

EAST DUNDEE

HISTORIC DISTRICT GUIDELINES

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Acknowledgments

Village President
Jeff Lynam

Village Clerk
Katherine Diehl

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Scott Kunze
Kathleen Mahony
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Tricia Saviano
Rich Treiber

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Connie Krueger
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Lilian Reyes-Brahar
Frank Scarpelli
Steve Steneck

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Franco Bottalico, Assistant to the Village Administrator
Brandiss West, Finance and Administrative Services Director
Caleb Haydock, Management Analyst
Phil Cotter, Director of Public Works
Chris Ranieri, Building Inspector
Joshua Fourdyce, Chief of Police

Consultant
Egret & Ox Planning, LLC

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SECTION 1

General Information

1.1: Title

The title of this district is hereby established as the East Dundee Historic District, which is referenced more succinctly as the Historic District in this document.

1.2: Resolutions and Ordinances

The table in Figure 1.1 summarizes the resolutions and ordinances related to the Historic District. The adoption date and intent of each policy document are also provided.

1.3: Maps

A. Historic District Boundary (Figure 1.2)
B. Existing Zoning (Figure 1.3)

1.4: History and Character of the District

The Historic District was originally established in 1981 to provide East Dundee with a unified vision for historic preservation, maintenance, improvements, and new construction for the historic downtown and environs. General provisions for the Historic District are provided in Chapter 153 of the Village of East Dundee Code of Ordinances. The Historic District Guidelines outlined in this document are intended to supplement the general provisions in the Code of Ordinances with more detailed standards for design and development.

As defined in more detail in the district's legal description in Section 1.5, the Historic District generally encompasses the area bordered by the Village's municipal boundary on the north (bordering the south side of Carpentersville Middle School), Fourth Street and Van Buren Street on the east, Johnson Street on the south, and the Fox River and Third Street on the west. While the current boundaries of the Historic District have generally been set since its initial establishment, Section 153.03(B) of the Code of Ordinances outlines provisions for future additions to expand the district.

The character of the Historic District preserves East Dundee's historical roots as a former railroad town built along both the railway and off the banks of the Fox River. The walkable, compact environment with low level buildings of varying architecture and roof lines help East Dundee preserve its small town heritage.



Figure 1.1: Ordinances and Resolutions

Ordinance/ Resolution #	Date of Adoption	Title
Ord 07-45	11/5/07	Amending Title XV, Land Use, Chapter 156, Signs, Section 156.03(L), Historic District
Ord 22-01	1/24/22	Amending the Village of East Dundee Village Code Regarding Signage in Historic Districts
Ord 22-33	7/18/22	Amending Section 151.006, Fences, to Include a Section to Allow the Planning and Zoning & Historic Commission Jurisdiction to Hold Public Hearings and Make Recommendations to the Village Board
Ord 22-43	8/22/22	Amending Section 157.223, Amendments, Regarding Text Amendments and to Include a Section to Allow the Village Administrator to Propose Text Amendments to the Planning and Zoning & Historic Commission
Ord 23-59	12/18/23	Amending Sections 150.01, 150.02, 150.03 and 153.15 of the Village of East Dundee Village Code to Consolidate the Historic Commission and the Planning and Zoning Commission

NOTE: Excludes the annual resolutions that establish the regular meeting dates of the Planning, Zoning, and Historic Commission

1.5: Legal Description

The legal description of the Historic District provided below is taken from Section 153.03(A) of the Village of East Dundee Code of Ordinances:

Beginning at the point of intersection of the centerline of Barrington Avenue with the center line of Fourth Street; thence northerly along the center line of Fourth Street; 305 feet to a point in the northeasterly extension of the northwesterly line of Block 4 of Edward's Addition to East Dundee; thence southwesterly along the northeasterly extension of and the northwesterly line of Block 4 aforesaid 27 feet to the southwest corner of Lot 2, in Block 20 of Lakewood Lodge Estates subdivision; thence northerly along the westerly line of the Block 20 and its northerly extension 400 feet; thence westerly along a line perpendicular to the last described line at the last described point to a point in the easterly line of Block 4 of Alfred Edward's Subdivision; thence southeasterly along the easterly line of Block 4 and of Block 5 of Alfred Edward's Subdivision and the southeasterly extension of the easterly lines to the center line of Barrington Avenue; thence westerly along the center line of Barrington Avenue to the point of intersection with the northerly extension of the east line of the west 45 feet of Lots 8 through 11, inclusive, in Block 8 of Edward's Addition to East Dundee, thence southerly along the east line of the west 45 feet of Lots 8 through 11, inclusive and its northerly extension 130 feet to a point in the north line of Lot 7 in Block 8 of Edward's Addition to East Dundee; thence westerly along the north line of Lot 7 to the northwest corner thereof; thence southerly along the west line of Lot 7, Lot 6 and Lot 5 in Block 8 aforesaid 75 feet to the southwest corner of Lot 5; thence easterly along the south line of Lot 5, in Block 8 of Edward's Addition to East Dundee and its easterly extension 155 feet to the center line of Third Street; thence southerly along the center line of Third Street to the point of intersection with the north line of Block 3; in the Original Town of East Dundee; thence westerly along the north line of Block 3 to the northwest corner of Lot 4, in Block 3 aforesaid; thence southerly 120 feet along the west line of Lot 4 to the southwest corner thereof; thence southwesterly along the south line of Lot 5, in Block 3, in the Original Town of East Dundee and its westerly extension to the center line of the Fox River; thence southeasterly and southerly along the center line of the Fox River to the point of intersection with the south line of Lots 6 through 10; inclusive, in Block 9, in the Original Town of East Dundee extended westerly; thence easterly along the westerly extension of and the south line of Lots 6 through 10; inclusive to a point in the east line of Block 9 aforesaid; thence northeasterly along a line to the southwest corner of Lot 5, in Block 8, in the Original Town of East Dundee; thence easterly along the south line of Lots 1 through 5, inclusive, in Block 8 and along the easterly extension thereof 360 feet to the center line of Van Buren Street; thence northerly along the center line of Van Buren Street to the point of intersection with the easterly extension of the north line of Lots 6 through 10; inclusive, in Block 5, in the Original Town of East Dundee; thence westerly along the easterly extension of and the north line of Lots 6 through 10; inclusive, in Block 5 aforesaid 261 feet to the point of intersection with the east line of west half of Lot 4, in Block 5; thence north along the east line of the west half of Lot 4, in Block 5 in the Original Town of East Dundee 120 feet to the northeast corner of the west half of Lot 4 aforesaid; thence northeasterly to the southeast comer of Lot 7 in Block 2, in the Original Town of East Dundee; thence northerly 120 feet along the east line of Lot 7 to the northeast comer thereof; thence easterly along the south line of Lot 3, in Block 2 aforesaid 66 feet to the southeast corner thereof; thence northerly 120 feet along the east line of Lot 3 to the northeast corner thereof; thence westerly along the intersection with the southerly extension of the center line of Fourth Street; thence northerly along the southerly extension of and the center line of Fourth Street; thence northerly along the southerly extension of and the center line of Fourth Street 690 feet to the point of beginning, all in the Village of East Dundee, Kane County, Illinois.

1.6: Zoning Classification and Information

1.6-1: **Parcel Applicability.** The provisions of the East Dundee Zoning Ordinance shall apply to the Historic District, except as set out in this document. The various development standards outlined in this document shall apply to all parcels within the Historic District, unless specifically superseded herein.

The Historic District encompasses the following underlying zoning districts, as defined by the East Dundee Zoning Ordinance:

A. R2: Single Family Residence
B. R3: Single Family Residence
C. B1: Downtown Business
D. B2: Local Business
E. B3: Service Business
F. M1: Limited Manufacturing

Uses allowed within these underlying zoning districts shall be permitted within the Historic District.

1.6-2: **Preservation.** The preservation of certain historic and/or architecturally significant buildings and civic improvements is essential to give the Historic District a sense of place and history. The term "preservation" as used in this document shall mean that these buildings shall be restored, adapted, or maintained according to accepted preservation standards and the Historic District Guidelines, but also that new construction shall respect the urban fabric defined by the existing architecture.

1.6-3: **Zoning Administrator.** The Village Administrator's designee shall serve as the Zoning Administrator charged with the administration of the Historic District. The term Zoning Administrator, which is utilized throughout this document, shall refer to the Village Administrator's designee. The Planning, Zoning, and Historic Commission shall have regulatory power over all exterior work undertaken on buildings located within the Historic District, as defined in this document, as well as any changes in use.

1.6-4: **Nonconforming Buildings and Uses.** Zoning standards regarding nonconforming buildings and uses, as defined in the East Dundee Zoning Ordinance, shall apply to the Historic District.

1.6-5: **Special Uses.** Provisions of the East Dundee Zoning Ordinance shall apply to the Historic District except as herein modified:

1.6-5.1: **Special Uses.** The Planning, Zoning, and Historic Commission shall, in all cases, retain review authority over building elevations and projects within the Historic District.

1.6-5.2: **Public Access.** Any use that restricts access by the general public in any way is hereby required to obtain approval by the Village.

1.6-6: **Accessory Uses.** Accessory uses shall be permitted in the R2 and R3 zoning districts. Similarly, accessory uses shall be permitted in the B1, B2, and B3 zoning districts, except for residential dwelling unit for the owner or manager of the principal business, which are allowed as a special use. Certain accessory uses are allowed as either permitted uses or special uses in the M1 zoning district. In all cases, accessory uses shall comply with the general requirements of the relevant zoning districts established in the East Dundee Zoning Ordinance. Any accessory use in the Historic District must obtain a Certificate of Appropriateness pursuant to this document.

1.6-7: **Bulk Restrictions.**

1.6-7.1: **Lot Area Coverage.** There shall be no maximum lot area coverage.

1.6-7.2: **Lot Size and Width.** There shall be no lot size and width restrictions.

1.6-7.3: **Required Yards.** Buildings shall be located at the sidewalk line along the street, to maintain a coherent "streetwall." Private surface parking, utility yards, trash storage areas, etc. are not permitted adjacent to public sidewalks or the Fox River, unless proposed plans are reviewed by the Planning, Zoning, and Historic Commission and proper approvals are obtained from the Village.

1.6-7.4: **Permitted Obstructions in Required Yard Areas.** Those elements specified as design elements shall constitute permitted obstructions.

1.6-8: **Streetscape and Riverscape.** No public or private streetscape or riverscape improvement project is permitted without a Certificate of Appropriateness.

1.7: Purpose and Goals of the District

The Historic District's intended purpose is to guide the preservation of historic properties and continued revitalization of the downtown area by providing a flexible framework that melds private and public sector efforts under a unifying design concept, respecting East Dundee's heritage and distinct architectural history, and ensuring that new development projects meet the highest standards of design, imagination, and execution.

The Village of East Dundee supports this purpose by upholding the design and development guidelines established in this document, as well as committing financial resources and personnel to the administration of appropriate programs assisting property and business owners within the Historic District.

As outlined below, the goals of the Historic District advance the district's purpose statement provided in Section 153.01 of the Village of East Dundee Code of Ordinances:

1.7-1: Establishing a pedestrian- and bicycle friendly, commercially-viable destination district by:

- **1.7-1.1:** Preserving, enhancing, and promoting the downtown's pedestrian character;
- **1.7-1.2:** Maintaining the historic urban pattern of downtown East Dundee as one of small, densely constructed blocks which define public ways;
- **1.7-1.3:** Locating and establishing pedestrian-oriented uses along pedestrian-friendly walkways;
- **1.7-1.4:** Encouraging the establishment of visually-interesting and visible uses adjacent to pedestrian walkways;
- **1.7-1.5:** Fostering sidewalk activities;
- **1.7-1.6:** Improving linkages to existing bicycle paths, particularly the Fox River Trail;
- **1.7-1.7:** Providing new bicycle paths, bicycle parking, and other bicycle facilities;
- **1.7-1.8:** Encouraging safe access to transit;
- **1.7-1.9:** Promoting facilities that accommodate emerging transportation options such as electric vehicles and micromobility (e.g., scooters, e-bikes, electric skateboards, bicycle shares, etc.);
- **1.7-1.10:** Providing an upgraded streetscape, thereby supporting private sector redevelopment efforts with public sector commitments;
- **1.7-1.11:** Capitalizing on local arts and culture through the encouragement of uses and spaces to incorporate public art and elements that respectfully celebrate the cultural diversity of the community;
- **1.7-1.12:** Building a critical mass of experience-based uses, spaces, and activities that invites people of all ages and abilities to take advantage of a range of retail, dining, residential, entertainment, recreational, cultural, and educational opportunities; and
- **1.7-1.13:** Dedicating street-level space in new or renovated buildings to active uses, e.g., retail, dining, offices, temporary art installations, etc.

1.7-2: Honoring East Dundee's architectural history while encouraging innovative and imaginative redevelopment projects by:

- **1.7-2.1:** Permitting mixed-use developments with upper-floor residential units;
- **1.7-2.2:** Blending the compact character of the downtown area with the natural elements of the riverfront and mixed residential densities of surrounding neighborhoods;
- **1.7-2.3:** Utilizing the Fox River, Fox River Trail, and historic Depot Visitor Center as central points of interest and elements around which to focus future uses, public improvements, and site designs;
- **1.7-2.4:** Creating programs and on-site educational elements, e.g., information placards, kiosks, maps, etc., to raise awareness of East Dundee's rich historic roots and architectural tradition;

1.7-2.5: Advancing implementation of the Village's plans that impact the Historic District, including the East Dundee Comprehensive Plan and East Dundee Riverfront Master Plan;

1.7-2.6: Preserving the distinctive character and sense of place of the Historic District;

1.7-2.7: Discouraging demolition of contextually-significant buildings;

1.7-2.8: Preserving buildings with architectural or historic significance;

1.7-2.9: Providing greater scrutiny of prototype building designs as requested by national chain enterprises to ensure they respect the architectural feel and heritage of the Historic District;

1.7-2.10: Encouraging adaptive reuse of vacant or underutilized buildings and spaces; and

1.7-2.11: Exploring innovative uses of spaces such as creative lighting, interactive spaces, and public art.

1.7-3: Maximizing awareness of the Fox River's potential as East Dundee's most prominent natural asset by:

1.7-3.1: Increasing public access to the riverfront;

1.7-3.2: Enhancing viewsheds of the Fox River;

1.7-3.3: Improving water quality and beautifying the river;

1.7-3.4: Evaluating the potential impacts of the regional study for dam removal along the Fox River from Carpentersville to Montgomery, including possible implications on water levels, river flow, natural habitats, stormwater management, water recreation, etc. in East Dundee;

1.7-3.5: Committing infrastructure dollars to enhancement of recreational opportunities, riverfront access, water quality, and stormwater management; and

1.7-3.6: Advancing implementation of local and regional plans that impact the Fox River, including the East Dundee Comprehensive Plan, East Dundee Riverfront Master Plan, Kane County Natural Hazards Mitigation Plan, Jelkes Creek-Fox River Watershed Action Plan, and U.S. Army Corps of Engineers Project Implementation Report and Environmental Assessment for Fox River Connectivity and Habitat Study.

1.7-4: Supporting redevelopment efforts by:

1.7-4.1: Giving authority to the Planning, Zoning, and Historic Committee to oversee design and development within the Historic District;

1.7-4.2: Coordinating with Village staff to oversee the development review process; and

1.7-4.3: Offering financial incentives and technical assistance to property owners for building rehabilitation and restoration.

1.8: Coordination with Current Plans and Infrastructure Projects

The Village has completed multiple plans and studies that have varying levels of impact on the Historic District. The design guidelines defined herein reflect the recommendations outlined in these plans and studies. In addition, the updated design guidelines account for ongoing infrastructure projects, including recent projects like the 2024-25 construction of the new parking garage and retail space at 304 Hill Street, to ensure the future improvements add to the design and character of the Historic District.

1.9: Definitions

The definitions delineated in Section 153.02 of the Village of East Dundee Code of Ordinances apply to the Historic District Guidelines in this document. Existing definitions are modified for clarity or consistency with updated terminology established by the Village. Additional definitions are also provided where appropriate to support the Historic District Guidelines established in this document.

Additional definitions that may be applicable to the Historic District Guidelines are provided in the Village of East Dundee Code of Ordinances, particularly Section 156.02 (Sign Definitions) and Section 157.003 (Zoning Code, Rules and Definitions).

ADAPTIVE USE: Rehabilitation of a structure for use other than its original use such as a residence converted into offices.

ALTERATION: Any change in size, shape, occupancy, or use of a building or structure other than a change of use pursuant to Chapter 157 of the Village of East Dundee Code of Ordinances.

ART DISPLAYS: Any work of art that is visible by members of the general public without entering a building or privately-owned outdoor space. This includes but not limited to sculptures, paintings, and two-dimensional (2D) artwork.

BOARD: The Board of Trustees of the Village of East Dundee.

BUILDING INSPECTOR: The officer or other designated authority charged with the administration and enforcement of the Building Code and ordinances of the village or his or her duly authorized representative.

CERTIFICATE OF APPROPRIATENESS: A certificate from the East Dundee Planning, Zoning, and Historic Commission authorizing plans to construct, alter, extend, repair, or remove any buildings or structure within its jurisdiction, as defined by Section 153.03 of the Village of East Dundee Code of Ordinances.

COMMISSION: The East Dundee Planning, Zoning, and Historic District Commission.

CONSTRUCTION: The erection, demolition, alteration, repair, or renovation of any structure.

DECORATIVE ARCHITECTURAL DETAILS: Including, but not limited to, arches, brackets, columns, cornices, lintels, pilasters, pillars, sills, transoms, and window heads.

DECORATIVE EXTERIOR MATERIAL: Original concrete, stone, glazed brick, face brick, terra cotta, tile, cast iron, and specialty glass.

DEMOLITION: Any act or process which destroys or removes, in whole or in part, buildings, structures, or decorative architectural details.

DISTRICT: The East Dundee Historic District.

ERECT: To build, construct, attach, hang, place, suspend, affix, or paint.

EXTERIOR WORK: Improvements, repair, replacement or removal of existing building elements or structures. Also includes new construction and site modifications or improvements.

FAÇADE (OR BUILDING FAÇADE): The exterior wall of a building, from the ground to the roof line. For the purposes of this document, a roof varying no more than forty-five (45) degrees from the vertical plane shall be considered part of the façade.

FAÇADE, BLANK: A façade which is opaque, translucent, or transmits less than fifty (50) percent of the light that falls upon it, so that objects on the other side cannot be seen, or cannot be clearly distinguished.

FAÇADE, DECORATIVE: A façade which includes either a public entrance, display windows, decorative architectural details, or decorative exterior materials.

FAÇADE, NON-DECORATIVE: A façade or portion of such which does not include a public entrance or display windows, is lacking in decorative architectural details, is lacking in decorative exterior materials, but may include unadorned windows and service doors. Such a façade may be on the same plane as a decorative façade if architectural details define a vertical boundary between the two.

FRONTAGE: The length of the property line of one (1) use along each public or private right of-way or along the Fox River.

GUIDELINE COMPONENTS: Statements within the guidelines which specify the requirements and recommendations for the preservation of the characteristic relationships of the various historic features which are significant to the appearance of the Historic District.

LINTEL: A horizontal crosspiece carrying the weight of the structure above it.

LIVE ENTERTAINMENT FACILITIES: Theaters, gaming facilities where gaming is the primary use, or music venues where live music is the primary use.

MUNICIPAL CODE: The Municipal Code of the Village of East Dundee, of 1972, as amended.

PRESERVATION: Stabilization and maintenance of a structure or site in its existing form to prevent further change or deterioration.

PRIMARY FAÇADE: Any side of a building which faces a public street or riverfront.

PUBLIC ART: Art that is visible to the public.

PUBLIC OPEN SPACE: An area that is easily accessible for and designed to physically accommodate public use during normal business hours.

REHABILITATION: The act or process of applying measures to maintain and restore the form, integrity, and materials of a building, structure, or site.

REHABILITATION WORK: Maintaining the existing character of the structure, and whenever possible, returning it to its original condition. Rehabilitation would not require the removal of all non-original materials, but would encourage the removal of all such materials which are incompatible with the character of the district. The design of new construction or additions would not require the duplication of the original design and construction, but should be compatible with existing structures and the character of the district. The use of original materials or construction techniques is strongly encouraged, but contemporary methods and materials would also be acceptable when compatible.

REPAIR: The replacement of existing work with the same kinds of materials for the purpose of its maintenance, but not including additional work that would affect facilities or a vital element such as an elevator, plumbing, gas piping, wiring, ventilation or heating installation, or any work that would be in violation of the Building Code or ordinance governing building construction of the Municipal Code.

RESTORATION: Maintaining the original or unimpaired character of a structure as it was at the time of construction. Authenticity of a restoration would require the removal of incompatible exterior elements and the replacement of all damaged or deteriorated original elements with replicas of the same design and materials.

REVIEW AUTHORITY: The entity which is empowered to issue Certificates of Appropriateness, i.e., Zoning Administrator and/or the Planning, Zoning, and Historic Commission.

RIVERSCAPE: A group of structures whose primary façades front the Fox River and as such, collectively reflect a unified visual statement.

ROOFLINE: The boundary line between the roof and the wall directly above the wall surface to which the sign is attached. Any surface forty-five (45) degrees or less from the vertical is considered a wall. Any surface greater than forty-five (45) degrees from the vertical is considered a roof.

SEASONAL DECORATIONS: Exterior items of a primarily decorative nature visible from the public right-of-way and associated with the celebration of seasonal events or holidays shall be displayed no earlier than sixty (60) days prior to, and removed no later than sixty (60) days after, the holiday.

SIDEWALK SHOWCASE: A transparent case, attached to a building wall, to protect displays.

STREETSCAPE: A group of structures whose primary façade fronts a public right-of-way and which collectively reflect a unified visual statement. A streetscape can include one or both sides of a public right-of-way.

STRUCTURE: Anything existing, constructed, or erected, the use of which requires more or less permanent location on the ground.

SUSTAINABILITY: The ability to meet the needs of the present generation without compromising the ability of future generations to meet theirs.

SUSTAINABLE DESIGN: Sustainable design seeks to reduce negative impacts on the environment, and the health and comfort of building occupants, thereby improving building performance. The basic objectives of sustainability are to reduce consumption of non-renewable resources, minimize waste, and create healthy, productive environments.

TRANSOM: A small window or panel directly over a door or window.

USE: The purpose of activity for which the land or building thereon is designed, arranged, or intended or for which it is occupied or maintained.

VILLAGE: The Village of East Dundee, Illinois.

WALL: A building surface varying no more than forty-five (45) degrees from the vertical.

WINDOW: That portion of a building façade originally providing visual access to or from the building, made of glass or a glass-like material. A painted window shall be considered a window, but a window covered or replaced by brick, wood, metal, etc. shall be considered part of the wall.

Figure 1.2: Historic District Boundary Map

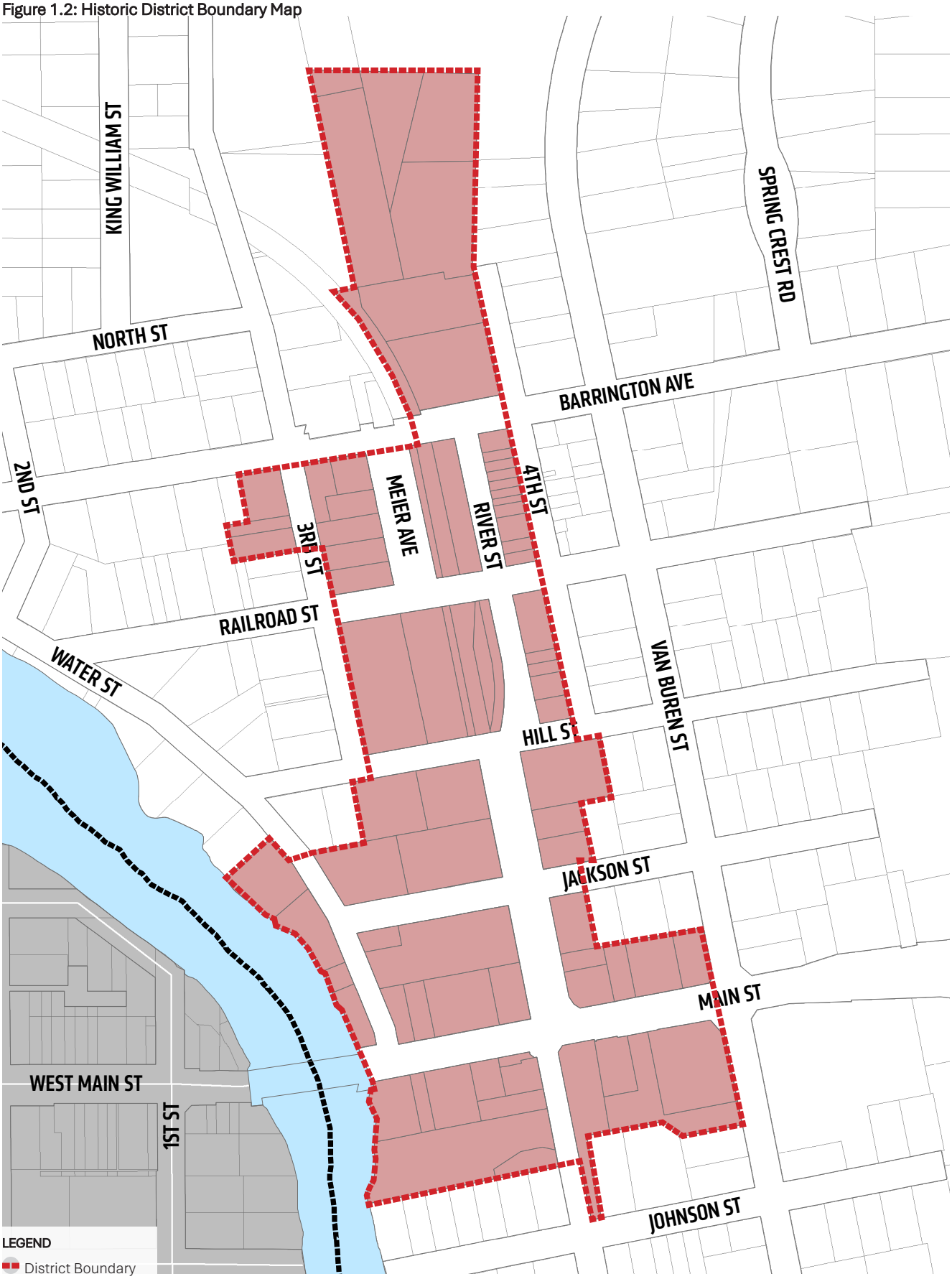
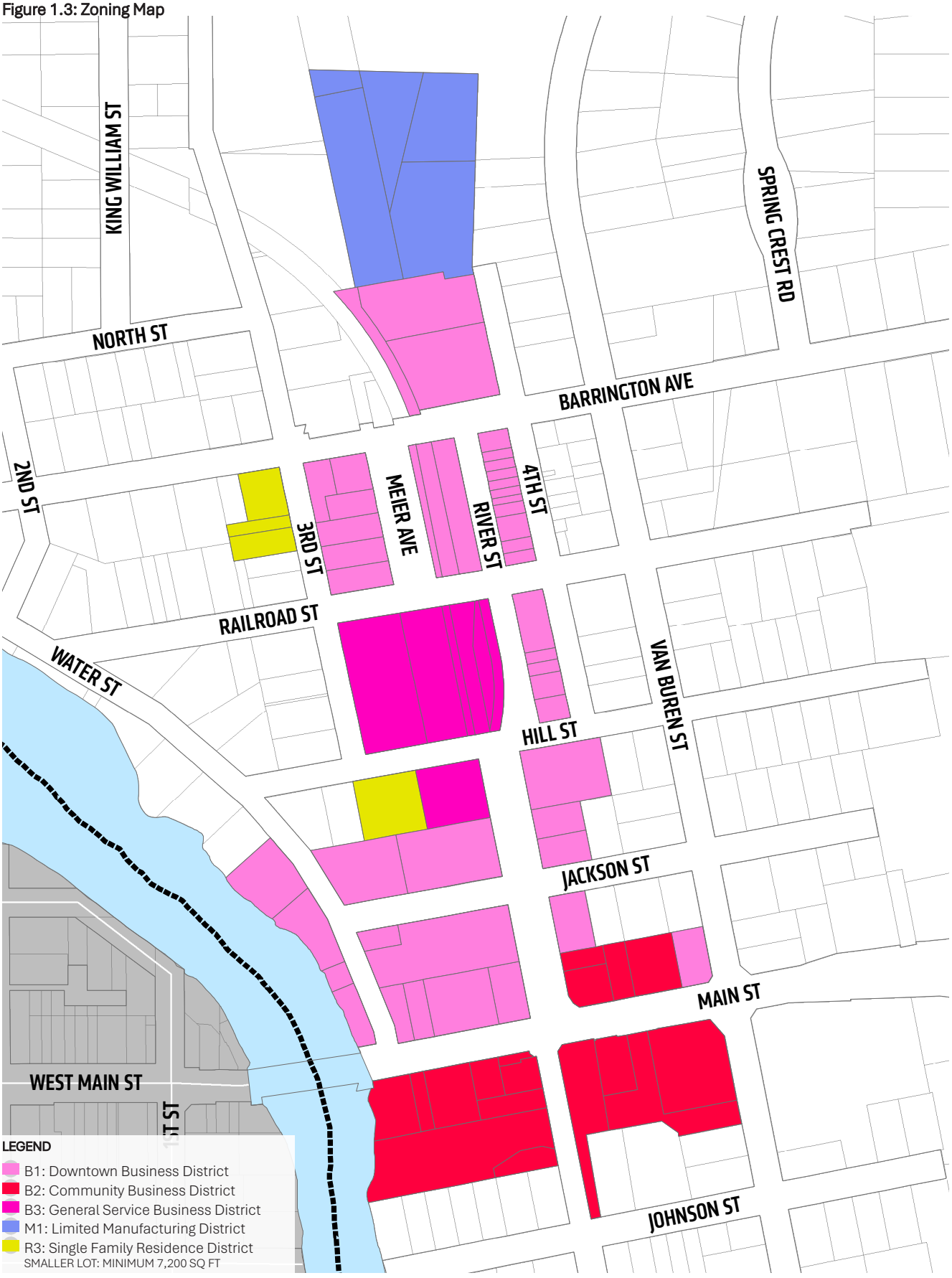


Figure 1.3: Zoning Map



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SECTION 2

Administrative Provisions

2.1: Planning, Zoning, and Historic Commission

2.1-1: **Responsibility.** All reviews will be based upon these guidelines, as appropriate. It is the responsibility of the Planning, Zoning, and Historic Commission as the Village's Review Authority to enforce the Historic District Guidelines by balancing specific design and development requirements with the overall design principles and concepts.

2.1-2: **Establishment of, and Membership on, the Planning, Zoning, and Historic Commission.** The Planning, Zoning, and Historic Commission is established under and governed by Chapter 150 of the Village of East Dundee Code of Ordinances.

2.1-3: **Powers and Duties of the Planning, Zoning, and Historic Commission.** The following powers and duties shall be in addition to the powers and duties described throughout this document and in the Village of East Dundee Code of Ordinances:

2.1-3.1: The Planning, Zoning, and Historic Commission shall review this document on a regular basis and may propose amendments to it, to be approved by the Village Board.

2.1-3.2: In reviewing an application for a Certificate of Appropriateness, the Planning, Zoning, and Historic Commission shall have the authority to modify any provision of this document, if such modification is consistent with the purpose and intent of the Historic District Guidelines.

2.1-4: **Savings Provision.** If any section, phrase, or paragraph of this document is construed to be invalid, void, or unconstitutional, the remaining sections, phrases, or paragraphs shall not be affected and shall remain in full force and effect.

2.2: Procedures: Certificates of Appropriateness

2.2-1: **Certificate of Appropriateness Requirement.** All exterior work as defined in this document shall be required to obtain a Certificate of Appropriateness, including but not limited for the following:

A. Demolition
B. Additions and new construction
C. Fencing
D. Accessory structures
E. Winter vestibules
F. Outdoor dining
G. Construction of publicly accessible space on a rooftop, such as a roof deck
H. Decks
I. Any construction project within the public right-of-way
J. All exterior work, as defined in this document
K. Installation or erection of signage, except as specifically exempted

2.2-2: **Review Process.** A Certificate of Appropriateness may be granted pursuant to the process outlined herein. The Planning, Zoning, and Historic Commission shall interpret and implement the Historic District Guidelines incorporated within this document. The Planning, Zoning, and Historic Commission shall have the power to oversee and mandate implementation of elements of the East Dundee Comprehensive Plan and East Dundee Riverfront Master Plan relating to the Historic District. Furthermore, the Planning, Zoning, and Historic Commission shall determine the timing and scale of improvements deemed reasonable and appropriate in each case, by balancing the specific proposal with the standards set forth in the Historic District Guidelines and the Village's planning documents.

At all steps in the Certificate of Appropriateness process, the Planning, Zoning, and Historic Commission must act within specified time limits as detailed below. References to days in this section shall mean calendar days unless otherwise specified.

All requests for a Certificate of Appropriateness must be complete in order to begin the review process. A complete request will include:

A. A signed Certificate of Appropriateness application
B. Approval by the property owner
C. Legible, accurate, scaled drawings, if applicable
D. Paint, fabric swatches, and/or material samples, if applicable

2.2-2.1: **Decision by the Zoning Administrator.** An applicant shall submit a Certificate of Appropriateness with Building and Permits. The Zoning Administrator will work with the applicant to refine the Certificate of Appropriateness request so that it conforms to the provisions of this document. The Zoning Administrator may make one of two decisions regarding Certificate of Appropriateness requests:

A. **Certificate of Appropriateness approval by Zoning Administrator.** For all Certificate of Appropriateness applications that conform to this document, the Zoning Administrator shall coordinate with the Planning, Zoning, and Historic Commission to review each application and issue the approved Certificate of Appropriateness.

B. **Certificate of Appropriateness requests denied by the Zoning Administrator.** If after working with the applicant, the Certificate of Appropriateness request still does not conform to the provisions of this resolution, the Zoning Administrator shall deny the request. This decision is appealable by either the applicant or a member of the Planning, Zoning, and Historic Commission. If appealed, the Zoning Administrator will place the Certificate of Appropriateness on the next regularly scheduled meeting of the Planning, Zoning, and Historic Commission, at which point the commission shall render a decision to grant, deny or modify the requested Certificate of Appropriateness on the basis of the criteria set forth in this document.

   The decision of the Planning, Zoning, and Historic Commission may be appealed within seven (7) days to the Committee of the Whole of the Village Board, by the applicant or by a member of the Village Board. If so appealed, the final decision shall be made by the Committee of the Whole.

2.2-2.2: **Decision by the Planning, Zoning, and Historic Commission.** An applicant for an exception, variation or modification (as determined by the Zoning Administrator) from the provisions of this document shall apply to the Zoning Administrator, who shall forward their recommendations to the Planning, Zoning, and Historic Commission. All applications must be complete in order to begin the review process. The commission shall make the decision within forty-five (45) days.

The Planning, Zoning, and Historic Commission shall direct the Zoning Administrator to issue a Certificate of Appropriateness if it finds that such exception, variation or modification is consistent with the goals, objectives, purpose, and intent of the Historic District. The decision of the Planning, Zoning, and Historic Commission may be appealed within seven (7) days to the Committee of the Whole of the Village Board, by the applicant or by a member of the Village Board. If so appealed, the final decision shall be made by the Committee of the Whole.

If the Planning, Zoning, and Historic Commission fails to make its decision within forty-five (45) days of the application date, the application shall be placed on the next available agenda of the Committee of the Whole, which shall make the decision.

2.2-2.3: **Planning, Zoning, and Historic Commission Review Required.** Rehabilitation projects over ten thousand (10,000) square feet in size, or where extensive redevelopment and site work are contemplated as determined by the Zoning Administrator (e.g., building demolition, assemblage of multiple parcels for redevelopment, significant alteration to the historic building, etc.), requires the approval of the Planning, Zoning, and Historic Commission.

The review process shall begin with a pre-application meeting with Village staff early on in the process. If needed, multiple meetings of the Planning, Zoning, and Historic Commission can also be scheduled to allow the commission the opportunity to provide direction to the applicant early on in the process so that unnecessary effort can be avoided and the end result is acceptable to both the applicant and the Review Authority.

All new construction, additions, and demolitions require the approval of the Planning, Zoning, and Historic Commission.

2.2-2.4: **Large Scale Development.** Projects over ten thousand (10,000) square feet of new construction will be reviewed in accordance with Preliminary Plan and Final Plan Review as set forth in Title XV: Land Usage of the Village of East Dundee Code of Ordinances.

2.2-2.5: **Projects Implementing the East Dundee Riverfront Master Plan.** In projects where there is the potential to implement aspects of the East Dundee Riverfront Master Plan, the applicant will be required to meet with the Planning, Zoning, and Historic Commission regarding approval of a Certificate of Appropriateness.

2.3 Administrative Review

All decisions made by the Village Board shall constitute a final determination for purposes of judicial review and shall be subject to review under the Illinois Administrative Review Law (735 ILCS 5/3-101, et. seq.).

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SECTION 3

DESIGN GUIDELINES AND REGULATIONS FOR

Maintenance and Alterations to Existing Structures

3.1: Purpose and Goals

The genera purpose of the design guidelines for the Historic District is to establish a set of principles that preserve the historic character of East Dundee in the downtown area, including the small town heritage, compact mix of uses, pedestrian- and bicycle-friendly environment, and access to the Fox River. In addition, the Historic District guidelines are not meant to define a strict style or design pattern requiring rigid uniformity or a single prescribed character with lack of flexibility and adaptations. Just as the Historic District built up over time, the design and development of sites are meant to occur in an organic manner respecting the character and form of existing significant structures, streets, and civic improvements.

While there are common patterns in architectural styles in the downtown core that define a unique design aesthetic for parts of the Historic District, these patterns are also not intended to establish a single, coherent historical or architectural reference point for all properties in the Historic District, which supports the aforementioned approach to provide opportunities for each property to pursue a flexible design that can adapt to the specific characteristics of the site and the overall context of its surroundings.

The Historic District features a range of building types and styles that span the history of East Dundee and its evolving development patterns over time. Preservation of existing properties of historical significance is paramount for the Historic District. This includes maintenance and alterations, which are covered in this section. Additions and new construction, as provided in Section 4, are expected to respect historically significant structures and other properties deemed worthy of preservation. In addition to individual properties, public space improvements are meant to unify the Historic District both visually and spatially at a compact, pedestrian scale that presently defines downtown and adjacent neighborhoods.

Properties and spaces within the Historic District will become available for renovation or redevelopment at various points over time. Future projects have the potential to contribute significantly to the viability of the downtown, including opportunities to further advance commerce, employment, arts and culture, food and entertainment, recreation, housing, and civic engagement. All development within the Historic District should be executed in a manner consistent with the principles and spirit outlined within this document.



3.2: Building Program

The following provisions shall apply when extensive or major reconstruction work, as determined by the Zoning Administrator, is planned for the exterior of a building within the Historic District:

3.2-1: At least seventy percent (70%) of the total area of all new or reconstructed first floor building walls that face a public street or walkway must be devoted to pedestrian entrances, display windows, or windows affording views into the building.

3.2-2: Such views shall be of retail spaces, offices, dining areas, art displays, any use that extends out into sidewalk activities, and any use, which, in the opinion of the Zoning Administrator, is in keeping with the overall objectives of the Historic District. Views of interior spaces that are more utilitarian in nature or devoid of human activity shall be screened by displays or other interior design approaches that are attractive to pedestrians looking from the outside in.

3.2-3: For each street level façade, the total of all blank façade segments, including garage doors, shall not exceed forty percent (40%). This applies to any façade at the front, side, or rear of a building that is visible to the general public, whether at the front from the sidewalk, back or side entrances, or a side alley with activity such as outdoor dining, pedestrian seating, or public art display. Based on the discretion of the Zoning Administrator and Planning, Zoning, and Historic Commission, major alterations may be considered on the front, sides, or rear of a building provided that such work holds the potential to enhance the character of the streetscape or increase activity on the sidewalk or public open space.

3.2-4: Blank façades shall be limited to fifteen (15) feet in width. When enhanced with architectural detailing, artwork, landscaping, or similar features that have visual interest, façade segments of thirty (30) feet in width are permitted.

3.2-5: Separate pedestrian entries onto the public street or walkway shall be required for each fifteen-thousand (15,000) square feet of street level use.

3.3: Ground Floor Use

The ground floor of buildings within the Historic District should be accessible to the public and encourage interaction among the building interior and the street. Storefronts, arcades, terraces, and lobbies should be utilized to promote this connection between interior and exterior spaces and the natural and built environment. Based on the discretion of the Zoning Administrator and Planning, Zoning, and Historic Commission, living spaces may be considered at the ground floor, primariliy in cases where the living spaces are at the rear of the building with the front area occupied by a lobby, storefront, or other use that generates more human activity and visual interest from the streetscape.

3.4: Building Exteriors: Materials, Scale, and Detail

The existing stock of buildings amplify the Historic District's design aesthetic, add significant interest to the pedestrian experience, and provide opportunities for adaptability and creativity in restorations, additions, and new construction.

3.4-1: General Provisions

3.4-1.1: Existing original exterior building materials shall be retained. If they require repair or maintenance, the original construction materials shall be restored if possible.

3.4-1.2: If existing original architectural or façade details have deteriorated beyond repair, they shall be replaced by replicas fabricated of similar design and materials, where feasible. Replacement material shall either replicate historic materials or be fabricated of a contemporary, alternate material that is able to replicate the detailing, dimensions, proportions, appearance, texture, etc. of the historic material as determined by the Zoning Administrator and Planning, Zoning, and Historic Commission.

3.4-1.3: Metal trim, railings, and other secondary building elements shall be painted or anodized to match or complement masonry coloration.

3.4-1.4: Aluminum or vinyl siding shall not be used on additions to existing structures. Cement board, engineered wood or similar siding that simulate wood siding may be allowed. This material shall have a smooth finish and be primed to be painted (or pre-painted for material that is available in colors appropriate for the specific architectural style of the structure).

3.4-1.5: Materials that would be inappropriate to the original building, e.g., asbestos, asphalt, cast stone, exterior insulation and finish systems (EIFS), or artificial brick, shall not be used on the existing building or in building additions.

3.4-1.6: Glass block shall not be used.

3.4-1.7: Non-decorative or concrete block shall not be used for anything other than foundations and structural elements.

3.4-1.8: Plant materials and trees in close proximity to the building that are causing deterioration to the building's historic fabric shall be removed.

3.4-1.9: Signboards or signable areas are required on buildings which are newly constructed, or on which the façade is extensively renovated.

3.4-1.10: Trash enclosures shall be 100% opaque and fabricated of weather-resistant, stained, or painted wood, masonry, or decorative galvanized metal. Such enclosures shall be placed on concrete slabs. Enclosures shall be a neutral color in a matte finish that complements the colors scheme of surrounding buildings, such as black, brown, or gray, and shall not be metallic. Chain link, louvered, corrugated metal, concrete block, or mesh panels enclosures are not permitted.

3.4-1.11: Security bars, gates, wires, cages, and similar devices are not permitted on primary façades, or portions of other façades that are highly visible to the public.

3.4-1.12: Awnings and canopies shall be fabricated of weather-resistant material, except that plastic, vinyl, or 100% opaque metal awnings or canopies are not allowed.

3.4-1.13: Awnings, hoods, or shutters that would detract from the existing character or appearance of the building shall not be used.

3.4-1.14: Decorative glass shall be replaced with like material if damaged.

3.4-1.15: Existing stained, prism, or cut glass shall not be removed from its position.

3.4-1.16: Decorative glass shall not be introduced where it did not previously exist.

3.4-1.17: Fixtures such as clocks, sidewalk tiles, decorative pavers, etc. which reflect the property's history and development shall be retained. Existing clocks shall be maintained to ensure they are operational and accurately reflect the current time.

Preferred Color Palette for the Historic District

As property owners consider the colors they use for the exterior of their buildings, the color palette below identifies the preferred colors that shall be considered as primary and secondary colors for the Historic District. Primary colors are the most dominant color, such as the exterior walls. Secondary colors apply to elements like doors, door/window frames, architectural accents, etc.

Each color in the color palette is identified with a standard HEX color code, which can be translated to other color codes, e.g., RGB, HSL, HSV, and CMYK, with which paint companies are familiar. Variations of each preferred color, e.g., lighter and darker versions of the color, may also be considered. Similarly, other colors not shown in the color palette may be considered. All proposed colors will be reviewed by the Zoning Administrator and require approval by the Planning, Zoning, and Historic Commission.

The color palette was generated by a color preference survey based on prominent colors present in the Historic District today. The survey was conducted with the Village Board and Planning, Zoning, and Historic Commission.

HEX COLOR CODE: #000000

HEX COLOR CODE: #888282

HEX COLOR CODE: #9C9791

HEX COLOR CODE: #814A47

HEX COLOR CODE: #EBCDAB

HEX COLOR CODE: #B29D7A

HEX COLOR CODE: #868571

HEX COLOR CODE: #79624B

HEX COLOR CODE: #594638

HEX COLOR CODE: #494D3E

HEX COLOR CODE: #343C46

3.4-1.18: Existing original features such as handrails, balusters, columns, brackets, façade tiles, entrance tiles, roof decorations, and other details shall be retained. When original features are deteriorated beyond repair, they should be replaced by replicas of similar design and materials. They may be replaced with period appropriate designs when exact replicas are not feasible as determined by the Zoning Administrator. Additions reflecting later architectural styles, and which are important to the historical integrity, shall be retained.

3.4-1.19: Entrances, balconies, promenades, and stairs that are appropriate to the building's style and development shall not be removed, enclosed, or otherwise altered. If any of these elements are damaged, they shall be repaired.

3.4-1.20: Mechanical systems shall be placed in areas that will result in the least possible alteration to the structural integrity and physical appearance of the building. Mechanical systems should be located on roofs or rear façades not visible from the street where possible. Equipment should be set back on the roof to be least visible and set back so fencing or safety railing is not required. If located at ground level or if located on the roof but visible from the street, mechanical equipment shall be screened per the requirements for trash enclosures above. The Zoning Administrator may approve heights greater than what is permitted by right if needed to fully screen equipment without detracting from the overall site design.

3.4-1.21: Equipment such as utility transformers and junction boxes should be located on roofs or rear façades not visible from the street where possible. Equipment should be set back on the roof to be least visible and set back so fencing is not required. If located at ground level or if located on the roof but visible from the street, equipment shall be screened per the requirements for mechanical systems above.

3.4-1.22: Holes shall not be cut through walls in primary façades to accommodate air conditioners, heat pumps, or other mechanical equipment.

3.4-1.23: Window air conditioners, exhaust fans, or heat pumps shall not be installed in primary façades.

3.4-1.24: New exterior electrical telephone, television, or data cables shall be hidden or buried in locations such as public rights-of-way or open spaces.

3.4-1.25: New electrical, telephone, data, or television cables or conduits shall not run up or across exterior primary surfaces to connect to existing installations.

3.4-1.26: New exterior electrical, telephone, satellite dishes, data, or television cables or conduits shall not be attached to primary façades.



3.4-2: Windows and Doors

3.4-2.1: Existing or original windows, including sash, lintels, sills, shutters, pediments, hoods, and hardware shall be retained. When deteriorated beyond repair, as determined by the Zoning Administrator, the Zoning Administrator can approve the replacement with a solid wood window that replicates exactly in detailing, proportions, operation, material, glazing, grill configuration, etc.

3.4-2.2: When metal or synthetic storm windows and doors are used, they shall be painted, anodized, or coated to match the existing color of the trim. Storm windows shall be correctly sized to fit the window openings including round arched windows.

3.4-2.3: Loading doors shall be painted, anodized, or finished to match the existing texture, color of trim, and/or other doors and windows.

3.4-2.4: If new windows and doors are installed, the existing or original material, design, and hardware shall be duplicated. The Planning, Zoning, and Historic Commission will consider allowing the use of contemporary, alternate material in punched window openings (not storefront systems) if the detailing, dimensions proportions, type, grill pattern, muntin profiles, and styling are consistent with that of other historic windows found on the building or if it is consistent with the style and period of the building. Replacement window and window frame material shall either replicate historic materials (wood or metal) or be fabricated of a contemporary, alternate material (e.g., aluminum clad, wood windows) that are able to meet the above specifications. If the historic windows had (or likely had) muntins, then new windows must be true, divided-lites or simulated divided lite with exterior and interior applied muntins with spacer bars between the panes of glass. Glazing should match the historic character of the glass.

3.4-2.5: Existing or original doors shall be retained. When deteriorated beyond repair, as determined by the Zoning Administrator, the Zoning Administrator can approve the replacement with a door made of wood, fiberglass, or resin that resembles the historic door.

3.4-2.6: When replacing non-storefront doors, replacement doors made of aluminum, fiberglass, or resin may be substituted for wood, so long as the design of the door is appropriate for the historic style and commercial use and blends with the architectural elements of the building.

3.4-2.7: New windows or door openings that would alter the scale and proportion of the building shall not be introduced. Inappropriate new window or door features such as aluminum insulating glass combinations that require the removal of original windows and doors shall not be used.



3.4-2.8: Windows of vacant street level spaces shall remain transparent, and shall not be papered or otherwise blocked or covered over. The area of the room within a minimum of ten (10) feet of the window shall be maintained in a clean, neat, and presentable state. The remainder of the interior shall be screened from view.

3.4-2.9: Windows on vacant units and units that are actively being restored with valid building permits, as determined by the Zoning Administrator, may install window screen signs per the signage requirements in Section 6.

3.4-2.10: When metal or synthetic storm windows and doors are used, material such as metal finish, aluminum, or silver shall not be permitted.

3.4-2.11: For windows and doors on Storefronts, see 3.6-1: Guidelines for Storefront Renovation.

3.4-3: Decorative Garage or Patio Doors

Decorative garage and patio doors have emerged as an attractive feature for restaurants and other businesses. While some businesses incorporate an existing garage door into the building design, others seek to add a new decorative garage or patio door on a façade to provide for more ambient light and provide for a more dynamic engagement between indoor and outdoor spaces, such as an indoor dining room and seating on a sidewalk patio. The following guidelines should be considered when incorporating a decorative garage or patio door into a restaurant or business design to create an attractive space without sacrificing functionality and safety:

3.4-3.1: **Location:** A decorative garage or patio door may be located on the side or rear of a building with a Certificate of Appropriateness, particularly if it relates to access to outdoor seating or sidewalk access. A rear location is recommended as it would have the least impact on the historic streetscape and may bring additional value to restaurants or businesses that open up to the riverfront, which enhances the attraction and river views for customers. Decorative garage or patio doors may be located on any elevation of a building that is less than 50 years old with the approval of a Certificate of Appropriateness. Location on the front façade of historic buildings over 50 years old is discouraged. When a decorative garage or patio door is located on a front façade of any building (historic or otherwise), the approval of the Planning, Zoning, and Historic Commission is required.

3.4-3.2: **Style and Aesthetics:** A decorative garage or patio door should complement the overall exterior design of the restaurant or business, including considerations like architectural style, color scheme, and intended ambiance. Doors shall be weather resistant material such as aluminum or similar material and shall be full view clear glass. Doors should replicate muntin patterns found on the rest of the storefront for a cohesive design.



3.4-3.3: **Branding and Signage:** The addition of signage or other elements featuring the logo or other branding elements of the restaurant or business on a decorative garage door serves as an opportunity to enhance visibility and create a unique identity for the establishment. Branding and signage refers only to on-site businesses. Advertising of off-site businesses is prohibited.

3.4-3.4: **Noise Control:** Noise control may be a factor to consider, depending on the location and surroundings of the restaurant or business, particularly along a busy street or area that experiences significant vehicular traffic. Decorative garage and patio doors should incorporate insulation options or additional noise-dampening features to minimize disruptions from ambient noise.

3.4-3.5: **Accessibility and ADA Compliance:** Installation of a decorative garage door shall be ADA compliant to meet accessibility requirements.

3.4-3.6: **Sidewalk Clearance:** Decorative patio doors must maintain a minimum of five (5) foot sidewalk clearance.

3.4-4: Lighting

3.4-6.1: Lighting should be used to illuminate significant architectural elements, building entrances, signage, parking areas, sidewalks and bicycle paths, the Fox River Trail, and gateway entry points into the Historic District. Lighting levels should provide adequate illumination to create a safe environment without detracting from or overly emphasizing the site or building.

3.4-6.2: All lighting will require a Certificate of Appropriateness, primarily checking for compatibility in terms of design, material, use, size, scale, color, brightness, and relation to the site and/or building. The following information may be required for review: location of all light fixtures; positioning height for wall-mounted fixtures; the number of light fixtures to be located on a building or site; the type, wattage, and light level of all light fixtures; the areas to be illuminated; and angle of each light fixture.

3.4-6.3: Light fixtures that are original to a building or site shall be preserved and maintained as best as possible.

3.4-6.4: Exterior building lighting should be subtle and compatible with the style, scale, and period of the structure. Light fixtures should generate minimal glare and/or spillover onto adjacent properties, whether through the design or positioning of the fixture (e.g., providing a light shield, pointing downwards, etc.).



3.4-6.5: Security lights, flood lights, and foot lights shall be located on rear and sides of a site not visible from the street and should generally be small and simple in design. The number of such light fixtures should be minimized to avoid oversaturating a site or building with lighting without sacrificing safety.

3.4-6.6: Except for special events and occasions, spotlighting on building façades is prohibited within the Historic District. For special events and occasions, spotlighting on blank façades by the Village is permitted with a Certificate of Appropriateness.

3.4-6.7: Downward spotlighting on the sidewalk by the Village is permitted with a Certificate of Appropriateness. Private downward spotlighting on the sidewalk requires the approval of the Planning, Zoning, and Historic Commission and a Certificate of Appropriateness.

3.4-6.8: Downward spotlighting and architectural accent lighting on buildings less than 50 years old is permitted with a Certificate of Appropriateness. Downward spotlighting and architectural accent lighting on buildings older than 50 years old requires the approval of the Planning, Zoning, and Historic Commission and a Certificate of Appropriateness.

3.4-6.9: Lighting underneath bridges is permissible with a Certificate of Appropriateness.

3.4-6.10: Motion or strobing effects of any lighting is prohibited.

3.4-6.11: Permissible types of lighting include incandescent lighting, modern filament LED, high pressure sodium (orange lighting) and diffused, soft white light. Neon lighting may be used if the colors are compatible with the façade of the building. The Planning, Zoning, and Historic Commission shall have purview over the color temperature to ensure it is appropriate for the Historic District, regardless of type of lighting. Extensive lighting is discouraged to help reduce light pollution.

3.4-6.12: Creative lighting is encouraged with proper review and approval by the Planning, Zoning, and Historic Commission. A Certificate of Appropriateness is also required.

3.4-6.13: Electrical service lines that power exterior lighting should be placed underground, where possible.

3.5: Maintenance of Building Exteriors

3.5-1: Deterioration of wood materials shall be prevented through repair, cleaning, and painting.

3.5-2: Masonry, including glazed brick, shall be maintained, tuckpointed, and properly cleaned when necessary. Masonry shall be cleaned only when necessary to halt deterioration or to remove stains, and shall be done with the gentlest method possible, such as low pressure water and soft natural bristle brushes. Deteriorated or damaged masonry shall be replaced with similar material. Brick should not be cleaned with high-pressure water that exceeds 300 pounds per square inch.

3.5-3: Unpainted brick shall remain unpainted. Painted murals on brick surfaces shall adhere to the mural standards in Section 6.4-16.5

3.5-4: Unnecessary re-pointing of mortar joints shall not be performed. Mortar joints shall be re-pointed only when there is evidence of moisture problems, or when sufficient mortar is missing to allow water to stand in the mortar joint. Original mortar shall be duplicated in composition, tensile strength, color, texture, joint size, method of application, and joint profile. The original or early color and texture of masonry surfaces shall be retained.

3.5-5: Re-pointing shall not be done with a mortar of high Portland cement content, since this technique can create a bond that is stronger than the building material, thus causing deterioration that results from the differing co-efficient of expansion and the differing porosity of the material and mortar. If the original composition cannot be determined, a historic compound such as one part lime, one part Portland cement, and six parts sand must be used.

3.5-6: Concrete shall be cleaned only when necessary to halt deterioration or remove stains. Cleaning shall be done with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

3.5-7: Unpainted concrete shall remain unpainted. When necessary, concrete shall be replaced with that of similar color and texture. Painted murals on concrete surfaces shall adhere to the mural standards in Section 6.4-16.5.

3.5-8: Stucco surfaces shall be maintained by cleaning and repainting when necessary. When repairing original stucco, a stucco mixture duplicating the existing in appearance shall be used.

3.5-9: Stucco or exterior insulation and finish systems (EIFS) shall not be applied to existing masonry surfaces.

3.5-10: Metal, including steel, extruded aluminum, cast, and forged iron, shall be maintained and cleaned only when necessary to halt deterioration or to remove stains and shall be done with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

3.5-11: Unpainted metal shall remain unpainted. When necessary, metal shall be replaced with that of similar color and texture. Painted murals on metal surfaces shall adhere to the mural standards in Section 6.4-16.5.

3.5-12: Terra cotta shall be cleaned, maintained, and where applicable, tuckpointed.

3.5-13: Before any painting is undertaken, technical assistance shall be sought by the Village, so as to ensure authenticity in colors that are consistent with the preferred color palette for the Historic District as defined on page 23.

3.5-14: Wood siding shall not be resurfaced with new materials which would have been inappropriate when the building was originally constructed, e.g., artificial stone, brick veneer, asbestos, or asphalt shingles.

3.5-15: Blasting with sand or the use of harsh detergents shall not be used on wood, concrete, masonry, stucco and, in certain instances, metal. This method of cleaning erodes the surface material and accelerates deterioration. Water blasting above 600 pounds per square inch to remove loose paint is not recommended as it can cause damage.

3.5-16: Waterproof or water repellent coating or surface consolidation treatments shall not be used unless required and approved by the Village to solve a specific problem that has been thoroughly studied and identified.

3.5-17: Electric saws and power hammers shall not be used to remove mortar since they can cause serious damage to adjacent brick.

3.5-18: Paint shall not be removed from masonry surfaces indiscriminately.

3.5-19: New site improvements shall be appropriate to the past appearance of the property, as researched through photographs, drawings, and historic publications. They shall match existing surrounding site elements in terms of scale, type, and appearance.

3.5-20: Windows shall not be boarded, except for emergency purposes. Board-ups shall not extend beyond thirty (30) days, unless an extension is granted by the Zoning Administrator. Damaged windows shall be replaced within thirty (30) days unless an extension is approved by the Zoning Administrator.

3.5-21: Existing clocks shall be maintained to ensure they are operational and accurately reflect the current time

3.6: Alterations to Building Exteriors

Buildings identified as contextually significant should be renovated in a manner that respects the original building design and the general recommendations for new building design. As described in more detail in Section 5, demolition of contextually significant buildings may be permitted but is strongly discouraged. Alterations to existing building exteriors are recommended instead, as described below. In all cases, building renovation shall be done in the least detrimental manner possible. For example, chemical washing rather than sandblasting is the preferred method of cleaning façades.

3.6-1: Guidelines for Storefront Renovation

3.6-1.1: The traditional division between street level storefront and upper façade should be maintained by use of a decorative cornice. A cornice should be consistent in design with the original building and in approximate alignment with adjacent cornices.

3.6-1.2: Storefront areas should be contained at each edge by the building façade. The primary material within the storefront should be glass to draw in natural light and offer transparency along the streetscape. A setback of three (3) to six (6) feet for the entrance door should be allowed.

3.6-1.3: The upper façade, which is sometimes defined with a second decorative cornice, should be restored to original conditions when possible.

3.6-1.4: In cases where the upper façade has been removed or renovated beyond recovery, a new façade should be designed. The new façade should respect the height, proportions, and primary lines of adjacent buildings. Contemporary, alternate material that is able to replicate the detailing, dimensions, proportions, appearance, texture, etc. of the historic material may be used to design a new façade as determined by the Zoning Administrator, with input from the Planning, Zoning, and Historic Commission. Windows should be based upon historic photos or physical evidence of the original. If none of the above exists, consideration should be given to the window size, pattern, and rhythm of adjacent buildings.

3.6-1.5: In the case of existing storefronts that maintain original fabric, including original wood doors, framing, exterior tile flooring, decorative transoms, low bulkheads, etc., such fabric shall be preserved unless deteriorated beyond repair. When deteriorated, they should be replaced with replicas fabricated of similar design and where feasible materials. Replacement material shall either replicate historic materials or be fabricated of a contemporary, alternate material that is able to replicate the detailing, dimensions, proportions, appearance, texture, etc. of the historic material, including cement board, engineered wood, porcelain tile, fiberglass, polyurethane, or other materials as determined by the Zoning Administrator, with input from the Planning, Zoning, and Historic Commission.

3.6-1.6: When replacing wood on storefronts, such as low bulkheads and sign boards, material should be durable natural wood or a contemporary, alternate material that is more weather resistant than plywood, such as medium density fiberboard, cement board, etc.

3.6-1.7: Major alterations to original storefronts, as determined by the Zoning Administrator, shall go before the Planning, Zoning, and Historic Commission.

3.6-1.8: When historic storefronts do not exist and the storefront is being rebuilt, the storefront should be rebuilt either based upon historic photos or be compatible with the rest of the building and the streetscape. Modern materials, such as aluminum storefront windows, cement board, engineered wood, fiberglass, porcelain tile, polyurethane, etc. may be used. Aluminum, full-view commercial doors are permitted on aluminum storefronts. The following should be incorporated into the new storefront:

A. Low bulkheads with traditional look, such as wood paneling or natural stone but allow synthetic material that replicates historic material;
B. Thin framing;
C. Large displays of clear glass;
D. Recessed commercial entrances of three (3) to six (6) feet; and
E. Other elements like transoms should be considered.

3.6-1.9: Falsely constructed or pseudo-historic detail should not be permitted. Façade design which directly mimics that of adjacent buildings should not be permitted.

3.6-2: Roof Design

3.6-3.1: The existing original form of the roof shall be retained. All architectural features which give the roof its essential character, such as parapets, cornices, brackets, and chimneys, shall be retained. In cases when solar panels or skylights are installed, they shall be located to the rear of the roof area to minimize visibility especially from street level.

3.6-3.2: Whenever possible, the original materials of the roof should be restored. Particular effort should be made to preserve certain materials such as slate, tile, and other unique materials not commonly found in new construction. Roof materials which are deteriorated beyond repair should be replaced with the original material whenever possible. If not possible, roof material should be replaced with new material that matches as closely as possible the existing or original in composition, size, shape, color, and texture.

3.6-3.3: The roof shall not be stripped of architectural features important to its character. Nothing shall be done to change the essential character of the roof by adding architectural features or roofing materials inappropriate to the style of the building.

3.6-3.4: Public use of rooftop spaces, such as a rooftop deck, is permissible if designed with safe ingress/egress and access to fire escapes in compliance with fire safety codes. A rooftop deck must also meet code requirements including, but not limited to: structural loads; setbacks; options for screening certain sections or activities; railings or walls; and placement of mechanical systems. Approval by the Planning, Zoning, and Historic Commission is required. For a rooftop deck on a historic property, it should be compatible with the historic property and the surrounding historic properties. The rooftop deck should not remove, cover, or damage any historic building materials or architectural elements. Rooftop decks should be placed to be the least obtrusive, including being setback from the front façade. All work must be reversible.

3.6-3.5: Railings should be designed to be unobtrusive allowing for the most visibility to the skyline, such as cable railing, glass, or other clear material. Woven mesh, chain link, or metal guardrail shall not be permitted.

3.6-3: Outdoor Dining

3.6-3.1: Outdoor dining spaces are permissible on patios and sidewalks that provide adequate space to accommodate tables, chairs, server stations, and space demarcation elements (e.g., decorative planters, movable fencing, stanchions with ropes, trellises, etc.). In addition, outdoor dining spaces shall retain a minimum of five (5) feet clearance of sidewalk to not encroach on space for pedestrians and bicyclists to pass by safely and free of hindrances.

3.6-3.2: Furniture such as tables, chairs, and benches should be weather-resistant, durable, and low-maintenance. All furniture must be movable and not affixed to the sidewalk or ground materials. Tables and chairs that are stackable or foldable are recommended for convenient storage.

3.6-3.3: Heating lamps and fire pits are permissible provided they comply with fire safety codes and proper Village approvals are obtained. Heating lamps are allowed on sidewalks and patios. Fire pits are permitted on patios but prohibited on sidewalks.

3.6-3.4: Shade treatments like umbrellas, pergolas, or shade sails on sidewalks and patios are permissible, as space allows, to protect diners from the sun and light rain. If tables and chairs are located adjacent to the building, historically appropriate retractable awnings or canopies affixed to the building may be utilized for flexible shading solutions, provided that the awnings or canopies comply with sign code standards. Placement of shade treatments shall not obstruct views, airflow, or pedestrian circulation.

3.6-3.5: Outdoor dining spaces shall be lit by a mix of lighting sources: light fixtures on the building; ambient light from interior building lights; streetlights; tabletop lighting; and light features that are part of a heating lamp or fire pit. String lights, lanterns, or pendant lights that are strung along a pergola or trellis are permissible on patios with a Certificate of Appropriateness and may be permissible on sidewalks and patios with approval from the Planning, Zoning, and Historic Commission.



3.6-3.6: Light levels should be adequate to provide safety and visibility during evening hours without excessive spillover onto the street or adjacent properties.

3.6-3.7: Greenery is encouraged in outdoor dining spaces to provide a natural aesthetic and soften up the surrounding hard surfaces. Outdoor dining on the sidewalk may utilize raised and hanging planters, as well as engage with existing landscaping features that exist in the public right-of-way, such as shade trees and planters. Since patios are typically not part of the public right-of-way like sidewalk cafés and dining areas, patios generally have a greater degree of latitude to provide greenery, which may include elements such as shade trees, raised and hanging planters, flower beds, shrubs, etc. Raised planters may play a secondary role to define dining zones and provide a sense of enclosure. Greenery must comply with landscape requirements as outlined in Section 7.5 of this document.

3.6-3.8: Outdoor dining where alcoholic beverages will be served must adhere to Village requirements. Any fencing must adhere to Village fence regulations in Section 151.006 of the Building Code in the Village of East Dundee Code of Ordinances. Chain link, rope rails, chain rails, and other materials not specifically designed as fencing are prohibited. Any barriers used should be of high quality such as decorative planters and should not include non-ornamental materials, such as plywood, bare wood, barrels, and cones.

3.6-3.9: Screens, trellises, planters, or other decorative partitions may be provided to provide an added level of privacy by creating individually defined dining spaces. To help with acoustics, such partitions may be constructed of materials that absorb sound to minimize noise levels and enhance the dining experience.

3.6-3.10: Outdoor dining spaces shall be ADA compliant to meet barrier-free accessibility guidelines defined in Section 7.5, including wheelchair accessibility, proper clearance, and appropriate signage. Ramps, tactile paving, and appropriately spaced seating are additional elements that will help accommodate a diverse range of physical abilities and needs.

3.6-3.11: Where possible, eco-friendly materials and practices should be utilized in the design and construction of outdoor dining spaces, particularly in compliance with sustainability guidelines defined in Section 4.11. Such sustainable measures may include use of permeable pavers, water-saving irrigation systems, and installation of native plants for landscaping.

3.6-4: Winter Vestibules and Enclosures

3.6-4.1: Winter vestibules and enclosures shall require a Certificate of Appropriateness and building permit along with any required Village license or agreement.

3.6-4.2: Such enclosures shall only be permitted from October through April.

3.6-4.3: Such enclosures shall be a neutral color and be constructed of weather resistant material, which shall be changed immediately if they show signs of deterioration.

3.6-4.4: Installation shall not cover or damage architectural features of the building.

SECTION 4

DESIGN GUIDELINES AND REGULATIONS FOR

Additions and New Construction

4.1: Purpose and Goals

While the preservation of existing buildings and properties is paramount in the Historic District, there will be opportunities to either incorporate additions to existing buildings or add completely new development through new construction on vacant or underutilized sites. In these cases it is highly encouraged that such additions or new construction shall integrate architectural elements and details that convey a sense of permanence, creativity, and imagination, as opposed to structures reflecting fleeting trends, homogeneity, or inauthentic uniformity. Developers, builders, and property owners are expected to work closely with the Planning, Zoning, and Historic Commission and Village staff in an iterative process to ensure the end product exemplifies the highest quality in materials, execution, imagination, and visual interest in the Historic District.

4.2: New Building Design

The following design guidelines provide direction for additions to existing buildings and newly constructed buildings in the Historic District. These guidelines acknowledge that some projects may entail the demolition of individual buildings, redevelopment of vacant parcels or surface parking lots, or assembly of multiple parcels to create larger development sites. All new construction requires approval by the Planning, Zoning, and Historic Commission.

In cases where buildings may be razed to create buildable sites, the Planning, Zoning, and Historic Commission will evaluate proposals in light of their capacity to accomplish the following objectives:

4.2-1: New construction should reflect the highest quality in building materials and techniques.

Since the Historic District encompasses both the downtown area and surrounding residential properties, the district is defined by a variety of architectural styles. There are a few architectural styles, as shown on the right, that stand out as distinct in the Historic District, and these buildings have been preserved as best as possible over time. The Historic District will continue to evolve with new or revamped uses that offer goods, services, housing, arts, culture, entertainment, and spaces for civic engagement and social gatherings. Even as new construction may occur, buildings should continue to reflect a strong sense of pride of craftsmanship and community spirit that is one of the hallmarks of the Historic District. The Village shall reinforce the importance of combining state-of-the-art building materials and techniques with preservation efforts to sustain the heritage and physical character of the Historic District, while also maintaining a sense of constancy as new developments complement the existing building stock.





4.2-2: New construction should reflect architectural variety and character.

As noted above, the Historic District includes a variety of architectural styles that developed over time from East Dundee's early beginnings to today. The Historic District is home to structures that were constructed in more recent times along with older structures that truly reflect East Dundee's early days built along the Fox River and a now defunct rail line. Even as the building stock in the Historic District built up over more than a century, more recent structures built via modern construction practices blend well with the older historic structures, which help East Dundee preserve the heritage of the Historic District and retain the community's small town feel. The distinctive nature of the properties and blocks comprising the Historic District should be respected and complemented as new infill development are introduced into the district.

4.2-3: New construction should reflect the principles of environmental sustainability.

Sustainable building practices are highly encouraged to enable structures to withstand typical wear and tear of over longer periods of time, reduce energy consumption costs, and more respectfully integrate built forms into the natural environment, particularly with proximity to the Fox River and the Fox River Trail. The principles established by the U.S. Green Building Council (USGBC) through their Leadership in Energy and Environmental Design (LEED) program should be incorporated, to the greatest extent feasible, in additions to existing buildings and newly constructed buildings in the Historic District. Sustainability guidelines are provided in Section 4.11 of this document.

4.3: Site Development Location

In an effort to maintain the existing contextual character of the Historic District, two basic concepts should be employed regarding where buildings face with respect to the street or river:

4.3-1: **Building Face at Street Front.** Buildings should occupy entire parcels of ground with street façades being developed at the sidewalk edge. Corner sites should be developed with building façades directly along both streets. Open areas required for service and parking should be placed in alleys or side and rear yards away from the public street.

4.3-2: **Building Face at Riverfront.** While only a small portion of the Historic District is situated directly adjacent to the Fox River, any construction adjacent to the river should engage the riverfront as best and as safely as possible. This includes the protection of river views, provision of river access for recreation, protection of natural habitats, and integration of native plantings and other landscaping techniques for stormwater management. Utilitarian spaces or facilities such as utility yards, trash storage areas, etc. should not be permitted along the riverfront.

4.4: Service Areas

Exterior service areas, loading docks, roof- or grade-mounted mechanical equipment, and other utilities areas shall be screened from public view by walls, fencing, or mature landscaping, particularly in adherence to the requirements outlined in the general provisions in Section 3.4-1 of this document.

4.5: Building Height and Massing

4.5-1: New construction in infill settings should preserve the present scale of architecture by being compatible in mass to the adjacent existing buildings. Existing building masses in the Historic District vary with the maximum height being three (3) stories. New buildings shall stay within the one (1) to three (3) story range to be in line with the existing building stock.

4.5-2: The spatial relationship of the structures in the Historic District to each other and to the streetscape shall be maintained. Examples of the elements to be considered in defining the spatial relationship include the scale, façade proportions, height, setbacks, and orientation of structures.

4.5-3: The height of a new structure and its height-to-width proportions shall be consistent with buildings in the block on which it is located or onto which it faces or backs. In addition, the building height shall be no more than one (1) story higher than the tallest building on the block on which it is located or onto which it faces or backs. Façade proportion shall be established by permitting no structure with a façade narrower than those existing in the same block, the block it is facing, or the block onto which it backs.

4.5-4: The rhythm of a new building shall match the rhythm of the existing buildings on the block. Building rhythm generally relates to the pattern of solid walls, openings like windows and doors, floor levels, and placement of architectural features (e.g., eaves, dormers, cornices, parapets, etc.).

4.5-5: Additions to existing buildings shall be related in height and proportion to the existing structure. However, property owners are discouraged from proposing additions that would add new height or change the scale or proportions of existing primary façades of a building. Existing original stories shall not be removed.

4.5-6: For new construction on larger tracts of vacant land, i.e., projects that are not strictly infill in nature, building massing can often be more complex. These projects present opportunities to create new landmarks or transformative developments in the Historic District that add new businesses, housing options, community spaces, open spaces, and connectivity to the Fox River Trail and riverfront. Given the relatively larger size of such projects, there is greater flexibility and room for creativity with the scale, height, and massing of future developments in relation to the rest of the Historic District. At the same time, this flexibility in site design and greater impacts on the Historic District shall require greater oversight and guidance by the Zoning Administrator and the Planning, Zoning, and Historic Commission.

4.5-6.1: Minimum heights for new construction for larger projects should be a minimum of two (2) stories at the street level. However, maximum heights should be determined by the overall context of the proposed project with approval by the Zoning Administrator and the Planning, Zoning, and Historic Commission. Diversity of height and imaginative design are encouraged to offer architectural variety and interest while also respecting the existing character of the Historic District.

4.5-6.2: New construction along the Fox River should be designed to engage the riverfront. This presents an opportunity to preserve views of the river and incorporate public space that allows for passive recreation to enjoy the river.

Conceptual renderings of parking garage and ground level retail at 304 Hill Street (currently under construction)





4.6: Roof Design

The Historic District includes a range of roof formats, primarily flat roofs and gabled roofs but also a few examples of gambrel roofs, mansard roofs, and roofs with dormers. The variety of roof types across the Historic District and adjacent neighborhoods embodies the spirit of diversity in design that enable individual properties to express their rooftops in their own distinct ways while also contributing to the collective skyline that prioritizes a varied tapestry of roof designs over sheer uniformity of a singular roof type.

4.6-1: Given the more common formats of flat roofs and gabled roofs, these types of roofs will be prioritized as the preferred roof design for additions and new construction. All other roof types, e.g., hip, pyramid hip, mansard, gambrel, shed, saltbox, etc., are less common and shall be utilized in limited instances. A strict prohibition of these other roof types may not be completely appropriate since proposed project designs may be able to incorporate such roof types in an acceptable form that adds value to the property and enhances the Historic District, with proper review and approval by the Zoning Administrator and the Planning, Zoning, and Historic Commission.

4.6-2: Vegetative roof systems, which are more commonly known as roof gardens and green roofs, are allowed under these guidelines to support principles of environmental sustainability as outlined in Section 4.11 of this document.

4.6-3: Public access to rooftop spaces, such as a rooftop deck, is also allowed under these guidelines, provided that safe ingress/egress and access to fire escapes adhere to fire safety codes. A rooftop deck must also meet all code requirements including, but not limited to: structural loads; setbacks; options for screening certain sections or activities; railings or walls; and placement of mechanical systems.

4.6-4: Rooftop spaces should also follow the requirements outlined in Section 3.6-2 of this document.

4.7: Building Exteriors: Materials, Scale, and Detail

4.7-1: While large glass windows are permissible, very dark reflective glass shall not be used. In general, large expanses of metal and glass curtain wall systems should be avoided. Street level storefronts should be designed in a manner consistent with the Village's recommendations for structural renovation.

4.7-2: Exterior materials used in a new building shall be compatible in scale and texture with buildings on the block in which it is situated or facing or onto which it backs.



4.7-3: Materials used on an addition to an existing original structure shall relate to the materials used on the existing or original structure. As much of the original structure as possible shall be retained so that the addition could be removed without damage to the basic structure and appearance of the building.

4.7-4: For new construction on larger tracts of vacant land, i.e., projects that are not strictly infill, more modern materials are acceptable as long as they still respect the character of the Historic District.

4.7-5: Aluminum or vinyl siding shall not be used on additions to existing structures. Cement board, engineered wood or similar siding that simulate wood siding may be allowed. This material shall have a smooth finish and be primed to be painted (or pre-painted for material that is available in colors appropriate for the specific architectural style of the structure).

4.8: Lighting

The design guidelines for lighting outlined in Section 3.4-4 of this document for maintenance and alterations to existing structures apply to additions and new construction.

4.9: Outdoor Dining

The design guidelines for outdoor dining outlined in Section 3.6-3 of this document for maintenance and alterations to existing structures apply to additions and new construction.

4.10: Decks

4.10-1: Decks shall be located at the rear of buildings or areas not visible from the street.

4.10-2: Decks should not remove, cover, or damage any historic building materials or architectural elements.

4.10-3: Decks should be kept simple in design.

4.10-4: Decks should be durable natural wood or a contemporary, alternate material such as composite decking.

4.10-5: Railings should be traditional style wood balusters or designed to be unobtrusive, such as cable railing, glass, or other clear material. Woven mesh or metal guardrail shall not be permitted.

4.11: Sustainability

East Dundee continually plays its part in the region to advance sustainability across the community. The Village's 2025 Comprehensive Plan, 2025-2028 Strategic Plan, and 2024 Riverfront Master Plan each provide various goals and strategies that advance sustainability in East Dundee in different ways. In addition, the Village Board approved a resolution in 2022 endorsing the Metropolitan Mayors Caucus Greenest Region Compact 2 (GRC2), joining over 140 communities across the region to pursue and advance 49 sustainability-related goals, including categories regarding climate, energy, municipal operations, sustainable communities, water, waste, and recycling, among others. Endorsement of GRC2 enables the Village to advance local sustainability initiatives at its own pace while also accessing guidance and technical assistance for additional support. Projects small and large can contribute to this commitment to sustainability. For example, proposals to redevelop the Haeger site at 7 Maiden Lane accentuated their sustainability practices.

GRC2 Greenest Region Compact
COLLABORATING FOR SUSTAINABLE COMMUNITIES

The following design guidelines are intended to further advance East Dundee's commitment to being green and ensure the Village continues to encourage sustainable approaches to design and development. These guidelines should be coordinated with Building Code requirements, where appropriate. Many sustainability solutions are eligible for local, state, and federal grants and tax incentives, including those that support the preservation of historic properties.

4.11-1: Air Sealing and Ventilation

4.11-1.1: Methods like weather-stripping, caulking, and repairing cracks are encouraged to help streamline and maximize the flow of air through exterior walls of buildings.

4.11-1.2: The following air sealing and ventilation approaches are encouraged as they utilize the inherently energy conserving and comfort-enhancing architectural features typically found on buildings, from older and historic structures to modern buildings:

A. Vestibules to serve as air locks
B. Gable vents to help keep attics dry
C. Thermal mass of masonry walls to balance daily temperature extremes
D. Operable windows to provide cross ventilation when open
E. Drapes, curtains, and blinds above the first floor to foster window insulation, including cooling during warmer weather and draft-proofing during colder weather
F. Exterior awnings on first floors and interior window shades to provide shading

4.11-1.3: Steps should be taken to maintain interior humidity within a range that will not lead to structural damage by condensation, particularly in the form of wood rot, corrosion, or freezing. Condensation is particularly an issue for windows, which can decrease energy efficiency if damage occurs and is left unchecked with little to no remediation. Inclusion of humidity checks with regular heating, ventilation, and air conditioning (HVAC) maintenance is encouraged. In addition, high moisture areas like bathrooms and laundry areas should be vented to the outside of the building, where feasible.

4.11-1.4: Regular maintenance is encouraged for all HVAC equipment to ensure they stay in adequate working order and optimize their efficiency. This includes upgrading HVAC equipment as needed, particularly those that have a high rating (75 or greater) on the Energy Star energy efficiency rating system run by the U.S. Environmental Protection Agency and Department of Energy.

4.11-2: Window Energy Efficiency

4.11-2.1: Installation of storm windows can help increase energy efficiency. This includes the pairing of an existing, properly sealed window with a storm window. This type of application of storm windows creates dead airspace that significantly reduces conductivity, which helps to moderate the flow of heat and enhance energy efficiency. An added benefit of an exterior storm window is the additional protection of the existing window that may have historical value. In terms of material for storm windows, wood is generally more energy efficient than aluminum due to the former having a higher resistance to transfer of heat than the latter.

4.11-2.2: Weather-stripping is a relatively inexpensive method to reduce energy costs and improve window energy efficiency. Since they are a major source of drafts leading to heat loss and gain, weather stripping should be considered for all window and door openings. Depending on its application, weather-stripping is available in a variety of shapes and materials, including adhesive strips of foam or plastic, foam strips, felt strips, and metal and plastic sweeps.

4.11-3: Vegetative Roof Systems

4.11-3.1: Vegetative roof systems offer numerous environmental benefits, including improved air quality, reduction in the urban heat island effect, energy conservation, and promotion and protection of biodiversity. The design of rooftop gardens and green roofs entails ecological considerations, structural requirements, and aesthetic elements. As a result, the design of vegetative roof systems shall be subject to review of the Planning, Zoning, and Historic Commission and shall be in compliance with all applicable Zoning Code and Building Code requirements.

4.11-3.2: Vegetative roof systems should follow the requirements outlined in Section 3.6-2 for existing structures and Section 4.6 for additions and new construction.

4.11-3.3: A certified structural engineer shall confirm the structural Integrity of a building, including the potential for structural reinforcement, to ensure the structure can support the added weight of the vegetative roof system, including soil, plants, and water.

4.11-3.4: Plant selection shall include a mix of native or drought-tolerant plants that can thrive in the local climate. A diverse mix of plant species also enhances biodiversity and ecosystem resilience. Plants with shallow root systems are encouraged to avoid damage to the waterproofing layer.

4.11-3.5: The use of lightweight, well-draining growing mediums specifically designed for green roofs is encouraged to support plant growth while reducing weight on the roof structure. The growing medium should incorporate a mix of organic and inorganic materials to foster adequate water retention and aeration.

4.11-3.6: Installation of a high-quality waterproofing membrane is encouraged to prevent water leakage into the building. The waterproofing membrane should include a proper drainage system to facilitate flow of excess water off the roof and ensure prevention of waterlogging.

4.11-3.7: An efficient irrigation system should be installed to deliver water directly to the plant roots, which will help to minimize water waste. Rainwater harvesting systems such as rain barrels should also be considered to reduce reliance on external water sources. Rain barrels shall not be visible from the public right-of-way, where feasible.

4.11-3.8: Pathways and access points shall be part of the rooftop design to allow convenient and safe access for maintenance activities. This may include features like dedicated irrigation zones and planting beds to help streamline maintenance.

4.11-3.9: Vegetative roof systems should integrate a variety of plant species and habitat elements, such as bird feeders, nesting boxes, and insect-friendly plants, to encourage wildlife and pollinator activity.

4.11-3.10: To enhance the aesthetic appeal, the design of vegetative roof systems should integrate an aesthetically pleasing layout and arrangement of plants, including the use of different textures, colors, and flowering seasons to create an attractive and engaging space throughout the year.

4.11-3.11: If accessible to the public, vegetative roof systems should provide opportunities for relaxation, recreation, and education, including the incorporation of seating areas, walkways, and interpretive signage to promote community engagement, appreciation, and education of the green elements.

4.11-4: Alternative Energy Sources

4.11-4.1: Consideration to install any form of alternative energy source in the Historic District shall be coordinated with the Village and Planning, Zoning, and Historic Commission. This includes compliance with all applicable Zoning Code and Building Code requirements to ensure they are properly installed and designed to minimize the visual and structural impact of such infrastructure on adjacent properties and the overall character of the district.

4.11-4.2: Wind energy infrastructure typically comes in the form of wind turbines, which includes smaller infrastructure that is more suitable for smaller sites and compact urbanized areas. Smaller infrastructure shall not be located on buildings greater than 50 years old where they are visible from the public right-of-way and should be kept at a low profile, where possible. Installation of such infrastructure anywhere within the Historic District requires the approval of the Planning, Zoning, and Historic Commission.

4.11-4.3: Solar energy is one of the most common forms of alternative energy sources, particularly solar panels. Whether situated on the ground or on a rooftop or other elevated position, solar energy infrastructure shall not be visible from the public right-of-way and be kept at a low profile, where possible. In addition, solar panels and mounting systems shall be reasonably compatible in color to the property's roof materials. Installation of such infrastructure anywhere within the Historic District requires the approval of the Planning, Zoning, and Historic Commission.

4.11-4.4: Electric vehicle (EV) charging stations shall be permissible in the Historic District to the extent possible per the Village of East Dundee Code of Ordinances. In general, EV charging stations are most appropriate in off-street parking areas.



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SECTION 5

DESIGN GUIDELINES AND REGULATIONS FOR

Demolition

Demolition of any structure – whether it is historic or not – is an irreplaceable loss to the character and heritage of the Historic District. However, there will be cases in which demolition is an appropriate action. While demolition may not occur often, proposals for such activity shall be reviewed on a case-by-case basis due to the unique factors of each site. The following subsections outline the considerations and procedures for reviewing structures in the Historic Distirct proposed for demolition.

These guidelines shall comply with all applicable Zoning Code and Building Code requirements.

5.1: Consideration of Demolition as an Appropriate Option

5.1-1: For historic structures, demolition may be acceptable if 75% or more of the exterior materials or structural elements are substantially deteriorated and require replacement. In addition, demolition may be pursued if an emergency condition exists that requires the removal of the historic structure to protect public safety and welfare.

5.1-2: Removal of a structure that does not contribute to the historical or architectural character of the district may be deemed appropriate if such removal will improve the appearance of the district or make way for a more productive use that enhances the district.

5.1-3: Since demolition is irreversible, careful evaluation is required to ensure it is appropriate and allowed. As a result, a good faith effort by the applicant must be made to demonstrate that all alternatives to demolition have been evaluated including rehabilitation, sale, adaptive reuse, and relocation of the structure. The applicant must provide architectural information, financial data, and all other relevant documentation supporting the decision to pursue demolition as the only feasible solution.

5.2: Review Procedures for Application for Demolition

5.2-1: Per Section 2.2-1 of this document, demolition of a structure requires a Certificate of Appropriateness and must be approved by the Planning, Zoning, and Historic Commission.

5.2-2: Applicants or property owners must attend all meetings at which the application is discussed.

5.2-2.1: Applicant should provide appropriate documentation to the Planning, Zoning, and Historic Commission to allow a thorough review of the demolition, which may including the following:

A. An evaluation by the property owner of the option to pursue adaptive uses of the property.
B. A report from a licensed architect or engineer with experience in rehabilitation as to the structural integrity of the structure(s) on the property and their suitability for rehabilitation.
C. An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitating or reusing the existing structure. The estimate should evaluate the feasibility of renovating the structure on the property and the option of renovating the structure on a new site as an alternative method of preservation.
D. Information about how the site will be treated and how any foreseen issues will be remediated once the structure is removed.
E. Any other information deemed necessary to evaluate the potential for the property to be reasonably used or to yield a reasonable return to present or future owners.

5.2-2.2: The Planning, Zoning, and Historic Commission shall evaluate the proposed demolition based on the following criteria:

A. Retention of the structure constitutes a hazard to public safety which cannot be eliminated by economic means available to the owner, such as selling the structure to a buyer willing to preserve it.

B. Preservation of the structure is a hindrance to a major improvement program, which will be of substantial benefit to the community.
C. Preservation of the structure would cause an undue and unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including the sale of the structure to any buyer willing to preserve the structure.
D. Preservation of the structure would not be in the interest of the community.
E. The effect of the demolition on surrounding structures and the Historic District as a whole.
F. The effect of the demolition on the local economy and the ability to enhance the Historic District.

5.2-2.3: The requirement for a Certificate of Appropriateness may be waived in emergency circumstances, which require immediate relief, repair, or demolition, where the Fire Chief or Building Inspector determines that an emergency exists and/or the present conditions of the structure endanger public safety.

5.3: Guidelines for Demolition

If demolition is approved by the Planning, Zoning, and Historic Commission, then the following guidelines apply:

5.3-1: Create a permanent record of the structure before demolition occurs. The record shall consist of photographs taken prior to demolition, and any other drawings or documents that may exist describing the architectural character and special features of the structure. The precise documentation of a specific structure shall be determined by the Planning, Zoning, and Historic Commission on a case-by-case basis. The documentation must be submitted for review by the Planning, Zoning, and Historic Commission in advance of granting a demolition permit. The record shall be retained by the Village.

5.3-2: Coordinate with the Planning, Zoning, and Historic Commission to identify all materials that can be salvaged and sold or given to potential buyers or recipients of salvaged materials. The removal of all salvageable materials before demolition is encouraged.

5.3-3: Clear the structure in a prompt and thorough manner and restore the site, in accordance with the requirements regarding maintenance and repair of Historic District properties, per Section 3.5 of this document.

SECTION 6

DESIGN GUIDELINES AND REGULATIONS FOR

Signage

6.1: General Provisions

The Historic District is intended to be an attractive, inviting place built at a pedestrian scale. Establishing and maintaining the architectural integrity and historic character of buildings within the Historic District is essential to accomplishing this objective. Signage also plays an important role in the Historic District to identify businesses and services, mark key locations, and offer directional wayfinding. To keep with an attractive built landscape, signage shall blend with, rather than dominate, the design of each building and overall Historic District.



The provisions in the Sign Code in Chapter 156 of the Village of East Dundee Code of Ordinances shall apply within the Historic District, along with the additional guidelines established in this section. In particular, Section 156.03(L) of the Sign Code states the following primary requirements for signs in the Historic District:

> Prior to granting a permit for the erection of a sign to be located anywhere within the Historic District of the Village or to be attached to any building or premises of any building outside the Historic District[1], but within the corporate limits of the village and constructed prior to the year 1900, the owner must make application to the Planning, Zoning, and Historic Commission to review the application and submit recommendations.
>
> The following requirements are hereby established:
>
> (a) All signs shall be of material that was or could have been used in the era the building was designed, built, or renovated to reflect. Substitute materials with the same appearance may be approved.
> (b) Sign materials shall utilize colors compatible with the era the building was designed, built, or renovated to reflect.
> (c) Lettering shall be of a style compatible with the era the building was designed, built, or renovated to reflect.
> (d) All three-dimensional signs shall be of a style used in the era the building was designed, built, or renovated to reflect and should pertain to the type of business conducted within.
> (e) Signs may be externally illuminated only by fixtures compatible with the era the building was designed, built, or renovated to reflect. Internally illuminated signs shall not be allowed within the district. External neon signs may be permitted and shall not be housed in any sign canister or container.
> (f) All signs shall be constructed or painted in a workmanlike manner and all lettering intended to be of a uniform size and style.
> (g) Signs of a period other than when the building was erected may be approved if of special design merit.
> (h) Any original sign that was used at any time on a building prior to the year 1900 or an authentic facsimile thereof may be replaced on that building subject to approval by the Planning, Zoning, and Historic Commission.
> (i) Within the Historic District, signs shall identify only the name of the business and the general type of goods, produces, or service offered. In addition to lettering, graphics may include a trademark, symbol, or other representation directly related to the use but not advertising a specific brand sold within the building. A brand name or symbol may be included, however, if the business is a franchise and/or it is the major brand sold or service offered on the premises.
> (j) The style, composition and appearance of all signs within the Historic District shall comply as much as possible with any further guidelines which may be adopted by the Village for administration of the district.





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[1] For the purpose of the Historic District Guidelines, the Planning, Zoning, and Historic Commission may grant relief from the applicability of Sign Code requirements on buildings located outside of the Historic District.

6.2: Prohibited Signage

The following signs are expressly prohibited within the Historic District, which includes signs prohibited by the Sign Code in Chapter 156 of the Village of East Dundee Code of Ordinances:

A. Billboards
B. Flashing signs, except for those signs permitted to contain an electronic message display as per the provisions of an overlay district established within Sign Code
C. Off-premises signs
D. Pennants
E. Portable signs
F. Projecting signs
G. Roof signs
H. Streamers
I. Wall signs
J. Signs (other than neon signs) which contain bare, unshielded light or tubes
K. Signs with flashing, blinking, or scrolling elements
L. Signs with mechanical movement of any type
M. Light strings, festoon lighting, neon tube lighting or light emitting diode (LED) lighting which outlines or illuminates the features of a building or structure, unless otherwise allowed with approval from the Planning, Zoning, and Historic Commission; such lighting shall be white or clear in color, with the exception of Christmas lights or holiday lights, which shall be permitted during the period of November 15 to the following January 15 and may be any color deemed appropriate by the Planning, Zoning, and Historic Commission
N. Any sign which obstructs ingress or egress
O. Any sign which obstructs the vision of drivers
P. Any sign which interferes with official traffic control signs or devices
Q. Any sign which mimics an official traffic control device
R. Any sign which impedes pedestrians, bicycles, or accessibility

6.3: No Certificate of Appropriateness Required

The following signs do not require neither a Certificate of Appropriateness (COA), but are restricted as follows:

6.3-1: **Building Identification Monuments.** Installation of building identification monuments on new buildings shall not require a Certificate of Appropriateness. However, a Certificate of Appropriateness is required for demolition of existing identification monuments.

6.3-2: **Civic or Commercial Banners or Flags Installed on Publicly-Owned Downtown Streetlights or Utility Poles.** Banners or flags to be installed on publicly-owned downtown streetlights or utility poles equipped with banner hangers must be forty-two inches by sixteen inches (42” x 16”) wide with a four (4) inch top pocket and a one (1)inch bottom hem, and a grommet on the pole side. Material shall be canvas or canvas-like. Scheduling and hanging shall be coordinated through the Village of East Dundee. Banners shall be changed immediately if they show signs of deterioration, are out-of-season, or are obsolete.

6.3-3: **Door Signs.** Such signs may be applied directly to glass doors and shall cover a maximum of twenty-five percent (25%) of the door area or glass. Signs on service doors on non-primary façades may be either directly applied to or hung against the door.

6.3-4: **Ghost Signs.** Preservation is encouraged where suitable and feasible.

6.3-5: **Sandwich Board Signs.** Such signs are permitted where they do not impede pedestrians, bicycles, or accessibility and allow for a minimum clearance of five (5) feet in the public right-of-way. Sandwich board signs shall be no larger than four (4) feet high and two (2) feet wide. A maximum of two (2) such signs are permitted per one hundred (100) feet, or one (1) per property or business, whichever is greater. Sandwich boards shall be professionally fabricated of weather-resistant molded plastic or finished metal. They shall be removed from the public right-of-way when the business they are advertising is closed.

6.3-6: **Street Address Numbers.** Shall be displayed on all buildings but shall not obscure decorative architectural details. Characters shall be a minimum of three (3) inches wide and a maximum of twelve (12) inches in height.

6.3-7: **Street Signs.** Such signs shall be consistent with the Historic District Guidelines and reviewed and approved by the Planning, Zoning, and Historic Commission.

6.3-8: **Temporary Signs for Properties Under Construction.** If a property is under construction, the following regulations shall apply for temporary signs:

6.3-8.1: Are permitted as ground or fence signs with a maximum area of twenty-four (24) square feet.

6.3-8.2: Are permitted as window signs, in addition to other window signage, with a maximum area of four (4) square feet.

6.3-8.3: The provisions of the Sign Code in Chapter 156 of the Village of East Dundee Code of Ordinances regarding the maximum duration of temporary signs for properties under construction shall apply to such signs within the Historic District.

6.3-9: **Temporary Signs for Property Listed for Sale or Lease.** If a property is listed for sale or lease, the following regulations shall apply for temporary signs:

6.3-9.1: Are permitted as window signs in addition to other window signage, provided all window signage does not occupy more than fifty percent (50%) of the window area.

6.3-9.2: Are permitted as ground or fence signs only on vacant parcels. The maximum area shall be sixteen (16) square feet per sign. No more than two (2) signs shall be allowed per property. No more than one (1) sign shall be allowed per building façade.

6.3-9.3: All such signs shall be removed upon the closing of the sale or initiation of the lease.

6.3-10: **Temporary Window Signs.** Such signs are permitted, provided they do not occupy more than 50% of the window area. The maximum duration of temporary window signs is sixty (60) days or less if they show signs of fading, curling, or other deterioration.

6.3-11: **Window Screen Signs (Temporary) for Vacant Properties and Properties Under Construction.** Such signs are subject to the following restrictions:

6.3-11.1: Window signage and window screen signage on vacant properties and properties under construction may occupy one hundred percent (100%) of the total window area.

6.3-11.2: This is limited to vacant units that are registered as vacant with the Village of East Dundee and units that are actively in the process of rehabilitating the space for a new tenant as determined by the Zoning Administrator based upon status of building permits.

6.3-11.3: Temporary window screen signs must be removed upon issuance of a Certificate of Occupancy.

6.3-12: **Vehicular Signs.** The vehicle shall be currently licensed, operable, and parked in a designated parking space. No such vehicle shall be parked on a public right-of-way, on public property, or on private property so as to be visible from a public right-of-way at any time, including, but not limited to, overnight parking.

6.3-13: **Window Signs (Permanent).** Such signs are subject to the following restrictions:

6.3-13.1: The total window signage shall not exceed fifty percent (50%) of total window area for all temporary and permanent signage. At no time shall the total area for window signage and window screen signage exceed fifty percent (50%) of the total window area.

6.3-13.2: Such signs are not permitted above the first floor.

6.3-13.3: Such signs are permitted only on windows enclosing a business.

6.3-13.4: Such signs are not permitted on decorative glass.

6.3-13.5: Such signs are permitted only on primary façades, including façades that face the river and engage pedestrians and bicyclists accessing sidewalks, bicycle paths, or other trails with access to the riverfront.

6.3-14: **Window Screen Signs (Permanent).** Such signs are subject to the following restrictions:

6.3-16.1: The total window signage shall not exceed fifty percent (50%) of total window area on a façade for all temporary and permanent signage. At no time shall the total area for window signage and window screen signage exceed fifty percent (50%) of the total window area.

6.3-16.2: Such signs are not permitted above the first floor.

6.3-16.3: Such signs are permitted only on windows enclosing a business.

6.3-16.4: Any number of such signs are permitted, provided total permitted sign area is not exceeded.

6.3-16.5: Screen placement shall be designed to maximize visibility into the building for safety purposes.

6.4: Certificate of Appropriateness and Sign Permit Required

The following signs require both a Certificate of Appropriateness and a sign permit. Certificate of Appropriateness signs shall be subject to the regulations below.

6.4-1: **Awning Signs.** Such signs shall be fabricated of weather-resistant material, except that plastic or vinyl awnings are not allowed. Such signs are permitted as art-applied signs on awnings and shall cover a maximum of thirty percent (30%) of the front panel or valance, wherever located. If an awning sign is used, the unit is not eligible for a fascia sign.

6.4-2: **Canopy Signs.** Signs that are parallel to the building shall follow the regulations outlined under Section 6.4-5 regarding fascia signs.

6.4-3: **Fascia Signs.** Fascia signs shall be subject to the following restrictions:

6.4-3.1: Such signs shall be permitted only on primary façades or primary entrance if the unit's entrance is located on an exterior side or rear.

6.4-3.2: On a façade where a signboard exists, the fascia sign shall be installed on the signboard.

6.4-3.3: On a façade where no signboard exists, the fascia sign shall be installed in the area between the top of the storefront or on top of the doors and windows on the first floor and the bottom of the second floor windowsills.

6.4-3.4: The fascia sign shall be centered, and shall not cover doors, windows, architectural features, or decorative materials.

6.4-3.5: Maximum area of the fascia sign shall be calculated by multiplying the width of the storefront, including entry doors, by two and one-half (2.5) feet, and then by sixty percent (60%).

6.4-3.6: The following are prohibited as fascia signs: cabinet signs, fabric signs, banners, temporary signs made to look permanent, vinyl stickers, plastic, and plastic core signs.

6.4-4: **Ground Signs.** Such signs are permitted with a maximum height of five (5) feet and a maximum square footage of thirty (30) square feet. If the sign is installed in a residential zoning district, the setback must be five (5) feet. If the sign is installed in a non-residential zoning district, the setback can be eliminated.

6.4-4.1: Where ground signs are installed in parking lots, a landscaped and/or curbed area shall protect the sign from damage by cars.



The row of businesses along Barrington Avenue provide multiple examples of awning and canopy signs

6.4-4.2: Ground signs must be permanent. Signs affixed to wheels or other non-permanent structures are not permitted.

6.4-4.3: The base of a ground sign shall be seventy-five percent (75%) of the sign width and shall be constructed of masonry material.

6.4-5: **Kiosks.** Such signs are permitted to be installed in public walkways by public or semi-public agencies or entities. They shall be placed so as not to inhibit pedestrian, bicycle, or wheelchair accessibility.

6.4-6: **Changeable Copy Signs.** Such signs are permitted only for a live entertainment venue as defined in the East Dundee Zoning Ordinance. They shall be fabricated with letters that are changed manually. No electronic or animated displays shall be permitted.

6.4-7: **Parking Lot Identification Signs.** Such signs are permitted as ground signs, no more than five (5) feet high, no more than ten (10) square feet in area, and not more than one (1) such sign per parking lot entrance onto an arterial or collector street. Public parking garage signs may include an electronic message portion limited to providing current information on availability. Larger signs for public parking may be permitted with approval from the Planning, Zoning, and Historic Commission.

6.4-8: **Plaque Signs.** Such signs shall be permitted with the following restrictions:

6.4-8.1: Such signs shall be located only on decorative façades.

6.4-8.2: Such signs shall not cover architectural features or decorative architectural materials.

6.4-8.3: The total area of all such signs on a façade shall not exceed one (1) square foot for each four (4) linear feet of façade length.

6.4-8.4: Such signs shall not be located above the first floor.

6.4-9: **Murals.** A mural is a piece of artwork painted on or applied to an exterior building, excluding signs that advertise or promote any business, service, product, or private interest. Murals shall be regulated as follows:

6.4-9.1: The proposal shall be reviewed for the following criteria:

A. Consistency with the overall goals and expectations of the Village's Arts Council.
B. Wall location and visibility.
C. Wall or surface preparation.
D. Paint type.
E. Exterior protective coating.
F. Ongoing maintenance.
G. Duration of mural installation.
H. Review of best practices including planning (responsibilities and rights of each partner in the process).
I. Whether the mural could pose any safety or traffic issues.



Aliano's Ristorante is a local example of a fascia sign

6.4-9.2: Prior to any approvals, an anti-vandalism/graffiti plan shall be in place. Said plan shall include measures to prevent and discourage vandalism or graffiti, and a remedy if it occurs. Said remedy shall take place within forty-eight (48) hours of the occurrence.

6.4-9.3: The theme of any mural proposed may relate to the heritage of the Historic District or history of the Village of East Dundee overall, in which case, members of the Village's Arts Council and staff at the Dundee Township Historical Society may assist with research and guidance.

6.4-9.4: Additional mural themes may be proposed, with input and guidance from the Village's Arts Council.

6.4-9.5: Murals may not be painted on masonry, concrete, or metal surfaces that have never been painted before. In those cases, murals could be painted on panels that would be attached to mortar joints or other attachment methods without damaging the existing surface. The mural panels should be installed to permit air flow around and behind them, and to deter nesting birds.

6.4-10: Attention-getting devices for grand openings.

6.4-10.1: Such devices are permitted only for the grand opening of the business at that particular location and shall be removed upon expiration of the sign permit.

6.4-10.2: Grand openings shall occur within six (6) months of the opening of the business or within six (6) months of an ownership change. Only one (1) such grand opening shall be permitted.

6.4-10.3: Permits for such devices shall be limited to thirty (30) days.

6.4-10.4: Such devices shall only be placed on private property, not on the public right-of-way.

6.4-10.5: Such devices shall not obstruct pedestrians, bicycles, or accessibility in the public right-of-way, including public sidewalks.

6.4-11: Attention-getting devices for special events.

6.4-11.1: Such devices are permitted to promote Village approved special events, including community activities, holiday celebrations, festivals, and parades.

6.4-11.2: Permits for such devices shall be limited to thirty (30) days prior to and one (1) day after the event being promoted.

6.5: Sign Lighting

For the purpose of limiting light pollution and an oversaturation of artificial light, the following rules shall apply to signage within the Historic District:

6.5-1: **Bare Bulb Illumination.** This type of illumination is limited to establishments that provide eating, drinking, and live entertainment venues. Brightness shall not exceed two thousand (2,000) lumens per bulb.



Gooseneck lighting is a common external and direct light source used in the Historic District

6.5-2: **External Lighting.** Flood and spot external lighting is permitted, only if the light does not spill over onto the adjoining property and does not glare or shine into the eyes of the passing public.

6.5-3: **Indirect Lighting.** Indirect lighting is permitted.

6.5-4: **Internal Illumination.** Internal illumination is permitted except for awnings and canopies.

6.5-5: **Direct Source Lighting.** Signs that are illuminated by a direct source of light are encouraged over internally illuminated cabinet signs.

6.5-6: **Individually Illuminated Letters.** Individually illuminated letters, either back-lit solid letters (reverse channel) or internally illuminated (channel-lit), are strongly encouraged instead of internally illuminated cabinet signs. Such letters shall be installed on a raceway rather than being directly affixed to the building façade or signboard.

6.5-7: **Illuminated Cabinet Sign.** If used, internally illuminated cabinet signs shall be designed so that the background is a darker color than the foreground (message and graphics). Plastic sign material shall be fabricated with a matte finish rather than a glossy one.

6.5-8: **Neon Lighting.** Neon is permitted if it is incorporated into permanent signage and used as an accent to the overall design of the sign. Neon shall be encased within a channel; no exposed neon is permitted.

6.6: Historic Signage

In keeping with the philosophy that the Historic District is intended to be an interesting, engaging, pedestrian-oriented destination, consideration should be given to permitting historic signs to remain, even if they do not meet the stated regulations for signage. The Planning, Zoning, and Historic Commission may designate a sign as historic (so it may remain without full compliance with the regulations detailed in this document), if it meets any of these criteria:

A. Adds individuality and character to the streetscape;
B. Has tourist appeal;
C. Is associated with historic persons;
D. Is significant as evidenced by the history of the product, service, or business advertised;
E. Is significant as reflecting the history of the building or the development of the district;
F. Is characteristic of a specific period of historic significance to the district's past;
G. Is integral to the building's design or physical fabric.

6.7: Modifications from Signage Provisions

Modifications of any requirement of this section may be granted by the Planning, Zoning, and Historic Commission, if the commission finds that the sign colors, movement, form, lighting, materials, placement, scale, and design fit the building, the use of the building, and the streetscape or riverscape of which the building is a part.

6.8: Non-Conforming Signage

For the purpose of amortization, non-conforming signs may be permitted for ten (10) years from the date of the adoption of this ordinance. Ten (10) years after the date of the adoption of this ordinance, all non-conforming signs must be either removed or brought into compliance. Failure to do so will result in a notice of violation.

6.9: Wayfinding, Gateway, and Destination Signage

The Village coordinated with Gary R. Weber Associates, Inc. in 2024-2025 to create a wayfinding, gateway, and destination signage program for East Dundee. Since the Historic District serves as one of the key gateways and destinations in the community, this signage program wil play a significant role to enhance the experience of navigating to and within the Historic District. Conceptual signage are provided in Figure 6.1 on the following pages.

Figure 6.1: Conceptual Wayfinding and Gateway Signage
Source: Gary R. Weber Associates, Inc.

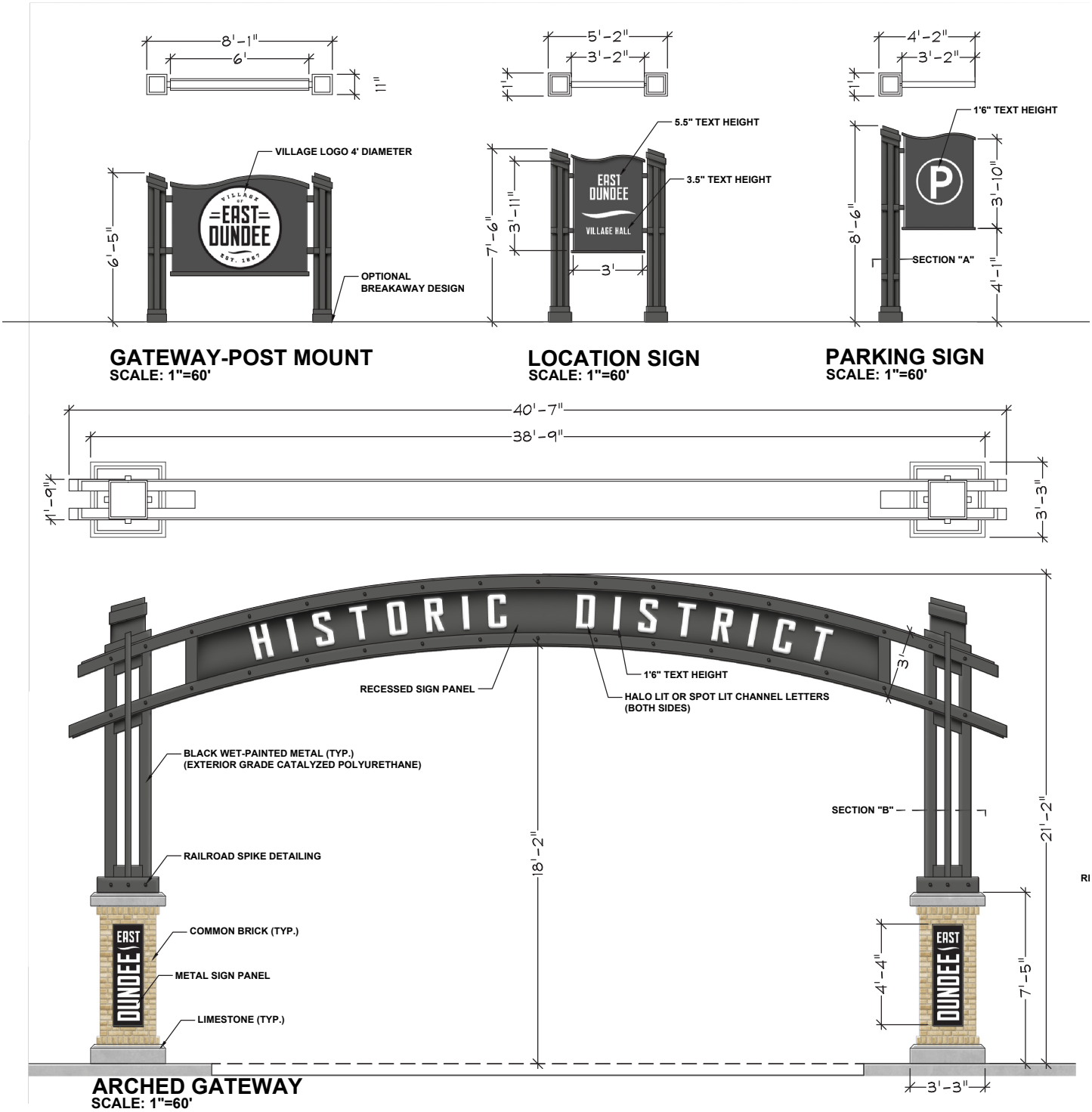
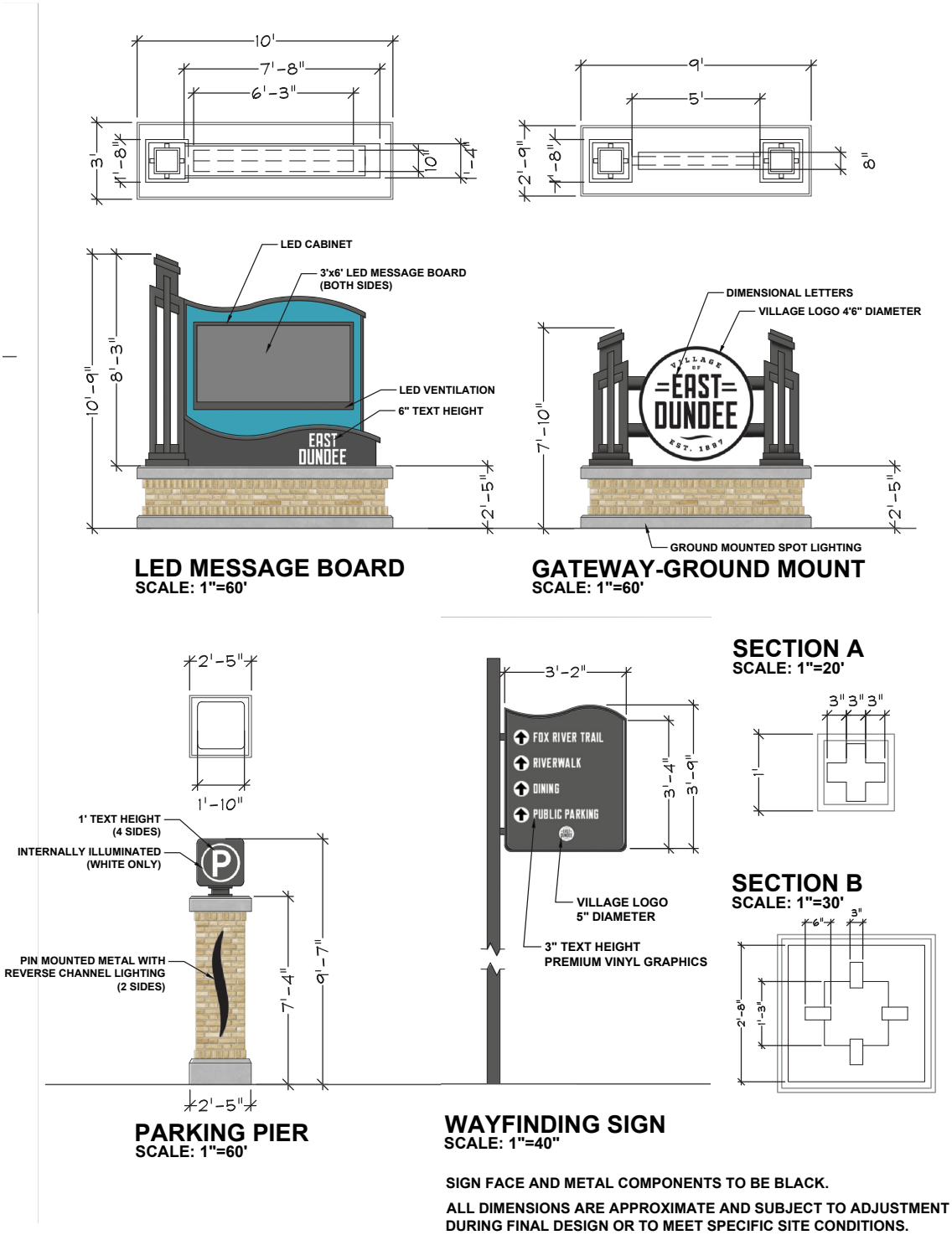


Figure 6.1: Conceptual Wayfinding and Gateway Signage
Source: Gary R. Weber Associates, Inc.



SIGN FACE AND METAL COMPONENTS TO BE BLACK.

ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT DURING FINAL DESIGN OR TO MEET SPECIFIC SITE CONDITIONS.

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SECTION 7

DESIGN GUIDELINES AND REGULATIONS FOR

Site and Setting

7.1: Fences and Walls

Fences shall be fabricated of decorative metal. Chain link, plastic, vinyl, or wood fences are prohibited.

7.2: Fire Escapes and Secondary Exits

Fire escapes and secondary exits shall adhere to the following:

7.2-1: Historic fire escapes shall be preserved.

7.2-2: New fire escapes may be added when required by fire or safety codes.

7.2-3: Non-historic fire escapes shall be removed when no longer required by code.

7.2-4: New fire escapes shall be constructed of metal and shall be respectful of the character of the building.

7.2-5: New fire escapes should be located where they will not be visible from the street, where feasible.



7.3: Parking

As a compact mixed-use environment that generates vehicular traffic in a multimodal transportation network shared with pedestrians, bicyclists, and public transit users, parking in the Historic District is a significant component affected by a variety of factors such as demand, space, access, and proximity to destinations. Parking will also be impacted by ongoing and future changes in and around the Historic District, including the 2025 construction of the new parking garage at 304 Hill Street, potential to expand downtown arts and cultural opportunities, and future redevelopment of the Haeger property south of downtown (one block outside the Historic District).



The following design guidelines outline elements to consider for on-street and off-street parking facilities, as well as a growing need to accommodate bicycle parking. In all cases, these design guidelines shall comply with all applicable Zoning Code and Building Code requirements.

7.3-1: On-Street Parking

7.3-1.1: On-street parking spaces shall be distributed evenly across the district to minimize congestion and optimize equitable access for all users and destinations.

7.3-1.2: The type of on-street parking – including parallel, angled, or other configuration – shall be guided by parking demand, available right-of-way space, roadway engineering factors, and the character and design of the surrounding streetscape.

7.3-1.3: The dimensions of on-street parking spaces shall comply with the following standards:

A. Parallel: Minimum eight (8) feet in width and twenty-two (22) feet in length
B. Perpendicular: Minimum nine (9) feet in width and eighteen (18) feet in length
C. Angled: Minimum nine (9) feet in width and eighteen (18) feet in length; angles may generally measure at 30°, 45°, 60°, or 90° relative to the curb

7.3-1.4: On-street parking areas shall maintain clear sightlines of other drivers, pedestrians, and bicyclists, which will help to enhance a safe multimodal travel environment.

7.3-1.5: Signage and pavement markings shall be provided, where feasible, to serve as wayfinding, delineate separate parking spaces, and maintain safe spacing from pedestrian crossings. The use of curb extensions or bump-outs can help to reduce crossing distances and improve visibility for pedestrians where on-street parking is present.

7.3-1.6: In cases where on-street bicycle lanes are provided, bike lanes should be separated from rows of parking spaces.

7.3-1.7: On-street parking shall be located in close proximity to ADA-compliant curb ramps to ensure equitable and safe access to the sidewalk from accessible parking spaces. Where feasible, an ADA-compliant curb ramp onto the sidewalk should be located adjacent to the crosshatched area serving an accessible parking space.

7.3-1.8: On-street parking spaces shall have a clear view of parking information and facilities, including signs indicating parking hours, restrictions, and other helpful information. Signs for on-street parking shall be coordinated with other wayfinding signage in the public right-of-way to minimize visual clutter of the overall streetscape.



7.3-2: Off-Street Parking

7.3-2.1: Whether part of a surface lot or structure, the amount, dimensions, and configuration of off-street parking shall comply with zoning requirements in Chapter 157 of the Village of East Dundee Code of Ordinances. The configuration of off-street parking spaces shall optimize the layout for efficient circulation, including considerations for non-parking elements like travel aisles, entrance and exit points, sidewalks, landscaping, electric vehicle (EV) charging stations, and bicycle parking. Parking structures need to consider additional elements like ramps, stairways, elevators, and support columns.

7.3-2.2: Surface parking is primarily encouraged in the rear yard of a zoning lot. Parking in a front or side yard or as the sole use of a property shall only be permitted per the approval of the Planning, Zoning, and Historic Commission. When permitted and as space allows, parking areas on the side or rear of a site should have safe pedestrian access to a building entrance, whether the entry is at the front, side, or rear of the building.

7.3-2.3: Shared parking lots are encouraged. Shared parking may also come in the form of uses utilizing the parking spaces at different times of the day or week, such as when such uses having differing peak hours like religious institutions, restaurants, retail stores, and offices.

7.3-2.4: In cases where two or more different off-street parking areas are adjacent to each other, cross access and common entry points are encouraged to minimize curb cuts and disruption of the streetscape.

7.3-2.5: Off-street parking areas shall maintain clear sightlines of other vehicles, pedestrians, and bicyclists, which will help to enhance a safe environment for all users of a site.

7.3-2.6: Signage and pavement markings shall be provided, where feasible, to serve as wayfinding, delineate separate parking spaces, and maintain safe spacing from pedestrian spaces in a lot or garage.

7.3-2.7: Off-street parking spaces shall be located in close proximity to ADA-compliant curb ramps to ensure equitable and safe access to the sidewalk and building entrances from accessible parking spaces, as well as close access to stairways and elevators in parking structures. Where feasible, an ADA-compliant curb ramp onto the sidewalk should be located adjacent to the crosshatched area serving an accessible parking space.

7.3-2.8: Landscaping shall be implemented to help to enhance the visual appeal of the site, soften the hardscapes of paved surfaces, and provide a buffer between surface lots, the sidewalk, and adjacent properties.

7.3-2.9: The use of permeable pavers is encouraged as it can enhance the capacity of the parking area to improve on-site stormwater management.

7.3-2.10: Off-street parking spaces shall have a clear view of parking information and facilities, including wayfinding, entrance and exit markers, and signs indicating parking hours, restrictions, and other helpful information.

7.3-2.11: Parking structures should not have more than one entry per street façade to minimize curb cuts and disruption of the streetscape. Blank portions of the parking structure façade should be adorned with features like architectural elements, vertical landscaping lighting, and different color palates to minimize the monotony of a blank wall. Parking structures shall be constructed of high quality and durable building materials that complement the existing character and context of the block and overall district.

7.3-2.12: Parking structures are encouraged to have ground floor businesses and other active uses to activate the streetscape around the structure.

7.3-3: Bicycle Parking

7.3-3.1: Bicycle parking should be provided as a means to promote cycling as a sustainable and healthy mode of transportation and reduce reliance on cars. Opportunities for bicycle parking shall be provided in public and private spaces, as well as within surface parking lots and parking structures. Placement of bicycle parking is encouraged near building entrances and visible areas to ensure easy access and use.

7.3-3.2: Bicycle parking may come in different forms. Bicycle racks are the most common form, as they come in various shapes, sizes, and configurations to fit a range of spaces. Bicycle racks should generally be constructed of sturdy, weather-resistant material that supports bicycle frame and allow for at least one wheel to be securely locked.

7.3-3.3: Bicycle parking areas should be accessible to people of all abilities, allowing them to securely park their bicycles. Accessible bicycle parking areas should also be located as close to building entrances, stairways, and elevators as possible. Clear signage shall be provided to indicate accessible bicycle routes and parking areas.

7.4: Landscaping

7.4-1: **The amount, type, and distribution of landscaping in the Historic District shall comply with the landscaping requirements outlined in Section 155.049: Landscaping of the Subdivision Code and Chapter 158: Minimum Landscaping, Screening, and Tree Preservation Standards, which are both part of the Village of East Dundee Code of Ordinances.**

7.4-2: In the case where a lot in the Historic District includes (or may potentially include in the future) telecommunications infrastructure like a tower, Chapter 115 of the Village of East Dundee Code of Ordinances provides landscape restoration standards for lots with telecommunications facilities.

7.4-3: Due to the compact, more urbanized nature of the Historic District, extensive landscaping is not always feasible due to lot and right-of-way size limitations. However, the addition of raised beds, planters, and hedgerows are encouraged, particularly where they can provide screening for existing parking, trash enclosures, and utility cabinets.

7.4-4: Where trees and shrubs are installed, they should be regularly pruned and maintained to ensure structures, streetscape elements, sidewalks, and paths are not concealed, obstructed, or damaged.

7.4-5: Native plantings are highly encouraged to ensure compatibility with the local environment, enhance natural stormwater management, and advance the local nature of the district's character, particularly for lots closer to the riverfront.

7.5: Barrier-Free Accessibility

The Americans with Disabilities Act (ADA) of 1990, and the Illinois Accessibility Code, (71 Illinois Administrative Code 400), effective May 1, 1988, provide comprehensive civil rights to individuals with disabilities by requiring equal access be afforded to all citizens in all places of public accommodation, commercial facilities, and state and local governments. The Historic District shall strive to optimize barrier-free accessibility for people of all abilities.



While the law acknowledges the interest in preserving historic properties, they are not exempt from compliance with barrier-free accessibility standards. All alterations are expected to comply with ADA regulations, but qualified historic buildings – which are listed in or eligible for listing in the National Register of Historic Places, or designated as historic under an appropriate State or local law – are eligible for alternative minimum design guidelines for accessibility routes, entrances, and toilet facilities. Owners of these historic properties may initiate a consultation with the Planning, Zoning, and Historic Commission to investigate such alternative methods of access.

The Planning, Zoning, and Historic Commission has oversight of the application of these alternative minimum design guidelines for exterior work and if the commission determines that compliance with the standard requirements for accessible routes, entrances, or toilet facilities would threaten or destroy the historic significance of part or all of the building or facility, the ADA exceptions for alterations to qualified historic buildings or facilities for that element shall be permitted to apply.

7.5-1: The Planning, Zoning, and Historic Commission is tasked with reviewing proposed exterior alteration to ensure they provide barrier-free access to the site and/or structure for people of all abilities. However, the Planning, Zoning, and Historic Commission is not required to review interior alterations that provide access to the main floor, other floors, toilet facilities, and other indoor facilities, unless they have exterior expression such as an elevator tower.

7.5-2: Village staff will support the Planning, Zoning, and Historic Commission in reviewing proposed changes to paved surfaces to ensure compliance with building codes and other requirements. While signage identifying accessible parking spaces and entryways is exempt from commission review, Village staff may conduct a cursory review to ensure such signage complies with sign code requirements.

7.5-3: Owners exploring potential alterations to their historic properties to provide for barrier-free accessibility shall take the following steps to identify and implement appropriate solutions:

7.5-3.1: Identify the architectural materials, features, and spaces that convey the historic significance of the property, which may include, but are not limited to:

A. Construction materials (e.g., brick, stone, wood);
B. Elements that are clear reflections of the design intent of the architect or builder (e.g., porticos, bay windows, balconies, stairs, porches, columns, gates, paving and entryways); decorative features exhibiting a high level of craftsmanship (e.g., moldings, trim, carvings, applied ornaments); and
C. Site features (e.g., driveways, walkways, landscaping, terraces, steps, green spaces).

This identification will assist on where changes to meet accessibility requirements is most appropriate and would not threaten the significance of the structure.



7.5-3.2: Evaluate the historic property for compliance with state and federal accessibility requirements – stricter requirements shall take precedence – before actively pursuing the proposed alterations.

7.5-3.3: Assess potential accessibility options for the historic property with regard to the alternative minimum design guidelines outlined below. The optimal accessibility solution for a historic property is one that facilitates the highest level of access, is readily achievable, and does not threaten or destroy the property's historically significant materials, features, and spaces. If barrier-free access to the primary entrance of the structure cannot be provided without threatening or destroying significant architectural features, an alternative is to consider access at a secondary entrance that is well-lit, secure, and well-maintained, as allowed and required by the Illinois Accessibility Code. This secondary entrance is considered a prime alternative if it is located adjacent to an accessible parking area.

7.5-4: Wheelchair ramps should be placed in locations that will have the least visual impact on the historic building and setting. In certain cases, ramps can be integrated into existing stairs or porches with minimal visual impact. In other cases, landscaping is an effective method to screen ramps from view. Materials used to construct ramps and railings should be compatible with the building. For example, wooden ramps are generally compatible with frame buildings, while concrete or brick may be used for ramps serving masonry buildings. Slip resistance for wooden ramps can be achieved with a sanded paint on the ramp surface.

7.5-5: Wheelchair lifts may be a viable alternative for sites that lack ample space for a ramp. However, vertical platform lifts and incline lifts can be just as intrusive as a ramp due to their need for a level platform between the lift and the entryway at a primary entrance. One potential solution that is less intrusive is a telescoping hydraulic lift, which keeps the platform at grade level when not in use.

7.5-6: To enhance barrier-free access at building entryways, the installation of offset door hinges to widen the opening is a viable solution in cases where an existing door opening is too narrow to accommodate a wheelchair. For a historic structure with double doors, installation of an automatic door opener helps to widen the opening without the need to replace the doors or enlarge the opening itself. However, replacing double leaf doors with a single leaf off-center door and fixed side panel may be appropriate in certain cases. Alterations to door hardware should consider reversible solutions that meet universal design standards, such as replacing an existing round doorknob with a lever handle. If no other option is feasible, widening an existing doorway opening may be appropriate.

7.5-7: In cases where steps must be replaced to comply with ADA requirements, the original historic appearance of the steps should be preserved as best as possible. Materials for new steps should either replicate the original steps or be compatible with other materials on the building.

7.6: Art Displays, Murals, and Seasonal Decorations

7.6-1: Art displays that are displayed less than or equal to one hundred twenty (120) days shall be considered temporary and shall not require a Certificate of Appropriateness. However, art displays that are displayed longer than one hundred twenty (120) days shall be considered permanent and shall require a Certificate of Appropriateness. Coordination with the East Dundee Arts Council is recommended.

7.6-2: **Mural proposals for downtown buildings, whether publicly or privately owned, shall be reviewed by the East Dundee Arts Council for initial review and recommendation, prior to a review and recommendation by the Planning, Zoning, and Historic Commission. The final decision shall be made by the Village Board. Additional standards for murals are provided in Section 6.4-16.**

7.6-3: Seasonal decorations shall not require a Certificate of Appropriateness.

SECTION 8

SPECIFICATIONS FOR

Public Improvements

8.1: Street Furniture, Signage, and Other Amenities

The following street furniture, signage, and other amenities are allowed in the public right-of-way to help enhance the experience of people coming to Historic District, particularly the downtown core, whether by car, on bike, on foot, or via transit.

A. Banners
B. Benches
B. Bicycle racks
C. Bollards
E. Decorative lighting
F. Hanging floral baskets
H. Information kiosks
I. Litter and recycling receptacles
J. Public art and murals
L. Sidewalk clocks
M. Street planters
N. Tree grates
O. Wayfinding, gateway, and destination signage (see sign concepts in Section 6.9 of this document)



8.2: Sidewalks and Paving

Sidewalks and paving shall generally comply with municipal requirements provided in the following sections of the Village of East Dundee Code of Ordinances: Chapter 57: Standard Specifications; Section 155.048 of the Subdivision Code; and Chapter 91: Streets, Alleys, and Sidewalks. Installation of sidewalks and paving require approval of the Planning, Zoning, and Historic Commission.

In cases where the opinion of the Zoning Administrator regarding recommended sidewalk or paver design differs significantly from the original approval by the Planning, Zoning, and Historic Commission, approval should be brought before the commission again for further discussion to reach consensus.

8.2-1: **Pavers.** While standard concrete paving is generally required by the Village, special pavers may be considered for sidewalks if they bring value to the Historic District and/or provide a level of permeability that reduces impervious surfaces and enhances stormwater management. In some cases, pavers can help enhance character and create visual interest in the Historic District. Pavers can also be paired with landscaping amenities, lighting, and other elements to further enhance the streetscape, provided they do not detract from the historic quality of the district.

8.2-2: **Intersections.** In a similar manner, special pavers may also be considered within roadway intersections, provided they do not detract from the historic quality of the district and meet roadway design standards established by the relevant roadway juridictions.

8.2-3: **Planter Beds.** Raised planters may be considered in areas with ample space to accommodate such landscaping elements. A raised planter shall have a minimum width of four-and-a-half (4 ½) feet or wider. The raised planter should be no smaller than four (4) feet by six (6) feet, but the exact size will be determined upon consultation with an arborist or landscape architect. Planters should be raised six inches off the ground with a concrete curb with adequate capacity for irrigation.

8.2-4: **Trees and Plants.** Trees and shrubs in the public right-of-way may be placed in two primary ways: (1) planted directly in the ground with proper tree grates; or (2) planted within raised planters. Other plants like flowers shall be planted in raised planters.

8.3: Bridge Maintenance and Restoration

8.3-1: **Bridge Structures.** Bridge structures shall generally be maintained in original condition. Any attached objects or superficial modifications shall be removed.

8.3-2: **Bridge Span.** Concrete, masonry, and steel integral to the deck span and supporting structure shall be repaired and maintained under the guidance of qualified architectural and engineering consultants.

8.3-3: **Concrete and Masonry.** Where possible, concrete and masonry shall maintain their natural color. Where painting is required, colors should be selected to complement adjacent areas.

8.3-4: **Bridge Undersides.** The undersides of bridges shall be regularly cleaned and repaired.

8.3-5: **Lights.** Existing light standards and luminaires shall be maintained to preserve the historic qualities of the lights and bridge.

8.3-6: **Rails.** The concrete railings on the bridge shall be regularly cleaned and repaired.

8.3-7: **Other Bridges.** No new vehicular bridges spanning across the Fox River shall be constructed within the Historic District.

8.3-8: **Repair and Replacement.** The bridge shall be regularly cleaned and repaired. If portions of the bridge become severely deteriorated, replacement may be considered. Replacement should be in-kind, matching the original design of the bridge; however, alternative material may be considered if they match the historic appearance.

8.4: Riverfront

The Fox River serves as a significant natural backdrop for the downtown area, with a portion of the riverfront touching upon the Historic District. These sections that touch the Historic District are primarily situated on private properties with limited public access to the Fox River except the Main Street bridge. Since land ownership and the Historic District boundary can change over time, the following guidelines are intended to provide the Village with proper guidance for enhancing the visual and physical connectivity of the district to the riverfront as a functional, aesthetically pleasing, and sustainable space for the community. These guidelines will enable the entire stretch of the riverfront to offer a variety of opportunities for recreation, commerce, historic connection, and community activity, similar to the intent of the proposed improvements of Bartels Park and Water Street, which are situated just beyond the current Historic District boundaries.



8.4-1: Where feasible, safe and convenient access shall be provided to the riverfront for people of all physical abilities and non-vehicular modes of transport, including pedestrians and bicyclists.

8.4-2: Efforts shall be made to continue adding to the local pathway system, including connections to the Fox River Trail, to enhance access to the riverfront.

8.4-3: A variety of public spaces, such as plazas, parks, and gathering spaces, shall be provided along the riverfront, where feasible, to provide opportunities for recreational, educational, and social activities relating to the Fox River. Amenities like public art and informational kiosks should also be considered to enhance the user experience. Spaces should be flexible to accommodate a range of activities and events throughout different seasons, as well as be adaptable to future changes or additions.

8.4-4: There should be a concerted effort to prioritize the preservation and enhancement of views of the Fox River from various vantage points in both public and private spaces. This includes the consideration of utilizing glass as a primary material for new construction on sites next to the river due to their transparency and reflective properties. The use of landscaping, elevation changes, and carefully positioned structures should also be considered to frame and accentuate scenic views of the river.

8.4-5: Safety measures should be a primary design consideration, including the use of railings, lighting, and signage that foster a safe environment along the river.

8.4-6: Care should be taken to protect the Fox River's natural flow, topography, vegetation, and wildlife habitats as new riverfront access and nearby development are pursued. Design and development should be sensitive to the local ecosystem to preserve natural habitats and promote biodiversity.

8.4-7: Flood resilience and safety should be considered as part of design and development concepts, particularly through the use of sustainable design practices like native landscaping, permeable surfaces, and other flood-resistant design elements that foster natural stormwater management.

8.4-8: Use of durable materials and efficient infrastructure should be considered as part of the design of riverfront spaces to streamline space management processes, including maintenance, security, flood mitigation, and programming of the riverfront space.



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