

FOX RIVER GROVE

DOWNTOWN SUBAREA

ARCHITECTURAL & STREETScape DESIGN GUIDELINES

Adopted as an amendment to the Village of Fox River Grove's Comprehensive Plan
on November 6, 2014, Ordinance #2014-21

PREPARED FOR:



THE VILLAGE OF
FOX RIVER GROVE

PREPARED BY:



627 Grove Street
Evanston, Illinois 60201
t: 847.869.2015
f: 847.869.2059
www.teskaassociates.com

TABLE OF CONTENTS

INTRODUCTION

Purpose & Intent	4
Organization of the Design Guidelines	5
Zoning District Map: Downtown	6
Zoning Table	7
Zoning District Map: Overall Village	8
Downtown Subarea Plan	9

ARCHITECTURAL DESIGN GUIDELINES

Approach & Design Intent	10
Land Use & Architectural Style	10
Building Typologies & Site Enhancements	
Building Typology 1 - Commercial Buildings	11-13
Building Typology 2 - Multi Family Residential Buildings.....	14-17
Site Enhancements - Parking & Landscaping,	18-20
Plazas & Pedestrian Accessways,	
Signage & Lighting	

STREETSCAPE DESIGN GUIDELINES

Introduction	21
Existing Streetscape.....	22
Existing Cross Section	23
Proposed Streetscape West Transitional.....	24
Proposed Streetscape - Section A.....	25
Proposed Streetscape Towncenter A.....	26
Proposed Roadway - Section/Streetscape B.....	27
Proposed Streetscape Towncenter B.....	28
Proposed Streetscape East Transitional.....	29
Proposed Roadway Section/Streetscape C.....	30
Streetscape Materials	31
Gateway & Lighting Elements	32
Village Banners.....	33

DESIGN GUIDELINES

INTRODUCTION

The Village of Fox River Grove is distinguished by its quality public spaces, such as Picnic Grove, Lions Park, the Metra Station, parks system, rolling topography, Norge Ski Hill and the Fox River. These features make Fox River Grove an attractive community with extraordinary potential for development.

These urban design guidelines have been prepared to help architects, builders, and Village staff maintain and further enhance this character as they plan for new development.

DEFINITION OF THE DOWNTOWN SUBAREA

The Downtown Subarea is generally defined as the area surrounding the Metra Station. Specifically this subarea plan addresses the areas outlined on the zoning district map on page 6, including parcels along Route 14, between the Fox River to the west and School Drive to the east. Pedestrian and bicycle orientation throughout the downtown subarea is critical as it will promote access to downtown features such as the Metra station, municipal services, shops and dining, as well as surrounding recreational destinations.

PURPOSE & INTENT

The Downtown Subarea Design Guidelines are intended to promote the vitality and economic health of Fox River Grove's downtown area by providing design direction on the type, character and quality of the built environment that will distinguish Fox River Grove from other communities. The purpose of the guidelines is to implement the general policies and recommendations of the **Downtown Redevelopment Project Implementation Plan**, prepared in 2010, by providing more detailed guidelines and specifications governing building architecture and improvements to public streetscapes along Route 14 and within the traditional downtown area.

The recommendations described in the Downtown Subarea Design Guidelines are tools for communicating the design intent for future development and evaluating proposals. The overall goal is to ensure quality development that employs sound planning and design principles. The purpose of the guidelines is not to dictate a specific development plan for the properties located in the downtown area, but rather establish a set of standards and identify elements of building and streetscape design that should be encouraged in the downtown.



Fox River Picnic Grove & Grove Marina
(image credit: Images of America, Cary and Fox River Grove)



Downtown Fox River Grove
(image credit: Images of America, Cary and Fox River Grove)

Design guidelines are an important means of building the economic prosperity of the downtown area through the implementation of a unified vision that will continue to promote the themes and characteristics that are unique to Fox River Grove. Since, like most suburban communities, the downtown is no longer the sole center for the Village's retailing and service needs, it must be able to compete with other areas in the Village and surrounding communities that also offer these services. This can be most effectively done by conserving and creating a high quality environment, with an inviting image, that has its own unique sense of place. The design guidelines are part of the design review that ensures new development, redevelopment and remodeling enhances the visual quality and identity of downtown Fox River Grove. The goal is to build an attractive, recognizable downtown district with an appealing atmosphere that reflects harmony and continuity in building design and streetscape improvements. The objective is to create a downtown that is pedestrian-friendly, fosters civic pride and ownership, promotes a sense of place specific to Fox River Grove, and offers a feeling of security. Good design increases property values when these goals are achieved.

The concept of development review is not new in Fox River Grove. Existing building and zoning codes regulate the use of property and set standards for building height, setback, landscaping and parking. Design review, however, works to ensure that new construction, and changes to existing buildings in the downtown, are compatible with the character of the community. All new development shall reference the existing building and zoning codes.

The successful implementation of these guidelines will reinforce the downtown area's unique image as a distinct and inviting place to live, work, shop, and gather, which offers a unique appeal not found in other commercial areas of the Village.

ORGANIZATION

The Design Guidelines document is organized into two parts:

ARCHITECTURAL DESIGN GUIDELINES

Describes a contextual organization for building treatments as they are located within designated building typologies in the Village.

STREETSCAPE DESIGN GUIDELINES

Describes a contextual organization for streetscape treatments that relate to dominant landscape features throughout the Village.



Fox River Grove Inn - 1920's



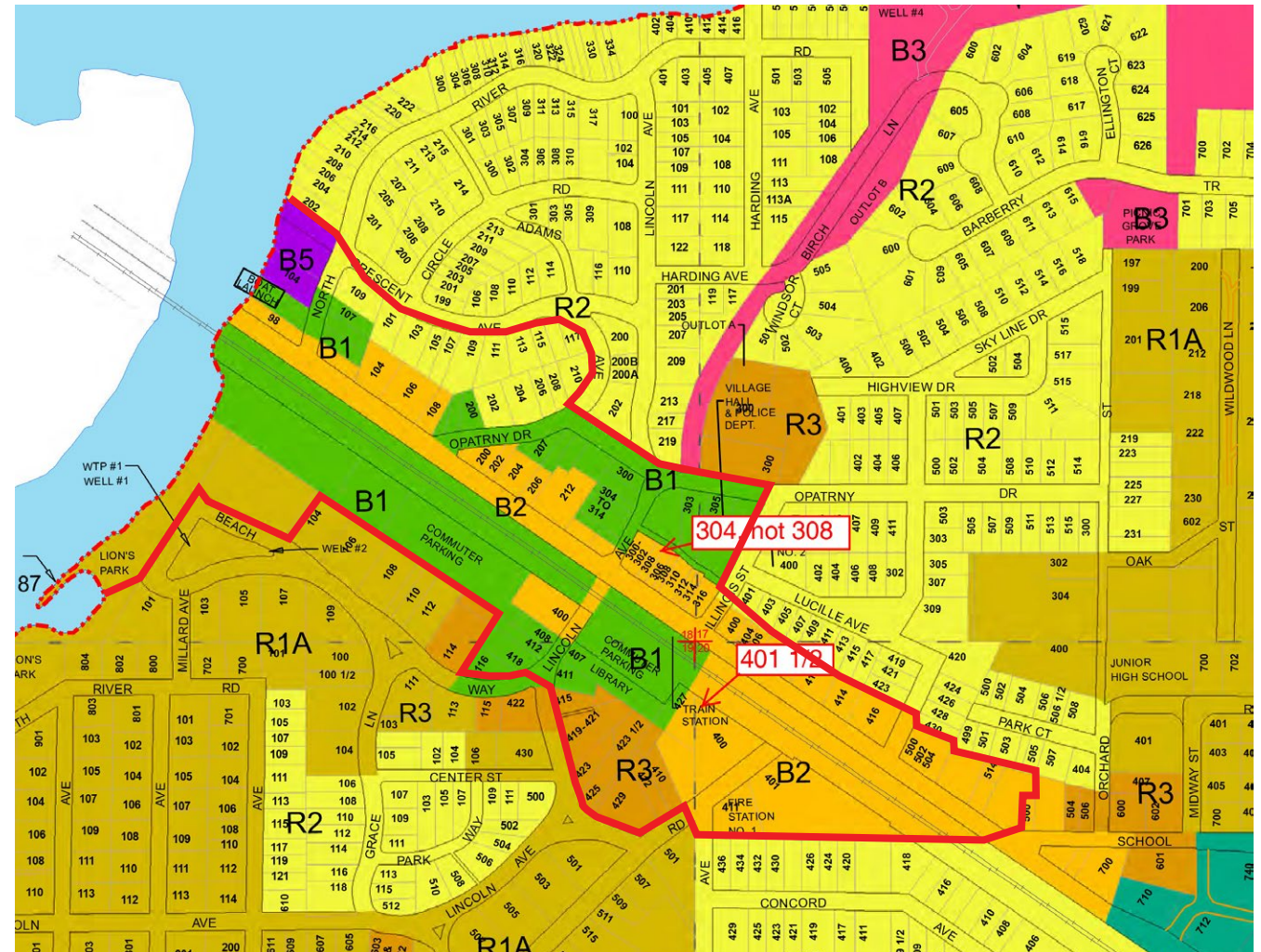
Fox River Grove
(image credit: Images of America, Cary and Fox River Grove)



Residential Home - 1909

An analysis of zoning regulations for the R-2, R-3, B-1, B-2 & B-5 districts follow below.

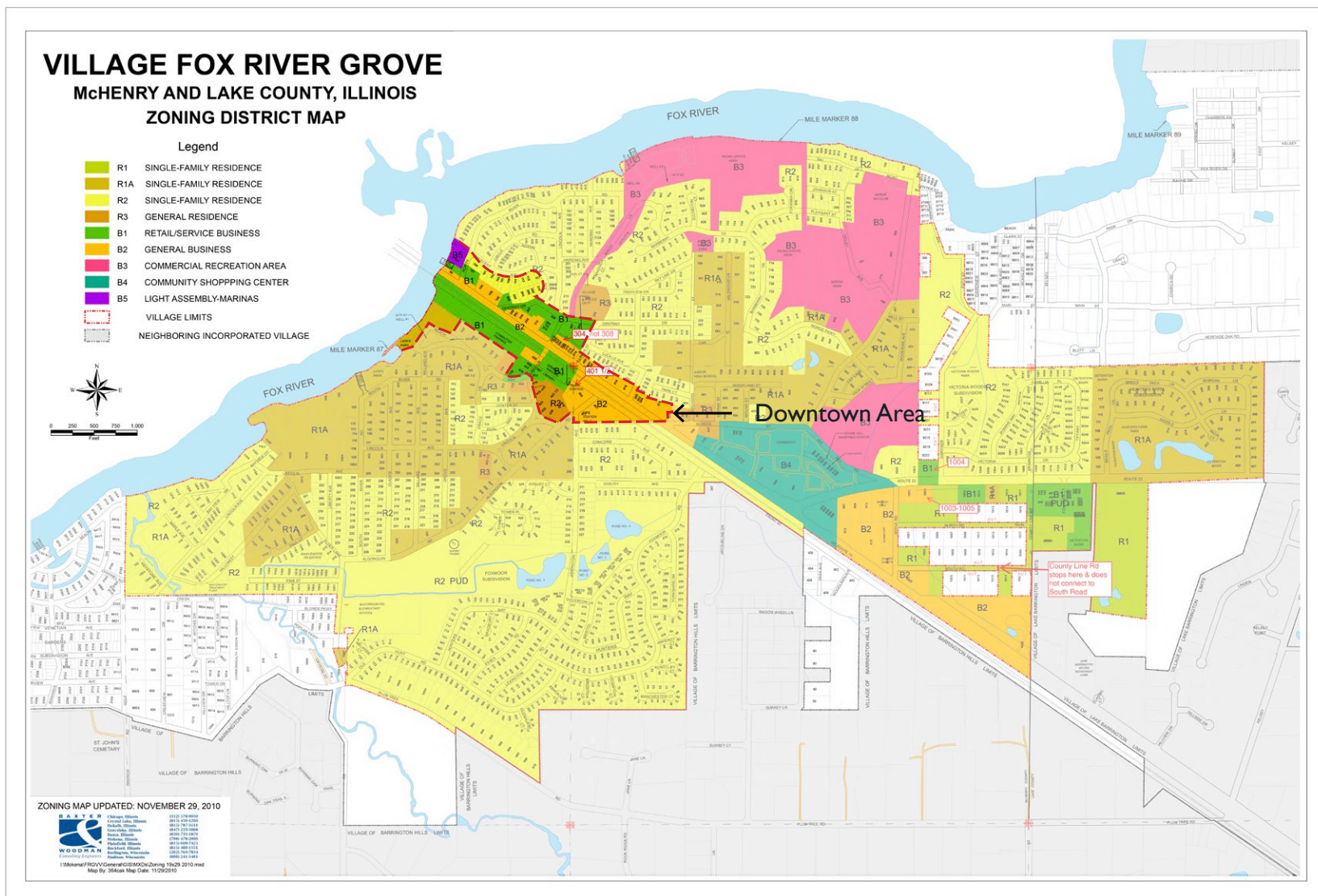
An analysis of zoning regulations for the R-2, R-3, B-1, B-2 & B-5 districts follow below.



ZONING TABLE

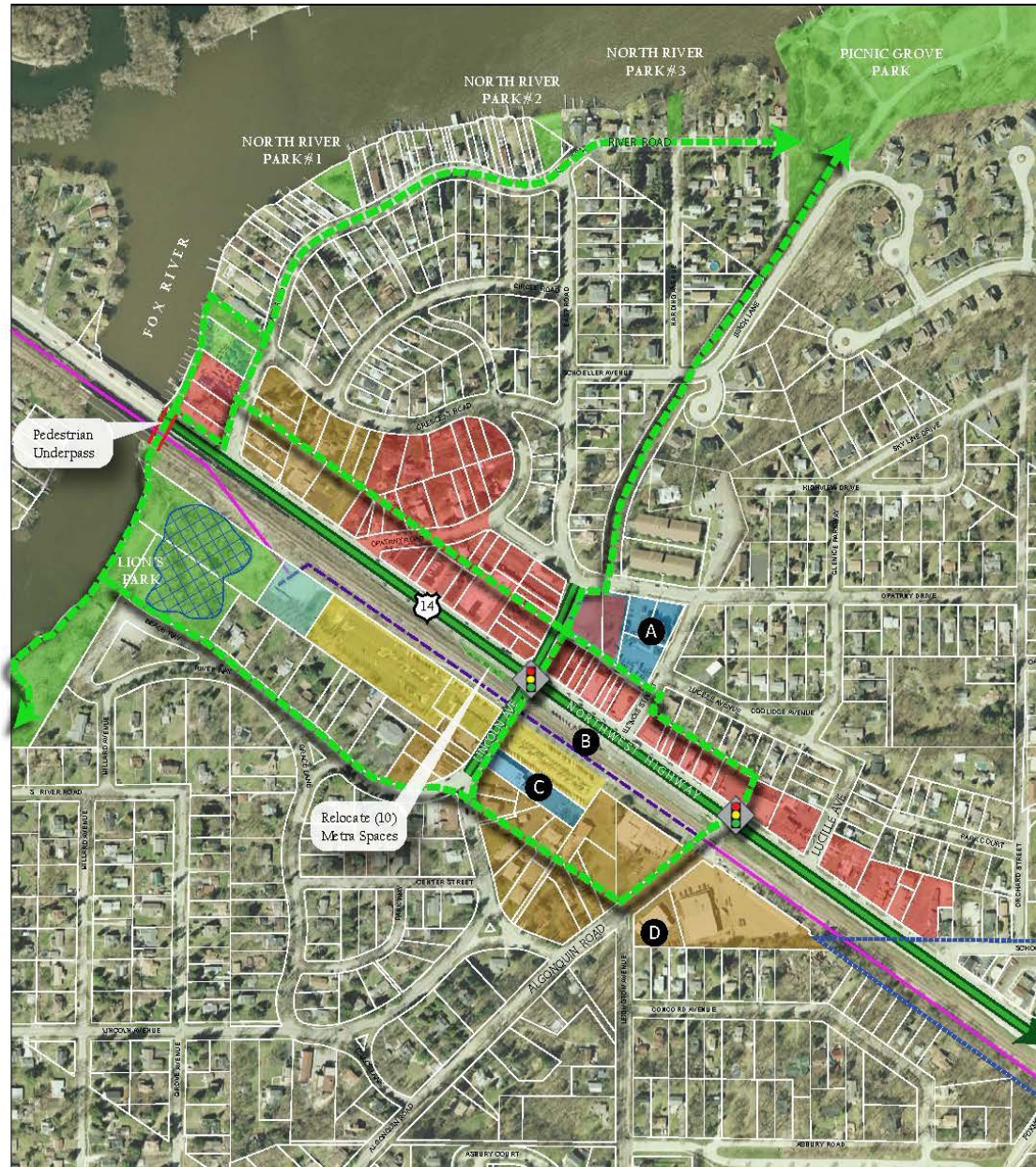
Fox River Grove - Bulk Regulations											
District	Purpose	Lot Area	Lot Width	FAR	Maximum Height	Useable Floor Area Per Dwelling	Setbacks			Minimum Green Area	Notes
							Front	Side	Rear		
R-2 Single Family Residence District	Single family and two family detached dwellings; Multiple family	Single-Family not less than 9,240sf Non-residential not less than 60,000sf	Single-family not less than 65' Non-residential not less than 130'	< 12,000sf = 0.35 > 12,000sf = 0.30 Non-Residential one story = 0.30 Non-Residential two or more stories = 0.30	Single-family not more than 2.5 stories or 30' Non-residential not more than 45'	one story without cellar not less than 1,800sf one story with cellar not less than 1,500sf One and a half story not less than 1,100sf Two story or greater not less than 950sf	30'	Two side yards min. 8' each Corner side yard min. 15' Reverse corner side yard min. 30'	40'	60% of front setback area for single and two-family detached	For non-residential buildings over 30' the required front, rear and side yard setbacks increase by 2' for each additional 1' in building height
R-3 General Residence District	Single family and two family detached dwellings; Multiple family	Single-family detached not less than 9,240sf Two-family detached not less than 11,000sf Multi-family not less than 3,000sf (efficiency 2,000sf) Non-residential not less than 60,000sf	Single-family detached not less than 70' Two-family detached not less than 80' Non-residential not less than 130'	Multi-family not more than 6.0 Non-Residential one story = 0.30 Non-Residential two or more stories = 0.30	Single-family not more than 2.5 stories or 30' Two-family not more than 3 stories or 35' Non-residential not more than 45'	Same as R-2 except: Two-family detached not less than 920sf Multi-family not less than 450sf	30'	Same as R-2 except: Multi-family two side yards not less than 20' total (9' each)	Same as R-2 except: Multi-family not less than 30'	60% of front setback area for single and two-family detached	Special requirements for spacing between building walls for multi-family developments
B-1 Retail Service District	Retail and service oriented business; Downtown	N/A	N/A	Not more than 2.0 Any building more than 5,000sf must be a special use Alleys included in FAR calculation	N/A	N/A	Same as applicable residential district when adjacent to a residential district	None required but if provided must not be less than 5' Minimum 5' if adjacent to a residential district	Not less than 25' or 20% depth of lot, whichever is less	N/A	None
B-2 General Service District	General/auto-oriented business	N/A	N/A	Not more than 2.0 Any building more than 5,000sf must be a special use Alleys included in FAR calculation	N/A	N/A	Same as applicable residential district when adjacent to a residential district	None required but if provided must not be less than 5' Minimum 5' if adjacent to a residential district	Not less than 25' or 20% depth of lot, whichever is less	Not less than 5'	None
B-5 Light Assembly - Marinas	General commercial; Adult use; Marina	N/A	N/A	0.50	N/A	N/A	Same as applicable residential district when adjacent to a residential district	None required but if provided must not be less than 5' Minimum 5' if adjacent to a residential district	Not less than 5'	N/A	Special standards regulating adult uses Performance standards regulating sound, vibration, odor, etc.

Design guidelines are provided for the downtown area, generally organized along Route 14, between the Fox River to the west and School Street to the east. The downtown area is identified on the Village's zoning map below.



DOWNTOWN SUBAREA PLAN

The following land use plan addresses projected future land uses within the downtown subarea.



Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 1

FUTURE LAND USE PLAN

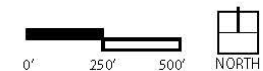
- Public Park/Open Space
- Commercial
- Institutional
- Com-Ed Substation
- Multi-Family Residential
- Metra Parking
- Wetland
- Pedestrian/Bike Connections
- Streetscape Improvements
- Electrical Power Line (underground)
- Electrical Power Line (overhead)
- TIF District Boundary



Existing Traffic Signal
Pedestrian Crossing Enhancements

- A
- B
- C
- D

Village Hall
Metra Station
Fox River Grove Public Library
Fire Station



Last Revised: October 30, 2014

Teska Associates, Inc.

ARCHITECTURAL DESIGN GUIDELINES

APPROACH & DESIGN INTENT

Fox River Grove has long been associated with naturalistic settings along the Fox River Valley, Norge Ski Hill, vacation homes and recreational amenities such as Picnic Grove and Lions Park.

LAND USE & ARCHITECTURAL STYLE

Vernacular architecture found within the Village reflects Fox River Grove's cultural history as a vacation setting by virtue of its commercial and residential building types. Commercial properties oriented along the Route 14 corridor should incorporate traditional storefront treatments that promote Fox River Grove as a quality, recreational destination. Residential properties should incorporate a range of architectural expressions found throughout the Village, such as cottage and bungalow style architecture.

The Architectural Design Guidelines reference this model of building orientation and building aesthetic as a general framework for future development within the Village.

BUILDING TYPOLOGIES AND SITE ENHANCEMENTS

The following typologies are defined for the Fox River Grove downtown area.

BUILDING
TYPOLOGY 1: Commercial Buildings

BUILDING
TYPOLOGY 2: Multi Family Residential
Buildings

SITE
ENHANCEMENTS: Parking + Landscaping
Plazas + Accessways
Signage + Lighting



TPOLOGY 1 - Commercial Building



TPOLOGY 2 - Multi Family Residential Buildings



SITE ENHANCEMENTS - Landscape Defines Entrances to Parking Lots and Buildings

BUILDING TREATMENTS

Building Orientation

- Parking areas are discouraged between buildings and public streets.
- Parking areas should be defined with curb & gutter and landscape plantings.
- Parking areas should be consolidated to minimize curb cuts along the Route 14 Corridor and cross access between developments is encouraged.

Building Orientation with Parking in the Rear

- Buildings should be located adjacent to the lot line.
- Parking areas are encouraged behind buildings and in shared parking facilities. Clear and direct pedestrian accessways should be provided to connect parking areas with building entrances. Breaks in-between buildings are recommended to support pedestrian accessways.
- Buildings located on corner lots should integrate design features that create focal points at intersections such as expressions of corners and tower features.

Building Orientation with Parking in the Front

- Buildings should be oriented towards the Route 14 Corridor.
- A portion of the related parking area may be located between the building and roadway. This parking area should not exceed 2 bays of parking.
- The majority of parking should be located at the rear or sides of the building.



Building orientation with parking in the rear and pedestrian access between main roadway corridor and parking area



Building orientation with some parking in the front and the remaining parking at the building rear

Building Proportion & Scale

- Maximum building height should be two (2) stories.
- Buildings should express clear definitions between the building base, middle and top via architectural articulation, including, but not limited to: variations in building materials, articulation of building coping and cornice, and variations in roof lines.
- The first floors of buildings should be articulated as the most massive components of buildings and incorporate masonry as a primary material.
- The upper floors of buildings should be articulated as lighter components of buildings and may incorporate a variation of materials, including but not limited to, panel and siding materials.
- Exterior walls should be treated with vertical breaks in the building façade so as to create interest and shadow, thereby minimizing potential monotony of expansive facades.
- Rooflines should incorporate variations in form, including but not limited to, gable ends, articulated eaves, trelliage and exposed beam ends.
- Building corners, edges and entrances should be articulated to reduce visual monotony.



Two story maximum height buildings demonstrate definition between building base, middle and top



Buildings corners and edges articulated to reduce visual monotony



Parking located at the building rear with pedestrian accessways to roadways



Parking areas defined with perimeter plantings and internal landscape islands

Façade Treatments & Materials

- All exposed faces of commercial buildings shall be treated with quality architectural finishes.
- At a minimum, masonry materials, such as limestone and brick, should be incorporated at the first floor of the commercial building. Rusticated stone is preferred
- Upper story treatments may include siding materials such as fiber cement siding, paneling, EIFs or other similar durable materials.
- Building entrances should be prominent and accessible from the public street. Entrances are recommended to be recessed into the façade a minimum of 5'-0".
- Ground floor windows should be large display windows where commercial is incorporated.
- Awnings and canopies are encouraged along the public walkway. Awning / canopy materials should be fabric.

- Upper story window proportions should be 'punched windows' or smaller than the proportions of the façade and recessed into the exterior wall.
- Windows should have a repetitive rhythm which relates to the overall exterior masonry wall.
- Windows should incorporate multiple divisions in the glass, such as mullions.
- Building cornices, friezes, lintels, sills and surrounds should be clearly expressed with limestone, metal or wood materials.
- Upper story balconies should be recessed into the building, rather than hung off of exterior walls.
- Balcony railings should be constructed of wood composite or metal materials.
- Upper floor façade enhancements such as exposed rafter tails, brackets and treillage are encouraged. These materials should be constructed of wood composite or metal materials.
- Where side or rear facades abut off street parking areas, those facades shall be treated with quality architectural finishes including but not limited to, trelliage, planters, lighting and signage.

Roofing Treatments & Materials

- Parapet or gable end roofs should comprise the majority of the building roof system. Gable ends should be oriented towards the public street.
- Upper story cornices, friezes and gable ends should be clearly expressed with limestone, metal or wood materials.
- When located on the roof of buildings, mechanical units should be concealed within the parapet walls or behind screen panels that are compatible with the architecture of the building.



Use of high quality architectural finishes such as limestone and brick enhance the streetscape environment



Prominent building entrances and tower feature



Large display windows and use of awnings, signs and lighting contribute to a pedestrian oriented environment



Recessed upper story balconies, gable roofs, exposed beams & brackets contribute to quality building character



Rear or side facades treated with high quality architectural finishes including lighting and signage

BUILDING TREATMENTS

Building Orientation

- Primary building facades should be oriented to the adjacent public street.
- Residential building should be set back from the lot line. Landscape should be provided between residences and the public street.
- Parking areas are discouraged between buildings and public streets.
- Parking areas are encouraged behind buildings and in shared parking lots.

Building Proportion & Scale

- Maximum building height should be six (6) stories.
- Upper floor setbacks are encouraged to minimize the perceived impact of relatively tall buildings in the Village Center.
- Buildings should express clear definitions between the building base, middle and top via architectural articulation, including, but not limited to: variations in building materials, articulation of building coping and cornice, and variations in roof lines.
- The first floors of buildings should be articulated as the most massive components of buildings and incorporate masonry as a primary material.
- The upper floors of buildings should be articulated as lighter components of buildings and may incorporate a variation of materials, including but not limited to, panel and siding materials.
- Exterior walls should be treated with vertical breaks in the building façade so as to create interest and shadow, thereby minimizing potential monotony of expansive facades.
- Rooflines should incorporate variations in form, including but not limited to, gable ends, articulated eaves, trelliage and exposed beam ends.



Landscape provided between residences and public street



Six story building development incorporates definition between base, middle, and top and includes masonry at the ground floor and variations in roof form



Vertical breaks in the building facade and variations in roof articulation contribute to quality building development



Gable roof system with exposed beams



Where commercial uses are anticipated, ground floor windows should be large display windows



Exterior walls should be treated with vertical breaks in the building facade

Façade Treatments & Materials

- All exposed faces of buildings shall be treated with quality architectural finishes.
- At a minimum, masonry materials, such as limestone and brick, should be incorporated at the first floor.
- Upper story treatments may include siding materials such as fiber cement siding or other similar durable materials.
- Building entrances should be prominent and accessible from the public street. Entrances are recommended to be recessed into the façade a minimum of 5'-0".
- Where commercial uses are anticipated, ground floor windows should be large display windows.
- Where commercial uses are anticipated, awnings and canopies are encouraged along the public walkway. Awning/canopy materials should be fabric.
- Upper story window proportions should be 'punched windows' or smaller than the proportions of the façade and recessed into the exterior wall.
- Windows should have a repetitive rhythm which relates to the overall exterior masonry wall.
- Windows should incorporate multiple divisions in the glass, such as mullions.
- Building cornices, friezes, lintels, sills and surrounds should be clearly expressed with limestone, metal or wood materials.
- Upper story balconies should be recessed into the building, rather than hung off of exterior walls.
- Balcony railings should be constructed of wood composite or metal materials.
- Upper floor façade enhancements such as exposed rafter tails, brackets and treillage are encouraged. These materials should be constructed of wood composite or metal materials.



Window mullions express multiple divisions in the glass



Balcony railings constructed of wood



Upper story balconies should be recessed into building

- Where first floor structured parking is planned within a building development, the following façade treatments are recommended:
 - The first floors of buildings should incorporate masonry as a primary material.
 - First floor exterior walls should be treated with vertical breaks in the building façade so as to create interest and shadow, thereby minimizing potential monotony of expansive facades.
 - Where feasible, exterior walls should be landscaped with appropriate planting materials so as to minimize the visual impact of masonry walls.
 - Garage door articulation shall be compatible with the architecture of the primary building.
 - Where appropriate, decorative exterior wall features, such as trelliage, art panels and lighting may be considered as they are compatible with the architecture of the primary building. The application of non-functional building components such as window panels, shutters and awnings are discouraged.



Decorative art panels may be considered along first floor of garage parking



Shingle style gable roof

Roofing Treatments & Materials

- Shingle style hip or gable roofs are encouraged.
- Dormer windows are encouraged at upper floors to minimize the visual impact of taller structures from the public street.
- Upper story cornices, friezes and gable ends should be clearly expressed with limestone, metal or wood materials.
- When located on the roof of buildings, mechanical units should be concealed within the parapet walls or behind screen panels that are compatible with the architecture of the building.



Exposed timber structures contribute to the building character

SITE ENHANCEMENTS

Parking & Landscaping

- Required parking should be provided within each development site. As appropriate, parking lot areas may require water and electrical service to accommodate community festivals and events.
- When feasible, separate vehicular and pedestrian circulation systems should be provided. Pedestrian linkages should be emphasized between parking areas and building entrances.
- Parking areas which accommodate a significant number of vehicles should be divided into a series of connecting smaller lots separated by open space medians, islands and pedestrian walkways.
- Landscaping should be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks or the use of curbs.
- Perimeter landscape setbacks shall be provided as follows below:
 1. Landscaping should define entrances to parking lots and buildings.
 2. Where parking areas abut public streets a 6'-0" wide minimum perimeter planting area should be provided. These planting areas should be treated with a mixture of canopy trees, shrubs and groundcover. Maximum shrub and groundcover height should be 3'-0" ht. Canopy trees should be selected and installed such that the first lateral branches are not less than 7'-0" ht.
 3. Where parking areas abut residential properties a 10'-0" minimum wide screening perimeter planting area should be provided. These areas should be treated with evergreen trees, 6'-0" ht. opaque masonry or wood fences, or a combination of planting and fencing.
- Interior landscape planting islands should be provided throughout parking areas as follows:
 1. Not more than 15 contiguous parking spaces should be provided without an interior planting island. Interior planting islands should be at least 9'-0" wide and support a mixture of canopy trees and groundcover plantings.



Landscaped pedestrian access from parking areas to building entrances



Parking perimeter planting screens automobiles



Landscape screening perimeter



Where commercial areas abut residential properties, landscaped privacy fencing provides a visual screen



Landscaping defines the entrance to parking lots & buildings

- All plant materials should be selected for their durability and tolerance to deicing salt and urban conditions.
- Rear yard parking, loading and service areas should be screened. Minimum planting areas width for screening plantings should be 6'-0".
- Trash enclosures should be masonry, wood or metal.

Plazas & Pedestrian Accessways

- Buildings should be setback at logical locations to provide pedestrian plaza spaces. These spaces should be coordinated with building uses to support active outdoor use areas, such as bicycle parking, seating and dining areas.
- Outdoor plazas should be visually and functionally accessible from the public street.
- Plazas should incorporate landscaping and lighting to provide a safe and attractive outdoor gathering space.
- Pedestrian accessways should be incorporated to provide logical access between parking areas and building entrances. Pedestrian accessways may be coordinated with plaza locations to maximize a pedestrian active zone.
- Pedestrian accessways should incorporate wayfinding signage, lighting, bike storage and landscaping to provide a safe and attractive walkway between parking and building entrances.

Signage & Lighting

- Recommended building signage should be mounted parallel and/or perpendicular to the building façade.
- Protruding signage should not extend beyond the building façade more than 18".
- Maximum lettering height should be 18".
- Maximum size of sign shall be proportionate to the facade and shall not exceed 75% of the overall commercial width. Maximum sign size shall not exceed 100 s.f.
- Pole mounted signage is prohibited.
- Masonry monument signs are recommended at a maximum height of 8'-0".



Masonry trash enclosure



Dining plaza space



Perpendicular signage example

- Decorative lighting, mounted to the building façade, such as gooseneck lighting is recommended.
- Internally lit signage is not permitted. Back lit letters could be considered.



Outdoor plaza spaces should be coordinated with building uses to support active outdoor dining and seating spaces



Masonry monument sign with landscaping



Decorative gooseneck lighting mounted to the building facade

STREETSCAPE DESIGN GUIDELINES

INTRODUCTION

The following streetscape concepts address Route 14 treatments that are intended to reflect Fox River Grove as a quality recreational destination. Emphasis is placed on natural materials.

The streetscape plan anticipates new developments and parking. As a result, on street parking is recommended to be removed and replaced with wide landscaped sidewalks and landscaped medians.

The downtown streetscape is designed to be an extension of the river's edge and evokes a continuous 'boardwalk' constructed of decorative paving.

The following exhibits represent conceptual streetscape enhancements to promote community identity within the public r.o.w. Final streetscape shall be determined open further evaluation.

EXHIBITS

The following exhibits describe the streetscape concepts:

Existing Streetscape.....	22
Existing Cross Section.....	23
Proposed Streetscape West Transitional.....	24
Proposed Streetscape - Section A.....	25
Proposed Streetscape Towncenter A.....	26
Proposed Roadway - Section/Streetscape B.....	27
Proposed Streetscape Towncenter B.....	28
Proposed Streetscape East Transitional.....	29
Proposed Roadway Section/Streetscape C.....	30
Streetscape Materials.....	31
Gateway & Lighting Elements.....	32
Village Banners.....	33

DRAFT

Existing Streetscape Images



Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 1

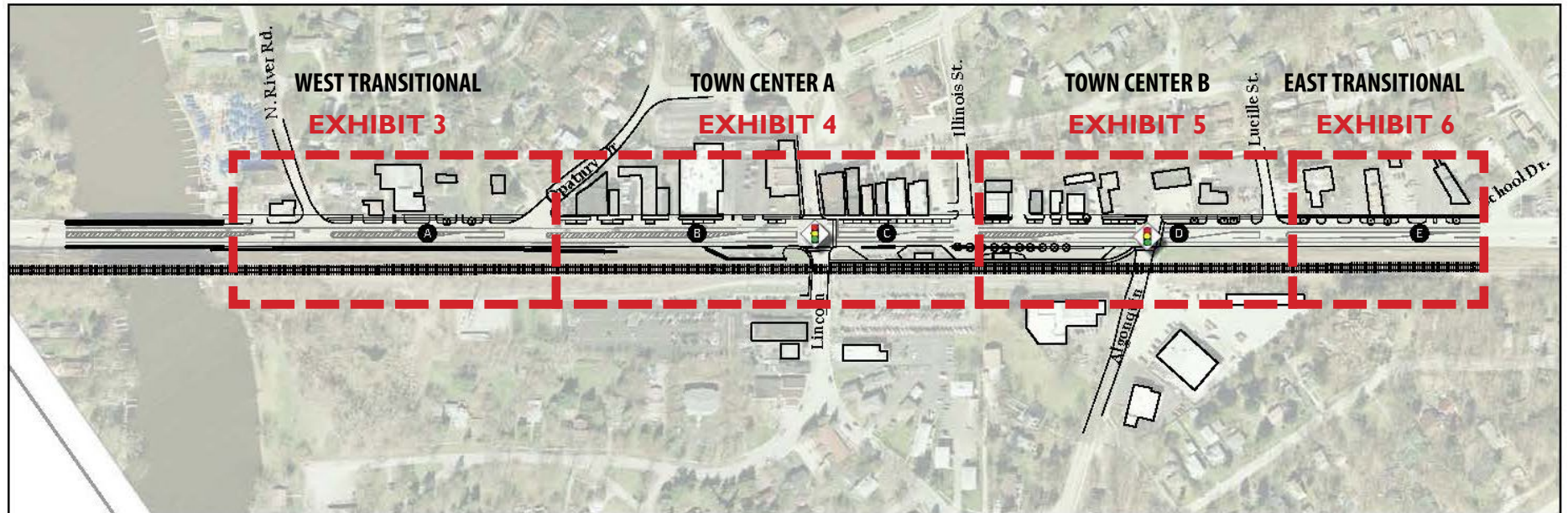
EXISTING STREETSCAPE

Last Revised March 14, 2014

Teska Associates, Inc.



Existing Streetscape Plan



Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 2

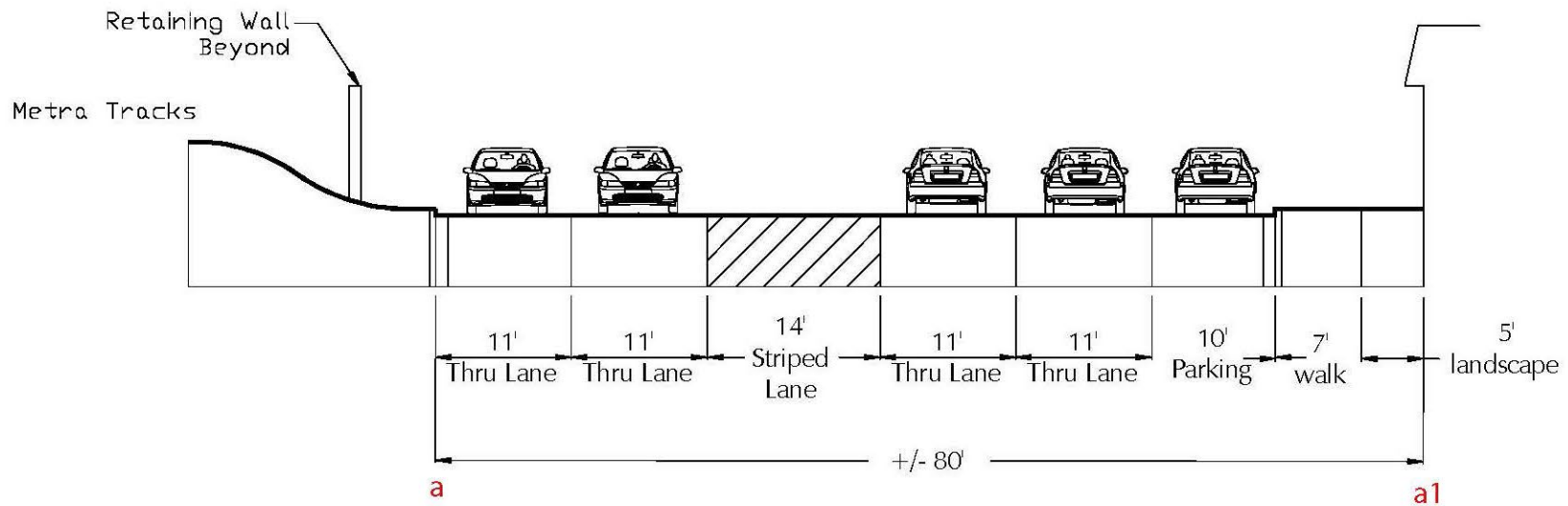
EXISTING CROSS-SECTION

Locator Map



Last Revised March 14, 2014

Teska Associates, Inc.

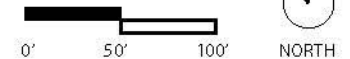
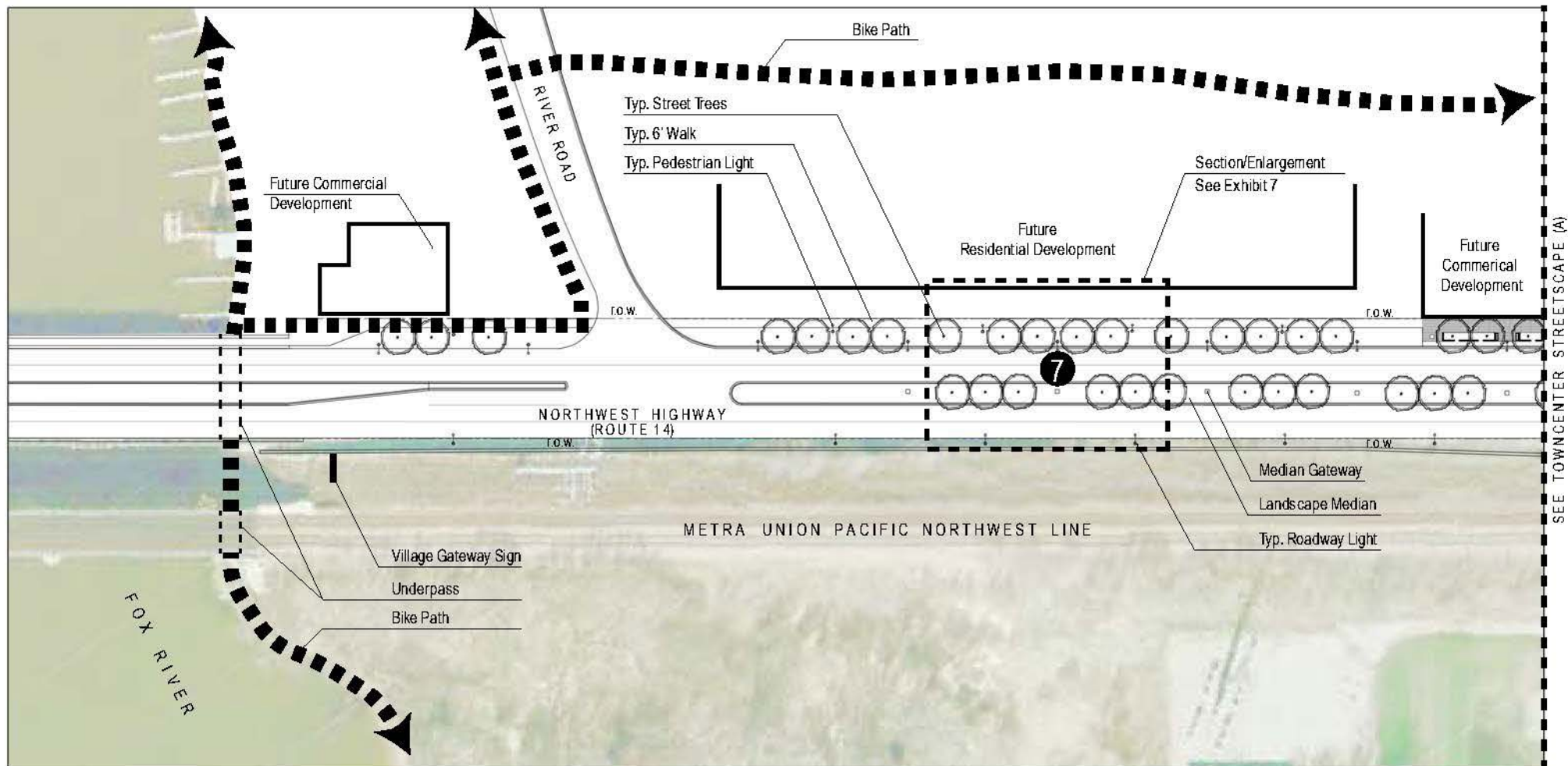


Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 3

PROPOSED STREETSCAPE WEST TRANSITIONAL



Last Revised March 14, 2014

Teska Associates, Inc.

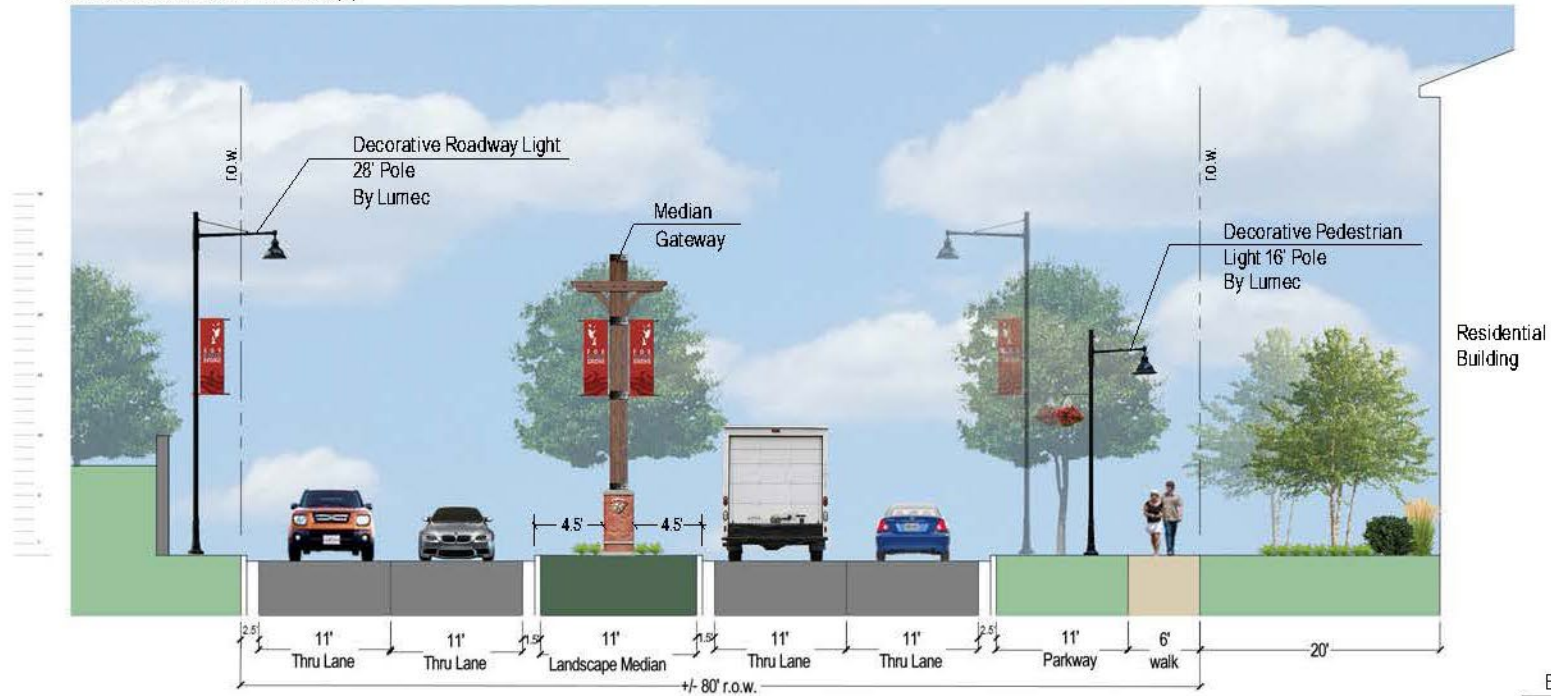
Downtown Subarea Plan

Village of Fox River Grove, Illinois

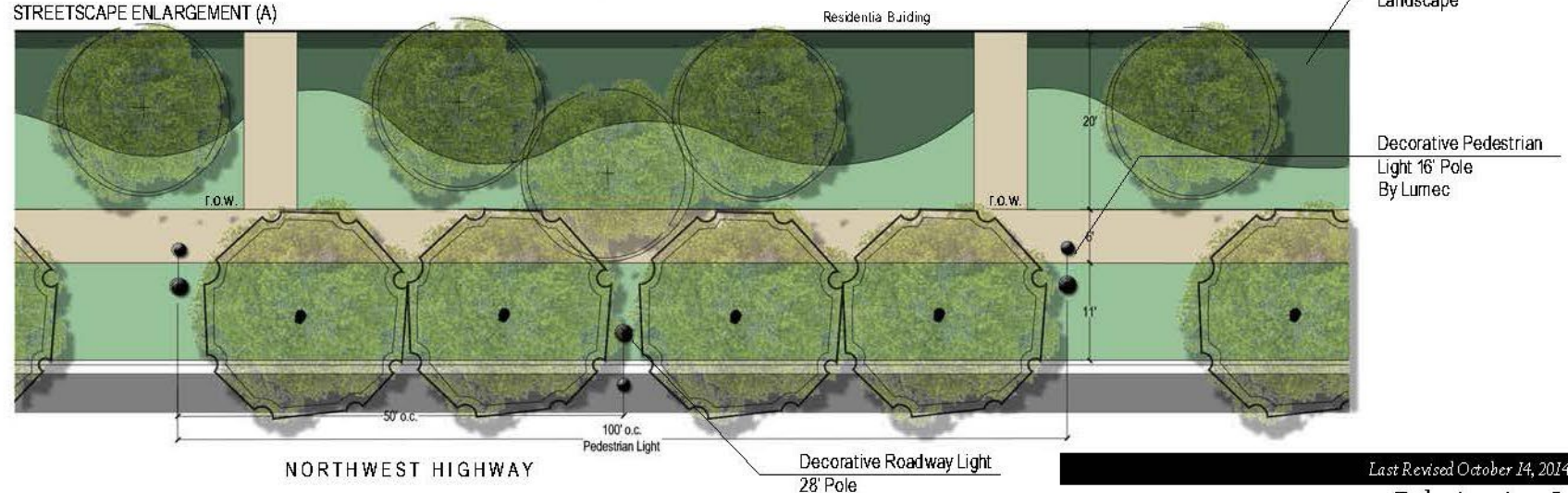
EXHIBIT 7

PROPOSED ROADWAY SECTION/STREETSCAPE (A)

PROPOSED ROADWAY SECTION (A)



STREETSCAPE ENLARGEMENT (A)

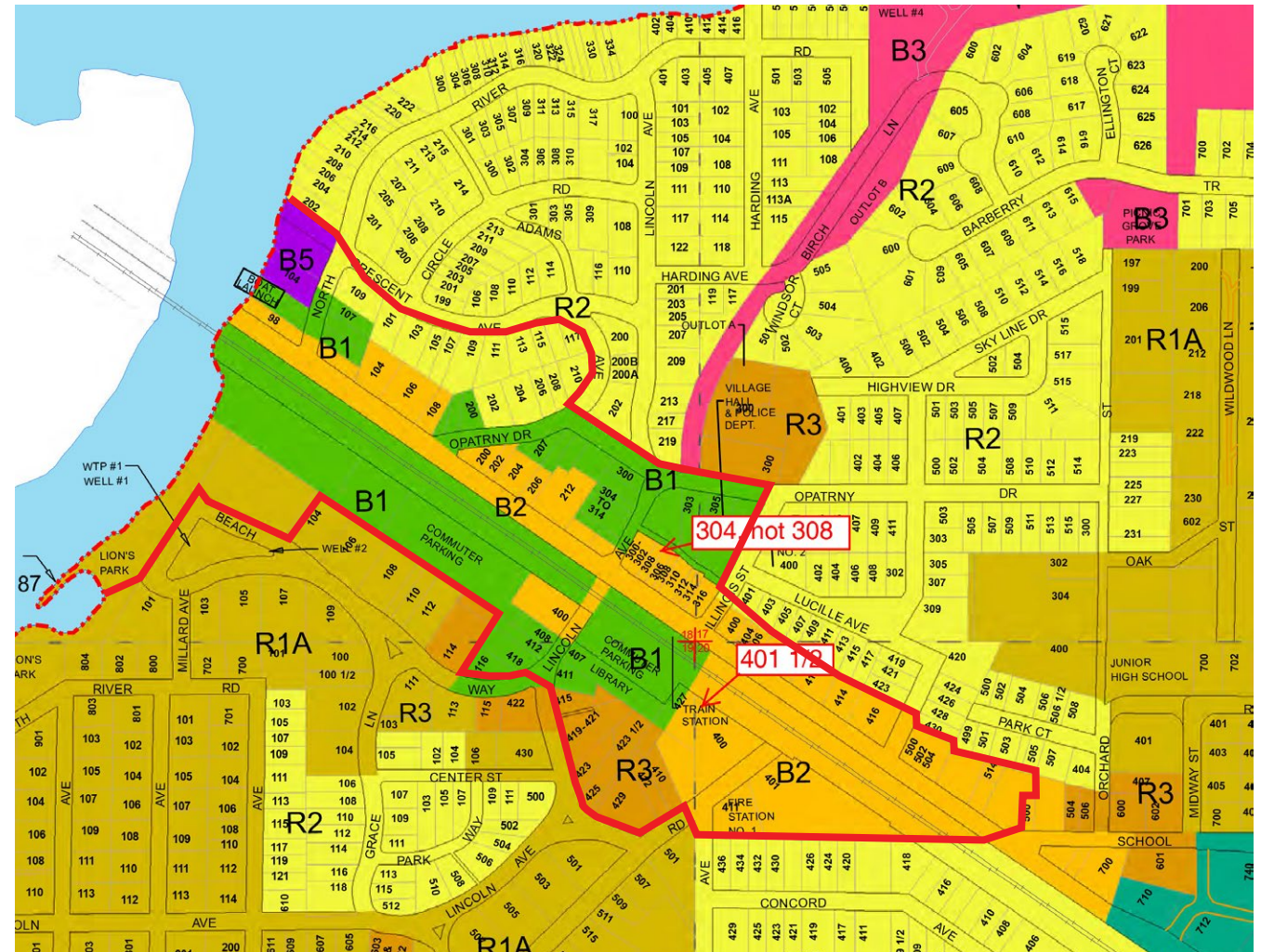


NORTHWEST HIGHWAY

Decorative Roadway Light
28' Pole

Last Revised October 14, 2014

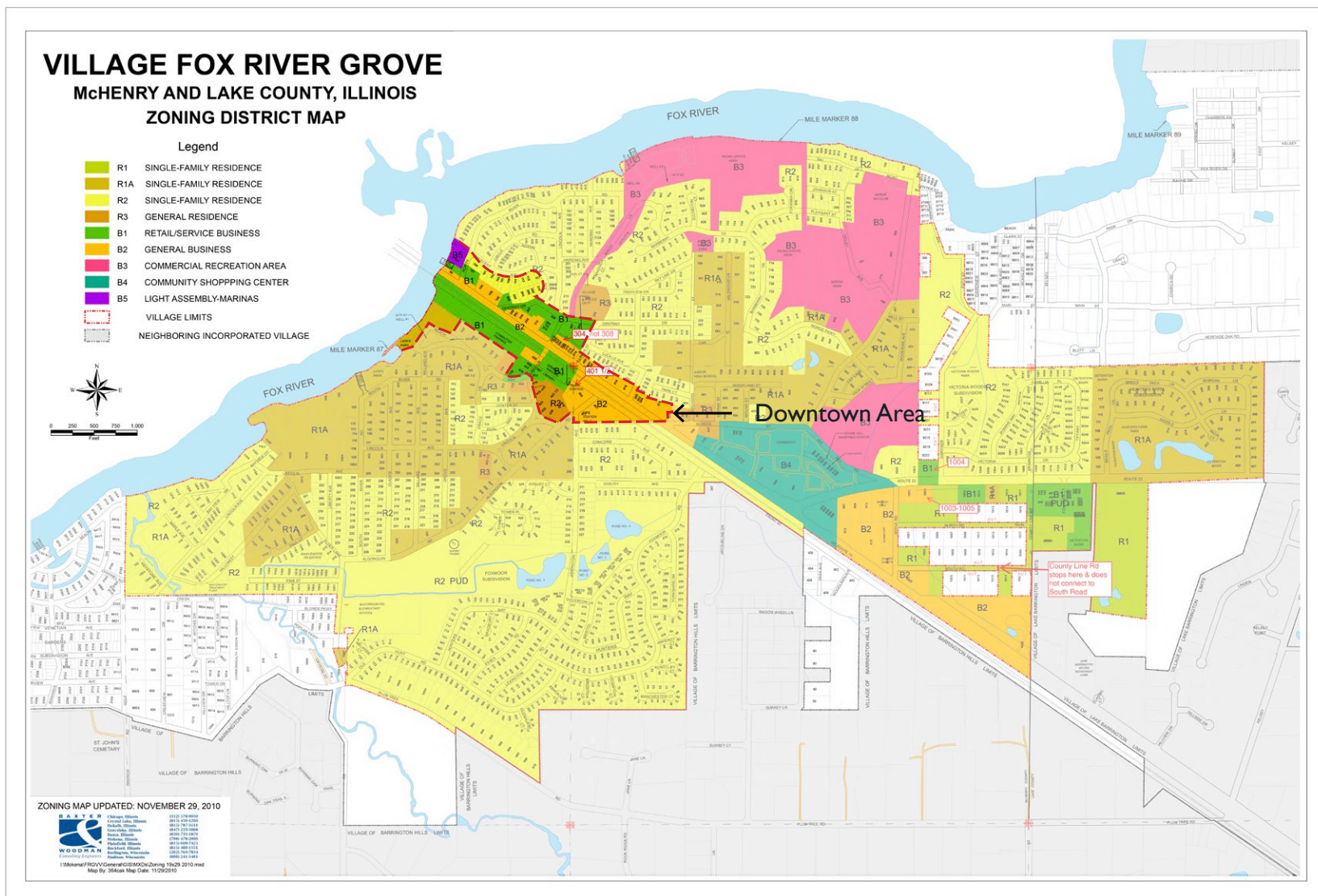
Teska Associates, Inc.



ZONING TABLE

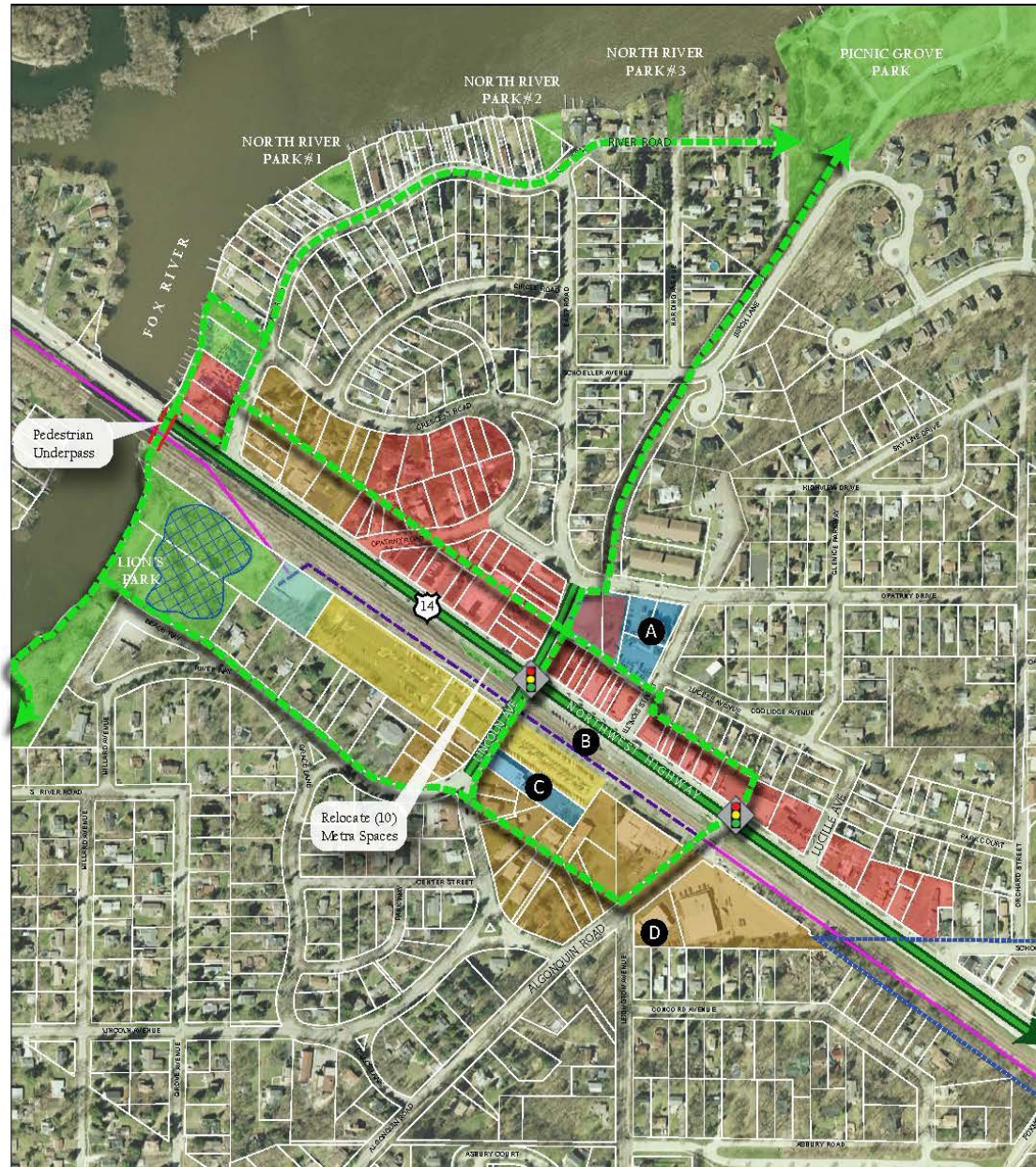
Fox River Grove - Bulk Regulations											
District	Purpose	Lot Area	Lot Width	FAR	Maximum Height	Useable Floor Area Per Dwelling	Setbacks			Minimum Green Area	Notes
							Front	Side	Rear		
R-2 Single Family Residence District	Single family and two family detached dwellings; Multiple family	Single-Family not less than 9,240sf Non-residential not less than 60,000sf	Single-family not less than 65' Non-residential not less than 130'	< 12,000sf = 0.35 > 12,000sf = 0.30 Non-Residential one story = 0.30 Non-Residential two or more stories = 0.30	Single-family not more than 2.5 stories or 30' Non-residential not more than 45'	one story without cellar not less than 1,800sf one story with cellar not less than 1,500sf One and a half story not less than 1,100sf Two story or greater not less than 950sf	30'	Two side yards min. 8' each Corner side yard min. 15' Reverse corner side yard min. 30'	40'	60% of front setback area for single and two-family detached	For non-residential buildings over 30' the required front, rear and side yard setbacks increase by 2' for each additional 1' in building height
R-3 General Residence District	Single family and two family detached dwellings; Multiple family	Single-family detached not less than 9,240sf Two-family detached not less than 11,000sf Multi-family not less than 3,000sf (efficiency 2,000sf) Non-residential not less than 60,000sf	Single-family detached not less than 70' Two-family detached not less than 80' Non-residential not less than 130'	Multi-family not more than 6.0 Non-Residential one story = 0.30 Non-Residential two or more stories = 0.30	Single-family not more than 2.5 stories or 30' Two-family not more than 3 stories or 35' Non-residential not more than 45'	Same as R-2 except: Two-family detached not less than 920sf Multi-family not less than 450sf	30'	Same as R-2 except: Multi-family two side yards not less than 20' total (9' each)	Same as R-2 except: Multi-family not less than 30'	60% of front setback area for single and two-family detached	Special requirements for spacing between building walls for multi-family developments
B-1 Retail Service District	Retail and service oriented business; Downtown	N/A	N/A	Not more than 2.0 Any building more than 5,000sf must be a special use Alleys included in FAR calculation	N/A	N/A	Same as applicable residential district when adjacent to a residential district	None required but if provided must not be less than 5' Minimum 5' if adjacent to a residential district	Not less than 25' or 20% depth of lot, whichever is less	N/A	None
B-2 General Service District	General/auto-oriented business	N/A	N/A	Not more than 2.0 Any building more than 5,000sf must be a special use Alleys included in FAR calculation	N/A	N/A	Same as applicable residential district when adjacent to a residential district	None required but if provided must not be less than 5' Minimum 5' if adjacent to a residential district	Not less than 25' or 20% depth of lot, whichever is less	Not less than 5'	None
B-5 Light Assembly - Marinas	General commercial; Adult use; Marina	N/A	N/A	0.50	N/A	N/A	Same as applicable residential district when adjacent to a residential district	None required but if provided must not be less than 5' Minimum 5' if adjacent to a residential district	Not less than 5'	N/A	Special standards regulating adult uses Performance standards regulating sound, vibration, odor, etc.

Design guidelines are provided for the downtown area, generally organized along Route 14, between the Fox River to the west and School Street to the east. The downtown area is identified on the Village's zoning map below.



DOWNTOWN SUBAREA PLAN

The following land use plan addresses projected future land uses within the downtown subarea.



Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 1

FUTURE LAND USE PLAN

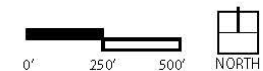
- Public Park/Open Space
- Commercial
- Institutional
- Com-Ed Substation
- Multi-Family Residential
- Metra Parking
- Wetland
- Pedestrian/Bike Connections
- Streetscape Improvements
- Electrical Power Line (underground)
- Electrical Power Line (overhead)
- TIF District Boundary



Existing Traffic Signal
Pedestrian Crossing Enhancements

- A
- B
- C
- D

Village Hall
Metra Station
Fox River Grove Public Library
Fire Station



Last Revised: October 30, 2014

Teska Associates, Inc.

Existing Streetscape Images



Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 1

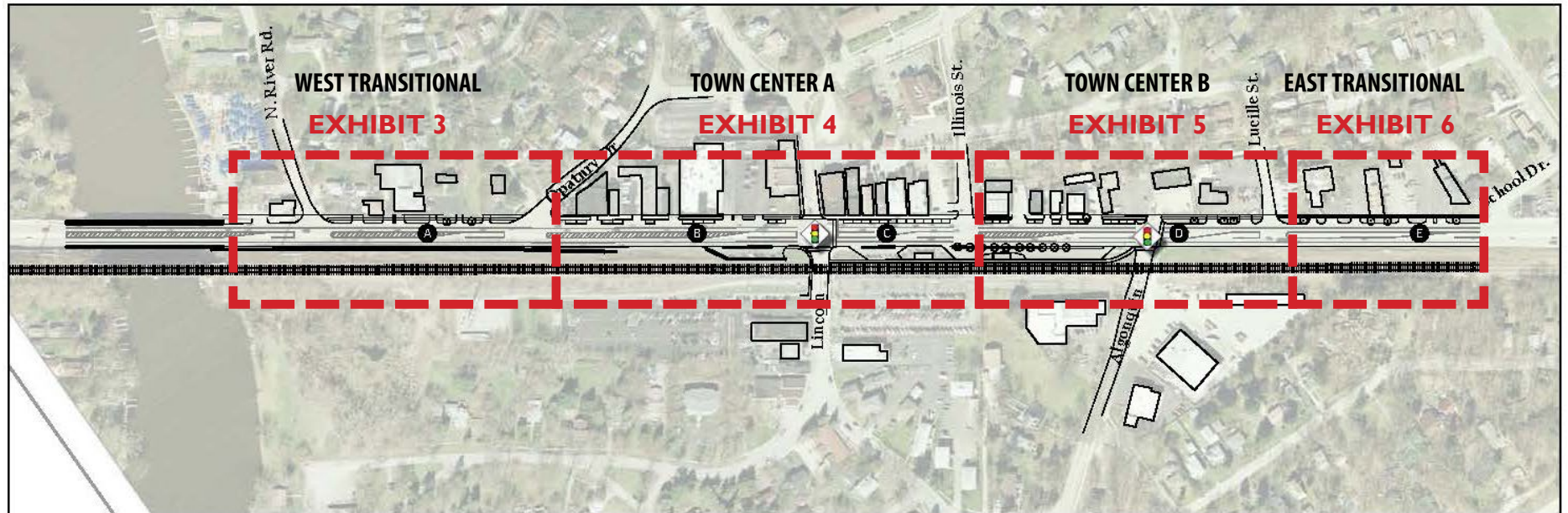
EXISTING STREETSCAPE

Last Revised March 14, 2014

Teska Associates, Inc.



Existing Streetscape Plan



Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 2

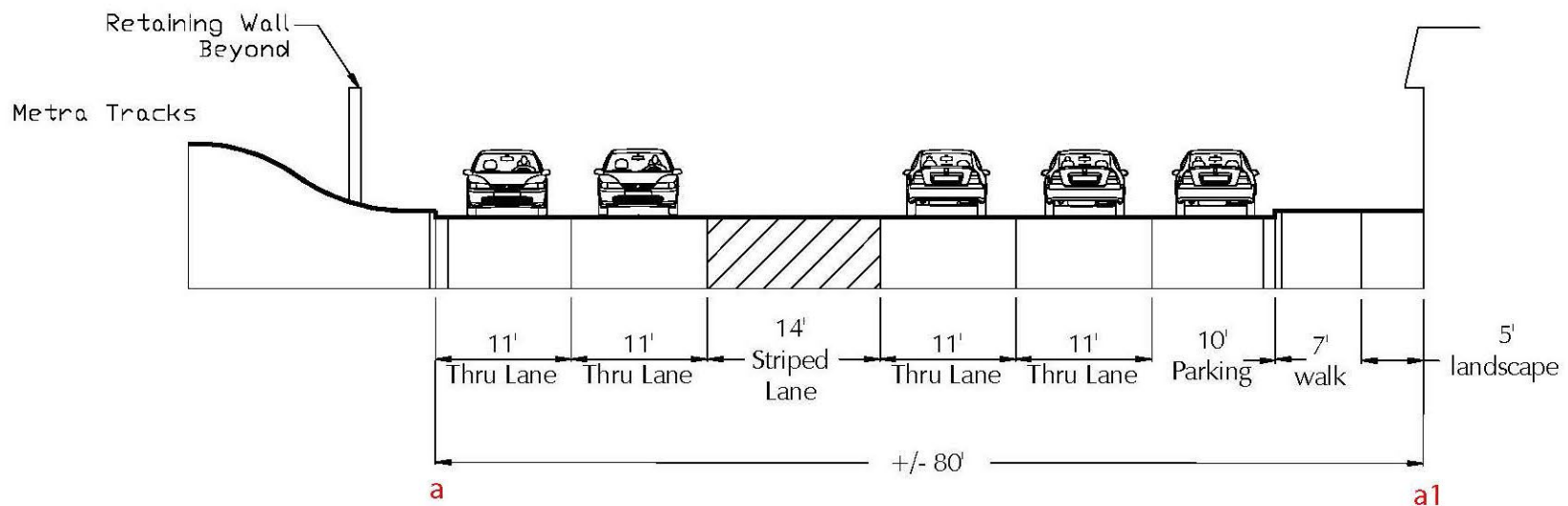
EXISTING CROSS-SECTION

Locator Map



Last Revised March 14, 2014

Teska Associates, Inc.

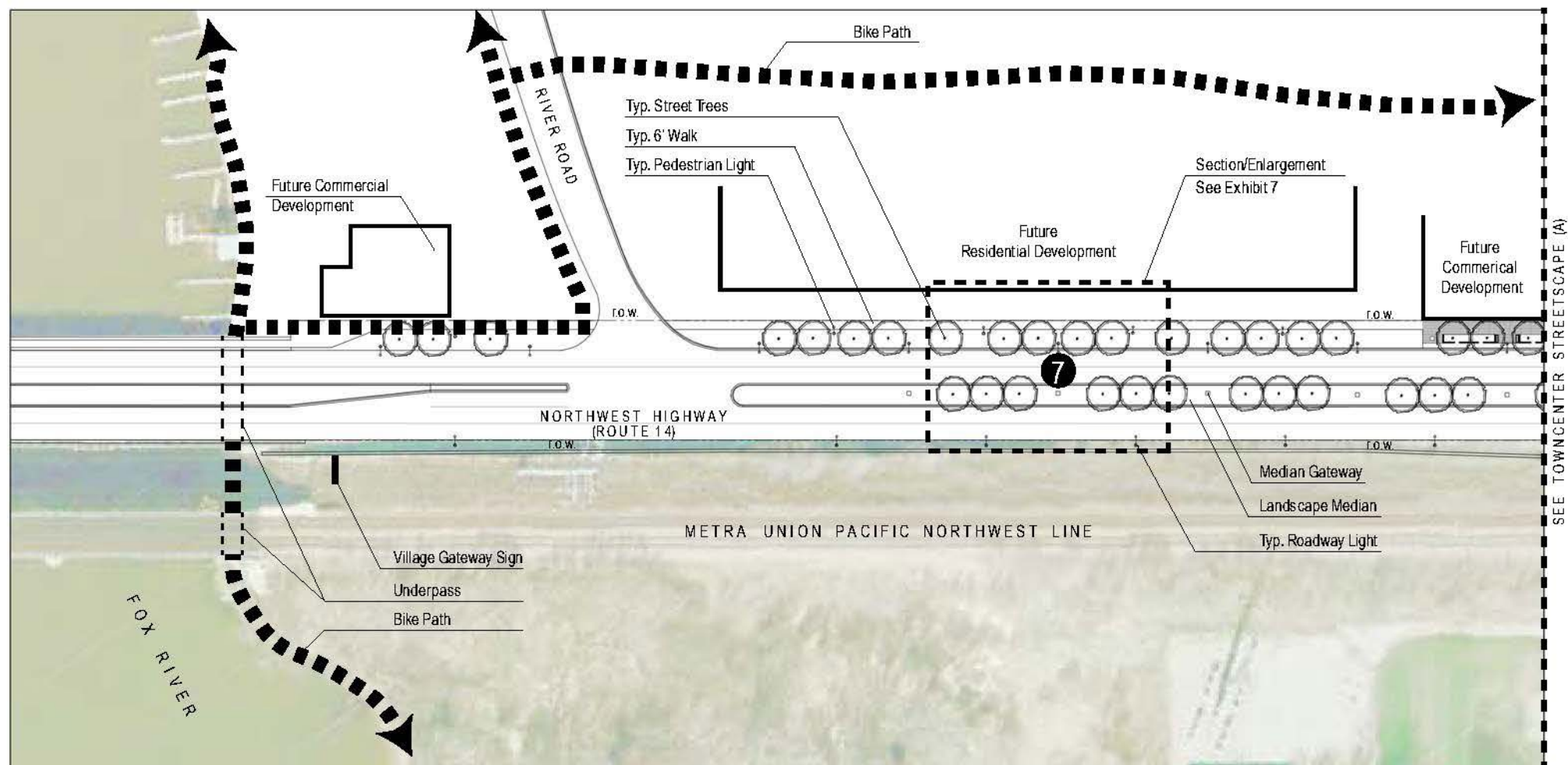


Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 3

PROPOSED STREETSCAPE
WEST TRANSITIONAL



Last Revised March 14, 2014

Teska Associates, Inc.

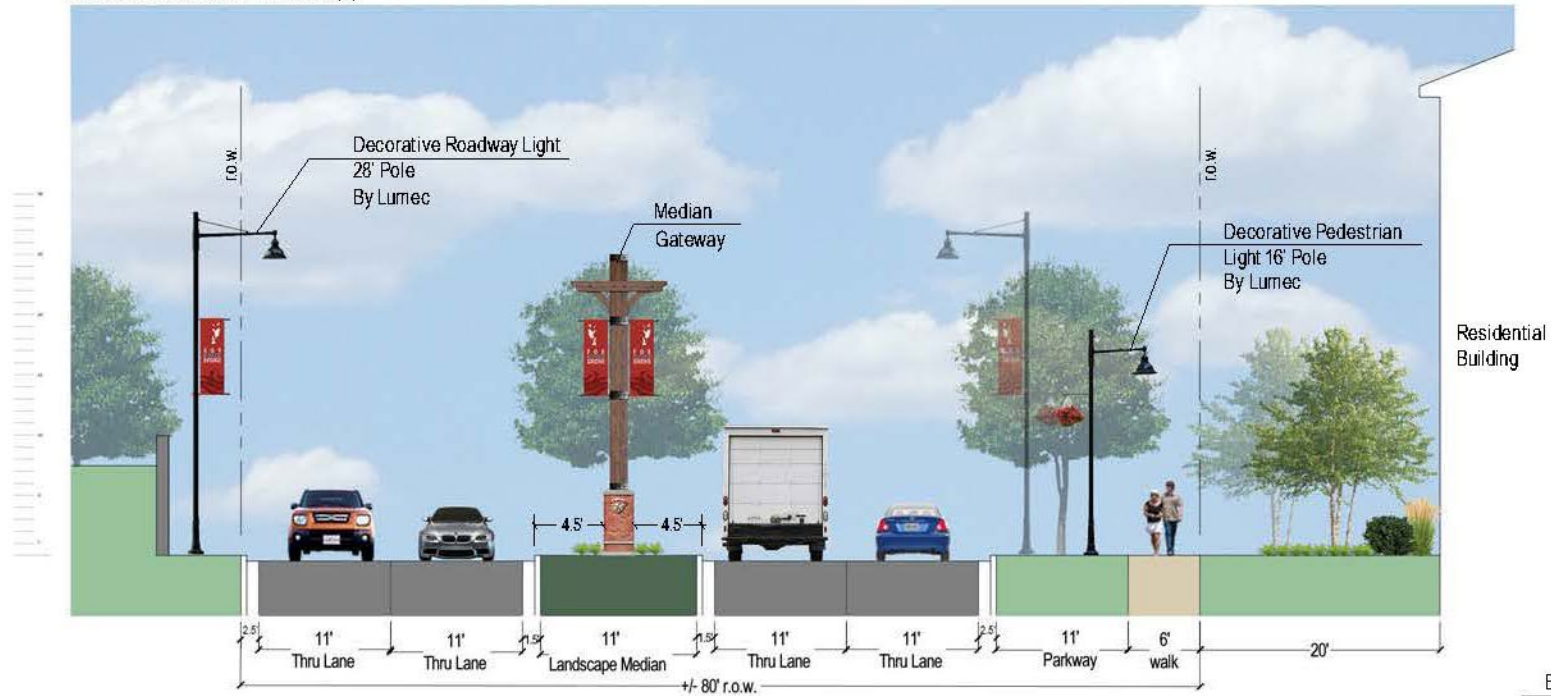
Downtown Subarea Plan

Village of Fox River Grove, Illinois

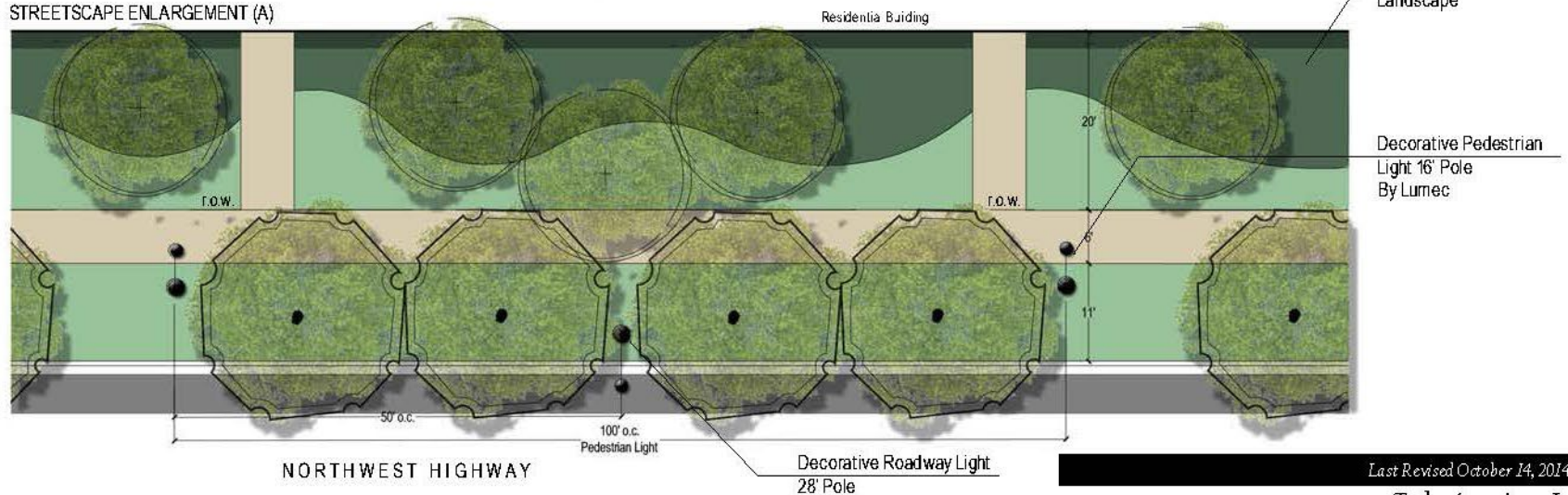
EXHIBIT 7

PROPOSED ROADWAY SECTION/STREETSCAPE (A)

PROPOSED ROADWAY SECTION (A)



STREETSCAPE ENLARGEMENT (A)



NORTHWEST HIGHWAY

Decorative Roadway Light
28' Pole

Last Revised October 14, 2014

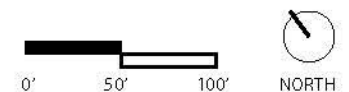
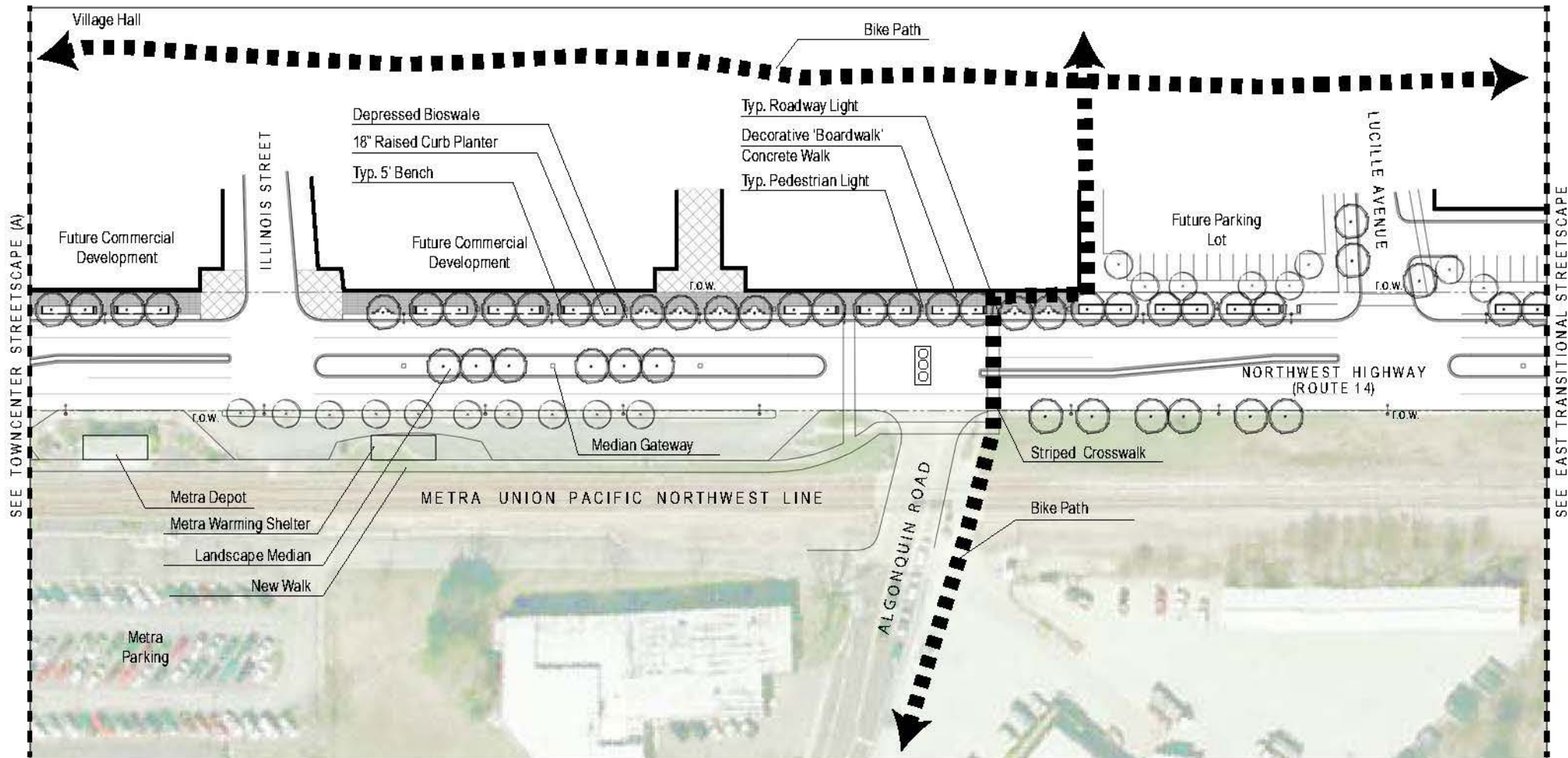
Teska Associates, Inc.

Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 5

PROPOSED STREETSCAPE TOWNCENTER (B)



Last Revised October 14, 2014

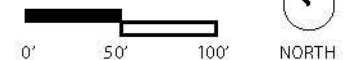
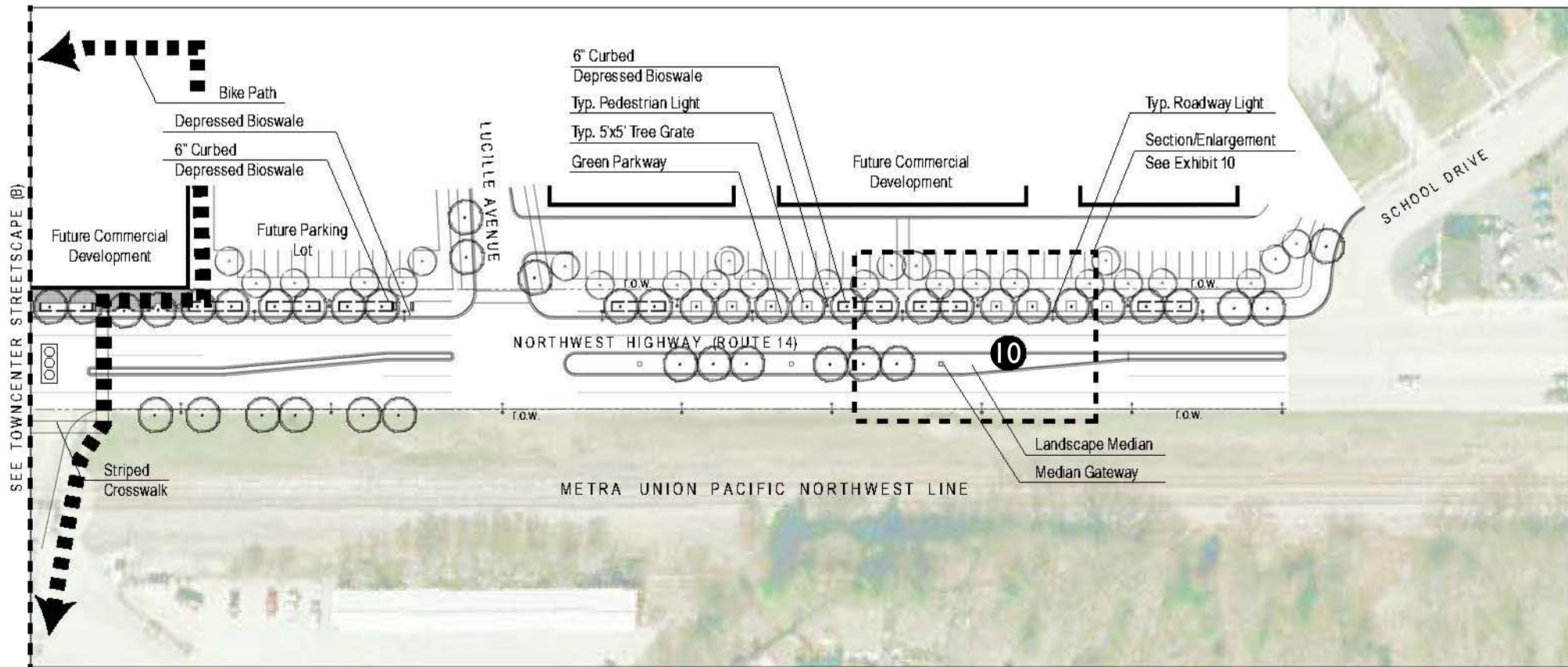
Teska Associates, Inc.

Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 6

PROPOSED STREETSCAPE EAST TRANSITIONAL



Last Revised August 19, 2014

Teska Associates, Inc.

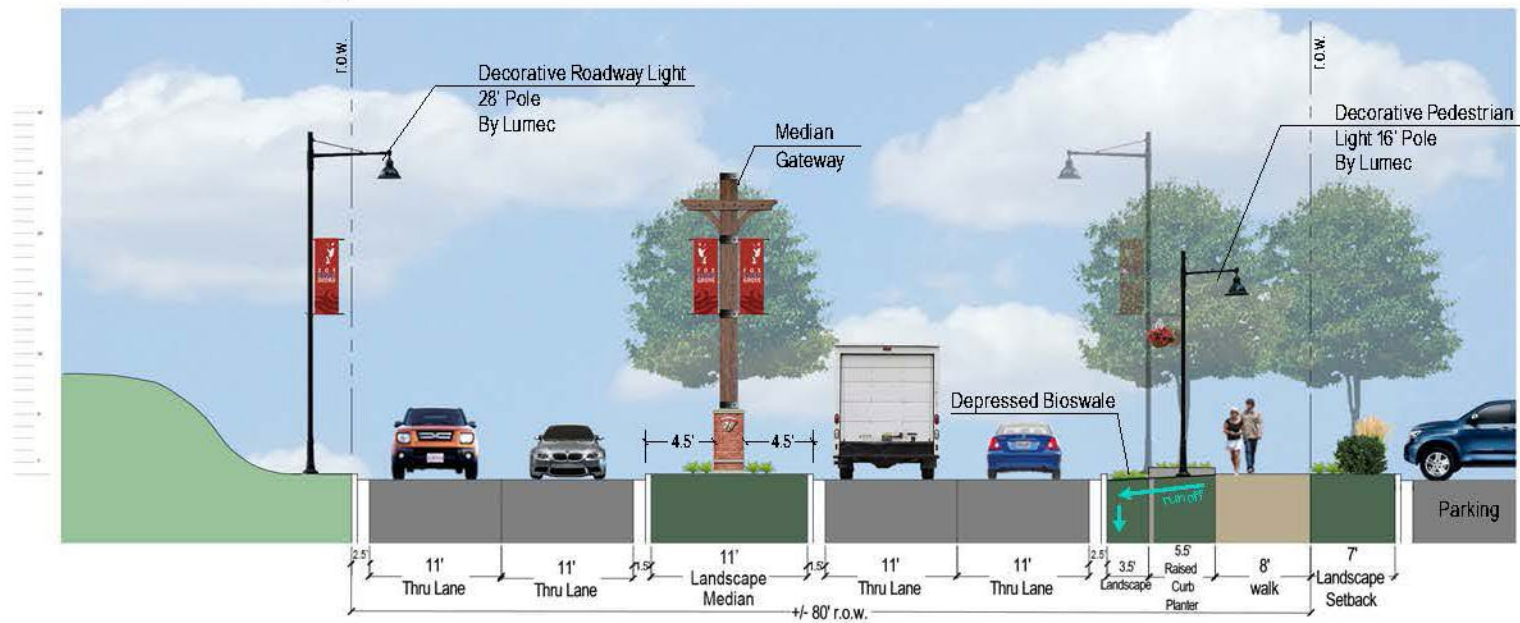
Downtown Subarea Plan

Village of Fox River Grove, Illinois

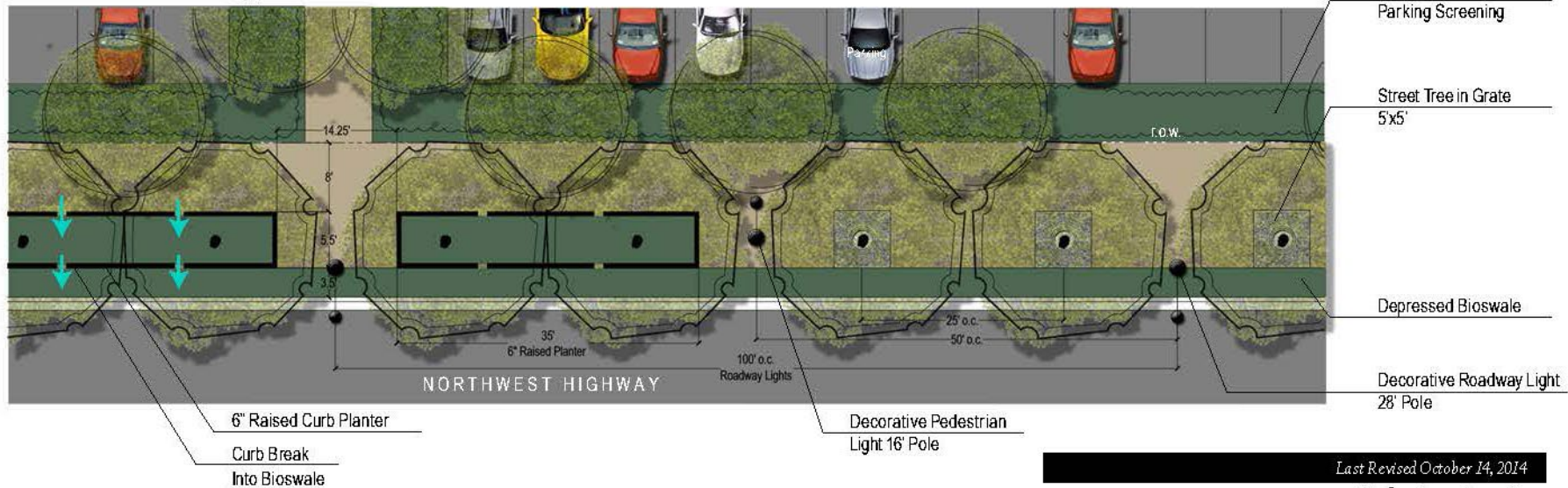
EXHIBIT 10

PROPOSED ROADWAY
SECTION/STREETSCAPE (C)

PROPOSED ROADWAY SECTION (C)



STREETSCAPE ENLARGEMENT (C)



Last Revised October 14, 2014

Teska Associates, Inc.

Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 9

STREETSCAPE MATERIALS



Decorative "Boardwalk" Stamped and Tinted Concrete



Decorative "Boardwalk" Unit Pavers



Wood/Iron Elements of Village Gateway and Pedestrian Lights



Contiguous Bioswale along Northwest Highway Provides a Green Edge between Pedestrian and Vehicular Traffic



6" Curbed Depressed Bioswales "River" Serve as Parkways Filtering Run-off before Releasing into the Watershed



Wood/Metal Bench



18" Form-Liner Concrete Planter Walls



18" Form-Liner Concrete Planter Walls

Last Revised March 14, 2014

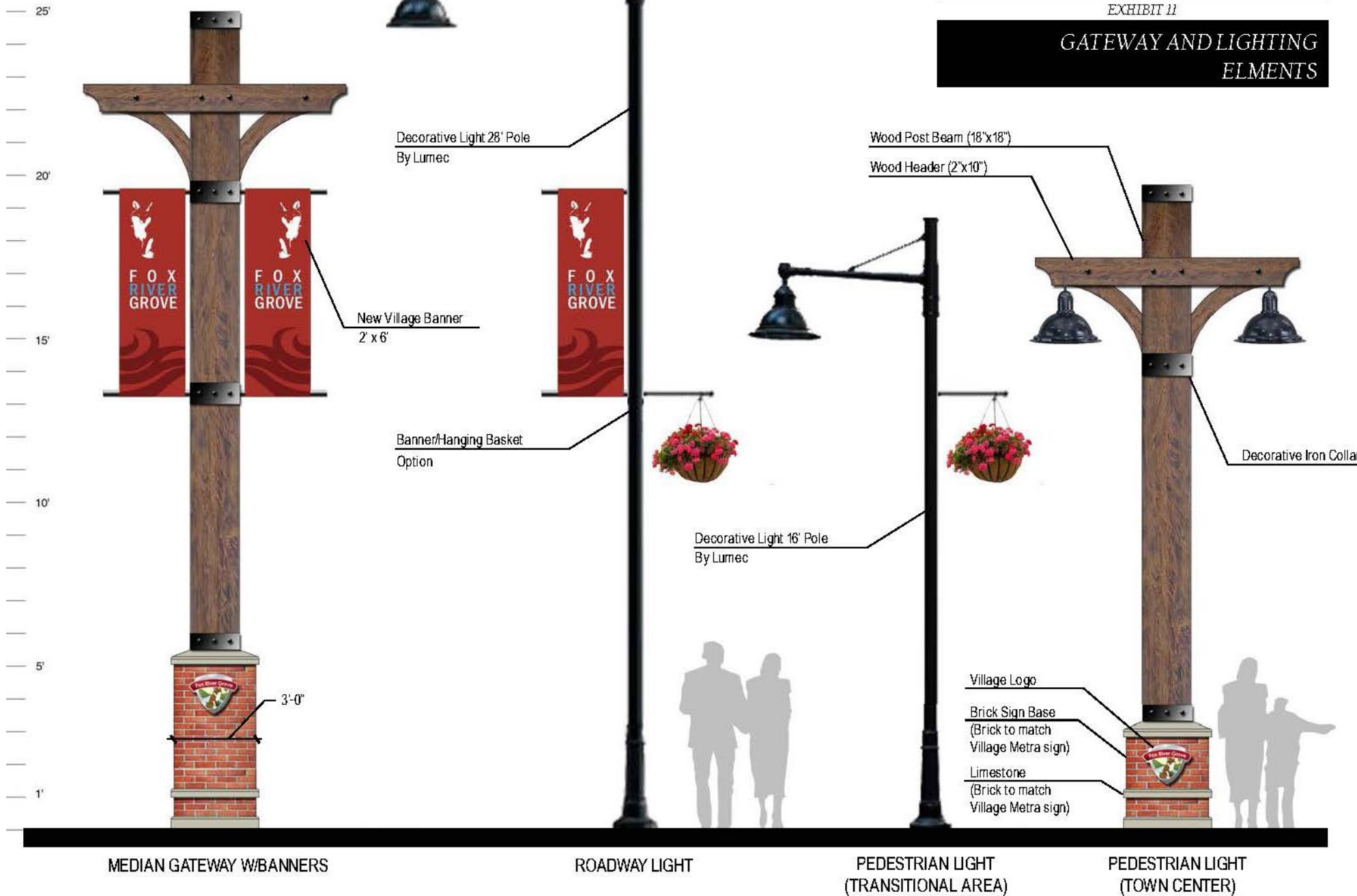
Teska Associates, Inc.

Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 11

GATEWAY AND LIGHTING ELEMENTS



Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 12

VILLAGE BANNERS

OPTION A

Village Banners (2'x6')

(4) Color Banners

Red, Blue, Orange, Green

Option 1: (4) Colors

Option 2: Single Color



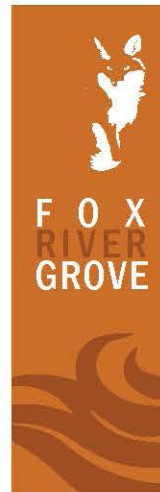
Text Option (A)

Text Option (B)



OPTION B

Village Banners (2'x6')



"Fox"

"River"



