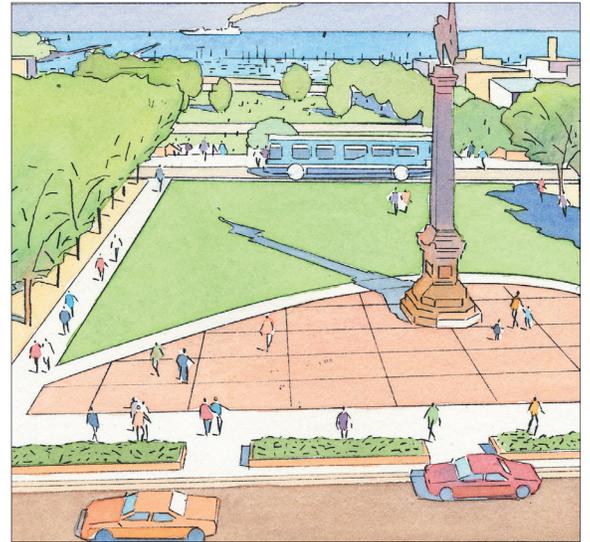


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## *I. Introduction*

## INTRODUCTION

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This document was prepared by the City of Waukegan to expand and clarify the concepts put forth in the 2003 Waukegan Lakefront-Downtown Master Plan.

The Master Plan, the result of a nine-month process of evaluation, design and public comment, was approved unanimously by the Waukegan City Council in August of 2003. The Plan proposes the creation of three new lakefront development districts, a fourth lakefront district featuring a variety of open space amenities, and the refinement of the Downtown district, all containing a variety of land uses and building types. It also defines a series of public investments in infrastructure, including new streets, public parks, and an enhanced lakefront. These elements combine to form an exciting new vision for Waukegan, one that reconnects the downtown to Lake Michigan while stimulating significant new investment in the city.

The Design Guidelines identify the character, details and maximum allowed development for all components of the Master Plan.

This document is intended for use by both regulating agencies and private developers to achieve the goals and objectives set forth in the Master Plan. When properly implemented, these Guidelines will create new districts, streets and open spaces for Waukegan that will realize the long-term vision set forth by the citizens and government of Waukegan for their city.

## DESIGN GUIDELINES OVERVIEW

### OVERVIEW OF THE DESIGN GUIDELINES

The Design Guidelines support the key principles developed during the Master Plan process. These principles are:

- Emphasize mixed-use transit-oriented development in the Downtown and the Harborfront
- Create strong pedestrian, transit, and roadway connections between Downtown and the Lakefront
- Protect, restore, and enhance Waukegan's ravine and park system
- Restore the Lakefront into a regional environmental and recreational asset
- Create a transportation framework that allows clear access to the Lakefront
- Encourage Harbor-related uses that complement an environmentally-based Lakefront.

The Guidelines outline specific regulations for the districts, building types, streets, and open spaces within the Downtown and Lakefront area. These regulations are further illustrated with the use of images that represent best practices. The Guidelines are divided into five components:

- Development districts
- Building types
- Development densities
- Streets and open space
- Sustainable development

### REQUIREMENTS OF DEVELOPERS

Waukegan welcomes the contributions of the development community in implementing its Master Plan. Developers must comply with both the spirit and the letter of both the Master Plan and the Design Guidelines.

Exceptions to the Design Guidelines will be assessed on a case by case basis, but in all instances will be evaluated against the principles and vision articulated in the Master Plan.

### PURPOSE OF THE DESIGN GUIDELINES

The purpose of the design guidelines is as follows:

#### **1. Define the overall design approach for districts and building types.**

The four districts within the Master Plan - Downtown, South Lakefront, Harborfront, and North Harbor - have distinct and shared characteristics. The Design Guidelines outline the similarities between districts, while articulating the districts' unique elements.

#### **2. Confirm community goals for the design and quality of new development.**

These goals were outlined throughout an extensive public review process that accompanied the development of the master plan. Input from local citizens and leaders was solicited and included in the overall plan.

#### **3. Establish clear rules for neighborhoods, blocks, lots, buildings, streets, and open spaces.**

The rules are developed as a means to guide development to produce a harmonious built environment. They place priority on the users of the neighborhood, whether they are residents, visitors, or workers.

#### **4. Provide clarity to private development interests about the physical and design framework within which they will be required to work.**

Aesthetic and programmatic development requirements are articulated so that developers have a clear understanding of the expectations for their work.

#### **5. Provide confidence to private development interests that neighboring properties will follow common standards.**

Common standards ensure that the integrity of a neighborhood's character is maintained, securing property values and allowing the neighborhood to mature in a consistent manner.

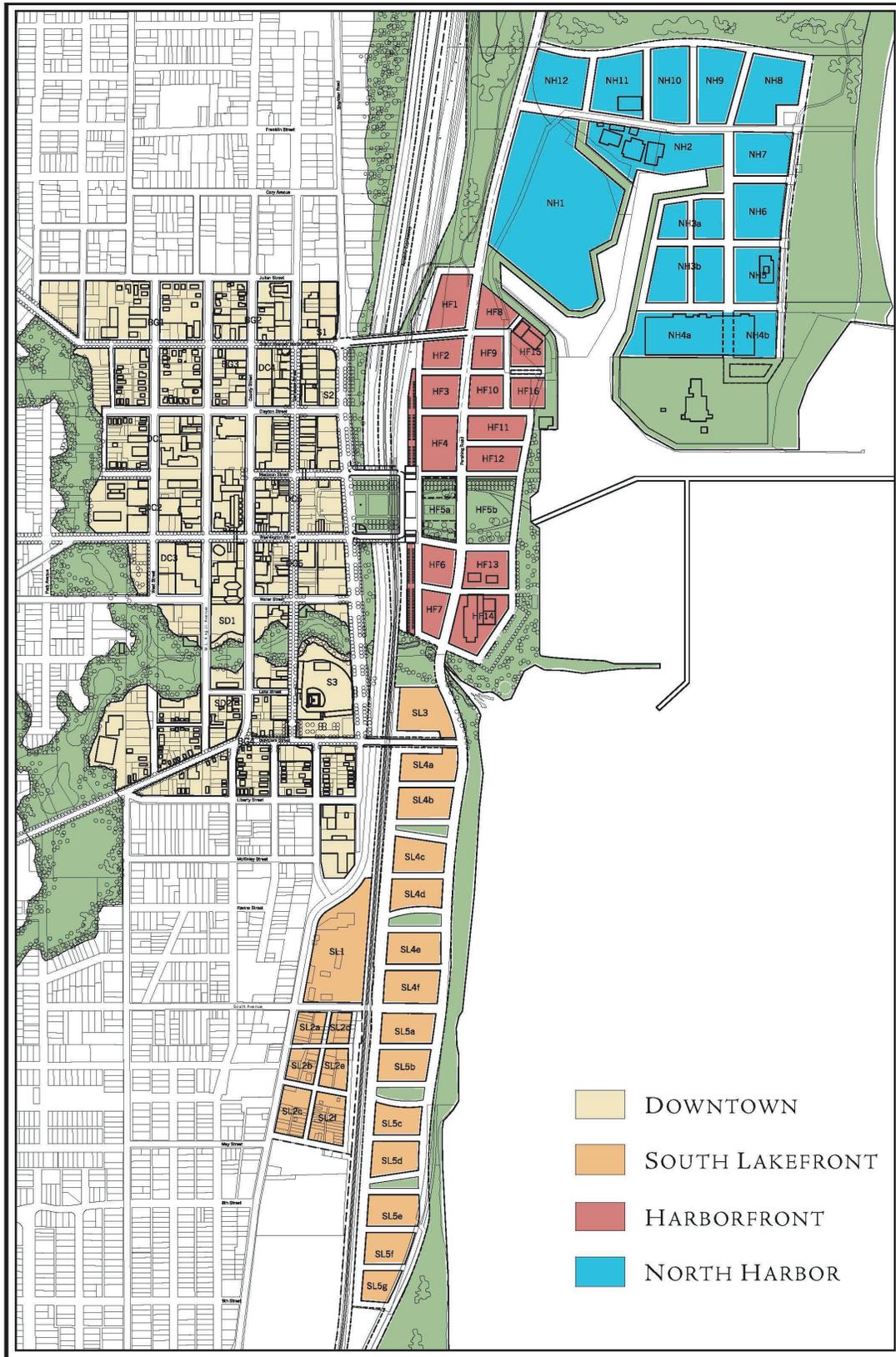
#### **6. Provide a promotional tool for inclusion in requests for proposal.**

A clear and comprehensive plan helps to build interest and excitement, which encourages development.

#### **7. Unite the city in its evaluation of development proposals.**

The guidelines are a tool to measure the design intent of development proposals, and to provide a common standard for evaluation.

# THE MASTERPLAN



**DEVELOPMENT PROGRAM**

The following tables show the allowable development for each of the four districts of the Master Plan, and are intended to give an overview of the type, mix, and quantity of development. This program was developed through an extensive process of economic evaluation of the opportunities presented in the Master Plan. It is presented in greater detail in Chapter IV, "Guidelines for Development Densities".

**DOWNTOWN**

| <b>Residential</b>     |                 |                    |
|------------------------|-----------------|--------------------|
| High-density           | 6 acres         | 568 units          |
| Multi-family           | 10 acres        | 428 units          |
| Single family attached | 4 acres         | 60 units           |
| Single family detached | 1 acre          | 2 units            |
| <b>TOTAL</b>           | <b>21 acres</b> | <b>1,058 units</b> |
| Average Density        | 49 du/acre      |                    |

| <b>Other Development</b> |                |                   |
|--------------------------|----------------|-------------------|
| Retail/Office            | 2 acres        | 228,000 sf        |
| Marina Functions         | .....          | .....             |
| Civic/Sports             | 5 acres        | 100,000 sf        |
| Non-Accessory Parking    | .....          | .....             |
| <b>TOTAL</b>             | <b>7 acres</b> | <b>318,400 sf</b> |

**SOUTH LAKEFRONT**

| <b>Residential</b>     |                 |                  |
|------------------------|-----------------|------------------|
| High-density           | .....           | .....            |
| Multi-family           | 5 acres         | 176 units        |
| Single family attached | 15 acres        | 234 units        |
| Single family detached | 29 acres        | 336 units        |
| <b>TOTAL</b>           | <b>49 acres</b> | <b>746 units</b> |
| Average Density        | 15 du/acre      |                  |

| <b>Other Development</b> |               |                  |
|--------------------------|---------------|------------------|
| Retail/Office            | 1 acre        | 38,400 sf        |
| Marina Functions         | .....         | .....            |
| Civic/Sports             | .....         | .....            |
| Non- Accessory Parking   | .....         | .....            |
| <b>TOTAL</b>             | <b>1 acre</b> | <b>38,400 sf</b> |

**HARBORFRONT**

| <b>Residential</b>     |                 |                    |
|------------------------|-----------------|--------------------|
| High-density           | 3 acres         | 320 units          |
| Multi-family           | 5 acres         | 428 units          |
| Single family attached | 14 acres        | 305 units          |
| Single family detached | .....           | .....              |
| <b>TOTAL</b>           | <b>22 acres</b> | <b>1,052 units</b> |
| Average Density        | 46 du/acre      |                    |

| <b>Other Development</b> |                 |                   |
|--------------------------|-----------------|-------------------|
| Retail/Office            | 6 acres         | 117,600 sf        |
| Marina Functions         | 1 acre          | 20,000 sf         |
| Civic/Sports             | .....           | .....             |
| Non-Accessory Parking    | 3 acres         | 167,000 sf        |
| <b>TOTAL</b>             | <b>10 acres</b> | <b>304,600 sf</b> |

**NORTH HARBOR**

| <b>Residential</b>     |                 |                  |
|------------------------|-----------------|------------------|
| High-density           | .....           | .....            |
| Multi-family           | 12 acres        | 644 units        |
| Single family attached | 18 acres        | 214 units        |
| Single family detached | 3 acres         | 38 units         |
| <b>TOTAL</b>           | <b>33 acres</b> | <b>896 units</b> |
| Average Density        | 27 du/acre      |                  |

| <b>Other Development</b> |                |                   |
|--------------------------|----------------|-------------------|
| Retail/Office            | 7 acres        | 91,200 sf         |
| Marina Functions         | .....          | .....             |
| Civic/Sports             | 1 acre         | 200,000 sf        |
| Non-Accessory Parking    | .....          | .....             |
| <b>TOTAL</b>             | <b>8 acres</b> | <b>291,200 sf</b> |

# THE SPIRIT OF WAUKEGAN



Building Craft



Building Craft



Building Craft



Neighborhoods



Neighborhoods



Neighborhoods



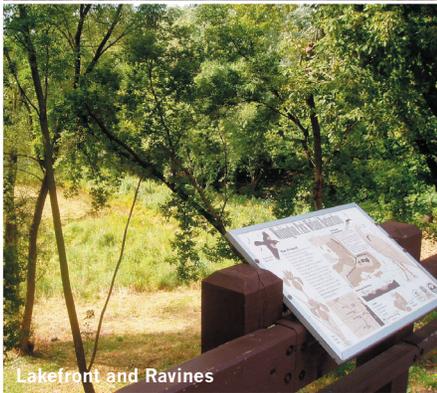
Streets



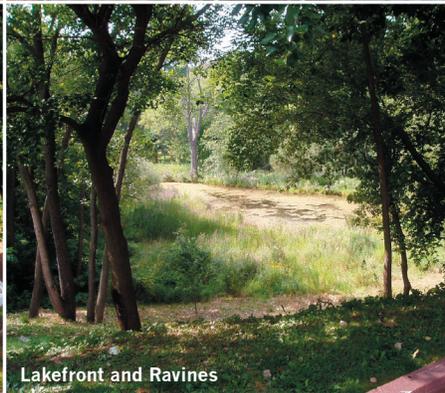
Streets



Streets



Lakefront and Ravines



Lakefront and Ravines



Lakefront and Ravines

## WAUKEGAN'S CHARACTER

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In developing both the Master Plan and the design guidelines, careful consideration was given to the existing conditions in Waukegan's downtown and lakefront, including open spaces, buildings and street character.

Waukegan's character is eclectic, and reflects its position as an evolving Great Lakes city. Its architecture has been influenced by its roots as a Midwestern town, its proximity to Chicago, and its growth throughout the 20th century. The buildings, streets, signs and parks have a tremendous variety of design styles, ranging from Victorian structures to significant mid-20th century office buildings.

Downtown Waukegan's focus is Genesee Street, a pedestrian-friendly, commercial stretch of cafes, offices and shops. Along this street and throughout the area, significant architectural character is evident in the Waukegan Building, the 1 S. Genesee Bank, and the Genesee Theater. Despite some neglect over the years, the craft and care given to these buildings are evident today. As a result of their presence, downtown Waukegan has an architectural tradition on which it can continue to build.

Today the Illinois State Park Beach and other environmental areas enrich Waukegan and provide a connection to nature. Waukegan's river, ravine system and parks contribute to a high-quality interconnected open-space system.

Cool breezes and vast lake vistas give the harbor and marina a freshness and liveliness not often associated with a Midwestern town. From downtown the lake's presence is felt in views down streets and across parks. The Master Plan acknowledges the importance of the lake. Opportunities such as this define Waukegan, and should be preserved and strengthened.

In the initial phase of downtown revitalization and lakefront development, these characteristics that set Waukegan apart should be enhanced.

### **Downtown**

- A diverse mix of uses
- Retail
- Government
- Education
- Housing

### **Harbor and Marina**

- A strong sense of place
- Active Marina
- Public Waterfront
- Harborfront dining
- Pedestrian access

### **Neighborhoods**

- Variety of homes
- Tree-lined, walkable streets
- Hedges & articulated fences

### **Retail**

- Unique shops and storefronts
- Active streets

### **Building Craft**

- Facade treatment of historic buildings
- Signage on historic buildings
- Special attention to street corners
- Iconic retail signs

### **Streets**

- Variety of building types
- Views to Lake Michigan
- Main street character of Genesee Street

### **Parks**

- Connection with neighborhoods
- Variety, from urban park plazas to neighborhood playgrounds

### **Ravines**

- Connection with neighborhoods
- Bridge views
- Walking paths

### **Lake Presence**

- Views from Downtown and Lakefront districts
- Beach and Marina attraction

