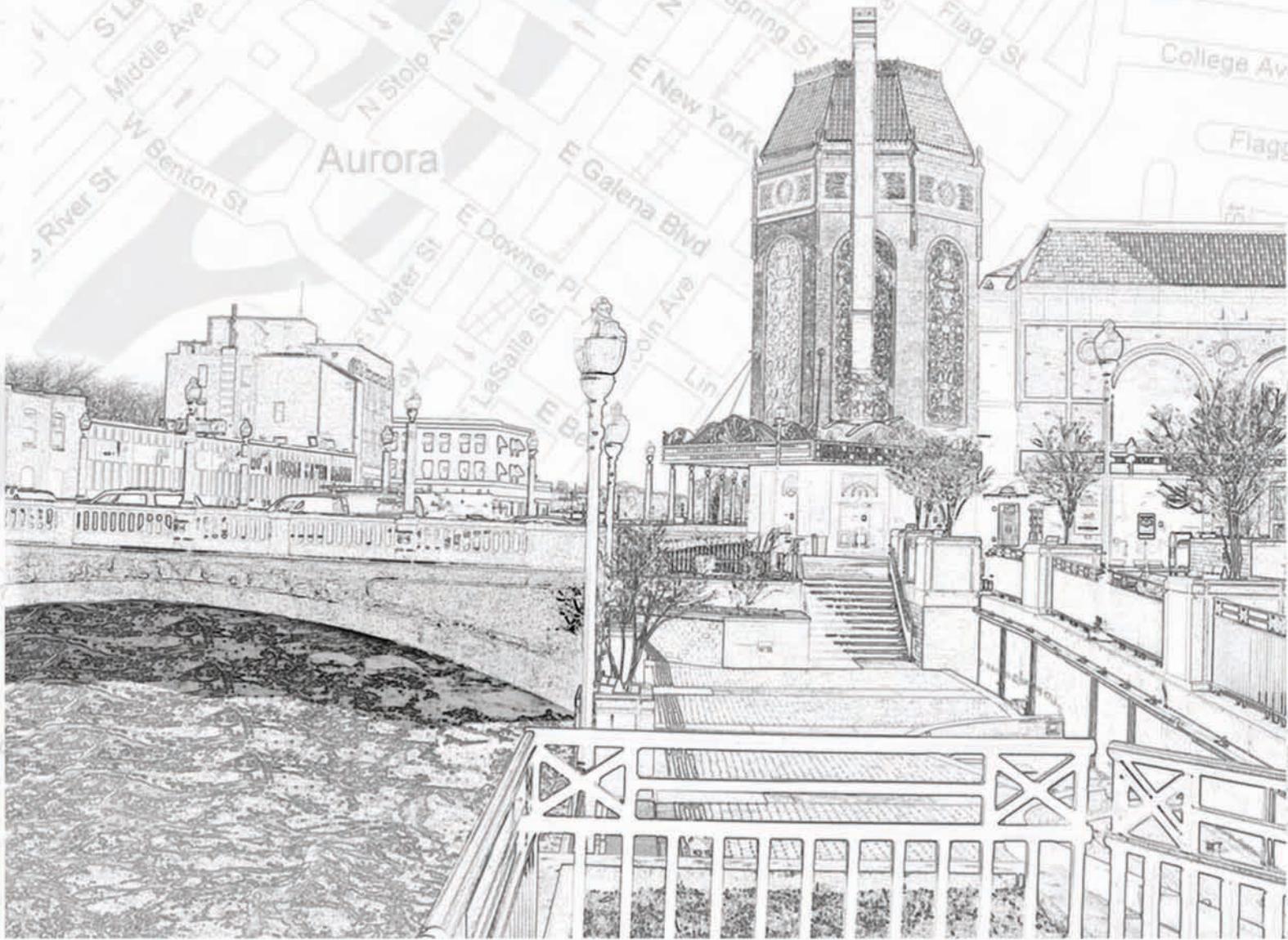


# The FoxWalk Overlay District Design Guidelines

## Regulations and Procedures

Aurora, Illinois



2008 Edition

## **Forward to the Revised Edition, 2008**

Beginning in 1974, the City of Aurora, in collaboration with a succession of expert consultants, set out to draft a series of plans and regulations to guide the redevelopment of downtown Aurora. These documents laid the foundation for efforts that have been implemented over the past 30+ years, including:

- the creation of the FoxWalk Overlay District, encompassing the Downtown Core and Downtown Fringe zoning districts;
- design guidelines for the restoration of existing structures;
- principles to inform the architecture of new buildings; and
- specifications for the Riverwalk, a two-tiered walkway to be built around Stolp Island and along the east and west banks of the Fox River, named “the FoxWalk” in 1992 by local schoolchildren.

The first volunteers were appointed to the Riverwalk Commission (1989) and the FoxWalk Overlay District Design Review Committee (1993) by Mayor David L. Pierce to oversee construction of the public walkway system along the Fox River and development within the DC/DF zoning districts.

Looking backward from our current vantage point, it is clear that these plans and the people who helped formulate them served the redevelopment of downtown Aurora well. Over 1100 Certificates of Appropriateness have been issued since the creation of the original design guidelines and the Design Review Committee. Construction permits valued at over \$103 million have been issued within the boundaries of the FoxWalk District since January 1, 1993. Substantial sections of the FoxWalk/Riverwalk have been built.

During 2006 and 2007, the City Council approved a number of documents and actions intended to direct future development of the Fox River corridor – both within the FoxWalk Overlay District, and extending to the “bookends” of downtown, i.e., North Avenue and Illinois Avenue:

- ✓ adoption of the Seize the Future Master Plan (June, 2006)
- ✓ adoption of the Aurora Riverfront Vision Plan (June, 2006)
- ✓ adoption of the Revised FoxWalk/Riverwalk Master Plan (September, 2007)
- ✓ adoption of the Master Plan for RiverEdge Park (September, 2007)
- ✓ demolition of an entire city block (14 buildings) bounded by Downer Place, River Street, and Galena Boulevard to accommodate a new downtown campus for Waubonsee Community College (September, 2007)

In keeping with the spirit of what has been accomplished already and what is envisioned for the future, it is appropriate that we revisit our architectural design guidelines and implementation strategies. This revised edition of the *FoxWalk Design Guidelines, Regulations and Procedures* is based on our collective experience over the past 15 years. It is intended to provide

clarification, while leading the way to continued, sensitive redevelopment of downtown Aurora. It is our hope that collaboration among developers, citizen volunteers, elected officials, and staff will result in restoration projects and new development that reflect the highest standards of design and execution – and in which future Aurorans will take great pride.

*The FoxWalk Overlay District Design Review Committee*

Don Truax, Chair

Michael E. Beilman

Hal Beebee

Clara Diaz

Janice Hill

Mike Holmes

John Jaros

William Marzano

Kevin Ream

Bob Reuland

Charlie Zine

*The Aurora Riverwalk Commission*

Alderman Mike Saville, Chair

Ed Barsotti

Mike Holmes

Manny Maysonet

Jeff Palmquist

Bob Reuland

John Savage

John Sullivan

Charlie Zine

David Zine

*City of Aurora Elected Officials*

Mayor Thomas J. Weisner

Alderman Abby Schuler (Ward 1)

Alderman Juany Garza (Ward 2)

Alderman Stephanie Kifowit (Ward 3)

Alderman Rick Lawrence (Ward 4)

Alderman John “Whitey” Peters (Ward 5)

Alderman Michael B. Saville (Ward 6)

Alderman Scheketa Hart-Burns (Ward 7)

Alderman Chris Beykirch (Ward 8)

Alderman Leroy Keith (Ward 9)

Alderman Lynda Elmore (Ward 10)

Alderman Bob O’Connor (at-large)

Alderman Richard Irvin (at-large)

*City of Aurora Staff:*

Karen F. Christensen, Downtown Development Director/Riverwalk Administrator

Linda Chomiak, Administrative Aide

**FOXWALK OVERLAY DISTRICT DESIGN GUIDELINES,  
REGULATIONS AND PROCEDURES  
2008 Edition**

**TABLE OF CONTENTS**

**Section 1. General Information**

1.1	Title.....	5
1.2	Resolutions and Ordinances.....	5
1.3	Maps	
	A. Boundaries/Zoning Map.....	7
	B. District Map by Blocks.....	8
	C. Topography.....	9
	D. Floodplain.....	10
1.4	Legal Description.....	11
1.5	Zoning Classification and Information.....	12
1.6	Definitions.....	14
1.7	History and Character of the District.....	22
1.8	Purpose and Goals of the District.....	24
1.9	Land Use Survey.....	27

**Section 2. Design Guidelines and Regulations for Alterations to Existing Structures**

2.1	Purpose and Goals.....	36
2.2	Building Program.....	36
2.3	Ground Floor Use.....	37
2.4	Building Exteriors: Materials, Scale and Detail.....	37
2.5	Maintenance of Building Exteriors.....	40
2.6	Alterations to Building Exteriors.....	42
2.7	Adaptive Re-Use of Buildings Adjacent to the FoxWalk/Riverwalk.....	43

**Section 3. Design Guidelines and Regulations for New Construction**

3.1	Purpose and Goals.....	45
3.2	New Building Façade Design.....	45
3.3	Site Development Location.....	47
3.4	Service Areas.....	47
3.5	Building Height/Massing.....	48
3.6	Roof Design.....	49
3.7	Building Exteriors: Materials, Scale and Detail.....	49

**Section 4. Commercial Signage Regulations**

4.1 General Provisions..... 50  
4.2 Prohibited Signage..... 50  
4.3 No Certificate of Appropriateness Required..... 50  
4.4 Certificate of Appropriateness and Sign Permit Required..... 52  
4.5 Sign Lighting..... 57  
4.6 Historic Signage.....58  
4.7 Modifications from Signage Provisions.....59  
4.8 Non-Conforming Signage..... 59  
4.9 Off-Premises Commercial Signage.....59

**Section 5. Administrative Provisions**

5.1 Design Review Committee.....60  
5.2 Procedures: Certificates of Appropriateness..... .61

**Section 6. Accomplishments: Implementation of the Perkins & Will Concepts**

6.1 FoxWalk/Riverwalk and Public Amenities.....65  
6.2 Policies and Programs..... .68

**Section 7. Next Steps**

7.1 Perkins & Will Recommendations Yet to Be Accomplished.....70

**Section 8. Specifications for Public Improvements**

8.1 Street Furniture and Signage.....71  
8.2 Sidewalks and Paving.....71  
8.3 Bridge Maintenance and Restoration.....72

**Section 9. Aurora FoxWalk/Riverwalk – The Revised Master Plan.....73**

**Section 1. General Information**

**1.1 Title**

The title of this overlay district is hereby established as the “FoxWalk Overlay District.”

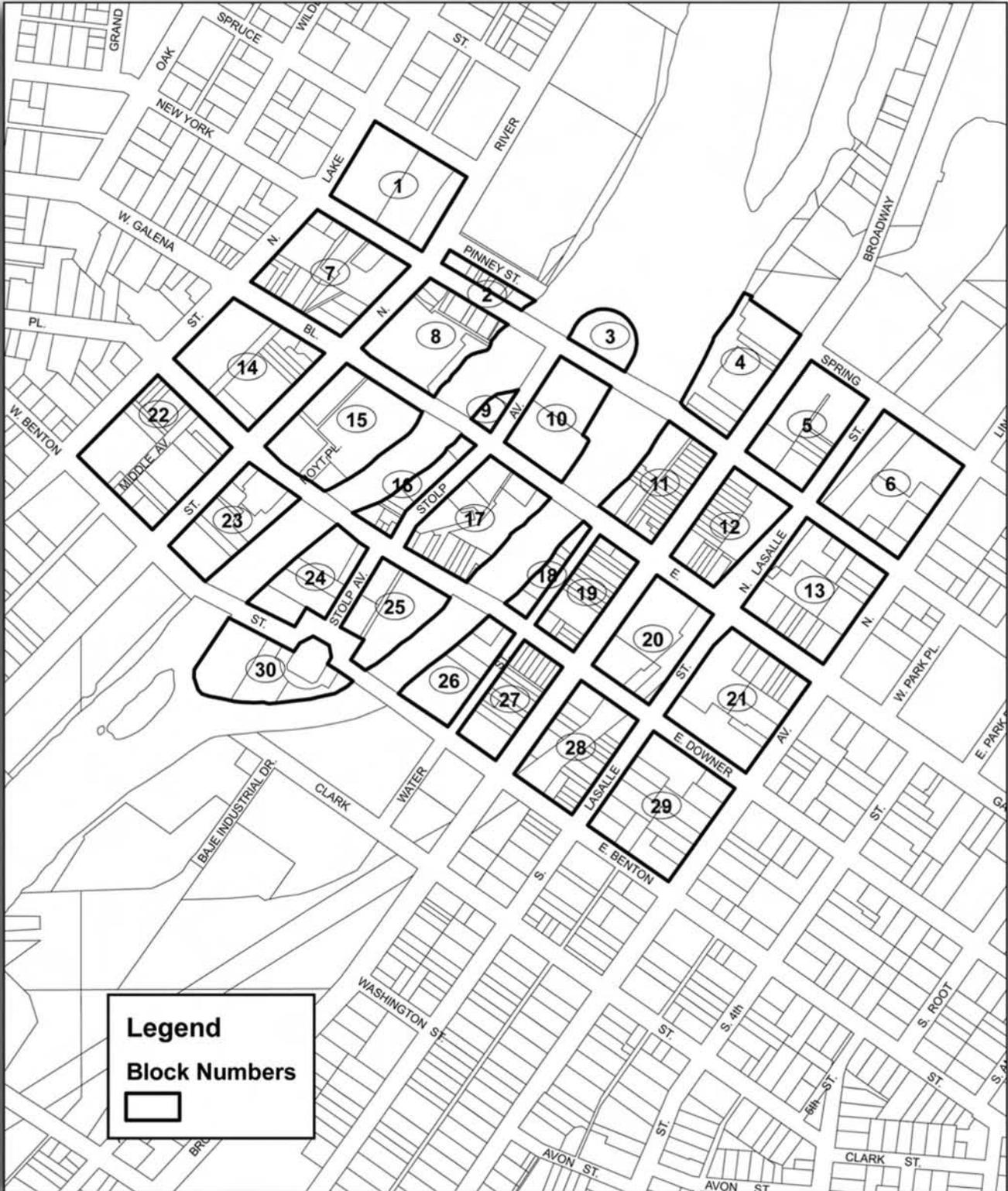
**1.2 Resolutions and Ordinances**

Ordinance/Resolution Number	Date of Adoption	Title
R86-3284	12/2/86	Recommending the Establishment of a Downtown Core Zoning District
R87-3423	5/5/87	Resolution to Initiate the Process to Create a Downtown Fringe Zoning District
R87-3536	8/4/87	Adopting Administrative Review Procedures for Downtown Redevelopment Proposals
O87-5641	3/17/87	Establishing the Aurora Riverwalk Commission
R89-234	8/15/89	Approving and Accepting the FoxWalk Final Conceptual Design
R-92-390	10/6/92	Approving and Accepting the FoxWalk District Design Guidelines
R92-254	6/16/92	Approving and Accepting the FoxWalk West Bank Plan
R92-477	11/17/92	Conceptual Plan for the South Point of Stolp Island
R92-504	12/1/92	Approving and Accepting the Downtown Street and Sidewalk Comprehensive Plan
R93-426	11/23/93	Adopting the FoxWalk Overlay District Intent, Rules, and Regulations

Ordinance/Resolution Number	Date of Adoption	Title
R93-427	11/23/93	Establishing the FoxWalk Overlay District Design Review Committee
O93-99	11/23/93	Establishing the FoxWalk Overlay District
O94-46	5/17/94	Amending the Riverwalk Commission ordinance
R95-567	12/5/95	Approving an Amendment to FoxWalk Overlay District Intent, Rules, and Regulations
R99-464	11/23/99	Amending the FoxWalk Overlay District Design Review Committee
R00-256	6/13/00	Guidelines for Replacing Downtown Sidewalks
R00-557	12/12/00	Approving an Amendment to the FoxWalk Overlay District Intent, Rules, and Regulations
R07-475	9/25/07	Adopting the Revised FoxWalk/Riverwalk Master Plan
R08-168	4/22/08	Adopting the Revised FoxWalk Overlay District Design Guidelines, Regulations and Procedures

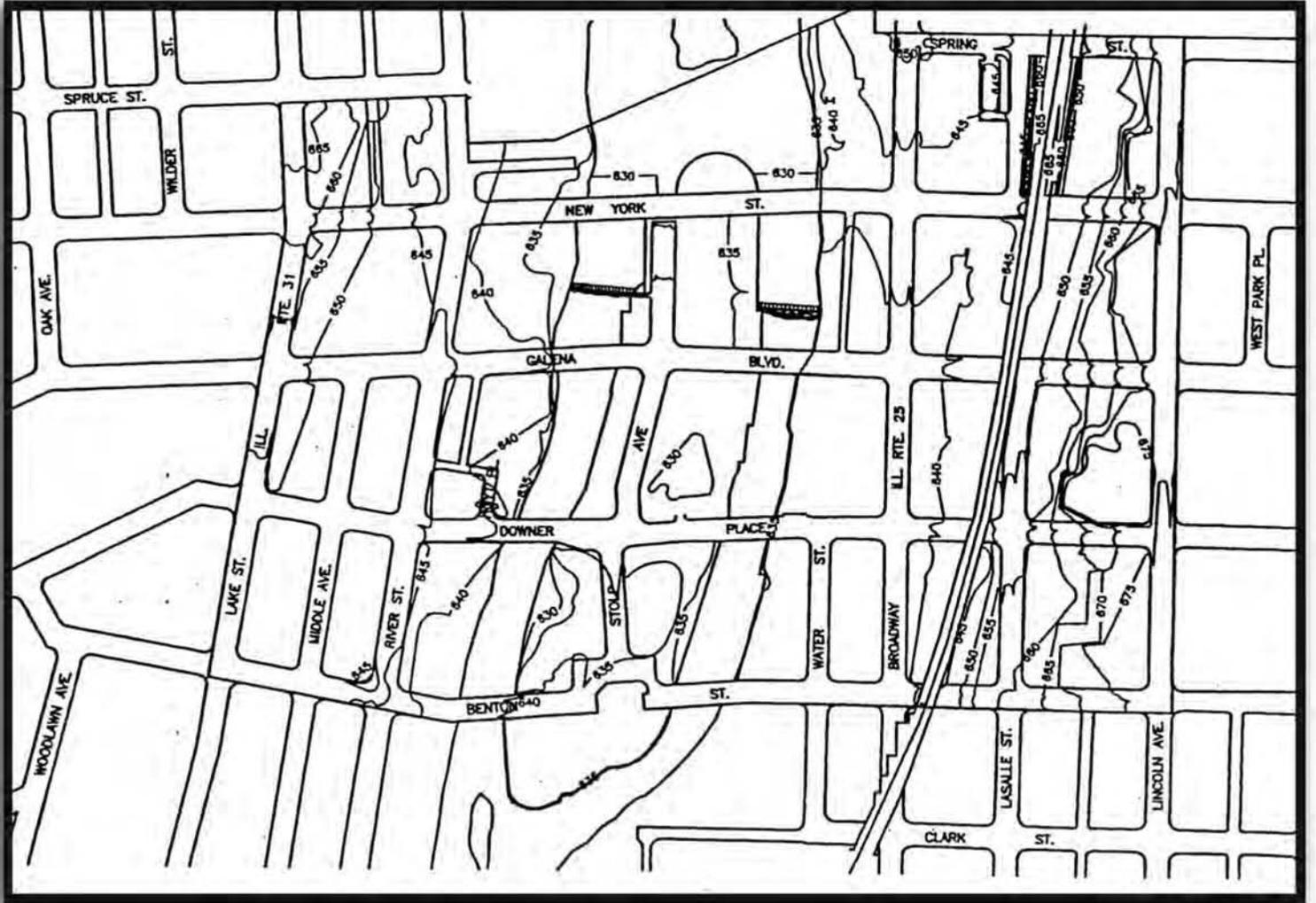


**B. District Map by Blocks**



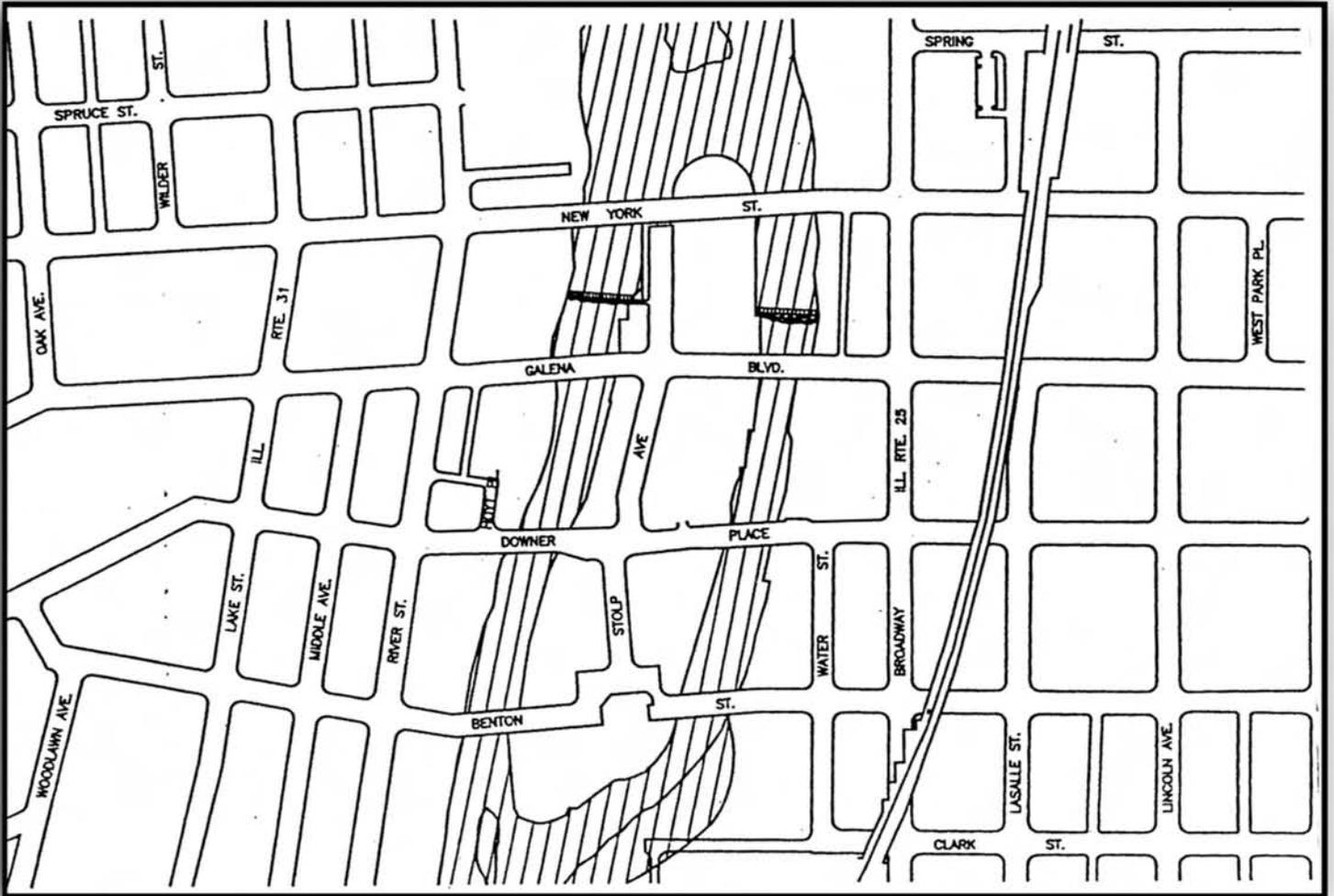
FoxWalk District

C. Topography



Topography Map

**D. Floodplain**



**FoxWalk Floodplain**

#### **1.4 Legal Description**

The *FoxWalk Overlay District* shall be described as follows:

That part of Section 22, township 38 north, range 8 east of the third principal meridian in the City of Aurora, Kane County, Illinois, described as follows: Beginning at the southeasterly corner of Lincoln Avenue and Benton Street; thence northwesterly along the southerly line of Benton Street to the southeasterly corner of Lot F of Library Subdivision; thence westerly along the southerly lines of Lots F, E and D in said subdivision and westerly, northerly and northeasterly along the southerly and westerly lot line of Lot C in said subdivision to the northwesterly corner of said Lot C; thence northwesterly along the southerly line of Benton Street to the southwest corner of Lake Street and Benton Street; thence northeasterly along the westerly line of Spruce Street; thence southeasterly along the northerly line of Spruce Street to the easterly line of River Street; thence southwest along the easterly line of River Street to the northeasterly corner of River Street and Pinney Street; thence southeasterly along the northerly line of Pinney Street to the westerly bank of the Fox River; thence easterly to the northwest corner of Lot 3 in Block 29 of the original Town of Aurora; thence southerly along the west lines of Lots 3 and 4 of said original Town of Aurora to the southerly line of said Lot 4; thence southeasterly along said southerly line and northerly line of Spring Street to the northeasterly corner of Spring Street and Lincoln Avenue; thence southwest along the easterly line of Lincoln Avenue to the point of beginning.

## **1.5 Zoning Classification and Information**

- 1.5-1 Parcel Applicability: The provisions of the Aurora Zoning Ordinance shall apply to the FoxWalk Overlay District, except as set out in this document. The various development standards outlined in this document shall apply to all parcels within the FoxWalk Overlay District, unless specifically superseded herein. Where provisions of this document and the Preservation Guidelines for the Near Eastside Historic District conflict, the provisions of this document shall prevail, and the review process described herein shall be utilized.

The FoxWalk Overlay District encompasses all parcels of land and property located within the Downtown Core (DC) and Downtown Fringe (DF) zoning districts, as defined by the Aurora Zoning Ordinance. Uses allowed within the underlying zoning of DC and DF shall be permitted within the FoxWalk Overlay District.

- 1.5-2 Preservation. The preservation of certain historic and/or architecturally significant buildings and civic improvements is essential to give the *FoxWalk Overlay 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 *FoxWalk Overlay District Design Guidelines, Regulations and Procedures*, but also that new construction shall respect the urban fabric defined by the existing architecture.
- 1.5-3 Zoning Administrator. The Downtown/Riverwalk Administrator shall serve as the zoning administrator for the Downtown Core (DC) and Downtown Fringe (DF) zoning districts. The Review Authority shall have regulatory power over all exterior work undertaken on buildings located within the FoxWalk Overlay District, as defined in this document, as well as any changes in use.
- 1.5-4 Nonconforming Buildings and Uses. The Aurora Zoning Ordinance shall apply to the FoxWalk Overlay District.
- 1.5-5 Special Uses. Provisions of the Aurora Zoning Ordinance shall apply to the FoxWalk Overlay District except as herein modified:

- 1.5-5.1 Design Review Committee Authority over Special Uses. The Design Review Committee is hereby granted authority to review such Special Use permit applications in place of the Planning Commission, except in developments with over 30,000 square feet of new construction. For the purposes of this provision, building rehabilitation shall not be considered as new construction. The Design Review Committee shall, in all cases, retain review authority over building elevations and FoxWalk/Riverwalk projects, regardless of project size.

1.5-5.2 Public Access: Any use that restricts access by the general public in any way is hereby required to obtain a Special Use permit pursuant to the procedures outlined in the Aurora Zoning Ordinance.

1.5-6 Accessory Buildings and Uses. No accessory buildings shall be permitted within the Downtown Core Zoning District. Any accessory use in the Downtown Fringe Zoning District must obtain a Certificate of Appropriateness pursuant to this document.

1.5-7 Bulk Restrictions.

1.5-7.1 Lot Area Coverage. There shall be no maximum lot area coverage.

1.5-7.2 Lot Size and Width. There shall be no lot size and width restrictions.

1.5-7.3 Required Yards. Buildings shall be located at the sidewalk line along the street, to maintain a coherent “streetwall.” Surface parking, utility yards, trash storage areas etc. are not permitted adjacent to sidewalks, the FoxWalk/Riverwalk, the future FoxWalk/Riverwalk, or the Fox River.

1.5-7.4 Permitted Obstructions in Required Yard Areas. Those elements specified as design elements shall constitute permitted obstructions.

1.5-8 Streetscape and Riverscape

No public or private streetscape or riverscape improvement project is permitted without a Certificate of Appropriateness.

1.5-9 Parking and Loading

Parking requirements shall be subject to provisions of the Aurora Zoning Ordinance, except that parking shall not be established as the sole use of a property. Any parking structures constructed within the FoxWalk Overlay District shall provide for pedestrian-oriented uses on the river and first-floor levels.

## **1.6 Definitions**

The definitions delineated in the Aurora Zoning Ordinance (AZO) shall apply to the Downtown Core (DC) and Downtown Fringe (DF) Zoning Districts, also known as the FoxWalk Overlay District, except as herein modified:

**AREA, SIGN** -- The area of a sign is the entire area within a rectangle, circle or triangle enclosing the extreme limits of all letters, symbols and shapes contained in the sign, together with any box, cabinet, or backing upon which it is mounted. If there is more than one sign box, cabinet, or backing, the area shall be the area of one rectangle enclosing all such boxes, cabinets or backings, together with any blank space in between them. On a multi-sided sign, only one face (the largest if they are unequal) is counted. The area of a monument sign is the entire area of the lettering and symbols, not the entire slab. The area of the sloped portion of a canopy sign is measured as if the canopy were removed and laid out on a flat surface. The area of an art-applied window sign is the area of any product symbols and lettering only.

**ATTENTION-GETTING DEVICE** – Any pennant, valance, banner, searchlight, balloon, barebulb-lighting, or similar device or ornamentation designed to attract attention. Pennants, valances, and banners are considered to be attention-getting devices if they are hung parallel (flush) against the building.

**AWNING**-- A retractable roof-like cover, which projects from the wall of a building and overhangs the public way.

**BARBER POLE** – A pole with spiral stripes of red and white, used as a symbol of the barber's trade. Such signs are permitted as ground or projecting signs.

**BUILDING CLUSTER** - a collection of structures which are fewer in number and/or lineal frontage than a streetscape or riverscape.

**BUILDING IDENTIFICATION MONUMENT**-- A permanent sign of decorative exterior materials identifying the present or past businesses, uses, events or owners, which is attached to or inlaid into the building.

**CANOPY** -- A non-retractable roof-like cover, which projects from the wall of a building over the public way, and may be supported by poles attached to the sidewalk.

**CERTIFICATE OF APPROPRIATENESS (COA)** - The required approval for exterior work and/or changes in use per this document.

**CHANGE IN USE** -- A change from one use to another, as listed in the "Permitted Uses" section of the Aurora Zoning Ordinance.

CIVIC BANNER OR FLAG - A fabric sign attached to a building or pole in the public right-of-way, and changed periodically. Civic banners are sponsored by civic organizations and promote civic events and/or programs.

COMMERCIAL BANNER OR FLAG -- A fabric sign attached to a building or pole and changed periodically. Commercial banners are sponsored by businesses. These are not to be confused with attention-getting devices (see above).

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

DECORATIVE EXTERIOR MATERIALS -- 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.

DOWNTOWN CORE – The area described as the Downtown Core in the Aurora Zoning Ordinance.

DOWNTOWN FRINGE – The area described as the Downtown Fringe in the Aurora Zoning Ordinance.

ELECTRONIC MESSAGE BOARD -- A sign upon which letters or characters are placed electronically to provide a message or picture.

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/improvements.

FACADE (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.

FACADE, BLANK -- A facade 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.

FACADE, DECORATIVE -- A facade which includes either a public entrance, display windows, decorative architectural details, or decorative exterior materials.

FACADE, NON-DECORATIVE -- A facade 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 facade may be on the same plane as a decorative facade, 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 features which are significant to the appearance of the FoxWalk Overlay District.

INDIRECT LIGHTING - A form of lighting in which the sign or sign elements are illuminated by reflected light.

KIOSK - A free-standing structure used in the FoxWalk Overlay District to provide information about the community or public activities; or to direct pedestrians to establishments along the FoxWalk/Riverwalk.

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

LIVE ENTERTAINMENT FACILITIES - Nightclubs, dance halls, gaming facilities, arenas, and legitimate theatres (e.g., playhouses).

LOGO – A distinctive company signature. *Trademark logos or service marks* are copyrighted symbols. *Use logos* are symbols that generically identify categories of businesses or services (e.g., a faceted gem, a coffeepot, etc.)

MANUAL MESSAGE DISPLAY - A sign upon which letters or characters are placed manually to provide a message or picture.

MARQUEE - A permanent rooflike structure which projects from the wall of a building and overhangs the public way.

MECHANICAL MOVEMENT – Animation, color changes, projected images, revolution, movement up and down, movement sideways, rotation, swinging, undulation or the impression of movement via electronically controlled copy changes, polarized light, or other means.

MURAL - A large picture painted directly on a wall, or a large photograph, attached directly to a wall.

NAMEPLATES, CORNERSTONES AND PLAQUES (COMMERCIAL) – Signs of metal or stone identifying the present or past businesses or uses, which are attached to or inlaid into the building.

NAMEPLATES, RESIDENTIAL – Signs identifying the name or address of the occupants of a residential building.

NIGHTCLUB - A bar, restaurant, coffeehouse, or similar establishment where a dance floor or entertainment is provided.

ORIENT - To aim a sign at a pedestrian or at a vehicular traffic stream of intended viewers.

PRIMARY FACADE - defined as any side of a building which faces a public street, riverfront, or alley.

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.

MANUAL MESSAGE DISPLAY - A sign upon which letters or characters are placed manually to provide a message or picture.

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.

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., Downtown/Riverwalk Administrator and/or the Design Review Committee.)

RIVERSCAPE - A group of structures whose primary facades front the river and as such, collectively reflect a unified visual statement. A "riverscape" can include one or more banks of the river.

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

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

SIGN - Any object, device, display, wall or structure, or part thereof, other than a bus bench or flag of a governmental entity, used to announce, declare, demonstrate, display, or otherwise present an object, person, institution, organization, business, product, service, event or location or otherwise present a message and attract the attention of the public including all poles, guys, braces, supports, and other accessory apparatus in relation thereto.

SIGNAGE – All signs pertaining to one (1) business or use.

SIGNABLE AREA – A rectangular area located above the windows and doors of the building's first floor, and below the window sills of the second floor, unbroken by doors, windows, or other architectural features or decorative architectural materials.

SIGN, AWNING – A sign on a temporary retractable shelter that is supported entirely by the exterior wall of the building.

SIGNBOARD - The original or restored flush or raised fascia sign backing, which does not cross or obscure original or restored window and door openings, lintels, or any other original or restored architectural features.

SIGN, CANOPY – A sign on, or attached to, a permanent overhanging shelter that projects from the face of the building and is supported only partially by the building.

SIGN, CORNER – A sign visible from, and oriented to, two (2) frontages.

SIGN, DOOR - A permanent sign either painted or applied to a door or hung against the door in such a manner that it is visible from the outside. Such sign is permanent in the sense that it is intended to perpetually convey information rather than a sign advertising a one-time or temporary message.

SIGN, FASCIA - A sign placed on the fascia (signboard or horizontal band between a storefront and the second floor) of a building.

SIGN, FENCE - A sign painted on, or attached to, a fence.

SIGN, FLASHING – An illuminated sign on which the artificial light is not maintained constant or stationary in intensity or color at all times when such sign is in use, but not including time and temperature devices or message boards.

SIGN, GHOST - A remnant of a painted wall sign.

SIGN, GOVERNMENT – A sign owned or maintained by a governmental entity, including agencies and subdivisions thereof.

SIGN, GROUND - A sign supported by one or more uprights, poles or braces placed in or upon the ground; or a sign supported by any structure erected primarily for the purpose of displaying and supporting the sign.

SIGN, HEIGHT – The vertical distance between the highest part of the sign and the finished grade at the sign base, or the edge of the pavement level of the relevant primary highway right-of-way, if applicable.

SIGN, LEGAL NONCONFORMING – A sign lawfully approved, erected and maintained prior to the adoption of these regulations, which does not conform to the provisions of these regulations. Nonconforming trademarks and service marks, logos, off-premise commercial signs, flashing signs, attention-getting devices, portable ground signs, sidewalk signs, and temporary signs may not be considered legal nonconforming signs hereunder.

SIGN, MARQUEE – A sign on, or attached to, a permanent hood projecting from the wall of a building but not supported by the ground or sidewalk, for the purpose of providing shelter and protection from the weather.

SIGN, MEMORIAL OR BUILDING IDENTIFICATION – A wall sign naming the building upon which it is carved or inlaid in such a way that it is an architectural feature.

SIGN, MONUMENT – A solid horizontal or vertical slab of decorative concrete, brick, metal or wood, but not of plastic or glass, providing the direct backing for, and containing, signage.

SIGN, OBSOLETE – An on-premises sign which no longer identifies the use of the property upon which it is located.

SIGN, OFF-PREMISE COMMERCIAL – A sign which does not identify a business located, activity conducted, or product or service sold on the same premises, but not including political, public service, and temporary real estate signs.

SIGN, ON-PREMISE - A sign which identifies a business located, activity conducted or product or service sold on the same premises.

SIGN, OVERSIZE OFF-PREMISE COMMERCIAL (Billboard) – An off-premises commercial sign too large to be permitted under the standards imposed upon business signs.

SIGN, PARKING LOT IDENTIFICATION - A sign advertising a surface parking lot.

SIGN, PLAQUE - A sign identifying the name of a building, business or use, on a thin backing, mounted on the wall of a building.

SIGN, POLITICAL OR PERSONAL EXPRESSION – A sign identifying, supporting or opposing a candidate or issue or other personal expression.

SIGN, PRIVATE INFORMATIONAL - A sign on private property for vehicular control or necessary public information, but containing no product or business identification or advertising.

SIGN, PROJECTING - A sign extending out from a building, with an end or edge of the sign attached to the building.

SIGN, PUBLIC SERVICE - A sign expressing a not-for-profit message, and which may list sponsorship of a not-for-profit organization, but not commercial sponsorship or advertising.

SIGN, ROOF – A sign on a roof, or attached to a wall and projecting above the roof line.

SIGN, SANDWICH BOARD - A two-sided, “A”-shaped sign that rests on the ground and is designed to be portable.

SIGN, SETBACK – The distance between the property line and the nearest projecting point of a sign.

SIGN, SIDEWALK – A small, portable ground sign oriented to pedestrians.

SIGN, STREET - A sign owned or maintained by a governmental entity, including agencies and subdivisions thereof, and located in the public right-of-way.

SIGN, TEMPORARY CONSTRUCTION - A sign that provides information regarding a site under construction, including the names of the project owner, architect, and engineer working on the site.

SIGN, TEMPORARY REAL ESTATE - A temporarily-placed sign advertising the sale, rent or lease of the premises on which the sign is placed.

SIGN, TEMPORARY WINDOW - A sign visible through a window, which is meant to remain for a limited time.

SIGN, TRANSOM - A sign painted or otherwise applied on a transom window or panel.

SIGN, UNDER-CANOPY OR UNDER-MARQUEE – A sign hung from, or attached under, a canopy or marquee

SIGN, VEHICULAR - A sign painted or otherwise applied directly on a vehicle.

SIGN, WALL - A one-sided sign mounted or painted flat on a building wall.

SIGN, WINDOW - A permanent sign either painted or applied to a window or hung against the window in such a manner that it is visible from the outside. Such sign is permanent in the sense that it is intended to perpetually convey information rather than a sign advertising a one-time or temporary message.

STREETSCAPE - A group of structures whose primary facade 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.

STRUCTURES - Any building, sculpture, bridge, public art, fountain, sign, streetscape or riverscape located in the *FoxWalk Overlay District*.

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

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.

## **1.7 History and Character of the District**

The FoxWalk Overlay District was created in 1993, to formulate a unified development concept and improvement program for downtown Aurora. Initial efforts were focused on the 18-block area flanking the Fox River in the heart of downtown, centering on historic Stolp Island. In 1994, the district was expanded to encompass all properties bounded by Lincoln Avenue on the east, Lake Street on the west, Benton Street on the south, and Spring/Spruce Street on the north.

At the north end of downtown Aurora, the Fox River splits into two branches, ranging in width from 100 to 200 feet, and forming the 15-acre Stolp Island. The central business district consists of both the island and portions of the east and west riverbanks, creating four zones with river frontage in the downtown. This arrangement effectively doubles the amount of property with river frontage. Unlike some other river cities, movement through downtown Aurora is not significantly impeded by the river. There are seven ornamental bridges that span the two branches of the river and Stolp Island.

Stolp Island is listed on the National Register of Historic Places, and many of its building contribute to this recognition. Peak development years in the downtown were between 1900 and 1940, with the majority of structures consisting of one- to four-story, masonry commercial buildings. There are some notable exceptions, however, including several mid- to high-rise structures constructed in the 1920s and 1930s.

Automobile access to downtown Aurora is provided via Illinois Routes 31 and 25, which parallel the Fox River on the east and the west. Mass transit is available via the Burlington Northern Santa Fe (BNSF) Metra commuter line to the western suburbs and downtown Chicago, and the Pace bus system. Access to I-88 is possible from Route 31 as well.

\*\*\*\*

During the period between 1974 and 1993, multiple reports were commissioned by various entities with the intent of developing a strategy for the revitalization of downtown Aurora. Each plan was prepared to provide direction to the re-awakening of an improved downtown Aurora as the civic, retail, entertainment and cultural center of the city. A common element found in each of the reports is the need for a cohesive design theme that unites the downtown as a destination with a distinctive character and sense of place.

In 1974, the consulting firm BAF (Ben-Ami Friedman) contracted with the city to complete a "*Preliminary Development Program for Downtown Aurora.*" Extensive research into the existing condition of the downtown was conducted and analyzed throughout the course of the BAF report. Many recommendations were made that have since been completed by the city, such as the rehabilitation of the Paramount Theatre, and the construction of North Island Center. Notwithstanding the importance of specific projects, Friedman repeatedly stated the need for a cohesive design theme to unite the downtown, and acknowledged the obvious lack of recognition

that the Fox River was the downtown's greatest asset. The BAF report consistently pointed out the missed opportunities in an environment where downtown buildings and businesses turned their "collective backs" on the Fox River. Beautification of the banks of the river and emphasis on the river's relationship to the downtown was put forth as the basis for the essential design theme of the future.

"*A Strategic Plan for Downtown Aurora, Illinois*" was prepared by Robert B. Teska Associates, Inc. in 1984. As the title suggests, this report followed the directives suggested in the *Ben-Ami Friedman Plan*, evaluating the contemporary strengths and weaknesses of Aurora's downtown prior to delineating the course of action necessary to bring about revitalization. Again, river frontage was a dominant strength according to Teska, along with accessibility/location, existing real estate "bargains" in the downtown and organizational capability provided by the existing development agencies associated with the Greater Aurora Chamber of Commerce, among other groups. Teska reiterated the need for a "focal point" and a "critical mass of human activity" in the downtown. The riverfront, according to Teska, was "key to Aurora's image and economic advantage." The report went on to state that of cities of comparable size, "no city in Illinois has the riverfront and potential that Aurora has." To utilize both the riverfront and the total downtown, the *Strategic Plan* emphasized the need for a guided downtown redevelopment strategy creating a "well-defined and (a downtown which is) more accessible to the people who really count: pedestrians."

1985 brought the *Fantus Report*, a three-phase analysis of potential high growth industries which were compatible with existing conditions in Aurora. Hourly wages were compared with national and state averages to determine their influence on attracting potential businesses. Warehouse/distribution, clerical and manufacturing wages, to name a few, were all found to be favorable to incoming investment. Location, available sites and accessibility were among Aurora's assets. Liabilities for a would-be Aurora developer were specified as well, such as property taxes and labor attitudes.

In 1987, Shlaes & Company prepared "*Downtown Aurora, Illinois - A Report on Current Development Opportunities*." Again, phrases used by previous consultant teams stand out: "the missed opportunity of the (Fox) river" and development "based on a theme." The Shlaes report suggested that downtown Aurora had, in the past, suffered due to a lack of "quality stores with compatible merchandise." The writers found this to be an essential element of successful retail uses in the downtown, equating such stores with "multiple-stop shopping." Downtown Aurora naturally lent itself to specialty retail according to Shlaes, who added that such uses have been historically attracted to water front sites. This report concurred with previous analyses, noting the unfortunate fact that many of the buildings with river frontage have their backs to the river.

The Perkins & Will/Groves and Associates Conceptual Design submitted to the City of Aurora in 1989, proposed several planning, design and development principles that were accepted by the Aurora Riverwalk Commission and adopted by the City Council. They were based on a number of identified themes: "City of Lights," "Rural," "Urban," "Historical," "Ethnic Diversity," and

"Environmental," and led to the crafting of the *FoxWalk Overlay District Design Guidelines*, the *Intent, Rules, and Regulations*, and the *FoxWalk Concept Plan*.

In 1993, the Aurora Downtown Redevelopment Corporation commissioned the preparation of "*Aurora '98: A Strategic Plan for the Development and Management of Downtown*." Over 100 stakeholders crafted a blueprint, a plan of action to achieve a thriving, successful downtown Aurora. The strategic plan called for establishing downtown Aurora as a destination for shoppers, tourists and business people by attracting more anchor developments (hotel, convention center, museums, galleries and housing); by marketing downtown through advertising, promotion, public relations and other activities; by making downtown more attractive, safe and convenient through street improvements, building renovation and security measures; and by providing financial incentives to assist local business and property owners in improving properties.

To achieve these broad visions, participants agreed that it would require a concentrated, coordinated effort by downtown stakeholders through a dynamic central development and management organization. This organization would serve as an "umbrella" group that would coordinate planning, link owners with resources needed to expand, unify existing organizations, and reach out to encourage wide participation. It could link existing Special Service Areas, either through the creation of one SSA, or through increased cooperation between existing SSAs. The organization, which took shape in the form of *Aurora Downtown*, would be the central forum for the planning and implementation of programs and policies for the development and management of downtown Aurora.

\*\*\*\*\*

In 2006, the Aurora City Council adopted two new plans, the *Seize the Future Master Plan* and the *Aurora Riverfront Vision Plan*, both of which were intended to direct continued redevelopment efforts in downtown Aurora. In 2007, a revised *Riverwalk Master Plan* and the *RiverEdge Park Master Plan* were adopted by the City Council as well.

## **1.8 Purpose and Goals of the District**

The *FoxWalk Overlay District's* intended purpose is to guide the revitalization of downtown Aurora by providing a flexible framework that melds private and public sector efforts under a unifying design concept, respecting the City of Aurora's significant architectural history, and ensuring that new development projects meet the highest standards of design, imagination, and execution.

The City of Aurora supports the attainment of this purpose by dedicating financial resources and personnel to the administration of appropriate programs assisting property and business owners within the FoxWalk Overlay District.

The FoxWalk Overlay District goals include:

1. Establishing a pedestrian-friendly, commercially-viable, destination district by:
  - Preserving, enhancing and promoting the downtown's pedestrian character;
  - Maintaining the historic urban pattern of downtown Aurora as one of small, densely constructed blocks which define public ways;
  - Locating and establishing pedestrian-oriented uses along pedestrian-friendly walkways;
  - Encouraging the establishment of visually-interesting and visible uses adjacent to pedestrian walkways;
  - Fostering sidewalk activities;
  - Providing an upgraded streetscape, thereby supporting private-sector redevelopment efforts with public sector commitments;
  - Capitalizing on Aurora's ethnic and cultural diversity through the encouragement of uses reflecting that diversity;
  - Building a "critical mass" of activity that invites people of all ages to take advantage of expanded retail, dining, residential, entertainment, recreational, cultural, and educational opportunities;
  - Dedicating street-level space in new or renovated buildings to public uses, e.g., retail, dining, etc.
  
2. Honoring Aurora's architectural history while encouraging innovative and imaginative redevelopment projects by:
  - Permitting mixed-use developments with upper-floor residential units;
  - Integrating "rural" and "urban" themes by connecting regional bicycle paths north and south of the downtown with the downtown FoxWalk/Riverwalk system;
  - Creating programs to raise awareness of Aurora's rich historic roots architectural tradition;
  - Advancing implementation of the Seize the Future Master Plan (2006);
  - Providing the downtown FoxWalk Overlay District with a distinctive character and sense of place;
  - Discouraging demolition of contextually-significant buildings;
  - Preserving buildings with architectural or historic significance;
  - Denying approval of "prototype" building designs as requested by national chain enterprises.

3. Maximizing awareness of the Fox River's potential as the City's greatest natural asset by:
  - Increasing public access to the riverfront;
  - Improving water quality and dam safety to allow recreational uses;
  - Committing infrastructure dollars to enhancement of recreational opportunities;
  - Advancing implementation of the Aurora Riverfront Vision Plan (2006);
  - Advancing implementation of the Revised FoxWalk/Riverwalk Master Plan (2007).
  
4. Supporting redevelopment efforts by:
  - Giving authority to the Design Review Committee to oversee development within the district;
  - Assigning staff specifically to expedite the development review process;
  - Offering financial incentives and technical assistance to property owners for building rehabilitation and restoration.

## 1.9 Land Use Survey

The following is a block-by-block survey of land uses within the FoxWalk Overlay District. Please refer to the map to locate blocks. Information about specific properties within the District can be found at [www.auroradowntown.org](http://www.auroradowntown.org).

The listing of properties as “significant/contributing” means that they are of historic, cultural, or architectural value and contribute contextually to the character of the district. “STF Master Plan designation” refers to the way in which neighborhoods are categorized in the vision document adopted by the Aurora City Council in June, 2006.

<b>BLOCK 1 LOCATION</b>	Bounded by Lake Street on the west, Spruce Street on the north, River Street on the east, and New York Street on the south
<b>EXISTING LAND USES</b>	Commercial, surface parking
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	None
<b>DEVELOPMENT OPPORTUNITIES</b>	Mixed-use development (commercial/residential)
<b>STF MASTER PLAN DESIGNATION</b>	Wilder Park Neighborhood

<b>BLOCK 2 LOCATION</b>	Bounded by River Street on the west, Pinney Street on the north, the west bank of the Fox River on the east, and New York Street on the south.
<b>EXISTING LAND USES</b>	Residential, office, dining, bars, public open space, and surface parking. The deck along the rear of 29-41 W. New York Street provides access to the FoxWalk/Riverwalk. Pinney Street terminates at the FoxWalk/Riverwalk.
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	29-41 W. New York Street
<b>DEVELOPMENT OPPORTUNITIES</b>	Property owners have made significant investments in this block to renovate buildings; continuation of these efforts should be encouraged.
<b>STF MASTER PLAN DESIGNATION</b>	Wilder Park Neighborhood

<b>BLOCK 3 LOCATION</b>	North end of Stolp Island, bounded by the Fox River on the west, north, and east and New York Street on the south.
<b>EXISTING LAND USES</b>	Casino
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	Pershing Memorial Bridge and “Victory” sculpture
<b>DEVELOPMENT OPPORTUNITIES</b>	
<b>STF MASTER PLAN DESIGNATION</b>	Stolp Island Neighborhood

<b>BLOCK 4 LOCATION</b>	Bounded by the east bank of the Fox River on the west, Spring Street on the north, Broadway on the east, and New York Street on the south.
<b>EXISTING LAND USES</b>	Residential, office, dining, surface parking, public open space (Fox River Trail)
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	Dillenburg Complex: 36-52 E. New York Street and 48-52 N. Broadway
<b>DEVELOPMENT OPPORTUNITIES</b>	Property owners have made significant investments in this block to renovate buildings; continuation of these efforts should be encouraged. New development should be mixed-use in character with enclosed, structured parking to accommodate needs generated by RiverEdge Park.
<b>STF MASTER PLAN DESIGNATION</b>	Roundhouse Neighborhood

<b>BLOCK 5 LOCATION</b>	Bounded by Broadway on the west, Spring Street on the north, La Salle Street on the east, and New York Street on the south.
<b>EXISTING LAND USES</b>	Government, cultural, storage, surface parking, public open space
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	Aurora Regional Fire Museum, 53 N. Broadway; sculpture and pocket park
<b>DEVELOPMENT OPPORTUNITIES</b>	Storage building could be replaced with mixed-use development.
<b>STF MASTER PLAN DESIGNATION</b>	Roundhouse Neighborhood

<b>BLOCK 6 LOCATION</b>	Bounded by the BNSF viaduct on the west, Spring Street on the north, Lincoln Avenue on the east, New York Street on the south
<b>EXISTING LAND USES</b>	Commercial, surface parking
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	None
<b>DEVELOPMENT OPPORTUNITIES</b>	New development should be mixed-used in character with enclosed structured parking to accommodate needs generated by RiverEdge Park and rail commuters.
<b>STF MASTER PLAN DESIGNATION</b>	Roundhouse Neighborhood

<b>BLOCK 7 LOCATION</b>	Bounded by Lake Street on the west, New York Street on the north, River Street on the east, Galena Boulevard on the south
<b>EXISTING LAND USES</b>	Retail, office, residential, surface parking, public open space
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	Hobbs Building, 2-4 N. River Street Victorian commercial buildings: 10-12 N. River Street 129-131 W. Galena Boulevard 15 N. Lake Street
<b>DEVELOPMENT OPPORTUNITIES</b>	Property owners have made significant investments in this block to renovate buildings; continuation of these efforts should be encouraged.
<b>STF MASTER PLAN DESIGNATION</b>	Waubensee Neighborhood

<b>BLOCK 8 LOCATION</b>	Bounded by River Street on the west, New York Street on the north, the west bank of the Fox River on the east, Galena Boulevard on the south.
<b>EXISTING LAND USES</b>	Office, residential, parking structure with first-floor commercial, Tivoli Plaza, FoxWalk/Riverwalk, canoe chute, covered walkway to Stolp Island
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	32-42 W. New York Street, 46 W. New York Street Tivoli Plaza, FoxWalk/Riverwalk
<b>DEVELOPMENT OPPORTUNITIES</b>	Enhance the FoxWalk/Riverwalk
<b>STF MASTER PLAN DESIGNATION</b>	Waubonsee Neighborhood

<b>BLOCK 9 LOCATION</b>	On Stolp Island, bounded by the Fox River on the west, New York Street on the north, Stolp Avenue on the east, Galena Boulevard on the south
<b>EXISTING LAND USES</b>	Commercial, residential, covered walkway to Stolp Island and through west end of North Island Apartments
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	North Island Apartments (Aurora Hotel), 2 N. Stolp
<b>DEVELOPMENT OPPORTUNITIES</b>	Connect walkway through North Island Apartments with the FoxWalk/Riverwalk
<b>STF MASTER PLAN DESIGNATION</b>	Stolp Island Neighborhood

<b>BLOCK 10 LOCATION</b>	On Stolp Island, bounded by Stolp Avenue on the west, New York Street on the north, the Fox River on the east, Galena Boulevard on the south
<b>EXISTING LAND USES</b>	Commercial, entertainment, parking structure, public open space
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	North Island Center, 8 E. Galena Boulevard FoxWalk/Riverwalk
<b>DEVELOPMENT OPPORTUNITIES</b>	Enhance the FoxWalk/Riverwalk
<b>STF MASTER PLAN DESIGNATION</b>	Stolp Island Neighborhood

<b>BLOCK 11 LOCATION</b>	Bounded by the east bank of the Fox River on the west, New York Street on the north, Broadway on the east, Galena Boulevard on the south
<b>EXISTING LAND USES</b>	Office, retail, dining, residential, surface parking, public open space
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	Hotel Arthur (Terminal Building), 2 N. Broadway Buildings facing Broadway Rotary Plaza, FoxWalk/Riverwalk
<b>DEVELOPMENT OPPORTUNITIES</b>	Property owners have made significant investments in this block to renovate buildings; continuation of these efforts should be encouraged. “Back doors” should be opened to the river. Enhance the FoxWalk/Riverwalk.
<b>STF MASTER PLAN DESIGNATION</b>	Mercado Neighborhood

<b>BLOCK 12 LOCATION</b>	Broadway on the west, New York Street on the north, BNSF viaduct on the east, Galena Boulevard on the south
<b>EXISTING LAND USES</b>	Commercial, office, retail, dining, residential, surface parking
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	Buildings facing Broadway
<b>DEVELOPMENT OPPORTUNITIES</b>	Property owners have made significant investments in this block to renovate buildings; continuation of these efforts should be encouraged. Replace surface parking with structure that incorporates first-floor commercial.
<b>STF MASTER PLAN DESIGNATION</b>	Mercado Neighborhood

<b>BLOCK 13 LOCATION</b>	BNSF viaduct on the west, New York Street on the north, Lincoln Avenue on the east, Galena Boulevard on the south
<b>EXISTING LAND USES</b>	Churches, Wayside Cross mission, warehouse, surface parking
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	20 N. Lincoln Avenue, 200 E. Galena, 220 E. Galena, 230 E. Galena Boulevard
<b>DEVELOPMENT OPPORTUNITIES</b>	Adaptive re-use of warehouse (residential/commercial) Redevelopment of Wayside Cross site
<b>STF MASTER PLAN DESIGNATION</b>	Mercado Neighborhood

<b>BLOCK 14 LOCATION</b>	Bounded by Lake Street on the west, Galena Boulevard on the north, River Street on the east, and Downer Place on the south. Bisected N/S by Middle Avenue.
<b>EXISTING LAND USES</b>	Commercial, residential, surface parking
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	Old Second National Bank, 37 S. River Street Galena Hotel, 116 W. Galena Boulevard
<b>DEVELOPMENT OPPORTUNITIES</b>	Further restoration of the Galena Hotel. Replace surface parking with structure that incorporates first-floor commercial.
<b>STF MASTER PLAN DESIGNATION</b>	Waubonsee Neighborhood

<b>BLOCK 15 LOCATION</b>	Bounded by River Street on the west, Galena Boulevard on the north, the west bank of the Fox River on the east, Downer Place on the south. Hoyt Place provides access to the WCC site.
<b>EXISTING LAND USES</b>	Site of new Waubonsee Community College downtown campus.
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	Aurora Business Center, 31 W. Downer Place (former YWCA)
<b>DEVELOPMENT OPPORTUNITIES</b>	Enhance FoxWalk/Riverwalk
<b>STF MASTER PLAN DESIGNATION</b>	Waubonsee Neighborhood

<b>BLOCK 16 LOCATION</b>	On Stolp Island, bounded by the Fox River on the west, Galena Boulevard on the north, Stolp Avenue on the east, Downer Place on the south.
<b>EXISTING LAND USES</b>	Residential, retail, dining, commercial, public open space
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	Fox Island Apartments (Leland Tower), 7 S. Stolp Avenue Graham Building, 33 S. Stolp Avenue 37 and 41 S. Stolp Ave. Millennium Park Sherer Building, 7-15 W. Downer Place
<b>DEVELOPMENT OPPORTUNITIES</b>	Property owners have made significant investments in this block to renovate buildings; continuation of these efforts should be encouraged. Enhance Millennium Park.
<b>STF MASTER PLAN DESIGNATION</b>	Stolp Island Neighborhood

<b>BLOCK 17 LOCATION</b>	On Stolp Island, bounded by Stolp Avenue on the west, Galena Boulevard on the north, the Fox River on the east, Downer Place on the south.
<b>EXISTING LAND USES</b>	Residential, offices, retail, entertainment, cultural, public open space
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	Waubonsee Community College, 5 E. Galena Boulevard Paramount Theatre, 23 E. Galena Boulevard Silverplate Building, 6 E. Downer Place David L. Pierce Art and History Center and sculpture garden, 20 E. Downer Place 22 E. Downer Place Fox Theatre complex, 24-28 E. Downer Place Keystone Building, 30 S. Stolp Avenue FoxWalk/Riverwalk
<b>DEVELOPMENT OPPORTUNITIES</b>	Property owners have made significant investments in this block to renovate buildings; continuation of these efforts should be encouraged.
<b>STF MASTER PLAN DESIGNATION</b>	Stolp Island Neighborhood

<b>BLOCK 18 LOCATION</b>	Bounded by the east bank of the Fox River on the west, Galena Boulevard on the north, Water Street on the east, Downer Place on the south
<b>EXISTING LAND USES</b>	Government, entertainment, public open space
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	City Hall (main building), 44 E. Downer Place
<b>DEVELOPMENT OPPORTUNITIES</b>	Enhance Water Street mall FoxWalk/Riverwalk
<b>STF MASTER PLAN DESIGNATION</b>	Mercado Neighborhood

<b>BLOCK 19 LOCATION</b>	Bounded by Water Street mall on the west, Galena Boulevard on the north, Broadway on the east, Downer Place on the south
<b>EXISTING LAND USES</b>	Government, residential, retail, dining, office, commercial, public open space
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	City of Aurora (former German-American Bank), 1 S. Broadway City of Aurora, 51-57 E. Galena Boulevard Agnes Mundy Park Beilman Park
<b>DEVELOPMENT OPPORTUNITIES</b>	Property owners have made significant investments in this block to renovate buildings; continuation of these efforts should be encouraged.
<b>STF MASTER PLAN DESIGNATION</b>	Mercado Neighborhood

<b>BLOCK 20 LOCATION</b>	Bounded by Broadway on the west, Galena Boulevard on the north, La Salle Street/BNSF viaduct on the east, Downer Place on the south
<b>EXISTING LAND USES</b>	Commercial, residential, office, surface parking
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	Smith Tower (Aurora National Bank), 2 S. Broadway/105 E. Galena Boulevard Coulter Court (Merchants Bank), 32 S. Broadway/104 E. Downer Place
<b>DEVELOPMENT OPPORTUNITIES</b>	Property owners have made significant investments in this block to renovate buildings; continuation of these efforts should be encouraged. Replace surface parking with structure that incorporates first-floor commercial.
<b>STF MASTER PLAN DESIGNATION</b>	Mercado Neighborhood

<b>BLOCK 21 LOCATION</b>	Bounded by La Salle Street on the west, Galena Boulevard on the north, Lincoln Avenue on the east, Downer Place on the south
<b>EXISTING LAND USES</b>	Commercial, residential, retail, dining/bar, surface parking
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	Downer Place Lofts, 220 E. Downer Place Early 20 <sup>th</sup> century commercial buildings: 213-215 E. Galena, 217-219 E. Galena, 221 E. Galena, 225 E. Galena Boulevard Italianate multi-family building: 15 S. Lincoln Avenue
<b>DEVELOPMENT OPPORTUNITIES</b>	Property owners have made significant investments in this block to renovate buildings; continuation of these efforts should be encouraged.
<b>STF MASTER PLAN DESIGNATION</b>	Mercado Neighborhood

<b>BLOCK 22 LOCATION</b>	Bounded by Lake Street on the west, Downer Place on the north, River Street on the east, Benton Street on the south. Bisected N/S by Middle Avenue.
<b>EXISTING LAND USES</b>	Commercial, residential, dining, retail, surface parking
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	Holbrook Mill, 121 W. Benton Street 77-81 S. River Street
<b>DEVELOPMENT OPPORTUNITIES</b>	Property owners have made significant investments in this block to renovate buildings; continuation of these efforts should be encouraged.
<b>STF MASTER PLAN DESIGNATION</b>	Waubonsee Neighborhood

<b>BLOCK 23 LOCATION</b>	Bounded by River Street on the west, Downer Place on the north, the west bank of the Fox River on the east, Benton Street on the south
<b>EXISTING LAND USES</b>	Commercial, residential, retail, offices
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	52-54 W. Downer Place, 60-64 S. River Street, 70 S. River Street, 80 S. River Street
<b>DEVELOPMENT OPPORTUNITIES</b>	Property owners have made significant investments in this block to renovate buildings; continuation of these efforts should be encouraged. "Back doors" should be opened to the river. Construct the FoxWalk/Riverwalk.
<b>STF MASTER PLAN DESIGNATION</b>	Waubonsee Neighborhood

<b>BLOCK 24 LOCATION</b>	On Stolp Island, bounded by the Fox River on the west, Downer Place on the north, Stolp Avenue on the east, Benton Street on the south
<b>EXISTING LAND USES</b>	Government, residential, commercial, retail, office, dining, surface parking, public open space
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	Stolp Woolen Mill, 2-6 W. Downer Place Metropolitan Business College and Stolp Dye House, 8-20 W. Downer Place Columbia Conservatory of Music, 71 S. Stolp Elks Lodge, 77 S. Stolp Swimming Stones sculpture and plaza
<b>DEVELOPMENT OPPORTUNITIES</b>	Property owners have made significant investments in this block to renovate buildings; continuation of these efforts should be encouraged. "Back doors" should be opened to the river. Construct the FoxWalk/Riverwalk.
<b>STF MASTER PLAN DESIGNATION</b>	Stolp Island Neighborhood

<b>BLOCK 25 LOCATION</b>	On Stolp Island, bounded by Stolp Avenue on the west, Downer Place on the north, the Fox River on the east, Benton Street on the south
<b>EXISTING LAND USES</b>	FoxWalk/Riverwalk Parking structure with first-floor commercial Culture, retail, dining, office
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	Grand Army of the Republic Memorial Hall, 23 E. Downer Place AT&T building, 82 S. Stolp Avenue
<b>DEVELOPMENT OPPORTUNITIES</b>	Commit necessary resources to restoration of the GAR Hall
<b>STF MASTER PLAN DESIGNATION</b>	Stolp Island Neighborhood

<b>BLOCK 26 LOCATION</b>	Bounded by the east bank of the Fox River on the west, Downer Place on the north, Water Street on the east, Benton Street on the south
<b>EXISTING LAND USES</b>	Government, commercial, office, surface parking, public open space
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	FoxWalk/Riverwalk (limited access, no connectivity)
<b>DEVELOPMENT OPPORTUNITIES</b>	Redevelop as mixed-use (commercial/residential) project with FoxWalk/Riverwalk included
<b>STF MASTER PLAN DESIGNATION</b>	Mercado Neighborhood

<b>BLOCK 27 LOCATION</b>	Bounded by Water Street on the west, Downer Place on the north, Broadway on the east, Benton Street on the south
<b>EXISTING LAND USES</b>	Commercial, retail, office, public open space
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	59 S. Broadway
<b>DEVELOPMENT OPPORTUNITIES</b>	Limited investment has been made by property owners; more should be encouraged. Redevelop as mixed-use (commercial/residential).
<b>STF MASTER PLAN DESIGNATION</b>	Mercado Neighborhood

<b>BLOCK 28 LOCATION</b>	Bounded by Broadway on the west, Downer Place on the north, La Salle Street on the east, Benton Street on the south. Bisected by BNSF viaduct.
<b>EXISTING LAND USES</b>	Commercial, residential, office, retail, vacant lot, surface parking
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	62 S. Broadway and 78-84 S. Broadway; all buildings facing La Salle Street (La Salle Historic Auto Row)
<b>DEVELOPMENT OPPORTUNITIES</b>	Property owners on La Salle Street have made significant investments in this block to renovate buildings; continuation of these efforts should be encouraged. Redevelop vacant parcel at 66 S. Broadway and surface parking at 54 S. Broadway (mixed-use).
<b>STF MASTER PLAN DESIGNATION</b>	Mercado Neighborhood

<b>BLOCK 29 LOCATION</b>	Bounded by La Salle Street on the west, Downer Place on the north, Lincoln Avenue on the east, Benton Street on the south
<b>EXISTING LAND USES</b>	Commercial, bank drive-through, church, residential, office, surface parking
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	All buildings facing La Salle Street (La Salle Historic Auto Row) Trinity Episcopal Church, 218 E. Benton Street
<b>DEVELOPMENT OPPORTUNITIES</b>	Property owners on La Salle Street and Lincoln Avenue have made significant investments in this block to renovate buildings; continuation of these efforts should be encouraged.
<b>STF MASTER PLAN DESIGNATION</b>	Mercado Neighborhood

<b>BLOCK 30 LOCATION</b>	On the south end of Stolp Island, bounded by the Fox River on the west, east, and south and Benton Street on the north
<b>EXISTING LAND USES</b>	Cultural, educational, surface parking
<b>SIGNIFICANT/CONTRIBUTING STRUCTURES</b>	SciTech (former U.S. Post Office), 18 W. Benton Street
<b>DEVELOPMENT OPPORTUNITIES</b>	Relocate the Aurora Public Library to another site downtown; redevelop site as mixed-use (commercial/residential) or public open space Develop the FoxWalk/Riverwalk Reconfigure Benton Street Add bicycle/pedestrian bridges to the east and west banks of the river and to the island south of Stolp Island
<b>STF MASTER PLAN DESIGNATION</b>	Stolp Island Neighborhood

## **Section 2. Design Guidelines and Regulations for Alterations to Existing Structures**

### **2.1 Purpose and Goals**

The design theme advocated in the original FoxWalk Overlay District Design Guidelines was not, in its strictest sense, a recommendation that each building reflect a certain style or follow a strict pattern for rigid, architectural uniformity. Rather, it involved a set of principles which were intended to restore downtown Aurora to an active and functioning city center of intrinsic beauty and interest.

Redevelopment and improvement of the FoxWalk Overlay District area was to occur in a "naturalistic" manner, respecting the character and form of existing significant structures, streets, and civic improvements. This was in contrast to a uniform "Disneyland" theme, which strives for artificial and idealized design standards.

It is acknowledged that no single, coherent historical or architectural reference exists within the FoxWalk Overlay District. The District clearly features a range of building types and styles which span the history of Aurora. This sense of history was perceived to be important to building a distinct image and character within the FoxWalk Overlay District, and thus preservation of significant structures was emphasized.

New construction was expected to respect significant structures as well as those deemed worthy of preservation. Public space improvements were to be implemented to unify the FoxWalk Overlay District visually as well as spatially. Improvements, both public and private, were to be made with the pedestrian scale in mind. Public and private improvements were to reinforce the urban character of downtown.

Numerous sites within the FoxWalk Overlay District are available for renovation and redevelopment. Future projects have the potential to contribute significantly to revitalization efforts as they bring additional energy and revenues to downtown Aurora. All development within the FoxWalk Overlay District should be executed in a manner consistent with the principles and spirit outlined within this document.

### **2.2 Building Program**

The following provisions shall apply when extensive or major reconstruction work (as determined by the Downtown/Riverwalk Administrator) is planned for the exterior of a building within the FoxWalk Overlay District:

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

- Such views shall be of retail and commercial spaces, dining uses, any use which extends out into sidewalk activities, and any use, which, in the opinion of the Downtown/Riverwalk Administrator, is in keeping with the overall objectives of the FoxWalk Overlay District. Views of interior spaces which do not conform to this objective shall be blocked with displays attractive to pedestrians.
- For each street or FoxWalk/Riverwalk level façade, the total of all blank façade segments, including garage doors, shall not exceed 40 percent.
- Blank facades shall be limited to 15 feet in width. When enhanced with architectural detailing, artwork, landscaping, or similar features that have visual interest, façade segments of 30 feet in width are permitted.
- Separate pedestrian entries onto the public street or walkway shall be required for each 15,000 square feet of street level use.

### **2.3 Ground Floor Use**

The ground floor of buildings within the FoxWalk Overlay District should be public in nature and encourage interaction among the building interior and the street. Glazed storefronts, arcades and terraces should be utilized to promote this connection between interior and exterior spaces and the natural and built environment.

### **2.4 Building Exteriors: Materials, Scale and Detail**

Many of the existing buildings in the FoxWalk Overlay District are embellished with ornamentation and carefully designed detail. This craftsmanship, executed in masonry, metal, wood, glass and other materials adds significant interest to the pedestrian experience and should be creatively pursued in all restorations and new construction.

#### **2.4-1 General Provisions**

- Existing original exterior building materials shall be retained. If they require repair or maintenance, the original construction materials shall be restored if possible.
- If existing original architectural or façade details have deteriorated beyond repair, they shall be replaced by replicas fabricated of similar design and materials.
- Metal trim, railings and other secondary building elements shall be painted or anodized to match or complement masonry coloration.
- Aluminum or vinyl siding shall not be used on additions to existing structures unless it is of the same gauge, size, and orientation as the siding of the existing structure.

- Materials that would be inappropriate to the original building, e.g., asbestos, asphalt, cast stone, exterior insulation and finish systems (E.I.F.S.), or artificial brick, shall not be used on the existing building or in building additions.
- Glass block shall not be used.
- Non-decorative or concrete block shall not be used for anything other than foundations and structural elements.
- Plant materials and trees in close proximity to the building that are causing deterioration to the building's historic fabric shall be removed.
- Signboards or signable areas are required on buildings which are newly constructed, or on which the façade is extensively renovated.
- Fences shall be fabricated of decorative metal. Chain link, plastic, vinyl, or wood fences are prohibited.
- Dumpster enclosures shall be fabricated of weather-resistant, stained or painted wood and galvanized metal. Such enclosures shall be placed on concrete slabs.
- Security bars, gates, wires, cages, and similar devices are not permitted on primary or FoxWalk/Riverwalk facades, or portions of other facades which are highly visible to the public.
- Awnings and canopies shall be fabricated of weather-resistant material, except that plastic or vinyl awnings or canopies are not allowed.
- Awnings, hoods or shutters that would detract from the existing character or appearance of the building shall not be used.
- Decorative glass shall be replaced with like material if damaged.
- Existing lead, stained, prism or cut glass shall not be removed from its position.
- Decorative glass shall not be introduced where it did not previously exist.
- Fixtures such as clocks, sidewalk tiles, decorative pavers, etc. which reflect the property's history and development shall be retained.
- Existing original features such as handrails, balusters, columns, brackets, tiles, roof decorations and other details shall be retained or replaced by replicas of similar design and materials when deteriorated beyond repair. Additions reflecting later architectural styles, and which are important to the historical integrity shall be retained.

- 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.
- 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.
- Equipment such as utility transformers and junction boxes located at ground level shall be screened.
- Holes shall not be cut through walls in primary facades to accommodate air conditioners, heat pumps or other mechanical equipment.
- Window air conditioners, exhaust fans or heat pumps shall not be installed in primary facades.
- New exterior electrical telephone, television, or data cables shall be hidden or buried in locations such as public open spaces, streetscapes, or riverscapes.
- New electrical, telephone, data or television cables or conduits shall not run up or across exterior primary surfaces to connect to existing installations.
- New exterior electrical, telephone, satellite dishes, data or television cables or conduits shall not be attached to primary facades.

#### 2.4-2 Windows and Doors

- Existing or original windows and doors, including sash, lintels, sills, shutters, pediments, hoods and hardware shall be retained, or when deteriorated beyond repair, replaced in kind with materials which are consistent with the original architecture.
- 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.
- Loading doors shall be painted, anodized, or finished to match the existing texture, color of trim, and/or other doors and windows.
- If new windows and doors are installed, the existing or original material, design and hardware shall be duplicated. The Review Authority will consider allowing the use of vinyl-clad or aluminum-clad wood windows in punched window openings (not storefront systems) if they replicate the profile, detailing, and appearance of windows (reveals and setbacks) that would be appropriate for the architecture of the building undergoing rehabilitation or restoration.

- Fiberglass/resin replacement doors may be substituted for wood, so long as the design of the door is appropriate for a commercial use and blends with the architectural elements of the building.
- 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.
- 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.
- When metal or synthetic storm windows and doors are used, metal finish, aluminum or silver, shall not be permitted.

## **2.5 Maintenance of Building Exteriors**

- Deterioration of wood materials shall be prevented through repair, cleaning, and painting.
- 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.
- Unpainted brick shall remain unpainted.
- 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.
- 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 as a result of the differing co-efficient of expansion, and the differing porosity of the material and the mortar.

Concrete shall be cleaned only when necessary to halt deterioration or to remove stains. Cleaning shall be done with the gentlest method possible, such as low pressure water and soft natural bristle brushes. Unpainted concrete shall remain unpainted. When necessary, concrete

shall be replaced with that of similar color and texture.

- 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.
- 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. Unpainted metal shall remain unpainted. When necessary, metal shall be replaced with that of similar color and texture.
- Terra cotta shall be cleaned, maintained, and where applicable, tuckpointed.
- Before any painting is undertaken, technical assistance shall be sought from City staff, so as to ensure authenticity in regard to the color schemes characteristic of the various eras represented within the district.
- 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.
- 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.
- Stucco shall not be applied to existing masonry surfaces.
- Waterproof or water repellent coating or surface consolidation treatments shall not be used unless required to solve a specific problem that has been thoroughly studied and identified.
- Electric saws and power hammers shall not be used to remove mortar since they can cause serious damage to adjacent brick.
- Paint shall not be removed from masonry surfaces indiscriminately.
- 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.
- 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

Downtown/Riverwalk Administrator. Damaged windows shall be replaced within thirty (30) days.

## **2.6 Alterations to Building Exteriors**

Buildings identified as contextually significant should be renovated in a manner sympathetic to the original building design and the general recommendations for new building design. Demolition of contextually significant buildings should be permitted but discouraged. When approved demolition does occur, it is recommended that some reference to the former building or buildings, if architecturally or historically significant, be made within the new structure or development. Stones, pavers, or other architectural details and elements should be incorporated into the new project, along with a commemorative plaque or display of historic photos.

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 facades.

Two typical conditions requiring building renovation exist throughout the FoxWalk Overlay District. Many storefronts of the two- and three-story masonry buildings have been altered or destroyed. Additionally, some of these buildings "back up" to the river and present the opportunity for creating a second "front" facing the water.

### **2.6-1 Guidelines for Storefront Renovation**

- Maintain the traditional division between street level storefront and upper facade by use of a decorative cornice. Cornices should be consistent in design with the original building and in approximate alignment with adjacent cornices.
- Storefront areas should be contained at each edge by the building facade. The primary material within the storefront should be glass. A 3' - 6' setback for the entrance door should be allowed.
- The upper facade, typically a flat masonry wall with a second decorative cornice, should be generally restored to original conditions when possible.
- In cases where the upper facade has been removed or renovated beyond recovery, a new facade should be designed. The new facade should respect the height, proportions and primary lines of adjacent buildings. Consideration should also be given to the window size, pattern and rhythm of adjacent buildings.
- All signage should be contained within the storefront. Signage on the upper facade should not be permitted. Signage should not extend beyond the facade wall edge.

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

## 2.6-2 Roof Design

- 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. When solar panels or skylights are installed, they shall be located to the rear of the roof area to minimize visibility especially from street and river levels.
- 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.
- 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.

## 2.7 Adaptive Re-use of Buildings Adjacent to the FoxWalk/Riverwalk

The ultimate success of the FoxWalk/Riverwalk will be enhanced with the development of retail, dining, residential, recreational, and entertainment uses along the riverfront. Many buildings located adjacent to the river have no access to it, and few, if any, windows at the upper levels. As they undergo restoration and rehabilitation, the design principles listed below should be followed, to the greatest extent feasible.

- Ground floor (street level) and intermediate levels between street and river should be dedicated to public or retail uses related to the FoxWalk/Riverwalk.
- Stairways, ramps, terraces and balconies should be visually integrated into the architectural and landscape design and not interrupt pedestrian movement along the FoxWalk/Riverwalk.
- Visible on-grade parking shall not be permitted adjacent to the FoxWalk/Riverwalk. In situations where parking structures are located adjacent to the FoxWalk/Riverwalk, first floor commercial/retail space is encouraged. If such uses are not economically favorable, a landscaped buffer should be designed.

- Renovation of buildings in an effort to provide river access at the lowest level should not be limited to that level. The entire building facade, including upper floors whether occupied or not, should be renovated.
- For buildings which are sited away from the river, the resulting open space shall be landscaped in a manner consistent with the adjacent FoxWalk/Riverwalk.
- Service entrances which are retained at the back or visible side building facades shall be fully screened with walks or mature landscaping. Such walks shall be architecturally compatible with adjacent building and FoxWalk/Riverwalk construction. Temporary fences shall not be permitted.

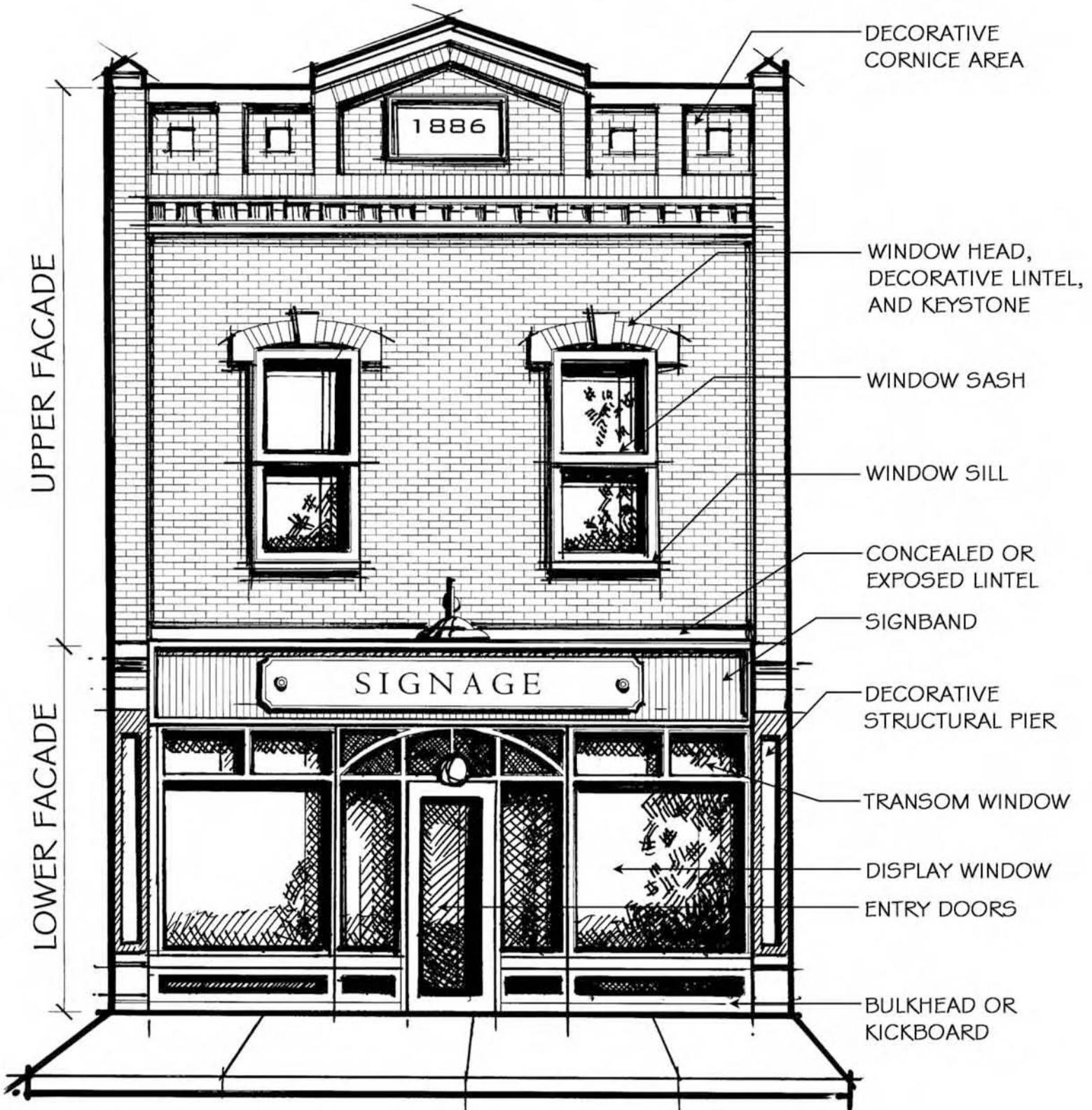


illustration 1  
Traditional Storefront Components



*Before*

*8 N. Broadway  
Aurora, Illinois*



*After*

*illustration 2*  
**Renovation Examples**



Before

31 N. Broadway  
Aurora, Illinois



After

illustration 3  
Renovation Examples



*Before*

*26 E. Downer Pl.  
Aurora, Illinois*



*After*

*illustration 4*  
**Renovation Examples**



Before

73 S. LaSalle St.  
Aurora, Illinois



After

illustration 5  
Renovation Examples



**2 N. Stolp Ave.  
Aurora, Illinois**



**5 E. Galena Blvd.  
Aurora, Illinois**

### **Section 3: Design Guidelines and Regulations for New Construction**

#### **3.1 Purpose and Goals**

Downtown Aurora is typical of other American Industrial Age cities in that masonry of many types is the most commonly-used building material. Its characteristics of durability, economy, human scale, design flexibility, and permanence are compatible with the intentions for future development in the downtown area. The use of masonry as the primary exterior material is encouraged for downtown buildings, particularly in situations where in-fill projects are planned for blocks where significant buildings already exist.

Where multiple parcels are being assembled for new, large-scale development within the FoxWalk Overlay District, it may be appropriate to introduce a variety of exterior materials. Designers should be mindful of the city's objective: i.e., to encourage construction of buildings with architectural elements and details that convey a sense of permanence, creativity and imagination, as opposed to structures reflecting fleeting trends, homogeneity, or inauthentic uniformity. This type of design is an art, not a science. Developers are expected to work closely with the FoxWalk Overlay District Design Review Committee and staff in an iterative process, so that the end product exemplifies the highest quality in materials, execution, imagination, and visual interest.

#### **3.2 New Building Facade Design**

The 1993 FoxWalk Design Guidelines described two predominant facade types that traditionally existed in downtown Aurora. In order to establish an architectural consistency between new and existing construction, it was suggested by Perkins & Will that new work should be derivative of one of these two basic types.

##### **Type 1**

The historic character of Stolp Island is evident in part due to the consistent use of masonry in a load-bearing capacity. This technology is based upon reasonable spans (3'- 5' for windows, 12'- 15' for storefront or other major openings) which are possible using a masonry arch or steel lintel as the structural device over wall penetrations. Buildings constructed in this manner appear to have holes "punched" into a solid wall. The pattern is evident in many of the two- to three-story storefronts and large buildings such as North Island Apartments (formerly the Aurora Hotel) located at 2 N. Stolp Avenue.

##### **Type 2**

An alternate facade design frequently seen in downtown Aurora is the expressed structural frame which allows larger expanses of glass within the building facade. The basic composition of the old facade is derived from the proportion of floor-to-floor heights and structural bay dimension. These buildings are generally clad with a terra cotta or masonry skin.

Several examples of this construction type can be seen in the buildings that were adapted for re-use in the mid-1980s to create a downtown campus for Waubensee Community College at 5 E. Galena Boulevard.

In this revised edition of the FoxWalk Overlay District Design Guidelines, it is appropriate to offer additional direction for future development within the District, acknowledging that some projects will entail the demolition of individual buildings, redevelopment of vacant parcels or surface parking lots, or assemblage of multiple parcels to create larger expanses of real estate. In cases where buildings have been razed to create buildable sites, the Design Review Committee will evaluate proposals in light of their capacity to accomplish the following objectives:

- **New construction should reflect the highest quality in building materials and techniques.**

The “signature” buildings developed in downtown Aurora during the pre-World War II era reflected a strong sense of pride of ownership and craftsmanship. State-of-the-art building techniques and materials were incorporated, imparting a sense of strength and constancy to the projects. Developers did not plan obsolescence into their buildings; it was expected that structures might change uses over time, but that the buildings would remain in place beyond the lifetimes of those who conceived and constructed them. Though techniques and materials have changed since the early and mid-20<sup>th</sup> century, it is appropriate to expect that new buildings within the FoxWalk Overlay District will reflect the same underlying level of construction quality exhibited by existing buildings.

- **New construction should reflect architectural variety and character.**

The FoxWalk Overlay District is home to buildings that were designed by architects who were recognized for their work nationally (e.g., George and C.W. Rapp, George Grant Elmslie); and regionally (e.g., J. E. Minott, Josephy Mulvey, and Eugene Malmer). It is appropriate to expect that the design of new projects within the FoxWalk Overlay District will reflect the same underlying level of architectural quality, imagination, and variety as was sought by those who commissioned the pre-World War II structures.

Buildings that currently exist within the FoxWalk Overlay District were constructed over a relatively long period of time (100+ years). As such, each block contains significant variety of architectural style and detail. In developing new projects, it would not be appropriate to create massive blocks of identical buildings. As stated in Section 2 of this document, the intention of the FoxWalk Overlay District was, from the beginning, to foster a built environment “...in contrast to a uniform “Disneyland” theme, which strives for artificial and idealized design standards.” Rather, it should be expected that new development will be striking and distinctive in appearance, and clearly not homogeneous, especially if projects are large in scale.

The distinctive nature of each block within the FoxWalk Overlay District should be honored and complemented as new infill development comes forward; however, it "...should not create a false historic appearance through the replication of a specific architectural style"(City of Aurora – Historic Districts and Landmarks Guidelines, p. 105). One or more distinctive architectural elements should be incorporated into the design, making the new structure unique and notable as a "signature" project.

- **New construction should reflect the principles of environmental sustainability.**

The principles promulgated by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program should be incorporated, to the greatest extent feasible, in new development projects within the FoxWalk Overlay District.

### **3.3 Site Development Location**

In an effort to maintain the existing contextual character of downtown Aurora, two basic concepts should be employed:

#### **Building Face at Street Front**

Buildings should occupy entire parcels of ground with street facades being developed at the sidewalk edge. Corner sites should be developed with building facades directly along both streets. Open areas required for service and parking should be placed within the block away from the public street.

#### **Building Face at Riverfront**

Construction adjacent to the river is encouraged directly at the FoxWalk/Riverwalk line, but in no case more than twenty-five (25) feet from the property line. The open space between walkway and building face should be developed as a publicly accessible extension of the walkway/landscaping system which will parallel the river. "Dead" spaces such as surface parking, utility yards, trash storage areas etc. should not be permitted between buildings and the river.

### **3.4 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 or mature evergreen landscaping.

### **3.5 Building Height/Massing**

- 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 FoxWalk Overlay District vary from 1-21 stories. The average building is three stories in height.
- The spatial relationship of the structures in the FoxWalk Overlay 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, facade proportions, height, setbacks, and orientation of structures.
- The height of a new structure and its height-to-width proportions shall be consistent with buildings in the block it is located on, faces or backs onto. The building height shall be no more than one story higher than the tallest building in the block it is located on, faces or backs onto. Facade proportion shall be established by permitting no structure with a facade narrower than those existing in the same block, the block it is facing, or the block it backs onto.
- Buildings shall be a minimum of two stories high at street level and a minimum of three stories high at the FoxWalk/Riverwalk level.
- The rhythm of a new building (the pattern of “solids” or walls, “voids” or window and door openings and other recessed architectural features, and floor levels) shall match the rhythm of the existing buildings on the block.
- Additions to existing buildings shall be related in height and proportion to the existing structure. Additions that would add new height or change the scale or proportions of existing primary facades of a building shall not be constructed. Existing original stories shall not be removed.
- For new construction on large expanses of vacant land, i.e., projects that are not strictly “infill” in nature, for example, north of New York Street along the east bank of the Fox River, adjacent to Broadway (Route 25); or at the northeast corner of New York and Lincoln – building massing is slightly more complex.
- Minimum heights for new construction should be two- to- three stories at the street or river level, but maximum heights should be determined by the overall context of the proposed project. The objectives are to maintain architectural variety and interest, and avoid homogeneity and monotony or an inauthentic sense of uniformity. Diversity of height and imaginative design are to be encouraged.

### **3.6 Roof Design**

The vast majority of roofs in downtown Aurora are flat. There are several simple gabled roofs which provide an intriguing counterpoint to the steady rhythm of flat roofs. This pattern very clearly differentiates the highly urban, mixed-use FoxWalk Overlay District from predominantly suburban, residential neighborhoods in Aurora. To maintain this clear pattern and identify the downtown, only flat and simple gabled roof designs for new construction shall be used. Hip, mansard, gambrel and other roof patterns uncommon to the FoxWalk Overlay District are not permitted.

Roof gardens and “green” roofs are allowed under these guidelines but subject to review by the FoxWalk Overlay District Design Review Committee.

### **3.7 Building Exteriors: Materials, Scale and Detail**

- Very dark reflective glass shall not be used. In general, large expanses of metal and glass curtain wall systems should be avoided. Street and river level storefronts should be designed in a manner consistent with the city's recommendations for structural renovation.
- Exterior materials used in a new building shall be compatible in scale and texture with buildings in the block in which it is situated, facing, or backs onto. 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.
- Aluminum or vinyl siding shall not be used on new structures unless it is of the same gauge, size and orientation as is compatible with the historical character of the district.

## **Section 4. Commercial Signage Regulations**

**4.1 General Provisions.** The FoxWalk Overlay District is intended to be an attractive, inviting, pedestrian-oriented place. Establishing and maintaining the architectural integrity and historic character of buildings within the FoxWalk Overlay District is essential to accomplishing this objective. Signage shall blend with, rather than dominate, the design of each building. The provisions of the Aurora Sign Ordinance shall apply within the FoxWalk Overlay District, except as set out below.

**4.2 Prohibited Signage.** The following signs are expressly prohibited within the FoxWalk Overlay District:

- billboards
- electronic message displays
- signs with mechanical movement of any type
- flashing, blinking, or scrolling signs
- roof signs
- obsolete signs
- any sign which obstructs ingress or egress
- any sign which obstructs the vision of drivers
- any sign which interferes with official traffic control signs or devices
- any sign which mimics an official traffic control device
- any sign which impedes pedestrian or handicap accessibility.

**4.3 No Certificate of Appropriateness Required.** The following signs require neither a Certificate of Appropriateness nor a sign license, but are restricted as follows:

- 4.3-1 *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.
- 4.3-2 *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 42” x 16” wide with a 4” top pocket and a 1” bottom hem, and a grommet on the pole side. Material shall be canvas or canvas-like. Scheduling and hanging shall be coordinated through the City of Aurora Downtown Services Division. Banners are generally allowed for a period of up to 30 days. Banners shall be changed immediately if they show signs of deterioration or if they are out-of-season or obsolete.
- 4.3-3 *Door Signs.* Such signs may be applied directly to glass doors. Signs on wood doors on primary facades may be hung against such doors. Signs on

service doors on non-primary facades may be either directly applied to, or hung against the door, as directional signage. Door signs shall cover a maximum of 25% of the door area.

- 4.3-4 *Ghost Signs*. Preservation is encouraged where suitable and feasible.
- 4.3-5 *Sandwich Board Signs*. Such signs are permitted where they do not impede pedestrian or handicap accessibility and leave 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 or two (2) feet wide. A maximum of two (2) such signs is 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.
- 4.3-6 *Street Address Numbers*. Such signs with characters a minimum of three (3) inches and a maximum of twelve (12) inches in height, shall be displayed on all buildings, but shall not obscure decorative architectural details.
- 4.3-7 *Street Signs*. Such signs shall be consistent with the Design Guidelines.
- 4.3-8 *Temporary Construction Signs*. Such signs are permitted as ground or fence signs with a maximum area of 24 square feet; window signs (in addition to other window signage) with a maximum area of four (4) square feet; or wall signs (in addition to other wall signage) with a maximum area of four (4) square feet. The provisions of the Aurora Zoning Ordinance regarding the maximum duration of temporary construction signs, shall apply to such signs within the FoxWalk District.
- 4.3-9 *Temporary Real Estate Signs*. Such signs are permitted as window signs in addition to other window signage, or wall signs in addition to other permitted wall signs. They 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 sign shall be allowed per building façade.
- 4.3-10 *Temporary Window Signs*. Such signs are permitted, providing they do not occupy more than 25% 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.
- 4.3-11 *Vehicular Signs*. The primary use of vehicles with signs shall be for operation on the road and not for advertising or identifying the business premises involved. The vehicle shall be currently licensed, operable and parked in a designated

parking space, but may not be parked in any setback area otherwise required for the zoning lot.

4.3-12 Window Signs (Permanent). Such signs are subject to the following restrictions:

- 4.3-12.1 Such signs shall not cover more than twenty-five percent (25%) of the area of the window. Calculations are done on a window-by-window basis, and include all window signage displayed.
- 4.3-12.2 Such signs are not permitted above the second floor
- 4.3-12.3 Such signs are permitted only on windows enclosing business space, and must pertain to that business.
- 4.3-12.4 Such signs are not permitted on decorative glass.
- 4.3-12.5 Such signs are permitted only on primary facades.

**4.4 Certificate of Appropriateness (COA) and Sign Permit Required.** The following signs require both a Certificate of Appropriateness (COA) and a sign permit. Each sign shall refer to a current use on the premises upon which the sign is placed, or shall be a public service sign. Certificate of Appropriateness signs shall be subject to the regulations below.

4.4-1 Attention-getting devices for grand openings.

- 4.4-1.1 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.
- 4.4-1.2 Grand openings shall occur within six months of the opening of the business or within six months of an ownership change. Only one such grand opening shall be advertised.
- 4.4-1.3 Permits for such devices shall be limited to thirty (30) days.
- 4.4-1.4 Such devices shall only be placed on private property, not on the public right-of-way.
- 4.4-1.5 Such devices shall not obstruct pedestrian or handicap-accessibility in the public right-of-way, including public sidewalks.

4.4-2 Attention-getting devices for special events.

4.4-2.1 Such devices are permitted to promote community activities, holiday celebrations, festivals, and parades.

4.4-2.2 Permits for such devices shall be limited to thirty (30) days prior to, and one (1) day after, the event being promoted.

4.4-3 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. Use logos are allowed on both the front panel and the valance. Other trademark logos or service marks are allowed only on the valance.

4.4-4 Canopy Signs. Such signs shall be fabricated of weather-resistant material, except that plastic or vinyl canopies are not allowed. Such signs are permitted as art-applied signs on canopies, and shall cover a maximum of thirty percent (30%) of the front panel or valance, wherever located. Use logos are allowed on both the front panel and the valance. Other trademark logos or service marks are allowed only on the valance.

4.4-5 Commercial Banners or Flags

4.4-5.1 Commercial banners shall be mounted on brackets fabricated of weather-resistant metal. The brackets shall be installed only in the interstices between windows. The brackets shall not be installed above the second story window frame of the building.

4.4-5.2 Banners shall be hung perpendicular to the façade, pinned away from the façade wall at least six (6) inches; and projecting no farther than four (4) feet from the building façade. They shall not cover any architectural details, including window frames, door frames, or visible lintels.

4.4-5.3 Banners shall not exceed twelve (12) square feet in size.

4.4-5.4 Banners shall be fabricated of weather-resistant canvas or canvas-like material.

4.4-5.5 Banners shall be changed immediately if they show signs of deterioration or if they are out-of-season or obsolete.

4.4-5.6 Banners installed on a downtown building shall reflect a unified design theme and color palette.

4.4-5.7 Graphics on banners are limited to a maximum of thirty percent (30%) of the total area of the banner panel. Use logos are allowed. Other trademark logos or service marks are not allowed.

4.4-5.8 If commercial banners are installed on a building, no other projecting signage is allowed on the same building.

4.4-6 Fascia Signs. Fascia signs shall be subject to the following restrictions:

4.4-6.1 Such signs shall be permitted only on primary facades.

4.4-6.2 On a façade where a signboard exists, the fascia sign shall be installed on the signboard.

4.4-6.3 On a façade where no signboard exists, the fascia sign shall be installed in the area between the top of the storefront and the bottom of the second floor window sills.

4.4-6.4 The fascia sign shall be installed on center, and shall not cover doors, windows, architectural features, or decorative materials.

4.4-6.5 Maximum area of the fascia sign shall be calculated by multiplying the width of the storefront, including entry doors, by two and one-half feet (2.5'), and then by forty percent (40%).

4.4-7 Ground Signs. Such signs are permitted with a maximum height of five (5) feet, including poles or uprights. If the sign is installed in the Downtown Fringe, the setback must be five (5) feet. If the sign is installed in the Downtown Core, the setback can be eliminated.

4.4-7.1 Where ground signs are installed in parking lots, a landscaped and/or curbed area shall protect the sign from damage by cars.

4.4-7.2 Ground signs must be permanent. Signs affixed to wheels or other non-permanent structures are not permitted.

4.4-8 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 or wheelchair mobility.

4.4-9 Manual Message Display. Such signs are permitted only for motion picture theatres and Live Entertainment facilities. They shall be fabricated with letters

that are changed manually. No electronic or animated displays shall be permitted.

4.4-10 Marquee Signs. Such signs are permitted to be installed on the vertical portions of marquees, providing they do not extend above, beyond, or below the edge of the marquee.

4.4-11 Monument Signs. Such signs are permitted with a maximum height of five (5) feet. If the sign is installed in the Downtown Fringe, the setback must be five (5) feet. If the sign is installed in the Downtown Core, the setback can be eliminated. Where monument signs are installed in parking lots, a landscaped and/or curbed area shall protect the sign from damage by cars.

4.4-12 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.

4.4-13 Plaque Signs. Such signs shall be permitted with the following restrictions:

4.4-13.1 Such signs shall be located only on decorative facades.

4.4-13.2 Such signs shall not cover architectural features or decorative architectural materials.

4.4-13.3 The total area of all such signs on a facade shall not exceed one square foot for each four linear feet of facade length.

4.4-13.4 Such signs shall not be located above the first floor.

4.4-14 Private Informational Signs. Such signs are permitted as window or wall signs in addition to other permitted signs, or as ground or fence signs. The maximum area shall be 3 square feet and, if a ground sign, the maximum height shall be 4 feet.

4.4-15 Projecting Signs. Such signs shall be permitted with the following restrictions.

4.4-15.1 Such signs shall clear a walkway by at least eight and one-half (8.5) feet.

4.4-15.2 In the case of an awning or canopy structure, eight and one-half (8.5) feet is measured to the supporting metal frame, not the bottom of the valance.

- 4.4-15.3 Such signs may not project so far from the building that they interfere with trees, light poles, street signs, etc. Generally, such signs should project no farther than four (4) feet from the building.
- 4.4-15.4 Such signs shall be pinned away from the wall at least six (6) inches.
- 4.4-15.5 Such signs shall project from the wall at an angle of ninety (90) degrees to the face of the building. Corner projecting signs may project at an angle of forty-five (45) degrees.
- 4.4-15.6 Such signs shall not extend vertically beyond the window sill of the second story of the building and shall have a maximum area of twelve (12) square feet, unless they are signs for theatres, restaurants, or similar permitted uses under the Downtown Core or Downtown Fringe Zoning Districts. In such cases, signs may extend above the windows and doors of the first floor and below the window sills of the highest story, up to the fourth story. The maximum size of such sign shall be calculated by multiplying the allowable height by three and one-half (3.5) feet.
- 4.4-15.7 Use logos are allowed. Other trademark logos or service marks are not allowed.
- 4.4-15.8 No such sign shall be permitted to overhang the Fox River. The location on a wall to which such sign is attached shall be no less than ten (10) feet from the Fox River horizontally. Such distances shall be measured from the mean waterline, as determined by the City Engineer.
- 4.4-15.9 In order for a corner projecting sign to be erected, both building facades shall be separately eligible as a location for such a sign. If such corner projecting sign is erected, no other such sign shall be permitted on either building facade.
- 4.4-16 Sidewalk Showcases. A maximum of two such signs shall be permitted per one hundred (100) feet, or one per property, whichever is greater. Showcases shall not cover architectural features of the building.
- 4.4-17 Transom Signs. Such signs are limited to a maximum of sixty percent (60%) of the window or panel. Such signs are not permitted on decorative glass.

4.4-18 Under-canopy or under-marquee signs. Such signs shall be permitted with the following restrictions:

4.4-18.1 Such signs shall clear sidewalks by at least eight and one-half (8.5) feet.

4.4-18.2 Such signs shall not extend beyond the canopy or marquee.

4.4-18.3 Maximum sign area shall be five (5) square feet.

4.4-18.4 The face of such signs shall be perpendicular to the building.

4.4-19 Wall Signs. Such signs shall be permitted with the following restrictions:

4.4-19.1 Such signs shall be located only on non-decorative facades; shall not cover architectural details, including window frames, door frames, or visible lintels; and shall be located above the windows and doors of the first story and below the window sills of the highest story, up to the fourth story.

4.4-19.2 No more than one such sign shall be permitted per each façade.

4.4-19.3 No sign shall be permitted on a building that is used solely for private storage.

4.4-19.4 Maximum sign area shall be twenty-four (24) square feet.

4.4-19.5 A mural or a portion of a mural which meets the definition of a sign, shall be classified as a wall sign.

4.4-19.6 Use logos are allowed.

4.4-19.7 Trademark logos or service marks are not allowed.

**4.5 Sign Lighting**. The following rules shall apply to signage within the FoxWalk Overlay District:

4.5-1 Bare Bulb Illumination. This type of illumination is limited to establishments that provide eating, drinking, and lodging; motion picture theatres, and Live Entertainment Facilities. Brightness shall not exceed 200 lumens per bulb.

4.5-2 External Lighting. Flood and spot external lighting is permitted, if none of the light spills over onto the adjoining property or glares or shines into the eyes of the passing public.

- 4.5-3 Flashing and Moving Lights. These types of lights shall only be displayed by motion picture theatres and Live Entertainment Facilities.
- 4.5-4 Indirect lighting is permitted.
- 4.5-5 Internal illumination is permitted except for awnings and canopies.
- 4.5-6 Signs that are illuminated by a direct source of light are encouraged over internally-illuminated cabinet signs.
- 4.5-7 Individually illuminated letters, either back-lighted 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.
- 4.5-8 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.
- 4.5-9 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.

**4.6 Historic Signage**. In keeping with the philosophy that the FoxWalk Overlay 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 commercial signage. The Design Review Committee 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:

- Adds individuality and character to the streetscape;
- Has tourist appeal;
- Is associated with historic persons;
- Is significant as evidence of the history of the product, service, or business advertised;
- Is significant as reflecting the history of the building or the development of the downtown;
- Is characteristic of a specific period;
- Is integral to the building's design or physical fabric.

- 4.7 Modifications from Signage Provisions.** Modifications of any requirement of this section may be granted by the Design Review Committee, if said committee 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.
- 4.8 Non-Conforming Signage.** As of November 23, 1993, any legally-erected on-premise sign which does not comply with the regulations herein stated is hereby-declared to be a nonconforming use, and shall be gradually eliminated so as to come into conformance with FoxWalk Overlay District regulations and the Aurora Zoning Ordinance.
- 4.9 Off-Premises Commercial Signage.** The City may remove legal, non-conforming off-premise commercial signs upon payment of "just compensation," if said compensation is required by, and as said compensation is defined, by State law.

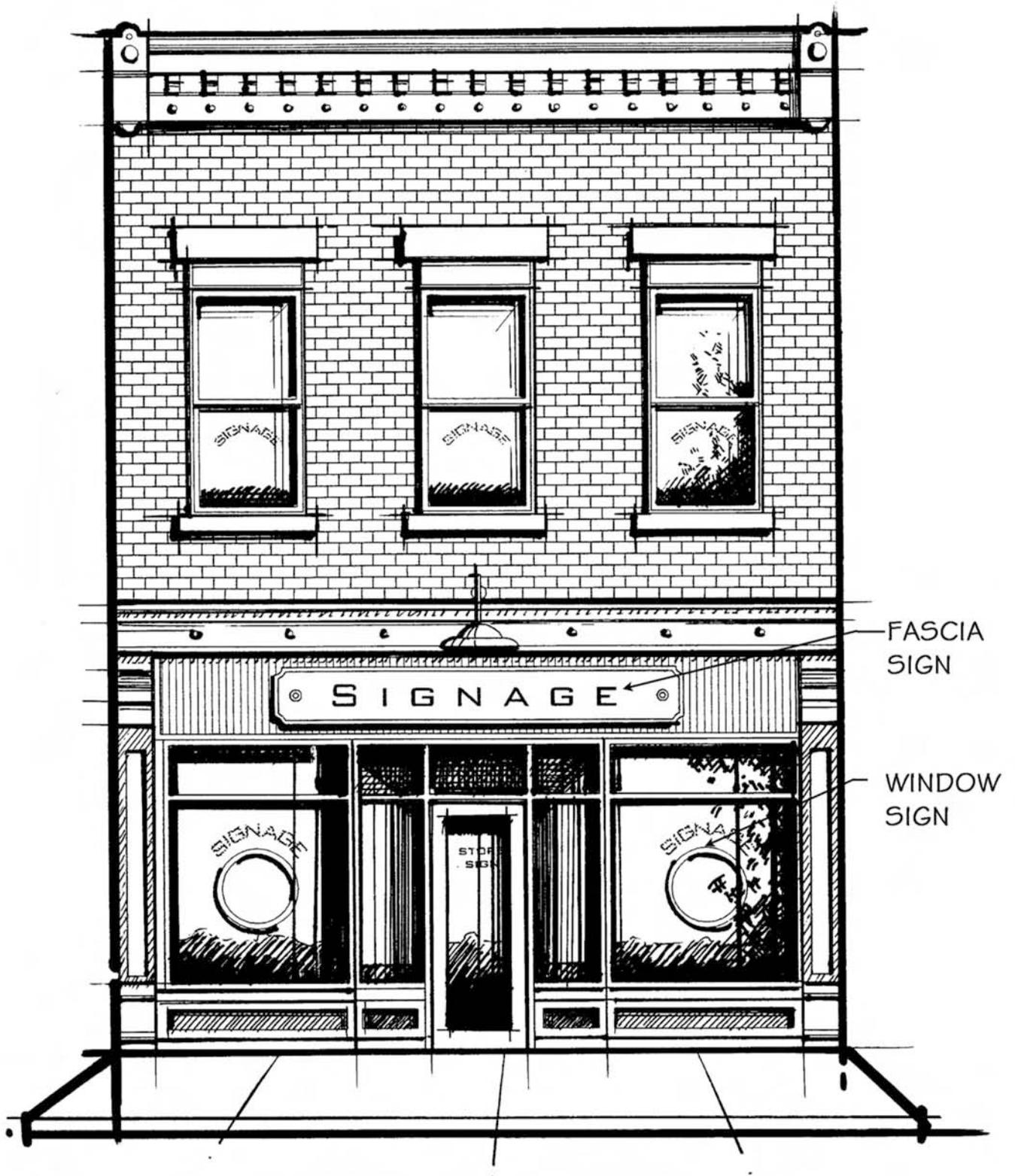


illustration 7  
Signage Examples



illustration 8  
Signage Examples



illustration 9  
Signage Examples

## **Section 5. Administrative Provisions**

### **5.1 Design Review Committee**

- 5.1-1 Responsibility. All reviews will be based upon these guidelines, as appropriate. It is the responsibility of the Review Authority (Downtown/Riverwalk Administrator and/or the Design Review Committee) to enforce the FoxWalk Overlay District Design Guidelines by balancing specific design guideline requirements with the overall design principles and concepts.
- 5.1-2 Establishment of, and Membership on, the FoxWalk Overlay District Design Review Committee. A FoxWalk Overlay District Design Review Committee was established in 1993, and planned so as to represent a balance of various interest groups within downtown Aurora. The Design Review Committee (DRC) is comprised of 11 members, appointed by the Mayor and affirmed by the City Council.

Per the resolution creating the DRC, the majority of members are owners of property within the district, or executive or managerial employees of businesses within the district. The DRC includes two representatives from the Aurora Riverwalk Commission, and two representatives from the Aurora Preservation Commission. It includes a minimum of two design professionals (architects, landscape architects and/or contractors who specialize in historic restoration) who own either a business or property within the City of Aurora. Finally, the DRC includes one at-large member. Priority for membership on the DRC is given to residents of Aurora and to property owners who own businesses located in their buildings.

- 5.1-3 Powers and Duties of the FoxWalk Overlay District Design Review Committee: The following powers and duties shall be in addition to the powers and duties described throughout this document and in the Aurora Zoning Ordinance:
- 5.1-3.1 The DRC shall annually review this document and may propose amendments to it, to be approved by the City Council.
- 5.1-3.2 In reviewing an application for a Certificate of Appropriateness, the DRC shall have the authority to modify any provision of this document, if such modification is consistent with the purpose and intent of the FoxWalk Overlay District Design Guidelines and Regulations.

5.1-3.3 The DRC shall have the responsibility and authority to act in place of the Planning Commission in the zoning amendment process as applied within the FoxWalk Overlay District.

5.1-4 Savings Provision. If any section, phrase or paragraph of this resolution 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.

## **5.2 Procedures: Certificates of Appropriateness**

5.2-1 Certificate of Appropriateness Requirement: All private and public property owners shall be required to obtain a Certificate of Appropriateness for the following:

- Demolition.
- Any construction project within the public right-of-way.
- Exterior work, as defined in this document.
- Installation or erection of signage, except as specifically exempted.

5.2-2 Review Process: A Certificate of Appropriateness may be granted pursuant to the process outlined here. The Review Authority (Downtown/Riverwalk Administrator or the Design Review Committee) shall interpret and implement the Design Guidelines incorporated within this document. The Review Authority shall have the power to mandate implementation of the Revised FoxWalk/Riverwalk Master Plan, and shall determine what timing and scale of improvements are reasonable and appropriate in each case, by balancing the specific proposal with the standards set forth in this resolution, and with the FoxWalk Overlay District Design Guidelines, and the Revised FoxWalk/Riverwalk Master Plan. This procedure shall be pursuant to the Overlay District Section of the Aurora Zoning Ordinance.

At all steps in the Certificate of Appropriateness process, the Review Authority 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 signed Certificate of Appropriateness application
- approval by the property owner

- legible, accurate, scaled drawings
- paint and/or fabric swatches
- the proper number of copies for distribution to the Review Authority

5.2-2.1 Decision by the Downtown/Riverwalk Administrator: An applicant for a Certificate of Appropriateness shall apply to the Downtown/Riverwalk Administrator. The Downtown/Riverwalk Administrator will work with the applicant to refine the Certificate of Appropriateness request so that it conforms to the provisions of this document. The Downtown/Riverwalk Administrator may make one of three decisions regarding Certificate of Appropriateness requests:

- A. Non-appealable Certificate of Appropriateness approval by Downtown/Riverwalk Administrator. Such decision is rendered for work which clearly conforms to this document and falls into the following categories:
- i. work which is not visible from the street or FoxWalk/Riverwalk levels;
  - ii. work which is maintenance-related such as tuckpointing, lighting repair, mechanical systems replacement/repair, or painting;
  - iii. installation of certain awnings, canopies or signage;
  - iv. requests to use the public right-of-way;
  - v. other requests as determined by the Downtown/Riverwalk Administrator.

If the work described in a Certificate of Appropriateness application falls into any of the above categories as determined by the Downtown/Riverwalk Administrator, he/she shall issue a Certificate of Appropriateness. The Downtown/Riverwalk Administrator's decision in such cases is not appealable but will be reported to the Design Review Committee.

- B. Appealable Certificate of Appropriateness approval by Downtown/Riverwalk Administrator. If the Downtown/Riverwalk Administrator finds a request to contain complex and multiple elements, while fundamentally conforming to this resolution, he/she may issue a Certificate of Appropriateness which is appealable by the Design Review Committee.
- C. Certificate of Appropriateness requests denied by the Downtown/Riverwalk Administrator. If after working with the applicant, the Certificate of Appropriateness request still does not conform to the provisions of this resolution, the Downtown/Riverwalk Administrator shall issue a letter denying the request. This decision is appealable by either the applicant or a member of the Design Review Committee.

Depending on whether the Downtown/Riverwalk Administrator believes the proposal meets all of the requirements of this resolution, within fifteen (15) days, he/she shall take any of following three types of action:

- i. issue a Certificate of Appropriateness;
- ii. issue a denial letter; or
- iii. continue to work with the applicant to bring the request into conformance, provided that no written objection has been filed by the applicant.

His/her decision shall be reported to the Design Review Committee. Certain decisions of the Downtown/Riverwalk Administrator, as described above, may be appealed within ten (10) days by the applicant or by a member of the Design Review Committee, which shall then make the decision. The decision of the Design Review Committee may be appealed within seven (7) days to the Planning and Development Committee of the City Council, by the applicant or by a member of the City Council. If so appealed, the final decision shall be made by the Planning and Development Committee.

If the Downtown/Riverwalk Administrator takes no action on a completed application within fifteen (15) days, the application shall be placed on the next available agenda of the Design Review Committee, which shall then make the decision within thirty (30) days of said meeting.

- 5.2-2.2 Decision by Design Review Committee: An applicant for an exception, variation or modification (as determined by the Downtown/Riverwalk Administrator) from the provisions of this document shall apply to the Downtown/Riverwalk Administrator, who shall forward his/her recommendations to the Design Review Committee, which shall make the decision within forty-five (45) days of the application date.

Said Committee shall direct the Downtown/Riverwalk 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 District. The decision of the Design Review Committee may be appealed within seven (7) days to the Planning and Development Committee of the City Council, by the applicant or by a member of the City Council. If so appealed, the final decision shall be made by the Planning and Development Committee.

If the Design Review Committee 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 Planning and Development Committee, which shall make the decision.

- 5.2-2.3 Preliminary and Final Review: In projects over 30,000 square feet in size, or where extensive redevelopment and site work are contemplated (e.g., building demolition, assemblage of multiple parcels for redevelopment, etc.), the review process shall be divided into preliminary and final segments, and shall be an iterative process among the developer, the Downtown/Riverwalk Administrator, and the Design Review Committee. This is intended to give the staff and the Design Review Committee the opportunity to provide direction to the applicant so that unnecessary effort can be avoided and the end result is acceptable to both the applicant and the review authority.

In projects with over 30,000 square feet of new construction, the petitioner will be required to have a pre-application meeting with City of Aurora staff so as to address parking, open space, and infrastructure issues. For the purposes of this provision, building rehabilitation shall not be considered as new construction. A public hearing will take place before the Aurora Planning Commission. Final approval of the site plan will be required by the City Council.

A Certificate of Appropriateness for the overall project shall be approved by the Design Review Committee only after all site planning issues have been satisfactorily addressed by the petitioner and approved by the Aurora City Council.

- 5.2-2.4 Projects Implementing the Revised FoxWalk/Riverwalk Master Plan: In projects where there is the potential to implement aspects of the Revised FoxWalk/Riverwalk Master Plan, the petitioner will be required to meet with the Riverwalk Commission, which will then make a recommendation to the Design Review Committee regarding approval of a Certificate of Appropriateness. Joint meetings among the developer, the Riverwalk Commission and the Design Review Committee may be scheduled to facilitate discussion and review.

### Flow Chart for Projects Located in Fox Walk District (DC/DF Zoning)

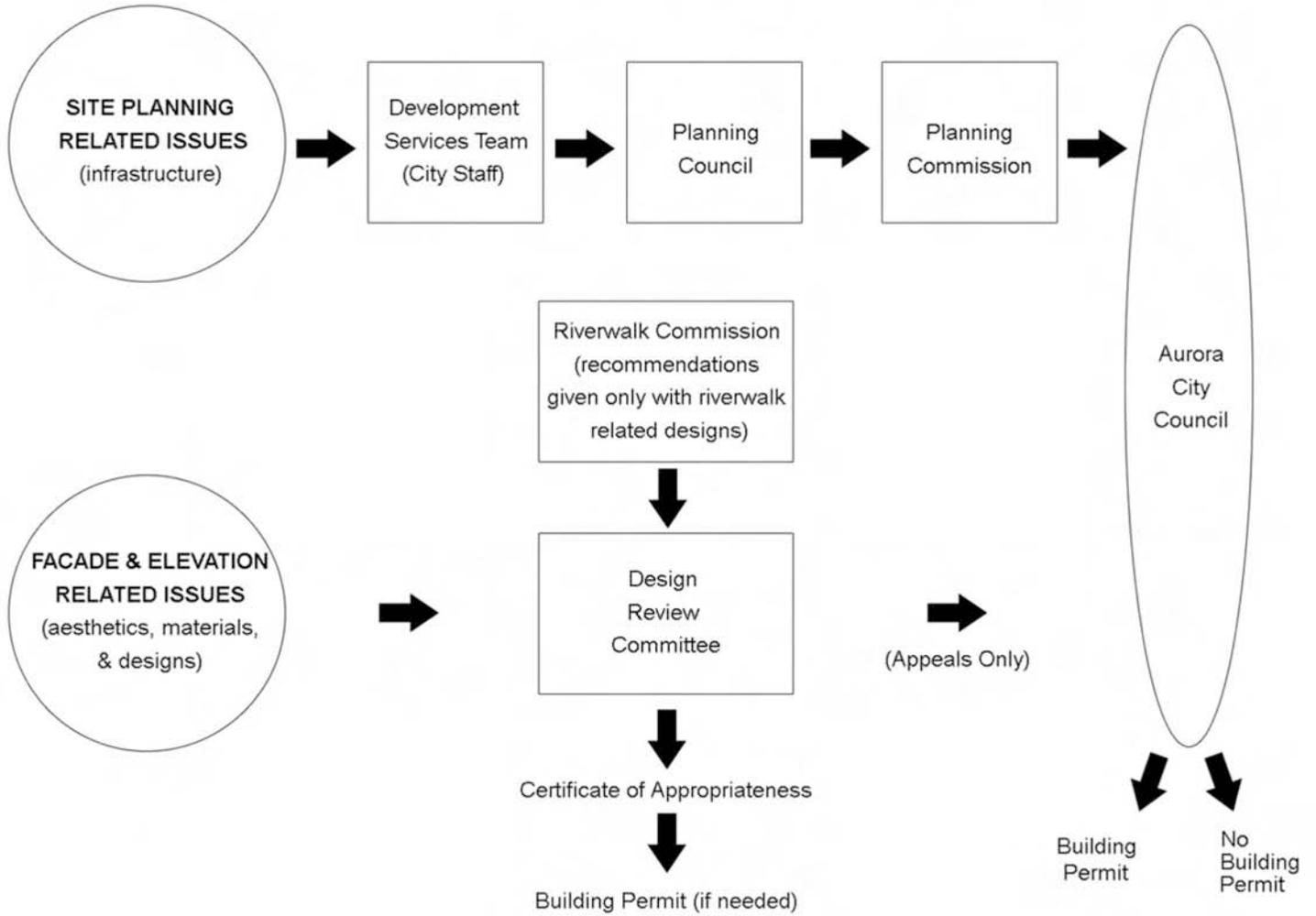


illustration 10  
Flow Chart

## **Section 6. Accomplishments: Implementation of the Perkins & Will Concepts**

Many recommendations that were either specifically stated or implied in the various Perkins & Will documents have been implemented. They are described below.

### **6.1 FoxWalk/Riverwalk and Public Amenities**

- Public Art and Celebrations: It was recommended that wherever possible and appropriate, public art and celebrations be included in the design and programming of the FoxWalk Overlay District. In June, 2001, *Swimming Stones*, an interactive water sculpture, was installed at Stolp and Benton. In 2008, an outdoor sculpture garden was created on open space at the west edge of the David L. Pierce Art and History Center.

*Blues on the Fox*, a weekend event each June that features nationally-renowned performers, kicked off in 1998. *Downtown Alive!*, a Friday night summer music festival, was launched in 1999. The *Midwest Literary Festival* was hosted downtown from 2003 through 2007. Parades for the Fourth of July, Veterans' Day, and Holiday Magic are staged annually within the FoxWalk Overlay District.

- Decorative planters – Concrete street planters with banding in a design that mirrors the terra cotta trim found on many downtown Aurora buildings, were installed in 2002.
- Hanging floral baskets – Baskets, in colors evocative of terra cotta, were hung from the cast iron decorative light poles in 2002. Plant displays are designed annually by a horticulturalist.
- Pocket parks – These landscaped public open spaces are located at various sites throughout downtown: Agnes Mundy Park on Broadway, Millennium Park on Stolp Island, and Rotary Park, adjacent to the Galena dam (east side). Fixtures to highlight trees have been installed at their bases, along with stamped asphalt walkways.
- Streetscape improvements – Since 1995, as sidewalk improvement projects have been undertaken within the district, decorative elements have been added. Among them are pavers, tree grates, cast iron light poles, benches, bollards, waste receptacles, and bicycle racks.
- Decorative newsracks – In 2005, the City of Aurora adopted an ordinance requiring publishers to use city-owned newsracks, fabricated of powder-coated black aluminum, in the central business district and at both transportation centers.

- Civic Banners – Decorative banners are periodically installed on downtown cast iron poles, celebrating various events.
- Winter holiday decorations – Each year during the week of Thanksgiving, holiday decorations are installed within the FoxWalk Overlay District. An eight-story shooting star and Christmas tree have been placed on the roof of Fox Island Apartments (the Leland Tower) at 7 S. Stolp. The star is lit throughout the year; the tree is lit during the winter holidays.
- Kiosks – In 2007, four lighted kiosks were installed to advertise downtown cultural events. Two are located on the Riverwalk; one is located at each of Aurora’s transportation centers.
- Wayfinding and Destination Signage – A system of parking lot signage was developed in 2006; wayfinding signage was installed in 2008. Both were intended to assist visitors in navigating their way throughout downtown Aurora. In addition, destination signage directing people to downtown Aurora was installed in 2008.
- Light-Emitting Diode (LED) Illuminated Street Signs – Signs were installed at Galena/Stolp and Downer/Stolp in 2007. A program to install signs at all downtown intersections is planned for the future.
- Restored Bridges – Seven historic bridges link Stolp Island with the city proper. The majority have been restored: the east and west segments of the Galena bridge (1998); the east and west sections of the Benton Street bridge (1996); and the New York Street (Pershing Memorial) bridge (1993). The Memory Sculptures that grace the Pershing Memorial Bridge were restored in 2003. The east and west sections of the Downer Place bridge are scheduled for restoration in 2010.
- Parking - In the original FoxWalk Design Guidelines, public parking decks were proposed at the six locations listed in the table below. These sites were called out since they already functioned as surface lots and hence would not have required building demolition. Commercial spaces were to be incorporated on the first floor of all parking structures.

<b>Location</b>	<b>Status</b>
North end of Stolp Island adjacent to North Island Center	A parking deck was constructed as part of the Hollywood Casino project.
South end of Stolp Island adjacent to the G.A.R. building	A public parking deck with commercial uses on the first level was constructed in 1993.
East bank of the river between Galena and New York Street	Lot “F”: 35 spaces
New York Street east of Broadway	Lot “E”: 115 spaces
East bank of the river north of Clark Street	Lot “Q”: was incorporated into Shodeen’s East Bank Project
East side of Broadway between Galena and Downer	Privately-owned surface lot for 2 S. Broadway

In October, 2002, a downtown parking study was undertaken by Walker Parking Consultants. The study was updated in 2007.

The Aurora Riverfront Vision Plan, adopted in 2006, re-states the policy that surface parking should not be sited adjacent to the Fox River. Parcels adjacent to the river should be reserved, to the greatest extent possible, for open space and/or public access to the Fox River. Buildings located near the river should incorporate parking within them, reserving the street level for commercial space.

- **Bicycle Facilities:** For many years, a bicycle path connecting the communities north and south of Aurora had been proposed for the west bank of the Fox River. The path was envisioned as being constructed at the water level and running parallel to a pedestrian walkway. In 2004, after a somewhat uneven history, a collaborative partnership that included the City of Aurora, the Fox Valley Park District, and the Kane County Forest Preserve District, embarked on a concerted effort to close the gap in the Fox River Trail through downtown Aurora.

Engineering drawings have been submitted to the Illinois Department of Transportation, and it is expected that construction will begin on the southern section of the “gap” in 2010. Construction of a pathway adjacent to the Fox River as part of the River Street Plaza development will provide some connectivity from Benton Street south toward North Avenue. An additional connection will be provided in conjunction with construction of the new campus for Waubensee Community College, slated to open in 2011.

Links between the bicycle path and street level, located near the Benton and New York Street Bridges, were envisioned to provide convenient access, allowing bicyclists to tour the island and continue their journey. These recommended connections have been carried forward in the 2007 Revised FoxWalk/Riverwalk Master Plan.

Bicycle racks and/or bicycle lockers were proposed for all publicly-controlled facilities and downtown sidewalks. A number of bicycle racks were installed in the early 1990s; that number was increased by thirty-five in 2006. Bicycle lockers were installed at the Aurora Transportation Center on Route 25.

- **Boating Opportunities:** In the original FoxWalk Design Guidelines, it was suggested that small boats should be encouraged to navigate around Stolp Island. Boat ramps at the dams were envisioned to allow passage between the different river levels, and accommodate both upstream and downstream travel. A separate canoe chute was constructed in 1993 just above the dam on the west branch of the Fox River. Massive flooding did substantial damage to the chute in 1996. In 2007, a recreational engineering consultant was retained to begin assessing the feasibility of a redesign of the canoe chute, as well as modification of downtown dams to enhance safety for kayaks, canoes, and “tubers,” and to encourage these uses.
- **Architectural Illumination:** Many buildings - both public and private - offer possibilities of enhancement through carefully designed illumination. As buildings are renovated and re-inhabited, thoughtful consideration should be given to using lighting to convey the sense that Aurora is a place where electric light has special purpose and meaning. The Design Review Committee has clearly stated its desire to see architectural lighting installed that is of a high quality; resistance to the weather and low maintenance requirements are important characteristics, too. Rope lighting, for example, has been deemed unacceptable, except if installed on a temporary basis as a holiday decoration.

## **6.2 Policies and Programs**

- **Downtown Heritage Tour** – Thirty porcelain enamel signs mounted on decorative cast iron poles delineate a self-guided tour of downtown architecture and history. Included are markers for significant buildings which have been demolished.
- **Downtown Architecture Poster and Trading Cards** – In 2005, line drawings of iconic downtown buildings were created by local artist David J. Merk. The drawings were reproduced in the form of commemorative posters and trading cards. Framed posters are given annually to winners of the Mayor’s Awards for Excellence in Downtown Property Improvements. The trading cards are used in an educational program targeted at third-grade students as part of their Community Studies curriculum; the students are guided on walking tours of downtown Aurora.
- **Expansion of the Urban Design Guidelines District:** In the 1993 Perkins and Will plan, the FoxWalk Overlay District encompassed all of Stolp Island and portions of the downtown area east and west of the Fox River. The district was ultimately enlarged so that its boundaries became the west side of Lincoln Avenue, the east side of Lake Street, Benton Street on the south, and Spring Street/Spruce Street on the north, coterminous with the boundaries of Tax Increment Financing District #1, which had been established in 1986.

- Conversion of downtown one-way streets to two-way streets: At the date of this writing (2008), a study of a possible reconfiguration of the downtown street system was underway. The study's objectives are to examine ways in which to enhance the urban character of the FoxWalk Overlay District, and to increase the ease of pedestrian navigation within downtown Aurora.
- Improved transit circulation: Conversations are underway with Pace to reduce use of the Aurora Transportation Center as a "pulse point", and increase access to buses within the FoxWalk Overlay District.
- Creation of a Special Service Area: Aurora Downtown, an organization of property owners located within the boundaries of the FoxWalk Overlay District, was created as Special Service Area #One in 1994. The organization is led by a 29-member board of directors and operates under an agreement with the City of Aurora wherein it spends no funds on administrative or support services. The SSA was initially created with an eight-year "sunset" provision. It was renewed in 2002, and is due for renewal again in 2010.

## **Section 7. Next Steps**

### **7.1 Perkins & Will Recommendations Yet to Be Accomplished**

The recommendations listed below were proposed by Perkins & Will, but have yet to be accomplished.

- *Gateway Enhancements:* Gateway intersections should receive special attention, to the greatest extent feasible, through sidewalk improvements, landscaping, lighting, and public art.
- *Equestrian Carriage Route:* It was recommended in the original FoxWalk Design Guidelines that an equestrian carriage loop run along Broadway and Stolp Avenue between the Benton and New York Street bridges. This nostalgic mode of travel was suggested as a permanent or seasonal activity, adding to the historic nature of the island. It was envisioned as a link from Stolp Island to the commercial area on Broadway.
- *Shuttle Bus:* At the date of this revision (2008), the feasibility of running a motorized trolley on a circuit that begins at the Aurora Transportation Center and continues through the FoxWalk Overlay District has yet to be fully studied.
- *Bridge Illumination:* General illumination of the bridges from beneath will add significant drama to their night-time presence in the City. Reflections off the water will enhance the lighting as it is perceived from many vantage points. The type of lighting fixture employed should be inconspicuous. The north and south elevation of each bridge should be entirely lit as well as the areas beneath the bridge.
- *River Dam Illumination:* The dams within the Fox River also present a unique opportunity for illumination. The nearly magical possibilities resulting from the combination of electric light and rushing water should result in a memorable Aurora landmark. Concepts for flood, spot, subsurface, and special effect lighting should be explored in an effort to create an illuminated aquatic sculpture. In 1999, the dams at Galena were lit, as suggested by Perkins & Will.
- *Landscaping Illumination:* Continue installation of electrical receptacles in landscaping and tree beds, and at the base of decorative cast iron pedestrian poles to allow illumination for seasonal and annual display.

## **Section 8. Specifications for Public Improvements**

### **8.1 Street Furniture and Signage**

Benches  
Bicycle Racks  
Bollards  
Decorative Lighting  
FoxWalk Railings  
Hanging Floral Baskets  
Kiosks  
Litter Receptacles  
Newsracks  
Street Planters  
Tree Grates  
Wayfinding and Destination Signage

### **8.2 Sidewalks and Paving**

In 1991, a comprehensive street and sidewalk plan was adopted by the Aurora City Council for the FoxWalk Overlay District. In 2007, staff suggested revisions to this plan in response to long-term maintenance issues, snow-plowing concerns, budget constraints, tripping hazards, and problems with water infiltration.

Staff proposed that the “double” brick border be installed in sidewalks along River Street and Broadway. One border will be installed at the back of the curb. The second border will be installed a minimum of one foot from the building façade.

On all other streets included in the original Downtown Street and Sidewalk Comprehensive Plan (New York, Galena, Downer, Benton, Water, Stolp) a brick border will be installed only at the back of the curb.

Intersections and/or streets will not be paved with brick. Downtown crosswalks will be “streetprinted” in a manner similar to the asphalt streetprint used in the downtown pocket parks. This streetprint should be periodically re-applied for a fresh appearance.

Pavers could be used on the upper level of the FoxWalk/Riverwalk, per the original Perkins and Will plan, or the city could explore the use of materials like decorative concrete, as such products become available and prove worthy after testing. The objective is to design new installations that are coherent with those that already exist, while recognizing that technology and products available to landscape architects are dynamic and evolving, and that the city is committed to sustainable development principles.

**8.3 Bridge Maintenance and Restoration**

- 8.3-1 Bridge structures should be maintained in generally original condition. Any attached objects or superficial modification should be removed.
- 8.3-2 Concrete, masonry and steel integral to the deck span and supporting structure should be repaired and maintained under the guidance of qualified architectural and engineering consultants.
- 8.3-3 Where possible, concrete and masonry should remain its natural color. Where painting is required, colors should be selected to complement adjacent areas.
- 8.3-4 The undersides of bridges should be regularly cleaned and repaired.
- 8.3-5 Light standards and luminaires shall match those portrayed in historic photos of each individual bridge.
- 8.3-6 Non-original metal rails shall be replaced with pre-cast concrete based on the original handrail designs.
- 8.3-7 No new vehicular bridges should be constructed within the FoxWalk Overlay District.

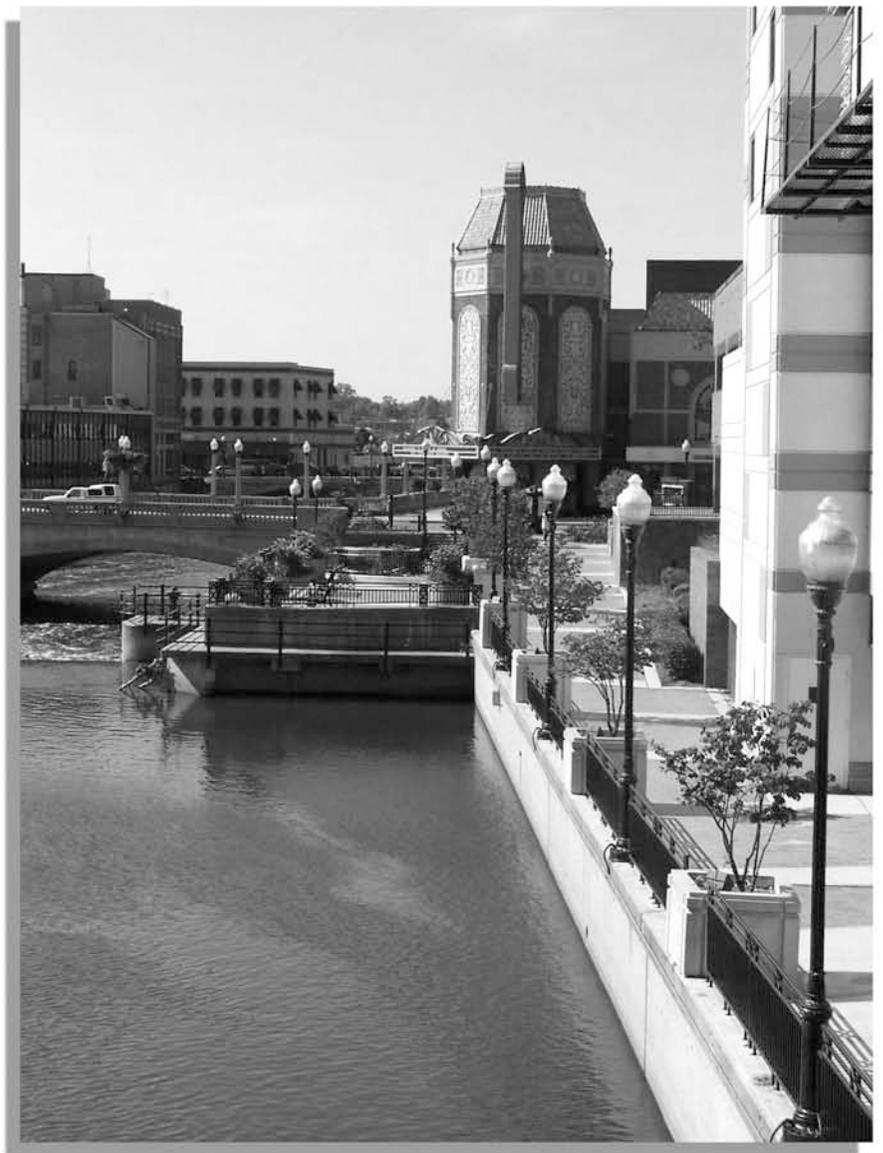


illustration 11  
Street Furniture

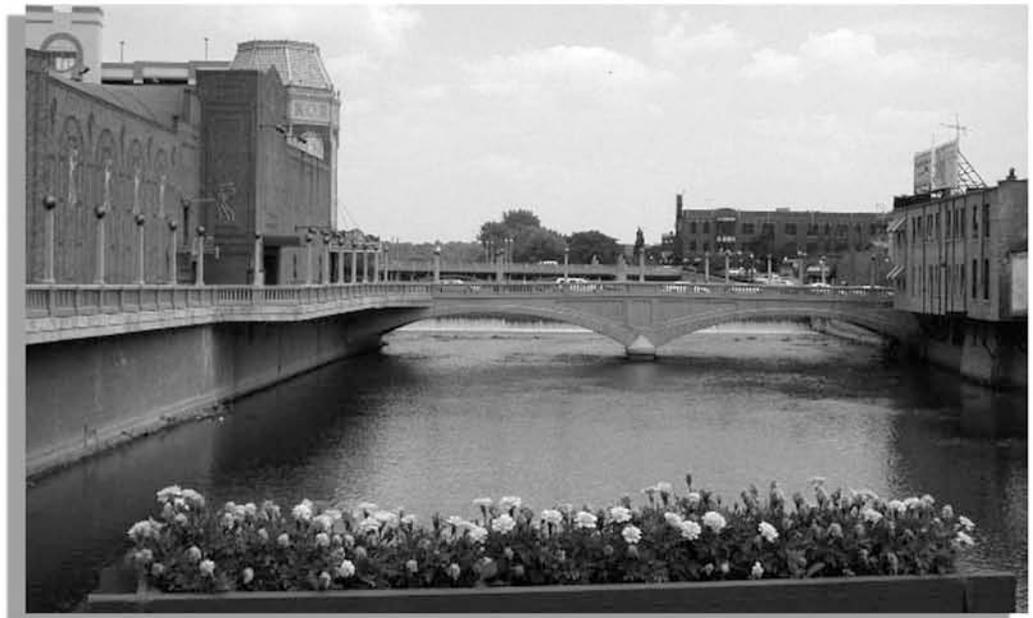


*illustration 12*  
**Streetscape**

*The FoxWalk Overlay District Design Guidelines-Regulations and Procedures*



*illustration 13*  
**Streetscape**



*illustration 14*  
**Streetscape**

## **Section 9. Aurora FoxWalk/Riverwalk: Revised Master Plan**

The FoxWalk/Riverwalk was initially conceived as a continuous, two-level pedestrian walkway system that would completely surround Stolp Island and extend from Benton Street to New York Street on the east and west banks of the river. Substantial sections of the FoxWalk/Riverwalk, including the Fountain Plaza at Benton Street, Tivoli Plaza south of New York Street, and staircases leading to New York Street, were constructed in coordination with the opening of the Hollywood Casino.

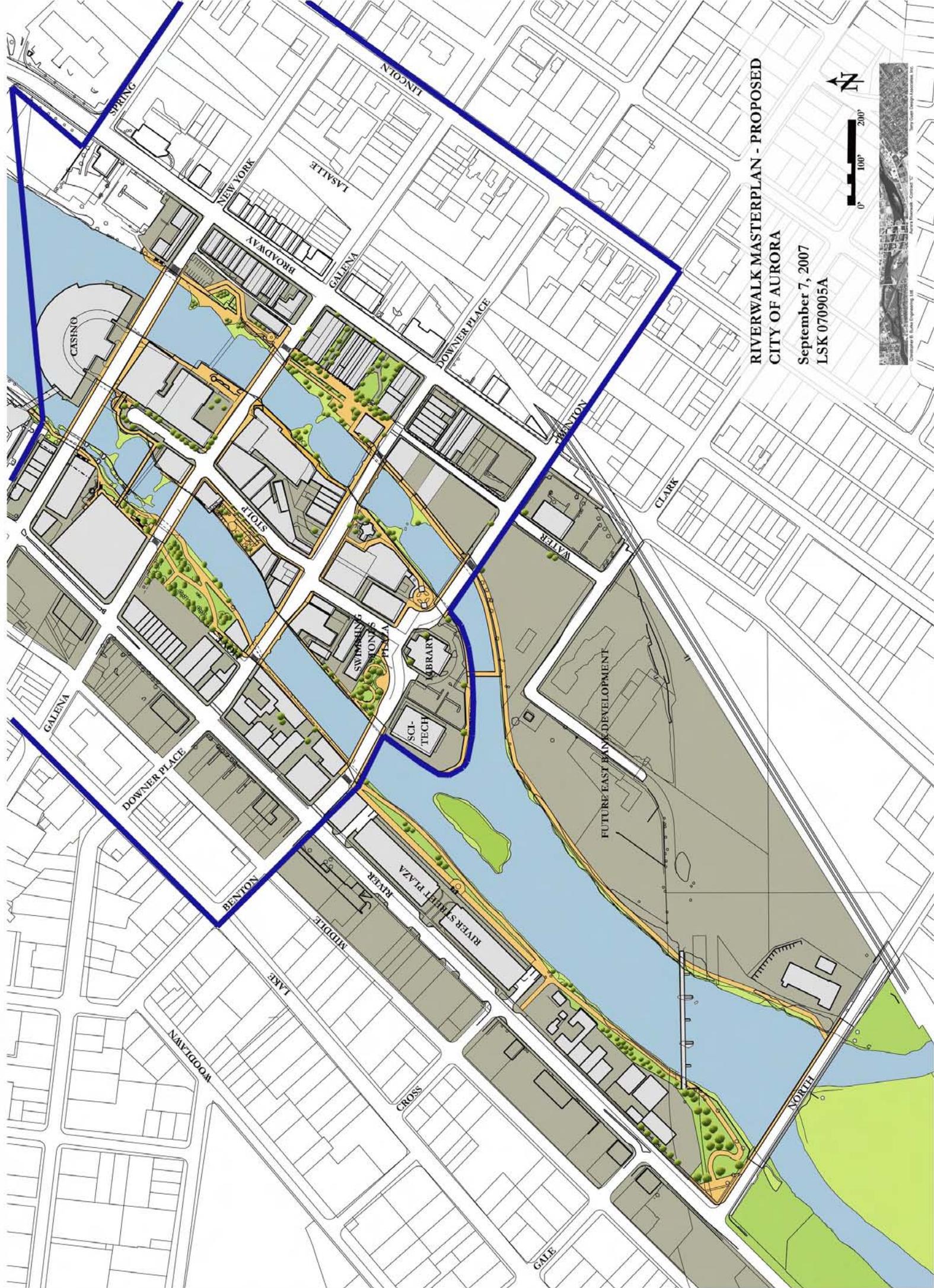
In 1993, improvements were made to Pinney Street to provide access to the FoxWalk/Riverwalk, just north of New York Street. A deck was constructed on the Pinney Street side (rear) of the properties located between Hollywood Casino and River Street to provide a second means of access to the FoxWalk/Riverwalk in the same general vicinity.

In 1997, Hollywood Casino built an enclosed walkway that crosses the west channel of the Fox River just north of Galena Boulevard.

A partial demolition/redevelopment of 54 E. Galena Boulevard (Budget Finance), was completed in 1997. Construction of Rotary Park, adjacent to this property, commenced in the fall of 1999. A bridge connecting Rotary Park with Parking Lot "F" was installed in 2000.

A walkway was completed in 2001, providing passage from the Galena Boulevard sidewalk through a cantilevered indoor arcade at North Island Apartments (2 N. Stolp). A connection from that arcade to the FoxWalk/Riverwalk is planned for the future.

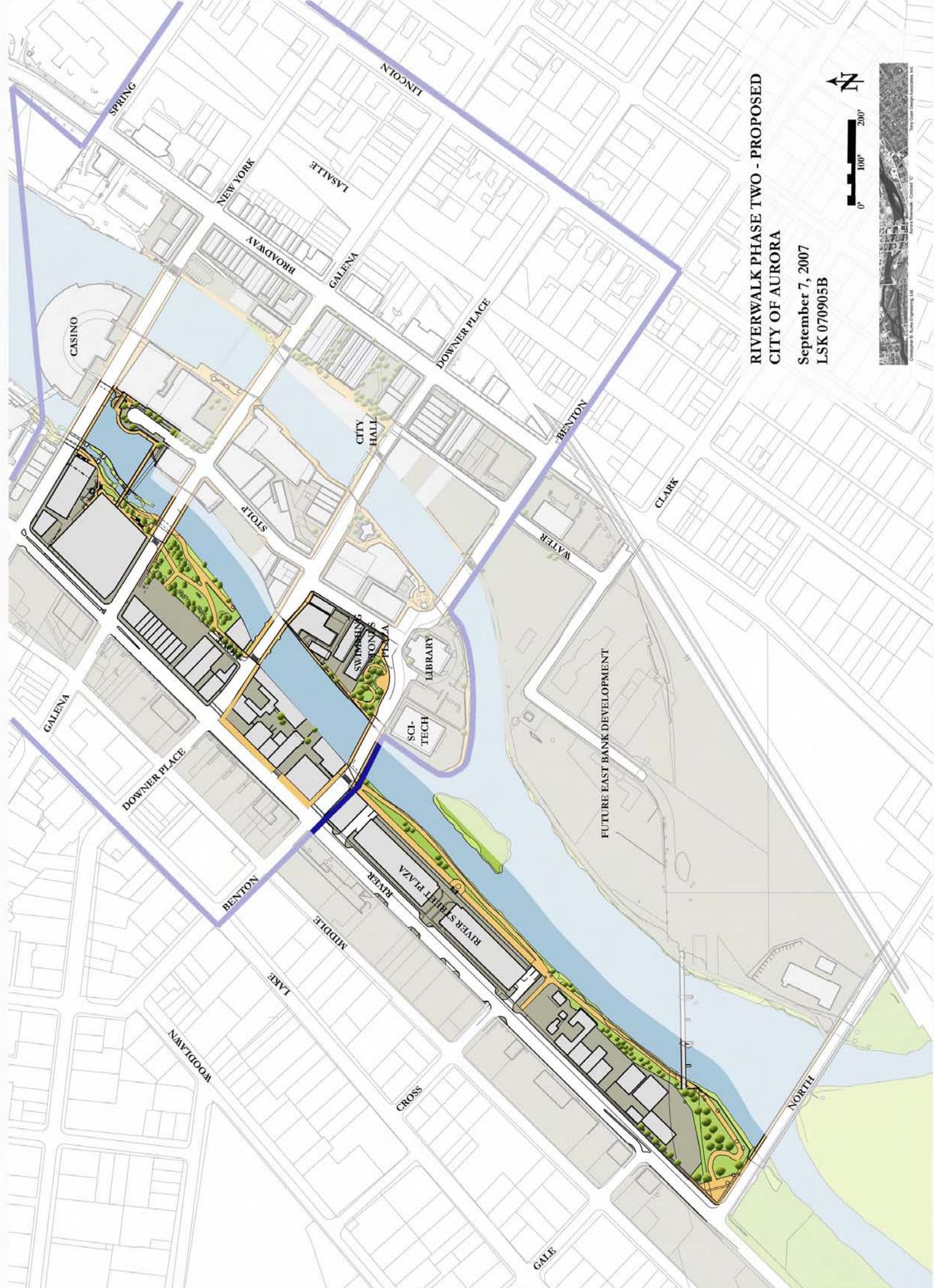
In 1997 and 1998, permits for construction of the FoxWalk/Riverwalk were issued by federal and state regulatory agencies. Those permits subsequently expired in 2007, which triggered the development of a revised Master Plan for the FoxWalk/Riverwalk. The revised Master Plan was adopted by the Aurora City Council via R07-475, on September 25, 2007, after an extensive review process by the Riverwalk Commission and the FoxWalk Overlay District Design Review Committee, in consultation with Christopher B. Burke Engineering, Ltd. and Terry Guen Design Associates. The objectives of the revised Master Plan are to provide, at minimum, a primary connection around Stolp Island and along the east and west channels of the Fox River that is universally accessible under the provisions of the Americans with Disabilities Act, and facilitates water access at the river level to the greatest extent feasible.



**RIVERWALK MASTERPLAN - PROPOSED**  
**CITY OF AURORA**

September 7, 2007  
LSK 070905A





**RIVERWALK PHASE TWO - PROPOSED**  
**CITY OF AURORA**

September 7, 2007  
LSK 070905B



Copyright © 2007, City of Aurora, Colorado  
Aurora Engineering, Inc.