

INDUSTRIAL & COMMERCIAL DESIGN GUIDELINES



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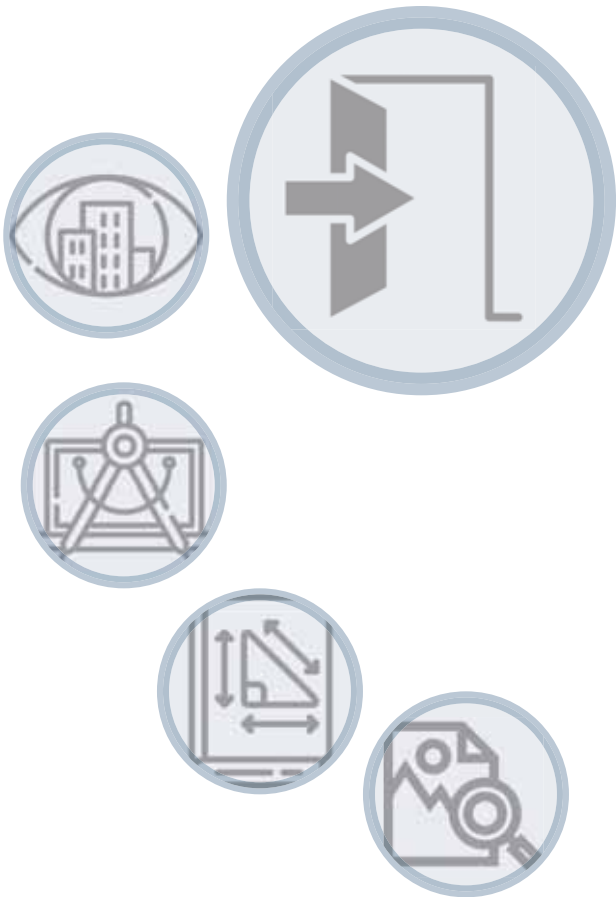
01

INTRODUCTION



INTRODUCTION

Designing for a Better Tomorrow



ORGANIZATION OF THIS DOCUMENT

This document is for industrial and commercial property owners, business owners, and site and building designers. It provides an overview of the Village's design expectations for architectural and site enhancements to revitalize existing industrial and commercial buildings. The overall goal of these enhancements is to create an attractive environment, a high-quality feel, and an updated and forward-looking character that will result in a positive image and successful businesses in the Elk Grove Village community.

Within is a menu of options intended to assist businesses and property owners in understanding and meeting the Village's design requirements for tax incentives and grant programs.

VISION

Welcoming...Attractive...Creative...Proud



IMAGINE A RENEWED BUSINESS PARK WHERE...

- Façades use modern materials and elegant accent colors
- Streets have quality landscapes
- Signage is simple, bold, and creative
- Loading docks are well-maintained, thoughtfully located, screened, and integrated
- Sites function in sustainable ways, managing stormwater, incorporating native landscaping, and using energy efficiently
- Entrances are attractive and easy to find
- Curb appeal is improved



MODERNIZING FOR LONG-TERM SUCCESS

Investing in the Community



Elk Grove Village is a major economic driver, providing jobs and shaping the community's reputation. With high demand and a prime location, it continues to thrive, but long-term success depends on ongoing renewal. Some properties still show their age, with outdated façades, obsolete design features, underutilized sites, and street-facing loading docks that create poor first impressions.

While the Village invests in public infrastructure, property owners play a critical role in upgrading buildings and sites. Together, these efforts keep Elk Grove Village's reputation as one of the premier business hubs in the United States.

This document provides design expectations for architectural and site enhancements to help property owners, businesses, and designers revitalize properties and access programs like the Class 6b and Class 7 Property Tax Incentives and the Façade Enhancement Program.

Updating sites will..

- Support property values
- Improve first impressions
- Attract new investment
- Inspire neighboring owners to reinvest



EXPECTATION

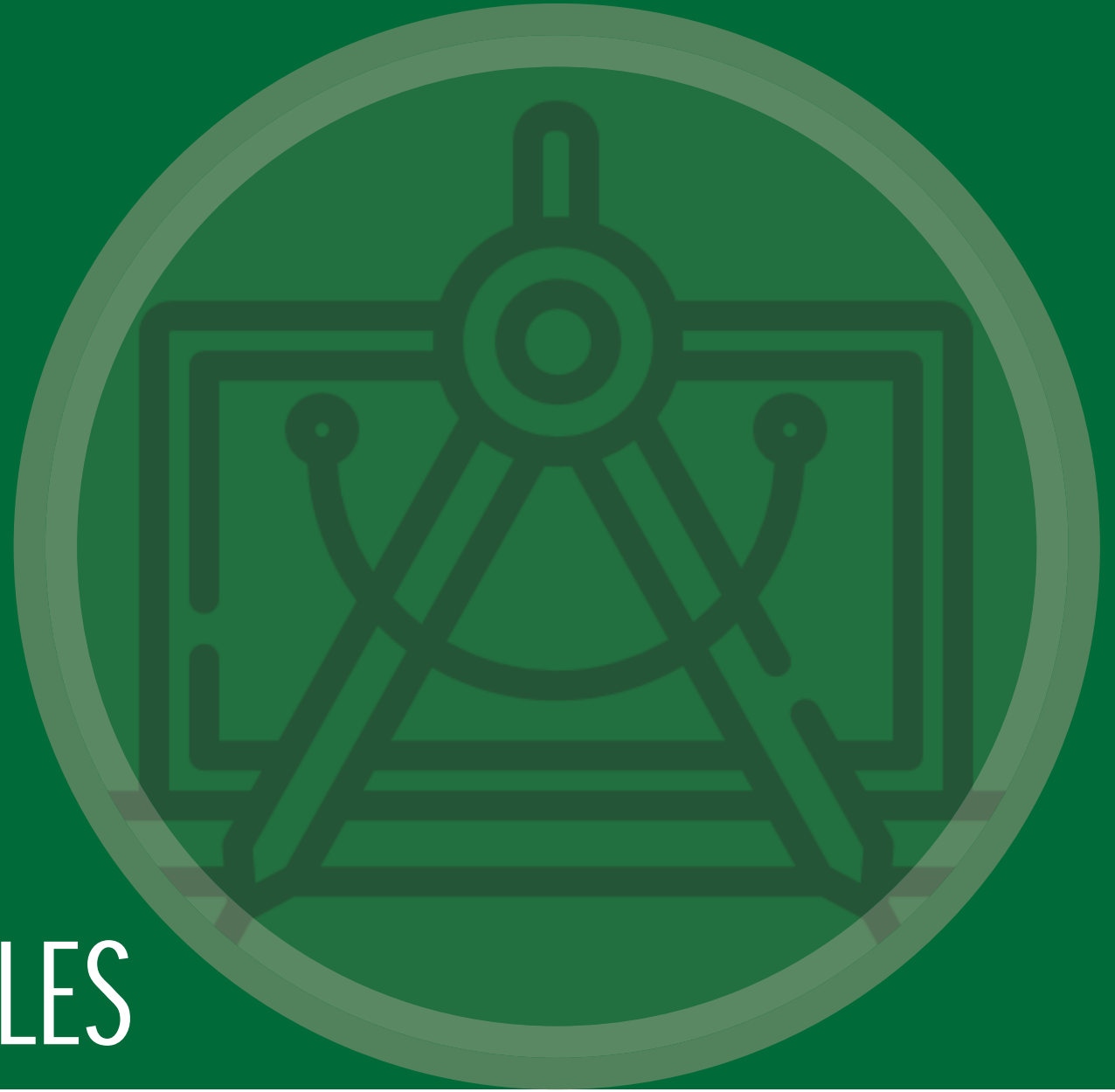
Projects should incorporate multiple improvements aligned with Village design principles and match the level of quality and investment demonstrated in the design examples.

GOAL

Maintain a modern, attractive Business Park that reflects its high quality businesses.

02

ARCHITECTURAL DESIGN PRINCIPLES



DESIGN PRINCIPLES

The Standards of Success



The structure — and especially its street-facing façade — is the public face of a business. It conveys an immediate impression of the company's identity, health, and future potential. A thoughtfully designed building not only enhances curb appeal but also communicates confidence, quality, and character.

When planning renovations or enhancements, consider these guiding principles:

- **Unify** the appearance, style, and treatment of the site and structure
- **Articulate** the street façade and building entry to add interest, beauty, and communicate use and business character
- **Enhance** the façade and site with architectural elements, color, amenities, and sustainable features
- **Mitigate** the visual impact of loading docks and utility areas





03

ARCHITECTURAL GUIDELINES

A ARCHITECTURAL GUIDELINES FAÇADE TREATMENT

01

- Utilize a consistent and differentiated visual base and roofline/top of façade
- Treat all façades visible from street



A ARCHITECTURAL GUIDELINES

FAÇADE TREATMENT

02

- Use design elements that visually unify the façade
 - Consistent colors and materials
 - Consistent door and window types
 - Graphic and architectural elements that tie together



A ARCHITECTURAL GUIDELINES

FAÇADE TREATMENT

03

- Façades of more than 100 feet in length should include projections and recesses, material and color variations, and windows
- Break up large façades into smaller architectural units



A ARCHITECTURAL GUIDELINES

FAÇADE TREATMENT

04

- Add accent color to brighten monotonous façades
- Add windows or spandrel glass to opaque façades
- Apply new skin (i.e., building material/products such as architectural metal panels) over worn or outdated exterior walls



B ARCHITECTURAL GUIDELINES

BUILDING ENTRYWAYS

01

- Use design to elevate and highlight the entryway



B ARCHITECTURAL GUIDELINES

BUILDING ENTRYWAYS

02

- Employ a transparent façade and daylit vestibule at the entryway
- Size entryways to the pedestrian scale



B ARCHITECTURAL GUIDELINES

BUILDING ENTRYWAYS

03

- Utilize high-quality materials, such as stone, brick, or engineered wood to highlight the entryway



B ARCHITECTURAL GUIDELINES

BUILDING ENTRYWAYS

04

- Protect users from the elements at entryway with recessed areas or architectural canopies/awnings



C ARCHITECTURAL GUIDELINES

LOADING DOCKS + UTILITIES

01

- Utilize landscape plantings and architectural features on property to block view of docks from street



02

- Continue desirable façade design elements over and around loading docks so façade continuity is maintained
- Minimize unnecessary visual clutter of loading docks and service areas



C ARCHITECTURAL GUIDELINES

LOADING DOCKS + UTILITIES

03

- Locate or screen rooftop mechanical equipment to minimize visibility from street, walkways, and neighboring properties



D ARCHITECTURAL GUIDELINES

ARCHITECTURAL ELEMENTS

01

- Use graphic and physical elements (i.e., horizontal band, distinct base) that unify the façade



D ARCHITECTURAL GUIDELINES

ARCHITECTURAL ELEMENTS

02

- Highlight unique physical attributes of the existing building with new treatments



D ARCHITECTURAL GUIDELINES

ARCHITECTURAL ELEMENTS

03

- Remove out-of-date and residential design elements and materials (i.e., mansard roofs, aggregate stone, wood siding)



E ARCHITECTURAL GUIDELINES

DOORS + WINDOWS

01

- Maximize visibility of interior business to showcase products



02

- Use consistent or complementary window and door types, finish, and glass types



E ARCHITECTURAL GUIDELINES

DOORS + WINDOWS

03

- Utilize doors and windows to break up large blank façades and to create a desired rhythm and interest



04

- Add spandrel glass to give the appearance of windows to break up long areas of walls



E ARCHITECTURAL GUIDELINES

DOORS + WINDOWS

05

- Paint trim of existing windows for an economical way to create a modern appearance



06

- Utilize tinted window glazing to unify the exterior appearance



E ARCHITECTURAL GUIDELINES

DOORS + WINDOWS

07

- Add new windows to bring light into the building



F ARCHITECTURAL GUIDELINES

WALL SIGNAGE

01

- Integrate signage into the building's architectural elements
- Color coordinate signage with overall building design motif



02

- Size signage proportional to architectural elements and overall façade



G ARCHITECTURAL GUIDELINES

MATERIALS + COLORS

01

- Balance the use of several materials and colors to add interest and articulate façades while not visually cluttering
- Avoid high intensity, highly reflective, or fluorescent materials and finishes



02

- Brighter colors may be used as an accent but should not cover more than 10% of any façade



G ARCHITECTURAL GUIDELINES

MATERIALS + COLORS

03

- Select appropriate materials that are both attractive and built to last over time

Inappropriate Façade Materials



CONCRETE BLOCK



AGGREGATE STONE



RESIDENTIAL STYLE WOOD



VINYL SIDING

Appropriate Façade Materials



BRICK



EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)



ARCHITECTURAL METAL



ENGINEERED ACCENT WOOD



SPANDREL GLASS



PRINTED METAL PANELS

H ARCHITECTURAL GUIDELINES

LIGHTING

01

- Highlight architectural elements and primary signage with limited focused lighting
- Use security lighting as necessary without highlighting less enhanced areas of the facility



02

- Light entry area, approach walkways, and driveways with focused downlighting
- Avoid general flood lighting or other lighting that creates glare for users of walkways, drives, and street



H ARCHITECTURAL GUIDELINES

LIGHTING

03

- Light business lobbies to showcase business activity areas



SUSTAINABLE DESIGN ELEMENTS

01

- Add architectural elements that reduce unwanted heat gain and loss (i.e., horizontal and vertical sun shading of windows)



SUSTAINABLE DESIGN ELEMENTS

02

- Locate and arrange doors and windows for desired heat gain and loss based on solar orientation

03

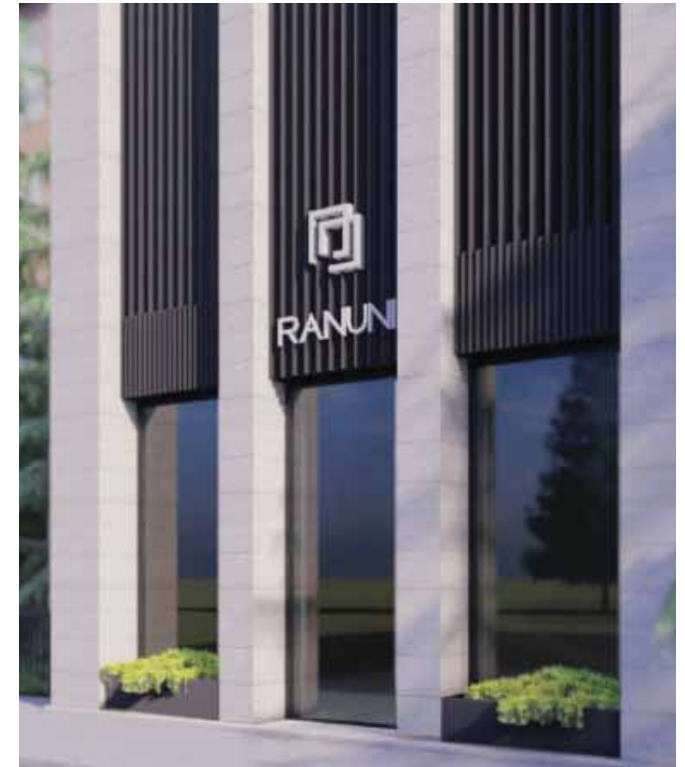
- Incorporate passive daylighting strategies — such as well-placed windows, skylights, and reflective interior surfaces — into the building design to maximize natural light, enhance occupant comfort, and reduce reliance on artificial lighting



SUSTAINABLE DESIGN ELEMENTS

04

- Utilize tinted window glazing to reduce interior temperatures



J ARCHITECTURAL GUIDELINES LANDSCAPE DESIGN

01

- Upgrade monument signage areas with coordinated plantings



02

- Integrate native and regionally adapted plant species to promote ecological resilience and reduce maintenance requirements
- Incorporate a mix of shrubs, ornamental grasses, and seasonal color for visual interest



J ARCHITECTURAL GUIDELINES LANDSCAPE DESIGN

03

- Maintain landscape to promote professional appearance
 - Replace overgrown, dead, or sparse plant material with healthy, well-maintained landscaping
 - Trim trees and shrubs to maintain clear sightlines



04

DESIGN EXAMPLES



DESIGN EXAMPLES – SMALL BUILDING

Before



After

B4 Canopy protects users from the elements

B1 Use design to elevate and highlight the entryway

J3 Maintain landscape to promote professional appearance



B2 Daylit vestibule

A3 Break up large façades into smaller architectural units

H1 Highlight architectural elements with focused lighting

H3 Light business lobby

DESIGN EXAMPLES – SMALL BUILDING

Before



D3 Remove out-of-date mansard roof

After

F1 Integrate signage into building's architectural elements

A1 Consistent & differentiated visual base and roofline

G3 Appropriate Materials

E6 Utilize tinted window glazing to unify the exterior appearance



A4 Apply new skin (metal panels) over outdated exterior walls

B4 Protect users from the elements at entryway with canopies

E2 Consistent door and window types

B2 Transparent façade elements and daylight entryway

DESIGN EXAMPLES – SMALL BUILDING

Before



After

A1 Treat all façades visible from the street

C2 Continue desirable façade design elements over and around loading docks so façade continuity is maintained; Minimize visual clutter; Match materials to façade



E2 Use consistent window and door types, finish, and glass types

B4 Protect users from the elements at entryway with canopy

B2 Transparent façade and daylight vestibule at pedestrian scale

E1 Maximize visibility of interior business to showcase products

DESIGN EXAMPLES – SMALL BUILDING

Before



D3 Remove out-of-date mansard roof

After



F1 Integrate signage into the building's architectural elements

E1 Maximize visibility of interior business to showcase products

E2 Consistent window and door types, finish, and glass types

J3 Replace overgrown plant material with healthy, well-maintained landscaping

DESIGN EXAMPLES – MEDIUM BUILDING

Before



After

B1 Use design to elevate and highlight the entryway

C2 Paint to match façade and to not draw attention

E6/I5 Add windows to break up blank façades



A4 Metal panels over outdated exterior walls

A3 Break up large façade by using different materials

B3 Utilize quality natural materials that are human scaled at entrance

DESIGN EXAMPLES – MEDIUM BUILDING

Before



D3 Remove out-of-date residential windows

After



D1 Horizontal banding to unite façade

B4 Protect users from the elements at entryway with canopy

H2 Light entry area, approach walkways, and driveways with focused downlighting

C2 Continue desirable façade design elements over and around loading docks

A4 Metal panels over outdated exterior walls

A1 Differentiated visual base and roofline/top of façade

E2 Update colors of window and door trim

DESIGN EXAMPLES – MEDIUM BUILDING

Before



D3 Remove out-of-date residential shingles

After

B2 Transparent façade

E6/I5 Utilize tinted window glazing to unify the exterior appearance and reduce interior temperatures

I1 Add canopies that reduce unwanted heat gain and loss

H2 Light entry area, approach walkways, and driveways with focused downlighting



A1 Consistent visual base and roofline/top of façade

A4 Add accent color to color monotonous façade

A4 Metal panels over outdated exterior walls

C2 Continue desirable façade design elements over and around loading docks so façade continuity is maintained

DESIGN EXAMPLES – MEDIUM BUILDING

Before



D3 Remove out-of-date roof

After

F1 Integrate signage into the building's architectural elements. Color coordinate signage with overall building design color motif

F2 Size signage proportional to architectural elements and overall façade



A4 Metal panels over outdated exterior walls

A4 Add accent color to color monotonous façade

B1 Use design to elevate and highlight the entryway

J3 Maintain landscape to promote professional appearance

DESIGN EXAMPLES – LARGE BUILDING

Before



After

A1 Consistent visual base and roofline/top of façade

E2 Update colors of window and door trim



C2 Continue desirable façade design elements over and around loading docks so façade continuity is maintained; Paint areas to match façade

C1 Utilize landscape plantings or architectural features to block view of docks from street

DESIGN EXAMPLES – LARGE BUILDING

Before

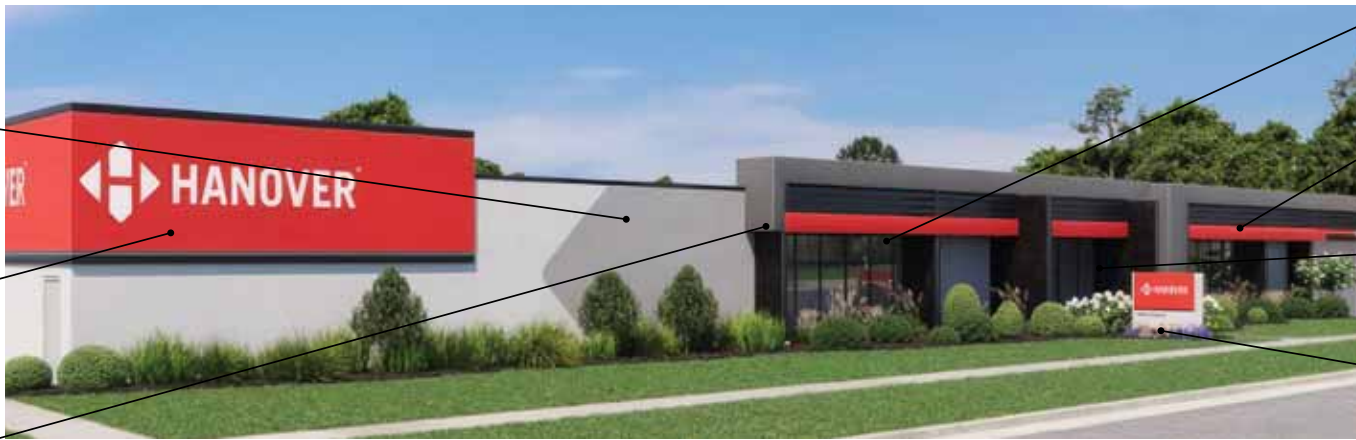


After

G1 Balance the use of several colors to add interest to façades

F1 Integrate signage into the building's architectural elements. Color coordinate signage with overall building design color motif

A2 Graphic and architectural elements that tie together



E7 Add new windows to bring light into the building

A4 Add accent color to color monotonous façade

B1 Use design to elevate and highlight the building entryway

J1 Upgrade monument signage areas with coordinated plantings

DESIGN EXAMPLES – LARGE BUILDING

Before



After

A2 Use architectural elements and colors that visually unify the façade

A4 Apply new façade materials over outdated materials

B3 & B4 Add high-quality materials and canopy to frame entryway



E2 Update colors of window and door trim

A3 Break up large façades by using different materials

D2 Highlight unique physical attributes of the building with new treatments

E7 Add new windows to bring light into the building

DESIGN EXAMPLES – LARGE BUILDING

Before



After

A1 Differentiate roofline/top of façade

A3 Break up large façades into smaller architectural units

A1 Treat all façades visible from street

B1 Add canopy to elevate and highlight the entryway



A4 Apply new composite board panels and perforated metal panels over outdated materials

E2 Use consistent or complementary window and door types, finish, and glass types

B4 Protect users from the elements at entryway with recessed areas or architectural canopies/awnings

DESIGN EXAMPLES – NEW CONSTRUCTION



A1 Utilize a consistent and differentiated visual base and roofline/top of façade

A2 Use design elements that visually unify the façade

A3 Break up large façades into smaller architectural units

B1 Include canopy to elevate and highlight the entryway

B2 Employ a transparent façade and daylight vestibule at the entryway

D1 Use graphic and physical elements (i.e., horizontal band, distinct base) that unify the façade

E3 Utilize doors and windows to create rhythm and interest

E2 Use consistent or complementary window and door types, finish, and glass types

G1 Balance the use of several materials and colors to add interest and articulate façades while not visually cluttering

DESIGN EXAMPLES – NEW CONSTRUCTION

A2 Use design elements that visually unify the façade

D1 Use graphic and physical elements that unify the façade

A4 Include accent color; include windows to break up opaque façade

A3 On large façades, include projects and recesses, material and color variations, and windows



A1 Treat all façades visible from street

G1 Balance the use of several materials and colors to add interest and articulate façades while not visually cluttering

E7 Add windows to bring light into the building

E3 Utilize doors and windows to create rhythm and interest

DESIGN EXAMPLES – NEW CONSTRUCTION

A2 Use architectural elements and colors that visually unify the façade

B1 Use design to elevate and highlight the entryway

B1 Include canopy to elevate and highlight the entryway

B2 Employ a transparent façade and daylight vestibule at the entryway



G1 Balance the use of several materials and colors to add interest and articulate façades while not visually cluttering

A3 Break up large façade by using different materials

E2 Use consistent or complementary window and door types, finish, and glass types

H3 Light business lobbies to showcase business activity areas

DESIGN EXAMPLES – NEW CONSTRUCTION

A1 Utilize a consistent and differentiated visual base and roofline/top of façade

E3 Utilize doors and windows to create rhythm and interest

A1 Treat all façades visible from street

B3 & B4 Add high-quality materials and canopy to frame entryway



E2 Use consistent or complementary window and door types, finish, and glass types

B2 Employ a transparent façade and daylight vestibule at the entryway

A3 Break up large façades by using different materials

G1 Balance the use of several materials and colors to add interest and articulate façades while not visually cluttering



 VANDEWALLE &
ASSOCIATES INC.
2026

ELK GROVE  VILLAGE
BEYOND BUSINESS FRIENDLY