



**Village of Fox River Grove  
Illinois**

**COMPREHENSIVE PLAN  
2007**

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**Prepared By:  
Village of Fox River Grove  
Planning and Economic  
Development Commission**

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# **Village of Fox River Grove Illinois**

## **COMPREHENSIVE PLAN 2007**

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## **I. INTRODUCTION**

Fox River Grove's comprehensive plan is primarily a land-use plan in that it focuses on the physical components of the community. It serves as a tool for economic redevelopment efforts within the corporate and the extraterritorial limits of the Village of Fox River Grove.

This consolidated plan builds on previous land use and economic development plans of the community. It replaces, updates, and reconciles the Village's current Comprehensive Plan -- which is composed of the 1996 Comprehensive Plan, Comprehensive Plan 2001 Update, and Comprehensive Plan 2002 Update. It will also include geological information from the 1974 Comprehensive Plan and the conceptual components of the 2003 Station Area Planning Study. This document will provide direction to elected and appointed officials, residents, businesses, property owners and developers seeking to improve upon the character and quality of life in Fox River Grove.

The Village Comprehensive Land Use Plan of 1974 was refocused in 1996 to address Village policies regarding a number of land use issues. The Village further amended its Plan in 2001 to establish three specific planning sub-areas within the Village (River's Edge, Central Business District, and Eastgate) and outline the direction for future study of these areas. Land use, site design, and building design guidelines for the Eastgate area were adopted in 2002 as part of the Comprehensive Plan. Nearly concurrently with the 2001 and 2002 updates, the Village secured a Regional Transportation Authority grant to study transit-oriented mixed use redevelopment of its downtown area around the Metra Station extending west to the Fox River -- the remaining two sub-areas of the 2001 Plan. This Station Area study was completed in 2003 and accepted by the Village.

In addition, this plan has been coordinated with regional planning efforts as much as possible. Our discussions paralleled those found in the Northeastern Illinois Planning Commission's (now merged with the former Chicago Area Transportation Study to form the Chicago Metropolitan Agency for Planning) 2040 Regional Framework Plan. Common goals include reducing sprawl and traffic congestion via mixed-use redevelopment adjacent to the METRA commuter rail line and protecting open space and water resources. Guidance was also provided by information provided by the Campaign for Sensible Growth, a coalition of government, civic and business leaders in northeastern Illinois' six counties (Cook, DuPage, Kane, Lake, McHenry, Will) working to promote economic development while preserving open space, minimizing the need for costly new infrastructure and improving the livability of our communities. Two key reference documents from the Campaign were "Sensible Tools For Healthy Communities, 2004" and "Planning 1-2-3, 2006".



Lastly, it is important to note that many of the recommendations put forth in previous Village Comprehensive Plans have been realized. This 2007 Comprehensive Plan is in many ways a reaffirmation of their relevance and the consensus that generated them. Examples include: the expansion of the water and sewer system; annexations that led to larger, lower density residential development on the periphery of the community; the expansion of and redevelopment of the Stone Hill shopping center and the adjacent commercial areas; enhanced zoning to begin to address over-development of individual single family lots; updated subdivision controls; and added environmental protection measures. As the redevelopment of the downtown and Eastgate areas is completed, the focus of future plans will shift from redevelopment issues and back to more community-wide issues such as the social, cultural, employment, education, housing, recreation, intergovernmental, and regional needs first mentioned in the 1974 plan. As always, it is recommended that the Village regularly update the Comprehensive Plan so that it continues to remain relevant to its officials and residents.



## **II. COMMUNITY**

### **A. Residents**

The Village of Fox River Grove is a balanced, engaged community that offers the ideal blend of hometown flavor and business opportunity. The Village offers an array of single and multifamily housing opportunities, and is supported by a variety of specialty shops, restaurants and professional services. Good Shepherd Hospital is only minutes away. Residents enjoy a wide variety of recreational choices along the village's picturesque namesake river, including fishing, boating, swimming, picnicking and a wealth of sports activities. The residents continue to have great pride and a strong attachment to local institutions, business, and activities. Volunteers run the Recreation Council sports programs and the many civic groups that organize charitable and community events. The active engagement of parents in the education of their children has also contributed to an award winning school system. An historical overview follows below.

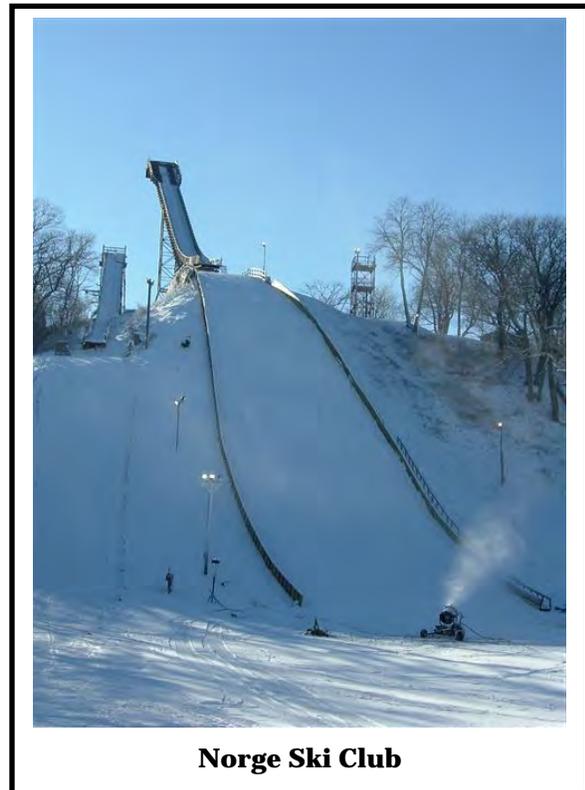
#### **1. Original Inhabitants**

Fox River Grove and environs was first inhabited by indigenous North Americans. Archeological evidence dates to 10,000 B.C. Various Illini tribes -- the Sauk, Fox, Kickapoo, Potawatomi, Winnebago, and Chippewa--controlled the area until the Mascouten (a semi-sedentary Algonquin-speaking tribe) migrated west, followed by the Iroquois.

#### **2. EuroAmerican Settlement**

The end of the Blackhawk War (1832) opened the area to EuroAmerican settlement. The Illinois State Legislature Session of 1836-7 set off from Cook County the territory now included in McHenry and Lake Counties,

beginning the process of districting and land surveying. In 1853, the Illinois and Wisconsin Railroad Company built a single track railroad bridge across the river to service a route from Chicago to Carey Station. A growing number of summer



**Norge Ski Club**

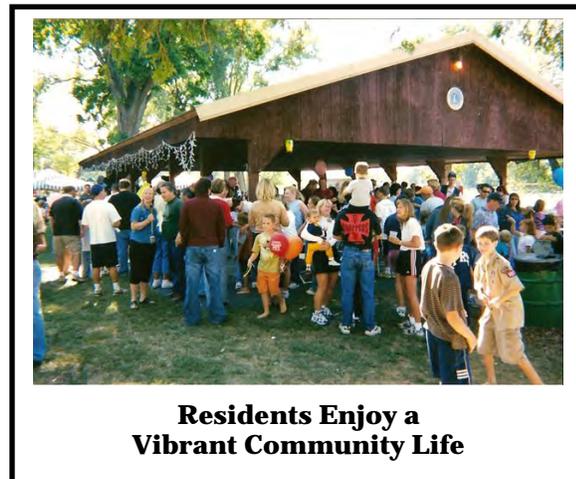


homes were built in the area. A wagon bridge was built over the river in 1882 after it was dammed in Algonquin.

A vibrant community life quickly followed. In the early 1900's, trains from Chicago dropped off people for picnics in the grove along the Fox River. The Norge Ski Club was founded in 1905. The Fox River Grove Subdivision was platted in 1906 on land south of the railroad track, then subdivided the First Addition to Fox River Grove on the north side of the track in 1908. In 1908, residents of the area formed the Fox River Grove Improvement Club to improve roads and clean up the river front. An offshoot of this group, the Fox River Yacht Club, formed in 1914 and eventually incorporated the parent organization. Ceska Beseda, the Bohemian Recreation Club, was founded in 1916 and started admitting men into the membership in 1919. The organization's club house was a focal point in the town's social life until the property was sold in 1967.

### 3. Present Day Inhabitants

In 1919, Fox River Grove incorporated as a Village. The Fox River Grove Fire Department organized in 1923. 1927 saw the formation of a Parent Teacher Association as well as the Cary-Grove Masonic Lodge. In 1930 the local 4-H club began operating. The American Legion formed a Post in 1934 and sponsored a Troop of Boy Scouts. The Lions Club began meeting



**Residents Enjoy a Vibrant Community Life**

locally in 1939, followed by the Girl Scouts in 1941. In 1940 the picnic grove was purchased and became the site for fireplaces, picnic tables, a baseball diamond, bath house, sandy beach, boating, dance hall, and kiddy amusement rides. These uses ceased in the 1960's and 1970's and after various proposals and much community-wide debate, the acreage was converted into a public park and residential neighborhood in the middle and late 1990's. These organizations continue to be a central part of the social milieu of Fox River Grove, joined by other groups such as Camp Fire U.S.A., the Fox River Grove Senior Citizens Club, the Cary-Grove Food Pantry, the Cary-Grove Historical Society, the Friends of the Fox River Grove Memorial Library, and the Fox River Grove Recreation Council which received a Governor's Home Town Award in 1997 for contributions to the community. A Lioness club was formed in 2005.

The Village, community clubs, and social service organizations regularly join together to present community festivals, art fairs, riverside celebrations, and other



activities during the year. Many of these events take place at sites in the Village parks system which stretches throughout the Village and takes particular advantage of the local topographical features. The riverfront is presently the venue for the Cary-Grove Jaycees Easter Egg Hunt, an annual Fireworks Celebration and Water Ski Show, the Firefighters Water Fights, the Lions Club Arts & Crafts Fair, Memorial Day Service, Fox Fest, the Venetian Night River Regatta, and the Mack Manor Haunted House. The rolling terrain of the local hillsides come into play during such events as the Fox Chase 5K CARA registered run and the USCF Cycling Challenge which had its first race in 2006. Norge Ski Club continues to present annual summer and winter Ski Jump Contests at its new clubhouse and world class 76 meter ski jump. Other social events held in the community include the Memorial Day Parade, All Stars' Day, the Cary-Grove Area Chamber of Commerce House Walk, the Cary-Grove High School Homecoming Parade, the Firefighters Poultry Party and a Community Christmas and Tree Lighting Ceremony.

## **B. Location**

The Village of Fox River Grove, the gateway to McHenry County, is a small town of 1.75 square miles strategically located 40 miles northwest of Chicago, Illinois straddling McHenry and Lake Counties in northeastern Illinois (See Section IX. Pg. 29.). It is bounded on the north and west by the Fox River. The Villages of Lake Barrington and Barrington Hills form the eastern and southeastern boundaries. The unincorporated land consisting of open space and the Venetian Gardens residential neighborhood form the southwest boundary.

Nearby access to the Northwest Tollway (Interstate Route 90), local commuter rail service and good arterial roadways have helped Fox River Grove develop into a comfortable residential community with a variety of retail shops. The Village may be accessed via two major arterials: U.S. Route 14 and Illinois State Route 22. Interstate 90 is 10 miles away. O'Hare International Airport is thirty (30) miles from the Village.

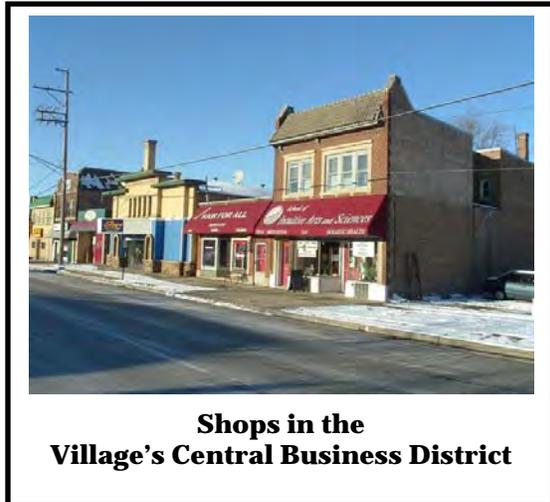
## **C. Demographics**

Since the Village's incorporation on August 21, 1919, the population and number of households have continually increased as the village grew from an agricultural community and resort destination to a year-round residential community. Population growth has been moderate since 1970 when the Village had a population of 2,245. The population had risen to 2,515 by 1980 and 3,551 by 1990 and 4,862 by 2000 (See Section IX. Pg. 39.). Today, Fox River Grove has an estimated population of 5,200 and is expecting further growth as its downtown/riverfront area is redeveloped with mixed uses.



## **D. Market Forces**

Historically, the principal commercial area of the Village was the "central business district" (CBD) which is located along Route 14 and is generally focused around the Lincoln and Illinois street area. The CBD contains a mix of convenience and specialty retail/service establishments such as restaurants, offices, upholstery, clothing shops and gas and retail sales stores. The development of the Stone Hill Shopping Center created a second major business area at the northeast corner of State Route 22 and U.S. Route 14. This center has a supermarket, miscellaneous retail and service uses, offices on the second level and the Fox River Grove Post Office. It was redeveloped via a tax increment financing district in late 1990's and early 2000's. This in turn has been the impetus for further commercial and office growth in the Eastgate area -- the southeast corner of State Route 22 and U.S. Route 14 to the eastern corporate limits.



**Shops in the  
Village's Central Business District**



**New Pharmacy in the Village's  
Eastgate Area**

Redevelopment has continued to move northwest along the Metra/Route 14 corridor line from Chicago to the suburbs. Villages southeast of Fox River Grove (Mount Prospect, Arlington Heights, Palatine, and Barrington) have experienced substantial growth in denser housing and various service businesses. Redevelopment has begun northwest of Fox River Grove in Crystal Lake. This trend will continue until it encompasses Fox River Grove. It is caused by the lack of undeveloped sites in the region. This, along with a sharp rise in gasoline costs, congestion, and a desire for local amenities, is bringing people to municipalities like Fox River Grove which offer Transit-Oriented Development opportunities where shopping, office, and residential uses are within walking distance of commuter trains. The waterfront of the Fox River is also a prime asset. New interest by developers to enhance this asset can be seen all along this corridor. Thus, the market will continue to revalue the Fox River Grove downtown/riverfront area and encourage its redevelopment.



## **E. Local Government**

One municipality serves the entire community -- the Village of Fox River Grove. The Village is governed by a Board comprised of a President and six Trustees. It provides police, water, sewer, park, street, building, zoning, and garbage collection services managed by a Village Administrator and Police Chief who are appointed by the Village Board. Because the community

overlaps a number of jurisdictional boundaries, its population is divided and served by: McHenry and Lake Counties; Algonquin and Cuba Townships; School Districts 3, 155, and 220; the Fox River Grove and Barrington/Countryside Fire Protection Districts; McHenry County and William Rainey Harper Community College Districts, and the Fox River Grove Memorial and Barrington Area Library Districts.



**Village Hall**



## **III. GEOLOGY**

Physical features of the environment influence urban development. Topographic variations divide the land surface into natural surface drainage areas. Soils and water features have a direct impact on flood potential and percolation into sub-surface geology and differ greatly in their ability to accommodate urban development. To a large extent each also dictates the aesthetic appeal and ecological attributes of the community.

### **A. Topography**

#### **1. Glacial Drift**

Several ice sheets have advanced across portions of McHenry County. During the most recent glacial stage, the Wisconsin ice covered the entire county leaving thick deposits of glacial drift. Glacial drift is composed of any material laid down directly by ice or deposited in lakes, oceans or streams as a result of glacial activity. Unstratified glacial drift is called till and forms moraines. Stratified glacial drift forms outwash plains and kames. Ice sheets, moving across the county, leaving thick deposits of glacial drift (till and outwash), have been largely responsible for topographic features.

#### **2. Wetlands & Floodplains**

Surface drainage in the planning area drains into the Fox River, the major waterway of McHenry County. Steep slopes rising high above the river valley combined with relatively level low areas adjacent to the river and along either side of Spring Creek are major elements of the area's topography.

Wetlands are associated with drainage courses, basins, marshes and lakes. Periodic flooding, seasonally high water tables, and wet soil conditions affect these areas. Vegetation is affected by these conditions and groves of trees, wooded sites and scrub areas are common. Unusual plant materials may be found in the marshes. Together the woodlands and wetlands provide natural areas for wildlife. In this respect, they represent an environmental corridor. Drainage courses which receive surface drainage from major roadways and urban areas will be affected by salt, oil and grease, common to these roadways.

Flooding potential of surface waters are directly related to existing waterways and wetlands. As additional urbanization takes place, flood hazards are increased because of the greater runoff produced by new streets, parking lot pavements, and water collected on the roofs of buildings. All physical changes of the natural site will serve to increase the flood potential unless important precautionary measures for the retention of surface runoff are taken.



Floodplain areas are generally low lying lands adjacent to bodies of water subject to ponding and retention of water as the result of significant precipitation events. Within the United States, the standard location and extent of floodplain areas are designated by the Federal Emergency Management Agency (FEMA) of the Department of Homeland Security. FEMA uses as its base level standard the 100-year floodplain area, which is an area that has a one percent (1%) chance of experiencing significant flooding conditions each year. Within the Village of Fox River Grove, these areas are located along the Fox River and the other smaller streams and creeks. For the exact locations and extent of floodplains, citizens should refer to the Flood Insurance Rate Maps published by FEMA and are viewable at their website. FEMA updates its maps regularly so it is best to check often for the most up to date information.

### 3. Woodlands

As part of the inventory of the physical environment, woodlands and wetlands were mapped from flood plain data compiled by the former Northeastern Illinois Planning Commission (now the Chicago Metropolitan Agency for Planning) and aerial photographic interpretations. Undeveloped woodlands are found throughout the planning area. Major woodlands are in the Ski Hill – Picnic Grove areas as well as areas along Spring Creek and northeast of the Algonquin Road School along Algonquin Road. Wooded tracts are an environmental asset and the management of these areas should be conducted to retain as much tree cover and natural vegetation as possible.

## **B. Soils**

Soils in McHenry and Lake Counties were formed by the weathering of earth materials, aided by the action of plants and animals and their residues. Topography and depth to water table affected soil formation by influencing aeration and drainage. In general, the length of time that parent materials were subjected to these forces determined the degree to which the present soils are weathered and developed.

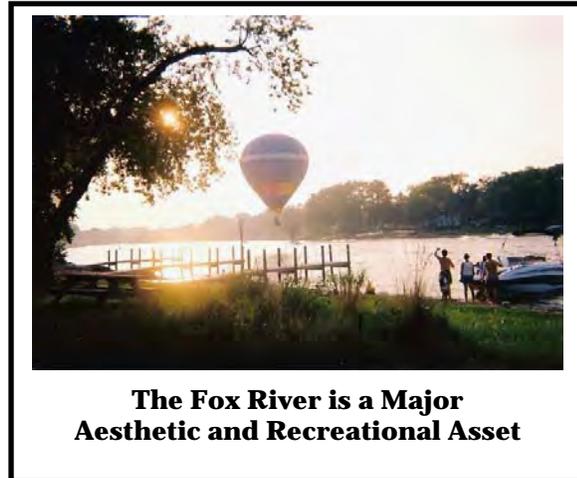
Broadly speaking, the surface soils consist of silts, gravel, clay, and bogs. The area includes the Casco and Fox series (fine-loamy material over sandy or sandy-skeletal material common to stream terraces, kames, outwash plains, and moraines), the Houghton Series (a poorly drained soil whose parent material was organic deposits, generally located in depressions in the landscape), and the Millington Series (a fine-loamy, mixed, calcareous soil generally located in flood plains).



A more complete list of the soil types in Fox River Grove can be obtained from maps available from the USDA Soil Conservation Service and McHenry County and Lake County Soils Reports.

### **C. The Fox River**

The Fox River is a tributary of the Illinois River. It begins near Menomonee Falls, Wisconsin and flows south past Wilmot, for a total of 70 miles (110 km) in Wisconsin. The river enters Illinois and flows generally southward for 115 miles (185 km) through Fox River Grove from Johnsburg and the McHenry Dam until it joins the Illinois River at Ottawa.



**The Fox River is a Major  
Aesthetic and Recreational Asset**

For the Village it serves as an aesthetic and recreational asset and also allows excess water to drain off the land. It is part of a much larger watershed that drains 938 square miles in Wisconsin and 1,720 square miles in Illinois. It is home to 11% of the Illinois' population and to at least 40 animals and 102 plants listed as Illinois endangered or threatened species.

The quality of the water entering the Fox River depends on the quality of water treatment plants, septic systems, stormwater systems, wetlands, and permeable open spaces. Treatment plants protect water quality by utilizing advanced treatment methods that remove ammonia and nutrients from effluent. Regular upkeep of septic systems, especially along the river, is also key to maintaining water quality. Curbs, gutters and storm sewers can be integrated to work with planted open spaces to channel and capture floodwaters and clean polluted runoff. The Village is implementing the federal National Pollutant Discharge Elimination System (NPDES) regulations to protect our waterways.

Shoreline stabilization can also contribute to water quality as well as preserve riverfront property. It can be achieved by a variety of methods using vegetation and rocks in a buffer strip. These methods offer a number of advantages over metal and concrete sea walls. They are more economical and easier to repair, provide better habitat for fish, help capture pollution from runoff, dissipate wave energy and add to the beauty of riverfront property. Stabilization efforts have been initiated by the Village along the Foxmoor Ponds with the help of the Jaycees, along the Fox River in Lions Park with help from the Harbor Team, and along the Fox River in Picnic Grove Park with State grants.



## **D. Aquifers**

The 2006 opinion of Village Engineer Baxter & Woodman is that Fox River Grove, unlike most communities in McHenry County, will not experience a water supply shortage resulting from over pumping of its aquifer. The reasons are:

- The area available for development within the current Fox River Grove municipal boundaries is very limited.
- There is very little area available to the Village for expansion of its boundaries. Most of the area surrounding the Village is already annexed into Barrington Hills, Lake Barrington or Cary.
- The areas surrounding Fox River Grove on the east and south are generally developed with low densities.
- There will be very little change in the overall impervious coverage in the aquifer's watershed so there is no potential that there will be a significant change in the rate of aquifer recharge.
- Fox River Grove uses the Silurian dolomite aquifer. This aquifer is not used by any other large users in the immediate vicinity. Cary's and Lake Barrington's wells are not finished in this aquifer. (Lake Barrington's well is finished in a sand and gravel formation that is hydraulically interconnected with the dolomite aquifer, but is sufficiently removed from the Fox River Grove wells that there is no interference between the wells.)

The Village still has reason to be concerned about its future water supply. We know from first hand experience that the groundwater in this area can easily be contaminated based on the TCE contamination that was found in the mid-1980s. The Village still treats its water to remove this chemical. The potential exists that there could be another contamination event that makes it necessary for the Village to abandon its current aquifer. Numerous businesses are or have been under State Environmental Protection Agency control to clean up contaminated soils. The Village has implemented a groundwater protection inspection program to help guard against future spills of hazardous chemicals.



## **IV. LAND USE HISTORY**

### **A. Annexations**

1. The Village of Fox River Grove was incorporated in 1919 and at that time contained an area of approximately 160 acres (0.25 sq. mi.). Throughout the years subdivisions were added to the community. The Fox River Grove Subdivision was platted in 1906 on land south of the railroad track, then subdivided the First Addition to Fox River Grove on the north side of the track in 1908. Many small parcels were added at various times. The major subdivisions include: Foxmoor with 194 acres in 1978, Victoria Woods with 68 acres in 1992, Hunters Farm with 76 acres in 1999, and Welch's with 39 acres in 2006. The Village now contains approximately 1,120 acres (1.75 sq. mi.) within its corporate limits.
2. Neighboring municipal boundaries are a major limitation to the growth of Fox River Grove. The southern boundary of the planning area extends to the corporate limits of Barrington Hills. Lake Barrington to the east of the Village is the limit of the planning area in that direction and the Fox River provides a natural barrier to the north and west.
3. The 2006 annexation of the Welch's subdivision in the southeast portion of the Village established the final boundaries of the Village.
4. A small number of individual lots surrounded by the community along the west side of Gardner Road remain unincorporated. However, the Gardner Terrace Annexation Agreement prohibits forcible annexation. No further annexations on any of the other Village's borders are planned.

### **B. Housing**

Residential land-use comprises approximately 63% percent of the developed area (See Section IX. Pg. 31 & 32.). The Village has a diverse mix of single-family detached housing stock within its boundaries. Housing opportunities include converted cottages along the river, established neighborhoods, newer subdivisions, and upscale developments. Much of the Village's housing is located near public parks (See Section F). Historically, Fox River Grove had a concentration of seasonal housing along the river. These were eventually modernized and increased in size for year-round use. The major subdivisions are described above. Four planned developments with detached, single-family housing have been built in Fox River Grove between 1970 and 2003 -- Foxmoor, Victoria Woods, Picnic Grove and Hunters Farm. Most of the community is made up of single family homes but multi-family units are sprinkled around the



**Village Residential Neighborhoods**

downtown area. Some of these are being converted into condominiums. Foxmoor includes a small mix of attached townhomes along the ponds as well.

The majority of homes in the Village are in areas zoned and developed under the R-2 zoning district standard of 9,240 square feet of lot area and a minimum lot width of 65 feet (See Section IX. Pg. 30 & 32). In 1995, Fox River Grove added an R-1A zoning district standard of 12,000 square feet of lot area and a minimum lot width of 80 feet to encourage and preserve larger lots in residential neighborhoods throughout Fox River Grove. However, because they pre-date the current zoning code, many older homes have side, rear, and front yards and overall lot sizes that are non-conforming. They are legal but do not conform to the current code requirements. Others have been granted variations for hardships.

Opportunities for future planned single-family developments are limited due to the lack of sizable tracts of vacant land to accommodate this type of development (See Section IX. Pg. 31.). Some additional detached single-family housing growth is possible by in-filling existing vacant lots in Fox River Grove, redeveloping larger homes on the sites of older housing stock, and subdividing larger lots within the village to accommodate additional homes. Subdividing larger lots to accommodate more homes is not often desirable because it would change the character of neighborhoods and reduce the amount of permeable surface area within the community.

Most future population growth would be the result of mixed-use redevelopment of the downtown. It would include a higher-density of housing in low to mid-rise buildings that are designed to feather and blend well into the existing single-family neighborhoods immediately around it. Townhomes or condominiums are also encouraged on the remaining vacant parcel along Route 22.

The Village will promote the inclusion of quality affordable housing units within redevelopment projects around the Central Business District. This will maintain the variety of housing stock in the community and help ensure housing for all the



workers needed by local employers without adding the congestion of auto commutes.

### **C. Retail**

As exhibited in the Number of Retail Sales Tax Payers Table (See IX. Pg. 44.), the Village's planning for retail establishments has led to a continuous increase in the number of retail sales tax payers for over twenty-five years. Historically, the principal commercial area of the Village was the "central business district" (CBD) which is located along Route



14 and is generally focused around the Lincoln Avenue and Illinois Street area. The CBD contains a mix of convenience and specialty retail/service establishments such as restaurants, offices, upholstery, clothing shops and gas and retail sales stores. The Station Area Planning Study completed in 2003 and follow-up work by the Village's planning consultant is pursuing redevelopment opportunities in the CBD. The development of the Stone Hill Shopping Center created a second major business area at the northeast corner of State Route 22 and U.S. Route 14. This center has a supermarket, miscellaneous retail and service uses, offices on the second level and the Fox River Grove Post Office. New development has occurred in Stone Hill with the creation of a Tax Increment Financing District. This has in turn nurtured the commercial growth of the adjacent properties to the east called Eastgate.



**River Pointe Professional Building**

### **D. Office**

New office space continues to be built in the Village. Good Shepherd Hospital, located a mile and a half from the Village's CBD, continues to expand its services and helps to drive this office demand. More and more medical professionals are choosing to open their own facilities near this hospital. Of note are the River Pointe Office Building and the Fox Glen Office Park on Route 22, both of which are located in the Eastgate portion of town.

### **E. Industry**

With one possible exception, there is little space, open or otherwise, available for any substantial industrial development. While there are some four or five operations still in the Village, the trend has been to convert the remaining industrial sites to other uses such as office, business, or residential. The exception is that the Eastgate area between Route 22, Doyle Road, and Route 14 could possibly be redeveloped into a variety of uses in the future such as light industrial.

### **F. Parks and Open Space**

Fox River Grove has always balanced its residential and economic growth with a healthy blend of open space and natural areas for its residents to enjoy. As exhibited on the Park & Trail Map (See Section IX. Pg. 34-36.), the Village contains approximately 133 acres of public parks or a ratio of approximately 26 acres of open space per 1,000 residents. This figure does not include open space owned by Norge Ski Club. An extraordinary feature is the 4,500 linear feet of park property along the Fox River.



**Village Parks Contain  
a Wide Range of Facilities**



Current park land includes undeveloped passive use areas. One of those areas, in the Picnic Grove Park, has a natural area restoration plan to promote the pre-settlement restoration of plants. The Village hopes to increase the natural restoration areas within the community in years to come.



## **V. CURRENT INFRASTRUCTURE**

### **A. Transportation System**

1. Village Roads -- The Village maintains 22 centerline miles of streets, 780 signs, and 126 street lights, and 1,520 parkway trees. McHenry County has designated Plum Tree Road as the county's first Scenic Road.
2. Non-Village Roads -- U.S. Route 14 runs through the middle of the community in a northwesterly direction and Illinois Route 22 begins at Route 14 and runs due east through Lake County.
3. Rail -- The Union Pacific Railroad tracks parallel Route 14 through town and provide commuter and freight service.
4. Bike Routes -- The Village does not have any designated bicycle routes.
5. Sidewalks -- There are 22 miles of sidewalks in the community. Some streets have sidewalks on both sides, some on one side, and some have no sidewalks. Residential and business developers are required to include sidewalks. Homebuilders in existing neighborhoods are required to include sidewalks where the physical characteristics of the land allow. New sidewalks in existing neighborhoods or repairs to existing sidewalks are funded by a 50/50 cost sharing program between the Village and homeowners.
6. Air -- Passenger, freight, and recreational air service is provided by regional airports outside the community and by a recreational balloon port on the Norge Ski Club property.

### **B. Communication**

Telephone, high speed internet, print media, radio, and television are widely available and utilized in Fox River Grove via cable, landlines and satellite wireless technology. Various providers use Village right-of-ways for telecommunication cables and a "Personal Wireless Service Area Map" (See Section IX. Pg. 37.) identifies locations where a special use permit can be applied for to install antenna towers.

Residents use these communication tools for news, information, and entertainment. Local businesses rely on them to remain competitive in the market place. Local governments have traditionally have used the telephone, print media, and citizen committees to maintain contact with their constituencies but have recently added websites, e-mails, and services such as electronic bill paying to increase efficiency. Organizations that integrate communication enhancements



are more likely to succeed in meeting the needs of their publics. However, the variety of communications tools have increased the competition facing senders to penetrate the “noise” and capture attention and made it more difficult for users to sort through the “noise” and identify relevant information.

The Village of Fox River Grove will continue to rely on the marketplace to develop and prove the usefulness of new communications technologies. Its goal is to continually enhance its ability to share information back and forth with its residents, businesses, and community groups to increase our efficiency and tighten our sense of community.

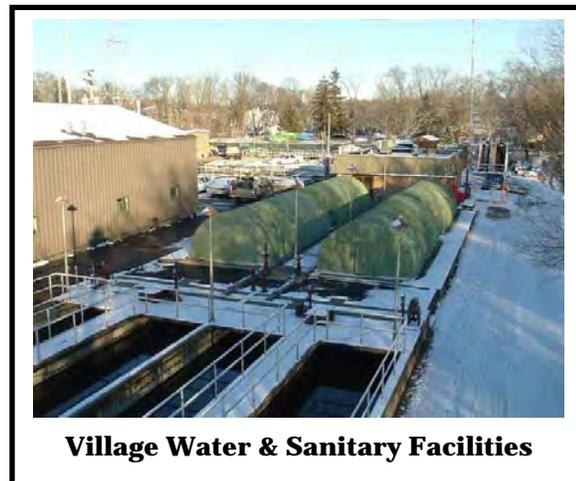
### **C. Power**

1. Electricity is distributed by overhead and underground cable by ComEd. Regional high voltage lines also run through the community along the rail line and a corridor in the southwest portion of the community.
2. Natural gas is distributed through underground pipes. A regional line runs through the community along a corridor in the southwest portion of the community.

### **D. Water & Sanitary Systems**

1. The Village of Fox River Grove provides high quality drinking water, sufficient reserve capacity for fire protection needs, and reliable wastewater collection and treatment.
2. Facilities as of 2006 include:

- 4 – 140’ wells (500 GPM each)
- 1,695 metered accounts
- 75 Sewer only accounts
- 20.4 miles of water mains, 302 fire hydrants, 220 water main valves
- 20.8 miles of sanitary sewers, 453 manholes
- 2 Water Treatment Facilities (1.25 MGD)
- 1 – 1.25MGD Wastewater Treatment Facility, 3 Sanitary Sewer Pumping Stations





- 1 – 500,000 gallon elevated storage tank
- 194,712,000 gallons drinking water pumped (2005)
- 295,761,000 gallons wastewater treated (2005)
- An emergency interconnect is also maintained with the Village of Lake Barrington water system.

### **E. Private Well & Septic**

Approximately 80 residential properties have well and septic systems. 65 properties have private wells and Village sewer. 25 have septic systems and Village water. The Village requires all new single-family development within 400' of an existing system to tap-in to its water and sewer. All other new construction must be connected to Village water and sewer. County regulations prohibit major repairs to existing septic systems when existing sanitary sewers exist no further than 200' from residential property and 1,000' from non-residential property.

### **F. Storm Sewer System**

1. Facilities as of September 2006 consist of 559 sewer structures (inlets, catch basins, and dry wells) and 10 miles of pipe.
2. New Federal and State regulations requiring that storm water meet increasingly more stringent standards of purity might require additional infrastructure in the future.

### **G. Park Facilities**

1. The Village's 16 Parks contain playground equipment, shelters, natural areas, boat launches, sledding hill, benches, ball fields, and many other amenities (See Section IX. Pg. 36).



## **VI. ECONOMIC DEVELOPMENT GUIDELINES & RECOMMENDATIONS**

### **A. In General**

1. Promote the economic vitality of commercial areas through the promotion of existing businesses, reduction of vacancy rate, facilitation of redevelopment opportunities, and use of progressive zoning regulations.
  - a. Promotion of existing businesses via participation in the Cary Grove Area Chamber of Commerce, Planning and Economic Development Commission outreach, marketing of vacant space, and similar activities.
2. Recognize need to group properties together into larger parcels so they will be more marketable and allow more aesthetic redevelopment. The Village will work with private parties attempting to purchase properties when a project is attractive to Village but does not expect to be able to actively purchase property.
3. Encourage integration of existing businesses in new developments whenever feasible.
4. Apply the following design guidelines via setbacks, screening, landscaping, architecture, materials, lighting, and similar tools to all residential, commercial, and public land uses and redevelopment projects so that there is a smooth, aesthetically attractive transition from single-story residential to multi-story residential and mixed uses and small town feel:
  - a. Gradually increase building heights as distance from single-family areas and streets increases – feathering between residential and mixed use areas to emphasize blending with surrounding neighborhoods. Take advantage of topography and below ground parking to reduce apparent height of buildings.
  - b. Tie buildings together architecturally with canopies, continuation of sill and lintel levels, similarly pitched roofs, use of similar materials, harmonious colorings, etc.
  - c. Avoid monotonous repetition of facades. Use varying textures, roof lines, breaks in elevations, architectural detailing around windows and doors, parapets, etc. Simplicity rather than excessive ornamentation should be the rule.
  - d. Adjacent buildings shall be of similar style and proportional to each other.



- e. Main entrances should be architectural with prominent features at the street elevation such as canopies, arcades, arches, columns, taller roof lines, etc. Awning use should be limited.
- f. The appearance of flat rooflines should be avoided. Rooflines should vary in height. Flat “Green Roofs”, i.e. covered with plants and other landscaping, may also be considered.
- g. Window sizes should be proportional to wall surface and be proportional in their arrangement on the building.
- h. Use different materials for different levels of each building.
- i. Use decorative items such as fences, light poles, entrance posts, and light fixtures to soften building mass.
- j. Subdued colors should be selected and bright or iridescent colors discouraged.
- k. Minimize visibility of parking by using techniques such as landscaping, placing garage doors in rear, underground parking, façade treatments, and avoiding large expanses of parking lots.
- l. Mechanical equipment, service areas, and trash enclosures shall be screened from public view.
- m. Landscaping shall be prepared by a licensed landscape architect and be an integral part of the overall design. It should be used for screening, shade, delineation of space, accents, focal points, to compliment building lines, and provide privacy. Plants shall be hardy and include year-round and seasonal varieties. Landscape buffers between uses and heavily traveled areas are required. Native plants are encouraged in all landscaping plans.
- n. Site amenities such as interior sidewalks, patios, plazas, bike racks, seating, gazebos, and fountains shall be provided and tied to building and landscaping architecture.
- o. Create public spaces, such as pocket parks, for people to relax in and enjoy.
- p. The perimeter of parking areas shall be screened with decorative elements, building wall extensions, plantings, and berms.



- q. Lighting and signage shall be integrated and compatible with the building and landscaping architecture. Non-decorative lighting should be unobtrusive.
  - r. All materials and finishes shall be selected for their durability and ease of maintenance as well as their beauty.
  - s. The site and landscape plan should be designed to allow easy access for maintenance of buildings, landscaping, sidewalks, furniture, and fixtures as well as spaces to hold excess snow.
  - t. Standards should be applied on all sides of each building and throughout the development.
5. Encourage public awareness and participation in major development proposals.
    - a. Use “before and after” digital views of proposed developments.
    - b. Define key impacts of regional and county plans.
    - c. Include the impact on residents’ property taxes as part of all redevelopment proposals.
    - d. Provide a description of impacts on the other local governments’ services.
  6. Ensure that PEDC, ZBA, Parks Commission, adjacent residents, and affected businesses have opportunity to comment on major redevelopment plan proposals in their conceptual stage prior to formal review.
  7. Reduce congestion by encouraging multi-model transportation access and cross-connections within commercial areas.
  8. Link residential, commercial, and public land uses via bike paths, designated street bike routes, and pedestrian walkways. Define bike friendly standards and routes.
  9. Characteristics and photos of desirable designs for townhomes, condominiums, and mixed-use buildings are found in Section X.
  10. Require greater amounts of permeable surface area in all residential and commercial development and redevelopment.



## **B. Downtown Redevelopment** (See Future Land Use Map, Pg. 38.)

1. Define the redevelopment area as that area on either side of Route 14 extending from School Street to the Fox River and focus on Transit-Oriented Development.
2. Create higher density mixed-use developments that “feather” into those adjacent sites not anticipated to be redeveloped.
  - a. Residential units should be owner occupied attached single family townhomes and condominiums with scattered lower income units subsidized by area housing agencies. (See Section X. Photos Pg. 46-48.)
  - b. Promote densities, building heights, etc. that are market feasible, attractive, and contribute to the goal of a well-rounded community with a small-town feel.
  - c. Divide study area into marketable sub-blocks by comparing current values to estimate improved value, property conditions, traffic patterns, and owners’ desire to participate in redevelopment.
  - d. Prepare various redevelopment options for Village review followed by preparation of approved redevelopment concepts.
  - e. Market downtown redevelopment concepts to the development community and pursue projects of mutual interest.
3. Create, safe attractive parking off of Route 14.
4. Consider amending the Village’s Planned Unit Development Ordinance, creating a zoning overlay district, or other building and zoning controls for the redevelopment area to accommodate Transit-Oriented Development.
5. Consult with transportation agencies such as Metra, Pace, Illinois Department of Transportation (IDOT), and Union Pacific Railroad (UPRR) to determine practical difficulties and options for creating a downtown traffic loop, an underpass, and a pedestrian crossing under Route 14. Consider realigning Algonquin Road with Lucille Avenue (or vice versa) and building an underpass linking Opatrny Drive with a new Metra parking garage. This would establish physically possible concepts for implementation if and when they become financially feasible.
6. Consider elimination or consolidation of streets and curb cuts along Route 14.
7. Maintain public access to motorized boat launch along the Fox River.



8. Develop a shared concept of redevelopment goals and strategies with the affected local governments within Fox River Grove's planning district.

### **C. Eastgate Redevelopment**

Eastgate is defined generally as that area of the Village bounded by Route 14, Route 22, and the eastern corporate limits. As the gateway to Fox River Grove from the east, it has a major impact on the perceived character of the community. The area can accommodate a variety of uses (See Future Land Use Map, Pg. 38.).

1. Continue to expand commercial, condo/townhome, and nonresidential uses south of Highway 22 in the Eastgate redevelopment area with due respect to the currently existing single-family dwellings in the area.
2. New locations are needed for existing light industrial uses to relocate and retain those businesses and employees who may be potentially displaced by any future redevelopment of the downtown.



## **VII. RESIDENTIAL GUIDELINES & RECOMMENDATIONS**

1. Create aesthetically pleasing transitional buffers between residential, commercial, and public land uses via setbacks, screening, landscaping, architecture, and similar tools.
2. Discourage reduction in current lot sizes.
3. Encourage consolidation of substandard lot sizes.
4. Increase density in downtown area through mixed residential, commercial, and office uses.
5. Utilize Floor Area Ratios, permeable surface areas, and other zoning regulations to control over-development of lots, especially when existing homes are expanded or replaced.
6. Establish and enforce property maintenance codes for all residential types.



## **VIII. PUBLIC LAND GUIDELINES & RECOMMENDATIONS**

1. Improve and harmonize the ecological and recreational uses of existing parks.
  - a. Implement the Picnic Grove Park Development Plan approved by the Village Board July 20, 2000.
  - b. Develop a master plan for all parks.
  - c. Advocate natural area restoration throughout all public lands
2. Create a “pedestrian flow” plan to provide walkways between and within all new and existing commercial areas and between the commercial areas and our main parks and Norge Ski Jump.
3. Protect and improve the water quality of groundwater, the Fox River watershed, and protect open spaces and wetlands for public enjoyment and water management.
  - a. Cooperate with surrounding jurisdictions and agencies such as the McHenry County Conservation District, The Land Conservancy of McHenry County, and the Barrington Hills Conservation Trust to preserve and protect open spaces and wetlands outside of Fox River Grove’s corporate boundaries.
  - b. Establish Spring Creek Greenway corridor of the Fox River watershed. (See Section IX. Pg. 35.)
  - c. Create new public open spaces in the downtown area similar to the concepts proposed in the December 2003 Station Area Planning Study.
  - d. Support streambank stabilization programs along the Fox River and Spring Creek.
  - e. Continue municipal water protection programs: upgrades to wastewater treatment plant and system, hazardous material inspection program, and the National Pollutant Discharge Elimination System (NPDES) storm water improvements.
  - f. Participate in other federal, state, and county flood management and water quality improvement programs.

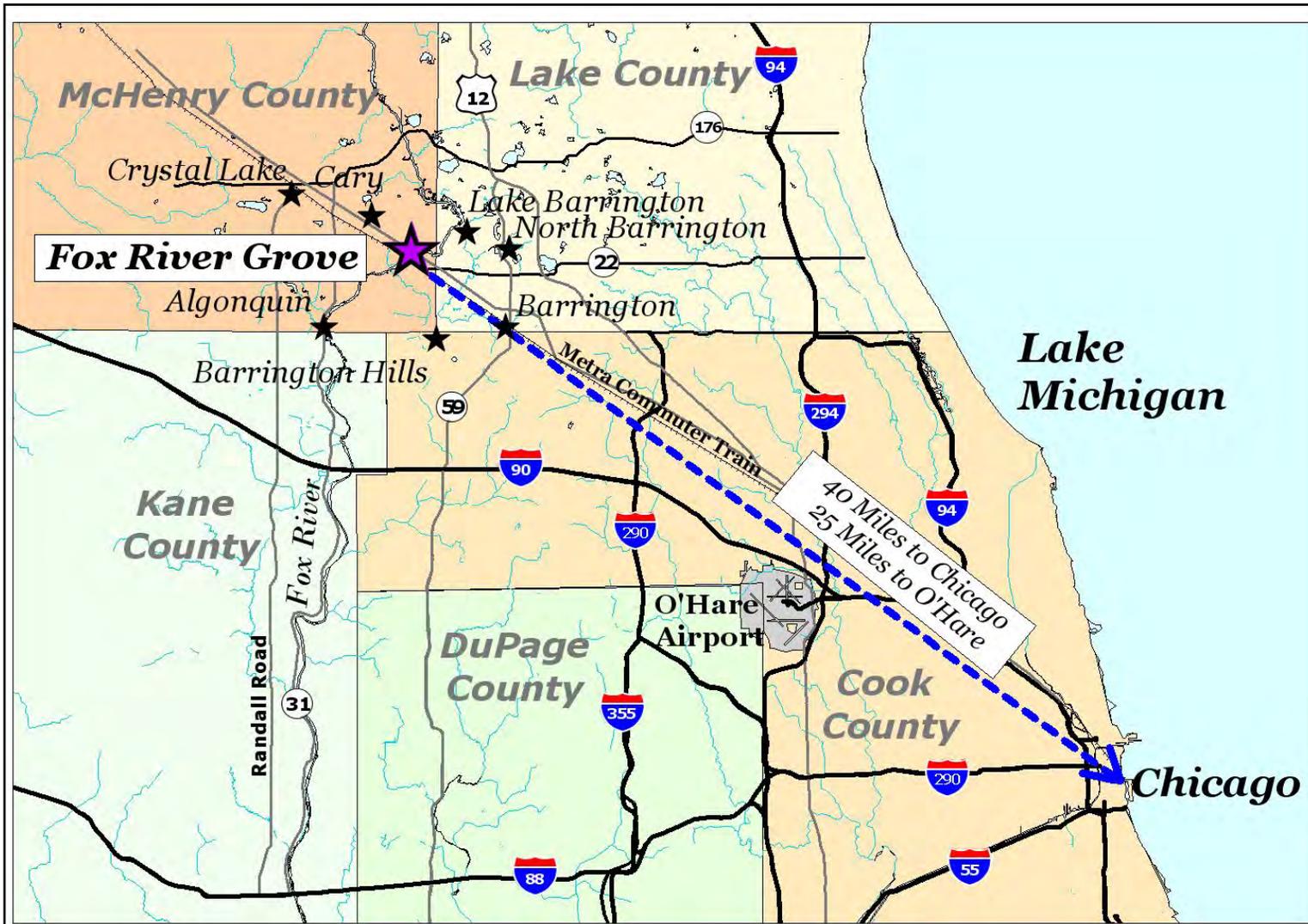




# IX. MAPS & TABLES



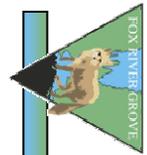
**Aerial Photograph of Fox River Grove**  
(Source: USGS/ISGS 2005)



Village of Fox River Grove  
 Comprehensive Plan 2007  
**Regional Location Map**

Base Map Source: ESRI.  
 Date: April 2007  
 2.5 0 2.5 5 Miles  
 N

Prepared by Rolf C. Campbell & Associates, Inc.



Village of Fox River Grove, Illinois  
**COMPREHENSIVE PLAN 2007**

# VILLAGE OF FOX RIVER GROVE

## McHENRY AND LAKE COUNTY, ILLINOIS

### ZONING DISTRICT MAP

#### LEGEND

- R1 SINGLE-FAMILY RESIDENCE
- R1A SINGLE-FAMILY RESIDENCE
- R2 SINGLE-FAMILY RESIDENCE
- R3 GENERAL RESIDENCE
- B1 RETAIL/SERVICE BUSINESS
- B2 GENERAL BUSINESS
- B3 COMMERCIAL RECREATION AREA
- B4 COMMUNITY SHOPPING CENTER
- B5 LIGHT ASSEMBLY - MARINAS
- VILLAGE LIMITS
- NEIGHBORING INCORPORATED VILLAGE

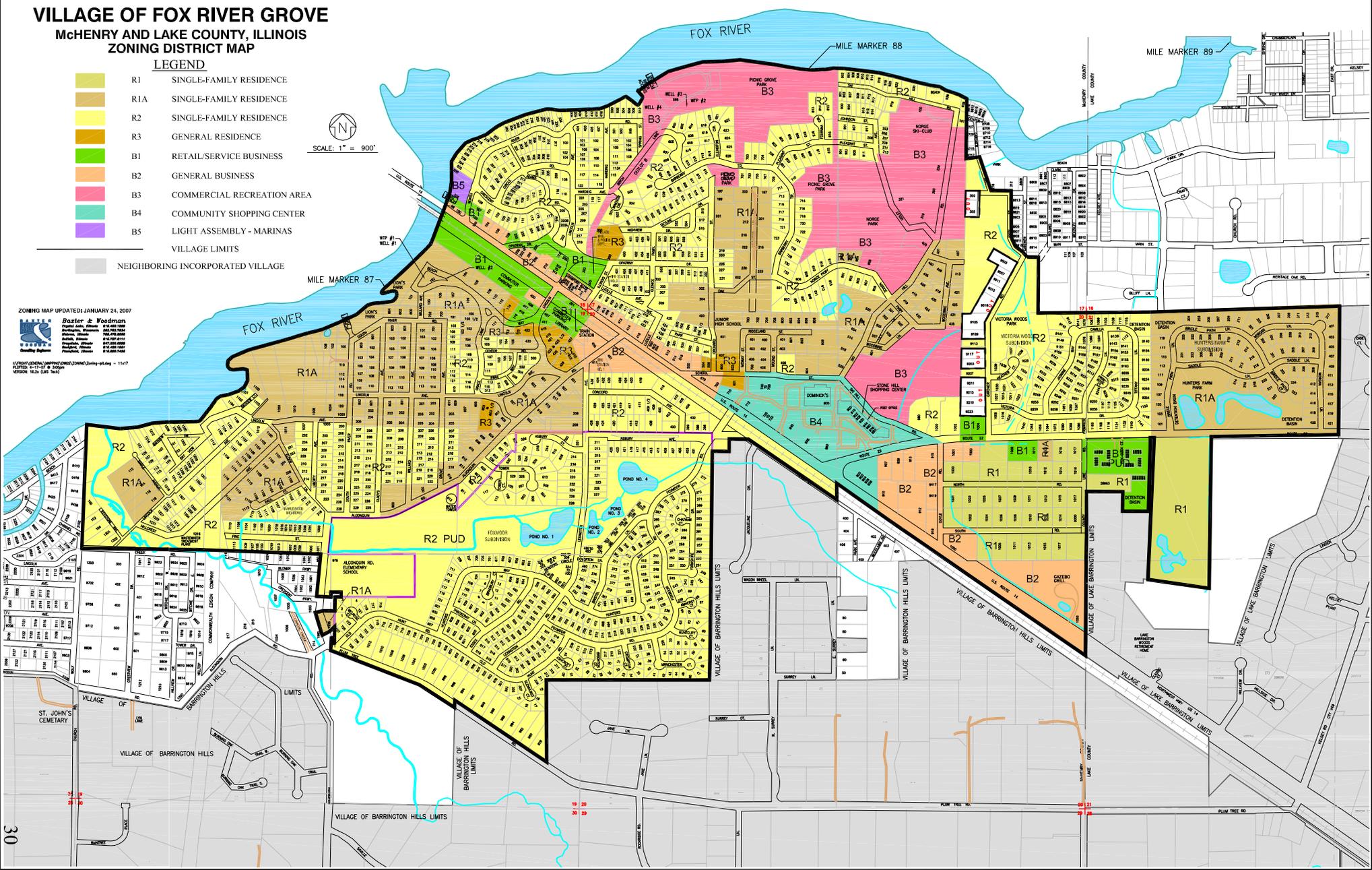


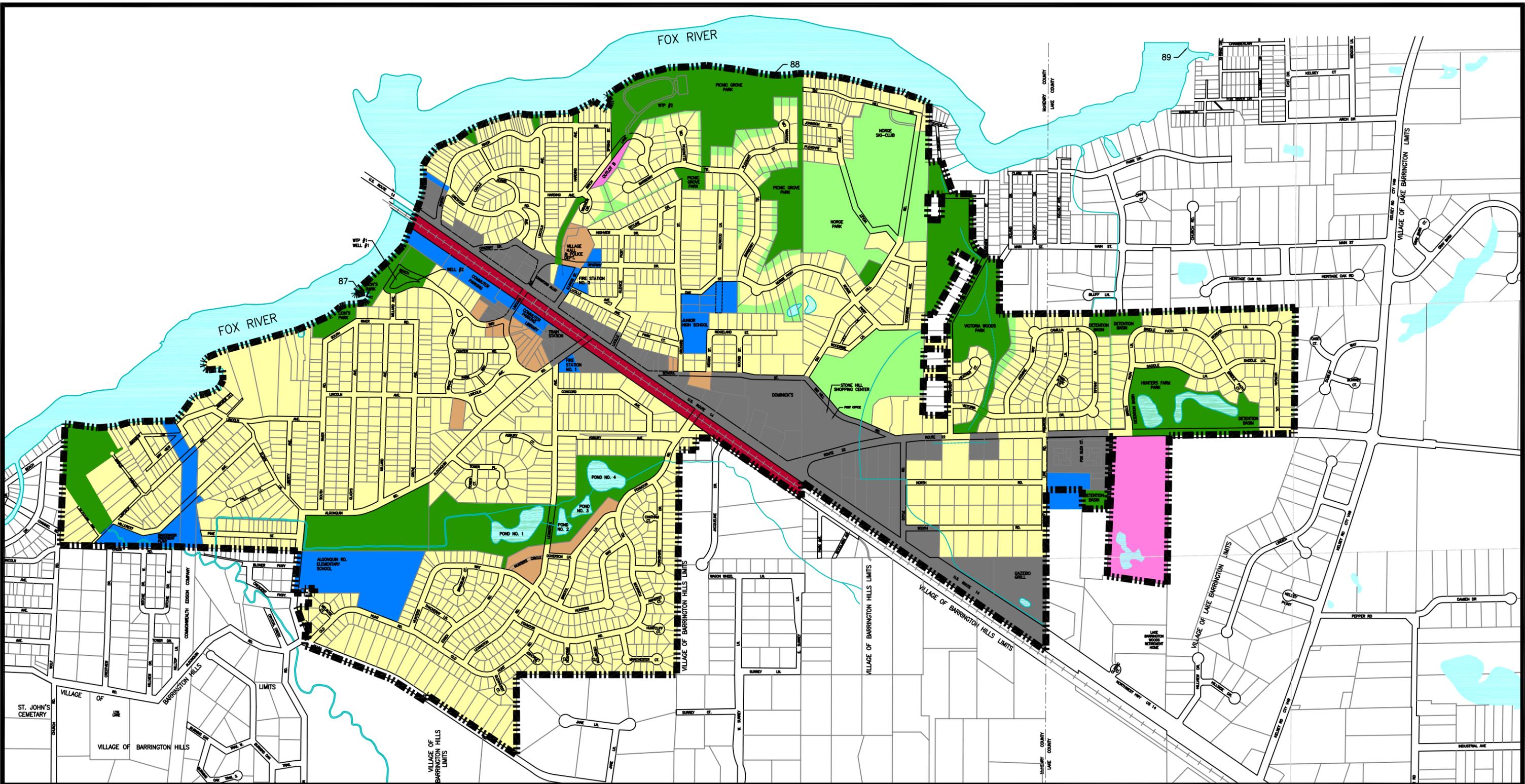
SCALE: 1" = 900'

ZONING MAP UPDATED: JANUARY 24, 2007

**Bastler & Woodman**  
 Planning & Consulting  
 1000 N. Waukegan Rd., Suite 200  
 Waukegan, IL 60087  
 Phone: 847.299.1111  
 Fax: 847.299.1112  
 Email: info@bastlerwoodman.com  
 Website: www.bastlerwoodman.com

FILED: 1/23/07 AT 10:00 AM  
 BY: JESSICA L. BASTLER  
 COUNTY CLERK  
 McHENRY COUNTY, ILLINOIS





31

**Village of Fox River Grove, Illinois**  
**Comprehensive Plan 2007**  
**Existing Land Use Map**

- Detached Single Family Residential
- Attached Residential
- Commercial
- Industrial
- Public Open Space
- Private Open Space
- Government/Utility
- Vacant
- Railway Right-of-Way
- Village Boundary

Base Map Data: Baxter & Woodman, 2006.

April 20, 2007

1" = 1000'

500 0 500 1000 Feet

**Rolf C. Campbell & Associates, Inc.**  
 101 Waukegan Road - Suite 1000  
 Lake Bluff, Illinois 60044  
 847-735-1000 Fax: 847-735-1010



Village of Fox River Grove, Illinois  
**Comprehensive Plan 2007**

**Current Zoning Districts by Area**

Zoning Category	Acres*	Percent of Total
R1-Single-Family Residence	60	5%
R1A-Single-Family Residence	240	22%
R2-Single-Family Residence	595	53%
R3-General Residence	10	1%
B1-Retail/Service Business	35	3%
B2-General Business	60	5%
B3-Commercial Recreation Area	85	8%
B4-Community Shopping Area	35	3%
B5-Light Assembly-Marinas	>1	<1%
<b>Total</b>	<b>1,120</b>	<b>100%</b>

Source: Village of Fox River Grove Zoning Map

\*Rounded to the nearest +/- 5 acres.

*Prepared by Rolf C. Campbell & Associates, Inc.*  
 April 2007



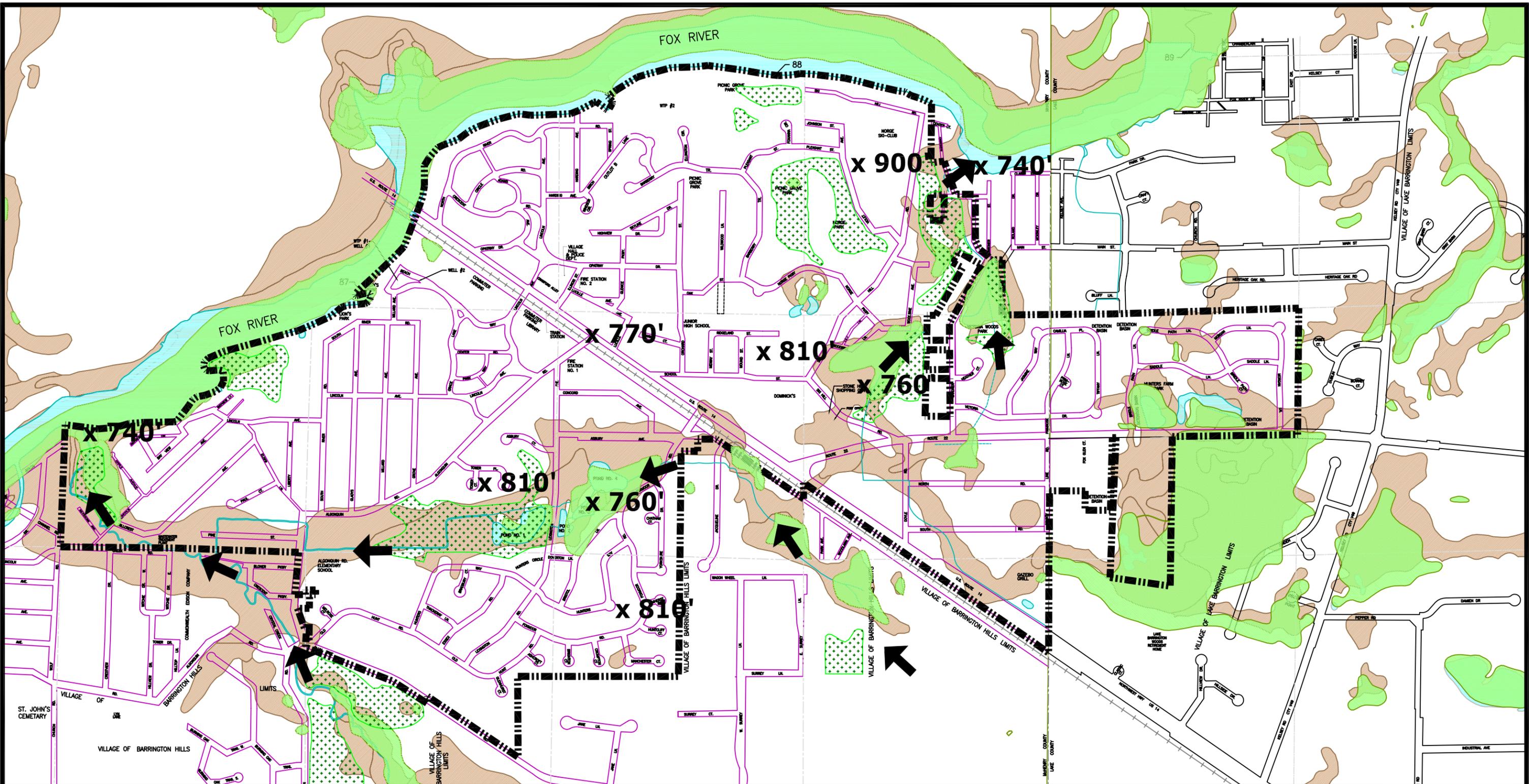
Village of Fox River Grove, Illinois  
**Comprehensive Plan 2007**

**Existing Land Uses by Area**

Land Use Category	Acres*	Percent of Total
Detached Single Family Residential	690	62%
Attached Residential	15	1%
Commercial	110	10%
Industrial	0	0%
Public Open Space	150	13%
Private Open Space	80	7%
Government/Utility	40	4%
Vacant	20	2%
Railway Right-of-Way	15	1%
<b>Total</b>	<b>1,120</b>	<b>100%</b>

\*Rounded to the nearest +/- 5 acres.

*Prepared by Rolf C. Campbell & Associates, Inc.*  
 April 2007





### Village of Fox River Grove, Illinois

## Comprehensive Plan 2007

## Environmental Features Map

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c08040; border: 1px solid black; margin-right: 5px;"></span> Hydric Soils</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Wetlands</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> Major Water Bodies</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></span> Major Woodland Areas</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border-left: 2px solid black; border-right: 2px solid black; margin-right: 5px;"></span> Major Drainage Ways</li> <li><span style="display: inline-block; width: 15px; height: 10px; text-align: center; vertical-align: middle;">X</span> Approximate Spot Elevation</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Village Boundary</li> </ul>
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\*Note: Map depicts general boundaries of features. Exact locations of features may vary due to varying scales and projections of source data. Exact locations should be verified by survey.

**Hydric Soils** are soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part.

Base Map Data: Hydric Soils: U.S. Dept. of Agriculture, 2002. Lake County Dept. of Information & Technology - GIS/Mapping Division (Lake County), 2005. Elevations and Drainage: USGS Quadrangle Map, 1993. Wetlands: Illinois Department of Natural Resources, 1981. Lake County 2005. Parcels: Baxter & Woodman, 2006.

April 19, 2007

1"=1000'

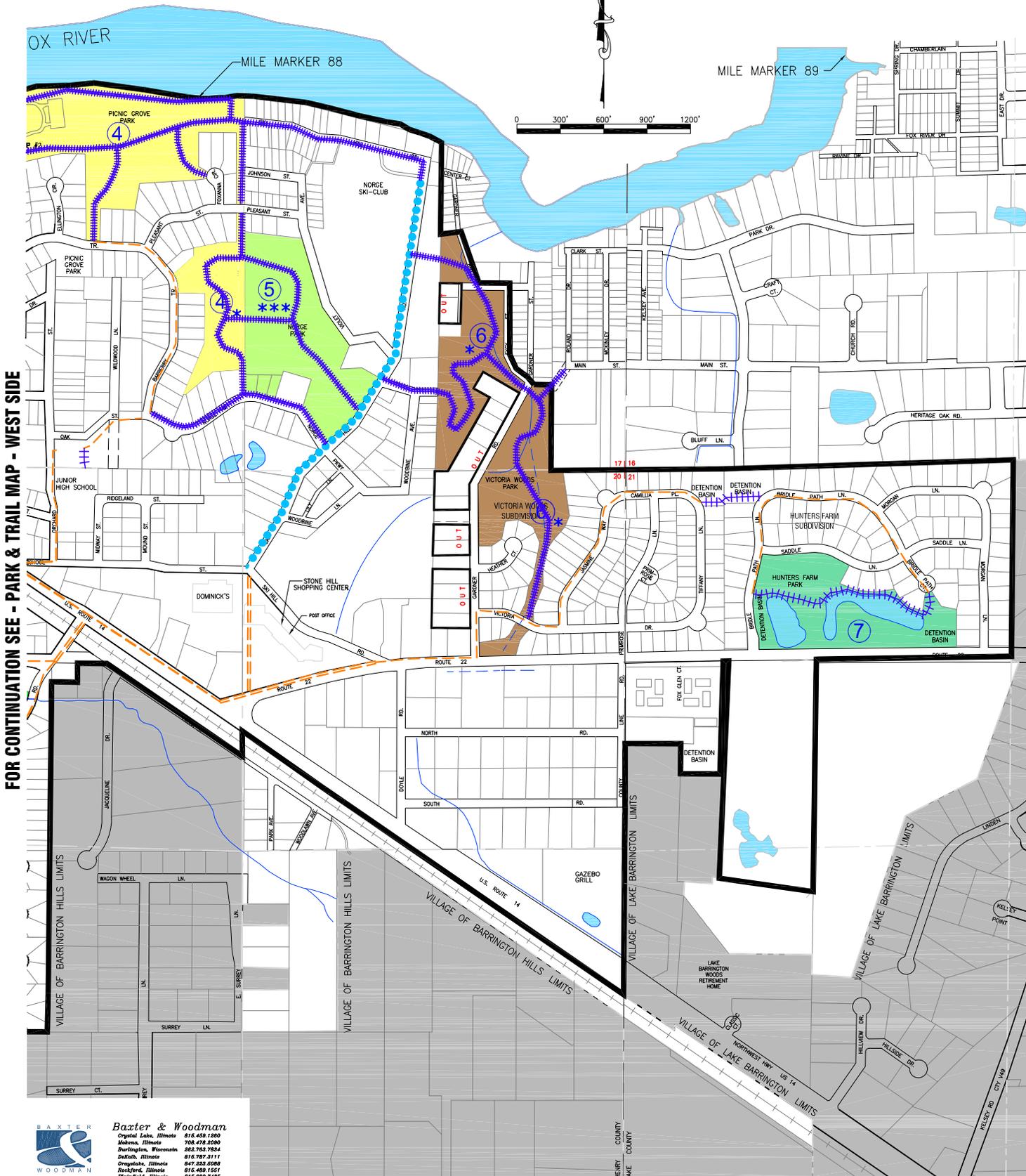


Rolf C. Campbell & Associates, Inc.  
101 Waukegan Road - Suite 1000  
Lake Bluff, Illinois 60044  
847-735-1000 Fax: 847-735-1010

# VILLAGE OF FOX RIVER GROVE

## McHENRY AND LAKE COUNTIES, ILLINOIS

### PARK & TRAIL MAP - EAST SIDE



FOR CONTINUATION SEE - PARK & TRAIL MAP - WEST SIDE

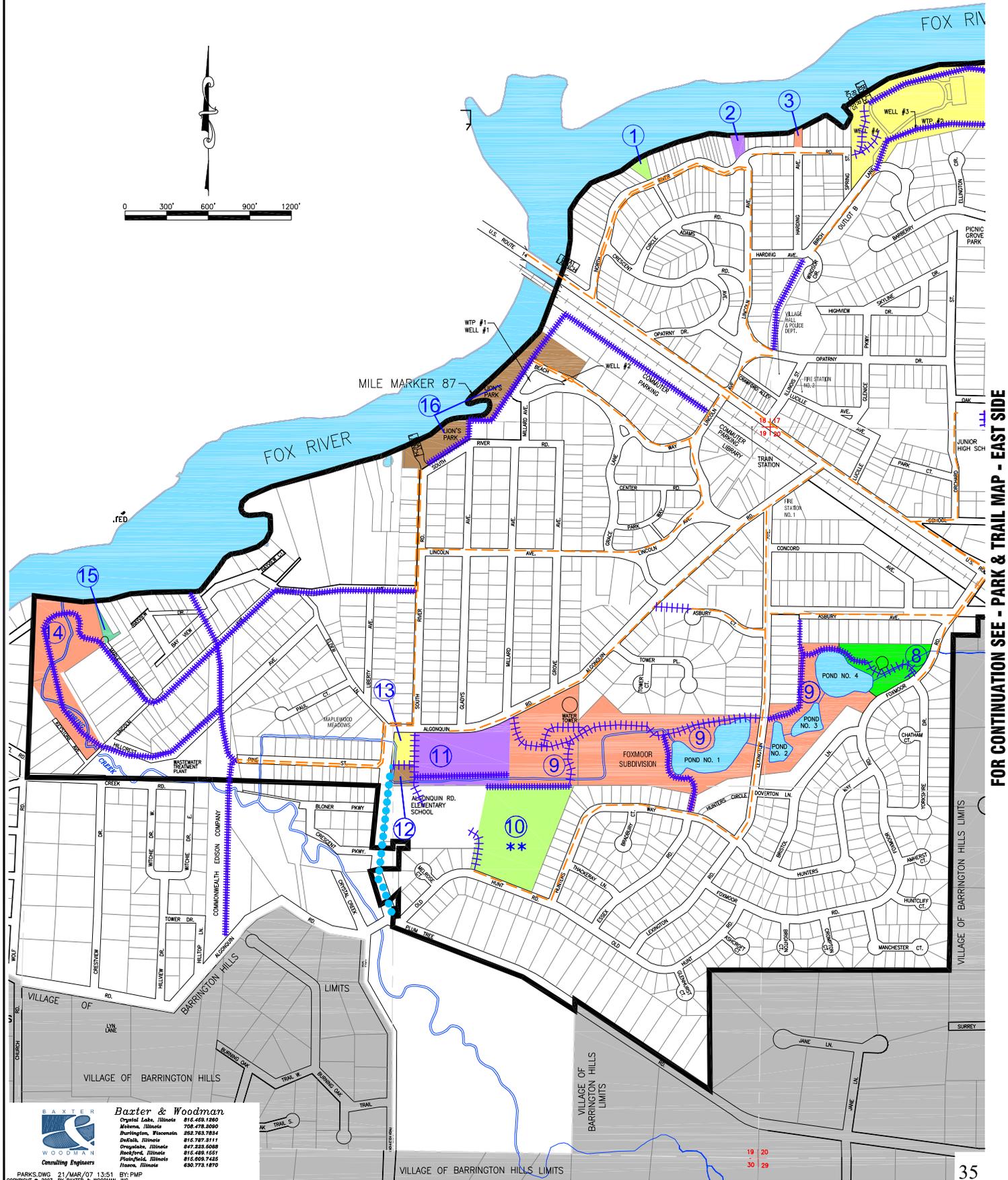
**Baxter & Woodman**  
 Consulting Engineers

Organic Lake, Illinois	815-489-2889
Mokena, Illinois	708-478-8290
Burlington, Wisconsin	262-783-7834
DeKalb, Illinois	815-787-9111
Oregon, Illinois	647-233-8286
Rockford, Illinois	815-489-1551
Plainfield, Illinois	815-629-7482
Itasca, Illinois	630-773-1870

# VILLAGE OF FOX RIVER GROVE

McHENRY AND LAKE COUNTIES, ILLINOIS

## PARK & TRAIL MAP - WEST SIDE



FOR CONTINUATION SEE - PARK & TRAIL MAP - EAST SIDE

**Baxter & Woodman**  
 Consulting Engineers

Original Lake, Illinois 815.483.1280  
 Mchenry, Illinois 708.478.5060  
 Burlington, Wisconsin 262.763.7834  
 DuSable, Illinois 815.797.9111  
 Oreganville, Illinois 847.233.6088  
 Rockford, Illinois 815.489.1651  
 Pleasant Hill, Illinois 815.609.7425  
 Jiana, Illinois 630.773.1870

19 20  
 30 29

# VILLAGE OF FOX RIVER GROVE

## McHENRY AND LAKE COUNTIES, ILLINOIS

### PARK & TRAIL MAP: LEGEND

PARKS	ACRES	AVAILABLE ACTIVITIES												
		SHELTER	PICNIC	PLAYGROUND	FISHING	HIKING	SOCCER	BASEBALL	BASKETBALL	VOLLEYBALL	ICE SKATING	HORSESHOE	SLED HILL	RESTORATION PLAN
1 NORTH RIVER PARK NO.1	.39		YES		YES									
2 NORTH RIVER PARK NO.2	.29		YES	YES	YES									
3 NORTH RIVER PARK NO.3	.17				YES									
4 PICNIC GROVE PARK	30.63	YES	YES	YES	YES	◦				YES			YES	YES
5 NORGE PARK ◦ ◦ ◦	16.64					YES	YES							
6 VICTORIA WOODS ◦	22.28					◦								
7 HUNTERS FARM PARK	15.35		YES	YES			YES	YES						
8 FOXMOOR JAYCEE PARK	3.50	YES	YES	YES	YES	YES	YES	YES						
9 FOXMOOR PARK	29.50				YES	YES ◦								
10 OLD HUNT PARK ◦ ◦	8.77						◦ ◦	◦ ◦						
11 ALGONQUIN ROAD PARK	6.34					YES	YES							
12 STANGER PARK	.59			YES										
13 KIDS CARE COURTS	.79								YES		YES			
14 SPRING CREEK PARK	8.21					◦								
15 MAPLE PARK	.31		YES		YES									
16 LIONS PARK	6.05	YES	YES	YES	YES				YES	YES	YES			

- – OPEN SPACE
- ◦ – SCHOOL DISTRICT #3 PROPERTY, GAMES SCHEDULED BY RECREATION COUNCIL
- ◦ ◦ – NORGE SKI CLUB PROPERTY, GAMES SCHEDULED BY RECREATION COUNCIL

-  EXISTING SIDEWALK
-  PROPOSED SIDEWALK
-  EXISTING TRAIL
-  PROPOSED TRAIL
-  BITUMINOUS SHOULDER
-  VILLAGE LIMITS
-  NEIGHBORING INCORPORATED VILLAGE



**Baxter & Woodman**  
 Crystal Lake, Illinois 815.459.1260  
 Mokena, Illinois 708.478.2090  
 Burlington, Wisconsin 262.763.7934  
 DeKalb, Illinois 815.787.3111  
 Grayslake, Illinois 847.223.5088  
 Rockford, Illinois 815.489.1551  
 Plainfield, Illinois 815.509.7426  
 Itasca, Illinois 630.773.1970

# VILLAGE OF FOX RIVER GROVE McHENRY AND LAKE COUNTIES, ILLINOIS

PERSONAL WIRELESS  
SERVICE AREA MAP  
MAY 9, 2006

**LEGEND**

- R1 SINGLE-FAMILY RESIDENCE
- R1A SINGLE-FAMILY RESIDENCE
- R2 SINGLE-FAMILY RESIDENCE
- R2 PUD PLANNED UNIT DEVELOPMENT
- R3 GENERAL RESIDENCE
- B1 RETAIL/SERVICE BUSINESS
- B2 GENERAL BUSINESS
- B3 COMMERCIAL RECREATION AREA
- B4 COMMUNITY SHOPPING CENTER
- B5 LIGHT ASSEMBLY - MARINAS

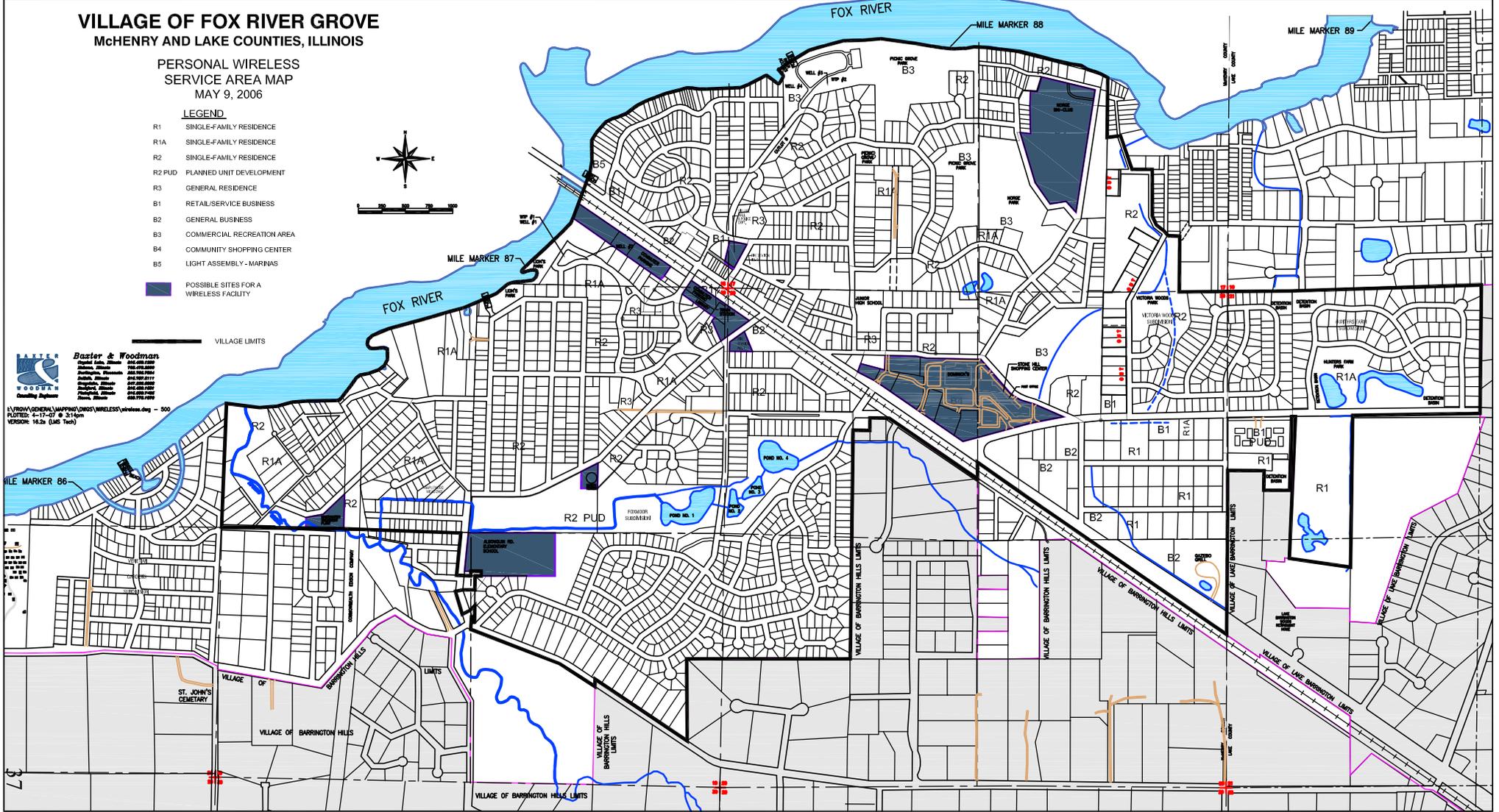
 POSSIBLE SITES FOR A WIRELESS FACILITY

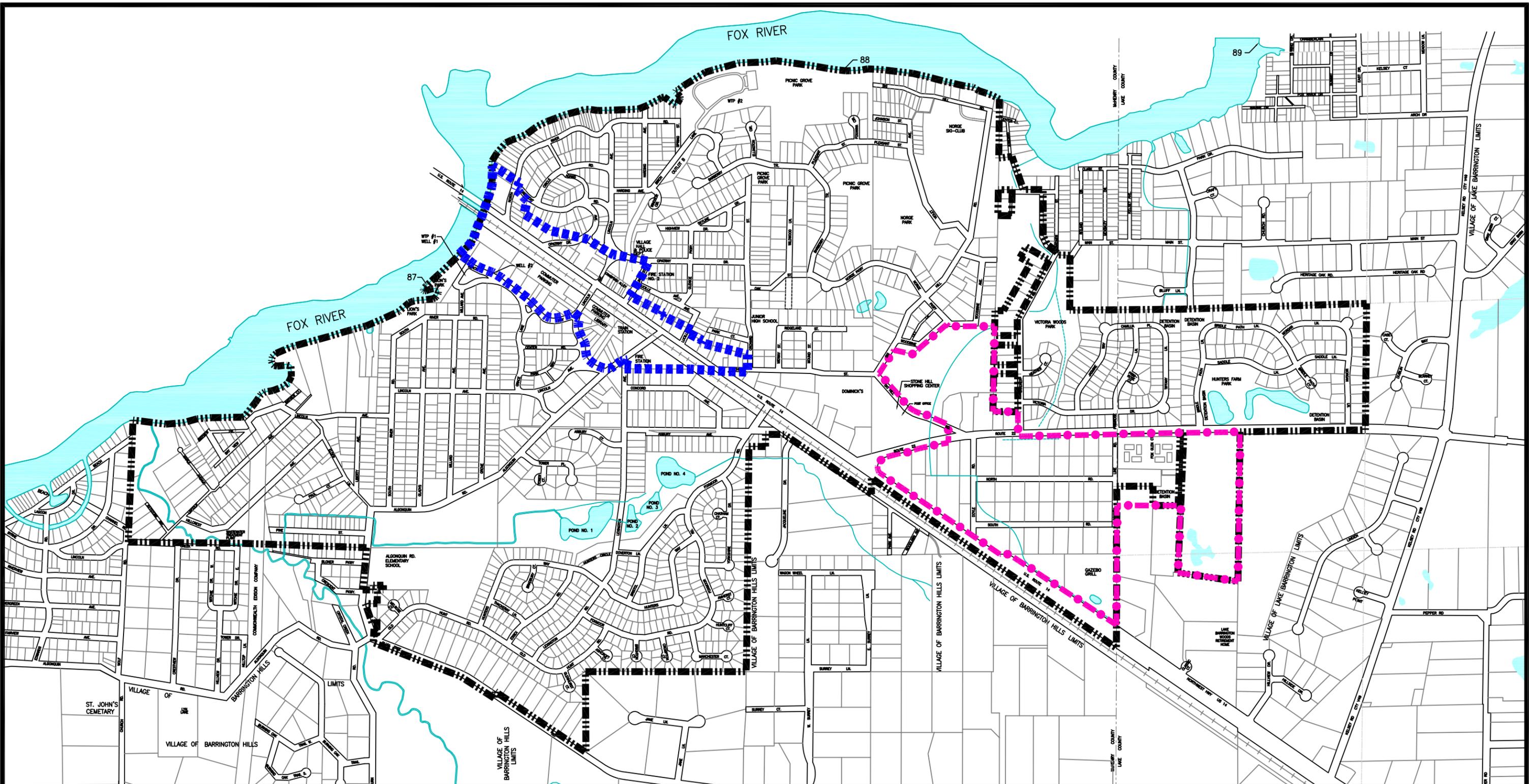


 VILLAGE LIMITS

**Baster & Woodman**  
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 1100 N. WOODSTOCK AVE.  
 SUITE 100  
 WOODSTOCK, ILLINOIS 60091  
 PHONE: 815.486.1111  
 FAX: 815.486.1112  
 WWW: WWW.BASTERANDWOODMAN.COM

\\FROM\GENERAL\MAPPING\PROJECTS\WIRELESS\wireless.dwg - 500  
 PLOTTED: 4-17-07 @ 3:14pm  
 VERSION: 14.2a (LMS Tech)





**Village of Fox River Grove, Illinois  
Comprehensive Plan 2007  
Future Land Use Map**

- - - - - Downtown/Transit-Oriented Development Overlay Area - Higher Density Mixed Uses -- See Section VI B
- - - - - Eastgate Overlay Area - Mixed Uses -- See Section VI C
- Village Boundary

Note: For areas outside the two designated overlay areas, see the Existing Land Use Map for proposed future land uses.

April 19, 2007  
1"=1000'  
0 500 1000 Feet

**Rolf C. Campbell & Associates, Inc.**  
101 Waukegan Road - Suite 1000  
Lake Bluff, Illinois 60044  
847-735-1000 Fax: 847-735-1010



Base Map Data: Baxter & Woodman, 2006.



Village of Fox River Grove, Illinois  
**Comprehensive Plan 2007**

**Village Demographic Profile**

Category	1980	1990	2000	2005*	2030 NIPC Forecast***^
Population	2,515	3,551	4,862	5,084	5,542
Households	932	1,279	1,677	1,780	2,045
People Per Households	2.70	2.78	2.90	2.86	2.71

Sources: U.S. Census 1980, 1990, 2000, & 2005 Estimates; Northeastern Illinois Planning Commission 2030 Forecasts, Revised July 2006.

\*Estimate of households based on Village building permit data.

\*\*NIPC became a part of the new Chicago Metropolitan Agency for Planning in 2006.

^NIPC Forecasts represent Village of Fox River Grove numbers after Downtown and Eastgate areas complete redevelopment.

*Prepared by Rolf C. Campbell & Associates, Inc.*  
 April 2007



Village of Fox River Grove, Illinois  
**Comprehensive Plan 2007**

**Village and Regional Population Profile Comparison**

Population	1990	2000	2005	2030 NIPC Forecast**^	Change 2005-2030	
					Total	Percent
<i>Village of Fox River Grove</i>	3,551	4,862	5,084	5,542	458	9%
Lake County	516,418	644,356	702,682	841,860	139,178	20%
McHenry County	183,241	260,077	303,990	457,594	153,604	51%
Northeastern Illinois	7,261,176	8,091,720	8,364,394	10,050,860	1,686,466	20%

Sources: U.S. Census 1990, 2000, & 2005 Estimates; Northeastern Illinois Planning Commission 2030 Forecasts, Revised September 2006.

\*NIPC became a part of the new Chicago Metropolitan Agency for Planning in 2006.

^NIPC Forecasts represent Village of Fox River Grove numbers after Downtown and Eastgate areas complete redevelopment.

*Prepared by Rolf C. Campbell & Associates, Inc.*  
 April 2007

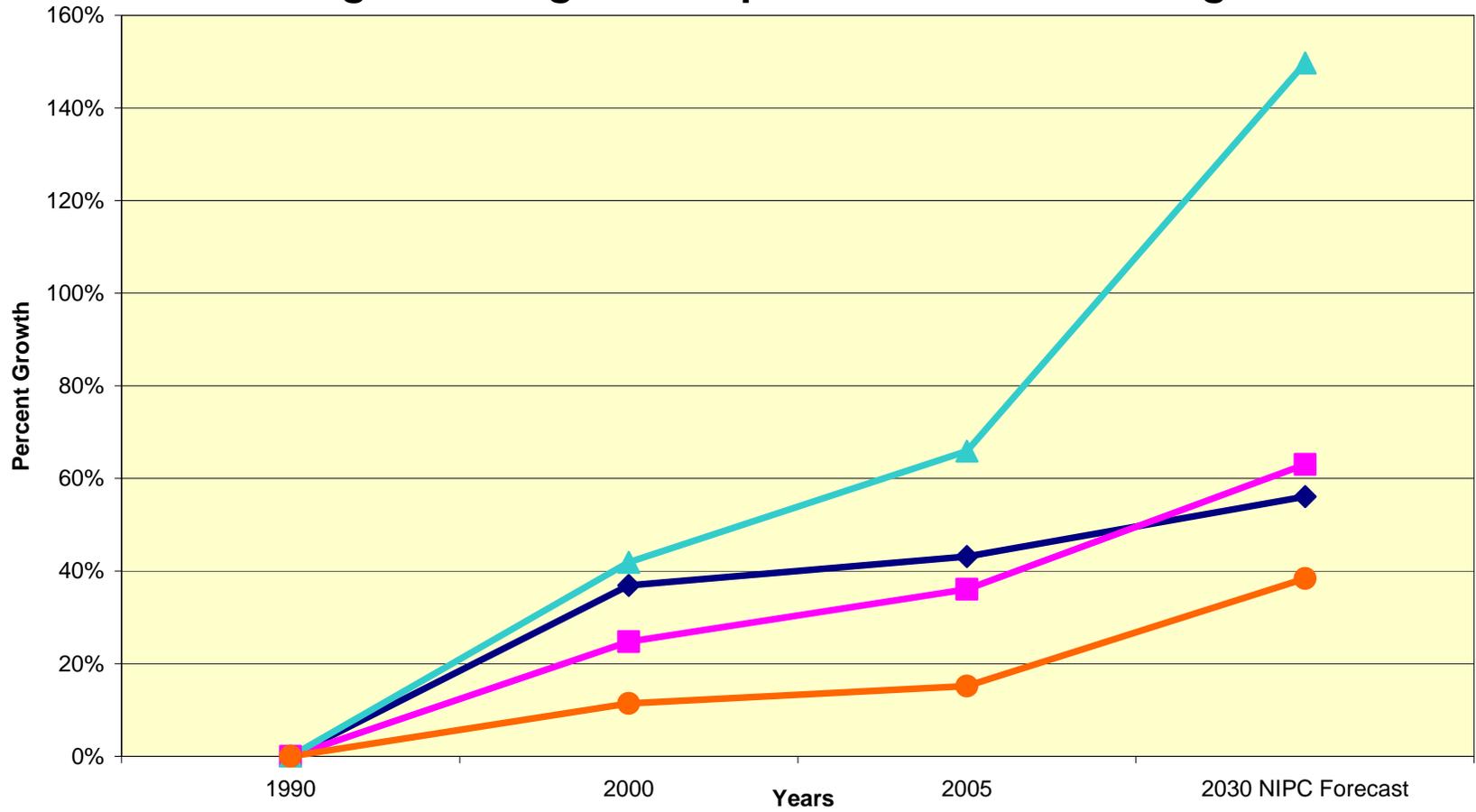




Village of Fox River Grove, Illinois

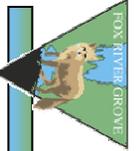
Comprehensive Plan 2007

## Village and Regional Population Percent Change



◆ Village of Fox River Grove    ■ Lake County    ▲ McHenry County    ● Northeastern Illinois

Prepared by Rolf C. Campbell, Associates, Inc.  
April 2007





## Comparison of Surrounding Communities Population and Household Forecasts

### Population

Municipality/ County	2000	2005	2030 NIPC Forecast**^	Change 2005-2030	
				Total	Percent
Fox River Grove	4,862	5,084	5,542	458	9%
Algonquin	23,276	29,022	41,333	12,311	42%
Barrington	10,168	10,179	10,429	250	2%
Barrington Hills	3,915	4,258	5,060	802	19%
Cary	15,531	19,115	22,036	2,921	15%
Crystal Lake	38,000	40,922	44,363	3,441	8%
Lake Barrington	4,757	5,033	5,695	662	13%
North Barrington	2,918	3,207	3,542	335	10%
Lake County	644,356	702,682	841,860	139,178	20%
McHenry County	260,077	303,990	457,594	153,604	51%

### Households

Municipality/ County	2000	2005*	2030 NIPC Forecast**^	Change 2005-2030	
				Total	Percent
Fox River Grove	1,677	1,780	2,045	265	15%
Algonquin	7,706	9,610	13,275	3,665	38%
Barrington	3,767	3,770	4,001	231	6%
Barrington Hills	1,381	1,500	1,777	277	18%
Cary	4,962	6,110	7,513	1,403	23%
Crystal Lake	13,070	14,080	15,573	1,493	11%
Lake Barrington	2,039	2,160	2,220	60	3%
North Barrington	1,003	1,100	1,291	191	17%
Lake County	216,297	246,761	290,886	44,125	18%
McHenry County	89,403	109,477	158,233	48,756	45%



Sources: U.S. Census 1980, 1990, 2000, & 2005 Estimates; Northeastern Illinois Planning Commission 2030 Forecasts, Revised July 2006.

\*Fox River Grove's households estimated from Village building permit data. Other municipalities estimates based on population growth.

\*\*NIPC became a part of the new Chicago Metropolitan Agency for Planning in 2006.

^NIPC Forecasts represent Village of Fox River Grove numbers after Downtown and Eastgate areas complete redevelopment.



Village of Fox River Grove, Illinois  
**Comprehensive Plan 2007**

**Building Permit Data**

Year	New Single Family Home Permits	Total New Single Family Home Permits Over 6-Year Period	Number of Total Building Permits	Total Value of Permits*	Total Value Of Permits Over 6-Year Period
1989	21	<b>265</b>	160	\$2,153,000	<b>\$28,115,000</b>
1990	39		183	\$4,194,000	
1991	36		151	\$2,807,000	
1992	143		280	\$14,136,000	
1993	18		221	\$3,781,000	
1994	8		143	\$1,044,000	
1995	26	<b>162</b>	176	\$5,319,000	<b>\$45,247,000</b>
1996	24		183	\$5,124,000	
1997	23		177	\$4,444,000	
1998	19		168	\$3,793,000	
1999	28		148	\$14,759,000	
2000	42		212	\$11,808,000	
2001	38	<b>93</b>	201	\$5,869,000	<b>\$29,537,000</b>
2002	21		198	\$5,032,000	
2003	20		178	\$4,200,000	
2004	5		183	\$5,309,000	
2005	5		183	\$6,197,000	
2006**	4		146	\$2,930,000	

Source: Village of Fox River Grove Building Department.

\*Values are not adjusted for inflation.

\*\*Data through November 2006.

*Prepared by Rolf C. Campbell & Associates, Inc.*  
 April 2007



Village of Fox River Grove, Illinois  
**Comprehensive Plan 2007**

### Total Village Equalized Assessed Value (EAV) Growth

Year	Total Village EAV	Annual Incremental Percent Change	6-Year Period Percent Change
1989	38,987,000		<b>70%</b>
1990	44,054,000	13.0%	
1991	47,892,000	8.7%	
1992	53,091,000	10.9%	
1993	62,241,000	17.2%	
1994	66,222,000	6.4%	
1995	69,454,000	4.9%	<b>31%</b>
1996	74,955,000	7.9%	
1997	79,605,000	6.2%	
1998	82,773,000	4.0%	
1999	85,524,000	3.3%	
2000	91,123,000	6.6%	
2001	100,318,000	10.1%	<b>54%</b>
2002	110,919,000	10.6%	
2003	121,146,000	9.2%	
2004	129,065,000	6.5%	
2005	139,526,000	8.1%	
2006*	154,550,000	10.8%	

Source: Village of Fox River Grove.

\*Estimated 2006 Value.

*Prepared by Rolf C. Campbell & Associates, Inc.*  
April 2007



Village of Fox River Grove, Illinois  
**Comprehensive Plan 2007**

### Comparison of Surrounding Communities Employment Forecasts

Municipality/ County	Number of Full Time Jobs			Residents per Job (Number of Residents per 1 Job)	
	1990	2000	2030 NIPC Forecast*^	2000	2030 NIPC Forecast*
<b>Fox River Grove</b>	817	991	1,286	4.9	4.3
<b>Algonquin</b>	2,406	5,392	16,359	4.3	2.5
<b>Barrington</b>	7,791	8,935	11,085	1.1	0.9
<b>Barrington Hills</b>	2,202	682	903	5.7	5.6
<b>Cary</b>	3,885	6,432	9,087	2.4	2.4
<b>Crystal Lake</b>	16,167	25,549	37,161	1.5	1.2
<b>Lake Barrington</b>	1,717	1,136	1,590	4.2	3.6
<b>North Barrington</b>	404	641	936	4.6	3.8
<b>Lake County</b>	228,606	354,114	463,509	1.8	1.8
<b>McHenry County</b>	65,526	105,118	168,573	2.5	2.7

Sources: 1990 & 2000; Northeastern Illinois Planning Commission 2030 Forecasts, Revised July 2006.

\*NIPC became a part of the new Chicago Metropolitan Agency for Planning in 2006.

^NIPC Forecasts represent Village of Fox River Grove numbers after Downtown and Eastgate areas complete redevelopment.

*Prepared by Rolf C. Campbell & Associates, Inc.*  
 April 2007



Village of Fox River Grove, Illinois  
**Comprehensive Plan 2007**

### Number of Village Retail Sales Tax Payers

Category	1980	1990	2000	2005
<b>Number of Retail Sales Tax Payers</b>	40	84	165	174
<b>Retail Sales Tax Payers per 100 Residents</b>	1.6	2.4	3.4	3.4

Source: Illinois Department of Revenue - Annual Reports of Sales Tax Receipts

*Prepared by Rolf C. Campbell & Associates, Inc.*  
 April 2007



## **X. PHOTOS & STREETSCAPES**

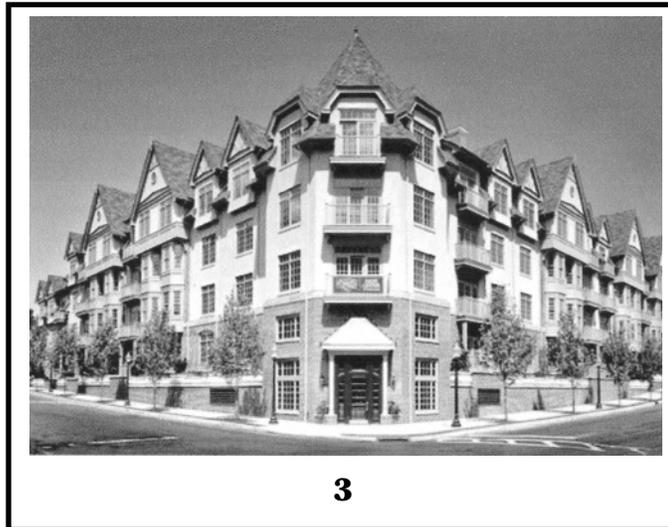
The following photos and streetscapes are examples which attempt to, but do not always completely, capture the Economic Development and Residential Guidelines in Sections VI and VII. They are intended as a starting point for a more thorough review that takes into consideration other factors such as size of the site, market forces, etc.

### **Examples of Townhomes for Eastgate**





## Row Homes and Condominiums in Mixed-Use Areas





## Examples of Mixed-Use Downtown Streetscapes 1



**Two-Story Mixed-Use Streetscape Example**



**Three-Story Mixed-Use Streetscape Example**



## Examples of Mixed-Use Downtown Streetscapes 2



**Variable Building Height Mixed-Use Streetscape**



# 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:



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Evanston, Illinois 60201  
t: 847.869.2015  
f: 847.869.2059  
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# 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

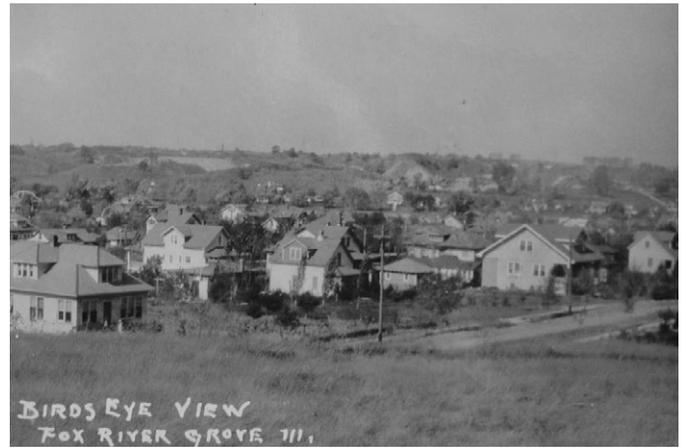
Describes a contextual organization for building treatments as they are located within designated building typologies in the Village.

### 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)



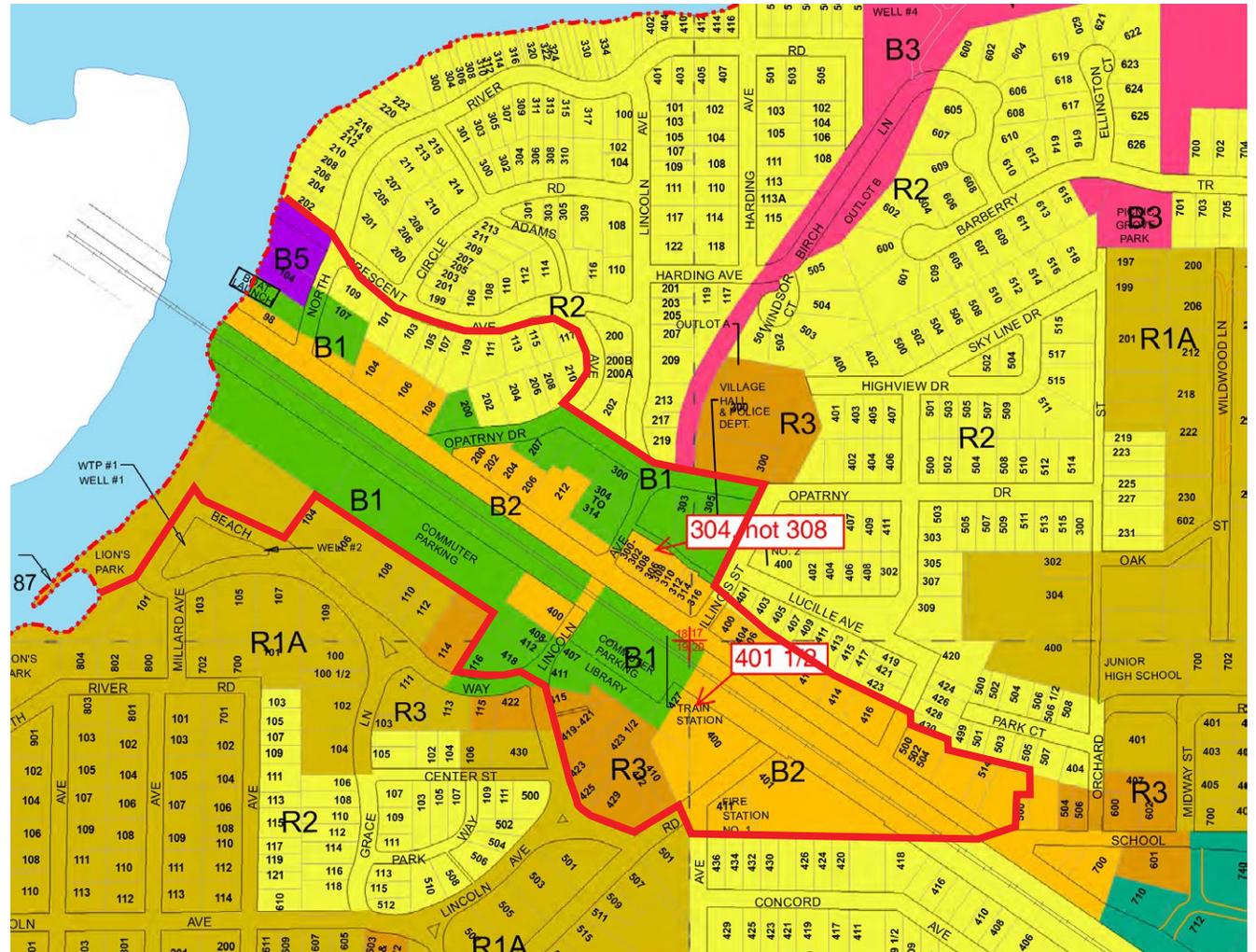
Residential Home - 1909

### ZONING DISTRICT MAP: DOWNTOWN

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.

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

- R2 SINGLE-FAMILY RESIDENCE
- R3 GENERAL RESIDENCE
- B1 RETAIL/SERVICE BUSINESS
- B2 GENERAL BUSINESS
- B5 LIGHT ASSEMBLY MARINAS

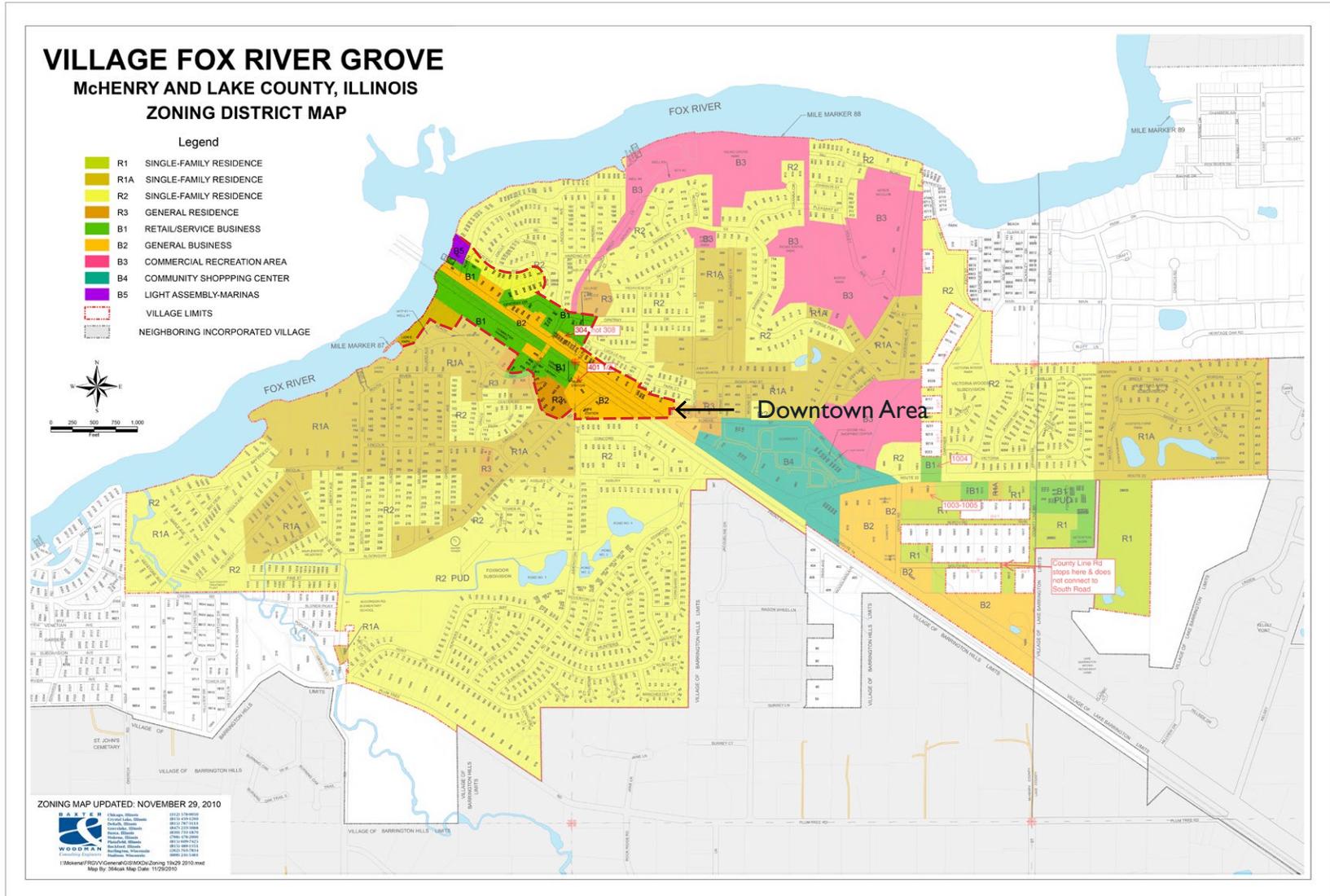


# ZONING TABLE

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.

# ZONING DISTRICT MAP: OVERALL VILLAGE

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.



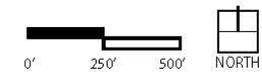
## Downtown Subarea Plan

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 Village Hall
- B Metra Station
- C Fox River Grove Public Library
- D 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.



TYPOLOGY 1 - Commercial Building



TYPOLOGY 2 - Multi Family Residential Buildings

BUILDING  
TYPOLOGY 1: Commercial Buildings

BUILDING  
TYPOLOGY 2: Multi Family Residential Buildings

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



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

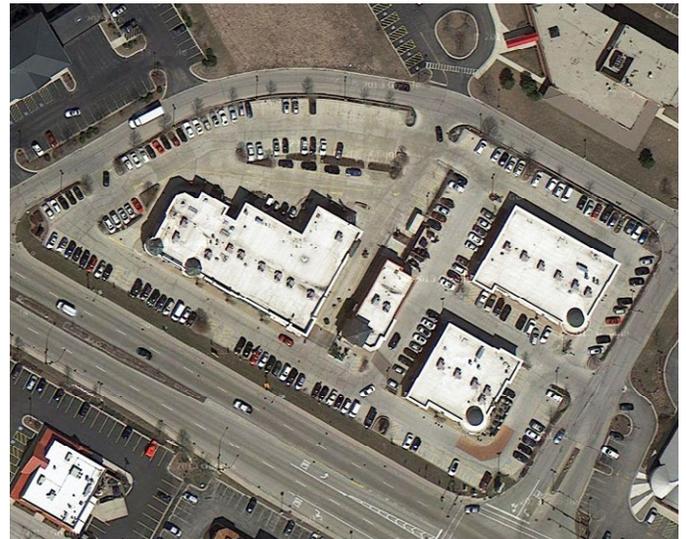
- Buildings should be located adjacent to the lot line.
- Parking areas are encouraged behind buildings and in shared parking facilities. Clear and direct pedestrian accessways should be provided to connect parking areas with building entrances. Breaks in-between buildings are recommended to support 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 trellage 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, trellage 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  
Plazas & Accessways  
Signage & Lighting

## 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 rivers'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

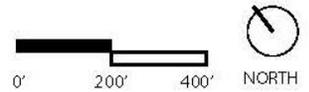
Village of Fox River Grove, Illinois

EXHIBIT 1

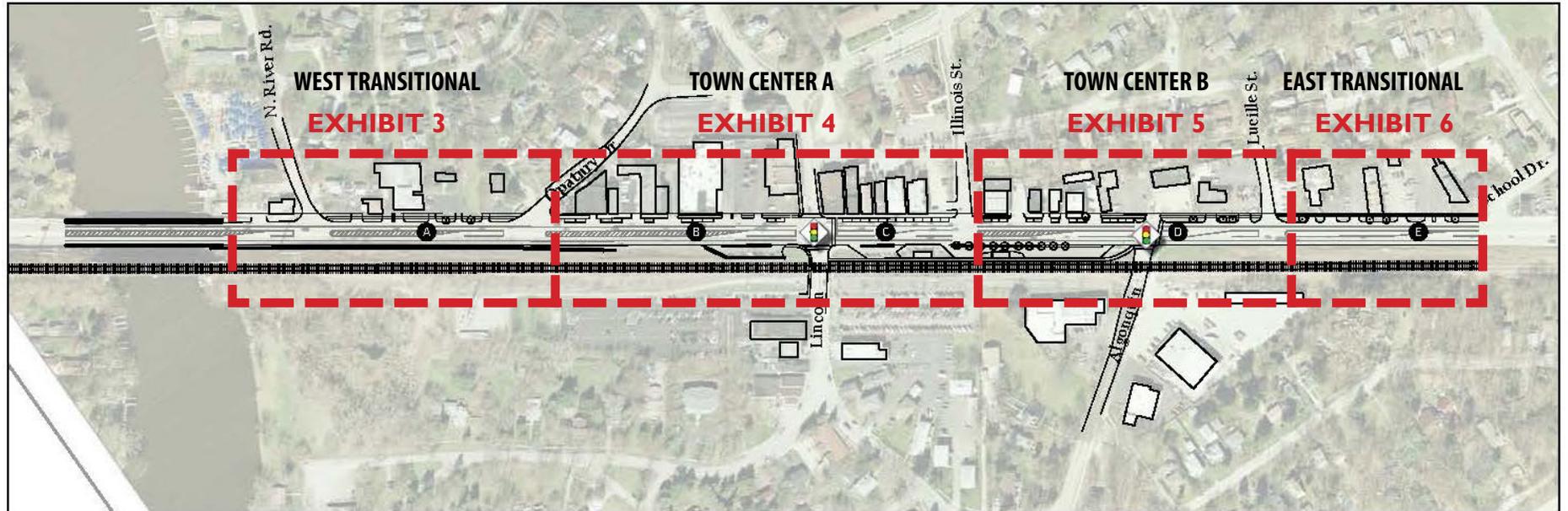
## EXISTING STREETSCAPE

Last Revised March 14, 2014

Teska Associates, Inc.



Existing Streetscape Plan



# Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 2

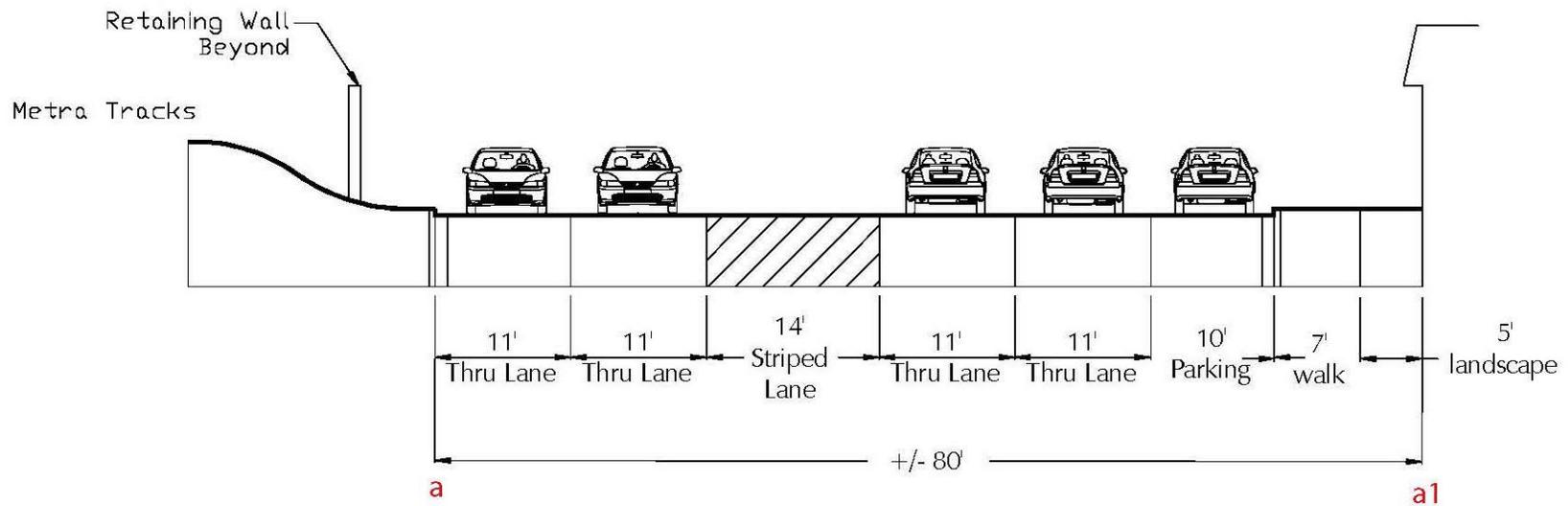
## EXISTING CROSS-SECTION

Locator Map



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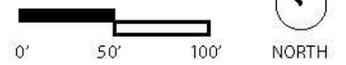
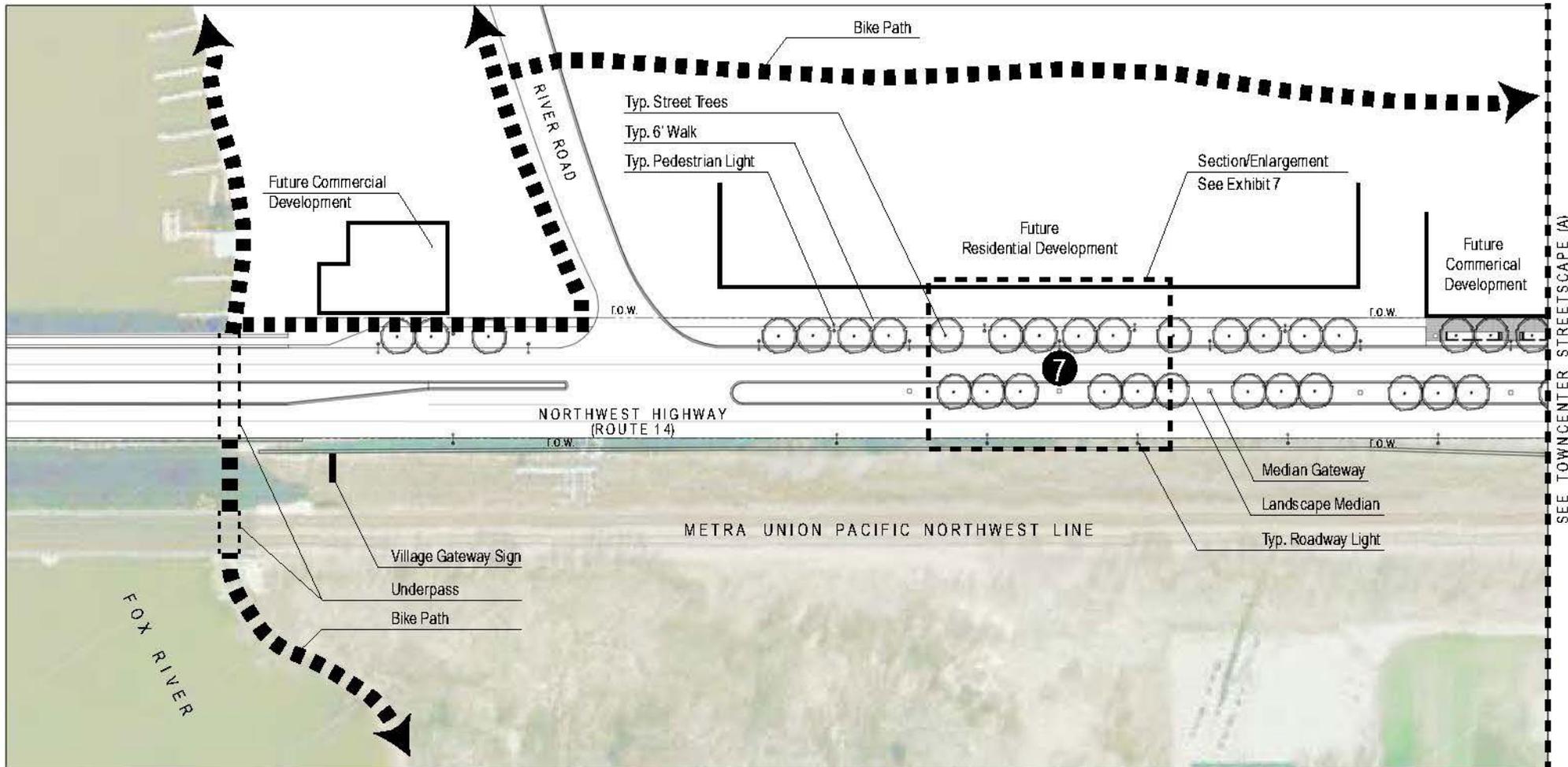


# Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 3

## PROPOSED STREETSCAPE WEST TRANSITIONAL



Last Revised March 14, 2014

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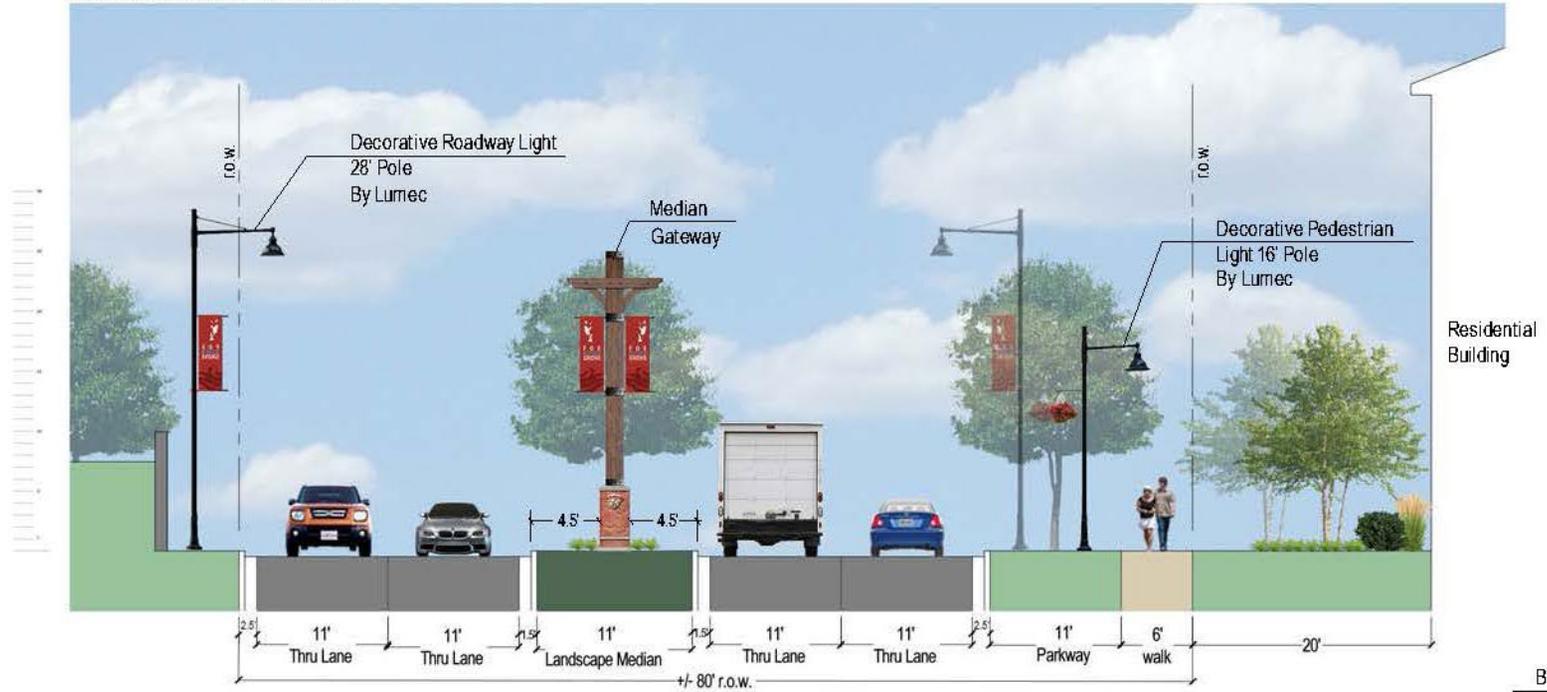
# Downtown Subarea Plan

Village of Fox River Grove, Illinois

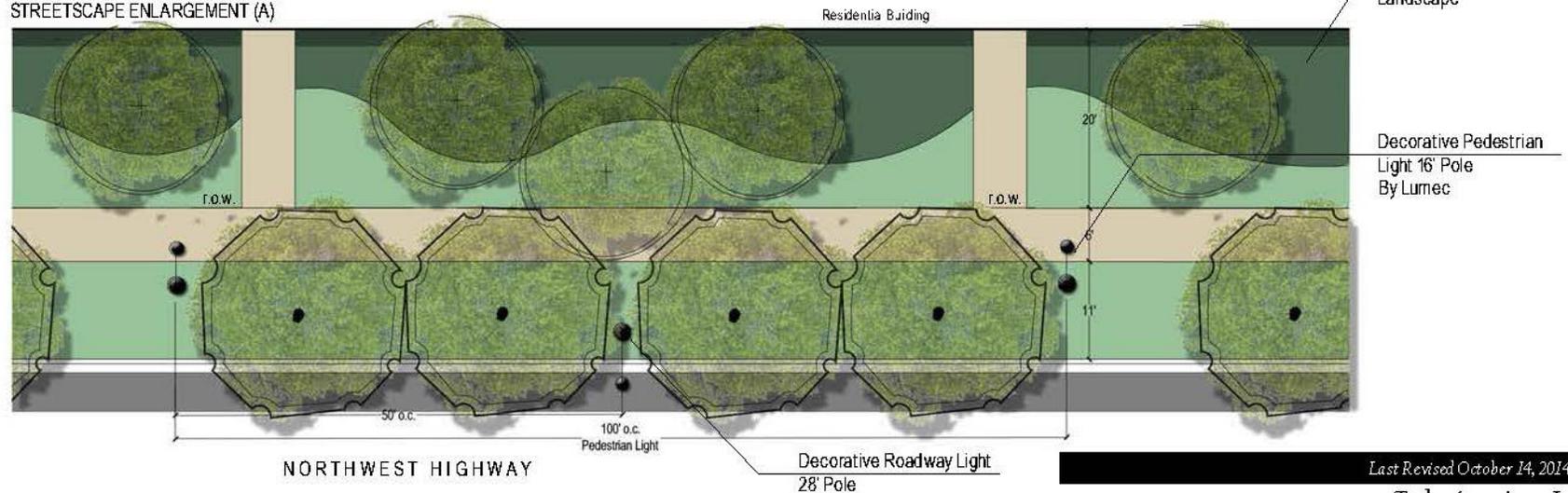
EXHIBIT 7

## PROPOSED ROADWAY SECTION/STREETSCAPE (A)

PROPOSED ROADWAY SECTION (A)



STREETSCAPE ENLARGEMENT (A)

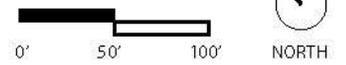
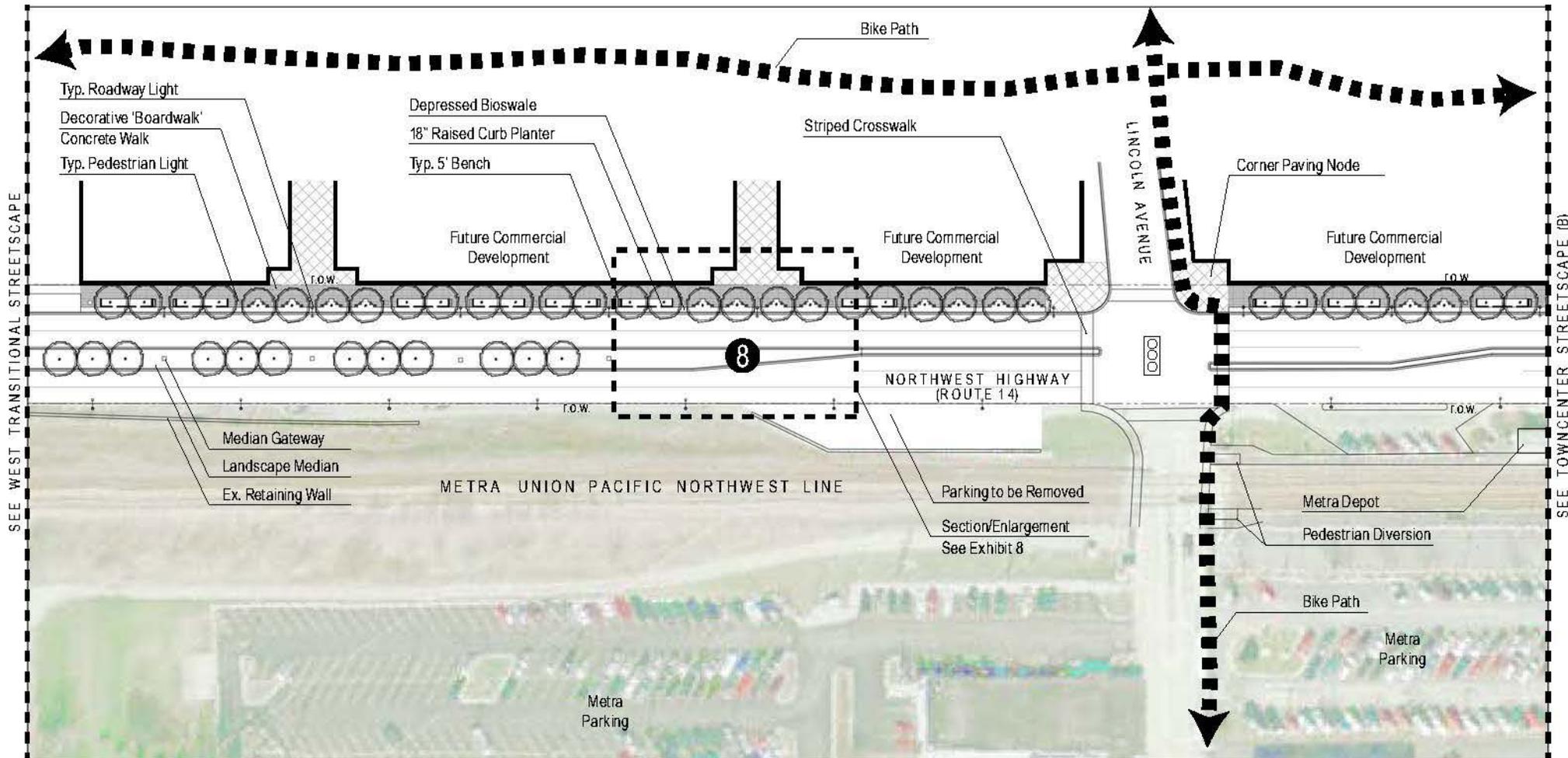


# Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 4

## PROPOSED STREETSCAPE TOWNCENTER (A)



Last Revised March 14, 2014

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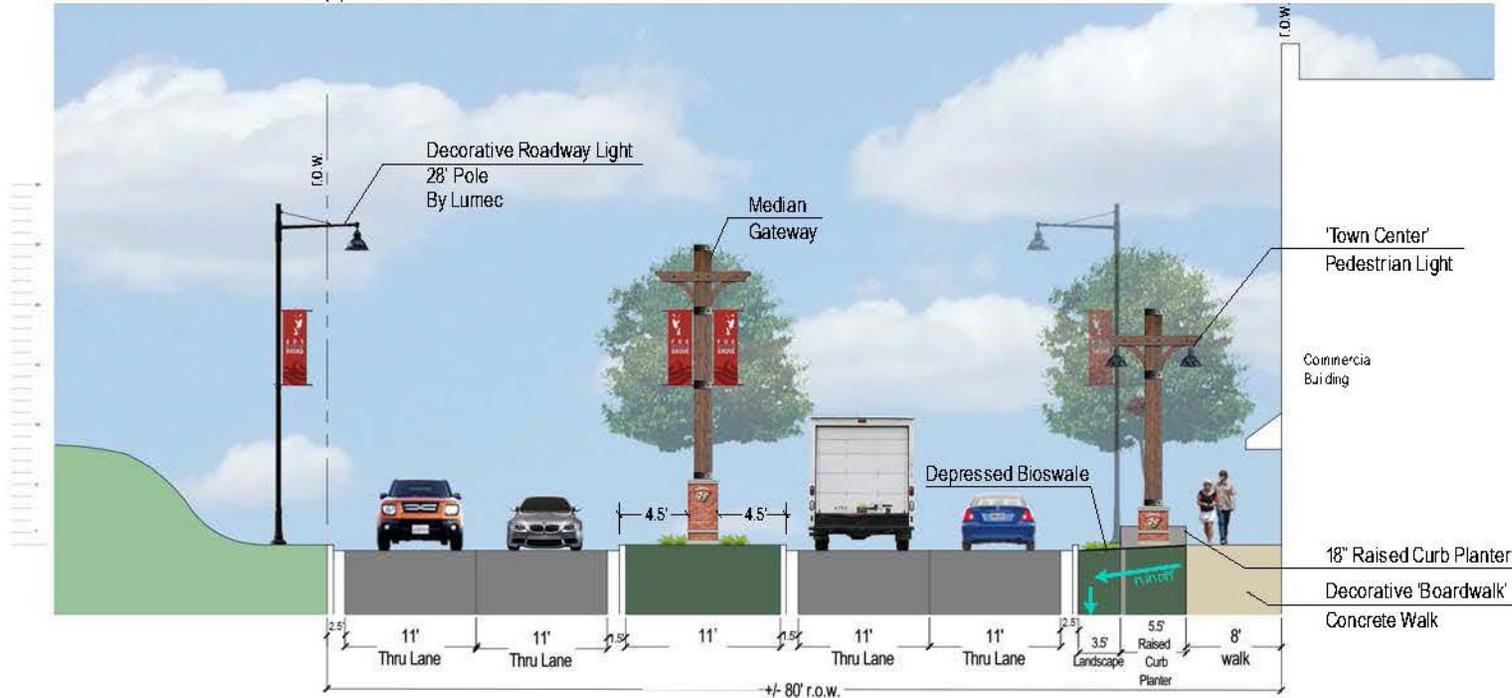
# Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 8

## PROPOSED ROADWAY SECTION/ SECTION/STREETSCAPE (B)

PROPOSED ROADWAY SECTION (B)



STREETSCAPE ENLARGEMENT (B)

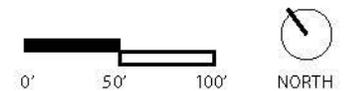
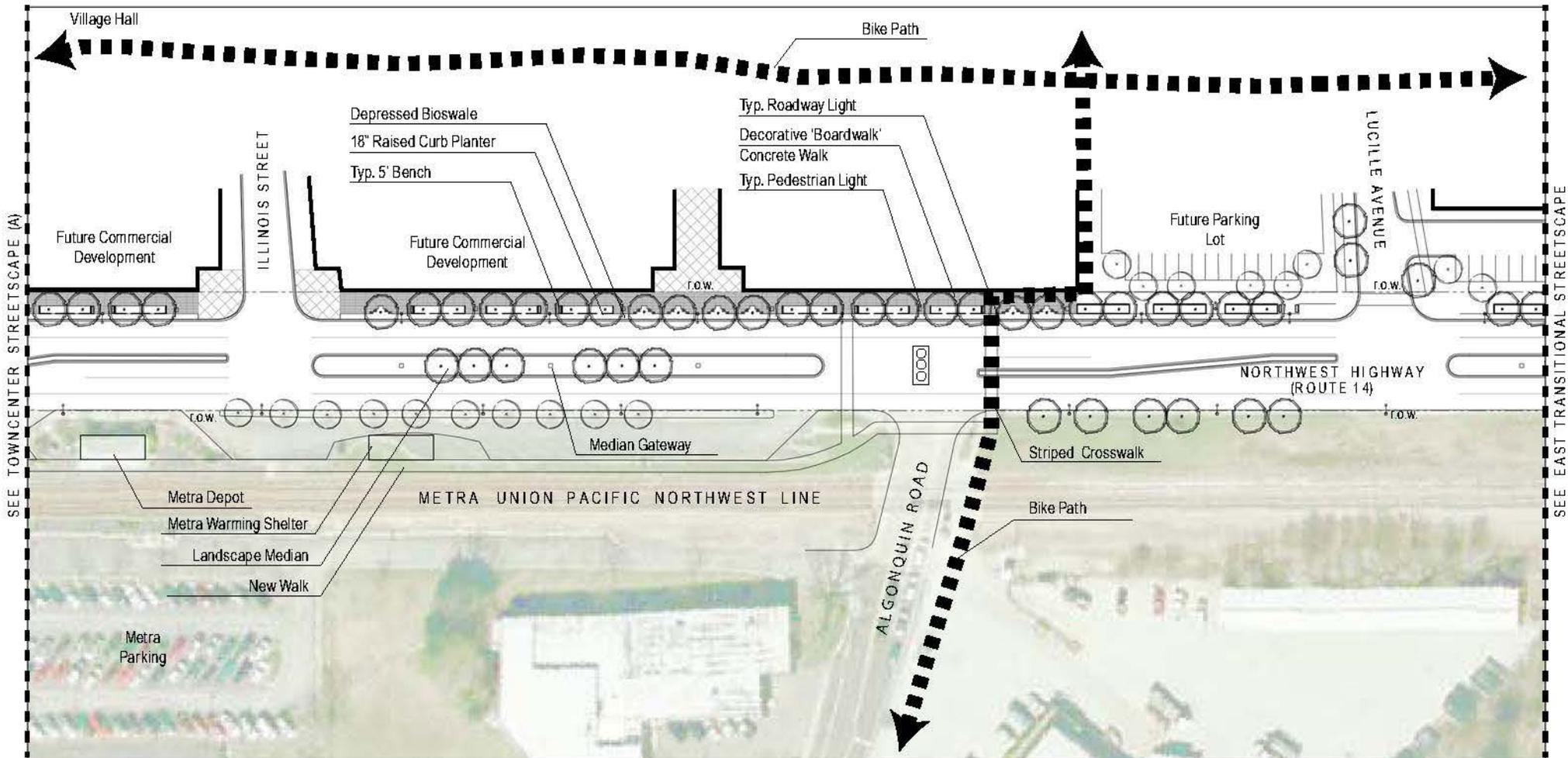


# Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 5

## PROPOSED STREETScape TOWNCENTER (B)



Last Revised October 14, 2014

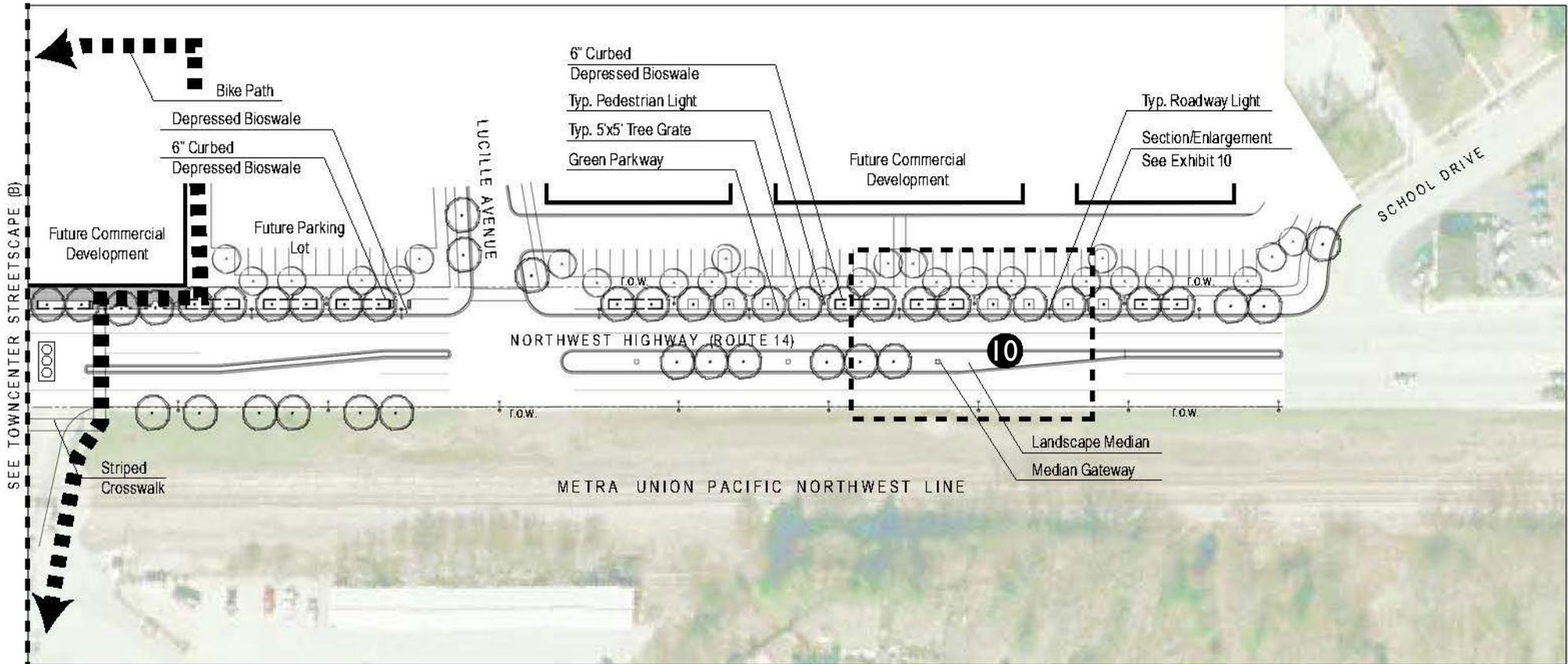
Teska Associates, Inc.

# Downtown Subarea Plan

Village of Fox River Grove, Illinois

EXHIBIT 6

## PROPOSED STREETSCAPE EAST TRANSITIONAL



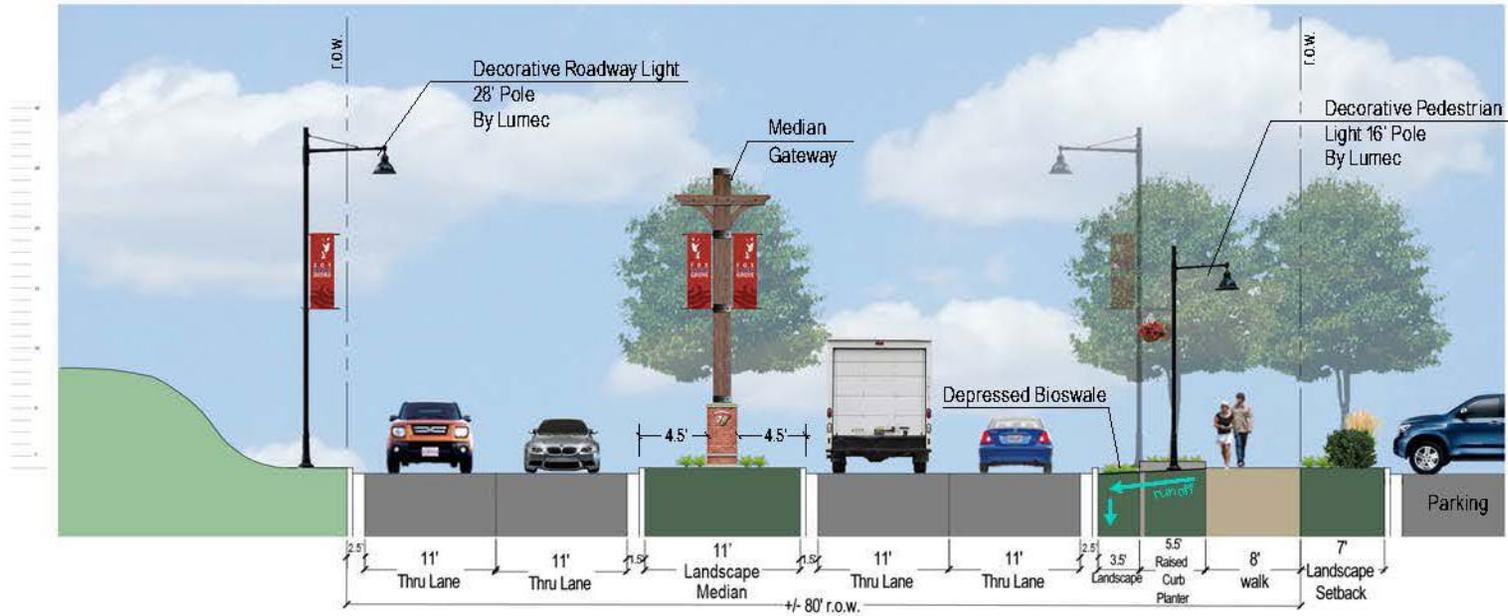
# Downtown Subarea Plan

Village of Fox River Grove, Illinois

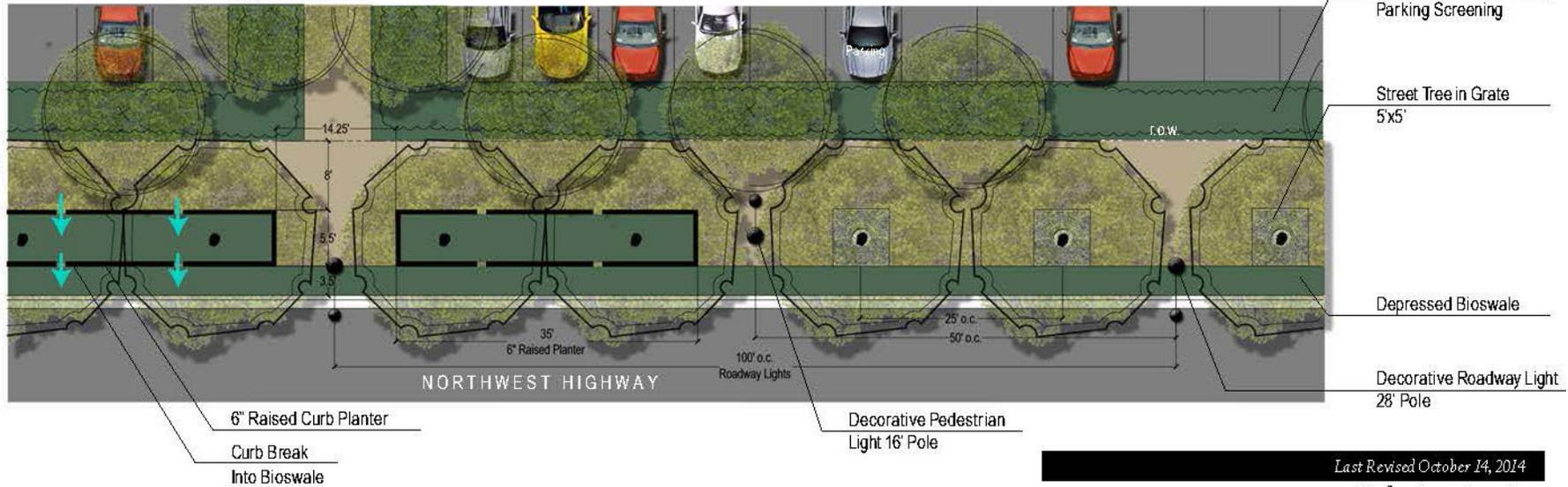
EXHIBIT 10

## 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



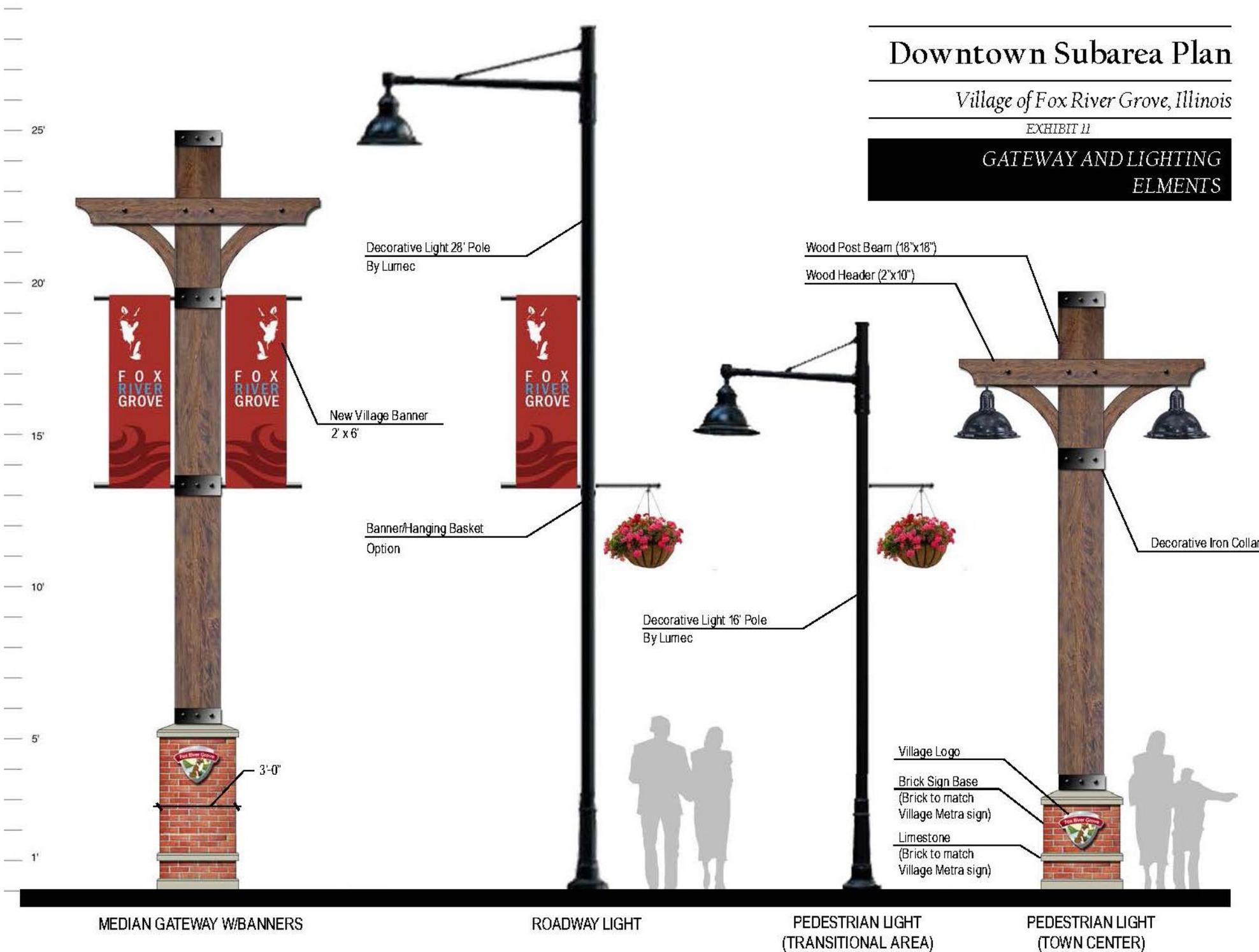
18" Form-Liner Concrete Planter Walls

# 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

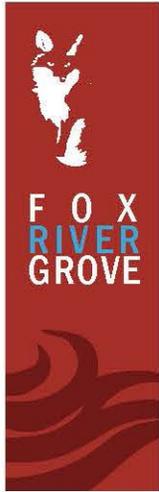
Village Banners (2'x6')

(4) Color Banners

Red, Blue, Orange, Green

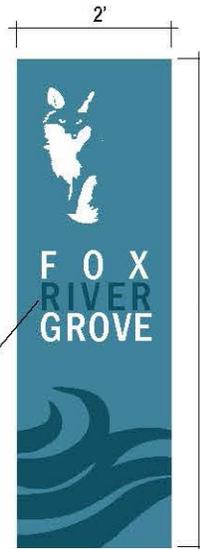
Option 1: (4) Colors

Option 2: Single Color



Text Option (A)

Text Option (B)



### OPTION B

Village Banners (2'x6')

