

VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD

Village Hall – Council Chambers

801 Burlington Avenue

October 21, 2020

7:00 P.M.

AGENDA

- 1. Roll Call**
- 2. Approval of Minutes from the September 16, 2020 meeting**
- 3. Public Hearing**
- 4. Old Business**
 - a. Design Review Project**
- 5. New Business**
- 6. Public Comment**
- 7. Adjournment**

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**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
MINUTES OF SEPTEMBER 15, 2020 MEETING**

Ch. Gassen called the September 15, 2020 meeting of the Architectural Design Review Board to order at 7:00 PM and requested a roll call.

1. ROLL CALL

PRESENT: Ch. Gassen, Ms. Acks, Ms. Chalberg, Mr. Lerner, Mr. Renner, Mr. Riemer,

ABSENT: None

STAFF: Stan Popovich, Community Development Director
Jason Zawila, Planning Manager

VISITORS: Don Rickard, 4735 Main Street

2. APPROVAL OF THE July 15, 2020 MINUTES

Mr. Reimer moved, seconded by Mr. Renner, to approve the minutes of the July 15, 2020 meeting.

AYES: Ch. Gassen, Ms. Acks, Ms. Chalberg, Mr. Lerner, Mr. Renner,
Mr. Riemer,

NAYS: None

The Motion to approve the minutes as presented passed unanimously.

3. PUBLIC HEARING – There was none.

4. OLD BUSINESS – There was none.

5. NEW BUSINESS

DOWNTOWN DESIGN REVIEW PROJECT

Staff Presentation:

Mr. Jason Zawila, Planning Manager for the Village of Downers Grove, stated that the purpose of tonight is to provide an overview of the design review project that ADRB will work through with staff over the next couple of months. He stated at their August 16th meeting, the Village Council directed staff to accomplish two tasks: Update the Downtown Design Guidelines and examine ADRB review and approval process for Downtown. He then went over the list of objectives for the project. The objective as stated included ensuring developments meet or exceed established design criteria, provides an opportunity for public awareness early in the review and approval process, engage the ADRB and maintain an efficient, predictable and reliable review and approval process.

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Mr. Zawila state that before staff goes into further detail on the timeline and associated elements for each task, they thought it would be beneficial to provide a comprehensive background on downtown design history and the current review process. He then provided a summary of key development projects that have occurred in starting from 2002, in addition to policy and regulatory changes that have occurred up until today. Pictures were highlighted for several development sites throughout downtown and summaries of key policy regulatory changes were provided.

As part of the presentation Mr. Zawila also offered a summary of the different tools that are used for design review. The first being the regulatory requirements, which is in the form of the Zoning Ordinance. This provides the required height, density, setbacks, in addition to site plan design requirements. This is a bundle of rights that are provided to property owners through our local ordinances. The zoning ordinance is where you also find the standards and findings for land use decisions. The zoning ordinance is also updated overtime to reflect certain Comprehensive Plan policies.

Mr. Zawila, then described the next tool, which was the Comprehensive Plan, the aspirational guide for development throughout the town. It provides the Village with key concepts for improvement and redevelopment, including specific design recommendations, generally to the more specific for Catalyst sites. With the 2011 Comprehensive Plan the concept of Catalyst sites was provided. These sites were recognized as parcels where redevelopment would have a positive catalytic impact on the surrounding area and the plan offered very specific design considerations for each site.

Mr. Zawila, described the final tool, the design guidelines, which provides recommendations on building design, building features & site design and visual references which encourages and discourages elements of each guideline. It was noted that these do not supersede zoning rights, such as allowable height, density and setbacks. The downtown design guidelines were published in 2009, with review by the ADRB. As approved by Village Council in 2009, this document has been used in conjunction with the requirement that all downtown development must comply with the guidelines for all projects requiring Village Council Approval.

Mr. Zawila, then summarized the development review process and referenced the work flow for a project on the presentation slide.

Mr. Zawila then summarized the key tasks for the project. Task 1 involves updating the Downtown Design Guidelines. The current guidelines are from 2009. The updated guidelines would provide guidance based on the 3 downtown zoning district – in 2009 there were 2 districts. Working with ADRB, the updated design guidelines, will provide design guidance on the listed items on the screen, including building scale, materials, and entrances amongst others. The Design Guidelines will include both text and visuals (pictures, graphics). ADRB would review and provide recommendations to the Council.

Mr. Zawila then further summarized Task 2, which involves examining the ADRB review and approval process. The task will involve amending the municipal code to provide for design review. With this task ADRB and the Plan Commission, will provide

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recommendations to the Council. Lastly, a calendar of the tasks was presented with meeting dates through March 2021.

Mr. Zawila concluded his presentation by presenting key policy questions that the process will have to answer: What development requires compliance w/ design guidelines (i.e. downtown, catalyst sites); what types of projects are reviewed; Reviews are completed by whom? When in the process does the public participate and what is the appeal process? and how will guideline compliance affect the current review process – where would this step fit in? What could the impacts be on proposed developments or renovations? He concluded his presentation and stated that staff is available for any questions.

Board's Discussion

Ch. Gassen thanked staff for the preparation.

Mr. Lerner asked how the process works now. How did the façade grant relate to the design guidelines in 2009? Mr. Zawila explained that the grant applications were evaluated for their adherence to the design guidelines. Mr. Popovich added that this was a one year program that did include some smaller projects other than what was previously mentioned.

Mr. Lerner said that different projects that require different levels of review, what percentage or projects require no variations? Mr. Popovich said that staff reviews about 2,000 permits a year, and in the downtown many activities are permitted by right. Larger projects go through a more thorough process.

Mr. Lerner clarified that larger projects require more review, and asked how it working with developers to meet design guidelines usually goes. Mr. Popovich said that it's more of an ebb and flow. Many developers review the comprehensive plan on their own and let staff know what they are thinking. Staff will review preliminarily and let them know what could be changed, including design details. We will continue to go back and forth with the developer. Many aspects can change from beginning proposals.

Mr. Lerner asked if any considerations had been made to include preservation techniques as part of the design guidelines. Perhaps preserving those buildings that have already been identified as having historical significance could be included in the design guidelines. Mr. Popovich said that this would be a good conversation to have with Council.

Ms. Chalberg asked if the goal was to make the guidelines into requirements. Mr. Zawila said this would be up to Council. Mr. Reimer said that task one was to update the design guidelines, and asked why this task originated. Mr. Popovich said that the guidelines are 11 years old, and other local municipalities do have more details in their design guidelines. Our guidelines can be updated and more visible. Mr. Zawila added that more detail is necessary.

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Ms. Chalberg asked when staff is reviewing design guidelines how do they decide what to include? Mr. Zawila said staff has been reviewing what other municipalities are doing and will use the preference survey to determine what will be right for Downers Grove.

Ms. Chalberg asked how downtown business owners will be included in this conversation. Mr. Zawila said the goal was to have draft guidelines before asking for input so that there is something to respond to. This will be at a future ADRB meeting.

Mr. Popovich added that downtown business owners will be invited. Mr. Reimer asked if there would be a new process where ADRB would review downtown projects. Mr. Zawila said this may or may not happen but that question is part of this process.

Mr. Reimer asked if there are any examples in the current guidelines where zoning or building codes conflict with design guidelines. Mr. Zawila said that it's possible but ultimately zoning would be evaluated first before design guidelines.

Ch. Gassen asked how applicants know about design guidelines. Mr. Zawila said staff gives the guidelines to applicants for entitlement projects, and will also share anywhere else we can. It's a policy and requirement from Council, not in the zoning code.

Ms. Gassen asked when a neighborhood meeting is required. Staff responded that it is required for map amendments or at the Village's discretion for those type of projects that will generate interest in general. This could be for a special use for a multi-family. An industrial use in an industrial park is likely not to warrant a neighborhood meeting. It's a call based off of what has historically been a hot topic in town, and it is good for the petitioner to address some neighborhood concerns before getting to the public hearing.

Ch. Gassen asked about the time frame for neighborhood meeting. Mr. Zawila said a few weeks before, and for enough time for any changes to be made prior to Plan Commission. Mr. Popovich said the meetings haven't historically changed much design wise, but has provided a separate opportunity for petitioners to address concerns.

Ms. Chalberg asked where ADRB would fit into this sequence. Mr. Zawila said we are trying to find this out. Ms. Chalberg asked why the Main and Maple project got so much pushback, and how did it ever get approved. What was learned from this experience? Mr. Popovich said any large development might be a challenge to understand. It was a very public process, and a big change is likely to gain interest. Construction took a long time which might have added to public concern, and the scope of the change added to the concern. Ms. Chalberg said she felt that the end design was a surprise, and she hopes that that element can go away. The public wondered how it happened and why they didn't know.

Ch. Gassen agreed that the public doesn't always see or know about these things, and doesn't find out until it's too late, even though it's a public process, and this is something that should be considered.

Mr. Renner asked what that the Council thought about how this process should go.

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Mr. Zawila said that this is the same information that was presented to Council, and Council is waiting to hear ADRB's recommendation on how to move forward. Ch. Gassen added that the Council direction was for this subject to come to ADRB. Mr. Popovich said that the plan was to have a recommendation from this board in November so it can go to council in January. They may select to go with ADRB's recommendation or not.

Mr. Renner asked if it is a goal to provide more consistent design elements in the downtown or if's it more related to materials. Mr. Zawila said this is part of what will be reviewed with the preference survey, and input from that meeting will be used to put a text of recommendations together.

Ms. Chalberg asked if the preference study will include things that are outside of the consistency and if they could see the pictures ahead of time. Mr. Zawila said there would be a variety of choice. If ARDB wants to review ahead of time, the 2009 Design Guidelines can be reviewed.

Mr. Popovich said the goal isn't to identify a specific architectural style, but rather key elements of each building that will help in the future. Ch. Gassen added that architectural styles are objective and the ADRB should keep this in mind.

Mr. Zawila said they photos will not be circulated ahead of time but definitions can be shared. Mr. Popovich added that the preference survey is meant to be a gut reaction. He elaborated on how scoring would work for the survey. There would be no incorrect answers.

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6. PUBLIC COMMENT

Mr. Rickard wanted to address a few points regarding style and design of downtown. He feels that function is more important, meaning drawing and keeping people in the downtown. Something like percentage of glass on the first floor. For example, the DuPage Medical building is a huge improvement and a nice building, but does nothing to attract people to the downtown. It seems like the end of the downtown, and is auto oriented, which a downtown should not be. This is subjective subject matter, and you don't want to prohibit that, but rather make sure it functions like a part of a downtown area that is conducive to getting residents active in downtown. He also addressed the comment regarding the public being surprised about a development. It makes it more difficult for the public to request major design changes after so much time and money has already been put into the process. He mentioned the idea of a preliminary design review process to get feedback from the community that he felt would help get the public involved earlier.

Board Deliberation:

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Board members discussed that the DuPage Medical site is not consistent with the downtown and this is one of the examples of being surprised by something that was approved.

Ch. Gassen asked if there were updates about the previous recommendations. Mr. Popovich said that the recommendation for fee waivers would be going to Council on October 6, and the name change is still on hold.

7. ADJOURNMENT

Ch. Gassen called for a motion to adjourn.

Mr. Reimer moved, seconded by Mr. Renner to adjourn the meeting. The Motion passed unanimously by voice vote.

Ch. Gassen adjourned the meeting at 8:03pm.

Respectfully submitted,

/s/ Village Staff



DEPARTMENT OF COMMUNITY DEVELOPMENT

To: Architectural Design Review Board
From: Stan Popovich, AICP, Community Development Director
Jason Zawila, AICP, Planning Manager
Date: October 21, 2020

At the September 16, 2020 Architectural Design Review Board (ADRB) meeting, staff introduced the Downtown Design Review Project, which involves two primary tasks:

- Task 1: Update the Downtown Design Guidelines
- Task 2: Examine ADRB review and approval process for the Downtown

The existing Downtown Design Guidelines were published in 2009. The updated Downtown Design Guidelines will provide guidance for the three downtown zoning districts and specifically provide guidance on articulation, massing, materials, building openings (i.e. windows, entrances), amongst other building features.

Just like the 2009 document, which is attached after this memo, the updated guidelines will provide descriptions and visualizations to clearly communicate the design guidelines. The October 21st, 2020 meeting will focus on Task 1, as further described below. Staff will continue discussion on Task 2 at the November 18, 2020 meeting.

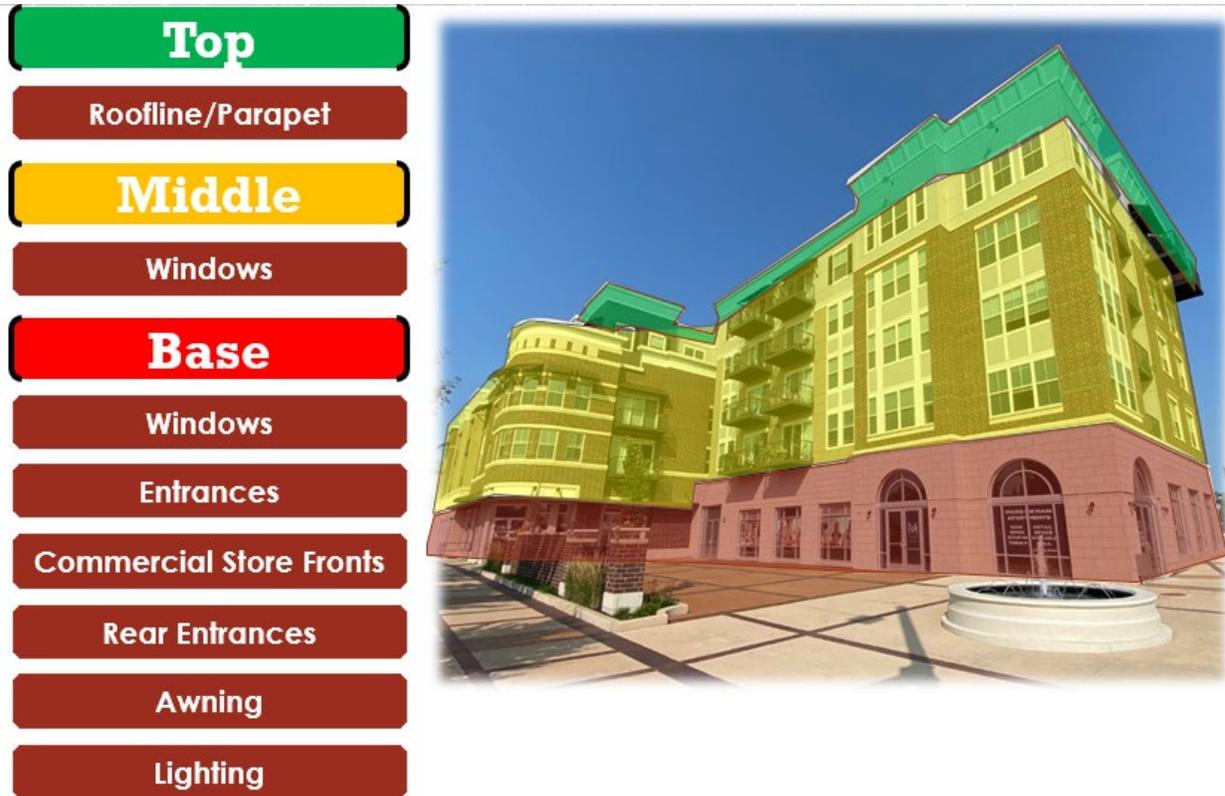
Visual Preference Survey

At the October 21, 2020 meeting, the ADRB will participate in a visual preference survey. A visual preference survey is a technique for obtaining feedback on physical design alternatives. It is often used when designing zoning codes, planning redevelopment, and in the Village's case, development of building design guidelines. The survey will consist of a series of images that ADRB members will score according to their preference on a scale from 1-dislike to 5-highly preferred. The scores of each ADRB member will then be tabulated and the average for each image will be presented, with further discussion based on the scoring.

The visual preference survey will cover general building and site design topics such as massing, articulation and colors, in addition to utility considerations and parking lots (two topics that were not covered in the 2009 effort). Staff also plans to review specific building elements as they are found in the 2009 guidelines. These elements are organized by **building base**, **building middle**, and **building top**, as illustrated in the diagram on the following page.

Staff will use the ADRB input from the visual preference survey to update the 2009 guidelines. This draft guidelines document will first be presented at the November 18th, 2020 meeting, and we

encourage the ADRB to review the 2009 guidelines to make yourself familiar with the existing document.



As part of the Visual Preference Survey exercise, certain terms will be used as defined below:

- **Accent Material:** Utilized to provide architectural interest and variety on a building. Accent materials will typically comprise 10% to 25% of each building face excluding windows and doors, depending on architectural style and context.
- **Articulation:** Techniques to reduce the perceived massing of buildings through features such as variations in color, material, and roofline detail. Compatibility with and proportion to neighboring buildings is considered.
- **Concrete Masonry Unit (CMU):** A precast masonry unit, typically measuring 8” D x 8” H x 16” L, made mainly of portland cement, gravel, sand and water molded into various shapes.
- **Cornice:** A continuous projection that crowns a wall or other construction, or divides it horizontally for compositional purposes.

- **Divided Lights:** A window with a number of smaller panes of glass separated and held in place by muntins or a single pane of glass with muntins placed on the surface of the glass to give the appearance of many smaller panes of glass.
- **Exterior Insulation and Finish Systems (EIFS)** – A multi-layered exterior finish system that provides exterior walls with an insulated finish surface and waterproofing in an integrated composite materials system.
- **Fenestration:** The arrangement of windows and doors on the elevations of a building
- **Knee Wall:** A short wall upon which a window may sit.
- **Lintel:** A horizontal member above a window opening
- **Line-of-Sight:** Describes the method by which improvements can be designed to eliminate or minimize visibility from the pedestrian level through placement of building features. For example, a third story addition may be situated such that it is not visible from the street level at the front of the building.
- **Massing:** Refers to the overall configuration and its perception of the general shape and form as well as size of a building. The three-dimensional bulk of a building: height, width and depth.
- **Parapet:** A barrier that is an extension of the wall at the edge of a roof, terrace, balcony, walkway or other structure.
- **Primary Material:** the dominant exterior building material, typically comprising 75% to 90% of each exterior building face excluding windows and doors.
- **Sill:** A horizontal member beneath a window opening.
- **Streetwall:** Established by continuous building fronts at or near the front property line with no or minimal gaps between them.



**Design Guidelines
for the
Downers Grove
Downtown Business District**

January 20, 2009

SECTION 1 – INTRODUCTION

The Village has developed the following design guidelines for the downtown business district. The guidelines have been developed using the August 2008 Downers Grove Downtown Pattern Book prepared by Houseal Lavigne Associates & Topografis and a visual preference survey held in October 2008 with Village staff, Downtown Management and other interested downtown parties.

SECTION 2 – HOW TO USE THE DESIGN GUIDELINES

The design guidelines have been developed to assist in creating a vibrant and diverse downtown and should serve as a guide for downtown development. The guidelines are divided into five separate sections, site design, building design, building base, building middle, and building top. Each section describes elements which support good design and provide visual references which identify both encouraged and discouraged elements of each guideline. The Village encourages that all development in the downtown incorporate items from each section.



1. Building Base
2. Building Middle
3. Building Top

Fig. 1: Building areas

SECTION 3 - SITE DESIGN

The overall building design is important to create a sense of place, enclosure and activity. The following guidelines are offered:

- ✓ Building massing, height and lot coverage should be proportionate to adjacent buildings. Appropriate massing will assist in creating a sense of enclosure.

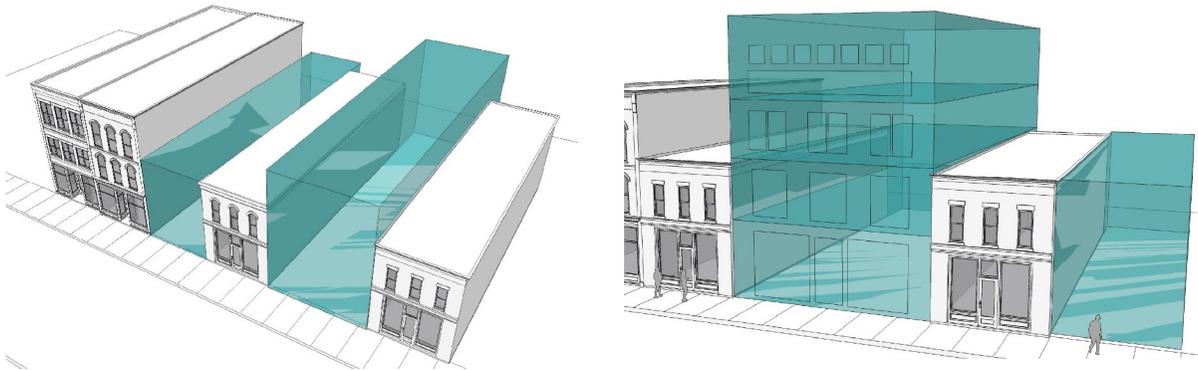


Fig. 1: Appropriate Building Massing

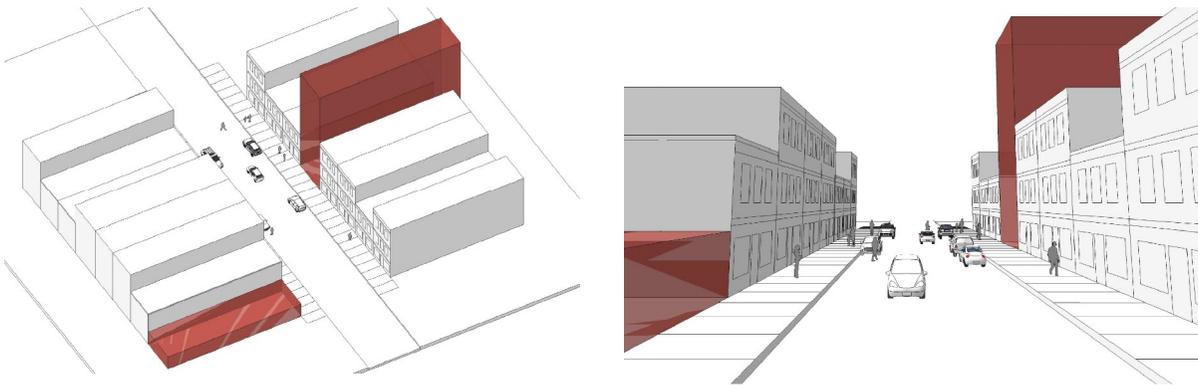


Fig. 2: Inappropriate Building Massing

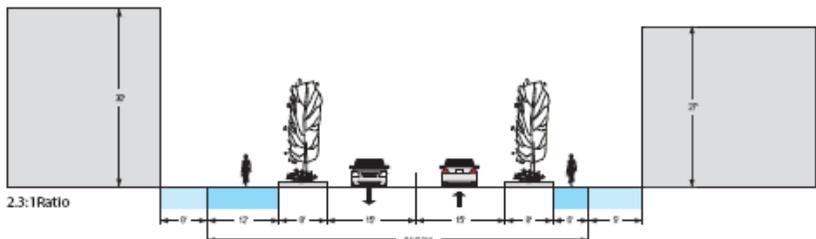


Fig. 3: Sense of enclosure

- ✓ Primary facades should be located near the property line. The urban quality of the street and the pedestrian experience are enhanced by buildings located at the street edge.
- ✓ Buildings should extend and establish a continual street wall.
- ✓ Parking lots are discouraged as they eliminate the street wall. Plazas and outdoor cafes are encouraged as they continue street walls.



Fig. 4: Example of strong street wall

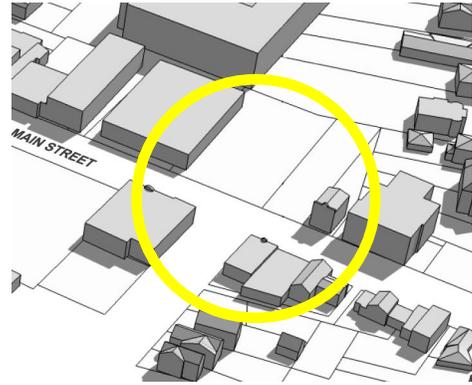


Fig. 5: Major gap in street wall should be avoided.

SECTION 4 - BUILDING DESIGN – GENERAL

In general, individual buildings should have a distinctive and aesthetically pleasing architecture. Although the Village does not have a distinct style in the Downtown, individual buildings should have a single architectural style.

Although the Village is not seeking to exclude materials, buildings should be constructed of high-quality materials. A maximum of three materials is strongly encouraged. A variety of finishes within the same material is acceptable.



Fig. 6: Examples of appropriate use of materials.

SECTION 5 - BUILDING BASE

Attractive storefronts can draw the attention of window shoppers, boost economic activities, enhance the image of the business and assist in marketing the goods and services of the business. To create attractive storefronts, certain design features can be used to create good storefronts:

Windows

- ✓ Windows should be designed to encourage retail uses. Generally, a majority of the first floor should be windows because they enliven streets and provide interest and activity at the street.
- ✓ Knee walls are encouraged to provide a strong base. Knee walls should be between 12 and 30 inches tall.
- ✓ Windows should be transparent, not opaque.



Fig. 7: Encouraged: knee walls and windows which make up a majority of the storefront



Fig. 8: Encouraged: knee walls and windows which make up a majority of the storefront



Fig. 9: Storefronts without a knee wall or base should be avoided.



Fig. 10: Opaque windows and windows which do not make up the majority of the storefront are discouraged and should be avoided.

Entry Features

- ✓ Entries should be prominent features of the base. Entries should be different from the standard building bay through articulation, elaboration and materials.



Fig. 11: Encouraged: articulated entry through corner piers and signage



Fig. 12: Encouraged: articulated design and material details



Fig. 13: Entries should be prominent features. Entries with lack of detail and elements that are out of proportion with the building should be avoided.



Fig. 14: Entries without detail and definition are unattractive and do not invite customers into the establishment. If entries are setback, extra care should be given to the detailing as in Figure 11.

Building Materials

- ✓ Base materials should be consistent and new materials should compliment existing materials.
- ✓ Repair and restoration of original features and materials such as brick and stucco, etc., is encouraged. Covering original features and materials is discouraged.

- ✓ A horizontal expression should establish the ground level of the building from the rest of the building. The expression should compliment adjacent buildings and reinforce the street as a pedestrian friendly space.
- ✓ Building materials such as brick, stone, manufactured stone, terra cotta accents, metal accents and wood are encouraged as they provide visual interest and assist in creating a pedestrian friendly corridor.
- ✓ Building materials such as utility brick, concrete masonry units, and Exterior Insulating Finishing Systems (EIFS) are discouraged as they are perceived as cold and uninviting while do not create a pedestrian friendly scale.
- ✓ Materials should be used to differentiate between the importance of building features, and provide visual separations between material functions.



Fig. 15: Encouraged: brick and stone with horizontal expression of first floor



Fig. 16: Encouraged: brick, stone, and textured stone, quoins, projecting lights



Fig. 17: Materials such as EIFS can be used effectively as an accent. However, it is discouraged as a primary material

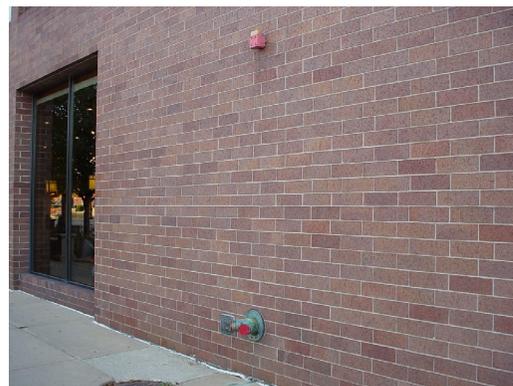


Fig. 18: Avoid blank facades with little detail and inappropriate materials such as utility brick

Façade Elements

Features which extend out from the building façade can contribute to the character, scale and visual interest of the street. These elements add value and are encouraged:

- ✓ Awnings create visual interest, shield pedestrians from weather and should be compatible in material and style with adjacent properties. Awning can be used to advertise goods or provide visual cues to the location of an entrance.



Fig. 19: Encouraged: awnings

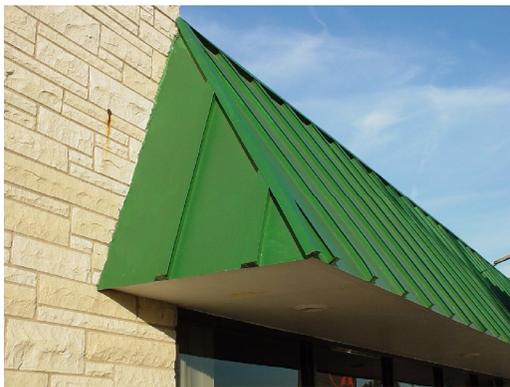


Fig. 20: Avoid using materials that do not compliment the building and surrounding buildings. Awnings should be in scale with the other façade elements and with neighboring buildings.

- ✓ Outdoor cafes can create active streets. Cafes should be clearly defined and provide adequate space for the existing sidewalk to function.
- ✓ Protruding light fixtures also add visual interest while highlighting building details.
- ✓ Landscaping can create pedestrian friendly sidewalks by separating vehicles from pedestrians.
- ✓ Benches adjacent to landscape areas assist in creating pedestrian friendly areas.

- ✓ Balconies within the middle section of the building assist in providing the desired solid and void which are important to the middle sections of buildings. Additionally, balconies add visual interest to the street wall.
- ✓ Projecting signs create visual interest and can assist businesses in advertising.



Fig. 21: Encouraged: appropriately scaled and located signage



Fig. 22: Encouraged: awnings and flower box



Fig. 23: Encouraged: outdoor cafe



Fig. 24: Encouraged: landscaping and benches



Fig. 25: Encouraged: projecting light

SECTION 6 - BUILDING MIDDLE

The middle section of a building should be designed to tie the building base to the roof while creating visual interest. The middle of a building should be a series of solid and voids. Design features which compliment the base and roof are listed below:

Windows

- ✓ Windows should be in rhythm with the base level.
- ✓ Visual interest should be created through sills, lintels, divided lights and style. Double-hung windows provide more visual interest than casement windows.
- ✓ Replacement windows should fill the entire historic window opening. If historic window openings require closing, the opening should be a different material or texture to maintain the rhythm of the wall.



Fig. 26: Encouraged: double-hung windows, divided lights, lintels and sills



Fig. 27: Encouraged: replacement windows that fill the entire window opening



Fig. 28 Windows should be in scale with the other façade elements. Avoid windows which do not maintain rhythm of the wall as in this example



Fig. 29 Replacement windows should fill the entire historic opening. Avoid replacing windows where the window opening is not filled

Building Facade

- ✓ Facades should reflect proportionate shapes and patterns. Unarticulated walls create poor visual appearance, do not relate to the base nor the roof and are not allowed.
- ✓ Facades should be visually appealing through detailing, openings and materials.
- ✓ Corner buildings are exposed on two streets. As such, corners of these building should be articulated and elaborated to reflect this importance.



Fig. 30: Encouraged: detailing, window openings and material changes



Fig. 31: Encouraged: corner articulation



Fig. 32: Blank façades with no variation, windows or detailing should be avoided



Fig. 33: Façades with no detailing, as in this example, should be avoided

Building Materials

- ✓ New materials should be complimentary.
- ✓ Building materials such as brick, stone, manufactured stone, terra cotta accents, metal accents, stucco and wood are encouraged as they provide visual interest.



Fig. 34: Encouraged: brick and stone materials



Fig. 35: Encouraged: complimentary materials



Fig. 36: Vinyl and aluminum siding are discouraged materials and should not be used to cover historic building materials

SECTION 7 - BUILDING TOP

The building top should be an expression of form, ornament and detail as it meets the sky. The roof should give distinction to the entire building. To create an attractive roof, certain design features can be used to create good storefronts:

Roofs

- ✓ Distinctive corners and cornices can create visual interest.
- ✓ Per the Downers Grove Zoning Ordinance, mechanical equipment must be screened from street level view.



Fig. 37: Encouraged: cornice detailing



Fig. 38: Encouraged: stone cornice detailing



Fig. 39: Cornices should have detailing and should be in scale with the rest of the building. New cornices should not cover original features.



Fig. 40: It is important to provide details at the top of buildings. In this example, the parapet does not have any detail or cornice. Buildings without detail at the top should be avoided

Section 8 – Definitions

Concrete masonry unit (cmu) – A precast masonry unit, typically measuring 8” D x 8” H x 16” L, made mainly of portland cement, gravel, sand and water molded into various shapes.

Cornice – A continuous projection that crowns a wall or other construction, or divides it horizontally for compositional purposes.

Divided lights – A window with a number of smaller panes of glass separated and held in place by muntins or a single pane of glass with muntins placed on the surface of the glass to give the appearance of many smaller panes of glass.

Exterior Insulating Finishing Systems (EIFS) – A multi-layered exterior finish system that provide exterior walls with an insulated finish surface and waterproofing in an integrated composite material system.

Knee wall – A short wall upon which a window may sit.

Lintel – A horizontal member above a window opening

Massing –The three-dimensional bulk of a building: height, width and depth.

Pattern Book – The Village of Downers Grove Pattern Book is a document that contains the different patterns and components that create the fabric and context of Downtown Downers Grove and identifies the elements necessary for retaining and enhancing its character as new development, improvements, and changes are considered.

Sill – A horizontal member beneath a window opening.

Streetwall – A continuous built form of buildings at or near the front property line, with no or very small side yards.

Utility Brick – A brick which is larger in size than a standard brick. A standard brick measures 3 5/8” D x 2 1/2” H x 8” L.