar attractions shall be maintained.



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- F. Safety – Safety and security are integral components of the Innovation and Technology Center Zoning District, within both the built and natural environment.
- i. Landscaping shall maintain adequate sight lines for safety, visibility and efficient security.
  - ii. Lighting should be designed to provide safety, and security without unnecessary spillover or glare onto adjacent properties and light intensity should be of satisfactory quality to ensure visibility, safety, and security.
  - iii. Lighting for parking areas and vehicle access ways shall not exceed a height of twenty-five (25') feet.
  - iv. Entrances, parking lots and pathways should be visible from streets or buildings for safety and surveillance purposes.
  - v. Lighting that is mandated for general safety and security shall be provided on a 24-hour basis.

G. Utility Installation

- i. All utility appurtenances including telephone pedestals, utility meters, transformers, etc. shall be screened. All such appurtenances shall be painted to match the primary building color or shall be painted black in color when not adjacent to buildings.

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III. Architecture - The purpose of the architecture portion of these design guidelines is to provide direction for development of the vertical elements of the Innovation and Technology Center Zoning District buildings in order to achieve a comfortable, distinctive, and stimulating environment. Moreover, the intent is to create an architecturally significant setting to convey the images of a modern employment center. The buildings shall be designed to be symbolic of its role in the Village’s evolution from an economy based on traditional industry to one based on research, entrepreneurship, innovation and technology.

The strategic location of the Innovation and Technology Center Zoning District enables this area to be a highly visible district from its exposure and access to Interstate 90.

A. General Guidelines

- i. The Mayor and Board of Trustees shall serve as the Architectural Review Committee, and shall approve the façade of each building.
- ii. All buildings throughout the Innovation and Technology Center Zoning District should be architecturally significant, but also compatible with adjacent buildings.
- iii. Architectural qualities and design elements for the Innovation and Technology Center buildings shall include:
  - a. Building modulation indentations and architectural details;
  - b. Building entry accentuation;
  - c. All facades facing Northwest Point Boulevard and Interstate 90 shall be enhanced with a variation of architectural materials and elements including (but not limited to) glass (punched windows, storefront, curtainwall), architectural metal panels, EIFS, reveals, setbacks, architectural grade metal panel accents, and steel;
  - d. Roofline and rooftop variation, to be accommodated via variation in building rooftop parapet heights;
  - e. Large pre-cast walls shall be broken-up with varying materials to create unique design elements;
  - f. Screening of equipment; and
  - g. Landscaping to soften building exteriors with berms and buffers between uses.
- iv. The design elements for the Innovation and Technology Center buildings that are prohibited include:
  - a. Large blank, flat surfaces;
  - b. Exposed, untreated concrete block walls (except face brick);
  - c. Corrugated metal or pre-engineered metals (architectural pre-engineered metal trim is acceptable). Any metals installed with exposed fasteners on any building exterior wall;
  - d. Unscreened loading doors and service doors, as well as loading docks and service doors visible from the Northwest Point Boulevard;

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- e. Exposed rooftop mechanical equipment, antenna, vents, and ducts unless appropriately screened as described herein; and
  - f. Exposed roof drains.
- v. The following pages contain sample building facades that the Village would find to be compatible with the development, redevelopment and modifications to parcels within the Innovation and Technology Center Zoning District.



Amada – Precision Metal Fabrication Equipment  
Schaumburg, IL



MC Machinery – Mitsubishi - Precision Metal Fabrication Equipment  
Elk Grove Village, IL

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Yamazen  
Elk Grove Village, IL



Medical Device Research Facility  
Upper Midwest, MN



TRUMPF Smart  
Hoffman Estates, IL



CyrusOne Data Center  
Westover Hills, TX



IO Data Center  
Phoenix, AZ



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Data Foundry  
Houston, TX



Bystronic  
Hoffman Estates, IL

## B. Height & Mass

- i. The maximum height for any building in the Innovation and Technology Center Zoning District shall not exceed the greater of twenty-five (25) stories or three hundred and seventy-five (375') feet in height.
- ii. Maximum Floor Area Ratio: The maximum floor area ratio (FAR) shall not exceed 0.50 for each level of all buildings. For example, a single story building may have a FAR of 0.50, a two-story building a FAR of 1.00, a three-story building a FAR of 1.50, etc.
- iii. The height and mass of buildings should consider the visual and physical relationship to adjacent uses. A structure that dominates its environment by its relative size is strongly discouraged.
- iv. The mass of a larger building should be broken down into a group of buildings clustered into traditional building compounds or a campus setting to create a sense of community.
- v. Building design should employ clean, simple, geometric forms and coordinated massing to produce overall unity, scale, and interest.
- vi. Buildings should relate to each other in their massing and forms. Larger masses should be located at the centers of building compositions, with smaller forms stepping outwards and down.

- vii. Design buildings to step back and step down to help break up mass. When feasible, use landscape materials to reinforce tiered building forms. “Stepped down approaches” are especially appropriate for breaking up larger structures in excess of 100,000 square feet or those over two stories in height.

#### C. Building Design

- i. Variety in building forms shall be employed to create visual character and interest.
- ii. Facades with a high level of visual interest from both vehicular and pedestrian viewpoints are required. The exterior character of all buildings should enhance their immediate vicinities.
- iii. Long unbroken building facades are required to be broken up with architectural details. Additional detail such as inlaid tile, soldier courses, trim, planters and decorative lighting are highly encouraged.
- iv. Facades with varied front setbacks are encouraged to provide visual interest.
- v. Rear and side wall elevations must provide building offsets and architectural details similar to the front façade, when the rear or side wall elevations face Interstate 90.
- vi. Entrances to individual buildings shall be readily identifiable to visitors through the use of recesses or pop-outs, roof elements, columns, or other architectural elements.
- vii. LEED Certification is desirable for new buildings.
- viii. New and redeveloped buildings shall comply with the latest edition of the International Green Construction Code for efficiency, conservation, building performance and environmentally friendly construction techniques and systems.

#### D. Roofs

- i. Roofs should be integral to the architectural theme of the Innovation and Technology Center Zoning District buildings and contribute to the visual continuity. Rooflines of buildings should include variations to avoid long, continuous planes. This will be accomplished by variations in roof parapet heights.
- ii. Rooftop equipment must be screened from view on all four sides by architectural features integrated with the design of the building by way of roof parapets, walls, and Village approved screening units.

E. Materials & Color

- i. Exterior building materials and finishes should be durable and of high quality. Buildings should include a maximum of four exterior materials. The following materials and elements are recommended:
  - a. Masonry, stone, stone veneer systems, stucco, pre-cast concrete, glass-fiber-reinforced (GFRC), EIFS, and architectural metal panel accents;
  - b. Transparent materials particularly at entrances, courtyards, and community spaces;
  - c. Metals used for architectural elements such as sunscreens, trellises, and canopies; and
  - d. Materials that have proven long-term durability.
- ii. The following materials and elements are prohibited:
  - a. Exposed and/or unpainted concrete masonry units (CMU); and
  - b. High maintenance materials such as stained wood, clapboard, or shingles.
- iii. Materials should be chosen to withstand abuse by vandals or accidental damage by machinery. False facades and other simulated materials and ornamentation are discouraged.
- iv. Clear or lightly tinted low-e glass should be used, particularly at pedestrian levels where transparency between indoor and outdoor spaces is desirable.
- v. The use of various siding material (i.e. masonry, concrete texturing, cement, or plaster) to produce effects of texture and relief that provide architectural interest are encouraged.
- vi. Accessory structures, if permitted, shall be architecturally treated on all four exterior sides of the building.
- vii. Accessory structures must employ a variety of building forms, materials, colors and other architectural treatments to add visual interest. Exterior materials should include stucco, plaster, glass, stone, brick, pre-cast, or decorative masonry.
- viii. Building elevations should use varying material color, texture and vertical and horizontal plane change such as wall, steps, reveals and pilasters.
- ix. The use of compatible colors in a single facade or composition is required. Compatible colors add interest and variety while reducing building scale and breaking up plain walls.

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## IV. Parking & Circulation

- A. Sufficient paved, off-street parking shall be provided onsite with assigned spaces that are compliant with the ADA. Each owner shall be responsible for compliance with this requirement by its tenants, employees, and visitors.
- B. Parking shall be designed to minimize conflicts between automobiles and pedestrians and create a clearly organized system of entrances, driveways, and parking lots and facilities, while still providing adequate and convenient parking spaces.
- C. Vehicular access to any site shall be designed to encourage an efficient, smooth flow of traffic in relationship to other driveways, street curvature, site distances, median cuts, and other common traffic engineering criteria. Paved areas and curb cuts should be minimized.
- D. Parking lots and driveways shall be designed for sufficient movement to avoid conflict with vehicular traffic in the street.
- E. “Gated parking” is discouraged but if required shall be designed to prevent traffic queuing onto a public street. Any and all “gated parking” areas shall be located in the rear of the building and out of view from Northwest Point Boulevard.
- F. Pedestrian circulation should be physically separated from vehicular circulation as much as possible to reduce traffic hazards and make the pedestrian system safer, more efficient, and visually attractive.
- G. At least one sidewalk connection between the building and the multi-use walking path provided throughout the Innovation and Technology Center Zoning District shall be provided.
- H. Large parking areas shall have sidewalk connections to the building entry areas which are safe and attractive.
- I. Adjacent properties should be adequately screened from parking structures and lots.
- J. No parking shall be permitted on any public street or access road or at any place other than the paved parking spaces provided. Parking access shall be of sufficient size to serve the business use conducted on the parcel.
- K. With the exception of data centers, total site parking within the Innovation and Technology Center Zoning District shall be parked at a ratio no less than one (1) parking stall for every 1,000 square feet of building area. Data centers shall be parked at a ratio no less than one (1) parking stall for every 3,000 square feet of building area.



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- Should the developer or end-user feel that the required parking ratio is not necessary for their use, they may petition the Village to land bank an equivalent area adjacent to the proposed parking area that could be utilized for future use.
- L. At least two (2%) percent of the overall parking stalls shall be provided with electric vehicle (EV) charging capabilities.
  - M. Landscape dividers shall be incorporated into all parking lots within the Innovation and Technology Center Zoning District. Landscape dividers will be no less than six (6') feet in width, with ornamental or shade trees planted every twenty (20') feet. Landscape dividers can also be planted as bio-swales, or "rain gardens," with native trees, shrubs, and grasses to help mitigate storm water runoff. All other islands will be planted with low, salt tolerant plantings.
  - N. The internal circulation shall not conflict with the main access and exit aisles.
  - O. Parking lot lighting shall conform to the following regulations:
    - i. The design of surface parking lot lighting fixtures shall be compatible with the architecture used in the development and not be on poles over twenty-five (25') feet in height.
    - ii. A minimum level of 1.0 foot-candle should be provided at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas. All other areas shall be provided with a minimum foot-candle level of 0.5.
    - iii. Parking and security lights shall not be obtrusive to neighboring properties.
  - V. Loading Facilities
    - A. Number of docks
      - i. Loading and service docks shall be permitted within the Innovation and Technology Center Zoning District. Loading and service docks shall be limited to no more than one (1) per 10,000 square feet of building space per parcel.
      - ii. All buildings within the Innovation and Technology Center Zoning District shall have at least one loading or service dock area which is twelve (12') feet x sixty (60') feet.
    - B. Location

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- i. Loading and service dock areas shall be located to the rear or sides of a building, away from the main building entrance. In addition, loading or services docks shall be screened from street view.
- ii. Loading areas shall be designed to accommodate backing and maneuvering onsite, not from a public street, and when occupied shall not prohibit or restrict onsite vehicular circulation.
- iii. Loading and servicing shall be designed so that the entire operation is conducted within the confines of the parcel. No loading vehicles may extend beyond the lot line.
- iv. Drive-thru docks are strictly prohibited.
- v. No loading or service docks will be permitted facing Northwest Point Boulevard.

## VI. Screening & Fences

### A. Screening

- i. Screening is required within any new development or redevelopment. Screening shall be designed with a combination of elements including low solid masonry or stone walls, pre-cast walls, outcropping, berms, and landscaping.
- ii. Facilities and equipment that must be located externally shall be enclosed and screened with landscaping to minimize views from adjoining streets, buildings, or open space.
- iii. The method of screening should be architecturally integrated with the principal building in terms of materials, colors, shape, and proportion.
- iv. All loading docks, services docks and refuse areas must be screened from public view.

### B. Fencing

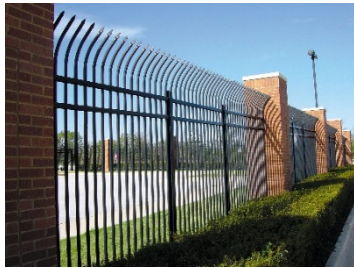
- i. Material
  - a. Screened fencing shall include solid masonry, pre-cast, or stone walls, not to exceed fifteen (15') feet in height.

# INNOVATION AND TECHNOLOGY CENTER DESIGN GUIDELINES

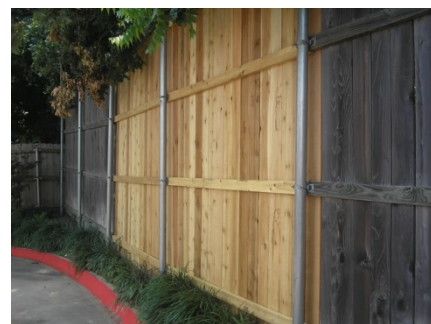
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- b. Security fencing shall be limited to decorative wrought iron or aluminum style “wrought iron,” in black or bronze color. Any wrought iron style fencing facing Northwest Point Boulevard, shall be broken up with masonry, pre-cast, or stone columns located at end-points and corners. Continuous wrought iron fencing shall be broken up with masonry, pre-cast, or stone columns every seventy-five (75’) feet.



- c. Chain link , barbed wire , cinder block, electrically charged and wooden fences are strictly prohibited.



Installation of chain link, barbed wire, and board-on-board fencing as shown above would be strictly prohibited.

- ii. Location

- a. No fence shall be located in the front yard or ahead of any building.

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VII. Landscaping – Landscape plantings should complement the architectural style of the buildings. The landscaping of buildings should be designed using simple forms and aesthetic combinations of plant material in rich, vertical layers. All landscaped areas shall be irrigated.

## VIII. Signage

### A. Business Identification Signage

#### i. Monument Signage

- a. A single monument sign is allowed per each parcel.
- b. Any multi-tenant monument sign shall have signage divided equally among the available tenant space.
- c. Signs shall be constructed in a monument-style base that is at least as wide as the sign face, and composed of a natural masonry finish such as brick or stone matching the principal building. Alternative materials consistent with the principal building may be considered by the Village.
- d. Such sign shall not exceed fifteen (15') feet in height or fifteen (15') feet in width.
- e. Such sign shall not exceed 80 square feet per face, excluding architectural elements which do not contain signage.
- f. All signs shall be internally illuminated.
- g. Signs shall be located in a minimum 200 square foot landscape area, excluding the area of the sign, and integrated into the overall site design, including the appropriate use of berming, landscaping, and decorative hardscape on a plan approved by the Village.



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## ii. Wall-Mounted Signage

- a. Wall signs shall be permitted, provided the same do not exceed three (3) square feet for each lineal foot of building frontage.
- b. Highlight all wall-mounted signage by using a different façade material.
- c. Reversed halo lighting and illumination shall be used for all images, logos, and lettering.
- d. Box signs are prohibited.
- e. Lettering on all signs shall be limited to business or trade name on the premises.
- f. No exterior sign or sign panel will be permitted to extend above any roofline.
- g. No exposed lamps or neon tubing will be permitted.
- h. No exposed raceways, crossovers or conduits will be permitted.
- i. All cabinets, conductors, transformers and other equipment shall be concealed from public areas; visible fasteners will not be permitted.
- j. At no time will hand-lettered, non-professional signs be displayed.



## iii. Signs Not Permitted – The following types of signs shall not be permitted:

- a. Signs such as die cut vinyl or paint.
- b. Boxed pillow or cabinet type signs where entry back panel is illuminated.
- c. Formed plastic or injection molded plastic signs.
- d. Banners or pennants.
- e. Cloth, paper, cardboard, plywood, and similar stickers or decals around or on surfaces.
- f. Exposed neon signs.
- g. Animated, moving, rotating, air filled or flashing.
- h. Noise making.
- i. Awning signage.
- j. Window signs on storefronts or within four feet (4') of the building.



IX. Lighting

A. Site Lighting

- i. Site lighting poles for the main parking areas shall not exceed twenty-five (25') feet in height measured from the ground surface. Calculation of the pole height shall include the base if a base is used.
- ii. Parking lot fixtures shall be on a steel pole with a black finish.
- iii. Parking lot lighting shall be directed toward the lot and not adjacent properties.

B. Architectural Lighting – The intent of Architectural Lighting is to provide illumination that complements the character of the Innovation and Technology Center Zoning District, providing aesthetic appeal and safety, thereby promoting comfortable, safe pedestrian activity at night.

- i. Highlighting of significant architectural features, fountains, specimen trees, statuary, and artwork with accent lighting.
- ii. Accent lighting of building entries or features is encouraged.
- iii. Lighting an entire building or major portion thereof is discouraged.
- iv. Fixtures should be designed and installed in scale and context with the architecture of the building.
- v. Light sources should complement lighting within the development.
- vi. Neon lighting is strictly prohibited. Warm or neutral color tones should be considered desirable when illuminating structures or pedestrian zones. The use of mercury vapor and high-pressure sodium lighting should be avoided. The use of LED fixtures is encouraged.

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## X. Zoning Restrictions

A. Prohibited Uses – This district shall be designed to provide an upscale, high-end commercial character different from other districts within Elk Grove Village so that specific and additional standards and exceptions are hereby set out to govern such district. The intent of this district is to provide flexibility and creativity in design and planning similar to those found in the Elk Grove Technology Park setting with larger buildings, and a campus design promoting circulation of employees and customers throughout the district.

Therefore, we summarize the following uses not permitted within the Innovation and Technology Center Zoning District:

- i. Auto/ truck repair, service, or sales. This includes uses such as car stereo installations, rim installations, car performance enhancements, etc.
- ii. Truck Terminals and cross-dock facilities.
- iii. Warehousing and distribution, and/or freight forwarding/logistics are not permitted as principal uses. No more than 75% of the square footage of a facility shall be utilized for warehousing and distribution and/or freight forwarding/logistics as an accessory use, without a Special Use Permit.
- iv. Circuit board/panel manufacturers or similar type uses related to coating, dipping, plating, wire coating that create offensive odors to neighboring properties, etc.
- v. Chemical manufacturing/processing, with the exception of any manufacturing/processing that is in relation to the food and health care industries.
- vi. Plastic Molding, with the exception of any manufacturing/processing that is in relation to the food and health care industries.
- vii. Any primary use dealing with large quantities of hazardous materials or chemicals, with the exception of any manufacturing/processing that is in relation to the food and health care industries.
- viii. Recycling or Refuse Processing/Storage
- ix. Veterinary Facilities
- x. All Residential Uses
- xi. Moving Operations

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- xii. Storage Facilities
  - xiii. Active sports related facilities (e.g. basketball/volleyball courts, baseball/softball training, weightlifting gyms)
  - xiv. Banking or financial services
  - xv. Landscaping contractors
  - xvi. Construction Services & Construction Contractors
  - xvii. Storage and/or manufacturing of ammunition
  - xviii. Meeting halls
  - xix. Schools
  - xx. The rental of parking spaces for trucks, trailers, or any other vehicle is strictly prohibited.
  - xxi. Permanent parking spaces for tractors and trailers is strictly prohibited.
- XI. Deviations – Any deviations from the provisions or requirements of these Design Guidelines may be requested in writing to the Village by the Developer, or any successor in interest, and may be approved, in writing, by the Mayor and Board of Trustees.