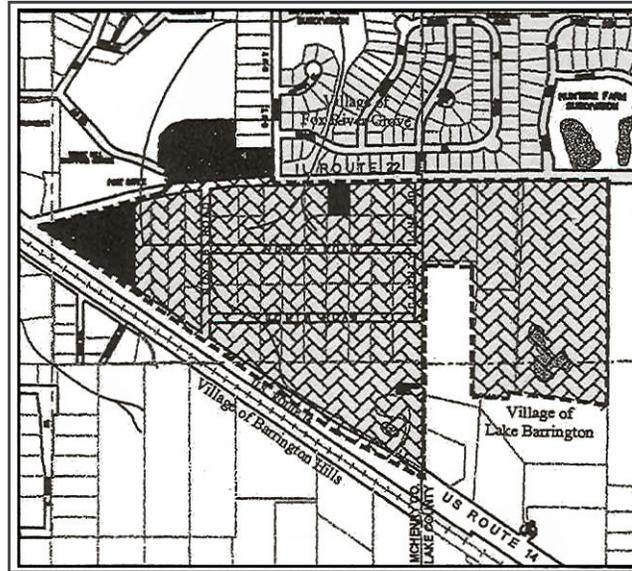


VILLAGE OF FOX RIVER GROVE  
COMPREHENSIVE PLAN 2002 UPDATE

**THE EASTGATE SUB-AREA OVERLAY  
DISTRICT & DESIGN GUIDELINES**  
February 21, 2002



**Prepared by:**

The Village of Fox River Grove  
Plan Commission, Economic Development Commission & Staff

**With Technical Planning Assistance from:**

Rolf C. Campbell & Associates, Inc.  
Village Planning Consultants

***Village of Fox River Grove***  
***Eastgate Overlay District and Design Guidelines***

***Table of Contents***

<u>TEXT:</u>	<u>PAGES:</u>
<b>Introduction</b>	2
<b>The Eastgate Area “<i>Overlay District</i>”</b>	2
<b>Purpose and Scope</b>	4
<b>Mixed-Use Concept &amp; Neighborhood Character</b>	4-7
PREFACE	4
COMMERCIAL USES	5
OFFICE/SERVICE USE	5
EMPLOYMENT/LIGHT INDUSTRIAL/MUNICIPAL USE	6
EXISTING SINGLE-FAMILY	6-7
MULTIPLE-FAMILY RESIDENTIAL USE	7
OPEN SPACE	7
<b>Site Design Elements</b>	8-16
GENERAL LANDSCAPING	8
ON-STREET PARKING	9
OFF-STREET PARKING & LOADING	10-II
PAVING & CIRCULATION	12-13
LIGHTING	14
ACCESSORY DETAIL	15
SIGNAGE	16
<b>Building Design Elements</b>	17-21
BUILDING DESIGN ELEMENTS & CHARACTER	17
BUILDING SETBACKS	18
BUILDING HEIGHTS	19
ENTRYWAYS/DOORWAYS	20
WINDOWS/STYLES	21
<u>FIGURE:</u>	<u>PAGES:</u>
<b><i>Eastgate Area Boundaries Map</i></b>	3
<b><i>Mixed-Use Unified Development Concept</i></b>	22

# *Village of Fox River Grove*

## *Eastgate Overlay District and Design Guidelines*

### ***Introduction***

The Village of Fox River Grove’s Design Guidelines have been arranged to visually assist developers in their design and layout of the Eastgate Area “Overlay District,” while matching the character and future goals of the Village. The completion of this document will assure that development proposals are compatible with the goals of the 2001 Comprehensive Plan Update. By following and working with these guidelines, the developers will have an accurate idea of the development possibilities within the Eastgate Area, and remove the mystery of what the Village feels is aesthetically appropriate. These guidelines focus on what the Village expects from developers regarding efficient site design, accessibility, and a harmonious architectural style, while continuing to use the Comprehensive Plan as the Village’s master plan. The Village’s decision to express these ideas via images and architectural expression is unique and intended to graphically encourage excellence in design development. These guidelines do not wish to impose a singular architectural style for the Eastgate Area and allows for sufficient latitude in creativity for developers.

### ***The Eastgate Area “Overlay District”***

The Eastgate Area represents an important entryway, which has the potential to have a major impact on the perceived character of the Village of Fox River Grove. The west end of the Eastgate Area begins at the Route 22/Route 14 intersection, with the first three parcels zoned within the Village’s Business district (B-4 & B-2). Extending east between Route 22 and Route 14, the entire area is unincorporated and zoned Business/Industrial within McHenry County and zoned Estate and Agriculture in Lake County. The eastern border of the Eastgate area is defined by the municipal boundaries of the Village of Lake Barrington. A small portion of the corridor extends north of Route 22 beginning at the western intersection of Route 22/Ski Hill Rd. and continues to the intersection of Route 22/Gardner Rd (See Figure 1). This area is zoned residential and commercial within the Village of Fox River Grove.



# *Village of Fox River Grove*

## *Eastgate Overlay District and Design Guidelines*

### *Purpose and Scope*

The Village believes that each developer will appreciate these efforts to visually organize the shared dreams for Fox River Grove's future. The vision of these guidelines is rooted in the understanding of community needs, desires, and acknowledges the latent character and potential of the community. The guidelines for the Eastgate Overlay District will ensure unified development, as well as, enable each development to have a unique identity. In areas outside of the Overlay District, some of the design guidelines may be applied to future redevelopment efforts based on recommendations from the Village Planning Commission. The Village has realized that development within the Eastgate Area has a significant impact on the visual environment and character of Fox River Grove. This understanding remains the integral part in the development of Design Guidelines for the Village of Fox River Grove's Eastgate Area.

### *Mixed-Use Concept & Neighborhood Character*

#### **-PREFACE-**

As shown on Figure 2 (page 22), the Mixed-Use concept has been designed to provide the Village with development alternatives that provide a smooth transition between uses, while allowing a unified development plan. Note that the exact location of each use will vary depending on the development plan proposed and current circumstances. In addition, all developments must consider the potential for the widening of Route 22. The Mix-Use alternatives will compliment the building designs and character enhancements of the Eastgate Sub-Area, while providing specific uses desired by the Village. The variety of uses shown on the plan are intended to work together and can be made functionally and aesthetically pleasing through the use of these design guidelines, including coordination of materials, intensity of uses and structures, landscaping buffers, and others as follows:

***Village of Fox River Grove***  
***Eastgate Overlay District and Design Guidelines***

***-COMMERCIAL USES-***

The Route 14 frontage and the intersection of Route 14 and 22 are primarily reserved for commercial uses that promote the retail sales tax base of the Village. The Design Guidelines provide a buffer and transition to surrounding uses.

***-OFFICE/SERVICE USE-***

The areas bordering Route 22 and Doyle Road have the potential to effectively harbor a small office/service area. While keeping with the land use of the rest of the Eastgate Sub-Area, this section could serve as a complementary and attractive transition to the exterior commercial corridors and adjacent residential areas.

1. Residential-style office buildings would ensure continuity and transition within the entire Eastgate Sub-Area.
2. Sidewalks/Bicycle Paths could provide convenient access to the Business District while promoting safety with proper lighting and visibility.
3. Courtyards, small public areas, or private spaces including public amenities, such as benches, bike racks and water fountains, could be incorporated into this area, attracting residents and other passersby to take advantage of various services rendered within the area.
4. Public amenities, such as benches and comfortable bus stops, could be placed between the business/commercial district and the residential and/or home/office area orchestrating a practical transition between districts as well as in other areas.

***Village of Fox River Grove***  
***East gate Overlay District and Design Guidelines***

***-EMPLOYMENT/LIGHT INDUSTRIAL/MUNICIPAL USE-***

This area is located adjacent to County Line Road, south of Route 22, and south of the office/service transitional area along Route 22. As an interior area, this location is buffered by surrounding uses while linked to the overall area by the Design Guidelines.

***-EXISTING SINGLE-FAMILY-***

The existing character along North Road and South Road make the primarily residential single-family use of the area most appropriate for the foreseeable future. However, one of the goals of these design guidelines is to consider appropriate uses in the future should surrounding development create market pressures on the existing single-family use. In the meantime, certain buffers and links can be created between the existing residential and surrounding uses.

1. Sidewalks/Bike paths could be created within the residential district to enable residents to easily access the business and commercial districts within the Village. With the current street pattern of no curbs with drainage swales it would be necessary to develop these with easements on private properties.
2. Shade and Ornamental trees, complimentary to those used throughout the Eastgate Sub-Area, could be integrated along streets and walkways within the residential area and to aid in transition to surrounding uses.

***Village of Fox River Grove***  
***Eastgate Overlay District and Design Guidelines***

3. Possible uses in the future shall be determined in large part by market forces that will manifest themselves after, or during redevelopment of the surrounding uses. They might include open space/detention areas for surrounding uses, multiple-family residential uses for seniors and empty nesters, office/service buildings, or light industrial/municipal uses.
4. Any such future uses must blend with surrounding uses in the manner prescribed by these Design Guidelines.

***-MULTIPLE-FAMILY RESIDENTIAL USE-***

The multiple-family residential areas are envisioned to include townhomes and condominiums oriented toward seniors and empty nesters and limited to one and two bedroom or efficiency units. At the present time, the Village has a significant variety of single-family homes from relatively affordable to upper incomes, while not as large of a variety is available in the Village for alternatives such as attached single-family and condominium units. This use can provide greater housing options for residents, as well as, customers for nearby retail areas.

***-OPEN SPACE-***

Open spaces in areas required for landscape buffering and transitional areas are appropriate, as well as, smaller open spaces and courtyard designs sprinkled throughout the Eastgate Area. These uses are encouraged to help link the neighboring uses and aid in the overall definition and character of the area.

# ***Village of Fox River Grove***

## ***Eastgate Overlay District and Design Guidelines***

### ***Site Design Elements***

#### ***- GENERAL LANDSCAPING-***

Creating a consistent landscape design throughout the Eastgate Area will establish a unique style, and encourage creative development harmonious with its surrounding environment. These following General Landscape Design Elements will represent the creative design within the Eastgate Area:

1. Landscape buffers should be provided along Route 14 and Route 22 to substantially soften visibility of buildings and parking lots, and establish a consistent and beautiful entrance into the Village. In correlation with this design, shade trees should be planted within landscape parkways and all perimeter yards to create a consistent landscaped environment.
2. Deciduous and/or ornamental trees should be provided along the front and near the entrance of buildings to create a unified character, while differentiating structural development and transportation passages.
3. The buffer strip should be landscaped with shade trees, shrubs, and may incorporate berming, decorative fencing, masonry walls or hedges to achieve the desired levels of opacity.
4. The use of tree grates and tree guards is encouraged not only to improve the landscaping ambiance, but also to protect and control the plantings.
5. Consideration for improving landscaped areas adjacent to the Overlay District will assist in softening the transition between the Eastgate Area and the neighboring area of the Village.
6. Landscaping shall not interfere with utilities, both overhead and underground, and must be appropriate for sight line both at the installation of landscaping and as it matures.
7. Native plants shall be used where appropriate to enhance existing character of the Village.

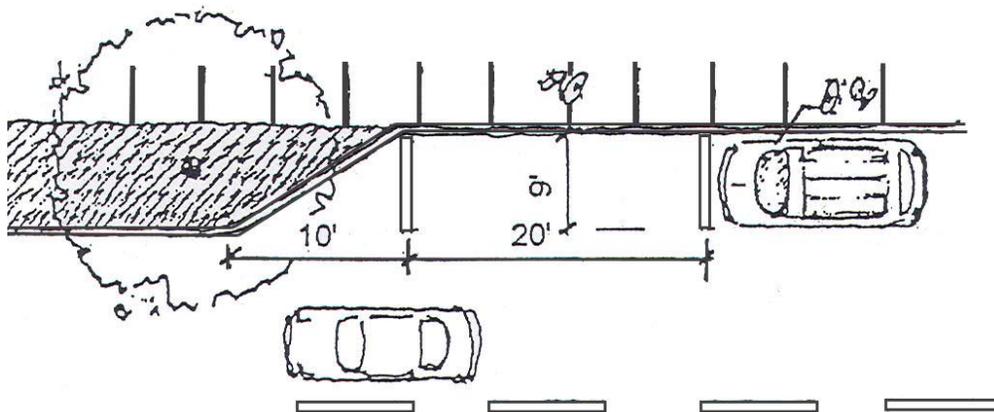
# ***Village of Fox River Grove***

## ***Eastgate Overlay District and Design Guidelines***

### ***-ON-STREET PARKING-***

On-street parking is currently provided by the Village, near the downtown area, along Rt. 14. While on-street parking can provide easy access to neighboring development, many areas are unsuitable to this method of parking as it can attribute to roadway congestion. It can also obstruct the view of some beautiful landscaping and building facades. The following comments represent the Eastgate Area design requirements regarding on-street parking:

1. On-street parking will not be permitted on Route 14 and Route 22.
2. On-street parking is discouraged on all streets. Where on-street parking is allowed, the Village will require these areas to be in recessed bays apart from driving lanes and oriented parallel to the roadway. This design will prevent commuter travel through the parking area when the bays are vacant. In addition, increased landscaping may be provided as shown in the illustration below.



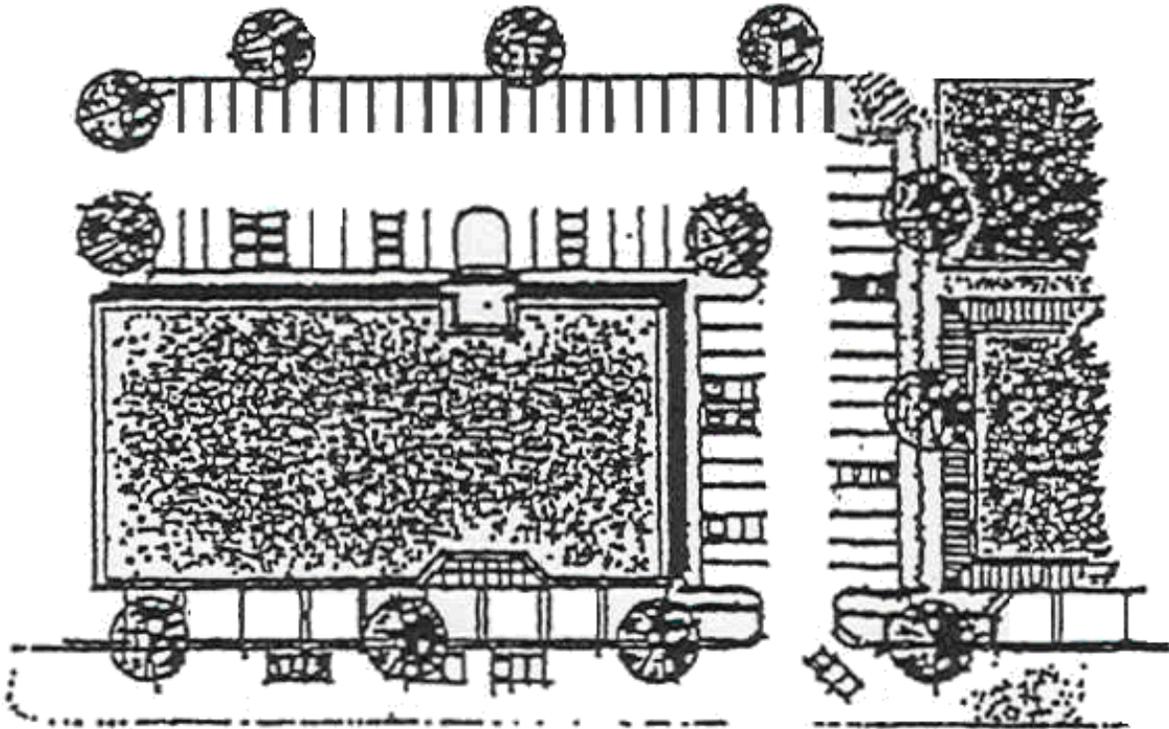
## *Village of Fox River Grove*

### *Eastgate Overlay District and Design Guidelines*

#### ***-OFF-STREET PARKING & LOADING-***

Throughout the Chicago suburbs, the term “off-street parking” has translated into parking lots. Many villages are identifiable by their enormous strips of parking bays that are directly visible from main arterial streets. Often times, a beautiful building façade or landscaped entranceway is overlooked as a result of these paved lots. The following comments describe how the Eastgate Area will resolve this issue with regard to the Design Guidelines for off-street parking.

1. New development that requires off-street parking must first consider a design concept where parking is located to the side or rear of the building. When parking must be located adjacent to the roadway, it should be set back and screened with a heavy buffer at the perimeter to keep focus on the buildings and pedestrian activity.
2. The Village encourages off-street parking areas that are interspersed with significant planting areas. This idea can be created with numerous landscaped islands, and creative landscaped entranceways that represent no less than (10) percent of the parking lot.
3. Off-street parking areas should accommodate future Bus Service areas designated by the Village. The Village recommends formal review of Bus Service opportunities and Bus Stop amenities by PACE.



## *Village of Fox River Grove* *Eastgate Overlay District and Design Guidelines*

4. A landscaped buffer strip at least 8-10 feet wide should be provided between all parking areas, sidewalks, building foundations, and streets. The buffer strip shall consist of shade trees at max intervals of 30 feet and a decorative fence, masonry wall or hedge. The solid wall or hedge shall be no less than three feet and no more than four feet in height.
5. Loading areas must be designated to ensure interior drives are not blocked, and oriented out of the line-of-site of vehicular traffic on main roadways.
6. Attention must also be given to screening and design of refuse areas. The recommended screening material must be compatible with the principal building in regards to material and design. Screening material such as metal fencing is not allowed. Provisions for parking and circulation near the refuse area, including the screening, should be reviewed to determine if curbing or wheel stops are necessary to prevent damage to landscaping and/or brick walls or wood fences.



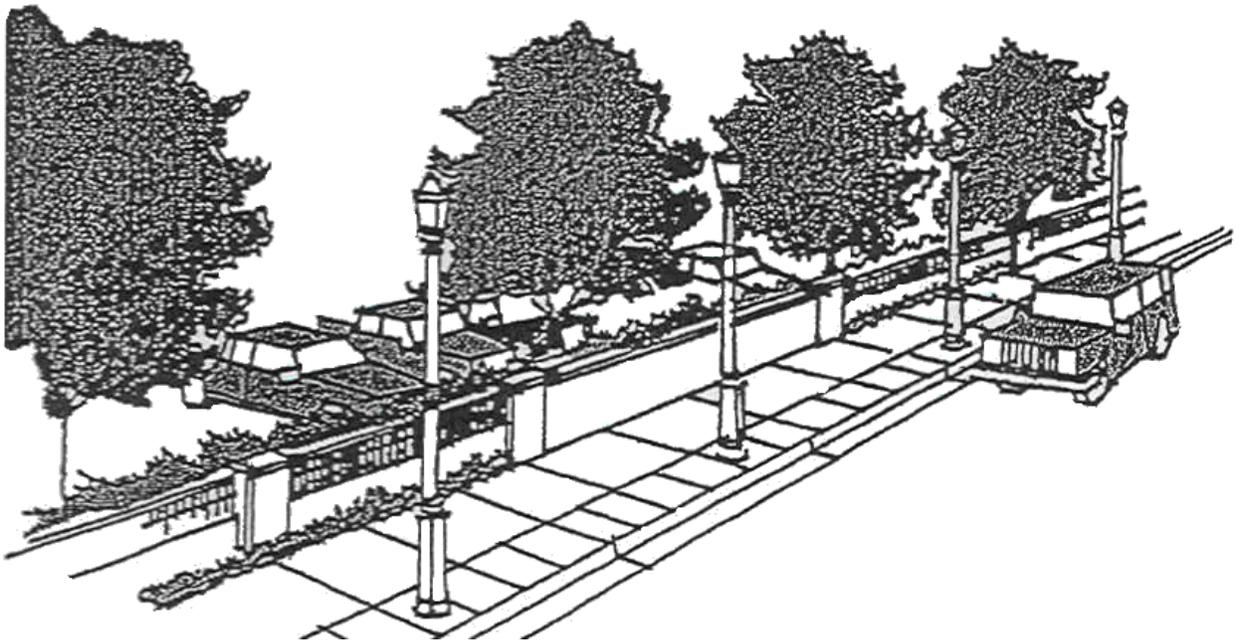
# *Village of Fox River Grove*

## *Eastgate Overlay District and Design Guidelines*

### *-PAVING & CIRCULATION-*

Paving elements must be consistent with their individual circulation uses (vehicular, pedestrian, alleys, and multiple use), as well as create a unified feeling when viewed together in a designated area. The following comments represent the Eastgate Area design requirements regarding paving.

1. All publicly dedicated vehicular use areas should be constructed in asphalt or concrete with consistent curb design throughout.
2. Sidewalks should be provided along all public street frontages, as well as, running continuously throughout the Eastgate Area.
3. Bicycle paths with 10 feet width should be provided along the boundaries of the Eastgate Area to provide linkages to future regional trails.
4. Combination sidewalks/bicycle pathways between 6 and 8 feet wide, and/or designated bike lanes on streets, could serve as an alternative to individual sidewalks and bicycle paths.



***Village of Fox River Grove***  
***Eastgate Overlay District and Design Guidelines***

5. Additional pedestrian paths are encouraged in interior areas and not along streets, and shall be designed with the intention that they may be extended at any time.
6. Lighted sidewalks should extend between rear or side parking areas and building entrances.
7. Crosswalks are to be identified with regular signage and delineated by materials or textures that differ from the driving surface.  
Examples: Concrete Pavers, Cobblestones, and Granite Pavers.

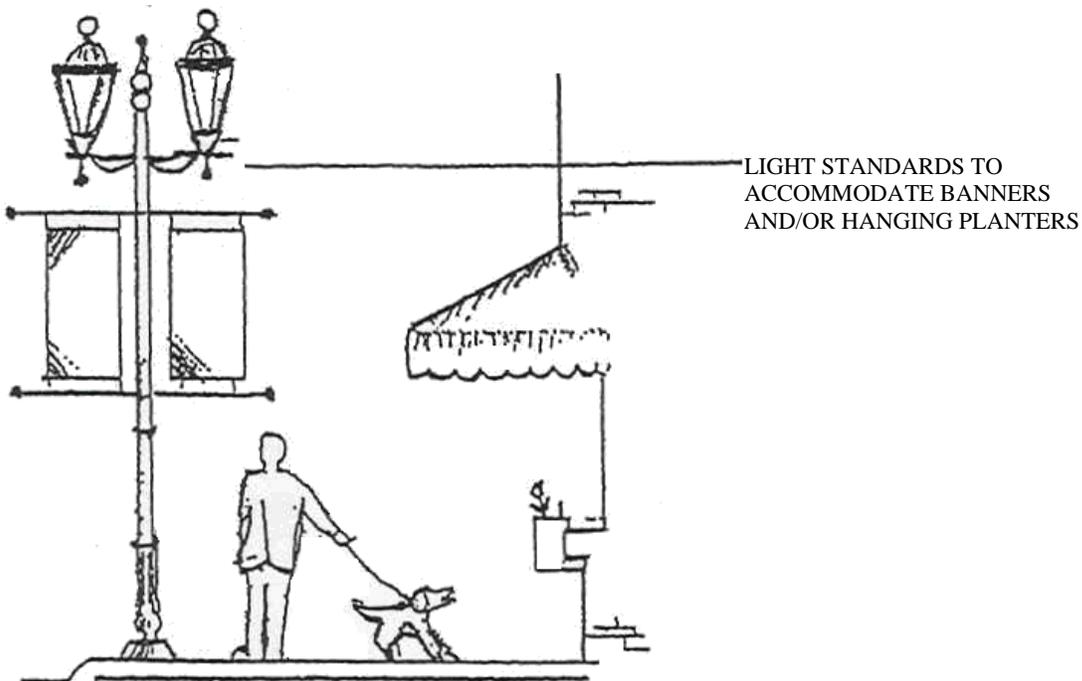
# *Village of Fox River Grove*

## *Eastgate Overlay District and Design Guidelines*

### ***-LIGHTING-***

While roadway and building lighting provide visibility and improved safety standards, lighting can also enhance the decor of a neighborhood or even an entire community. Lighting can furnish an entranceway, as well as, provide awareness and guide pedestrians to desirable areas. In addition, the quality, brightness, and control of lighting plays a major role in establishing the ambiance within a community. The following comments represent the Eastgate Area design requirements regarding lighting:

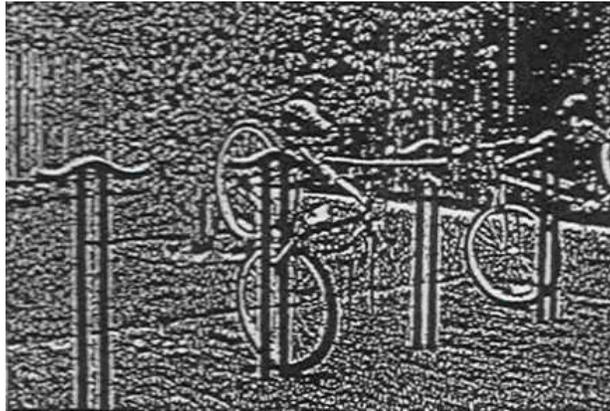
1. All lighting should match or be similar to the decorative lighting used in the downtown and Stone Hill areas.
2. Pedestrian lighting that is uniformly spaced at even intervals down all streets and walkways in the downtown area is encouraged.
3. Reduced glare through appropriate lighting design must be established to ensure vehicular and pedestrian safety. Cutoff fixtures should be located below the mature height of trees within parking lot islands to prevent ambient glow and must be in scale with the surrounding design.
4. Pedestrian lighting adjacent to building structures should not exceed thirteen feet in height, and should be compatible with the architecture of the building. Lighting fixtures attached to buildings as a compatible architectural feature must be designed to eliminate glare to adjacent properties.



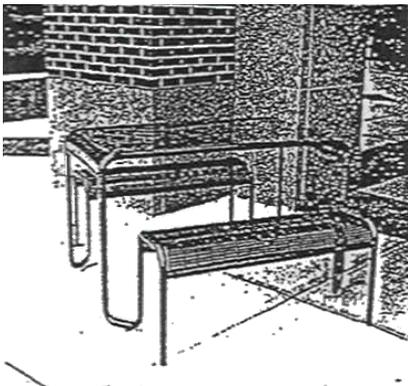
# ***Village of Fox River Grove Eastgate Overlay District and Design Guidelines***

## ***-ACCESSORY DETAIL-***

*Bicycle Parking-* Commercial developments requiring more than 20 parking spaces must provide at least four bicycle stalls in a convenient, visible, and preferably a protected location. Bicycle stalls should also match the surrounding furniture structures (benches, waste receptacles, etc...) in the area. All bicycle racks must be reached directly from a sidewalk, path, or paved surface, while not impeding areas of heavy pedestrian traffic. Bicycle racks may not include signage and/or advertising unless specifically related to the usage of the bicycle racks.



*Furniture Structures-* Outdoor furniture elements and waste receptacles should be spaced consistently throughout the pedestrian areas and in close proximity to any bus stops, restaurants, or other drop-off areas. Outdoor seating material must be easily maintained with a durable finish, vandal resistant and secure to the ground. In order to establish focal points within the village, kiosks, pergolas, arbors, and gazebos should be encouraged where open space areas abut large commercial or residential development.

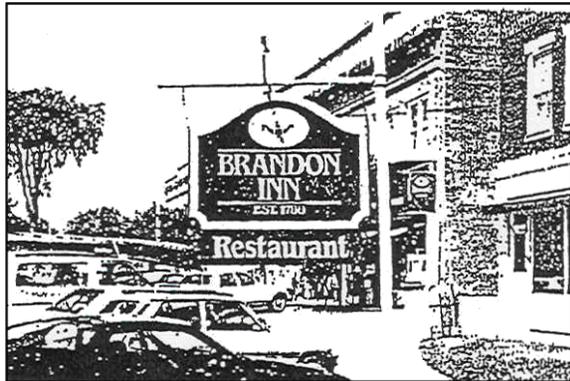


# *Village of Fox River Grove*

## *Eastgate Overlay District and Design Guidelines*

### *-SIGNAGE-*

1. Signage should be architecturally compatible with style, composition, materials, colors and details of the building, and with other signs on nearby buildings, while complying with the Village's Sign Ordinance Standards.
2. Multiple signs are discouraged by the Village when more than one sign is viewed from a single line-of-sight by pedestrians or vehicular traffic.
3. To ensure unified design, a sign program should be developed for buildings which house more than one business. No more than one type of sign installation should be used on a single building façade (wall signs, projecting signs, awning signs).
4. The location of wall signage should be placed where they do not obscure architectural features and generally be placed within a "sign band" immediately above the storefront.
5. Sign material should consist of natural elements such wood and metal, which are more appropriate than plastic and neon.
6. The illustrations and wording located on individual signs should be engraved or embossed instead of printed or copied.
7. All street signs should be identical in material and text, while located on cast iron poles that represent a similar scale to street lighting fixtures.



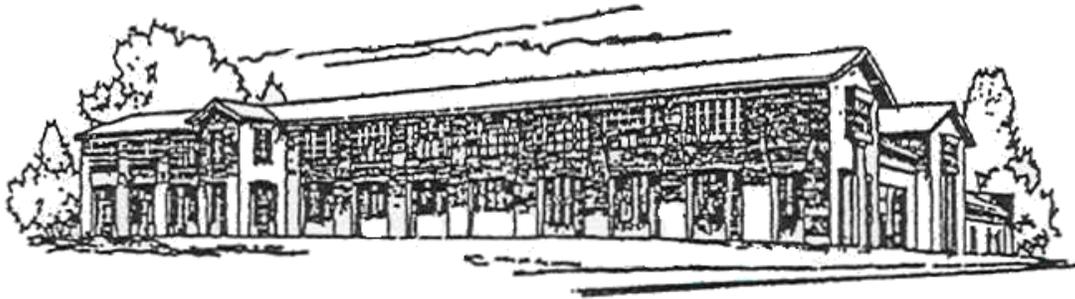
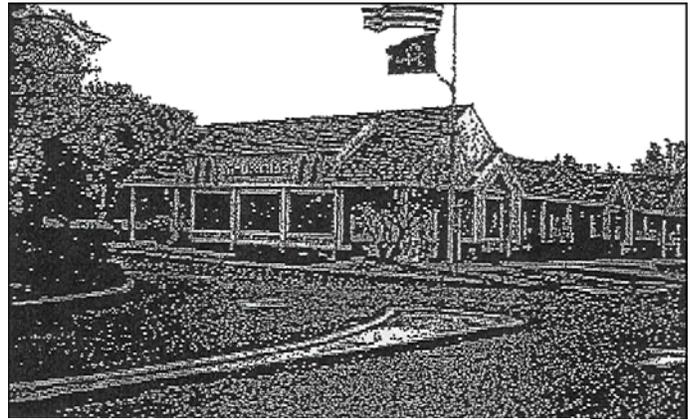
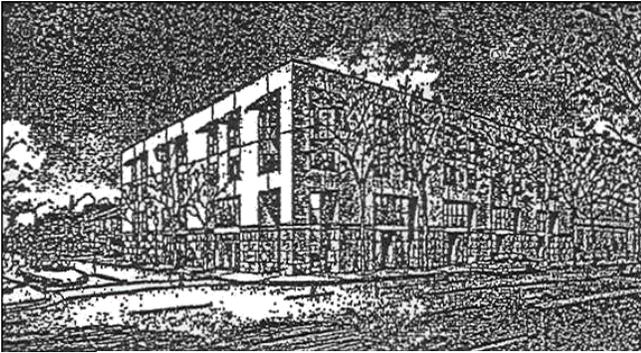
# *Village of Fox River Grove*

## *Eastgate Overlay District and Design Guidelines*

### **Building Design Elements**

#### ***-BUILDING DESIGN ELEMENTS & CHARACTER-***

New structures and/or redevelopment should be consistent with the Village's current vocabulary, which is dominated by single-family, pitched-roof buildings. Mixed-use areas should offer a subtle transition through integration of complementary building design to the character of the Village. Building setbacks, landscape, and streetscape elements in the East Gateway District have been designed to complement each other. Building design elements such as, detailed architecture, varying building facades, and rooftop appurtenances offer each building its own unique character. The new structures should help to unify the East Gateway district, while allowing each building to have its own identity.



## ***Village of Fox River Grove***

### ***Eastgate Overlay District and Design Guidelines***

#### ***-BUILDING SETBACKS-***

The Village has detailed information regarding approved setbacks in their Zoning Ordinance for the Overlay District. The Design Guidelines will encompass these requirements, while attempting to use architectural elements to improve the overall appearance. The following comments represent the Eastgate Area design requirements regarding building setbacks:

1. New buildings should generally conform to the prevailing setback on the block (the minimum setback is as established by the Zoning Ordinance).
2. Buildings, rather than parking, should run adjacent to the roadway, while corner lots should be located close to the intersection. These setback elements will focus vehicle and pedestrian traffic on building facades rather than parking areas.
3. Small setbacks (10-15 feet) will be encouraged to create courtyards, outdoor seating, and/or gathering areas, which provides a friendly ambiance and encourages pedestrian travel throughout the commercial area.

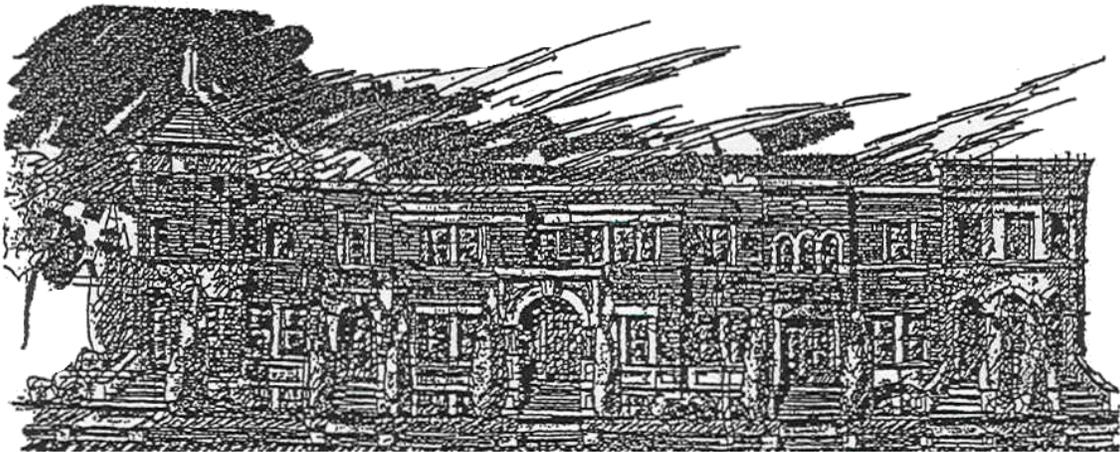
# *Village of Fox River Grove*

## *Eastgate Overlay District and Design Guidelines*

### ***-BUILDING HEIGHTS-***

The front elevations of buildings should face thoroughfares and public streets, opposed to side and rear elevations. The transition of building heights should offer a pleasing line-of-site to passing motorists and pedestrians. Adjacent building elevations should not vary drastically, however some contrast is desirable. Architectural appurtenances such as arches, pitches, etc. help to eliminate the monotony of the streetscape.

1. Minimum and maximum building heights should be measured in numbers of floors.
2. Buildings should not exceed two to three stories in height and should not exceed a relationship of 1.5, building heights to abutting structures.
3. The maximum height of the building may extend 10 feet above the highest point of the roof with architectural appurtenances such as, chimneys, steeples, spires, turrets, cupolas, etc.
4. Sloped or otherwise visible roofs should be dark in tone to reduce glare, and soften the height of the building.
5. Visible rooftop mechanical equipment (air conditioners, vents) shall be screened out of view from passing motorists and/or pedestrians.



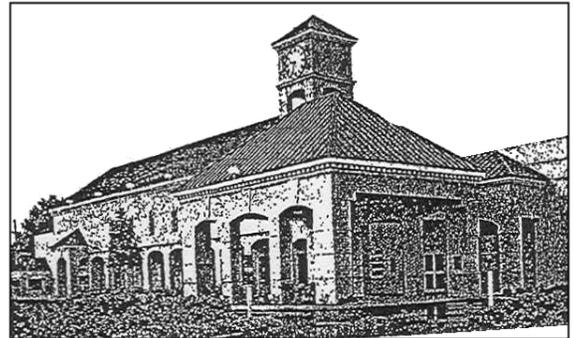
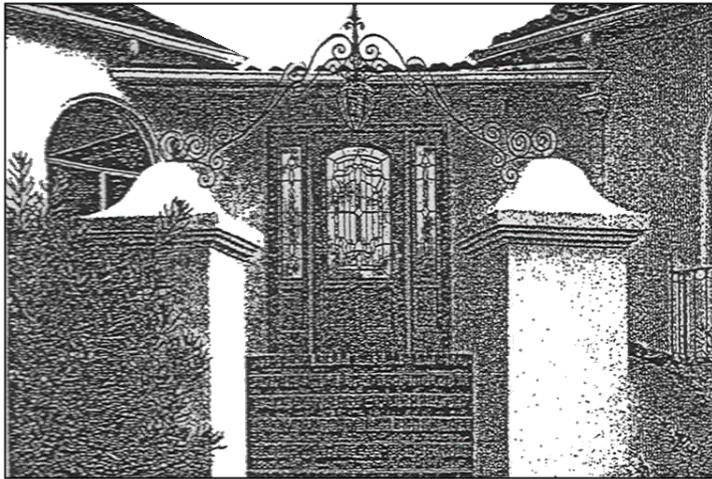
# *Village of Fox River Grove*

## *Eastgate Overlay District and Design Guidelines*

### ***-ENTRYWAYS/DOORWAYS-***

The primary entry should always be placed at sidewalk wade. Each commercial/retail entryway should have a unique and creative design while incorporating elements of each business. Landscaping of these entryways is encouraged with window boxes, planters, awnings, canopies, etc, as long as they do not impede pedestrian and/or vehicular traffic.

1. All buildings should have a principle entry visible from the street and located at the front of the building, with secondary entries located to the side or rear.
2. Door openings shall comply with Village building code standards. Doors shall not project beyond the right-of-way to prevent interference with sidewalk traffic.
3. Entries such as loading docks should be located within the property and screened from vehicular and pedestrian traffic along major roadways.
4. Outside sales or any display of commercial merchandise is prohibited to block any entryways, and unless specifically allowed by the Village, is prohibited in all areas outside of the building.



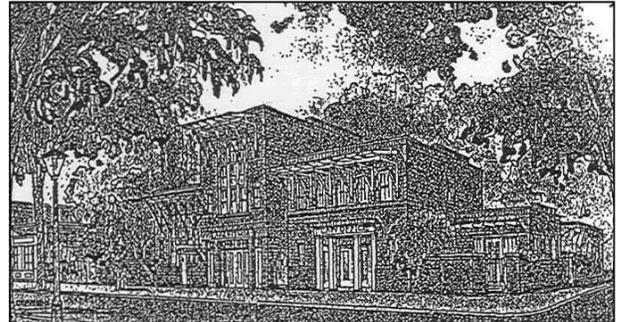
# *Village of Fox River Grove*

## *Eastgate Overlay District and Design Guidelines*

### ***-WINDOWS/STYLES-***

Windows should be modulated to scale and proportion, complementing the architectural style of the building. Window type, size and detailing should be kept consistent around the entire building. Vertically oriented windows are encouraged.

1. Maximum width of a single windowpane shall not exceed (4) four feet to encourage use of vertical window applications and as a safety measure. In addition, windowsills at base of the facade shall be a minimum of 1-1/2 feet above the interior slab.
2. Clear glass shall be used on windows to provide a more inviting atmosphere, however opaque glass may be acceptable in certain instances (i.e. medical office).
3. Window frames shall be constructed of metal for better durability, strength, and aesthetic value.



***Village of Fox River Grove  
Eastgate Overlay District and Design Guidelines***

**FIGURE 2  
Mixed Use Unified Development Concept**

