DOWNTOWN
MOKENA

FAÇADE IMPROVEMENT ASSISTANCE PROGRAM
FOR THE TRADITIONAL BUSINESS DISTRICT

MOKENA, ILLINOIS
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FAÇADE IMPROVEMENTS ASSISTANCE PROGRAM
FOR THE TRADITIONAL BUSINESS DISTRICT
MOKENA, ILLINOIS

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FAÇADE IMPROVEMENT ASSISTANCE PROGRAM
FOR THE TRADITIONAL BUSINESS DISTRICT

MOKENA, ILLINOIS

I. OBJECTIVE OF THE FAÇADE ASSISTANCE PROGRAM

The Façade Improvement Assistance Program is intended to promote the revitalization of the Traditional Business District (TBD) by providing financial assistance to building owners for the improvements made to existing and new commercial / retail buildings. Financial assistance is made available to provide a significant impact to the exterior of buildings, thus improving the marketability of the Traditional Business District (TBD). The intent of this program is for building owners to take full advantage of available assistance and to comply with all aspects of the renovation program.

II. GUIDELINES FOR FINANCIAL ASSISTANCE

Assistance will be made available for façade and signage assistance, on a one time only basis, per building for the following uses:

A. Building Façade Rehabilitation & Restoration
B. Signage, New / Replacement

The following elements may be incorporate as a part of the overall rehabilitation / restoration of structures within the Traditional Business District (TBD).

A. Canopies and / or Awnings
B. Screening of unsightly utilities
C. Exterior Lighting
D. Life Safety issues
E. Handicapped Accessibility Issues
F. Deferred Maintenance Issues

Assistance will only be available to those projects following procedures as outlined below. Owners of buildings with multiple occupancy shall receive only one rebate per building. Applications will be considered in the order in which they are received, up to the limits of available funding.

III. TYPES OF ASSISTANCE AVAILABLE

A one time 50 % rebate per building will be made available to the Owner of Record of renovated structures within the Traditional Business District (TBD), up to a maximum of $10,000 per building. Payment will be made upon
completion of improvements as approved by the Village and submission to the Village of a final Statement of Costs and a Final Waiver of Lien.

The Village shall waive building permit, sign permit and demolition permit fees for façade and signage grant projects.

IV. PROCEDURE FOR RECEIVING ASSISTANCE

A. Applicant /Owner shall file appropriate application with Villages Community Development Department.

B. Village Staff shall schedule interviews with applicant and key participants to review and evaluate proposed project for participation in the program / rebate. **NOTE:** All plans / drawings shall be prepared by a licensed architect. Additionally, the review process may require several meetings.

C. Village Staff shall review conceptual design and preliminary project cost estimate. Representatives of the Site Plan Review Committee and the Downtown Appearance Committee may be invited to attend the conceptual site plan review on façade plans.

D. Upon approval of conceptual design and preliminary project cost estimate, design of project is begun.

E. Completion of project design and approval by Site Plan Review Committee.

F. Upon completion and approval of building plans and contract document, bidding for construction service begins.

G. Review of building plans for permitting purposes by Village Staff and Consultants

H. Upon approval of bid, final loan commitment is secured. Village shall commit to its share of construction costs, in the form of a written letter of commitment.

I. Building permit(s) are issued and construction begins.

J. Village staff to review construction progress and provide reports to appropriate bodies.

K. Upon completion of project as approved, final payment to contractor and receipt of final waiver of lien, Village shall make final payout of commitment (rebate) to owner / applicant.
DESIGN STANDARDS FOR NON-RESIDENTIAL PROPERTY
VILLAGE OF MOKENA

ARCHITECTURAL FAÇADE STANDARDS AND GUIDELINES

I. OBJECTIVES OF ARCHITECTURAL FAÇADE GUIDELINES

This criterion is designed to benefit the overall appearance of the Traditional Business District (TBD) of the Village. The character and appearance of a community is established through the architecture of its buildings and their relationship to each other. The Traditional Business District of the American community is a special place and should be recognized as such. The appearance of public space and the commercial buildings is a reflection upon the community, the business owners and the residents of the community.

For purposes of this criteria, the Architectural Façade shall be defined as the primary public or street side of the building in its entirety, from the sidewalk or grade level to the uppermost portion of the roof line. Corner buildings shall be considered to have two facades.

II. ARCHITECTURAL FAÇADE STANDARDS

Architectural design / style of properties / projects within the Traditional Business District (TBD) is restricted to the style generally prevalent between the 1850's and the early 1900's. See example elsewhere in this section. Major design elements such as building height, roof-lines, building materials and color shall be harmonious with surrounding buildings. New construction shall maintain the overall massing and general proportion of other buildings within the Traditional Business Core. Design excellence, quality-building materials, relationship to the Villages thematic architecture and craftsmanship in construction are the ultimate goals.

Buildings of architectural and / or historic significance shall be restored to their original condition as much as possible.

Commercial / Retail building windows should add to the buildings appearance and be an integral part of the buildings overall design. First floor windows for commercial / retail space shall be as large as possible in keeping with the “Turn of the Century” theme to afford the merchant / businessperson the opportunity to properly display their goods. A minimum of 60 % of window area for first floor commercial / retail areas should be the general rule. The elevation of the window
base and top of window shall be consistent with window of adjacent or surrounding buildings. A durable base, or bulkhead shall be applied to all storefront windows at the grade line. See example elsewhere in this section.

Upper floor windows shall be in harmony with the character, design and proportion of the building façade. Filling in of existing windows during building renovations is prohibited unless inconsistent with original building design or interior layout.

Entrances to buildings shall be clearly defined without the use of signage. Buildings of architectural / historic significance shall have entrance restored to their original condition. Protection of building entrances from the elements is desirable.

Screening of roof top equipment shall be required from the street side view. The use of parapet walls is encouraged in lieu of screen walls. Screening materials where utilized shall be consistent with the rest of façade materials and shall not detract from the overall appearance of the building.

The use of artificial architectural elements shall not be permitted. This includes, but is not limited to the following:

A. Mansard Roofs
B. Applied Mansard Fronts
C. Applied facades, which would cover existing significant architectural elements or materials.

III. BUILDING MATERIALS

A. Building material shall be new and durable.
B. Materials such as wood, brick and stone are encouraged. Artificial materials such as E.I.F.S. (Drivit®) are permitted with approval of the Site Plan Review Committee.
C. The use of aluminum in windows or storefronts shall have an architectural finish. Wood materials are permissible.
D. The use of aluminum or vinyl siding is not permissible.
E. The use of exposed plywood or plywood related materials is not permitted. Use of artificial brick or stone is discouraged.
F. The use of security grilles, gates and screens is not permitted.

IV. BUILDING COLORS

Building colors where applicable shall be left to the discretion of the building owner and designer. Color schemes shall be reviewed by the Site Plan Review
Committee. Color schemes shall be harmonious with the building character, adjacent buildings and surrounding community.

Proposed building plans shall not include brilliant colors, create harsh contrasts, or detract from the exterior design of the building.

IV. CONFORMANCE TO THIS GUIDELINE

The Village of Mokena staff and its Site Plan Review Committee shall review all design submittals and have input into the final appearance of all exterior architectural façade improvements, both new and renovations. In addition to the review of the Site Plan Review Committee, Village staff shall review each project for code compliance.
AWNING STANDARDS AND GUIDELINES

I. OBJECTIVE OF AWNING PROGRAM

The objective of the awning program is to be an integral part of the Village Façade program. Awnings shall be so designed as an integral part of the overall building storefront with materials and colors that are compatible with the entire storefront and with adjacent buildings.

II. GUIDELINES FOR AWNINGS

A. General Location: Awnings shall be installed against the building face. Awnings may vary based upon the architectural style and design of the building with variation from location guidelines being determined on the basis of such architectural conditions by the Site Plan Review Committee.

B. Location and Size Requirements: Awnings shall be located within an area beginning at an elevation 7 feet above the sidewalk and extending upward to a point no more than 10 feet above the sidewalk. The projection of the awning shall extend outward from the building no more than 4 feet. Awnings located on the building above the first floor are discouraged but may be reviewed on a case by case basis.

Where an awning may extend into the public right-of-way, the owner of the building shall provide the Village of Mokena with an agreement indemnifying the Village from any liability resulting from the projection of the awning and holding the Village harmless from any liability for damage to the awning occurring in the course of the Village’s maintenance of its rights-of-way.

All fixed frames shall be concealed. Provision shall be made to enclose the bottom of all awnings to preclude nesting of birds.

B. Types of Materials: All awnings shall consist of either fabric or architectural materials. The criteria for acceptable materials are as follows:

1. Fabric Awnings: Fabric awnings shall be constructed of 100% acrylic or u.v. resistant vinyl. All materials shall be flame retardant. Colors of materials utilized shall be subject to review if the Site Plan Review Committee. Brilliant colors and harsh contrasts shall be avoided. Colors shall create continuity with the façade upon which they are mounted and with adjacent buildings.
2. **Architectural Awnings**: Architectural awnings shall be constructed of materials consistent in style and color with the façade design of the building upon which they are located. Such materials may include, but are not limited to, copper, tin, slate, etc.

D. **Sign Content & Lettering (Consistent w/ Village Zoning Ordinance)**

1. **Content**: Lettering on awnings is restricted to the name of the building or its principal business occupant. Optional additions may include company logos and street address.

2. **Lettering**: The size of lettering shall be dictated by the size of the awning and shall be proportional to the awning. Variety in lettering styles is encouraged. Color of the lettering shall compliment the awning color and must be compatible with the overall façade of the building.

3. **Lighting**: Back lighting of awnings is prohibited.

III. **CONFORMANCE TO TIHS GUIDELINE**

The Village of Mokena and its Site Plan Review Committee shall review all design submittals and have input into the final appearance of all awning improvements.
SIGNAGE STANDARDS AND GUIDELINES

I. OBJECTIVE OF SIGNAGE PROGRAM

The objectives of this signage program is to provide signage that enhances the architectural design of buildings within the Downtown Area, is compatible from building to building and is harmonious with adjacent businesses and the public ways.

II. GENERAL GUIDELINES

All signs shall be limited to the business conducted upon the property. Signage shall be limited to the business name, logo / graphics, address and / or directional identification.

A. One wall or projecting business identification sign shall be allowed per street frontage. The sign shall identify the business or the type of business being conducted on the premises. Signs shall not be allowed to have excessive information. Signs that are easily read and concise make viewing easier for both pedestrians and motorists.

B. In some cases, an additional free standing sign may be allowed.

C. Sign materials and colors shall be consistent with overall building materials and color scheme of the building. Special consideration should be given to existing architectural elements of the building façade and the sign shall enhance rather than detract from these features.

D. The size of the sign should be in direct correlation to the scale of the building and surrounding buildings. All signs should be oriented to a pedestrian scale.

E. Signs may project at 90° (degrees) from the building face upon approval of the Site Plan Review Committee. Signs mounted parallel to the building face shall not project more than six inches (6") from the face of the building.

F. Lighting of signs shall not move, flash or be distracting in any way. No internally illuminated signs shall be permitted. Illumination of signage shall be external to the signage and shall be incandescent in a “goose neck” mount similar to and consistent with fixtures proposed in the Villages Streetscape program.
G. Signs for multi-tenant buildings shall be located on the facade of the building adjacent to the entrance for a particular tenant. Multi-tenant buildings shall have like signs. Upper floor signs shall be permitted only as a part of the facade program and as approved by the Site Plan Review Committee.

H. Roof top signs, commercial advertising signs, off-premise signs are prohibited.

I. The use of Neon for exterior or window signage, including free-standing or pole mounted signs, is prohibited. The use of paper window signs is discouraged and will be permitted only when they are professionally prepared.

J. Refer to the adopted Village Sign Ordinance for additional information.

III. SIGNS SHALL BE LIMITED TO THE FOLLOWING

A. Individual letters permanently affixed to the facade.
B. Silkscreened lettering on awnings, where applicable.
C. Plaques permanently affixed to the facade.
D. Permanently applied window signs.
E. Sandblasted wood signage.
F. Professionally Painted signage.
G. Recycled thermoplastic / high density polyurethane

IV. CONFORMANCE TO THIS GUIDELINE

The Village of Mokena staff shall review all signage design submittals under this guideline and shall have final approval of the appearance of all exterior signage.
EXTERIOR LIGHTING STANDARDS AND GUIDELINES

I. OBJECTIVE OF EXTERIOR LIGHTING PROGRAM

The objective of the exterior lighting program is to provide lighting that enhances the architectural design of the façade improvements and is harmonious with adjacent buildings and the public way.

II. GUIDELINES FOR EXTERIOR LIGHTING

Exterior lighting not shall shine on or adversely impact neighboring properties or traffic ways. Fixtures shall be adjustable in power and aim in order to address possible glare problems. The height, size and type of exterior lighting fixtures shall be compatible with the architectural scale and design of the building and the streetscape program of the Village. Fixtures, standards and all exposed accessories shall be consistent with this program throughout the Traditional Business District.

III. TYPES OF LIGHTING AFFECTED BY THIS GUIDELINE

A. Show Window Lighting
B. Entrance Lighting
C. Exterior Façade Lighting
D. Exterior Lighting of Parking Lots
E. and Plazas
F. Landscape Lighting
G. Canopy Lighting

IV. CONFORMANCE TO THIS GUIDELINE

The Village of Mokena and its Site Plan Review Committee shall review all design submittals and shall have input into the final appearance of all exterior lighting.
I. OBJECTIVES OF THE ORNAMENTAL SCREENING PROGRAM

The objective of the Ornamental Screening Program is to create an aesthetic appearance that is consistent with the Façade program and the Villages Streetscape Program. Ornamental Screening shall address all mechanical and utility facilities, rooftop equipment and trash receptacles. Site screening for on site parking lots shall be consistent with the Villages' newly adopted Streetscape Design Plan.

II. GUIDELINES FOR MECHANICAL AND UTILITY SCREENING

A. Utilities Located on the Building: All utility linkages, Satellite dishes and other communications devices, air conditioners, vents, ducts, burglar alarms, pipes and flashing should be made as inconspicuous as possible. Utility linkages should preferably be located below grade and enter the building unseen. Utilities, such as air conditioning systems should be so located and enter the building through a wall or roof location not visible from the street. If visible, they should be flush with the building and painted to conform to the building color and the Villages Streetscape Program.

Individual mechanical appurtenances such as air conditioners should not penetrate the wall surface. Where these systems must be attached to the exterior of the building, they should be consolidated, organized and reduced in size to minimize the visual impact. Rooftop mechanical units should not be visible from the street level. Should existing units be visible, they shall be screened with an appropriate ornamental screen or by extension of the building parapet wall.

B. Utility Located at Street Level: All trash receptacles and areas devoted to the collection of waste materials and areas devoted to general exterior storage shall be screened from the public view. Where ornamental screening is not feasible or inappropriate, the equipment shall be consolidated and painted to conform to the building color and the Villages Streetscape program to minimize the negative visual impact.

III. SCREEN CONSTRUCTION

A. Screening on the Building: Any screening of building or roof-mounted equipment shall be constructed of the major materials of the building and
the screening design shall be integrated into the overall building design. Raised parapet walls are preferred to equipment screen walls. All screening of every type shall be designed so as to blend into the overall character of the building.

B. **Screening at Street Level:** Any ornamental screening at street level shall be constructed of the major materials of the building and shall be integrated into the overall façade and site design. Where this is not feasible, screening shall be constructed of materials consistent with the Villages Streetscape Design Plan.

Landscape planting screening of at grade utilities is permissible upon approval of the Village of Mokena Site Plan Review Committee.

III. **CONFORMANCE TO THIS GUIDELINE**

The Village of Mokena and its Site Plan Review Committee shall review all design submittals and shall have input into the final appearance of all screening improvements.
FAÇADE IMPROVEMENT ASSISTANCE PROGRAM FOR THE TRADITIONAL BUSINESS DISTRICT
MOKENA, ILLINOIS

APPENDIX
• A typical two-story building of the period utilized for a store. This type of building provided for a retail store on the first floor while the owner/operator generally resided on the second floor.

• At a minimum, the front face of the building is constructed of face brick. The upper and lower cornices are of wood. The upper window caps and sills are of stone and the lower window/storefront entrances are of wood or metal. Generally, signage would be painted on the windows or be placed above the storefront windows in the lower cornice frieze.

• The rather simple and plain top cornice is approximately 2'-6" high with 4" brackets being placed 4" apart and in pairs, balanced across the face of the building.

• The simple and straight window caps were of shaped stone (limestone) that matched the stone window sills. Other options were often the rounded top windows with curvilinear stone window caps as shown on Plate II and are similar to Little Als on Front Street.
- This somewhat more elaborate commercial structure of the period never-the-less illustrates many of the basic features found on Plate #I.

- The lower store-front has end piers of chamfered cut stone blocks while the intermediate supports (to the inside of the doors) are of cast iron.

- The lower windows have arched lights consistent with the arched windows on the floors above.

- The upper and lower cornices may be of stone, iron or wood with brackets on the lower cornice over the end piers, the intermediate columns and between the upper windows. Dentils are placed between the brackets and center brackets are so located so as to appear to support the arched pediments on both upper and lower cornice.

Plate # II
The above are examples of decorative cornices of the period ranging from somewhat simple and plain to the elaborately decorated.

- The brackets, plain as in the upper middle example were sometimes made larger and elaborately decorated or carved with scrolls and foot leaf designs as in the example at the lower left.

- Generally, the simpler designs shown in the top row were utilized on buildings of two stories in height whereas the deeper and more elaborately detailed cornices were designed for buildings of three stories and more in height.

Plate # III
- The above are variations of exterior window designs/treatments normally found during the subject period. The windows are trimmed with architraves, keys, panels and sills.

- Originally the various details were created in stone, during the later decades of the period the details were executed with shaped wood materials.

- Generally, windows would be made with two, four, or twelve lights in the sash, except when they were very narrow; then they may have eight lights.

Plate # IV
Proposed Elevation – Little Al’s

Proposed Elevation – St. Anthony’s Pub
Proposed Elevation – Mokena Sales

Proposed Elevation – Patterson Building

Proposed Elevation - Berkots