



GINKGO PLANNING & DESIGN INC

Commercial Design Guidelines | Frankfort

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Client Village of Frankfort

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The Village of Frankfort is known in the Chicagoland region for its commitment to high quality design and architecture. Located at the growth center of one of the fastest growing counties in the nation, the Village has seen significant growth in commercial development, especially along the LaGrange Road and Route 30 corridors. New mixed use and commercial buildings have also strengthened the historic part of Downtown. Frankfort takes great pride in being recognized as a "Jewel of the South Suburbs" and is committed to establishing and preserving high quality buildings and landscapes – a commitment that has not been compromised in the face of this rapid growth.

This book is a guide for architects, developers and planners who are interested in building commercial or mixed use buildings in Frankfort. It is intended to provide clear and consistent guidelines in one consolidated document that will complement the Village's Comprehensive Plan and Zoning Code.



Architectural Design Guidelines for Commercial and Mixed Use Buildings



Design approaches to materials and articulation that are strongly discouraged:

1. A facade that is simply applied to the basic building mass to suggest a roof line or volume that does not exist.
2. Three dimensional elements that are randomly added to a facade.
3. Flat elements that are used like props to simulate volume and suggest conditions that do not exist, like false upper floors and varied building heights.



1. Choose materials that are consistent with the selected Architectural style.
2. Express a Variety of Brick Patterns & Bonds to add richness to the design.
3. Use the right Material color and joint to complement the overall design.
4. Create unique details, shadows and textures.

