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# DESIGN GUIDELINES FOR THE COOK COUNTY HIGHWAY DEPARTMENT PROPERTY

The purpose of these design guidelines is to inspire creativity in the future development at the southeast corner of Algonquin and Meacham Roads. Cook County Highway Department District #1 Facility is currently at this location.

This unincorporated property is located near the northeast entrance to the Village of Schaumburg and should be redeveloped to allow for a more welcoming development that blends with the other high quality developments in the Woodfield Regional Center.

The design guidelines are not intended to supplant village ordinances or current zoning, but to augment those ordinances and to provide a common platform of understanding from which the Village Board, Zoning Board of Appeals, Plan Commission and staff can assess redevelopment proposals.



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# DESIGN GUIDELINES FOR THE COOK COUNTY HIGHWAY DEPARTMENT PROPERTY

## Site Design Guidelines

1. The Cook County Highway Department Property is unincorporated. Future development will be zoned B-3 Planned Office Business, allowing for appropriate high end office, hotels, sit-down restaurants and ancillary commercial uses. This site is not appropriate for any drive-thru facilities, automobile service stations, or other incompatible land uses.

2. The design and layout of future redevelopment should blend with the other structures in the Woodfield Regional Center. Since this is a corner site, the development should be prominently oriented near the intersection with attractive front building facades along Algonquin Road and Meacham Road.

3. Market visibility from the street is critical to the success of redevelopment efforts and as such, buildings, landscaping, and features should be easily visible from the roadway.

4. Vehicular access to the site will likely be limited to one right-in right-out curb cut to both Meacham and Algonquin Roads. To create a safer vehicular environment and allow for



easier access to the site, efforts should be made to create vehicle interconnects and shared parking with Embassy Plaza and Embassy Suites to the south off of Thoreau Drive. If the property is subdivided, curb cuts should be located between parcels but still limited to one total for each frontage. Curb cuts should be located as far from adjacent intersections as possible to ensure safe movements.

5. Focal points throughout the development should be established at a pedestrian scale to create nodes of public activity. Such focal points should include landscaping, fountains, benches and other amenities. Outdoor seating, side yards, and common areas are encouraged to create an exciting and inviting setting.



6. Decorative materials and lighting should be used to visually enhance common areas and create a safe and inviting environment. This will continue the streetscape improvements near the Convention Center and add to the character of the area.

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## **Architectural Guidelines**

1. Future development of this site should adhere to the Woodfield Design Guidelines to ensure great development design within the Woodfield Regional Center. The development design should be compatible with surrounding buildings and improve upon on the architecture in height, massing, style, composition, color, and materials.

2. This site is the 'entrance' from the north to Schaumburg and the Convention Center so redevelopment should be designed to reflect this important location to the village.

3. Buildings should be designed in proper scale, form, and mass to the rest of the site and the Woodfield Regional Center. Since this property is on a major intersection, buildings should be developed with a '360 degree' architecture.



4. The building design styles should have distinctive areas that identify the different sides of the buildings as well as the base, middle, and top. This can be achieved through the use of different materials and colors.

5. Office buildings should be designed with clear glass at the ground level and with direct pedestrian entrances from adjacent street frontage.



6. The current cell tower on the site should be removed and relocated onto the new development's roof and properly screened with materials matching the building palette.

7. Consideration should be given to using green building design and meeting Leadership in Energy and Environmental Design (LEED) standards. Green building design elements such as green roofs will help limit energy demands and establish a healthier environment by reducing the heat island effect and storm water runoff from roofs and other impervious structures.



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**Existing Site**



Cook County Highway Department District #1 Facility  
2325 S. Meacham Road