



DOWNTOWN AND RIVERFRONT DISTRICT DESIGN GUIDELINES

Adopted July 20th, 2020



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PREPARED BY: TESKA ASSOCIATES, INC

* Photos and illustrations by Teska Associates unless noted.

Purpose of Design Guidelines

The purpose of these development guidelines is to provide a proactive tool for communicating and achieving the future vision and desired character of the Kankakee Downtown and Riverfront District .

They are intended to assist the community, property owners, developers, design officials, and City officials and staff as they reinvest in and design development projects, public spaces, and public infrastructure. As a set of guidelines, rather than requirements, they are intended to provide direction for future development, while leaving room for individual expression and flexibility to enable creative development projects.

Vision

Downtown Kankakee will embrace its revitalized riverfront and role as a regional center of commerce. It will feature a vibrant mix of businesses, housing, institutions, cultural offerings and recreational amenities along with an attractive streetscape and environment that attracts residents, shoppers and visitors alike. It will serve as a community and regional gathering place for people of all ages and backgrounds, serving as the go-to location for the arts, entertainment, events, and recreation along the Kankakee River.

“By 2028, create and sustain an extraordinary riverfront that is the catalyst for Kankakee’s renaissance as a premier riverfront community.”

– Riverfront Master Plan (2018)

“A goal of the Kankakee Forward initiative is to make the City of Kankakee a place for people to dream, grow, and thrive.”

– Mayor Chasity Wells-Armstrong

Format for Design Guidelines

The Guidelines are based on a three-level platform:

Design Goals are aspirational and speak to the what and why of the “end conditions” that establish and maintain great places. They articulate the vision of what we would like the downtown and riverfront to look like, feel like, and perhaps the emotions they evoke.

Design Guidelines are more specific recommendations to achieve the goals. The decision of the City, as part of the exterior appearance review process, will determine, whether the request for a building permit follows these guidelines.

Design Elements are the indicators which, individually or collectively, present evidence of compliance with the design guidelines. They are characterized here as a check-off box to reinforce the ability to determine, yes or no, whether they are evident.

Key Audience

Who should use this document? There are three audiences for these design guidelines:

Downtown and Riverfront Property Owners and their Design

Professionals: In advance of seeking approval of development, redevelopment or property improvements.

Decision Makers and City Staff: Appointed and Elected Officials whose actions affect the character and value of the environment of the City of Kankakee.

The General Public: Individuals and community groups who have an interest in the physical quality of the downtown and riverfront district or may be affected by City approvals.

Reader's Guide

Section Title

Design Title

Design Goal

These goals articulate a vision for what the end conditions should aspire to achieve.

Design Guideline

These are more specific to how the design goals may be achieved.

Design Elements

These describe specific elements that will contribute to achieving the design goal and can be used as a checklist in the review of proposed projects.

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Architectural Design |

Building Facade

Design Goal:

Building facades have a rhythm that contributes to the perception of time and memory, establish a recognizable pattern and sense of place and orientation.

DESIGN GUIDELINES FOR BUILDING FACADE

Design Guideline:

Create a rhythm by varying and articulating building massing and façades to contribute to a fine-grained, pedestrian scale environment at the street level.

Design Elements:

- ☐ The arrangement, proportioning and design of windows and doors on a facade (fenestration), and building scale are the most important elements of architecture to influence the building's compatibility with adjacent buildings.
- ☐ Use detailed vertical and horizontal expression lines on a building wall. Examples include entablatures, moldings, visible brick patterns, lintels and sills, and awnings.
- ☐ Design buildings with varying wall planes; these could be articulated with differential heights, facade offsets, or contrasting materials.
- ☐ Avoid uninterrupted blank walls or undifferentiated wall planes along all building facades.
- ☐ Use complementary colors, a variety of window sizes and architectural detailing to establish a rhythm to a façade and street frontage.

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DESIGN GUIDELINES FOR BUILDING FACADE (CONTINUED)



The use of different materials, windows and colors creates vertical and horizontal expression lines that establishes a building rhythm.
Source: City of Ithaca, NY Design Guidelines.



Windows should be grouped and be proportional to the building to help establish rhythms across a facade.
Source: Swindon.uk Design Guidelines.

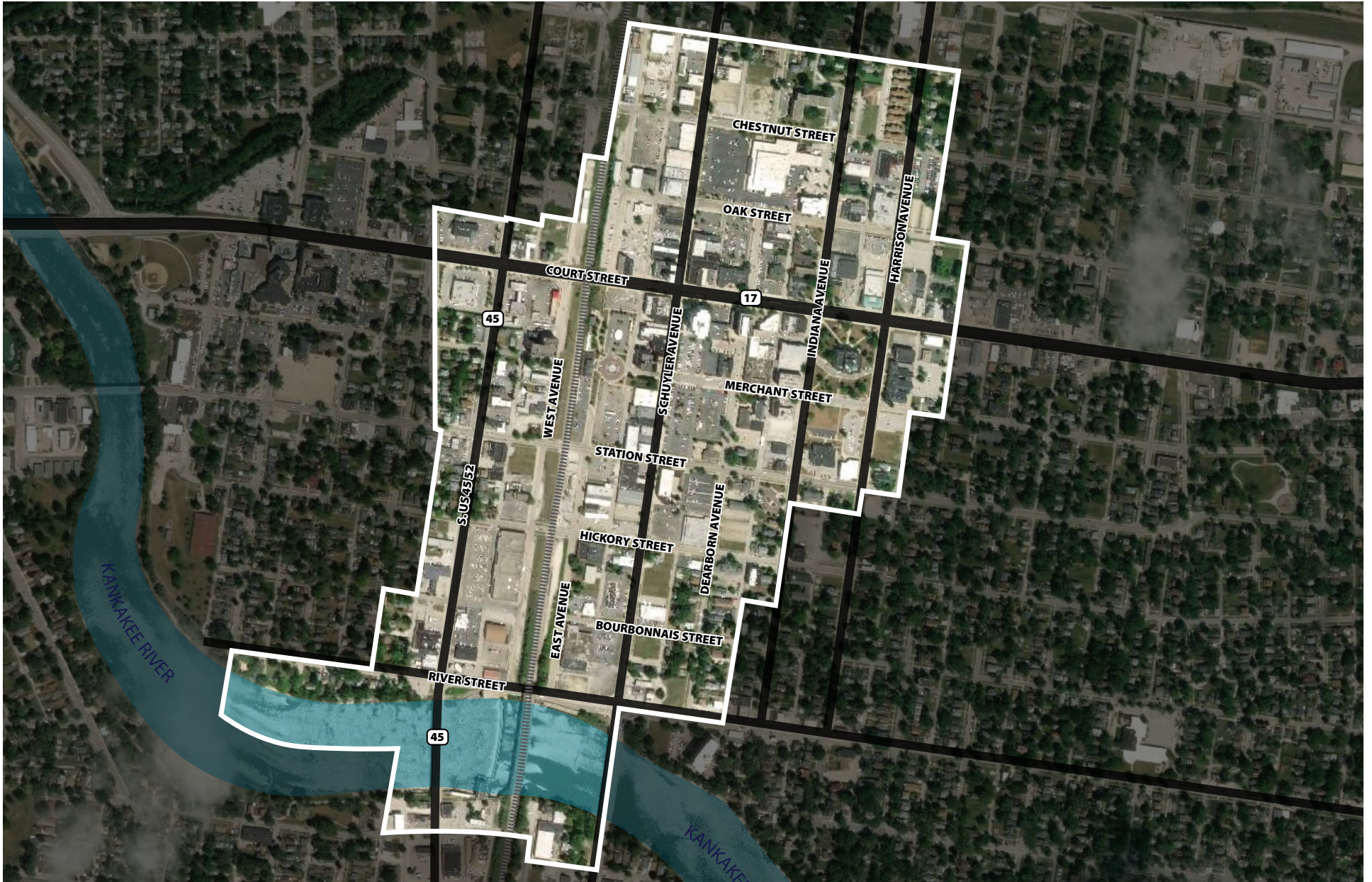


Variety in a repeated building form by a change in the use of materials, roof lines and windows create a pattern along a street.

Photos & Illustrations

Photos and/or diagrams help to explain the design goal and design elements in more detail.

Kankakee Downtown Design District



Sidewalks + Streetscape

Design Goal:

High-quality amenities in both the public and private realms enhance the character and comfort for all users

DESIGN GUIDELINES FOR SIDEWALKS + STREETSCAPE

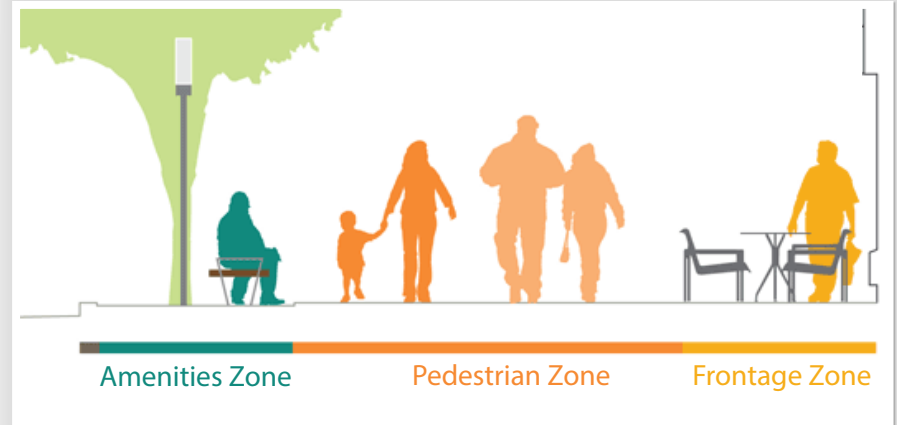
Design Guideline:

Design a public right-of-way that is pedestrian-focused with amenities that enhance convenience and comfort for residents, and fits with the character of the street, block and overall Downtown.

Design Elements:

- ☐ Use kiosks, walkways, street furniture, street lighting and wayfinding signs to enhance the appearance and function of the downtown.
- ☐ Locate street furnishings along the street side edge of sidewalk (the amenities zone) or adjacent to the building face (the frontage zone) to not interfere with pedestrian circulation.
- ☐ Accentuate key focal points, gateways, entrances and corners with art, way-finding signs, special landscaping and lighting.
- ☐ Maintain consistent design character along the length of a block /downtown through coordinated design, type, color and material of street furniture.

DESIGN GUIDELINES FOR SIDEWALKS + STREETSCAPE (CONTINUED)



Source: Ministry of Transportation, Ontario CA

Amenities Zone

A Transition area between the pedestrian zone and the street. Best accommodates the elements that complement the street, i.e. lighting, signs, trees, and trash receptacles.

Pedestrian Zone

The main path of travel for a continuous, clearly defined, unobstructed route clear of obstacles and accessible to users of all abilities.

Frontage Zone

A slower, shared area between the pedestrian zone and buildings and private property. Which may accommodate outdoor awnings, overhangs, café railings, planters and doorways.



Planters with built-in seating along Schuyler Avenue in Downtown Kankakee provide streetscape amenities for pedestrians while remaining consistent with the design character of the area.

Public Art

Design Goal:

A unique identity using public art to enhance civic pride, depict a cultural or historic event, and add interest to public spaces.

DESIGN GUIDELINES FOR PUBLIC ART

Design Guideline:

Highlight special spaces by incorporating public art into the design, and by creating standalone public art projects.

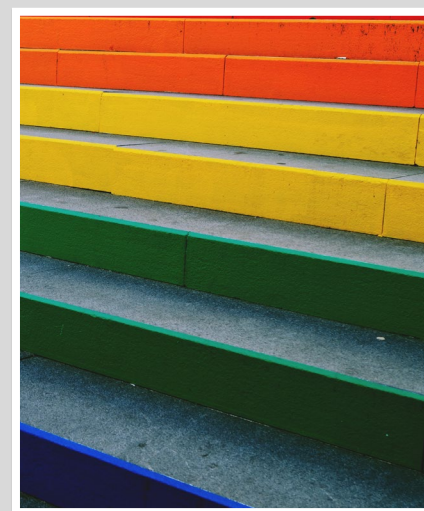
Design Elements:

- ☐ Public art should capture and enhance the character of Kankakee, reinforcing its identity.
- ☐ Locate public art to mark key paths of movement (such as trails, corridors, and connections), to highlight major entries and to anchor key spaces.
- ☐ Accommodate “pop up” temporary art that fits within the scale of it’s surroundings.
- ☐ Allow murals that reflect and enhance the character of a building or structure through the location, size, shape, color palette, and materials used. Local artists should be given priority when designing murals.

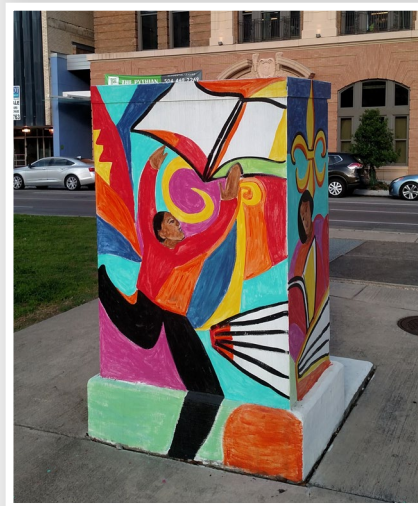
DESIGN GUIDELINES FOR PUBLIC ART (CONTINUED)



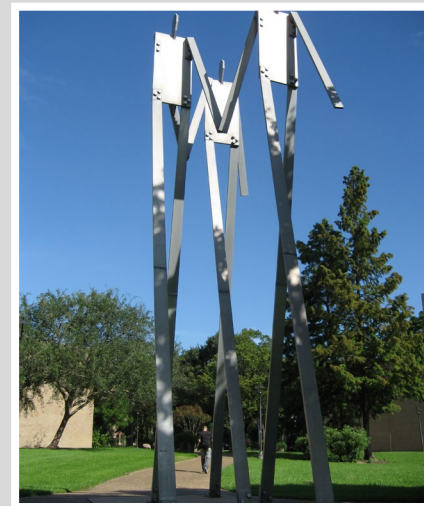
Murals can be used to highlight and enhance the City's history and character.



Simple ways to establish a sense of place with color.



Public art can be used to enhance or beautify an everyday object or feature.



Sculptures can be used to represent a character of an area.

Landscaping

Design Goal:

Property enhancement and visual interest, highlighting architecture and key site features, providing shade, screening from unattractive sites from the public view or providing buffers between properties.

DESIGN GUIDELINES FOR LANDSCAPING

Design Guideline:

Design areas of landscape within large areas of hardscape and along edges to soften the space and provide a more visual appeal within the pedestrian environment.

Design Elements:

- ☐ Use a consistent landscape palette to establish a sense of visual continuity within a site.
- ☐ Use landscaping to highlight a building entry, walkway or other feature.
- ☐ Favor native plant and tree species, that are both drought and cold tolerant species, and help to absorb and clean rainwater, in bioswales and rain gardens.
- ☐ Use of low maintenance perennials and ornamental grasses is encouraged for color, variety and visual interest.
- ☐ A combination of fencing, screen walls, and landscaping may be used for screening of unattractive sites features.
- ☐ Screening should comply with Crime Prevention Through Environmental Design (CPTED) principles, maintaining sight lines and minimizing hiding places.

DESIGN GUIDELINES FOR LANDSCAPING (CONTINUED)



Use landscape elements to define paths within an area.



The use of a variety of plant materials are used to enhance a walkway and entrance.



Plants and trees can be used to enhance the a sidewalk creating a visual interest and breaking up the urban environment.



Landscaping can be used as a buffer between buildings and vehicles.

Sustainability + Stormwater Management

Design Goal:

New development or redevelopment projects are designed using stormwater management best practices and additional sustainable design principles.

DESIGN GUIDELINES FOR SUSTAINABILITY + STORMWATER MANAGEMENT

Design Guideline:

Apply best practices for stormwater management and sustainability in the design of buildings, sites, streets and public spaces.

Design Elements:

- ☐ Incorporate stormwater management best practices as part of design features and amenities, above and beyond the City's stormwater ordinance.
- ☐ Use green infrastructure and low-impact development techniques (i.e. bioswales, permeable pavement, rooftops) to manage stormwater runoff both on-site and in the public right-of-way.
- ☐ Consider green roof installations, where appropriate, as an alternative bioretention option.
- ☐ Use materials and products that have minimal environmental and health impacts (i.e. recycled materials and locally available products).

DESIGN GUIDELINES FOR SUSTAINABILITY + STORMWATER MANAGEMENT (CONTINUED)



The use of a green infrastructure in alleys to help manage stormwater in an urban setting.

Source: Detroit Green Alley Program



Green roofs are a space efficient bioretention option in an urban setting



Use of permeable pavers to reduce the impacts of stormwater runoff and flooding.



Bioswales and green infrastructure can be incorporated into the public right-of-way.

Parking + Parking Lot Amenities

Design Goal:

Minimal vehicular impact on pedestrians and the public realm.

DESIGN GUIDELINES FOR PARKING + PARKING LOT AMENITIES

Design Guideline:

Design shared parking areas with unified design elements to meet parking needs for all users

Design Elements:

- ☐ Locate off-street parking at the rear of the lots and/or behind buildings and encourage access through secondary streets or alleys.
- ☐ Screen surface parking lots and parking structures away from the public view using buildings, public art and low landscaping.
- ☐ Design parking to serve multiple users and promote use of underground parking.
- ☐ If needed, structured parking should be design to reflect architectural proportion of nearby buildings. Use architectural design features so that structured parking floors match levels, facade articulation, and heights of typical buildings.
- ☐ Defined pedestrian walkways and provide space for bike parking inside parking lots and structures.
- ☐ Provide electric car charging stations in off-street parking locations

DESIGN GUIDELINES FOR PARKING + PARKING LOT AMENITIES (CONTINUED)



Parking lot is screening from the pedestrians with rows of trees and landscaped berm.



As automobile trends change, consider adding electric vehicle preferred parking spaces and charging stations.



Landscaped parking lot with clearly defined pedestrian paths.



Special pavement treatment can be added to enhance parking areas and improve pedestrian and bicycle safety.

Source: Pickering City Center Design Guidelines.

Loading + Unloading Service Areas

Design Goal:

Minimal impact to pedestrian safety and vehicular circulation created by conflicts with loading and unloading service areas.

DESIGN GUIDELINES FOR LOADING + UNLOADING SERVICE AREAS

Design Guideline:

Minimize the adverse impacts of loading and unloading service areas have on adjacent properties, pedestrians and access to the primary building.

Design Elements:

- ☐ Minimize the visibility and impact of service areas by locating loading areas and service access away from primary building access points and by providing adequate screening.
- ☐ Screen trash enclosures, loading zones, and exterior mechanical equipment that are not elements of the building architecture. Screening can be done by using forms of landscaping, fencing, decorative enclosures, public art, etc.
- ☐ Provide clean, safe and functional service areas for primary users on the site.

DESIGN GUIDELINES FOR LOADING + UNLOADING SERVICE AREAS (CONTINUED)



Screened masonry trash enclosure that is behind and away from the building.



Service area is away from the primary access of the adjacent buildings and is screened in the rear of the alley.

Source: City and County of Denver Community Development Department.

Mechanical Equipment + Utilities

Design Goal:

All mechanical equipment and utilities screened and away from public view and outside of the public right-of-way.

DESIGN GUIDELINES FOR MECHANICAL EQUIPMENT + UTILITIES

Design Guideline:

Coordinate the design and integration of mechanical equipment and utilities into the overall building and streetscape design.

Design Elements:

- ☐ Screen mechanicals through the use of landscaping, fencing and/or structures, this including HVAC, trash containers, and external storage areas.
- ☐ Screen views of ground building and roof mounted mechanical equipment from adjoining properties and public right of way with landscaping or building elements consistent with the overall design of the building facades.
- ☐ Where the location of utilities within the public right-of-way is the only option available, locate utilities below grade or outside of the sidewalk's pedestrian zone.

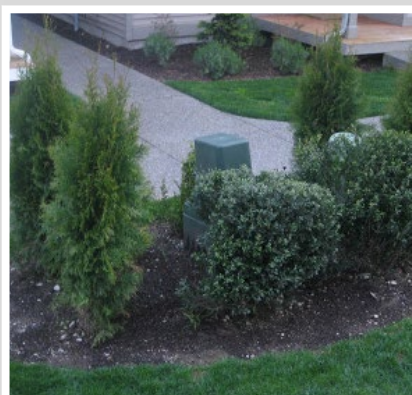
DESIGN GUIDELINES FOR MECHANICAL EQUIPMENT + UTILITIES (CONTINUED)



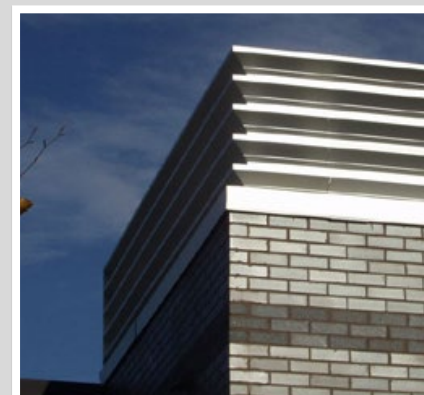
Well screened enclosure that matches the building design and includes foundation plantings.



Enclosure that is consistent with the building materials and provides a concrete pad for service vehicles.



Building utilities screened using small plantings.



Roof mounted mechanical equipment that is screened from public view and adjacent buildings and matches the building design.

Height, Massing, + Proportion

Design Goal:

Continuation of a pedestrian scale, and the framing of comfortable public spaces. To prevent the negative visual impact of large buildings and long facades of single developments and create diversity that relates to the surrounding uses and to the pedestrian scale.

DESIGN GUIDELINES FOR HEIGHT, MASSING, + PROPORTION

Design Guideline:

Design building height, massing, and proportion with well-scaled architectural elements that are sensitive to the neighborhood context and the pedestrian environment.

Design Elements:

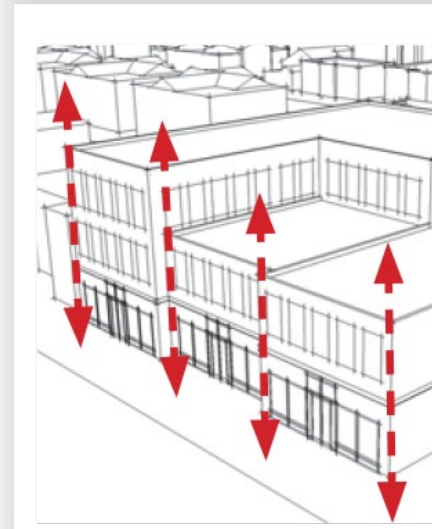
- ☐ Create a distinction between the base, middle and tops of buildings by using horizontal architectural elements
- ☐ Divide up vertical mass into segments consistent with the scale and elevation on the adjacent buildings
- ☐ Incorporate vertical architectural elements such as columns and pillars to subdivide buildings into smaller increments at the ground floor and upper stories
- ☐ Provide a building transition where significant changes in scale occur
- ☐ Keep horizontal building elements, such as roof lines, cornice lines, and building fenestration consistent and respectful of adjoining architecture

DESIGN GUIDELINES FOR HEIGHT, MASSING, + PROPORTION (CONTINUED)



Clear distinction between Base, Middle and Tops of each of the buildings.

Source: Village of Coxsackie, NY.



Dividing of vertical mass to create a pedestrian scale to the surrounding buildings.

Source: City of Ithaca, NY Design Guidelines.



Variation in height can break up the massing of multiple buildings.

Source: City of Ithaca, NY Design Guidelines.

Building Facade

Design Goal:

Building facades have a rhythm that contributes to the perception of time and memory, establish a recognizable pattern and sense of place and orientation.

DESIGN GUIDELINES FOR BUILDING FACADE

Design Guideline:

Create a rhythm by varying and articulating building massing and facades to contribute to a fine-grained, pedestrian scale environment at the street level.

Design Elements:

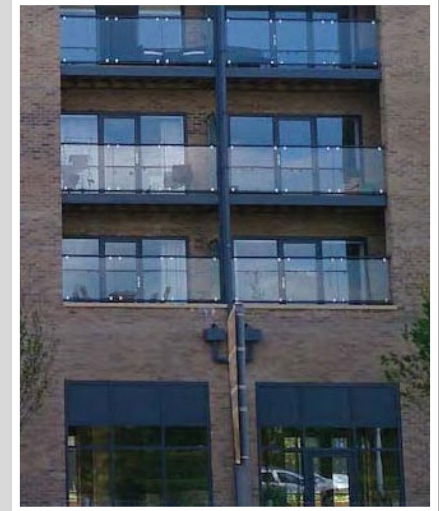
- ☐ The arrangement, proportioning and design of windows and doors on a facade (fenestration), and building scale are the most important elements of architecture to influence the building's compatibility with adjacent buildings.
- ☐ Use detailed vertical and horizontal expression lines on a building wall. Examples include entablatures, moldings, visible brick patterns, lintels and sills, and awnings.
- ☐ Design buildings with varying wall planes; these could be articulated with differential heights, facade offsets, or contrasting materials.
- ☐ Avoid uninterrupted blank walls or undifferentiated wall planes along all building facades.
- ☐ Use complementary colors, a variety of window sizes and architectural detailing to establish a rhythm to a facade and street frontage.

DESIGN GUIDELINES FOR BUILDING FACADE (CONTINUED)



The use of different materials, windows and colors creates vertical and horizontal expression lines that establishes a building rhythm.

Source: City of Ithaca, NY Design Guidelines.



Windows should be grouped and be proportional to the building to help establish rhythms across a facade.

Source: Swindon.uk Design Guidelines.



Variety in a repeated building form by a change in the use of materials, roof lines and windows create a pattern along a street.

Building Setbacks, Stepbacks + Build-Tos

Design Goal:

Buildings are located close to front lot line and provide landscaping and amenities to enhance the pedestrian experience.

DESIGN GUIDELINES FOR BUILDING SETBACKS, STEPBACKS + BUILD-TOS

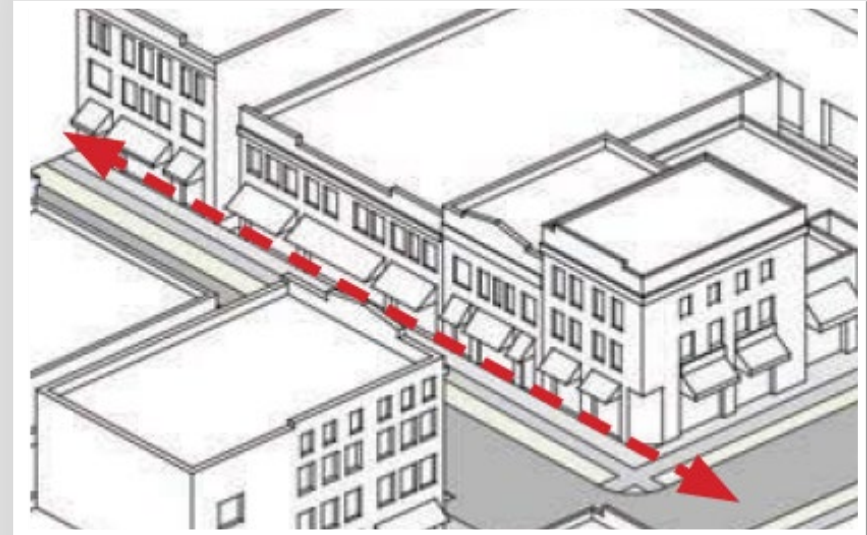
Design Guideline:

Where setbacks exist, alignments of new buildings must respect the existing pattern of development.

Design Elements:

- ☐ Be consistent with existing zoning regulations and context. Development should be built with setbacks that maintain a consistent street setback pattern along a blockface.
- ☐ Stepbacks in the building facade can be used to add visual interest along a block face, or to create a shared space adjacent to the pedestrian zone.
- ☐ Use upper story building stepbacks to softly frame the street and provide a comfortable pedestrian environment.
- ☐ Use upper story building stepbacks for buildings adjacent to the R-1 Single-Family Zoning

DESIGN GUIDELINES FOR BUILDING SETBACKS, STEPBACKS + BUILD-TOS (CONTINUED)

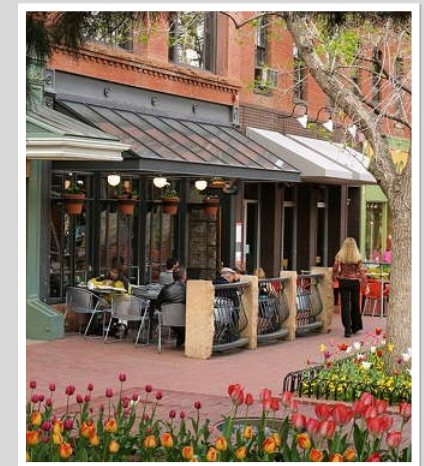


A consistent building setback creates an attractive streetwall for pedestrians.

Source: City of Ithaca, N Y Design Guidelines



A building stepback above the second story frames the street and establishes a comfortable pedestrian experience.



Building setbacks can allow for plazas and outdoor seating along a street to create a more attractive pedestrian experience.

Building Corners

Design Goal:

Buildings located on corners that define the street character and activate the public realm on both street frontages.

DESIGN GUIDELINES FOR BUILDING CORNERS

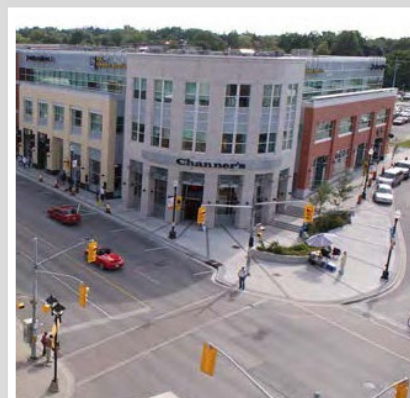
Design Guideline:

Establish building corners with architectural articulation and activating uses. (Activating uses can be shops, cafés, or other businesses at the ground level, that contribute to creating lively street image and environments).

Design Elements:

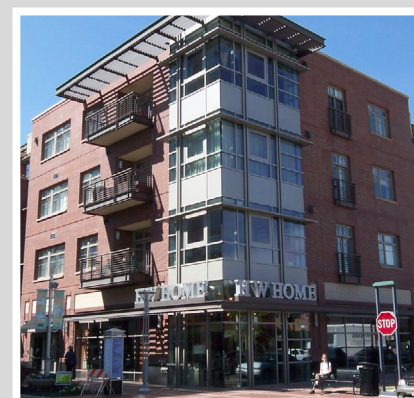
- ☐ Locate entrances at the corner to anchor the intersection and activate both street frontages.
- ☐ Accentuate a building's corner location with architectural features that create visual presence at the corner, such as:
 - Chamfered or rounded corners
 - Projecting and recessed balconies and entrances
 - Embellished doorways and building towers
 - Enhanced window designs

DESIGN GUIDELINES FOR BUILDING CORNERS (CONTINUED)



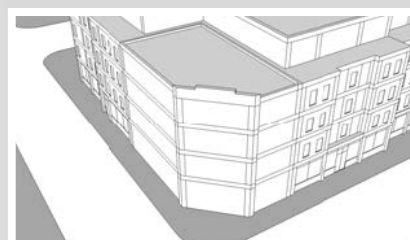
Building located at the corner which activates both streets and allows for a public plaza to complement the building entrance.

Source: Pickering City Center Design Guidelines.



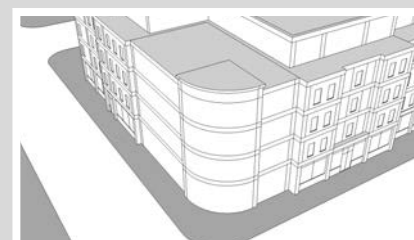
Building accentuating the building edge using different materials and architectural projections adds to an attractive building facade.

Source: Pickering City Center Design Guidelines.



Chamfered building corner along with the change in building materials and color creates an attractive building corner.

Source: City of Ithaca, N Y Design Guidelines



Enhanced window designs accentuates the building located at the corner and adds a visual presence.

Source: Pickering City Center Design Guidelines.

Entrances

Design Goal:

Inviting entrances that are focal points of the building.

DESIGN GUIDELINES FOR ENTRANCES

Design Guideline:

Provide an enhanced entry that is located and designed in relationship to the overall size and scale of the building.

Design Elements:

- ☐ Provide building and site features to emphasize the entrance location, such as building or site lighting, canopies and awnings, special planting and signage.
- ☐ Locate entrances at street corners to accent building corners
- ☐ Install and maintain attractive sidewalks and landscape features that lead site users easily/directly to entrances, especially from streets or plazas.
- ☐ Assure that primary building entries meet ADA requirements for accessibility and safety.

DESIGN GUIDELINES FOR ENTRANCES (CONTINUED)



Entrances at the corner provide access from both sides of the street and create a visual presence.

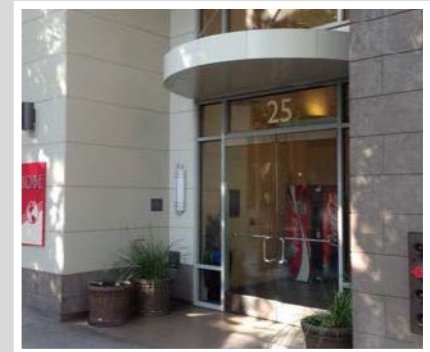


Enhanced entries at the corner emphasizes the building entrance.



Provide a sheltering element such as a canopy or arcade to signify the primary entrance.

Source: City of Ithaca, NY Design Guidelines



Design the primary entrance to be clearly identifiable at the entrance.

Source: City of Ithaca, NY Design Guidelines

Windows + Doors

Design Goal:

Windows and doors designed to be compatible with the downtown character.

DESIGN GUIDELINES FOR WINDOWS + DOORS

Design Guideline:

Locate and space windows and doors to express a rhythm and create visual continuity with existing structures as far as materials, proportions and typologies.

Design Elements:

- ☐ Group windows to establish rhythms across the facade and hierarchies at important places on the facade.
- ☐ Design window frames, lintels and sills to create depth and shadow on a facade and include windows along all walls visible from the public realm.
- ☐ Provide consistent spacing between the windows and door glazing and the floor.
- ☐ Enhance the building entrance by using glazing and entry lighting that highlights the entry location and to encourage visibility for pedestrians from the street area.
- ☐ All windows and doors on commercial building should be commercial grade.
- ☐ If needed, security grills shall be fully retractable and completely within the interior of the building and inconspicuous to the extent possible.

DESIGN GUIDELINES FOR WINDOWS + DOORS (CONTINUED)



Consistent colors used for the windows and doors enhances the building entrance.

Source: Retail and Storefront Design Manual, Midtown Atlanta.



Large, clear ground-floor retail windows adds to the inviting pedestrian experience and further increases the light into the building.

Source: Town of Clinton Mass, Design Guidelines



Wide storefront windows visually enrich and provide interest along the streetwall.

Source: Town of Clinton Mass, Design Guidelines



Commercial grade windows and doors make commercial buildings easily recognizable to pedestrians.

Source: City of Kankakee

Lighting

Design Goal:

Lighting that enhances building facades, site visibility and safety.

DESIGN GUIDELINES FOR LIGHTING

Design Guideline:

Ensure that lighting provides a safe and visible pedestrian realm as well as establishing a theme or character for the use within the building.

Design Elements:

- ☐ Provide a hierarchy of project lighting, ranging from lighting of parking lots, pedestrian paths, landscaped areas and exterior building lighting.
- ☐ Provide pedestrian scaled lighting to enhance the community identity and pedestrian safety.
- ☐ Relate light fixture designs to the character of project.
- ☐ Accent lighting **should** reinforce the building's architectural details.

DESIGN GUIDELINES FOR LIGHTING (CONTINUED)



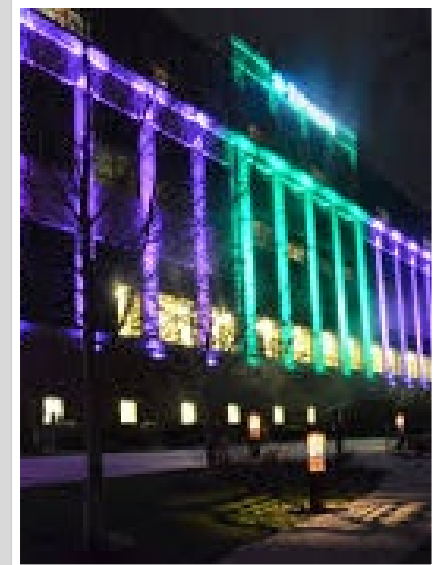
Storefront lighting adds to the visibility along a street and also creates an attractive pedestrian environment at night.

Source: Retail and Storefront Design Manual, Midtown Atlanta



Pedestrian scaled lighting increases visibility along a street creating a safer environment for pedestrians.

Source: Decatur Lighting.com



Accent lighting is added to the building to enhance the building's architectural elements.

Source: Riverside Healthcare (web), Kankakee, IL

Awnings + Canopies

Design Goal:

Awnings and canopies that offer cover from the elements, enhance building architecture, and add color and interest to the streetscape.

DESIGN GUIDELINES FOR AWNINGS + CANOPIES

Design Guideline:

Design awnings and canopies that compliment the architecture of the building and enhance the streetscape without overwhelming or obstructing the public realm.

Design Elements:

- ☐ Awnings and canopies should be consistent in character, size, and profile along a streetwall if multiple awnings and canopies are on a single building. On multi-tenant buildings the awnings and canopies can vary in color and details but should be located at the same height and have a similar profile to preserve the architectural lines of the building.
- ☐ Use awnings and canopies to complement the building's architecture and vary in material or shape, consistent with the architectural style of the building.
- ☐ Awning and canopies should project no more than three (3) feet from the building so they do not overwhelm or obstruct the pedestrian zone

DESIGN GUIDELINES FOR AWNINGS + CANOPIES (CONTINUED)



Awnings that complement the buildings architecture and materials.

Source: City of Kankakee



Awning and canopies should be well integrated and enhance the look of the streetscape.

Source: Retail and Storefront Design Manual, Midtown Atlanta.



Consistent awnings and canopies along a sidewalk visually enrich and provide interest along the streetwall while providing pedestrians protection from the elements.

Source: Downtown Fredericton CA, Built Form Design Guidelines.

Building Materials + Colors

Design Goal:

The use of durable, traditional building materials that are consistent with the surrounding context.

DESIGN GUIDELINES FOR BUILDING MATERIALS + COLORS

Design Guideline:

Ensure materials and colors enhance identity and character.

Design Elements:

- ☐ Building materials should be selected to be consistent with the architectural style and overall design of the building, and to be maintainable and consistent with the quality and character of the downtown and riverfront district.
- ☐ Materials used for additions and modifications of existing buildings should be indistinguishable from original building materials, or should be perceived to be materials used as part of the original building.
- ☐ New building may incorporate new materials, or use traditional materials in an unconventional way, if the materials fit the architectural character of the building and block face.
- ☐ Allow changes in color and materials to differentiate between the building's base, middle and top, or other major components..
- ☐ Enhance building character at the pedestrian level through pattern, scale, texture, color and design detail of materials.
- ☐ Use building materials to articulate the overall building design through details, fine grain, and timelessness of design; not the discontinuity of material choices.

DESIGN GUIDELINES FOR BUILDING MATERIALS + COLORS (CONTINUED)



Building materials that compliment the style and character of the entire building.

Source: City of Kankakee



The use of a variety of quality building materials that are used appropriately to fit in with the surrounding context.

Source: City of Kankakee



Varied use of materials and colors to highlight the elements of the buildings.

Source: City of Kankakee



The use of color and building materials to enhance the architecture and capture the history of a building.

Source: City of Kankakee

Building Materials + Colors (Continued)

Materials Palette Overview

The materials palette offers a reference guide to those responsible for the design, implementation and upkeep of the riverfront district, and to inform decisions regarding the most appropriate material to use in any given scenario.








PRIMARY BUILDING MATERIALS



ACCENT BUILDING MATERIALS



DISCOURAGED EXTERIOR BUILDING MATERIALS

-  Exterior insulation and finish systems (EIFS)
-  Vinyl Siding
-  Concrete Block, Concrete Masonry Unit (CMU), precast concrete panels, or poured in place concrete as a primary (not accent) material.
-  Masonry Units used for building additions or modifications, inconsistent with the size and pattern used on the original building.
-  Brick or stone veneers of less than 3" in depth.
-  Asphaltic or wood shingles on walls.
-  Mirrored surfaces

Colors Palette Overview:

The use of color plays an important role in the character of Kankakee. Primary colors should compliment the existing context, however, since the downtown is envisioned as a lively, playful environment, the use of more vivid colors for select accents is encouraged. Color schemes submitted by applicants will be reviewed with this vision in mind.

Signs

Design Goal:

Clear identification of the building and building use while adding visual interest to the building's architecture.

DESIGN GUIDELINES FOR SIGNS

Design Guideline:

Contribute to an overall sense of high quality design, creativity and distinct identity.

Design Elements:

- ☐ Signs should be sized, located, and of a type most efficient to the transmission of its content to the audience it serves. Blade signs are often the best choice for pedestrian environments such as Downtown Kankakee.
- ☐ A building's architecture often provides guidance for appropriate sign locations on the building.
- ☐ Signs should be in scale and compatible with the proportions and composition of the building, and do not obscure or dominate any architectural features but integrated as far as the overall design.
- ☐ Signs may be effective for site wayfinding or as a gateway element for entrances into business districts
- ☐ Provide a contrast between the color and material of the background and the letters or symbols to make the sign easier to read in both day and night.
- ☐ Signs must provide information simply and legibly, and should be limited to identifying the business name and its main goods and services.

DESIGN GUIDELINES FOR SIGNS (CONTINUED)



Design the content of the sign to be clearly legible.

Source: City of Ithaca, NY Design Guidelines



Simple creative signs that accentuate the building facade.

Source: Alexandria VA Design Guidelines.



Awning signs can be simple designs and highlighted with accent lighting.



Projecting signs should attract pedestrians passing by.

Source: Alexandria VA Design Guidelines.



Wayfinding Signs enhance the pedestrian experience by clearly identifying key locations.



Gateway Signs create a sense of place within a downtown.

Historic Preservation

Design Goal:

Value and character of the buildings that were constructed to serve the needs of the community, and their influence in placemaking, community identity and sense-of-place of Downtown Kankakee.

DESIGN GUIDELINES FOR HISTORIC PRESERVATION

Design Guideline:

Preserve and enhance the character of Kankakee's Downtown Historic District.

Design Elements:

- ☐ Distinguish between those buildings that represent a style and quality of development that contributes to the character of Downtown from those buildings that are simply old and have little architectural or historic significance.
- ☐ Encourage the adaptive reuse of historic buildings so as to maintain or highlight their value.
- ☐ Encourage reuse and restoration instead of demolition .
- ☐ Discourage the loss or masking of architectural elements of buildings that are consistent with the architectural style of historic buildings.

DESIGN GUIDELINES FOR HISTORIC PRESERVATION



Source: City of Kankakee



Source: City of Kankakee



Source: City of Kankakee

Riverfront Development

Design Goal:

Buildings that maintain views of the river and preserve and enhance pedestrian accessibility to the river and other natural/public amenities surrounding the river. Building designs that compliment the river and other natural amenities, and appropriately frame public spaces.

DESIGN GUIDELINES FOR RIVERFRONT DEVELOPMENT

Design Guideline:

Design buildings and associated public and private spaces to be sensitive to the riverfront context and the pedestrian environment surrounding the river.

Design Elements:

- ☐ Maximize light and air to open spaces and minimize shadows on adjacent properties and open spaces.
- ☐ All new buildings along the riverfront **must** comply with the all federal, state, and municipal flood plain regulations.
- ☐ Encourage thoughtful building and site design with consideration of maintaining access and views of the Kankakee River.
- ☐ Promote accessibility for properties along the riverfront, making the river and other public spaces accessible to all.
- ☐ Encourage rooftop amenities and outdoor spaces, for both public and private uses, in buildings that overlook the riverfront. Where appropriate, provide publicly oriented uses, such as restaurants, in these locations.

DESIGN GUIDELINES FOR RIVERFRONT DEVELOPMENT



Source: City of Kankakee Riverfront Master Plan



Source: City of Kankakee Riverfront Master Plan



Source: City of Kankakee Riverfront Master Plan

Residential Development

Design Goal:

Multi-dimensional residential buildings that are attractive and distinctive to Downtown Kankakee, promote healthy and active lifestyles for Kankakee residents and visitors, achieve sustainable building design standards, and are accessible to all.

DESIGN GUIDELINES FOR RESIDENTIAL DEVELOPMENT

Design Guideline:

Promote residential and mixed use building designs that are attractive, sustainable, appealing to residents and visitors, and sensitive to the neighborhood context and the pedestrian environment.

Design Elements:

- ☐ Multi-family residential buildings should typically be 3-4 stories given the context and historical character of downtown.
- ☐ Where appropriate, encourage mixed-use developments that activate the ground floor for a variety of different uses.
- ☐ Residential buildings should be arranged to provide functional public and private outdoor spaces. Common areas should be accessible from all buildings within a residential development and connected by an on-site pedestrian circulation system.
- ☐ Integration of courtyards and other means to provide light and break up large buildings are encouraged.
- ☐ Infill development within existing residential neighborhoods should be sensitively designed to respect existing residential patterns and reinforce existing residential character, such as facade orientation, height and massing, and yard setback areas.
- ☐ Residential buildings should be oriented to the adjacent public street using windows, porches, balconies and entryways or other entry features along the street.

DESIGN GUIDELINES FOR RESIDENTIAL DEVELOPMENT



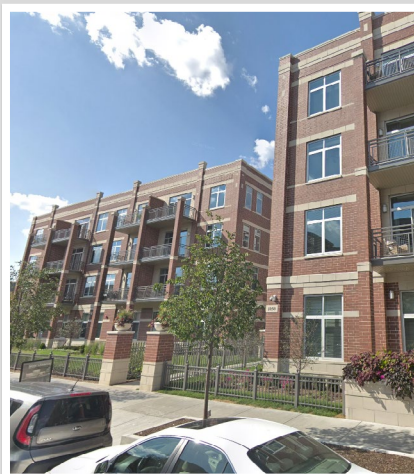
Balconies and porches are encouraged, as well as active use of building rooftops.

Source: Google Maps 2019



The reuse of an existing building to create an attractive residential development.

Source: Google Maps 2019



The use of courtyards and pedestrian walkways to provide light and breakup large buildings.

Source: Google Maps 2019



The use of ground-floor retail in an appropriate commercial corridor.

Source: Google Maps 2019

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Definitions

A

Adjacent

Near, close, or contiguous.

Articulation

The visible expression of architectural elements through form, structure, or materials that break up the scale of buildings and spaces.

Appropriate

Fitting or suitable to a particular situation, location, or setting.

C

Character

Prevailing existing architectural elements, including building mass, scale, and era they were built.

Colonnade

Is a range of columns that supports a string of continuous arches or a horizontal entablature.

Comfort

To ease the trouble of. This document uses the word comfort to describe the physical ease of the human body in an outdoor place.

Compatible

Able to exist or occur together without conflict.

Complement

Something that goes well with something. This document uses this term to express how elements can be adjacent and agreeable in scale, proportion, composition, and type but not identical in style or manner.

Context

Much like a building needs the right scale; it also needs to be built in context. This means that the building suits its surroundings in style, materials, and proportion. A glass skyscraper rising on a block of low-rise, brick townhouses, then, would be referred to as "out of context."

E

Entablature

Is a superstructure of moldings and bands which lie horizontally above columns, resting on their capitals. Entablatures are major elements of classical architecture, and are commonly divided into the architrave (the supporting member immediately above; equivalent to the lintel in post and lintel construction), the frieze (an unmolded strip that may or may not be ornamented), and the cornice (the projecting member below the pediment).

F

Facade

The face of a building. All wall planes of a building which are visible from one side or perspective.

Focal Point A prominent structure, feature or area of interest or activity.

Frieze

Is a is the wide central section part of an entablature and may be plain or decorated with a band of richly sculpted ornamentation on a building.

L

Lintel or lintol

Is a structural horizontal block that spans the space or opening between two vertical supports. It can be a decorative architectural element, or a combined ornamented structural item. It is often found over portals, doors, windows and fireplaces.

M

Mass

The combination of the three dimensions of length, height, and depth which give a building its overall shape; a building is often composed of many masses, hence the term massing, which is often used to describe the form or shape of structures.

P

Pedestrian Scale

This document uses pedestrian-scale to set or describe the size of and relationships between elements.

Pediment

Is a decorative triangular piece situated over a portico, door, window, fireplace, etc. The space inside the triangular piece is called the "tympanum," and is often decorated.

Proportion

The relationships of the various objects and spaces that make up a structure to one another and to the whole.

Public Realm

All spaces physically or visually accessible to the public, such as streets, sidewalks, plazas, parks and viewsheds.

R

Relief

Is a sculptural technique where images, patterns or artifacts are raised as sculpted elements, remaining attached to a solid background of the same material.

Reveal

Or demarcation feature is a groove or a step in a wall face generally used to create a desired architectural effect. Another name for it is rustication or false joint. Reveals can run vertically, horizontally or diagonally, and there may be several bands of them on a building.

Rhythm

The repeated physical characteristics of buildings within an area, on a street or block, including the building footprint, organization and massing.

S**Scale**

A proportionate size, extent, or degree, usually judged in relation to some standard point of reference.

Sense of Place

The feeling associated with a location, based on a unique identity and other memorable qualities.

Set back

The distance between the building and the property boundary. Setbacks may apply to the front, side and rear of the property.

Sill

Like a lintel, is a structural horizontal block that spans the space or opening below and between two vertical supports that frame a window, but, unlike a lintel, does not serve to bear a load to ensure the integrity of the wall.

Stepback

A setback of the upper floors of a building which is greater than the setback of the lower floors.

Streetscape

The environment of the street right-of-way as defined by adjacent private and public buildings, pavement character, street lighting and street furniture, and the use of the right-of-way.

Streetscape Elements

All of the functional and decorative features that are placed, planted or built within the public realm. They include public utilities and amenities, visible elements of service infrastructure, such as street lights and street trees.

Streetwall

Combined facades of buildings generally built to the property line facing a street or open space. A clear streetwall helps define “the urban room” or the public realm. A consistent streetwall that is visually interesting and active ground floor uses promotes pedestrian activity.

V**Variation**

A change or difference in condition, amount, or level, typically with certain limits. In design, variation describes how adjacent elements can contain different attributes with enough similarity to be recognizable as related. A pattern of variation generally requires the repetition of three or more elements.

Visual Interest

Focuses on the aesthetics of a site and its related materials with the use of images, colors, fonts, and other elements to create a more attractive environment for pedestrians.

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