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Downtown Design Guidelines

City of Wheaton, Illinois

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NOTE: Photographs noted with an asterisk were provided courtesy of Net Source Communications.

INTRODUCTION

The Purpose of the Guidelines

In recent years, the City of Wheaton has seen a downtown resurgence as a result of both significant public investment in infrastructure and aesthetic improvements and substantial private investment in new construction and renovation within the downtown and surrounding areas. This resurgence has significantly enhanced the use and enjoyment of commercial establishments and other amenities in the downtown, contributing to the high quality of life enjoyed by all Wheaton residents.

The Downtown Design Guidelines outlined in this document are a proactive response by the City of Wheaton to the level of investment experienced in the downtown in recent years. Recent projects have, on the whole, been of high quality and have contributed positively to the overall attractiveness and character of the downtown. Because of the significant public and private investment already in place in the downtown, and the City's interest in further enhancing and protecting the overall character of the downtown, these Guidelines will serve to ensure that future development continues to exhibit the level of quality and attractiveness that Wheaton residents have come to expect.

These Guidelines address both **new construction** and **exterior renovation of existing buildings**, because both have the potential to significantly impact the character of the downtown. The Guidelines supplement the basic use, location, bulk and other standards found within the Wheaton Zoning Ordinance. They are intended to preserve and enhance the existing quality and scale of the downtown while facilitating appropriate new development and renovation, allowing for significant design freedom within general parameters that ensure that all structures contribute to the whole. Evaluation of a proposed project will be based on both the quality of the proposed design and materials to be used, and the relationship of the project to its surroundings.

*This example of architecturally appropriate and high quality **exterior renovation** can be seen at the corner of Wesley and Hale Streets.**

*This example of contextually sensitive and well designed **new construction** can be seen at the corner of Wheaton Avenue and Front Street.**

*This example of an attractive **exterior renovation**, a Victorian home at Willow Avenue and Hale Street converted for office use, also demonstrates high quality landscaping and site improvements.**

Downtown Character Areas

Within the Wheaton Downtown, three distinct "Character Areas" have been identified. These areas are delineated on the Design Framework: Character Areas map in the Appendix. The Guidelines respond to the unique characteristics and needs of each of these areas. They are briefly described as follows:

Traditional Core Area

This is the older commercial area that flourished before the advent of the automobile— the highest density, pedestrian-oriented core of the downtown containing buildings and clustered in the blocks nearest the rail line. This area of the downtown exhibits streets lined with predominantly two-story structures that house retail uses on the ground floor and office or residential uses above. In most cases there are no building setbacks, with the building entrance directly fronting the public sidewalk and adjacent side walls abutting one another. For this reason, businesses generally do not have dedicated off-street parking, but rather rely on shared parking either on-street or in public parking lots within blocks. Some of this historic fabric has eroded in isolated locations, but this area defines the extents of the downtown core that should continue to exhibit a traditional, pedestrian-friendly character as redevelopment occurs.

*The traditional core of Wheaton's downtown contains older multi-story structures in a compact, pedestrian-oriented environment.**

Perimeter Commercial Area

This is the more recently developed "fringe" commercial area that surrounds, and benefits from proximity to, the traditional core. Most structures were purposefully designed and constructed to accommodate businesses in single-use buildings that provide dedicated, off-street parking lots. Offices and service uses are interspersed among retail businesses in this area, providing a key consumer base for the downtown area as a whole. While this area does include some scattered examples of traditional mixed-use structures, the context around these scattered structures has been altered to such an extent that re-establishing a traditional development pattern is no longer feasible or functional.

*At the perimeter of the core downtown area, newer and more auto-oriented structures are more predominant.**

Residential Conversion Area

This historically residential area has been zoned to accommodate conversion of residential structures to retail, service or office use and to allow infill redevelopment with structures designed for these uses. Many attractive examples of adaptive reuse exist, along with some unfortunate examples of non-contextual infill design. Providing a key source of consumers for the retail businesses in the rest of the downtown, this area should be carefully addressed as redevelopment opportunities occur, allowing for continued conversions while maintaining the quality of life for remaining residents.

Homes renovated for business use at the fringes of the downtown exhibit a unique, lower density character.

The extents of the three Character Areas are indicated on the Design Framework: Character Areas map included in the Appendix of this document. Further descriptions of these areas are contained in the accompanying **Design Framework** report (January 2001) available for review at the City of Wheaton Department of Planning or at the Downtown Wheaton Association.

Goals of the Design Guidelines

The Downtown Design Guidelines seek to achieve the following:

- Within the **Traditional Core Area**, maintain the compact development pattern that encourages pedestrian traffic, while accommodating parking primarily on-street or in City-owned parking lots.
- Within the **Perimeter Commercial Area**, accommodate high quality, auto-oriented uses without compromising the pedestrian-oriented core.
- Within the **Residential Conversion Area**, maintain the unique scale and character of residences at the downtown's edge to sustain a high residential quality of life while accommodating modern business activity.
- Throughout the downtown, make businesses appealing and welcoming to both pedestrians and drivers.
- Throughout the downtown, allow businesses to maintain individual architectural identities.
- Throughout the downtown, accommodate accessibility to mobility-impaired persons in an aesthetically sensitive manner.

Organization of the Design Guidelines

The Guidelines that follow begin with some General Guidelines that are applicable to all three character areas, with respect to new construction and exterior renovations. Area-specific Guidelines follow for each of the three distinct Character Areas described above. Refer to the Design Framework: Character Areas map in the Appendix to determine which area-specific section will apply to any particular property within the downtown.

The Appendix also contains Contact Information for City of Wheaton and Downtown Wheaton Association staff that can answer questions regarding the Guidelines, a Glossary of Terms that will assist in interpretation of the Guidelines, and four Redevelopment Prototypes that represent examples of preferred interpretation of the Guidelines to aid in their use.

THE DESIGN GUIDELINES

The following guidelines will be considered by the City when reviewing proposed projects throughout Downtown Wheaton.

General Guidelines

1. Newly constructed buildings should not overwhelm or disregard the adjacent context with regard to building location, scale, bulk, massing, material, color, texture and fenestration.
2. Contemporary designs should respect the traditional character of their context and maintain the front setback established by neighboring buildings.

*This modern bank building effectively combines contemporary design with a respect for the surrounding traditional context.**

3. Distinguishing features, historic elements and examples of craftsmanship should not be removed or covered during the alteration of existing older structures. Where damaged, they should be restored or recreated.
4. Signage, awnings, light fixtures and other applied elements should not cover architectural details, and should be in scale with the building façade and its immediate context.

*These awnings are well sized and located so as not to conceal architectural details or span across piers between the windows.**

5. Materials that have been applied to cover older traditional façade elements should be removed and not replaced.
6. Materials used should be of high quality and durability, and should complement existing contextual materials.
7. Consider the effect of small-scale details on visual appeal for pedestrians.
8. Consider the effect of overall forms, materials and colors on visual appeal for drivers.
9. Accommodate accessibility modifications at side or rear entrances if necessary to maintain façade integrity.

Site and Building Layout

1. The main entrance(s) to all buildings should face the major street, with secondary entrance(s) as necessary from off-street parking areas or secondary street facades.
2. All service entrances, dumpsters and loading facilities should be located at the rear of buildings. They should be screened from view with solid fencing, a masonry wall and/or landscaping so that they are not visible from public streets or parking areas.
3. Equipment (such as air conditioner units or exhaust fans) should be screened from view, and located either in the rear of the building or on the roof. No equipment should be mounted on street façade(s), or be visible from the street or customer parking areas.
4. Outdoor storage areas (including auto repair staging areas) should be located behind or beside buildings and be shielded from view of the street.

Building Massing and Scale

1. Buildings should meet the ground with a solid base treatment that creates a visual transition from sidewalk to building wall.

Glass storefront wall systems that extend to the ground are not recommended.

2. Break up long expanses of blank wall with pilasters to suggest structural bays, or vary massing and/or roofline to provide visual interest.

The massing and roofline of this modern building are designed to reflect traditional buildings along the same street.

Building Materials

1. The following materials and finishes are recommended for exterior use in new construction and renovations:
   - Brick
   - Cut or cast stone (smooth or rusticated finish)
   - Simulated limestone
   - Painted or stained wood trim elements
   - Metal trim elements
   - Split-face (rough) concrete blocks, at rear facades only
2. The following materials and finishes are not recommended for exterior use in new construction and renovations:
   - Rustic-finished wood (such as rough cedar siding or cedar shingles)
   - Aluminum siding, trim or panel systems
   - Exposed aggregate (rough finish) concrete wall panels
   - Exterior insulating finish systems (EIFS, "Dryvit")
   - Glass storefront wall systems that extend to the ground
   - Plastic trim elements
3. Colors should be muted and complementary, with no more than two or three colors used on each façade. Harsh shades, such as true white or black, should be avoided. See suggested palettes available from paint manufacturers for appropriate color combinations.
4. A natural, neutral color should be chosen for the primary exterior façade material in new construction. Contrasting trim colors should be used to highlight architectural elements, such as window and door surrounds.
5. Applied elements—such as railings, awnings, signage and light fixtures—should coordinate with, rather than overwhelm, the color scheme of the building.
6. Awnings and signage used at rear entrances should coordinate with the front façade design scheme to enhance business identity.
7. The utilitarian brick side and rear facades of older existing buildings, if in good condition, should be left unpainted, clean and in good repair. If bricks have previously been painted, paint finish should be maintained.

The utilitarian brick sides of this older building are unobtrusive because they have been maintained but left unfinished.

8. If equipment is mounted behind louvered panels for ventilation purposes, louvers should be oriented to conceal the equipment from view and finished to match the adjacent wall color (rather than a contrasting trim color).
9. Visible roof vents, and other roof elements and penetrations, should be finished to match the adjacent roof color.

Architectural Elements

Windows and Doors

1. Windows and doors should reflect the prevalent traditional types found in the immediate vicinity in scale, proportion and construction. Storefront windows and doors can utilize modern framing systems, but glazing should not extend to the ground.
2. Existing windows and doors, including transom windows at the first floor if applicable, should be exposed and repaired wherever possible. New windows and doors should reflect the original style if replacement is necessary.

3. Window profiles should match existing masonry opening profiles; framing should not be inserted to receive smaller "standard" window sizes and shapes.

*Modern window systems can effectively reflect traditional prototypes if window opening sizes remain unchanged. Note that a solid base should be maintained.**

4. The following window and door types are not recommended in the downtown:
   - Glass storefront wall systems that extend to the ground
   - Horizontal or vertical strip windows
   - Mirrored or reflective glazing
   - Fully glazed (frameless) doors

Awnings/Canopies

1. Awnings should reflect traditional prototypes in scale and placement, but can be contemporary in design.
2. Where applicable, awning configuration should coordinate with adjacent building awnings in height, width and profile.
3. Awnings should not cover architectural elements or span across structural bays.

*Simple awning profiles that reflect the building's bay structure are most appropriate. Note also the traditional projecting signs and light fixtures.**

4. Simple pitched awning profiles, either retractable or fixed, are recommended. Arched or rounded awning profiles are not recommended in the downtown core.
5. Weather-treated fabric awnings or fixed metal canopies are recommended. Awnings with a shiny finish (vinyl) are not recommended.
6. Awning color should be muted and should complement, rather than overwhelm, the overall building color scheme.

7. Internally illuminated or back-lit awnings are not recommended.

*These fixed metal canopies with cable stay detailing are subtle and appropriately scaled, and provide needed weather protection.**

Signage

1. Building-mounted signage should be integrated with architectural façade elements and should never cover architectural details.
2. Signage should not project above the cornice line or be mounted on the roof of any building.
3. Street numbers should be prominently displayed at the main entrance to every business, and be clearly visible from the street.
4. Individual back-lit letters and signs illuminated by wall-mounted fixtures are recommended.
5. Signage for upper floor business uses and at rear entrances should consist of building-mounted plaque signage next to the appropriate entrance to the building, and should be small and subdued in nature.
6. Projecting signs bracketed to building facades are recommended if small and subdued in nature.
7. Signage painted directly on

*This sign, comprised of individual back-lit letters, will be more attractive than a bulky box sign both during the day and at night.**

storefront glass at the first floor, or applied to the narrow vertical face of awnings, is recommended.

8. Murals applied to building facades, walls or fences are to be coordinated with the building signage and color scheme, and are subject to review and approval. Business-related signage should not be included within the mural design.
9. Exposed neon signs should be mounted on the interior of storefront windows at first floor only.
10. The following sign types are not recommended in the downtown:
    - Illuminated box signs, whether flat or projecting
    - Flashing signs
    - Moving signs, or signs with moving elements
    - Electronic or fixed letter reader boards (theater marquees excepted)
11. Where existing, illuminated box signs can remain with the following improvements:
    - All electrical conduit and boxes should be concealed from view
    - The box should be maintained as needed to be unobtrusive, coordinating with the surrounding wall color.
12. Signage graphics recommendations are as follows:
    - Signs should contain a minimum of wording, in only one or two easily readable typefaces.
    - Garish, unnatural colors are inappropriate; however, sufficient visual contrast between background and wording is recommended.

Lighting

1. Lighting should serve only to illuminate entries, signage, displays, adjacent pedestrian and parking areas, or to highlight significant architectural elements.
2. Traditionally styled fixtures or appropriately scaled contemporary fixtures are recommended.
3. Free-standing fixtures should be coordinated in appearance with building-mounted light fixtures.
4. The following lighting types are not recommended in the downtown:
    - Visible fluorescent bulbs
    - Exposed neon lighting on building exterior
    - Colored bulbs, except for temporary seasonal decoration
    - Internally illuminated awnings
5. Exposed or painted metal finishes are recommended for light fixtures. Fixture colors should be muted and should coordinate with the overall color scheme.
6. Security lighting should be concealed from view to the extent possible.

Site Improvements and Landscaping

1. A landscape buffer should be provided between parking areas and building walls.
2. Buffer plantings and foundation plantings should consist of a continuous row of low evergreen and/or deciduous shrubs planted in conjunction with low-growing annual or perennial plants and groundcover. Large expanses of exposed mulch should be avoided.

The "step-down" effect of the varied material in this planting bed effectively transitions from the public sidewalk to the building wall.

3. Expanses of blank wall should be softened through the use of landscape treatments such as foundation plantings or trellises.
4. Flowering annuals in window boxes and/or planters are recommended, to add color and texture to the building façade and to highlight building entrances.
5. Trees in adjacent rights-of-way and within parking lots should be provided in accordance with the Wheaton Zoning Ordinance.
6. Masonry or fence enclosures used to conceal equipment and/or dumpsters should be solid and of sufficient height to fully conceal.

*These simple planters are an effective treatment to enliven the simple facade behind them, and to help highlight the front door location.**

7. Low wrought iron fencing and/or masonry walls are recommended at the perimeter of outdoor dining/display areas and parking lots, utilized in conjunction with landscaping. Landscaping should occur on the "street side" of the fence or wall at lot lines abutting public streets.
8. Wood fencing is acceptable if used to enclose equipment and dumpster holding areas behind buildings, and should be solid and either painted or stained. Masonry walls are preferred for this purpose where nearby buildings are masonry.
9. Chain link fencing is not recommended within the downtown area.
10. Artificial plants are not recommended in exterior planters in the downtown area, except as part of temporary holiday decorations.

Parking

1. New off-street parking should not be prominent when viewed from main streets— it should be located either behind, between or within structures. No off-street parking should occur in front of a building.
2. Off-street parking should be shielded from view using either: 1) landscaping; 2) wrought iron fencing and landscaping; or, 3) a low masonry wall and landscaping.

This parking lot is well buffered from the street with shrubbery, and also incorporates island plantings to minimize the expanse of asphalt.

3. Structured parking—whether under a building, within a building or in a separate parking structure—should be screened from view from the street, architecturally and/or with landscaping. Sloped parking ramps should not be visible on any street-facing facades.
4. Parking lots or structures should be shared between businesses where feasible to allow for a more efficient lot layout and to minimize curb cuts.

ADDITIONAL GUIDELINES for the TRADITIONAL CORE AREA

These guidelines will pertain only to projects within the area identified as the "Traditional Core Area" on the Design Framework: Character Areas map in the Appendix.

Site and Building Layout

1. No setback (0'-0") is most appropriate.
2. The "footprint" of any new structure should extend to the public right-of-way at all street-facing facades, with no setback up to at least the second floor for multiple-story structures.
3. Building entries should be inset up to six feet from the street façade to allow for protection from the elements, at the first floor only. Upper level balconies on street facades should also be set into the building, rather than projecting over the public right-of-way.
4. Outdoor dining or display areas should occur either within the public right-of-way in front of buildings, subject to City approval, or beside or behind buildings.

Building Massing and Scale

1. The first story of new buildings should be designed to reflect a pedestrian orientation, taking cues from existing traditional downtown buildings. Storefront windows with appealing displays should be provided, rather than large expanses of blank wall. Protected entries should be provided.

The original cornice and detailing of this building have been retained, with a modern signage band that reflects traditional prototypes.

2. At existing buildings the original cornice height, profile and detail should be maintained, repaired or recreated.
3. If new structures or new additions are taller than immediately adjacent older buildings, existing cornice heights should be reflected in the new design with an upper floor setback, façade material change or accent band.
4. New structures should be designed to utilize flat roof and parapet wall construction, similar to that of traditional older structures. Pitched roofs, mansard roofs, dormer windows and gable profiles are not recommended.

Architectural Elements

Windows and Doors

1. Upper floor windows in new buildings should typically be individual openings in solid wall planes and smaller in size than first floor windows, reflecting the proportions of existing window openings found in the traditional core area. Bay windows at the second floor may also be considered.

*These older mixed-use buildings reflect the traditional difference in scale between first floor and second floor window openings.**

Signage

1. Primary signage should be located in the space above first floor windows and below second floor windows.
2. Free-standing signage (pole or monument style) is not recommended in the traditional core area.

Parking

1. Most parking needs should be accommodated with on-street parking, with off-street lots provided only if clearly necessary.
2. Access to off-street parking should be from a rear or side alley, or from a minor street. New off-street parking should not be accessed from major streets, to minimize curb cuts and interruption of pedestrian traffic.

ADDITIONAL GUIDELINES for the PERIMETER COMMERCIAL AREA

These guidelines will pertain only to projects within the area identified as the "Perimeter Commercial Area" on the Design Framework: Character Areas map in the Appendix.

Site and Building Layout

1. Setbacks should reflect neighboring buildings.
2. No main entrance should occur further than 25'-0" back from the front property line.

Building Massing and Scale

1. Building entrances should be highlighted, as well as protected from the elements, through the provision of a covered arcade or some other weather protection.
2. The first story of new buildings should be designed to reflect a pedestrian scale, with windows providing attractive displays at retail businesses.
3. New structures should be designed to utilize flat roof and parapet wall construction, similar to that of traditional older structures. Pitched roofs, mansard roofs, dormer windows and gable profiles may be acceptable but are not recommended.

*This new building, while residential in use, reflects appropriate traditional design elements such as parapet wall construction, a decorative cornice, and stone accents.**

Architectural Elements

Windows and Doors

1. Upper floor windows in new buildings should typically be individual openings in solid wall planes and smaller in size than first floor windows, reflecting the proportions of existing window openings found in traditional downtown buildings.

Signage

1. Free-standing signage, if warranted by the size of the property, should be short pole-mounted "shingle" signs within the front yard setback, located within planting beds and coordinated with the related building.
2. Tall pole signs are strongly discouraged.

Site Improvements and Landscaping

1. A landscape buffer should be provided at entire lot perimeter. At property lines adjacent to non-commercial land uses, this buffer should be provided in conjunction with fencing.

This modern wall of windows is buffered by continuous foundation plantings. This type of buffer should also be used around parking lots in this area.

2. Foundation plantings should be provided at entire building perimeter.

ADDITIONAL GUIDELINES for the RESIDENTIAL CONVERSION AREA

These guidelines will pertain only to projects within the area identified as the "Residential Conversion Area" on the Design Framework: Character Areas map in the Appendix.

Site and Building Layout

1. Setbacks should reflect neighboring buildings.
2. No main entrance should occur further than 35'-0" from the front property line.

Building Massing and Scale

1. Maintain the residential scale and appearance of existing buildings as they are converted to business use, and reflect this scale and appearance in new construction. Business identity will be provided primarily through signage.

*This converted home retains a residential appearance, with subtle signage providing information about the business inside.**

2. Building entrances should provide weather protection through the use of a front porch or portico.
3. Buildings should not exceed 2 1/2 stories in height, and should be built over (or appear to be built over) raised basements, to reflect adjacent residential structures.
4. Pitched roofs, dormer windows and gable profiles are recommended. Parapet wall and mansard roof profiles may be acceptable but are not recommended.
5. Front and wrap-around porches should be maintained, and should be left unenclosed.
6. Turned open railings, gingerbread trim, accent siding and other architectural details should be maintained, replicated or added at existing buildings, and should be provided at new construction.

Building Materials

1. The following materials are recommended for exterior use in new construction and renovations, in addition to those listed on page 5:
    - Narrow profile wood, vinyl or fiber cement siding
    - Asphalt or wood roof shingles

Architectural Elements

Windows and Doors

1. Windows and doors should reflect the traditional residential types found in the area, and should be individual openings in solid wall planes.

Awnings/Canopies

1. Awnings should only be used at existing buildings that do not provide integral weather protection at entrances. New construction should incorporate integral weather protection by design (a porch, portico or canopy).

Signage

1. Primary signage should be free-standing, short pole-mounted "shingle" signs within the front yard setback, located within planting beds and coordinated with the related building.
2. Tall pole signs are strongly discouraged.
3. Signs hanging at front porches are recommended if small and subdued in nature.

Site Improvements and Landscaping

1. Front yard landscaping should be residential in scale and design—expanses of lawn, a grassy parkway, trees, and planting beds containing colorful annuals and perennials.
2. At property lines adjacent to non-commercial land uses, a landscape buffer should be provided in conjunction with fencing.

This business retains residentially scaled landscaping, with an accessibility ramp and a free-standing sign well integrated with the design of the building.

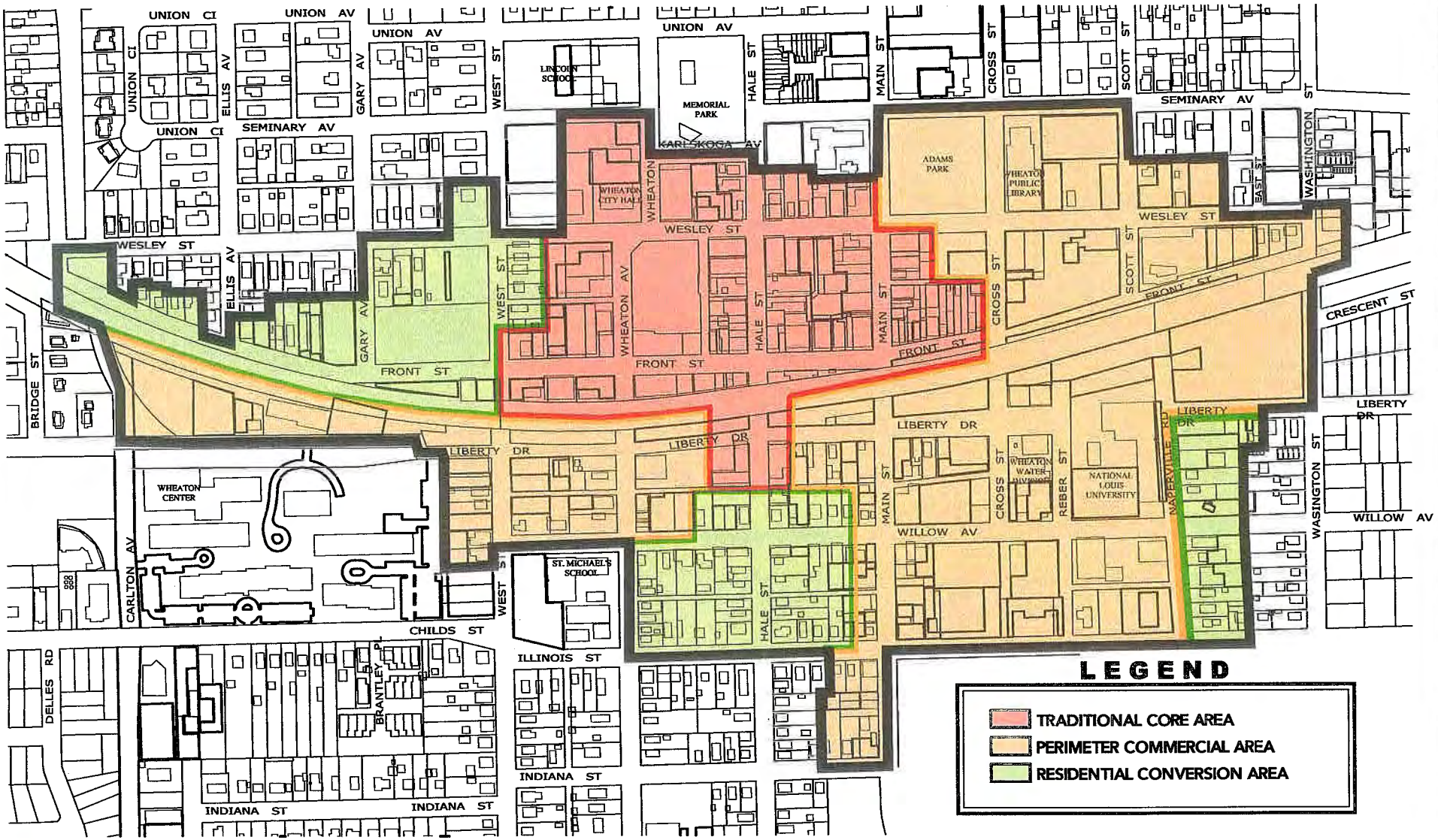
APPENDIX

A. Character Areas Map

B. Contact Information

C. Glossary of Terms

D. Redevelopment Prototypes



DESIGN FRAMEWORK : CHARACTER AREAS

Downtown Design Guidelines
Wheaton, Illinois

DATE: SEPTEMBER 24, 2001

0' 75' 150' 300'

NORTH

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APPENDIX C. Glossary of Terms

Accent band: Here, a decorative band on a façade, usually horizontal and possibly in a contrasting color or material.
Accessibility: Here, provisions for use of a building by mobility impaired persons.
Aggregate: The solid material, such as sand or stone, used in concrete.
Alley: A service way providing a second means of access to properties from between or behind, and often one driving lane in width.
Appropriate: Sympathetic to the context of the site.
Asphalt: A dark-colored, solid bituminous substance.
Awning: A roof-like covering attached to a building and serving to shield a sidewalk, window or entrance from the elements, often made of fabric stretched over a metal frame.
Back-lit: Here, lit from behind or within using a concealed lighting source.
Base: The bottom section, or "pedestal," on which a facade or column visually stands.
Bay window: A window that projects out from the building facade.
Bracket: An element projecting from a building face that either supports, or appears to support, something above it.
Buffer: Here, a linear strip that provides a spatial separation between two differing areas.
Character: Distinguishing features or attributes.
Column: A vertical support member consisting of a base, cylindrical shaft and possibly a decorative top.
Contemporary: Here, current or modern.
Context: Here, the visual and functional surroundings in which a particular building occurs.
Cornice: The horizontal, and often projecting, decorative treatment uppermost on a building facade.
Craftsmanship: Here, an example of skilled and/or artistic carpentry, metalwork or masonry work.
Deciduous: Shedding leaves annually.
Dormer: A projection built out from a sloping roof.
Dumpster: A large rolling metal waste container, usually stored outside and emptied mechanically by a garbage truck.
Exterior insulating finish system (EIFS): A thin layer of stucco-like material applied over a substrate of synthetic insulation that can be cut into varying shapes and profiles, available in several colors and finishes (common trade name is "Dryvit").
Facade: The exterior face of a building, especially the principal and most decorated face.
Feature: A prominent or significant decorative element of a building.
Fenestration: The design and arrangement of windows and other building openings.
Footprint: Here, the shape of a building as it meets the ground plane.
Foundation planting: Landscaping close to the base of a building, used to conceal the blank lower wall plane and soften the building's edge as it meets the ground.
Free-standing: Here, a self-supporting element that is not attached to a building.
Gable: Here, the triangular shape on a facade created by the end of a pitched roof.
Gingerbread: Elaborate and non-structural wood decoration.
Glazing: panes or sheets of glass, usually set into frames.
Grille: Here, a grating or perforated barrier, usually of metal.
Historic: Having an importance in or an influence on history; surviving from an earlier time period.
Human scale: Here, the size of elements which relate to the size of people.
Illuminated: Lit up, having a specific light source.
Integral: Here, designed as a permanent and non-removable element of a building.
Integrity: Being whole or undivided; having internal consistency.
Landscaping: Elements include trees, shrubs, vines, ground covers, grasses, perennials, annuals and bulbs.
Loading facilities: Here, an entrance/area dedicated to receiving or delivering materials by truck.
Louver: An opening covered with overlapping fins or slats to provide ventilation.
Major street: Here, the more heavily traveled or higher profile street when a site fronts onto more than one street.

Mansard: Here, a steeply pitched roof visible on the facade of a building.
Marquee: A rooflike element above an exterior door and projecting over the public sidewalk.
Massing: The visual shape, weight and balance of a building.
Monument sign: Here, a signage element with a solid base that meets the ground, often constructed of masonry.
Parapet: The part of a wall that continues above, and conceals, the edge of a flat roof.
Parkway: Here, the unpaved area between the curb and the public sidewalk, within the public right-of-way.
Pilaster: A shallow, rectangular column attached to a wall.
Pitch: Slope, usually of a roof or an awning.
Plaque sign: A flat sign panel attached to a supporting wall.
Pole sign: A sign mounted atop a single or double pole, usually designed for visibility from a considerable distance.
Porch: An open-air, screened or glass-enclosed room attached to the outside of a structure.
Portico: A roof element supported by columns or piers, attached to a building.
Profile: Cross-section.
Proportion: A part considered in relation to the whole with respect to comparative size, quantity or placement.
Prototype: An early or typical example that serves as a model for later development.
Raised basement: Here, a partially submerged basement in which basement windows are present at the base of the building and the first primary floor of raised above ground level by several feet.
Reader board: Here, an often illuminated sign providing electronic scrolling or manually changed messages, such as the current temperature or information on sales or promotions.
Renovation: Restoring to an earlier condition, from Latin words meaning "again" and "make new."
Retractable: Capable of being drawn back or rolled up.
Right-of-way (ROW): A publicly controlled strip of land containing at least one of the following: streets, alleys, sidewalks or public utility easements.
Rusticated: Having a rough or irregular surface.
Scale: The relative size of elements.
Screen: To conceal from view.
Setback: Here, the distance that a building is sited from a property line.
Shingle: Here, a small sign hung from a bracket and usually perpendicular to the wall surface.
Siding: Overlapping boards, usually horizontal, applied to an exterior wall to create a continuous weatherproof covering.
Strip window: A continuous band of glazing, such that the structural support for the building is not apparent on the exterior.
Structural bay: Here, a recurring dimension created by the structural system of the building, which may or may not be apparent on the exterior of the structure.
Structured parking: Here, a below-ground or above-ground parking garage, or parking on a building roof.
Traditional: Here, based upon the custom or style of preceding generations.
Transom: A window placed above a door or storefront display window, often operable.
Trim: Decorative and non-structural material, usually wood or metal.
Turned: Shaped into a rounded form on a lathe.
Utilitarian: Unadorned, based upon usefulness and practicality rather than beauty or level of decoration.
Utility hardware: Devices such as poles, transformers, vaults, gas pressure regulators, meter enclosures, hydrants and the like that are used for water, gas, oil, sewer and electrical services to a building.
Utility service line: Any device - wire, pipe or conduit - which carries water, gas, electricity, oil and communications into a building.
Wrought iron fencing: Here, open metal fencing consisting of smoothly finished and welded bar stock, whether simple or elaborate in design.

APPENDIX D. Redevelopment Prototypes

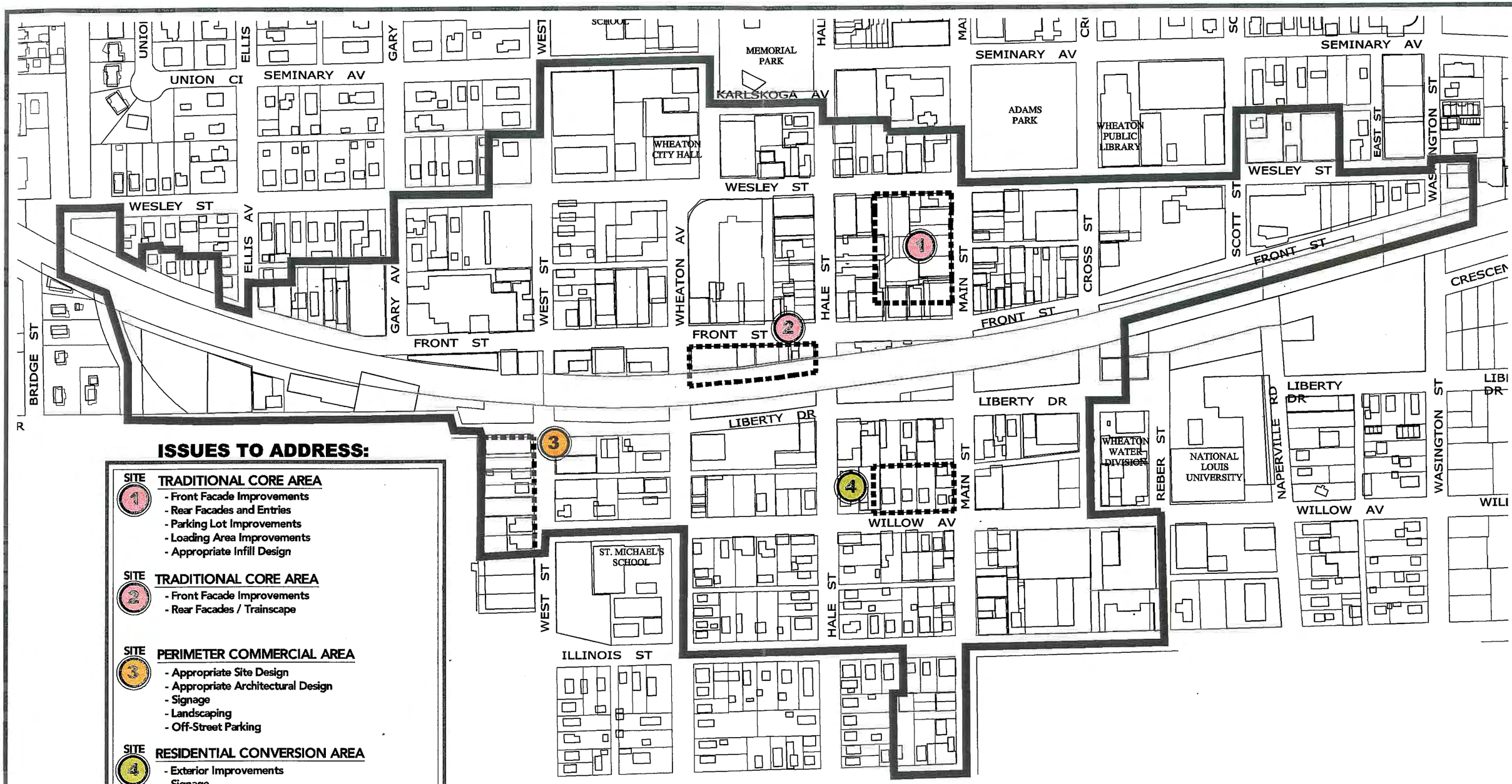
The illustrative sketches following represent examples of the preferred interpretation of the Downtown Design Guidelines, to aid in their use. They represent typical applications of the guidelines in each of the three Character Areas, and address design issues as noted below:

- **Traditional Core Area**: New Infill Development and Off-Street Parking
  - Front Façade Improvements
  - Rear Facades and Entries
  - Parking Lot Improvements
  - Loading Area Improvements
  - Appropriate Infill Design

- **Traditional Core Area**: Existing Façade Improvements and Trainscape
  - Front Façade Improvements
  - Rear Facades
  - Trainscape Improvements

- **Perimeter Commercial Area**: New Infill Development
  - Appropriate Site Design
  - Appropriate Architectural Design
  - Signage
  - Landscaping
  - Off-Street Parking

- **Residential Conversion Area**: Existing Façade Improvements and Off-Street Parking
  - Exterior Improvements
  - Signage
  - Landscaping
  - Off-Street Parking



ISSUES TO ADDRESS:

SITE 1 — TRADITIONAL CORE AREA
- Front Facade Improvements
- Rear Facades and Entries
- Parking Lot Improvements
- Loading Area Improvements
- Appropriate Infill Design

SITE 2 — TRADITIONAL CORE AREA
- Front Facade Improvements
- Rear Facades / Trainscape

SITE 3 — PERIMETER COMMERCIAL AREA
- Appropriate Site Design
- Appropriate Architectural Design
- Signage
- Landscaping
- Off-Street Parking

SITE 4 — RESIDENTIAL CONVERSION AREA
- Exterior Improvements
- Signage
- Landscaping
- Off-Street Parking

REDEVELOPMENT PROTOTYPE SITES

Downtown Design Guidelines
Wheaton, Illinois

0' 150' 300' 600' NORTH

CAMIROS
Planning, Zoning, Economic Development, Landscape Architecture
411 South Wells Street, Chicago, Illinois 60607 Phone: (312) 922-9211

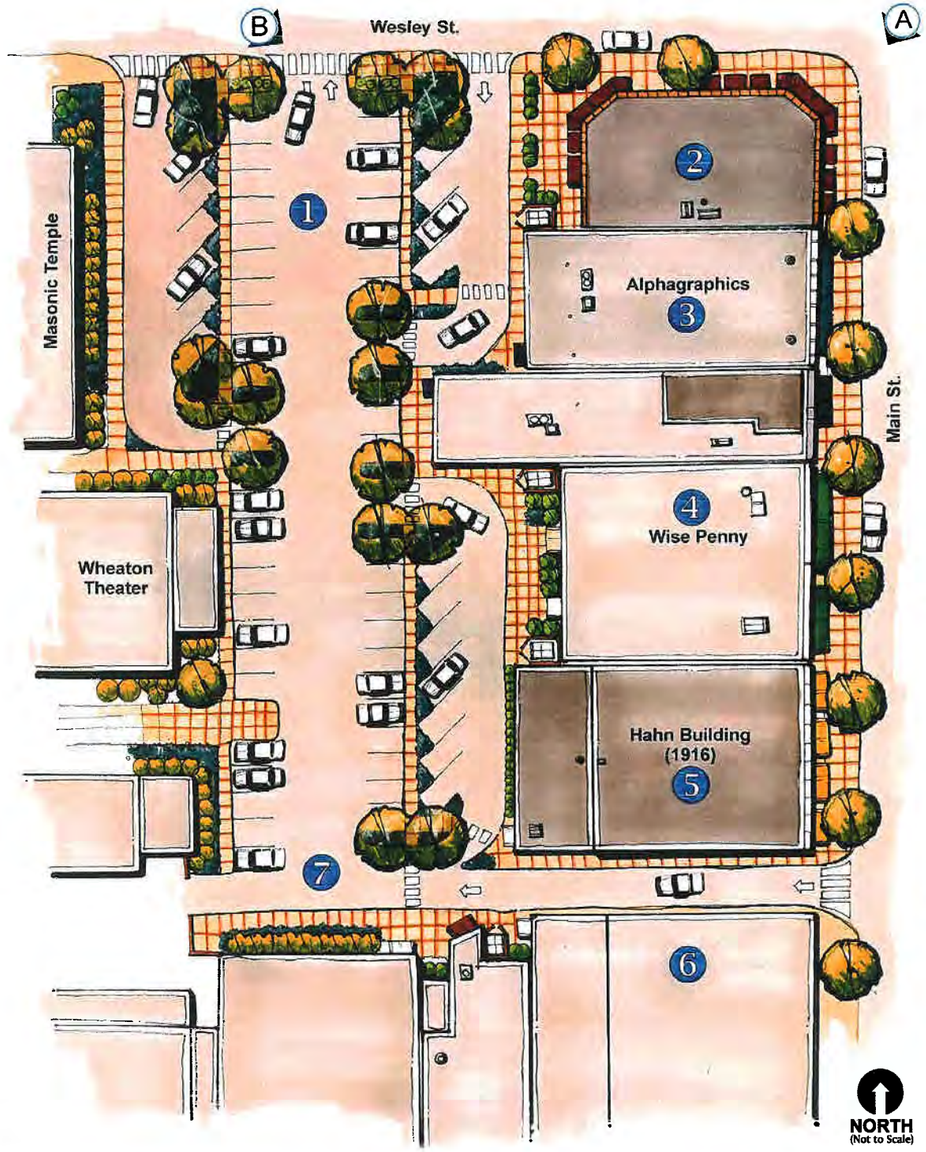
PROTOTYPE SITE 1:

Traditional Core Area

Downtown Design Guidelines Wheaton, Illinois

Existing Conditions (Rear)

Existing Conditions (Front)

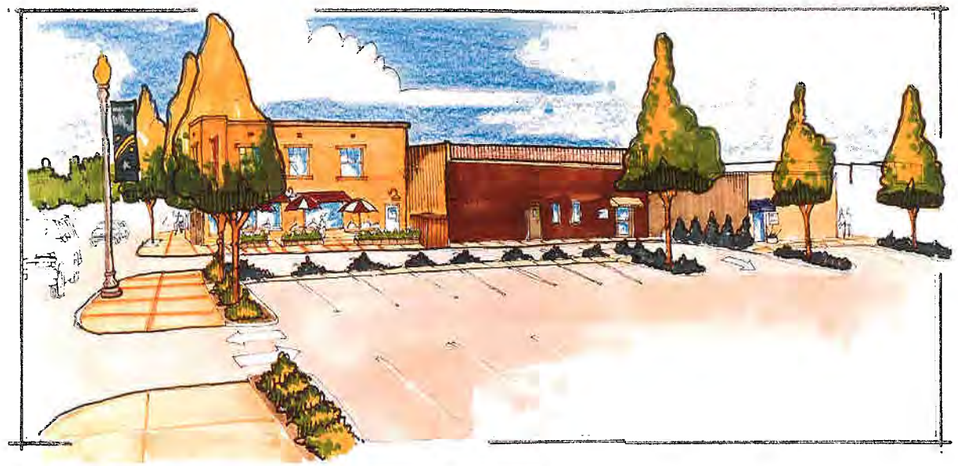


Existing Aerial View

1. New shared rear parking lot with delineated pedestrian pathways/ crossings and ample landscaping within lot and at building foundations.
2. New construction (two-story mixed-use masonry structure) built to lot line at streets to maintain pedestrian-oriented street character.
3. Install new fixed awnings and light fixtures; create rear entry; place planter pots at entries.
4. Remove cedar shingle canopy and false dormers/ cupola; install new pre-cast or masonry parapet; install new awnings, signage band, and light fixtures; create rear entry; place planter pots at entries.
5. Remove shutters, lights, and window AC units; install new awnings, signage band and light fixtures; create rear entry; place planter pots at entries.
6. Remove cedar shingle canopy; install new awnings, signage band and light fixtures; create rear entry; place planter pots at entries.
7. Coordinate landscaping and paving treatments at parking lot with established streetscape palette installed at downtown streets.

Illustrative A: New Infill and Facade Upgrades

A new two-story mixed-use building on the corner of Main Street and Wesley Street built to the property line at both streets strengthens the traditional, walkable character of the downtown core. The building has a masonry façade with pre-cast concrete and stone corner entry elements and facade accents. Large storefront windows on the first floor and smaller windows above reflect the traditional fenestration pattern of older downtown buildings, and awnings and pedestrian-scaled signage and light fixtures add color and visual interest to the facade. Further south along Main Street, existing buildings are upgraded with relatively inexpensive and simple changes in facade articulation such as new, colorful awnings and light fixtures that highlight new signage placed within the traditional signage band above the first floor windows. Shallow planters or planter pots are installed to soften the transition between sidewalk and building, and highlight building entry points, while still allowing for adequate sidewalk passage width.



Illustrative B: Rear Parking and Entries

An open space is created just west of the new corner building, to provide an outdoor dining or display space, and the rear facades of existing buildings are upgraded with: tuckpointing; painting (where appropriate); and, new entry doors, awnings, signage and light fixtures coordinated with the design theme of the front of the building. The parking lot is reconfigured to provide a more straightforward layout, with pedestrian sidewalks and crossings clearly delineated. Landscaping (coordinated with the streetscape palette used elsewhere in the downtown) is provided within the parking lot and at the foundation of buildings, to soften the transition between pavement and building wall and break down the expanse of largely blank rear facades. Rooftop equipment and dumpsters are concealed from view with wooden stockade fencing, painted or stained to blend in with adjacent brick surfaces.

PROTOTYPE SITE 2:

Traditional Core Area

Downtown Design Guidelines Wheaton, Illinois

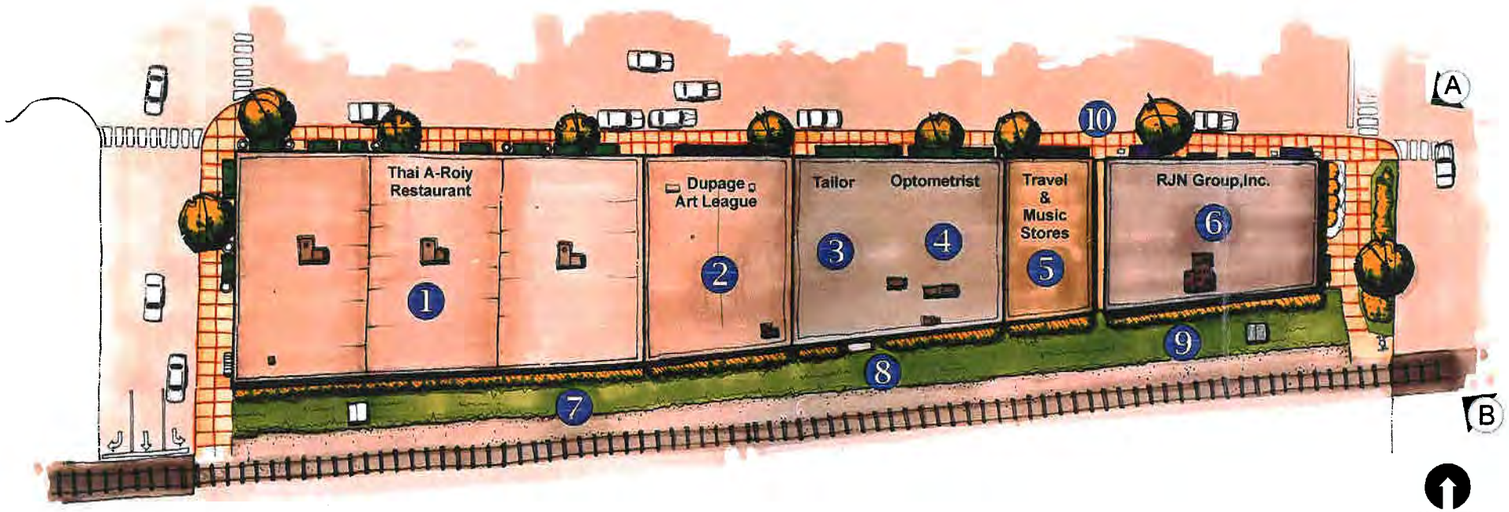
Existing Conditions (Rear)

Existing Conditions (Front)

Existing Aerial View

Illustrative A: Facade Upgrades

The RJN, Inc. office building is upgraded to complement the traditional nature of the downtown, while using modern materials and design elements. A continuous pre-cast concrete band is installed above the first floor windows, and transom panels are installed above upper story windows, to break down the existing vertical emphasis of the window pattern and create a varied roofline. The brick facade is painted a neutral color to coordinate with the pre-cast concrete panels. Fixed metal awnings are installed above all window openings, and metal window boxes are installed at upper story windows. At ground level, shallow concrete planters are installed below first floor windows, and larger metal awnings are placed to highlight building entry points. Further west along Front Street, existing buildings are upgraded with relatively inexpensive and simple changes in facade articulation such as new, colorful awnings and light fixtures that highlight new signage placed within the traditional signage band above the first floor windows. Shallow planters or planter pots are installed to soften the transition between sidewalk and building, and highlight building entry points, while still allowing for adequate sidewalk passage width.



1. Install planter pots at both sides of front and side entry doors; maintain tile roof and green trim and awnings; place narrow rectangular planter boxes under windows to conceal deteriorated concrete bulkhead.
2. Intersperse round planter pots with existing benches in front of building.
3. Move existing green sign up into decorative brick rectangle on facade, and illuminate with wall mounted lights; clean brick above storefront; install planters below storefront window to hide modern bulkhead.
4. Install painted panel signs within existing brick frames, illuminated from above with wall mounted lights; install new awnings to cover existing blank transom panels, with business signage on front edge of awnings; place narrow planter boxes below storefront windows to hide modern bulkhead.
5. Repaint bulkhead a light neutral color; install planter boxes under storefront windows; install window boxes with colorful annuals at second floor windows. At rear facade: repaint door and building trim; train ivy up walls at intervals.
6. Facade improvements per sketch A: paint brick a light color; install concrete panels to create bulkheads and transoms; install fixed metal awnings; install planters at building base. At rear facade: paint brick and install transoms and fixed awnings like front facades; train ivy up wall. Install more low landscaping at open area east of building.
7. On the back side of all buildings: paint brick (as needed) and CMU window infill in muted colors and mount window boxes planted with hardy vines; use "window" openings for tasteful ad panels illuminated from above with wall mounted lights; plant ivy at base of wall and train up to and around "windows."
8. Remove bars and repair wall and window insets; rebuild porch and steps; train ivy up walls at intervals.
9. Bury utility lines that are currently mounted on the rear facades of the buildings. Re-sod and maintain turf behind all buildings; plant low shrubbery at foundation of buildings.
10. Install wooden gate to hide dumpster area from view.

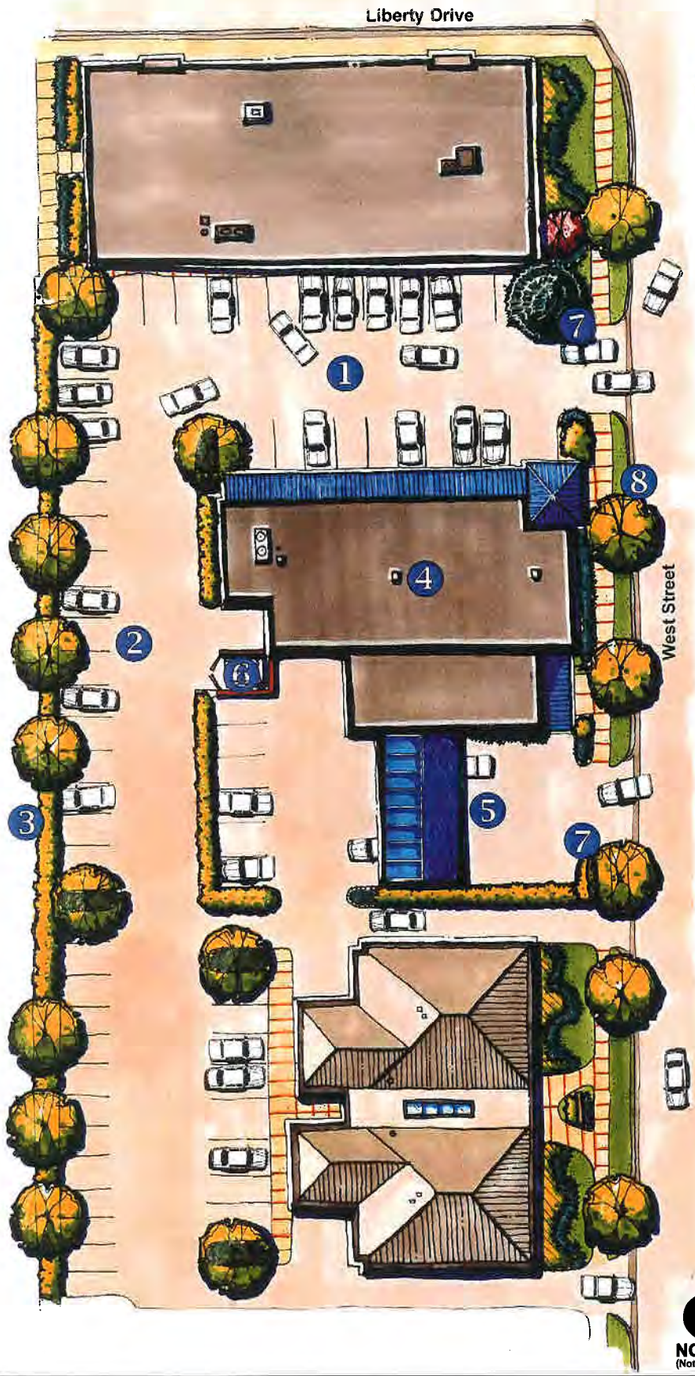
Illustrative B: Trainscape Upgrades

Facade treatments at the RJN, Inc. building are replicated on the rear facade, and ivy is trained up the wall to soften the blank expanse. At existing buildings further west brick is tuck pointed and/or painted, and blank "windows" are painted complementary colors to break up the monotony of the facades. Some larger "windows" may be used to display tasteful (muted color) sign boards, with wall-mounted light fixtures above for illumination. Where feasible, window boxes should be mounted at rear window openings. Low, dense shrubbery is placed at building foundations and ivy is used to soften rear facades along the block. Turf is maintained in the open strip between the shrubbery and the railroad track bed.

PROTOTYPE SITE 3:

Perimeter Commercial Area

Downtown Design Guidelines - Wheaton, Illinois



A

1. Short-term parking area to serve new commercial building, with landscaping strip added along existing office building to the north.
2. Long-term parking area to serve existing office building to the north, connected at south end to existing rear parking lot behind dental office building.
3. Solid landscape buffer added at west edge of site, with narrow pedestrian access passages for adjacent apartment residents (automobile passages eliminated).
4. New single-story retail building to house businesses relocated from other areas in the downtown. Arcade at front (north) of building connects directly to public sidewalk.
5. New single-story auto repair facility to house a relocated auto service business with auto parking/service areas well-buffered from view with landscaping.
6. Dumpster enclosures provided to screen unwanted views.

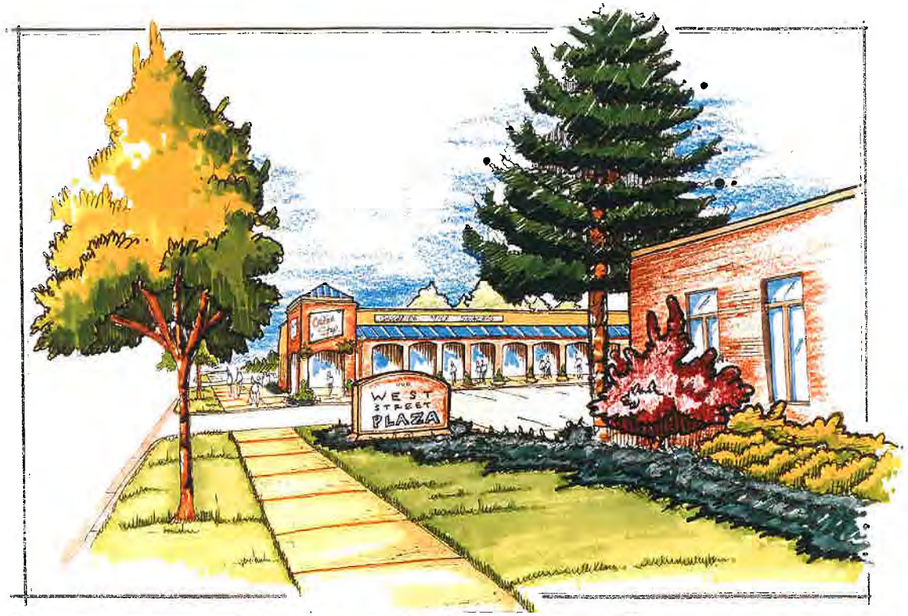
B

7. Monument signage installed in planting beds at front landscape setback.
8. Extend downtown streetscape palette south of tracks along West Street, filling in gaps with new street trees, and maintaining grass parkway. Bury utilities and remove heavily trimmed existing trees.

Existing Aerial View

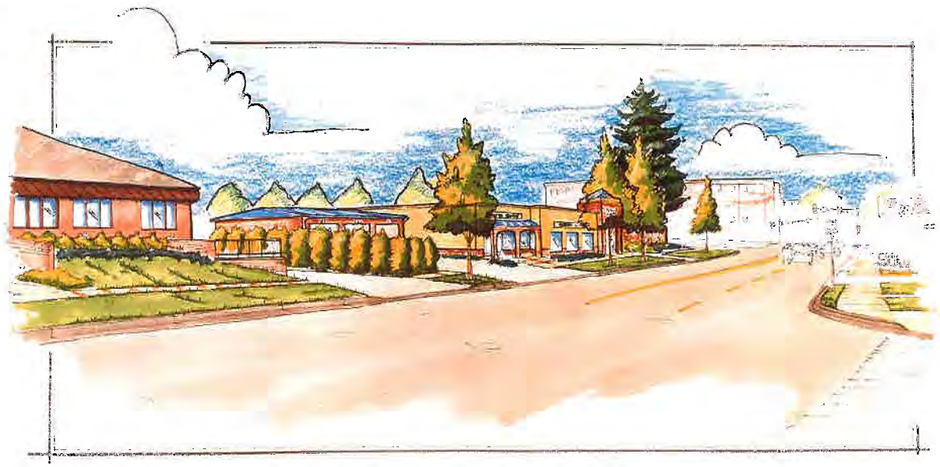
Existing (view from north)

Existing (view from south)



Illustrative A: New Infill And Landscaping

A new single-story retail development replaces two deteriorated single-family homes and an underutilized parking lot. The corner tower element increases visibility from the Metra train station and establishes an identity that coordinates with the monument signage placed just north of the building. Retail businesses are located along an arcade on the north side of the building, so they are easily accessible from both the public sidewalk and the parking lot just north of the building. Both masonry and Dryvit are used in order to break up the mass of the building, and an accent color is used to highlight the standing seam metal roof elements. Signage is placed on the tower elements and in the "sign band" area above the projecting arcade.



Illustrative B: New Infill And Landscaping

The southern end of the new retail development accommodates an auto repair business with three service bays. The office entrance is located at the street for easy customer access, and the wide driveway leading to the service bays is softened with a landscape buffer and foundation plantings along the side wall of the main building. A larger parking lot and staging area is located behind the service bays, concealed from the street. This section of the building is also treated with both masonry and Dryvit for visual interest, and an accent color is used on the pitched roof of the arcade and service bay wing. Signage for the businesses is placed above the arcade in the "sign band" area, to be consistent with the design of the rest of the development.

PROTOTYPE SITE 4:

Residential Conversion Area

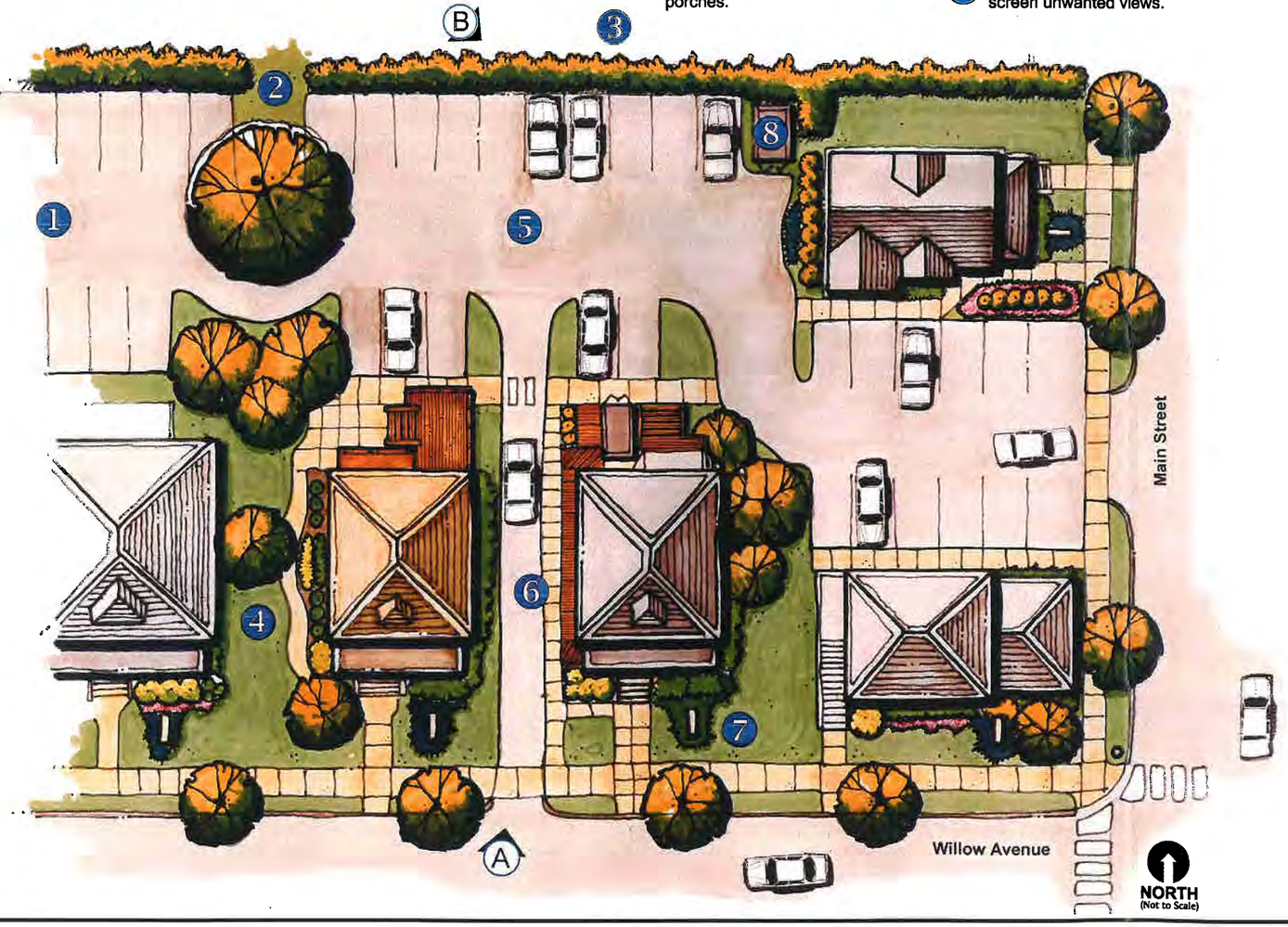
Downtown Design Guidelines - Wheaton, Illinois

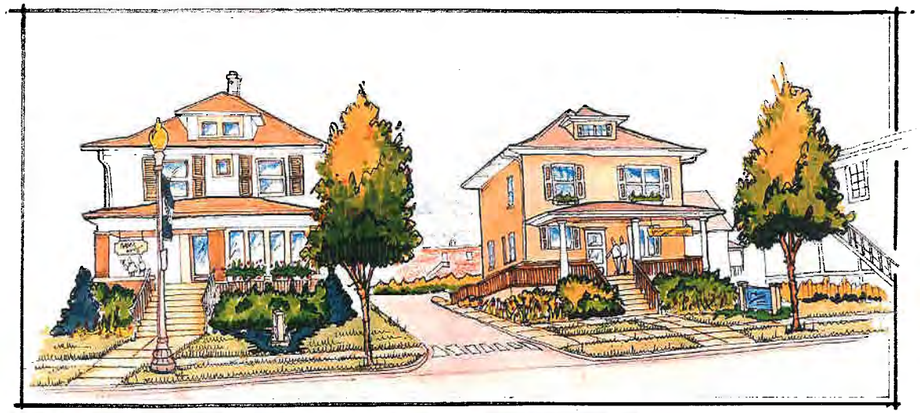
Existing Parking

Existing Conditions (Front)

Existing Aerial View

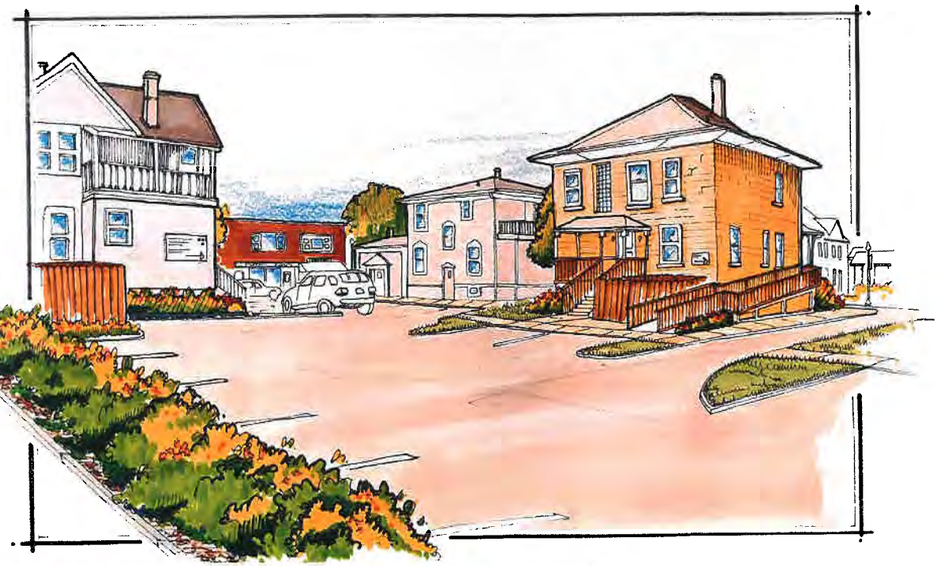
1. Parking lot continues west to connect to next business parking lot.
2. Protect and maintain mature tree; add mulch and groundcover at tree base.
3. Add dense evergreen shrub buffer strip.
4. Foundation plants and shrubs added at all converted homes; new ornamental and shade trees planted throughout.
5. Reconfigured, shared parking lot for better efficiency and capacity.
6. ADA compliant ramps added to converted homes at rear, or along side to access front porches.
7. Monument or low signs placed to be visible to passing motorists; planted around the base with low growing plant material.
8. Dumpster enclosures added to screen unwanted views.





Illustrative A: Facade and Landscaping Upgrades

Converted homes retain their residential appearance, and are repainted with varied color schemes that play up facade elements and porch railings. Signage on the buildings is limited to small signs next to doorways and/or small "shingle" signs hanging at porches. Main business signage consists of free-standing monument signs in front yards, integrated with front yard landscaping and the color scheme of the related building. Curb cuts are minimized by sharing rear parking lot entries. Wheelchair access ramps are integrated into buildings through the use of similar railings, and are located at the side or rear. Extensive foundation plantings at all sides of buildings add visual interest and improve views.



Illustrative B: New Parking and Landscaping

Rear parking areas are reconfigured to maximize parking capacity and allow for more ample parking lot landscaping. Lots can be asphalt paved with wheel stops instead of continuous curbs. Pedestrian sidewalks are provided to connect the parking lot to rear, side or front entries of businesses housed in converted residential structures. Signage at rear entries is limited to small, wall-mounted sign boards. Light fixtures, shutters, railings and other articulation elements on rear facades are designed to reflect the design theme of building fronts. Dumpsters and mechanical equipment are screened from view with stockade fence enclosures. Foundation Plantings continue around to the rear of buildings.