



NORTHEAST NEIGHBORHOOD PLAN

TESKA ASSOCIATES, INC.
September 2003



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CITY OF WHEATON NORTHEAST NEIGHBORHOOD PLAN

PURPOSE OF THE NORTHEAST NEIGHBORHOOD PLAN

The City adopted the current Comprehensive Plan Update in 1999, which identifies the Northeast Neighborhood area as having redevelopment potential for residential uses principally due to the presence of "vacant, underutilized properties and smaller, older homes." Although not specifically designated within the Northeast Neighborhood, the Plan also identifies the need for additional multiple-family housing options within the City. Such housing options would be established to provide living alternatives for singles, "empty nesters," and elderly persons.

The Comprehensive Plan further identifies a broad set of goals and objectives, or "*Community Development Policies*," which were formulated based on comments and direction from City officials, citizens, property owners, and business owners in Wheaton. More specifically, two goal statements sought to ensure that existing and new developments reflect the high quality character of the City, as well as maintaining and expanding the range of quality housing available to all residents. Along with the noted goals of the Comprehensive Plan, the residents of the Northeast Neighborhood expressed the desire to maintain the established "country character" of the neighborhood, and promote the preservation, maintenance, and redevelopment of the detached single-family residential housing types. The Northeast Neighborhood development plan is intended to present development options that not only promote the goals and objectives of the Comprehensive Plan, but also the development desires of the residents who live in the neighborhood.

COMMUNITY INVOLVEMENT AND INPUT

On April 23, 2003, the City conducted a "visioning workshop," or neighborhood meeting, in which residents of the Northeast Neighborhood met with City staff to discuss future development options and what they would like to see occur in their neighborhood. In particular, residents were asked to identify both the positive and negative attributes that currently exist in the Northeast Neighborhood. Noted positive attributes include the "country" character; the existence of detached single-family homes on large lots; the abundance of open space and trees; the low volumes of traffic within the neighborhood; the lack of street lights and sidewalks; the housing types; and the demographic diversity and affordability of the neighborhood. Noted negative attributes included the current stormwater management issues and lack of access to storm sewers; the poor condition of the rental housing; high volumes of traffic along President Street and Geneva Road; and the absence of parks. With regard to land use, there was general agreement among residents to maintain the existing detached single-family "large lot" character of the neighborhood. Due to existing, more intense uses along President Street and Geneva Road, various other land uses were discussed as options in the northwest section of the study area.



PROJECT AREA DESCRIPTION

The City of Wheaton's "Northeast Neighborhood" is an area located in the northeast portion of the City bound by Geneva Road on the north, Summit Street on the east, Thomas Road on the south, and President Street to the west. The project area is primarily surrounded by established single-family residential neighborhoods that are either under the jurisdiction of the City, Carol Stream, or DuPage County. Along with residential uses, the project area is located next to existing retail uses, multiple-family developments, a church, and a school at the intersection of President Street and Geneva Road. (see *Exhibit 1: Project Area Designation*).

The Northeast Neighborhood contains primarily detached single-family residences and a small commercial/office use located at the southeast corner of President Street and Geneva Road. The neighborhood is generally characterized as containing deep, narrow lots with typical sizes ranging from 10,000 to 30,000 square feet, with an overall average lot size of approximately 20,000 square feet. A nine (9) lot residential subdivision was recently developed at the southeast corner of Geneva Road and Stoddard Avenue. As a comparison, the average lot size of this development is 12,350 square feet. More recently, the City approved the development of a attached single-family residential subdivision on an approximate 3.25 acre site located at the southeast corner of President Street and Geneva Road. As proposed, the development will contain fifteen (15) attached single-family dwelling units with approximately 7,500 square feet of gross area per lot.



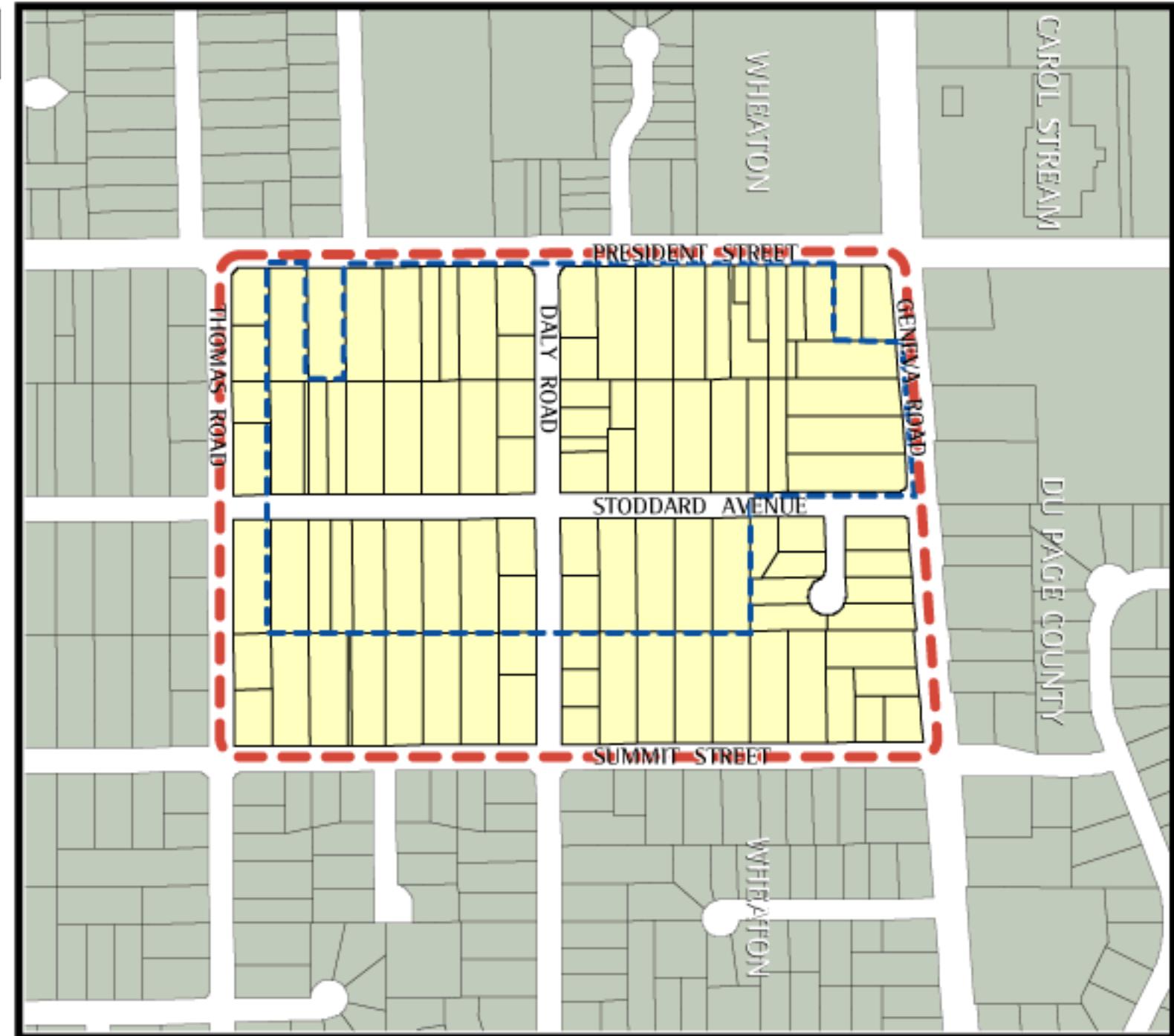
NORTHEAST NEIGHBORHOOD PLAN

EXHIBIT 1: PROJECT AREA DESIGNATION

September 2003



- Parcels Within the Northeast Neighborhood
- Parcels Outside the Northeast Neighborhood
- Parcel Lines





1

Development Issues

DEVELOPMENT ISSUES

Prior to the development of the Northeast Neighborhood plan, a comprehensive approach addressing, among other things, existing site conditions, community characteristics, and existing development patterns and trends was utilized to determine what type(s) of development are most compatible with and appropriate for the community as a whole. The following section summarizes the results of the analysis of existing conditions and issues in the Northeast Neighborhood Area, as illustrated on the exhibits that follow.

■ *Surrounding Community Characteristics*

Exhibit 2: Existing Community Character

The Northeast Neighborhood contains, and is predominately surrounded by established single-family residential uses. Aside from such uses, various commercial, institutional, and multiple-family developments are located immediately adjacent to the designated project area. In a majority of the lots, aside from those fronting Daly Road, the platted lot dimensions yield lots that have a much greater depth than width, resulting in large pockets of open space central to each block. In order to access this "central open space" for residential development purposes, many of the newer developed subdivisions have occurred through the use of a central cul-de-sac; such development practice can be seen the east of Summit Street, both north and south of Daly Road, among lots fronting the viewable cul-de-sac roads. Within the Northeast Neighborhood, at the southeast corner of Stoddard Avenue and Geneva Road, this form of "redevelopment" has already occurred, resulting in a nine (9) lot single-family residential development. Prior to such development, this site most likely would have contained only five (5) residential homes (based on the existing historic development patterns within the project area). Along the west side of President Street, south of the existing church site, a fifteen (15) unit townhome project occurred, introducing attached single-family residential options into a predominately detached single-family environment.

Aside from the newly developed "cul-de-sac subdivisions" and townhome development, the Northeast Neighborhood and surrounding area lack any planned sidewalks or pedestrian paths. Furthermore, aside from Geneva Road and President Street, all other roads to the Northeast Neighborhood (Stoddard Avenue, Daly Road, Thomas Road, and Summit Street) were developed without curbs.



NORTHEAST NEIGHBORHOOD PLAN

EXHIBIT 2: EXISTING COMMUNITY CHARACTER

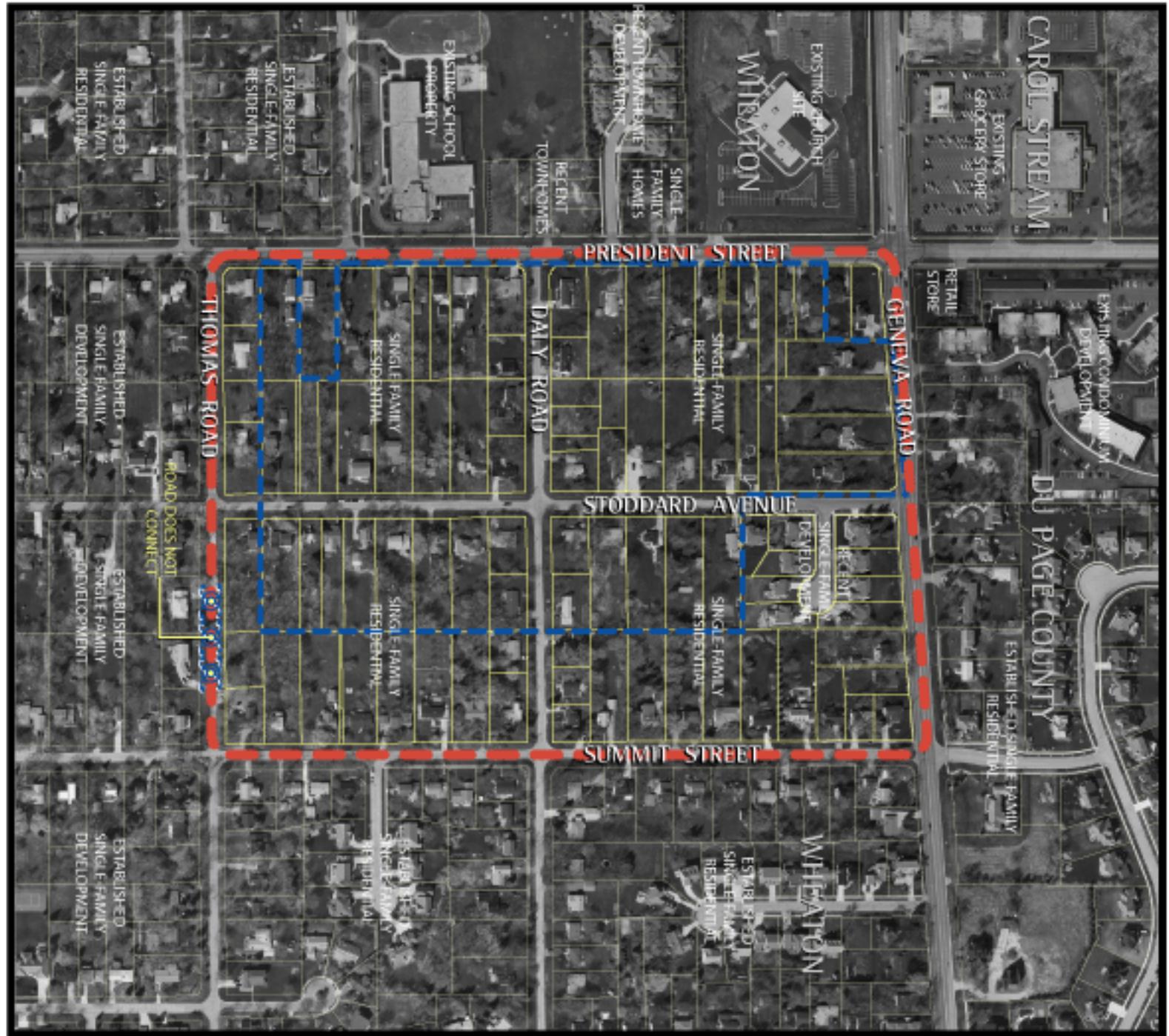
TESKA

September 2003



NORTH

- Parcel Lines
- Unincorporated Boundary
- Northeast Neighborhood Boundary





■ ***Surrounding Development Lot Standards and Zoning Classification***

Exhibit 3: Average Area Calculations

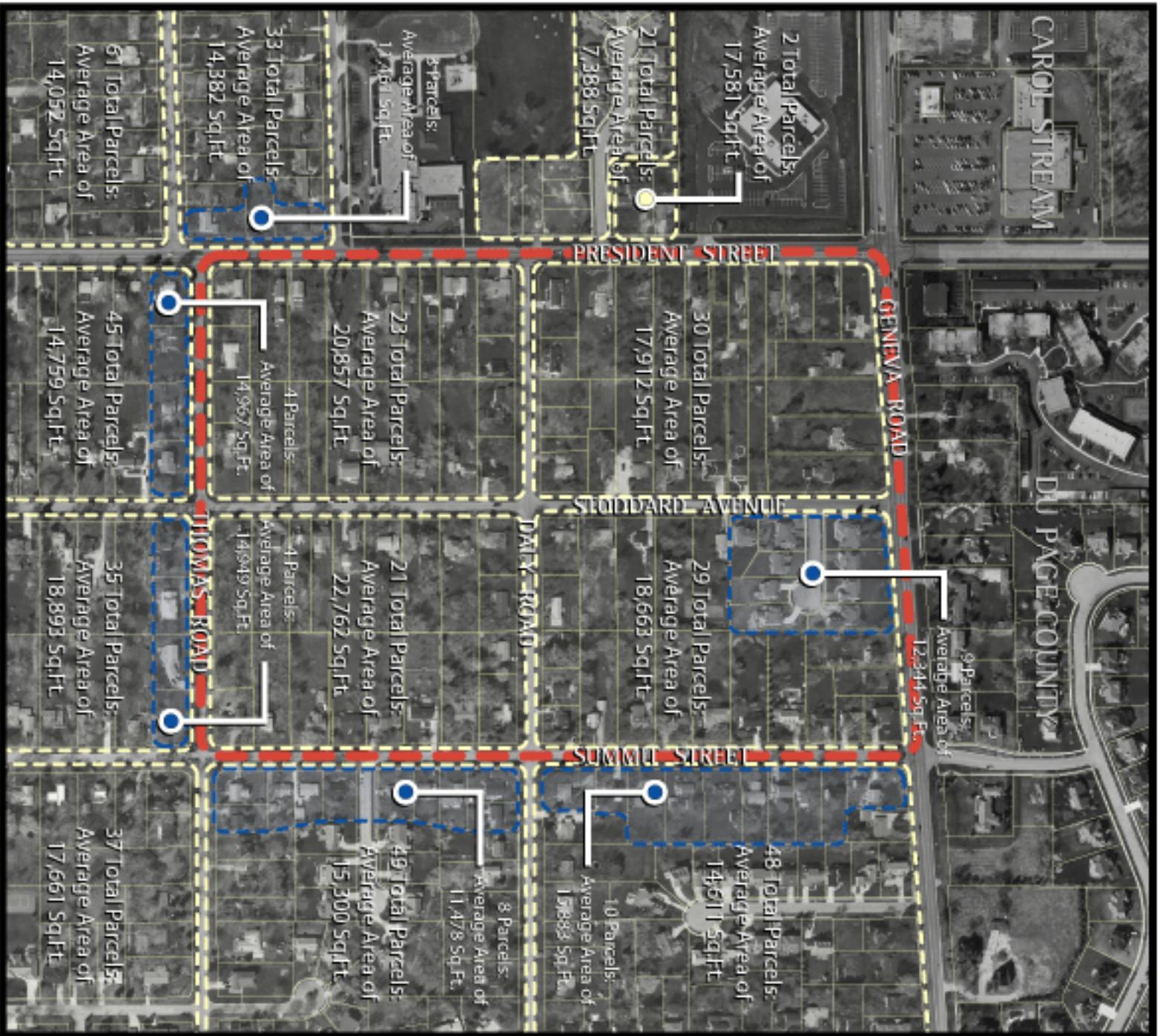
Aside from the aforementioned development, the Northeast Neighborhood continues to maintain its historical development pattern, with residential lot sizes ranging from approximately 10,000 to 30,000 square feet (based on block sizes ranging from 21 to 30 total parcels). On average, the lot sizes on adjacent residential blocks are less than those within the Northeast Neighborhood. This could most likely be attributed to the amount of newer construction/development that has occurred within these blocks.

The recent nine (9) lot single-family development located at the southeast corner of Geneva Road and Stoddard has an average lot size of approximately 12,500 square feet; over 6,000 square feet less than the average on that residential block. Furthermore, the townhome (attached single-family) development, located to the west of President Street and south of the existing church site, contains approximately twenty-one (21) lots with an average lot size of approximately 7,500 square feet. This site was approved as a Planned Unit Development with an underlying zoning classification of R-5. All other adjacent residential neighborhood blocks within the City of Wheaton's planning jurisdiction have assigned zoning classifications of R-3, thereby requiring a minimum lot size of at least 10,000 square feet per single-family dwelling unit.

The majority of the Northeast Neighborhood is located within unincorporated DuPage County. If this four (4) block area is annexed, the City would need to establish appropriate zoning. In evaluating which zoning district would be most appropriate, a classification should be selected that would be in accordance with the guidelines contained within this Plan, and satisfy the residents' desire to maintain the existing large-lot, "country" character of the Northeast Neighborhood.

CAROL STREAM

DU PAGE COUNTY



Subdivision Block Boundaries



Subdivision Subset Group Boundaries



Northeast Neighborhood Boundary



NORTHEAST NEIGHBORHOOD PLAN

EXHIBIT 3: AVERAGE AREA CALCULATIONS
CITY OF WHEATON, ILLINOIS

September 2001





■ **General Topography and Tree Massing**

Exhibit 4: Natural Features

The Northeast Neighborhood has a gently sloping topography, with reported elevations between 770 and 790 feet above sea level. An analysis of the drainage patterns reveals that both the northeast corner of the project area and the area at the intersection of Daly Road and President Street are also natural low areas that could be the basis for development of a coordinated regional stormwater management plan for the entire Northeast Neighborhood. Aside from this, the existing topographic conditions on the site are conducive to development, as little grading needs to occur.

As reported on *Exhibit 4*, the Northeast Neighborhood contains large areas of vegetation and tree massing. The largest volume of trees and vegetation are located in a more central location of each neighborhood block due to the existing location of residences and orientation of the lots. As redevelopment occurs, particular care should be taken to preserve the natural vegetation, thereby creating opportunities for natural buffers between the existing residential uses and potential future uses. Additionally, these areas often serve such natural functions as flood storage and conveyance, pollution control, and wildlife habitat areas.

■ **Existing Utilities Assessment**

Exhibit 5: Assessment of Existing Utilities

Based on the information provided by the City, the periphery of the Northeast Neighborhood appears to be well serviced by storm water, sanitary, and water main lines. If new residential development were to occur within the project area, additional lines would need to be constructed in order to support the future uses. Examples of what would need to occur can be seen when analyzing the new lines constructed to service the "cul-de-sac developments" located to the east of, as well as the development within the Northeast Neighborhood.

Northeast Neighborhood residents noted current stormwater management issues (ie. flooding, pooling of water, and overall poor site drainage) and lack of access to storm sewers as negative attributes to the area that they would like to see improved. Without major redevelopment efforts, the costs associated with these improvements would most likely be addressed via a special assessment to the neighborhood. If major redevelopment were to occur on site, these costs would typically be the responsibility of the developer.

It should be noted that existing line capacities and pipe diameters were not analyzed and should be considered when any new development is proposed.





2

Land-Use and Framework

LAND-USE/DEVELOPMENT FRAMEWORK PLAN

As presented, the Land-Use/Development Framework map is meant to serve as a planning tool which should be used to help direct development within the Northeast Neighborhood. *It is not intended to serve as an actual development proposal;* its purpose is not in dictating the type(s) of development that must occur within the project area. Instead, it offers a visual description and results of accumulated site observations, meetings with the City, expressed concerns of the residents of the Northeast Neighborhood, and data analysis that will help to guide any future development proposals.

■ **Framework Plan**

Exhibit 6: Land-Use/Development Framework Plan

The accompanying Land-Use/Development Framework Plan identifies two (2) land use classifications determined to be appropriate for the Northeast Neighborhood: these classifications are defined and discussed in greater detail in the following section of this report. The land use classifications are presented as follows:

- Countryside Detached Single-Family Residential
- Attached Single-Family (Townhouse Opportunities)





One of the principle design objectives in the presented arrangement of these land use classifications is the need to "strike a balance" between the expressed needs of the community and the maintenance of the existing character of the Northeast Neighborhood and surrounding areas. Land use classifications have been organized in a manner that both respects the existing site characteristics and natural features of the site, as well as capitalizes on the development opportunities identified in the northwest block of the Northeast Neighborhood. The following list summarizes the key principles and design objectives expressed in the Land-Use/Development Framework Plan:

- o Attached single-family opportunities have been identified along the east side of President Street and south side of Geneva Road. This use classification was located in areas that have been experiencing increased development pressures for more intense uses. In order to minimize the number of curb-cuts along President Street and Geneva Road, access to these properties is proposed to come via the development of a new road extending east from President Street. These areas should be developed with curb and gutter, sidewalks, street lights, and detention.
- o Countryside detached single-family uses have been identified on the remainder of the site. These areas are envisioned to maintain the existing single-family types and "large-lot" single-family character within the neighborhood.
- o In order to retain the existing character of the Northeast Neighborhood, redevelopment in the areas delineated as "countryside detached single-family" should maintain large lots and avoid the use of curb and gutter, sidewalks, and street lights.
- o An open space buffer area has been identified in the northwest block of the Project Area. This use will serve as a transition between the planned attached single-family and detached single-family areas. This was an important development characteristic that was expressed by the residents of the Northeast Neighborhood.
- o Other land use options considered for the Northeast Neighborhood were the development of a low rise office building at the southeast corner of Geneva Road and President Street, single-family cluster housing, and smaller-lot detached single-family options. Based upon the expressed concerns of the Northeast Neighborhood residents it was determined that these uses were not generally compatible with the existing large-lot, "country" character of the Project Area. The City recently approved the development of an attached single-family residential development at the southeast corner of Geneva Road and President Street, thereby limiting the potential for an office structure at this location. Additionally, an office use at this location would arguably support the development of increased residential densities to serve as a transition to the existing residential uses; this is inconsistent with the desired "country" character.

3

Classifications and Densities

LAND USE CLASSIFICATIONS AND DENSITY STANDARDS

The following land use classifications, as described on the Land Use/Development Framework Plan (*Exhibit 6*), have been developed and arranged with the intent of providing for a more rational and gradual transition between the proposed uses within the Northeast Neighborhood and the existing communities/neighborhoods adjacent to the project area, while allowing for a variety of residential housing options that respond to Wheaton's changing market.

The prescribed land use classifications are as follows:

- Countryside Detached Single-Family Residential
- Attached Single-Family Residential

Countryside Detached Single-Family Residential

Detached single-family homes are the predominant land use in the Northeast Neighborhood and surrounding area. As previously stated, most of the lots within the project area are long and narrow, with the residences located toward the front of the lot, which results in large tracts of open land central to each "block."

In order to maintain the existing "country" character of the neighborhood, the Land Use Plan recommends either the retention of the existing or the redevelopment of new detached single-family residential homes on a lot by lot basis.

Density and Zoning Standards

Areas identified for countryside detached single-family use should be developed in accordance with the current R-2 zoning standards. This zoning would align with the preferred lot size range expressed by the Northeast Neighborhood residences of 15,000 and 18,000 square feet.





Attached Single-Family Development

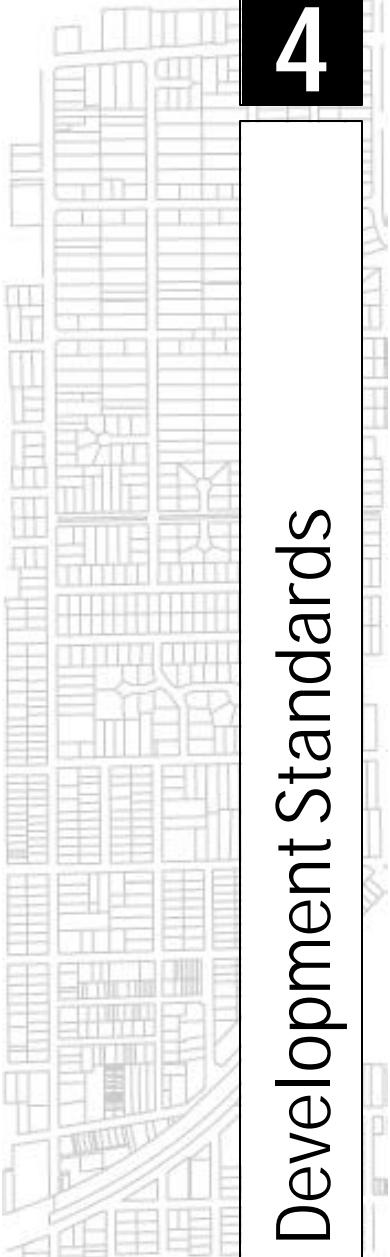
Areas designated on the Land Use Plan as attached single-family opportunities are generally located on the northwest periphery of the site; on properties fronting President Street and Geneva Road. The intent of this land use category is to allow alternative housing types arranged in a development pattern that is compatible with the predominant detached single-family residential character. Under this category up to four (4) individual single-family dwelling units may be physically connected through a common wall that separates the habitable space within each dwelling unit. Typical design elements include service by common, internal roads; shared access from the principal access road; common landscape amenities and open space; and more "traditional" design elements such as detached garages accessible via a common rear access road.



Included in this category is the option for what is more traditionally referred to as *semi-attached* single-family dwelling units. Single-family type dwellings are categorized as semi-attached when physically connected to adjacent dwellings at secondary or ancillary building parts such as garages, carports, trellises, porches, covered decks, storage areas, and/or gateways. Semi-attached dwellings provide single-family detached characteristics while enabling more efficient organization of open space and the protection of site features such as trees and tree clusters, wetlands, and other natural features. Common design elements include shared driveways for single car garages from either the street or alley; more usable site area for open space and landscaping; and design alternatives suitable for in-fill development along the edges of and within existing neighborhoods.

Density and Zoning Standards

The prescribed maximum density for this category is not to exceed 5.4 dwelling units per *net buildable acre*, with a development minimum of two (2) to three (3) bedrooms on lot sizes not less than 3,000 square feet and 4,000 square feet, respectively. In accordance with the R-5 District requirements, a minimum lot size of 8,000 square feet is required for any multiple-family development.



Development Standards

4

DESIGN AND DEVELOPMENT STANDARDS

The following design and development standards are advisory for permitted uses but may also be used for those uses requiring discretionary review to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity and innovation on the part of developers and designers.

These guidelines do not constitute regulation. Rather, they are intended to supplement the City's zoning regulations and/or serve as a foundation for necessary amendments to the City's Zoning Code. Persons proposing residential development in the project area should consult these guidelines and incorporate them in development plans submitted for the City's review.

These guidelines are organized to address the areas on the Land-Use/Development Framework identified as containing *Attached Single-Family Residential/Townhouse* uses.

In areas where there are proposed changes in land use or residential density, new residential development should be designed to provide a transition between such uses (through the use of setbacks, buffer yards, building massing, driveways locations, etc.).



Attached Single-Family Development

Purpose

The design guidelines presented below are intended as a reference to assist developers in understanding the City's goals and objectives for high quality attached single-family residential development within the Northeast Neighborhood.

Orientation

Areas designated as attached single-family opportunity sites can be configured in a traditional row-house arrangement with primary orientation of building fronts to the primary pedestrian street; or, in a cluster arrangement with the primary orientation of building fronts to a common open space, connected to the primary pedestrian street with a pedestrian connector (sidewalk, trail, promenade, etc.).

Where appropriate, it is recommended that private rear access roads be provided to eliminate the potential for a garage dominated façade and numerous driveways that adds to congestion and increases accident potential.

Integration of varied architectural styles and building materials is recommended. Building facades should be articulated by using color, arrangement, or change in materials to emphasize the facade elements. The planes of the exterior walls should be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation, reveals and landscaping to avoid a monotonous or overpowering "institutional" appearance. Linear, repetitive streetscape appearance shall be avoided by providing variations between the front elevations and through the landscaping design.

Exterior site design and landscaping shall provide functional recreational spaces and/or community site amenities (including common play lots, gardens and seating areas, etc.). Exterior spaces shall be designed to enhance the overall appearance and compatibility of such development by providing privacy, buffering and daylight, and to provide a pleasant transition to the street.

All trash enclosures shall be constructed of sturdy, opaque materials (with trash receptacles screened from view) that reflect the architecture and materials of the main buildings.

Housing should be built close to the street setback line with front doors oriented towards the street, and garage doors oriented to the rear or side of the home. If a large portion of the front elevation is devoted to driveways and walkways, the driveways shall be constructed with a visually contrasting paving surface such as bomanite, stamped/colored concrete, pavers, etc. Front driveways shall be a minimum of 20 feet in length, exclusive of sidewalk or curb.



High quality in both architectural design and materials is required on all proposed development projects.



The incorporation of window treatments and front porches is one method for minimizing the impacts of long facades.



Residential units should be built to close to the street setback line with orientation and connection to the principal pedestrian way.



Avoid monotony; Variations in the design, materials, and use of colors in attached single-family residential units add visual interest to the overall development.



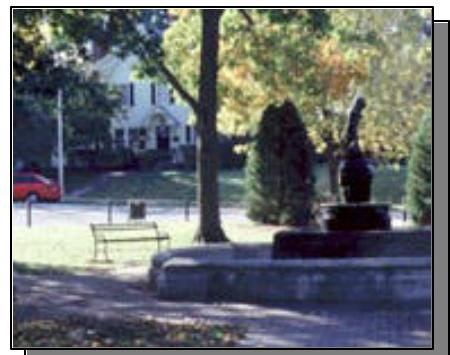
A good example of an attached single-family project that incorporates many of the new design objectives outlined in the text of this report (notice how all the elements come together resulting in a pleasant residential neighborhood atmosphere).



Residential units can be designed to appear as detached single-family residences when viewed from the street.



To avoid garage dominated facades, private rear access roads/alleys are the preferred means of access.



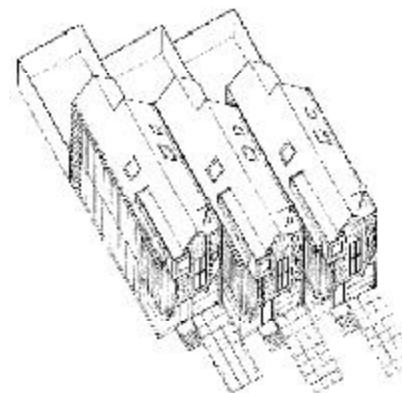
Landscaping providing functional recreational space and/or community amenities is required within development projects.



Variation in the height, depth, or directions of building planes help to minimize the impact of scale typically associated with attached single-family projects.



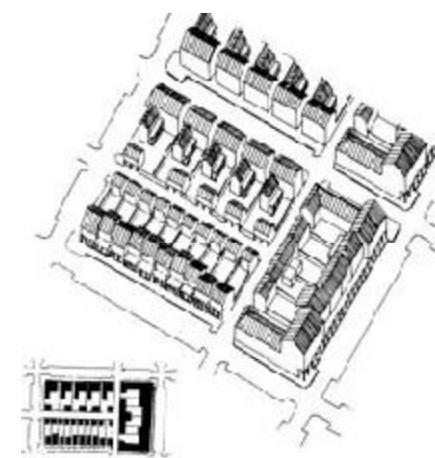
Principal building entries and entryways should be accented and/or emphasized through archi-



Both aesthetic and architectural interest can be added to attached single-family projects through varied building setbacks.



Curb "bump-outs," along with street trees, not only serve as traffic calming measures, but offer opportunities for added interest along the road network.



Traditional row-house arrangements with central alleys providing access to rear loaded garages are a recommended approach for development projects.

