



PROJECT DIRECTIONS

The City of Warrenville has initiated a project that will result in new zoning regulations for mixed-use and middle housing development in the historic core of the city. This new zoning will focus more heavily on building form and design in addition to use, with the goal of ensuring each development contributes towards meeting the community's vision for the area.

This memo summarizes initial recommendations regarding the direction of the Warrenville by Design project. The intent is to provide a general road map for creation of the new regulations to solicit feedback in this early phase.

In preparing this report, a variety of policy documents and current regulations were reviewed to gain an understanding of the City's planning and regulatory framework. This work was supplemented by field surveying in order to understand the existing physical form and character of the study area and to provide a basis for developing the new code. Finally, a series of listening sessions were held with a variety of community members, staff, and officials as well as

introductory meetings with the project work group. The goals and vision for the historic core expressed through these sessions helped to cement the direction outlined in this document.

The "What Have We Heard?" one-page summary on page 3 of this document was created after our initial discovery phase, including the listening sessions. It provides a general overview of the new zoning objectives and key items to address with the regulations. This document expands on those key items and begins to provide a framework for the new regulations.

Document Contents

This document is organized around a series of anticipated building types. The following is an annotated table of contents for this document:

DRAFT MAP 4

An initial map is included on page 5 to illustrate anticipated locations for the building types described. Several outstanding questions remain for this map, to be discussed and refined throughout the process.

MIXED-USE BUILDING TYPES..... 7

The following are the proposed mixed-use building types discussed on the following pages. Note that, even though Warrenville is technically a "city," the use of the terms "village" and "town" are meant to convey village-like or town-like *character*, as expressed as desirable during listening sessions and in previous planning documents.

Village Shopfront..... 7

This is the key small-scale, mixed-use building illustrated by the Old Town Redevelopment Site (OTRS#2) at Warrenville and Batavia Roads, and also anticipated for Batavia Road, just east of Butterfield.

Village General 11

This is a small-scale, transitional building that can accommodate a mix of uses, including ground story residential, but limiting retail and restaurant to push those into the Village Shopfront Buildings.

Town General 14

A subset of the Village General anticipated for moderately scaled development on the northwest side of Butterfield Road.

MIDDLE HOUSING BUILDING TYPES 15

This is a series of small-scale, multi-unit housing potentially for specific locations within the historic core, but also could potentially be utilized in the future for other locations throughout the city.

MASTER PLAN DEVELOPMENTS..... 19

Larger-scale sites, especially those identified as potential for Middle Housing and other aggregated parcels, such as those west of Butterfield Road,

should be master planned to include circulation and open space prior to building design. Master Plan Development regulations are proposed to assist in that planning.

APPENDIX (for reference only):

Old Town/Civic Center Subarea Plan22

These illustrations from the 2006 subarea plan are included as background information. Many aspects of these illustrations are no longer relevant, but the plan has informed the Key Takeaways on the following page.

Code Structure: Overlay

The structure of the code is proposed to be an overlay that retains the underlying zoning districts as currently mapped. See the existing zoning map included on page 5.

We recommend incorporating the new overlay into Article 4: District Regulations of Title 10: Zoning Regulations, Appendix A: Zoning Ordinance. A new item called "Mixed-Use and Middle Housing Overlay" would be created. The current code does not have numbering at the level of the specific districts. For the subsequent numbering, we would use "1.", then "a.", based upon the "General Commercial/Office/Manufacturing District Regulations" section.

The contents of the new division may look something like this:

Mixed-Use and Middle Housing Overlay

1. Overview
2. Mixed-Use Building Types & Uses
3. Middle Housing Building Types & Uses
4. Master Plan Developments
5. Generally Applicable Building Design
6. Generally Applicable Site Design
7. Measuring & Definitions

WHAT HAVE WE HEARD?

MAY 2023 | KEY TAKEAWAYS:

Previous Planning Documents + Listening Sessions*

SMALL-TOWN, VILLAGE-LIKE CHARACTER

- Foster development and revitalization projects that enhance the small-town, village-like character and scale of Warrenville.
- Limit buildings to generally 3 stories in height, while allowing an additional story in specific locations.
- Incorporate standards that reduce the bulk of buildings, such as maximum building widths or the introduction of recesses and bays to break up longer building segments.
- Incorporate standards that vary building segments to reduce large-scale, monotonous facades.

VARIETY OF HOUSING TYPES

- Provide a floating set of regulations allowing a mix of “missing middle” housing types. “Missing middle” includes a range of small-scale, multi-unit housing in between houses and larger buildings.
- Incorporate design standards for housing to reflect the potential context of the developments.
- Make residential uses allowed by-right in the upper stories and rear of the lots in mixed-use developments.

NATURAL AREAS & LANDSCAPED OPEN SPACE

- Create a variety of open landscape and plaza spaces along the street and between buildings in both mixed-use locations and residential areas.
- Add or enhance public amenities such as parks, trails, civic green space, especially providing visibility and accessibility to the DuPage River.
- Require connectivity to existing and proposed trails, e.g. a trail at the rear of any new 2nd Street residential.

WALKABLE, WELL-CONNECTED PLACES

- Improve connectivity, circulation, and access for pedestrians, bicyclists, and automobiles to the extent zoning can address these issues.
- Require buildings to orient to the street sidewalk with build-to zones or smaller setbacks than required in the current code (40 feet).
- Ensure that adequate space is provided between the building and the street for comfortable streetscape areas with sidewalks, street trees, and landscape.
- Locate building entrances facing the street and directly accessible to the public sidewalk.
- Locate parking in the rear or to the side of the buildings.
- Encourage adjacent, accessible parking to be shared between developments with connections, including the parks and river.
- Along Butterfield Road, separate regional traffic from local with access road.
- Create a system that addresses blocks, open space, and street/drive patterns through larger sites, such as those along the north side of Butterfield Road.
- Coordinate buffers at rears of commercial and mixed-use lots where abutting existing single-family houses.

ENHANCED CLARITY & USABILITY OF THE DOCUMENT

- Navigation of the code should be clear for all users.
- Organize regulations in tables for ease of use and comparisons.
- Illustrate regulations with simple diagrams to increase the predictability and convey the expectations for built results.

HIGH-QUALITY, MIXED-USE GATEWAYS

- Proactively locate buildings on the lots to create more predictable site designs, allowing multiple developments to work together to create a place or district.
- Anchor the intersection at Batavia and Warrenville Road by allowing mixed-use buildings on each corner.
- Create a retail and service district along Batavia, just east of Butterfield Road.
- Create standards for high-quality, village-scale building design, especially along street facades, addressing such items as building materials, roof design, windows and balconies, and other key design elements.

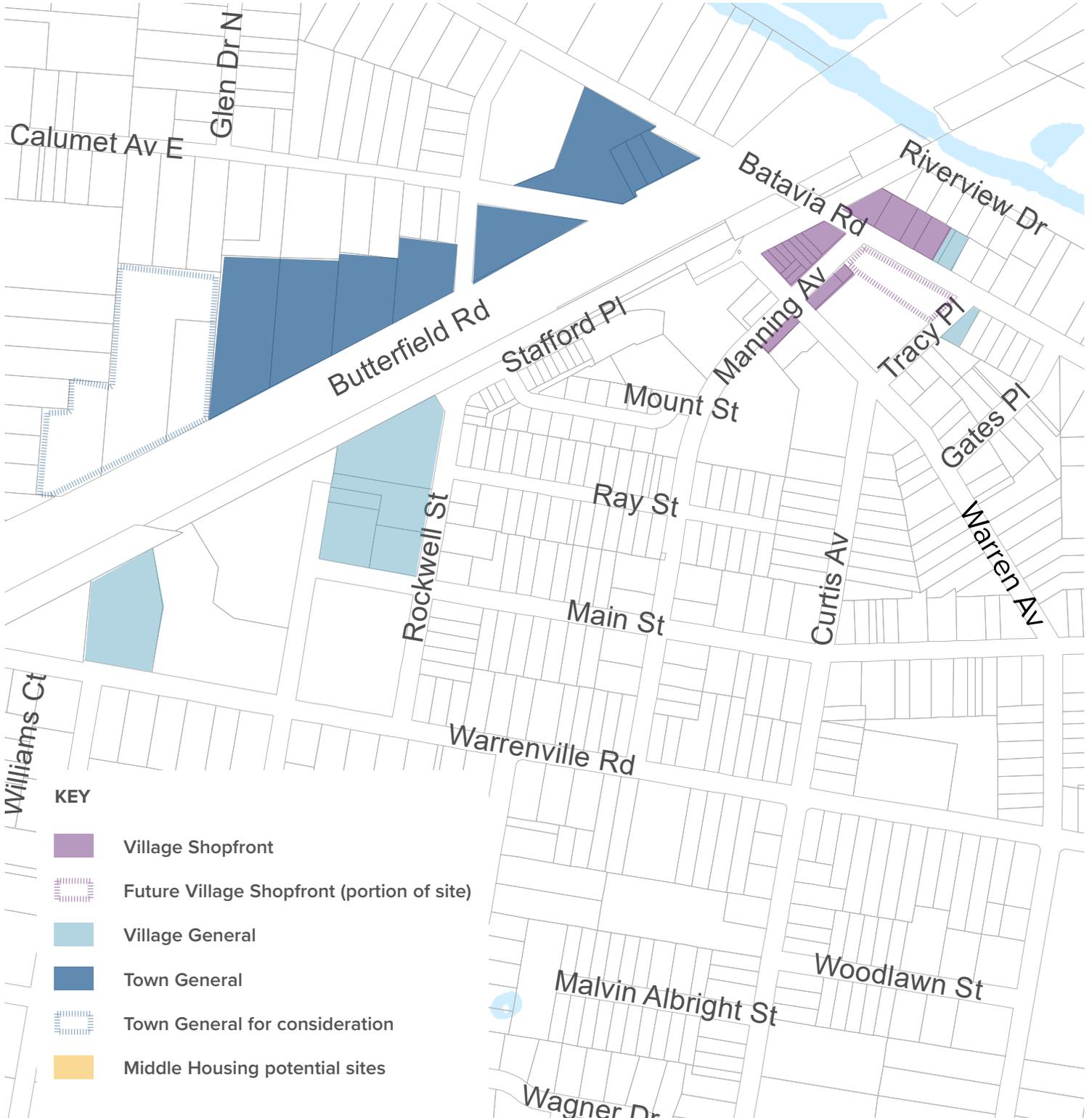
PREDICTABLE APPROVAL PROCESSES

- Clarify and simplify approval processes, reducing the number of steps for a project that meets the regulations to be approved.
- Reduce the need for negotiations, clearly defining triggers as needed that require review by the Plan Commission and City Council.
- Provide processes for relief from strict conformance to the regulations, though those processes will require additional review.
- Ensure that the regulations allow for economically feasible development through testing and comparison with recent developments in the region and beyond.

*Listening sessions included the Work Group, City staff, and community stakeholders.

INITIAL DRAFT OVERLAY MAP

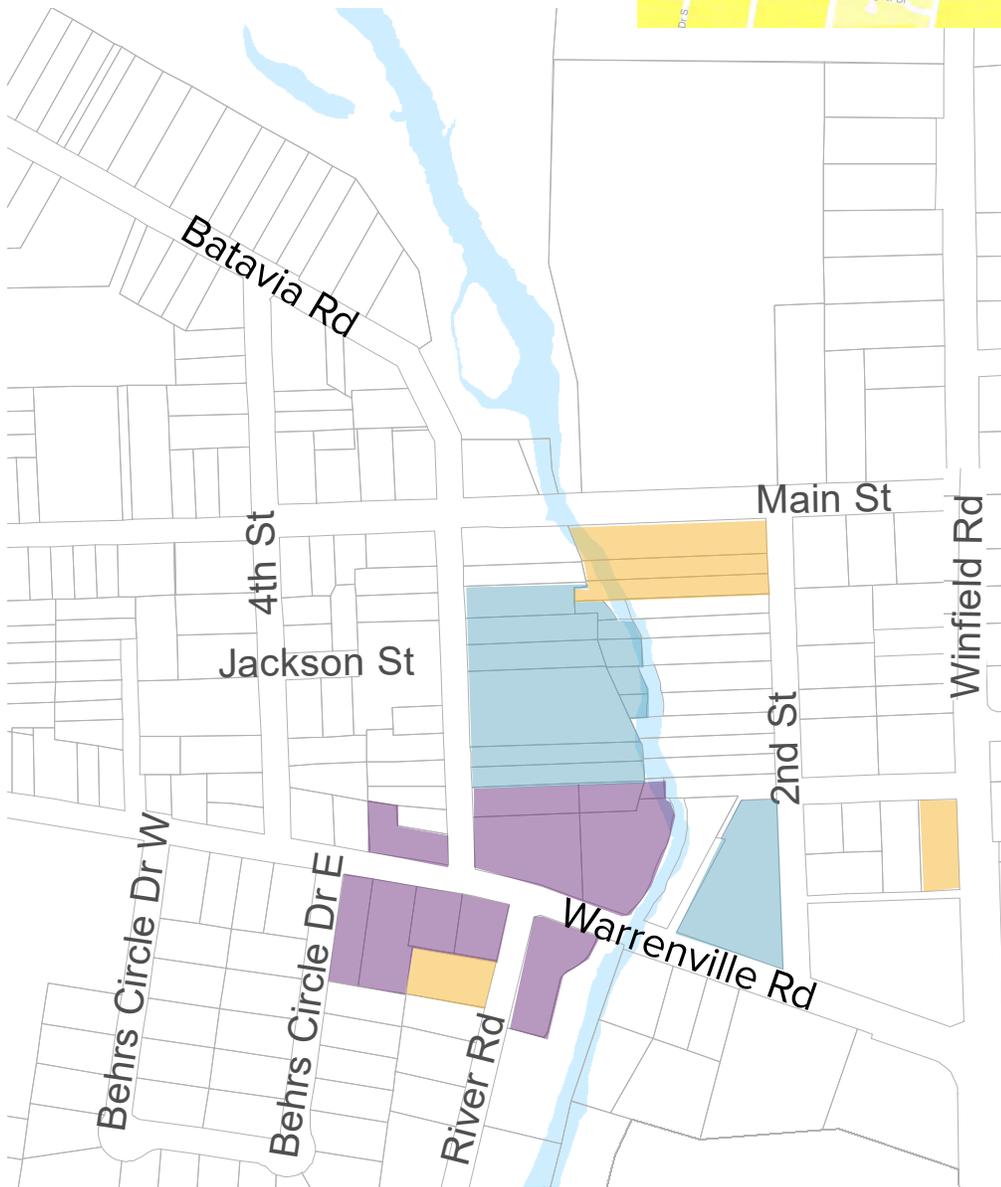
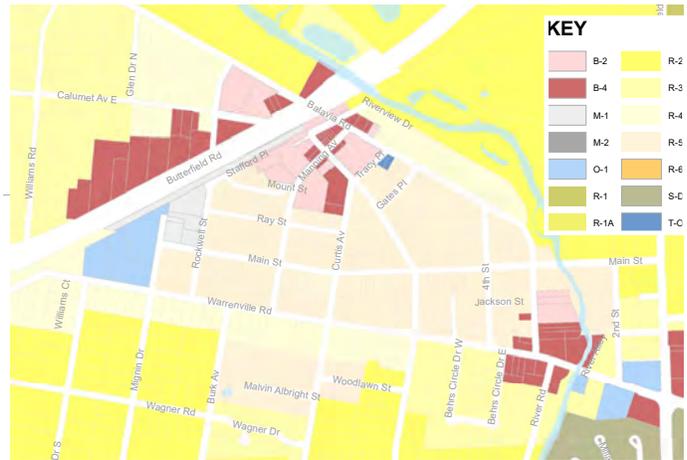
Once confirmed, the working map on this and the next page will serve as the overlay boundaries and define where the different building types may occur. The underlying existing zoning (see page 5 inset map) will remain in place and will serve as the base zoning, modified by the overlay to include building type and design standards and use clarifications.



KEY

-  Village Shopfront
-  Future Village Shopfront (portion of site)
-  Village General
-  Town General
-  Town General for consideration
-  Middle Housing potential sites

EXISTING ZONING DISTRICT MAP



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VILLAGE SHOPFRONT Building Type

The Village Shopfront Building Type is for use in small-scale nodes of shopping, service, and dining activities at the intersection of Warrentville and Batavia Roads, and along Batavia Road, just east of Butterfield Road. In addition to characteristics of typical main-street-style, storefront buildings, the following design elements are key to the Village Shopfront for Warrentville. The three images to the right exemplify these elements in different ways.

TYPICAL USES

- Retail, eating & drinking, artisan/maker spaces, or service uses required on primary facade ground stories
- Residential, service, artisan, office uses along non-primary facades and in all upper stories

SHOPFRONT WINDOWS

Shopfront windows on the ground story and entrances on the street facades provide a high level of permeability and transparency, but may be slightly higher above the sidewalk and smaller than traditional storefront windows. Additionally, they may include mullions to divide the glass, shutters, and window boxes.

LANDSCAPE & GATHERING AREAS

While the buildings are oriented to the public sidewalk, varied depths of the front facade result in small front yard areas, wider streetscape space, or courtyards that break up the traditional main-street streetwall and provide more gathering and landscape opportunities.

ROOF TYPES

A mix of roof types adds to the variety of the places. Parapet or flat roofs allow for a third story with a relatively low profile, but feel a bit less village-like. Pitched roofs with dormers and gables facing the street fit the context of residential neighborhoods and add a village-cottage feel to the areas. Pitched roofs can also accommodate a partial third story within the roof, adding more residential units without adding another full story.

PARKING

Parking located in the rear or in narrow interior side yards can be supplemented with on-street parking or other shared parking.



VILLAGE SHOPFRONT Building Type

ADDITIONAL IMAGES

The following is a sampling of smaller-scaled, main-street-style, storefront buildings on this page and pitched-roof, village-style shopfront buildings on the following page. The Village Shopfront Building Type could allow some or all of the characteristics exemplified in these images. Consider the building widths, heights, roofs, window coverage, building materials, facade divisions, other key details.





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VILLAGE GENERAL Building Type

The Village General Building Type is for use on the edges of shopping nodes with the Village Shopfront Building or as a transition between neighborhoods and commercial corridors. The following design elements are key to the Village General for Warrentville. The three images to the right exemplify these elements in different ways.

TYPICAL USES

- Multi-unit residential, services, artisan/maker space uses, and office uses allowed in all stories
- Limitations on retail and restaurant uses
- Live-work units may occur in this building

ENTRANCES ALONG THE SIDEWALK

Similar to the Shopfront Building, the Village General should have entrances on the street facades at regular intervals, though less often than the Shopfront. Entrances should transition from the public sidewalk through a semi-public space, such as a porch or forecourt. Windows should be provided consistently along all stories on street facades and balcony design will be managed. Parking should be located in the rear.



LANDSCAPE & GATHERING AREAS

Varied depths of the front facade result in small front yard areas, wider streetscape space, or courtyards that break up the facade and provide more gathering and landscape opportunities. The Village General Building typically has more yard space surrounding the building than the Shopfront, including side yards.



VILLAGE SCALE

A mix of roof types adds to the variety of the places, though pitched roofs should be the dominant roof type. Pitched roofs give this building type a more residential feel. Pitched roofs with dormers and gables facing the street fit the context of residential neighborhoods and add a village-cottage feel to the area. Pitched roofs can also accommodate a partial third story within the roof, adding more residential units without adding another full story.



VILLAGE GENERAL Building Type

ADDITIONAL IMAGES

These two pages include a sampling of smaller-scaled, mainly office and residential buildings. Images 15 and 16 include live-work units with public office spaces at the sidewalk. Units in these buildings would be stacked, though some may illustrate side-by-side units. The Village General Building Type could allow some or all of the



characteristics exemplified in these images. Consider the building widths, heights, roofs, window coverage, building materials, facade divisions, other key details.



VILLAGE GENERAL Building Type

TOWN GENERAL BUILDINGS

The following is a sampling of more intensive general buildings for mostly office and residential buildings, perhaps appropriate along the west side of Butterfield Road. The scale of these buildings is a bit taller and wider, and less "village-y" in feel than the Village General, hence the name "Town General" to indicate a somewhat higher intensity.



MIDDLE HOUSING Building Types

The Middle Housing Building Types include a variety of small-scale, multi-unit buildings in between larger apartment developments and single-family homes. Regulating for scale (height, width, massing), materials, yard areas, and other key elements will result in higher quality multi-unit housing that fits comfortably within the context of the area. This type of housing is often referred to as invisible density, gentle density, or "missing middle" housing as recent years has seen a decline in its development. In Warrenville, Middle Housing is intended to be used on the edges of the commercial areas as transitions between commercial and neighborhoods.

USES

- Multi-unit residential only allowed in all stories for most
- Units are organized on a single site in a variety of ways

SMALL GENERAL BUILDING, MULTI-UNIT HOUSE, STACKED FLATS

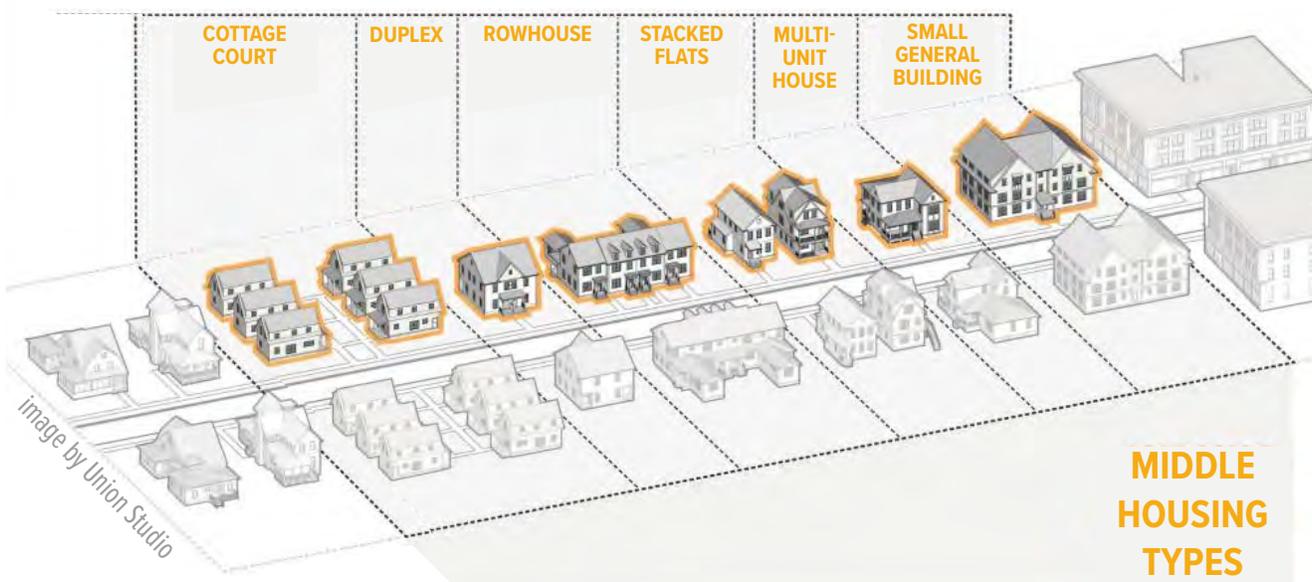
Within the middle housing areas, a maximum building width will manage the sizes of these types of units as well as limiting the height to 2.5 stories (2 full stories with either an exposed basement or attic space with dormers). Small General Buildings will be similar to the Village General Building, but limited in width and footprint to generally accommodate only 4-6 units. Multi-unit houses are a version of the Small General Building with more characteristics of a house, such as a front porch, pitched roof, and sometimes a chimney, accommodating 3-4 units. Stacked flats are a version only a single unit in width, with 2-3 units.

ROWHOUSES, DUPLEXES, SMALL LOT HOUSES

Where the Small General, Multi-Unit House, and Stacked Flats include units stacked on top of each other, the Row Building and Duplex include units located next to each other, sharing a common wall. Row Buildings can accommodate more urban rowhouses (parapet roof, stoop, smaller yards) or more suburban townhouses (pitched roof, porch, and deeper yards). Duplexes can be designed similarly to the multi-unit house, with pitched roofs, a porch, and chimneys. Houses on narrower lots than are typical for Warrenville may also be included, provided design standards are included.

COTTAGE COURT

The Cottage Court is a series of smaller single-unit (or 2-unit houses) organized around a courtyard. See page 15 for images and further explanation.



MIDDLE HOUSING Building Types

MIDDLE HOUSING

The following is a sampling of "middle housing" types included Small General Buildings, Multi-Unit Houses, Stacked Flats, Row Buildings, and Duplexes. Note the widths of the buildings and yard areas exemplified in these images and consider the heights, roofs, window coverage, building materials, facade divisions, and other key details.



COTTAGE COURTS

The following is a sampling of what are typically called "pocket neighborhoods," "bungalow courts," or "cottage courts." Cottage courts are developments typically located on a larger site, usually deeper lots, where small houses or 2-unit houses are organized around a courtyard. Consider the orientation, scale and heights, roofs, window coverage, building materials, facade divisions, and other key details.

images: Pocket Neighborhoods book



image: Union Studio



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MASTER PLAN DEVELOPMENTS

The Master Plan Development (MPD) regulations provide a structure for transforming larger parcels of land into walkable, human-scaled blocks with usable open space and a mix of building types. This section outlines the components of the MPD.

Historically, communities were developed on a lot by lot basis, where each building was uniquely developed, but where all buildings combined created distinctive places. Today, large plots of land are often developed as pods, with multiple buildings and parking lots in between without the infrastructure of streets or civic spaces.

Master Plan Development (MPD) regulations are intended to address that first level of site design, incorporation of infrastructure, streets, and a mix of buildings across these larger sites. Along with an approved master plan, building types regulate each building's design on the site.

This section is intended to *introduce* the concept of MPDs. This tool, as well as building types, will be discussed and refined at length throughout the code drafting process.

STREETS & BLOCKS

An interconnected system of complete streets and walkable blocks will provide visibility and accessibility to the fronts of buildings and through sites for all modes of transportation. Complete streets incorporate sidewalks, street trees, trail connections, and bicycle facilities as well as necessary vehicle access.

Specific regulations will be included in the MPD for street and block layouts making it easy to incorporate a walkable system of blocks, define primary streets frontages, and respond sensitively to how and where street views terminate. Further, street sections included can be approved in advance by the city, simplifying the process for approvals and yielding more predictability for all parties.

OPEN SPACE TYPES

Open space regulations define types of open space and minimum requirements for their development. A series of smaller scaled spaces, geared to the type of

development planned for the area can then be more easily established.

MULTIPLE BUILDING TYPES ON THE PARCEL

The use of building types established by the code within the development means, once the Master Plan Development is approved, future building sites may be approved by-right through an administrative process.

Also, the use of the building types and building design regulations means the developer is not required to design the buildings up front and negotiations of details need not occur during the master plan approval process.

PROCESS

The process for MPDs includes the approval of a master regulating plan illustrating new streets, blocks, and open space. See an example on the following page. The regulating plan serves as the basis for any subdivision approvals to dedicate any public streets and open space, and as the base for delineation of parcels to apply the building types. Subdivision may not be required if the streets and open space are to remain privately held, but the design of both must follow the regulations whether private or publicly owned.

Upon the granting of all approvals, development of buildings on the site may occur by-right through an administrative site plan approval process, utilizing the building type, building design, and site design regulations.

While similar to planned unit developments (PUDs) or other types of planned developments, the approval of the MPD is based upon an objective set of regulations versus negotiated design based upon subjective guidelines. The intent is a more straightforward process, saving both time and money, and resulting in a more predictable design.

EXAMPLE REGULATING PLAN

The diagram on the following page illustrates an example regulating plan from another municipality as required by an MPD.

Key elements shown in this sample regulating plan include:

- **Streets and Blocks.** Introduction of new public or private streets, providing full access into the larger site and organization for multiple new building sites and blocks. The new streets align and extend existing streets to the extent practicable.

In order to ensure street frontages are treated consistently, primary streets are designated that require building or open space frontage and non-primary streets are labeled to serve as side streets with garages or parking access.

- **Open Space.** New open spaces preserve existing tree canopy and waterways, using the Village Green and the Greenway open space type requirements for width, length, street frontage, trail/path, and degree of landscape area. Note that the open spaces have a high level of visibility along the streets.
- **Mix of Zones.** Use of 3 building types on the site allows for the introduction of a storefront shopping-eating-drinking area in the purple Village Shopfront location with residential and/or service/office buildings in the blue Town General areas. A small area of Middle Housing is also introduced in the orange area.

Note that the building and parking layout is not shown at this stage, but would be regulated by the building type. Parking access is, however, shown as this would define where parking and service drives would occur through the site and

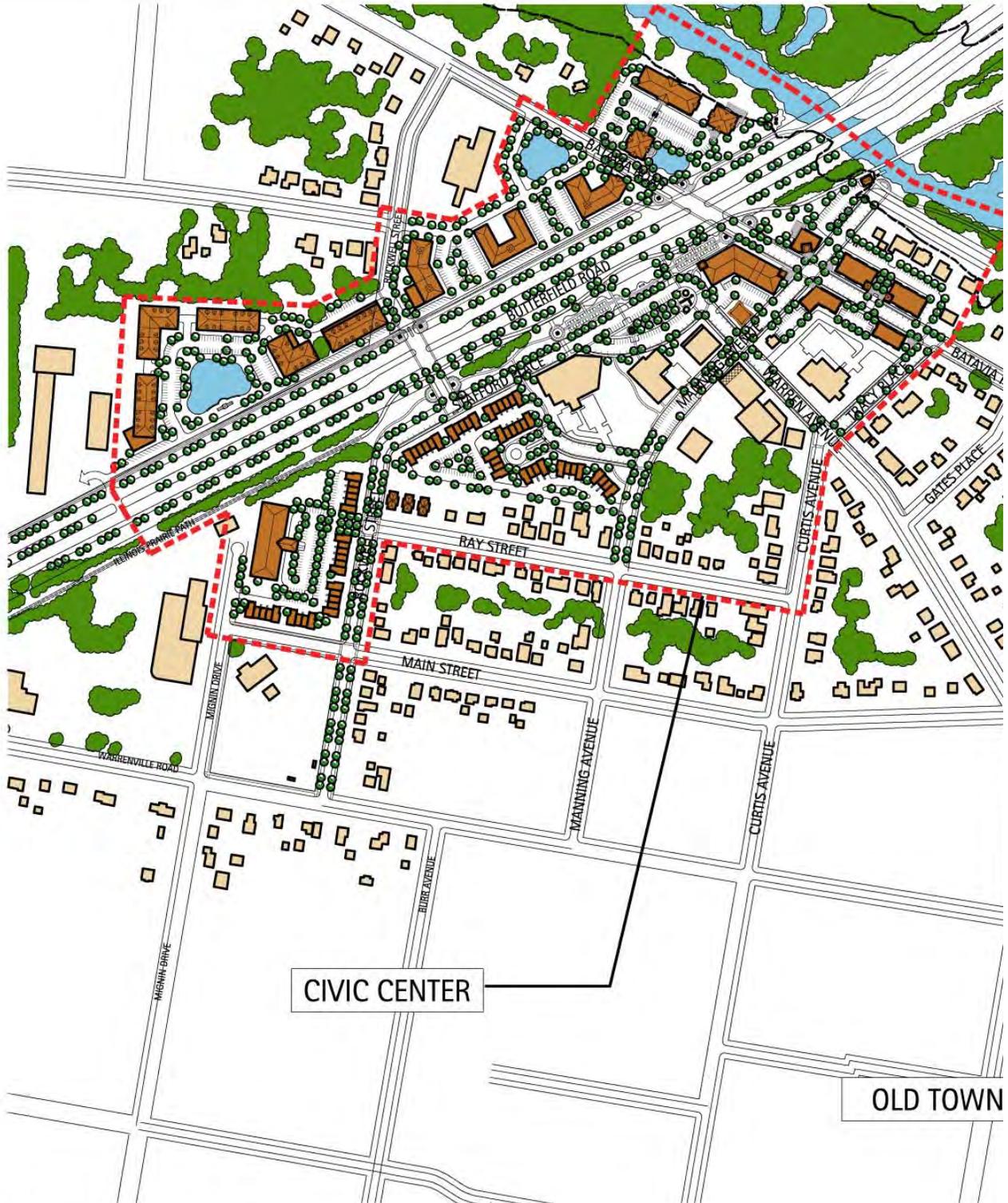
allows them to be shared. The location of a courtyard is also shown to illustrate how the building surrounding it might achieve entrance requirements.

Finally, the views down street are noted with an asterisk to ensure that the building location and design terminates those views appropriately.

EXAMPLE MASTER PLAN DEVELOPMENT (MPD) REGULATING PLAN



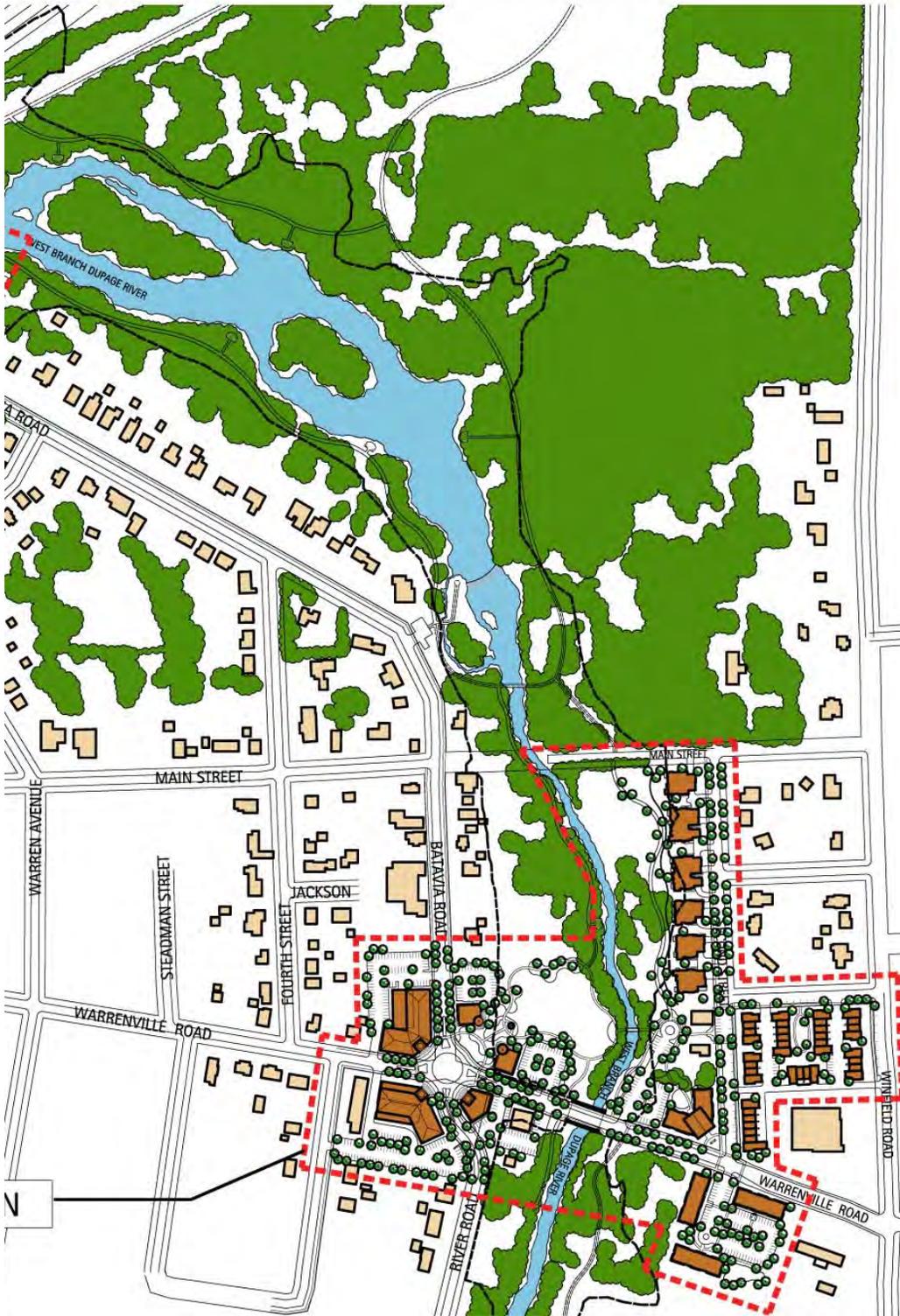
APPENDIX: OLD TOWN/CIVIC CENTER SUBAREA PLAN (FOR REFERENCE ONLY)



City of Warrenville, Illinois

Warrenville Old Town/Civic Center Subarea

Overall Subarea Plan



Plan



S. B. Friedman & Company
Real Estate Advisory and Development Consultants

LAKOTA

THE LAKOTA GROUP INC



March 9, 2007



www.warrenvillebydesign.com

prepared by:

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**All
Together.**

[branding]

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