

Recommended Standards for Town Center Development

Town Center Coordination Committee - December 21, 2009

The following is a list of suggested minimum requirements compiled by the Committee for the Town Center Development Area. The list is intended to address the particular development requirements for the Wickes Property, but includes standards that would be appropriate to apply to the other properties in the Town Center area. The conceptual layout included with these recommended standards is for illustrative purposes only; it is likely that developers could create alternate configurations that would also meet the following standards.

1. **Land Uses:** Retail along Dundee Road, transitional in middle (flexible between retail, residential, and mixed-use, with a preference for the inclusion of retail), with residential at the south end toward Heritage Park.
2. **Street Configuration:** Extend and widen Community Boulevard to provide east/west access; provide for Community Boulevard to connect to relocated Town St. via an at-grade rail crossing in future. Maintain the intersection of Northgate parkway and Dundee Road while gradually shifting Northgate Parkway to the east for better north-south access as indicated in the conceptual layout. Re-use as much of Northgate road bed and intersection as possible to reduce costs; and close Park District curb cut on Dundee Road. The extended Community Blvd. should have a northeast/southwest configuration as indicated in the concept plan.
3. **Street Character:** Streets should be pedestrian-oriented with wide sidewalks and landscaping. The plan should include provisions for easy bicycle access to the area.
4. **Traffic flow:** Encourage circular flow that works without at-grade rail crossing; do not build anything that would prevent at-grade rail crossing of Community Boulevard. Design streets to prevent cut-through traffic on Park District property.
5. **Phasing:** First phase would include the streets and the southernmost area (expected to be purely residential, with some element of public open space); the second phase would be Dundee frontage (expected to be purely retail); and third phase would be middle area (expected to be flexible between retail, residential, and mixed-use, with a preference for the inclusion of retail).
6. **Surface parking:** Reduce surface parking in residential area by requiring resident parking to be under the buildings; keep Metra parking intact until later phases to allow flexibility with relocating; street parking depends on whether the landscaping is within the medians or integrated into the sidewalks (tree grates, planters, etc.).
7. **Public Open Space:** Encourage taller residential buildings if rental or condominium to allow for more green space. As noted above, the first phase should include some element of public open space. Usable plaza space and sidewalk seating should be incorporated into later phases.
8. **Residential density and character:** The residential areas are expected to be dense, and provide a minimum of 200 new units. Future projects in the Town Center are also expected to be dense, with all housing to either be multi-family or attached single-family. The housing products are expected to meet or exceed the zoning code standards for building materials in the Town Center area (masonry required, incorporate accent materials for architectural interest, inclusion of private open space, etc.). In order to help Wheeling expand the availability of housing units in market sectors with a shortage of units, the Committee researched potential price points. For units that are offered for sale, the Committee recommends a price point guideline of 95% of the price point for similar housing units constructed in the Village within the last five years. For rental units, the Committee suggests the following are the suggested price points, which were calculated using the same 95% guideline for current rental rates per square foot for comparable existing units: \$1.25 / square foot or \$1.35 / square foot with indoor parking.



Pharmacy

Restaurant

Extng.
Burger King

Village
Hall

Future
Commercial
Devel.

Retail/
office

Retail

Future
Commercial
Devel.

Retail

Rec. Center

Clubhouse

Aquatic Center

Residential
3 story - 200 units
Parking underground



**Remove small portion
Northgate road bed**

**Close Pk Dist
curb cut**

**Widen / extend
Community Blvd to provide
main east-west access**

**Commercial land
use along Dundee**

**Landscaped
streets / wide
sidewalks throughout**

**Northgate shifts
to provide main
north-south access**

**Make at-grade
crossing possible**

**Residential land
use to the south
(underground parking
reduces surface lots)**

**Circular flow
functions without
at-grade crossing**



Phase 2

Phase 3

Phase 1
(includes streets)