



III. Guidelines for Building Types

SINGLE FAMILY DETACHED HOMES



A Single Family Detached Home is an individual, free-standing building on a fee-simple lot.

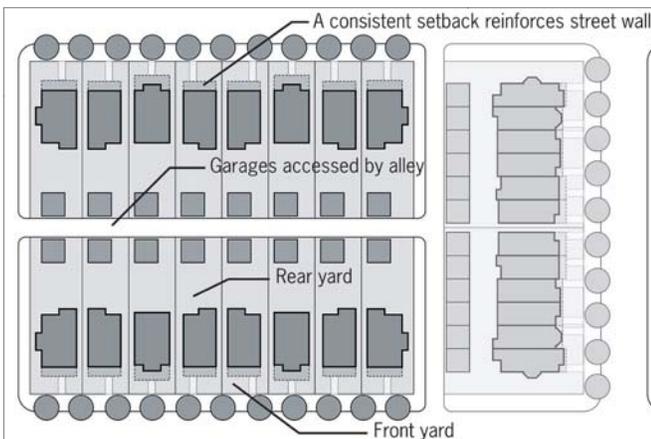
DEFINITION

A Single Family Detached Home is an individual, free-standing building on a fee-simple lot. The scale and form of these homes will be broadly coordinated to support an overall neighborhood identity.

The best single family detached homes have generous windows and openings on all sides. Front doors face the streets, and entries may be celebrated with steps, porches, awnings, or lights. Variations in expression, materials, and color create unique identities for homes. Single family detached homes make up the majority of the homes in Waukegan.

BLOCK DESIGN

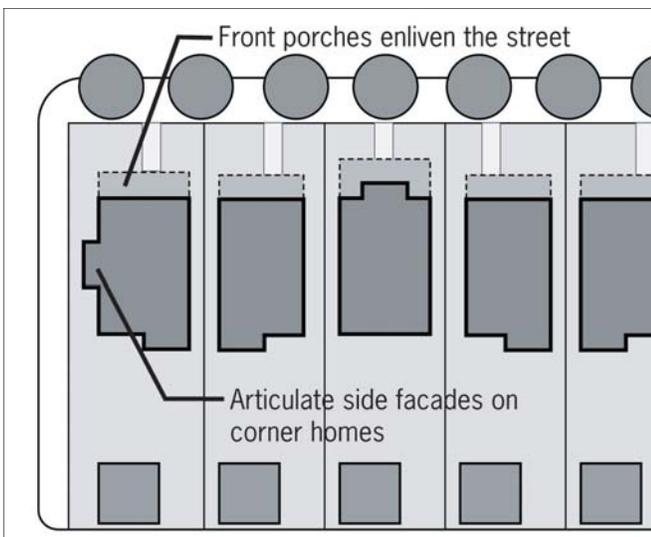
- Blocks will be designed to accommodate lots that can host a single family detached home.
- Blocks will accommodate a net development density of 10 to 15 dwelling units per acre.
- Blocks will be organized to allow homes to face streets and have front and rear yards.
- Service and garage access will be provided from alleys internal to the block
- Access to alleys will be from district or neighborhood streets rather than major streets.
- Lot widths will be consistent within each block.
- Lot depths will be consistent on each block, reflecting the relationship between street and alley.
- Corner lots may be up to 10 feet wider to accommodate larger homes or gardens.



Blocks will be organized to allow homes to face streets and will offer front and rear yards.

LOT DESIGN

- Single family detached homes will be built to an established setback to ensure a consistent street wall.
- Homes on corner lots will respect the setbacks for streets on each side.
- Side yards will define a clear separation between homes and allow light and air circulation.
- Garages will be built to an established setback at the rear of the lot to help define this amenity and facilitate municipal services.
- A maximum lot coverage will ensure yards and gardens are provided and allow absorption of storm-water into soils.

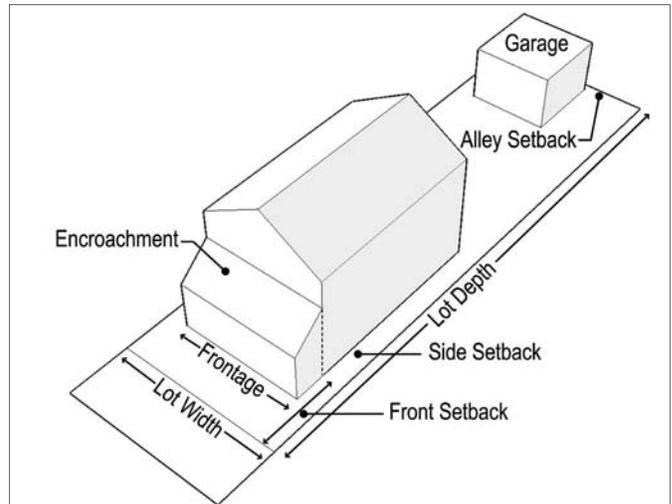


Single family detached homes will be built to an established setback on each block face to ensure a consistent street wall.

SINGLE FAMILY DETACHED HOMES

SINGLE FAMILY DETACHED HOME REQUIREMENTS

- Lot widths: 30' - 50'
- Lot depths: 120' - 150'
- Lot sizes: 3,600 sf - 7,500 sf
- Height limit: 45 feet
- Front setback: 15' - 30'
- Side setback: 5' - 8'
- Alley setback: 2'
- Encroachment: Maximum 40% of front setback distance
- Floor area ratio: 0.5 - 0.7
- Frontage: Minimum 60% of lot width
- Façade opening: Minimum 30% of front facade
- Main Entrance: Front
- Parking spaces: 2 per unit
- Parking location: Rear garage
- Parking access: Alley



Illustrated building requirements.

BUILDING EXPRESSION

- Homes will address the street.
- The front facade will include the front door and generous windows to offer “eyes” on the street.
- Side and rear facades will also be well-articulated with windows and doors.
- Homes on corner lots will have side facades on the street frontage that are detailed with similar materials and expression as the front facade.
- Variations in roof form, material type and color, and size and placement of doors and windows are encouraged.
- Encroachments such as porches, steps, and awnings offer added interest to the pedestrian realm.



Encroachments such as porches, steps, and awnings offer added interest to the pedestrian realm.

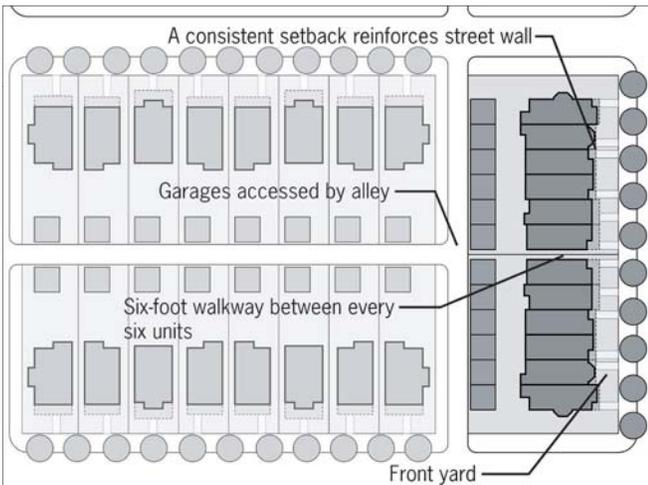


The front facade will include the front door and generous windows to offer “eyes” on the street.

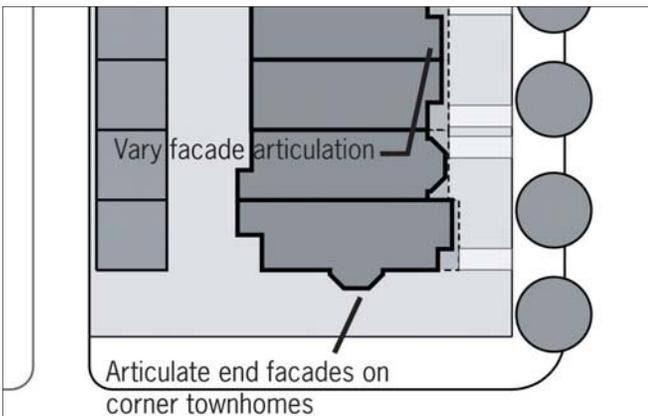
SINGLE FAMILY ATTACHED HOMES - TOWNHOMES



The scale, form, and expression of these homes are often closely coordinated with the units to which they are attached.



Blocks will be organized to allow homes to face the street, will offer front yards, and will provide service and garage access from alleys at the rear.



Single family attached homes will be built to an established setback to ensure a consistent street wall.

DEFINITION

Single Family Attached Homes offer individual homes attached to their neighbors by shared side walls, on a lot that is owned jointly by all owners. The scale, form, and expression of these homes are often closely coordinated with the units to which they are attached.

The best single family attached homes offer well-articulated front facades, with multiple openings that create an attractive street wall. Front doors face the streets, and entries may be celebrated with steps, porches, awnings, or lights. Variations in architectural form and expression avoid monotonous neighborhoods. Single family attached homes are popular in the Chicago region, where they are often referred to as “townhomes”. Elsewhere, they are sometimes called “row houses”.

BLOCK DESIGN

- Blocks will be designed to accommodate lots that can host single family attached homes.
- Blocks will accommodate a net development density of 15 – 25 dwelling units per acre.
- Blocks will be organized to allow homes to face the street, to have front yards, and to have service and garage access from alleys internal to the block.
- In some instances, parking may be incorporated into the residential structure.
- Access to alleys will be from district or neighborhood streets rather than major streets.
- Lot widths will be defined by the number of attached units within the block.
- Lot depths will be consistent on each block, reflecting the relationship between street and alley.

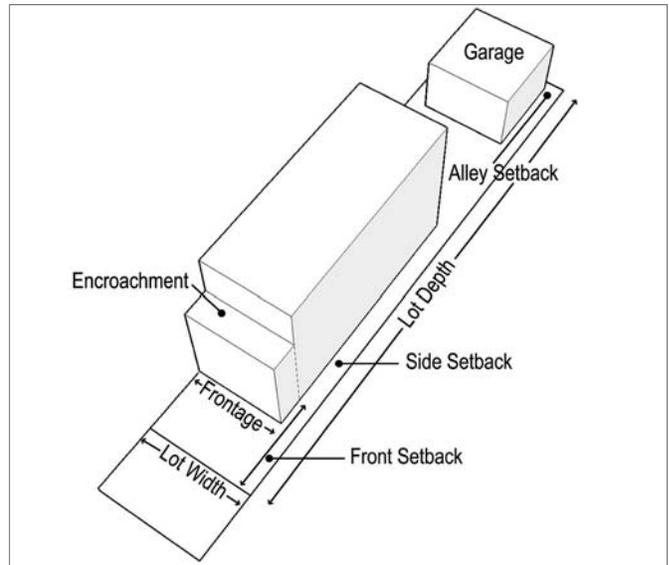
LOT DESIGN

- Single family attached homes will be built to an established setback to ensure a consistent street wall.
- The maximum number of attached units in a single structure will be 6.
- Structures comprised of single family attached homes must be separated by 6 feet when each faces the same street.
- The end wall of one row facing the rear wall of another row that faces another street must be separated by 20 feet.
- End walls on corner lots must reflect the setback established for immediately adjacent structures to a minimum of 5 feet.
- Garages will be built to an established setback at the rear of the lot to help define this amenity and facilitate municipal services.

SINGLE FAMILY ATTACHED HOMES - TOWNHOMES

TOWNHOME - TYPE A REQUIREMENTS

- Lot widths: 26' - 30'
- Unit Widths 23' - 30'
- Lot depths: 110' - 130'
- Lot sizes: 2,860 sf - 3,900 sf
- Height limit: 45 feet
- Front setback: 10' - 20'
- End setback: Predominant depth of adjacent building or min of 5'
- Alley setback: 2'
- Encroachment: Maximum 40% of front setback distance
- Floor area ratio: 0.6 - 1.0
- Frontage: Minimum 85% of lot width
- Facade opening: Minimum 30% of front facade
- Main entrance: Front
- Parking spaces: 2 per unit
- Parking location: Rear garage
- Parking access: Alley



Illustrated building requirements

TOWNHOME - TYPE B REQUIREMENTS

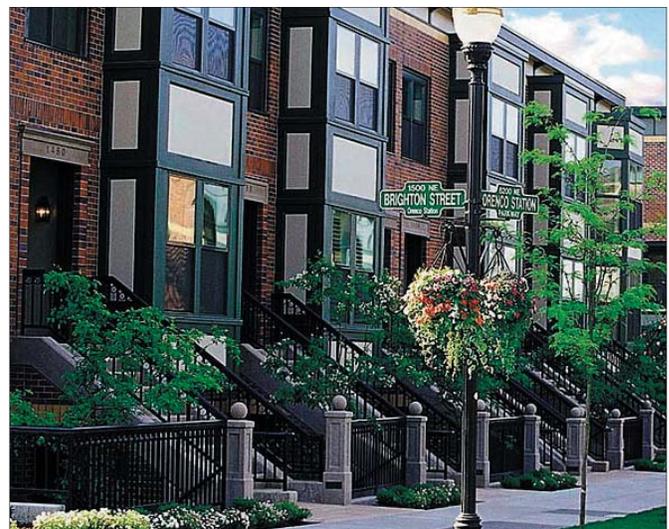
- Lot widths: 18' - 24'
- Unit Widths 18' - 24'
- Lot depths: 70' - 120'
- Lot sizes: 1,260 sf - 2,880 sf
- Height limit: 45 feet
- Front setback: 10'
- Alley setback: 2'
- Encroachment: Maximum 40% of front setback distance
- Floor area ratio: 0.9 - 1.5
- Frontage: Minimum 85% of lot width
- Facade opening: Minimum 30% of front facade
- Main entrance: Front
- Parking spaces: 2 per unit
- Parking location: Rear garage
- Parking access: Alley



Variations in roof form, material color and type, and size and placement of doors and windows will create unique homes.

BUILDING EXPRESSION

- Homes will address the street.
- The front facade will include the front door and generous windows to offer “eyes” on the street.
- End walls will be well articulated with windows.
- Rear walls will be well articulated with windows and doors.
- Blank facades are not permitted.
- Variations in roof form, material color and type, and size and placement of doors and windows will create unique homes.
- Encroachments such as porches, steps, and awnings offer added interest to the pedestrian realm.



Encroachments such as porches, steps, and awnings offer added interest to the pedestrian realm.

SINGLE FAMILY ATTACHED HOMES - STACKED FLATS



Stacked Flats offer individual homes that are attached to their neighbors above and below.

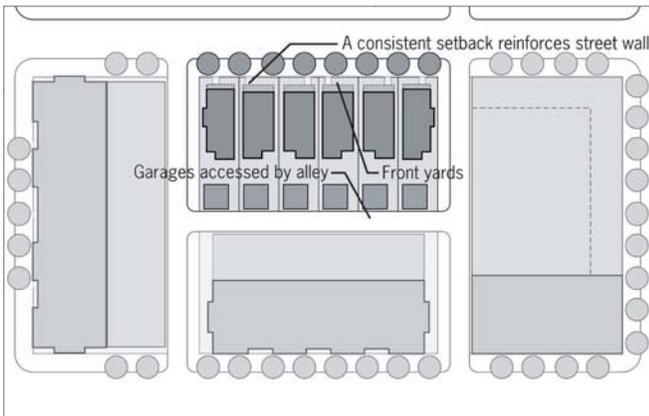
DEFINITION

Stacked Flats offer individual homes that are attached to their neighbors above and below within a single building. Units are not attached at the side. The scale, form, and expression of these homes are often closely coordinated with the units to which they are adjacent. Stacked flats typically sit on a lot that is owned by a single owner, which in some cases may be the homeowners association.

The best stacked flat buildings offer well-articulated front facades, with multiple openings that create an attractive street wall. Front doors face the streets, and entries may be celebrated with steps, porches, awnings, or lights. These buildings are popular in the Chicago region, where they are often referred to as “two-flats” or “three-flats.”

BLOCK DESIGN

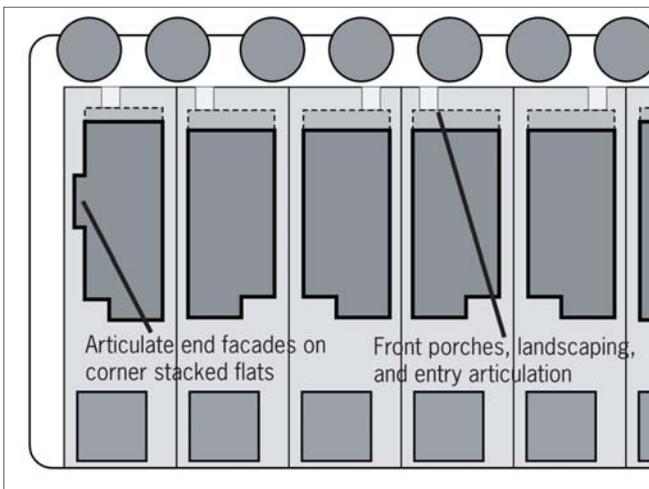
- Blocks will be designed to accommodate lots that can host stacked flat buildings.
- Blocks will accommodate a net development density of 25 - 40 dwelling units per acre.
- Blocks will be organized to allow homes to face streets, to have front yards, and to have service and garage access from alleys internal to the block.
- Access to alleys will be from district or neighborhood streets rather than major streets.
- Lot widths will be consistent within each block.
- Lot depths will be consistent on each block, reflecting the relationship between street and alley.
- Stacked flats will face attractive streets with sidewalks, parkways, street trees, and street lights.
- On-street parking will be allowed.



Blocks will be organized to allow homes to face streets, will offer front yards, and will provide service and garage access from alleys at the rear.

LOT DESIGN

- Stacked flats will be built to an established setback to ensure a consistent street wall.
- Homes on corner lots will respect the setbacks for streets on each side.
- Side yards will define a clear separation between homes and allow light and air circulation.
- Garages will be built to an established setback at the rear of the lot to help define this amenity and facilitate municipal services.

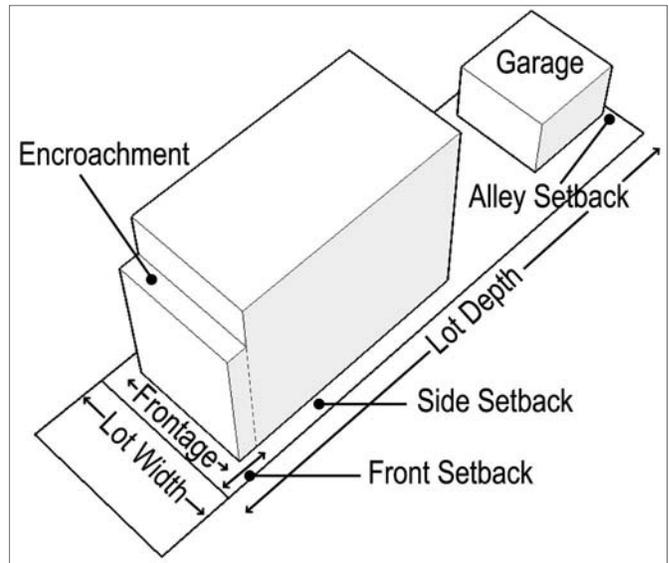


A maximum lot coverage will ensure yards and gardens are provided and allow absorption of storm-water into soils.

SINGLE FAMILY ATTACHED HOMES - STACKED FLATS

TWO-FLAT REQUIREMENTS

- Lot widths: 25' - 35'
- Unit Widths 20' - 30'
- Lot depths: 100' - 120'
- Lot sizes: 2,500 sf - 4,200 sf
- Height limit: 45 feet
- Front setback: 10'
- End setback: Predominant depth of adjacent building or min of 5'
- Alley setback: 2'
- Encroachment: Maximum 40% of front setback distance
- Floor area ratio: 0.8 - 1.5
- Frontage: Minimum 80% of lot width
- Openings: Minimum 30% of front facade
- Main entrance: Front
- Parking spaces: Maximum 2 per unit
- Parking location: Rear garage
- Parking access: Alley



Illustrated building requirements

THREE-FLAT REQUIREMENTS

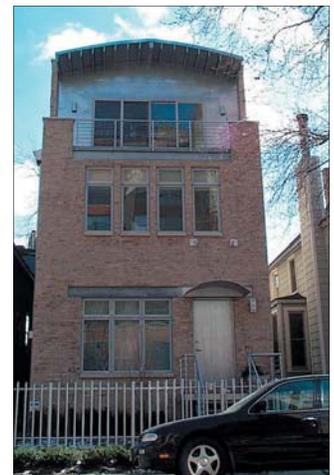
- Lot widths: 25' - 35'
- Unit Widths 20' - 30'
- Lot depths: 100' - 120'
- Lot sizes: 2,500 sf - 4,200 sf
- Height limit: 55 feet
- Front setback: 10'
- End setback: Predominant depth of adjacent building or min of 5'
- Alley setback: 2'
- Encroachment: Maximum 40% of front setback distance
- Floor area ratio: 1.0 - 1.5
- Frontage: Minimum 80% of lot width
- Facade opening: Minimum 30% of front facade
- Main entrance: Front
- Parking spaces: Maximum 2 per unit
- Parking location: Rear garage
- Parking access: Alley



Variations in roof form, material color and type, and size and placement of doors and windows will create unique homes.

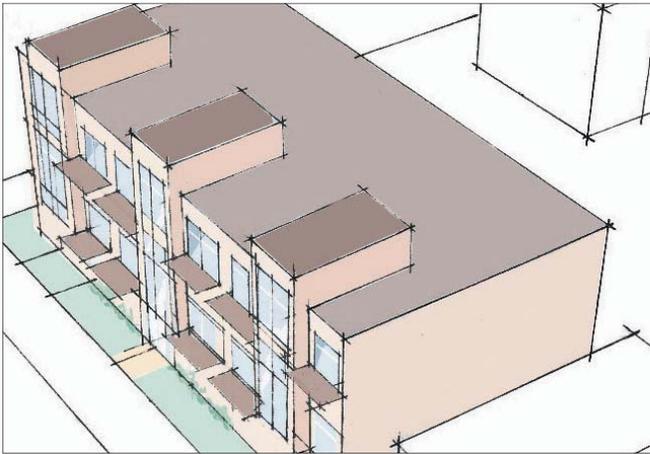
BUILDING EXPRESSION

- Homes will address the street.
- The front facade will include the front door and generous windows to offer “eyes” on the street.
- Side and rear facades will also be well-articulated with windows and doors.
- Variations in roof form, material color and type, and size and placement of doors and windows will create unique homes.
- Encroachments such as porches, steps, and awnings offer added interest to the pedestrian realm.
- Basements that open onto a street frontage will not be permitted.



The front facade will include the front door and generous windows to offer “eyes” on the street.

MULTI-FAMILY BUILDINGS (LOW-RISE)

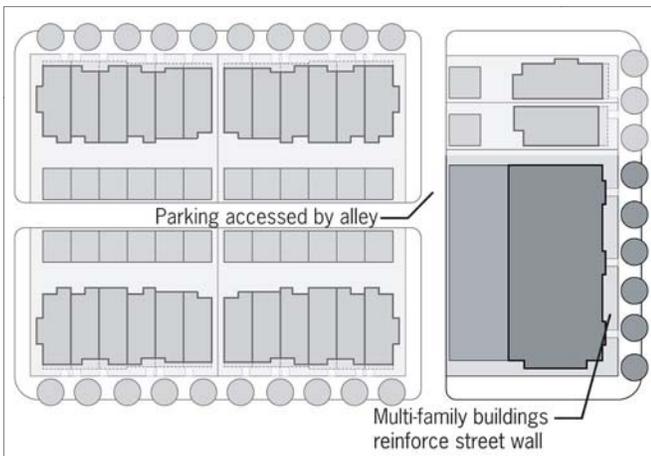


A well-executed design ensures that multi-family buildings will hold the corner of blocks and help define intersections.

DEFINITION

Multi-Family Buildings offer homes attached to their neighbors above, below, and to the side, within a single building. For the purposes of these guidelines, multi-family buildings will be low-rise, up to three or four stories (or 45 feet). Individual units within buildings may vary in size and type to support the diversity of housing offerings within Waukegan. Multi-family buildings sit on a lot that is owned by a single owner, which in some cases may be the homeowners association.

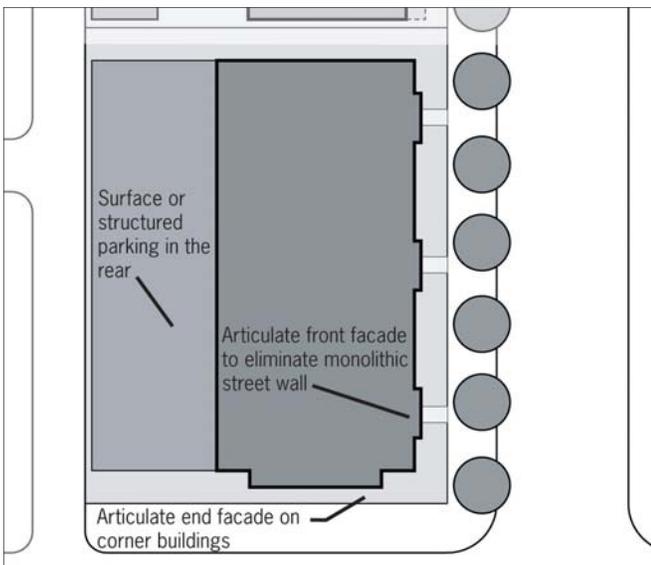
The best multi-family buildings offer well-articulated front facades, with multiple openings that create an attractive street wall. Front doors face the streets, and entries may be celebrated with steps, porches, awnings, or lights. A well-executed design ensures that these buildings will hold the corner of blocks and help define intersections.



Blocks will be organized to allow multi-family buildings to face streets and will offer service and parking access from alleys at the rear.

BLOCK DESIGN

- Blocks will be organized to accommodate lots that support multi-family buildings.
- Blocks will accommodate a net development density of 40 - 60 dwelling units per acre.
- Blocks will be organized to allow multi-family buildings to face streets and to have service and parking access from alleys internal to the block.
- In some instances, parking may be incorporated into the residential structure, while in others, surface lots will be employed.
- Access to alleys will be from district or neighborhood streets rather than major streets.
- Lot depths will be consistent on each block, reflecting the relationship between street and alley.



Multi-family attached homes will be built to an established setback to ensure a consistent street wall.

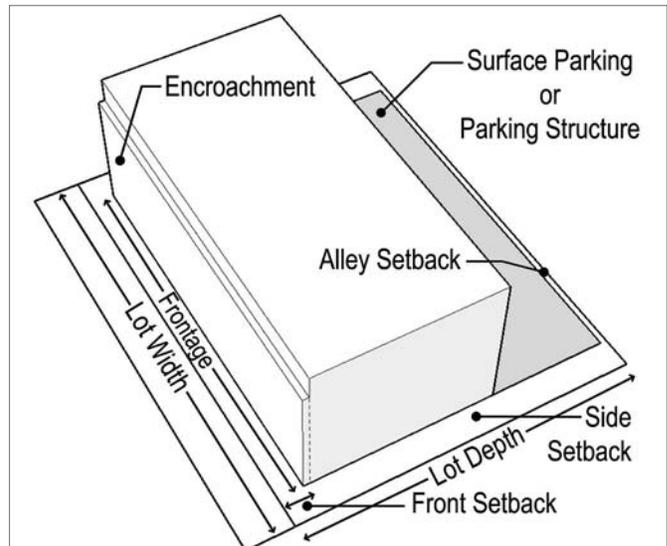
LOT DESIGN

- Multi-family attached homes will be built to an established setback to ensure a consistent street wall.
- Multi-family structures must be separated by 6 feet when each faces the same street.
- The end wall of a structure facing the rear wall of another structure facing an adjacent street must be separated by 20 feet.
- End walls on corner lots must reflect the setback established for immediately adjacent structures or a minimum of 5 feet.
- Garages will be built to an established setback at the rear of the lot to help define this amenity and facilitate municipal services.

MULTI-FAMILY BUILDINGS (LOW-RISE)

MULTI-FAMILY BUILDING REQUIREMENTS

- Lot widths: 90' - 200'
- Lot depths: 100' - 120'
- Lot sizes: 9,000 sf - 24,000 sf
- Height limit: 45 feet
- Front setback: 10'
- Side setback: 5'
- Alley setback: 2'
- Encroachment: Maximum 20% of front setback distance
- Floor area ratio: 2.0 - 2.5
- Frontage: Minimum 90% of lot width
- Facade opening: Minimum 30% of front facade
- Main entrance: Front
- Parking spaces: Maximum 2 per unit
- Parking location: Rear surface parking or rear structure
- Parking access: Alley or service street



Illustrated building requirements

BUILDING EXPRESSION

- Multi-family buildings will address the street.
- The front facade will include the front door and generous windows to offer “eyes” on the street.
- End walls will be well-articulated with windows.
- Rear walls will be well-articulated with windows and doors.
- Blank facades are not permitted.
- Variations in roof form, material color and type, and size and placement of doors and windows will help articulate the facade.
- Encroachments such as entry steps, and awnings offer added interest to the pedestrian realm.



Bay windows, planters, and balconies enliven the streetscape.

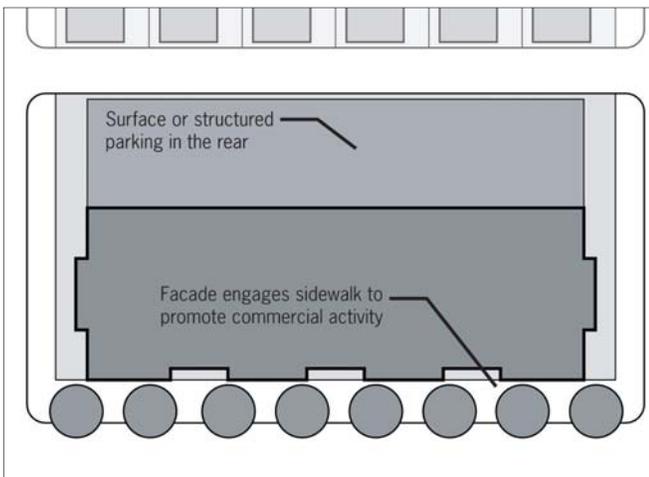
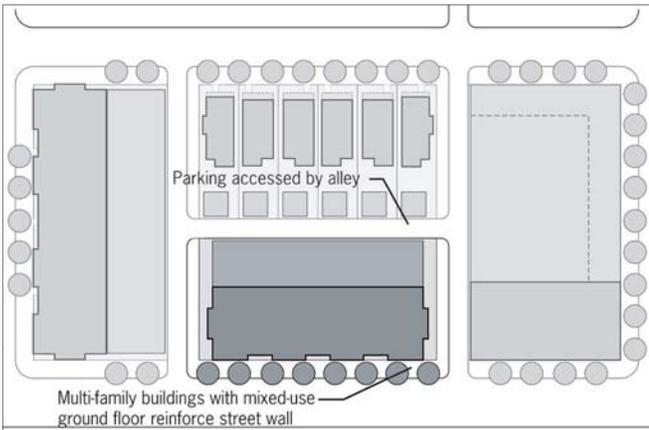


The front facade will include the front door and generous windows to offer “eyes” on the street.

DEFINITION

Multi-Family Buildings with a Mixed-Use Ground Floor offer homes attached to their neighbors above, below, and to the side, within a single building, and an active retail or office use on the ground floor. For the purposes of these guidelines, this building type will be built up to three or four stories (or 45 feet). Individual residential units within buildings may vary in size and type to support the diversity of housing offerings within Waukegan. Multi-family buildings with a mixed-use ground floor will sit on a lot that is owned by a single owner, which in some cases may be the homeowners association.

The best multi-family buildings with mixed-use ground floors have transparent facades at the ground floor to allow pedestrians to see into stores or offices. Store windows and doors face the street. Upper floors are well-articulated with multiple openings that create an attractive street wall. Residential entries may also be from the street. A well-executed design ensures that these buildings will hold the

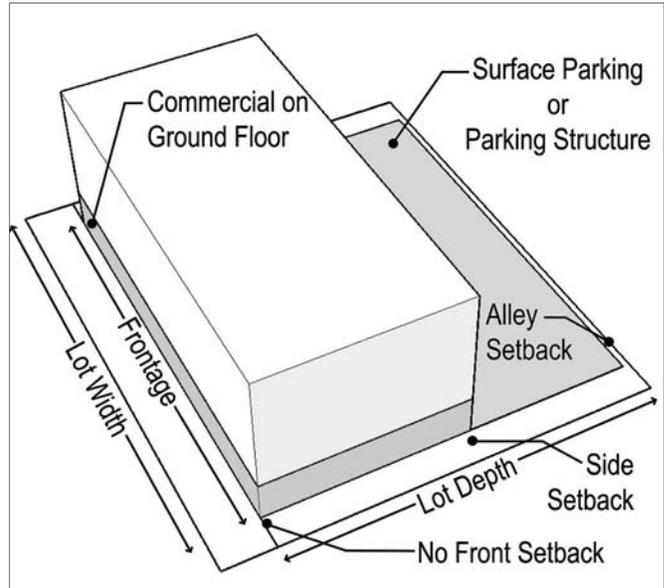


Partial setbacks will be allowed to mark corner entries or to provide landscape or seating areas.

MULTI-FAMILY BUILDINGS with MIXED-USE GROUND FLOOR

MULTI-FAMILY BUILDING WITH MIXED-USE GROUND FLOOR REQUIREMENTS

- Lot widths: 90' - 200'
- Lot depths: 100' - 120'
- Lot sizes: 9,000 sf - 24,000 sf
- Height limit: 45 feet
- Front setback: 0'
- Side setback: 5'
- Alley setback: 2'
- Encroachment: Not applicable
- Floor area ratio: 2.0 - 2.5
- Frontage: Minimum 90% of lot width
- Facade opening: Minimum 40% of front facade
- Main entrance: Front
- Parking spaces: Maximum 2 per unit
- Parking location: Rear surface parking or rear structure
- Parking access: Alley or service street



Illustrated building requirements

BUILDING EXPRESSION

- Multi-family buildings with a mixed-use ground floor will address the street.
- Ground floor facades will include generous openings with a high level of transparency.
- Encroachments such as retail awnings offer added interest to the pedestrian realm.
- Entrances may be signified through architectural expression or awnings.
- Upper floor facades will include windows to offer “eyes” on the street.
- End walls will be well-articulated with windows.
- Rear walls will be well-articulated with windows and doors.
- Blank facades are not permitted.



Entrances may be signified through architectural expression or awnings.

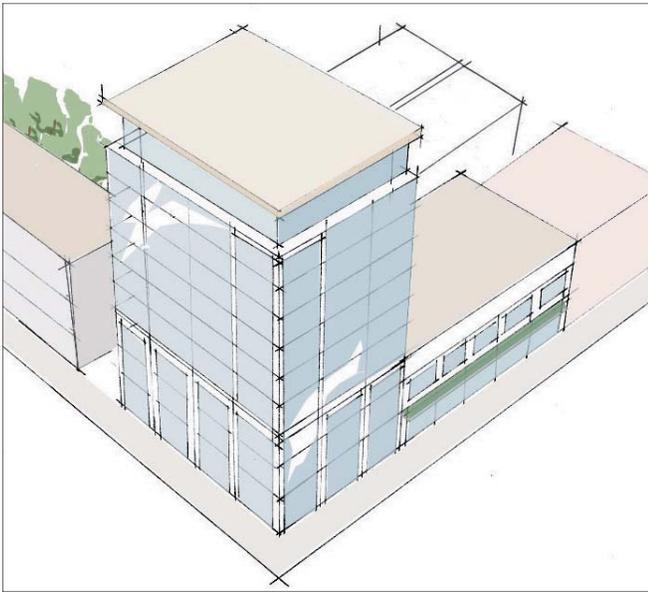


Ground floor facades will include generous openings and a high level of transparency.

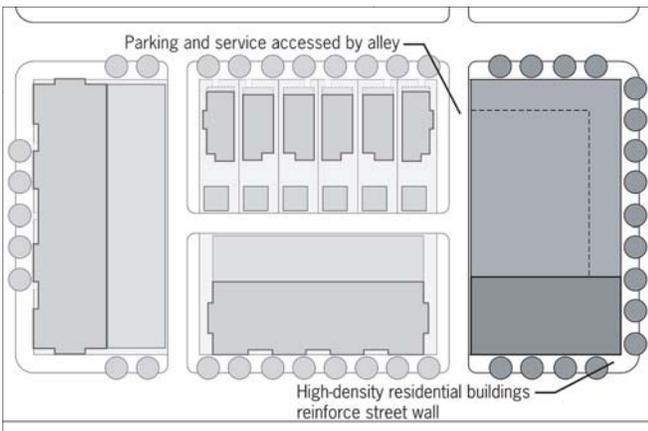


Corner articulation and cafe tables strengthen the building’s connection with the street and sidewalk environment.

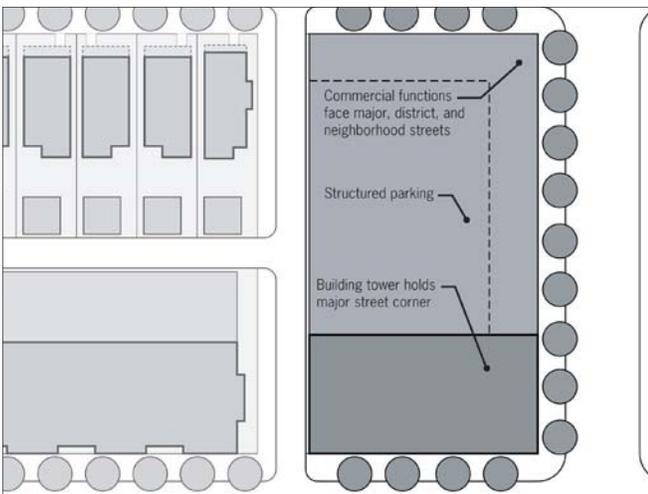
HIGH-DENSITY RESIDENTIAL BUILDINGS



High-density residential building as part of an urban context



Blocks will be organized to allow buildings to face streets and will offer service and parking access from alleys at the rear.



High-density buildings will be built to the lot line to ensure a consistent street wall.

DEFINITION

High-Density Residential Buildings offer homes attached to their neighbors above, below, and to the side, within a single building. The ground floor typically includes a residential lobby, an active retail function, or an office use. For the purposes of these guidelines, this building type will be built up to twelve stories. Individual residential units within buildings may vary in size and type to support the diversity of housing offerings within Waukegan. High-density residential buildings will sit on a lot that is owned by a single owner, which in some cases may be the homeowners association.

The best high-density residential buildings become landmarks for their neighborhood and city. A series of high-density buildings will define a new face for Waukegan at Sheridan Road. High-density buildings will be offset from each other in the Harborfront to ensure views and provide circulation of light and air.

Upper floor facades are well-articulated on all sides, with multiple openings that create attractive street walls. Active ground floors are well-articulated and transparent, whether interior uses are retail, office, lobbies, or residential units.

BLOCK DESIGN

- Blocks will be organized to accommodate lots that support high-density residential buildings.
- Blocks will accommodate a net development density of 140 - 190 dwelling units per acre.
- Blocks will be organized to allow buildings to face streets and to have service and parking access from alleys internal to the block.
- Parking will be incorporated into the structure.
- Access to alleys will be from district or neighborhood streets rather than major streets.

LOT DESIGN

- High-density buildings will be built to the lot line to ensure a consistent street wall.
- Buildings at the corner should respect the setback of both streets.
- Partial setbacks will be allowed to mark corner entries or to provide seating areas.

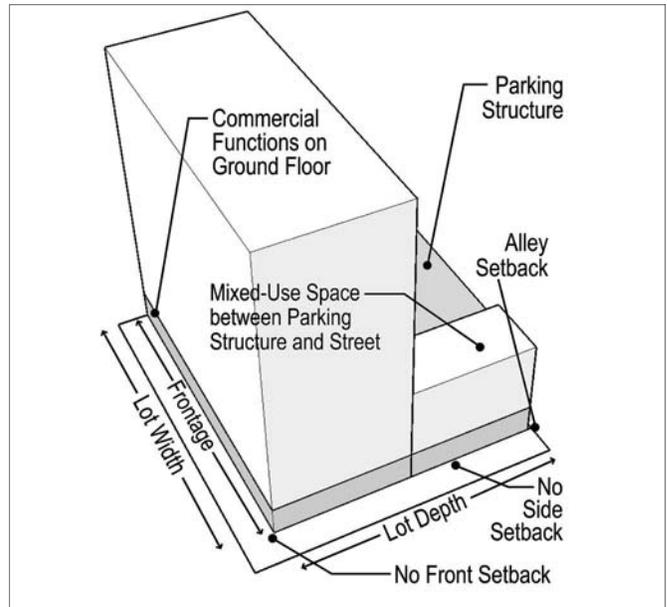
HIGH-DENSITY RESIDENTIAL BUILDINGS

HIGH-DENSITY RESIDENTIAL BUILDING REQUIREMENTS

- Lot widths: 100' - 200'
- Lot depths: 100' - 150'
- Lot sizes: 10,000 sf - 30,000 sf
- Height limit: 12 stories / 120 feet
- Front setback: 0'
- Side setback: 0'
- Alley setback: 2'
- Encroachment: Not applicable
- Floor area ratio: 5.0 - 6.0
- Frontage: Minimum 90% of lot width
- Facade opening: Minimum 40% of front facade
- Main entrance: Front
- Parking spaces: Maximum 2 per unit
- Parking location: Rear structure
- Parking access: Alley or service street

BUILDING EXPRESSION

- The base, middle, and top of buildings should be distinctly articulated.
- High-density buildings should be organized as point towers, with width to depth floorplan ratios not exceeding 2:1.
- High-density buildings will address the street.
- Ground floor facades will include generous openings and a high level of transparency.
- Entrances may be signified through architectural expression or awnings.
- Upper floor facades will include windows to offer “eyes” on the street.
- Blank facades are not permitted.



Illustrated building requirements

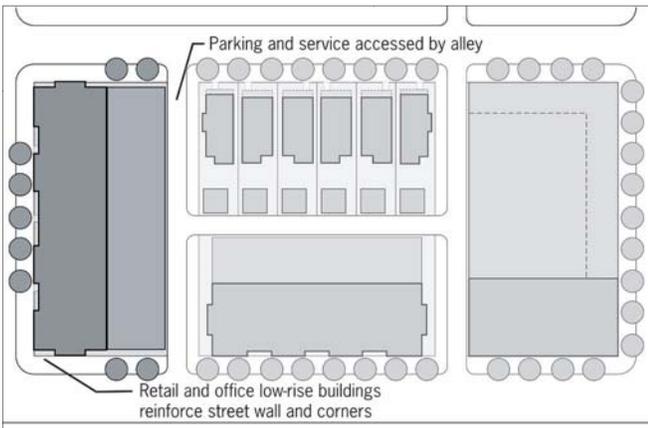


The base, middle, and top of buildings should be distinctly articulated.

RETAIL and OFFICE LOW-RISE



These buildings typically occur along major district streets and will define street intersections at corners.



The building facade will define the street wall of the block and be built to the lot line.

DEFINITION

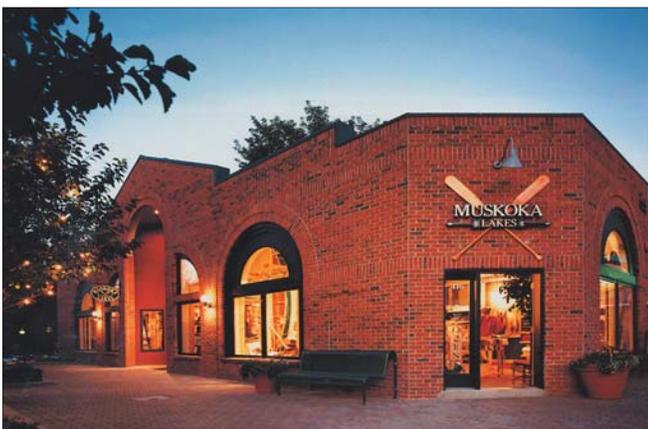
A Retail or Office Low-Rise building is a stand-alone structure which houses commercial activities. Uses may include professional service offices, government offices, retail, or restaurants. The ground floor of the building should incorporate a transparent facade and be well-articulated with canopies and pedestrian-scaled detailing. These buildings typically occur along major district streets and will define street intersections at corners. The building may be built between one and four stories (or 45 feet).

BLOCK DESIGN

- Blocks will be designed to accommodate lots that can hold a low-rise retail or office building.
- Blocks will be organized to encourage the building to face the street.
- The building facade will define the street wall of the block and be built to the lot line.
- Service and garage access will be from alleys internal to the block.
- Access to alleys will be from district or neighborhood streets rather than major streets.
- Lot depths will be consistent on each block, reflecting the relationship between street and alley.

LOT DESIGN

- The building lot will be deep enough to accommodate service access from the rear.
- The lot may also incorporate customer or employee parking at the rear.
- In some instances, parking may be incorporated into the building structure.



Retail buildings should incorporate generous storefront windows.

RETAIL and OFFICE LOW-RISE

RETAIL AND OFFICE REQUIREMENTS

- Lot widths: 100' - 200'
- Lot depths: 100' - 130'
- Lot sizes: 10,000 sf - 26,000 sf
- Height limit: 4 stories / 45 feet
- Front setback: 0'
- Side setback: 0'
- Alley setback: 2'
- Encroachment: Not applicable
- Floor area ratio: Per district requirements
- Frontage: Minimum 90% of lot width
- Facade opening: Minimum 40% of front facade
Minimum 50% on ground floor
- Main entrance: Front
- Parking spaces: Per zoning ordinance, based on building area
- Parking location: Rear structure or rear surface parking
- Parking access: Alley
- Service access: Alley

BUILDING EXPRESSION

- Ground floor facades will include generous openings and a high level of transparency.
- The ground floor of the building will be well-articulated with canopies and pedestrian-scaled detailing.
- Lighting and signage will be compatible with the architectural detailing of the building.
- Buildings are encouraged to open up to the sidewalk with such uses as sidewalk cafes.
- The main entrance of the building shall be clearly visible from the street and shall be marked with architectural treatment such as canopies, signage, and lighting.



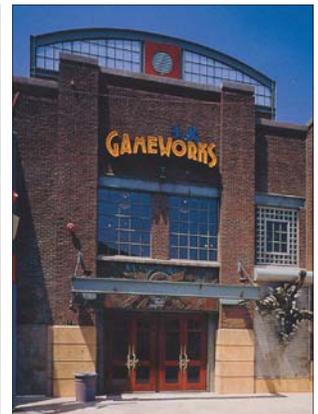
The building will be built to the lot line and will define the street wall of the block.



Canopies and display windows encourage pedestrian activity.

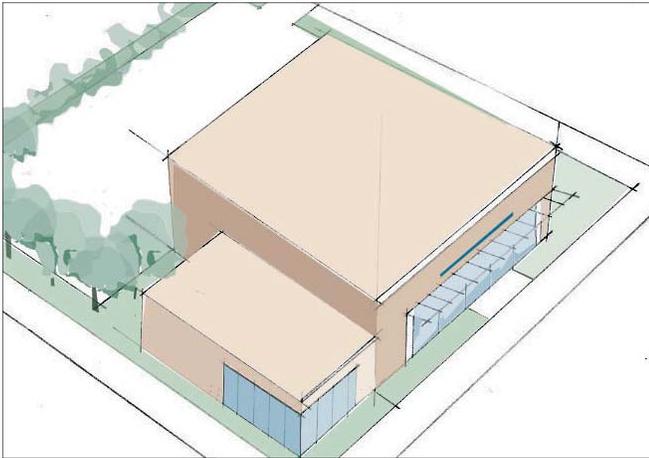


Buildings will face attractive streets with sidewalks, parkways, street trees, and street lights.

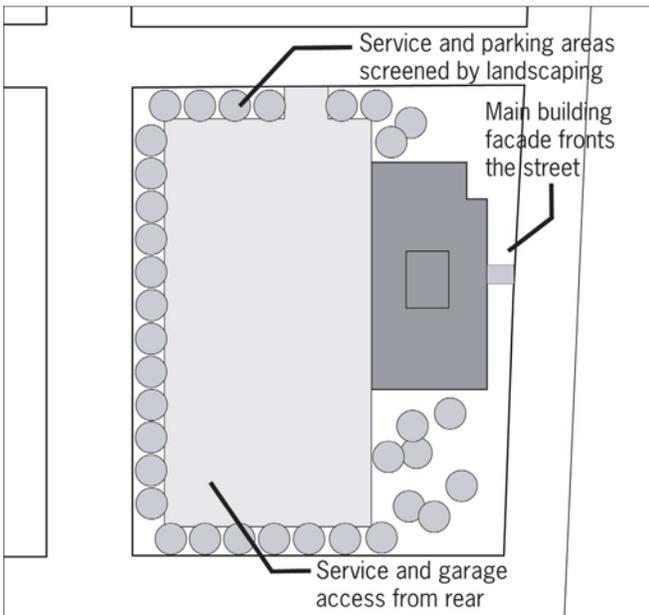


Lighting and signage will be compatible with architectural detailing.

INDUSTRIAL, WORKSHOP, and STORAGE BUILDINGS



Industrial, workshop, and storage buildings as part of an urban context.



Service and loading activities related to a building shall be located at the rear of the block and will be screened from the street by a landscaped buffer.



Building uses requiring windows should be placed at the front of the building to allow transparency on the front ground floor facade.

DEFINITION

Industrial, Workshop, and Storage buildings are stand-alone structures which house manufacturing and marina-related functions. The ground floor of the building should incorporate a transparent facade and be well-articulated with canopies and pedestrian-scaled detailing. These buildings incorporate ancillary and service functions, are often designed with a large flexible interior floor space, and usually do not exceed two stories in height. These buildings often require large exterior lots for equipment storage and service functions.

BLOCK DESIGN

- Blocks will be designed to accommodate lots that can hold these types of buildings.
- Blocks will be organized to encourage the building to face street.
- The building facade will define the street wall of the block and be built to the lot line.
- Service and loading activities related to a building shall be located at the rear of the block and will be screened from the street by a landscaped buffer.
- The minimum width of a landscape buffer is 10 feet.
- Access to alleys will be from neighborhood or service streets rather than major streets.

LOT DESIGN

- The building lot will be deep enough to accommodate service access from the rear.
- The lot may incorporate parking at the rear. In no instance will front or side yard parking be permitted.
- In some instances, parking may be incorporated into the building structure.
- Buildings shall be placed such that the main facade is parallel to the street face.
- Where multiple buildings are located on one lot, all buildings should maintain a consistent orientation.

INDUSTRIAL, WORKSHOP, and STORAGE BUILDINGS

BUILDING REQUIREMENTS

- Lot widths: 100' - 300'
- Lot depths: 100' - 300'
- Lot sizes: 10,000 sf - 90,000 sf
- Height limit: 2 stories / 30 feet
- Front setback: 10'
- Side setback: 10'
- Alley setback: 2'
- Encroachment: Maximum 40% of front setback distance
- Floor area ratio: Per district requirements
- Frontage: 50% minimum
- Facade opening: 35% minimum front facade coverage
- Main entrance: Front
- Parking spaces: Per zoning ordinance, based on building area
- Parking location: Rear structure or rear surface parking
- Parking access: Alley or service street
- Service access: Alley or service street

BUILDING EXPRESSION

- Building uses requiring windows should be placed at the front of the building to allow transparency on the front ground floor facade.
- The ground floor of the building will be well-articulated with openings and pedestrian-scaled detailing.
- The main entrance of the building shall be clearly visible from the street and shall be marked with architectural treatment such as canopies, signage, and lighting.
- Lighting and signage will be compatible with the architectural detailing of the building.
- Windowless walls as required by building function should be located facing secondary and local streets where possible, and should be detailed to provide visual interest.
- Additionally, windowless walls should be screened with landscape.



The main entrance of the building shall be clearly visible from the street and shall be marked with architectural treatment such as canopies, signage, and lighting.



The ground floor of the building will be well-articulated with openings and pedestrian-scaled detailing.

PARKING



The ground floor of the parking structure will be well-articulated with canopies and pedestrian-scaled detailing and lighting.



The parking structure uses high quality materials.

DEFINITION

Parking may be accommodated in surface lots or structured parking garages. They may be publicly or privately owned. Structured parking includes freestanding garages or may be incorporated into a building to serve that building's parking requirements.

SURFACE PARKING LOTS

- Lots should be fenced, well lighted, adequately screened, and appropriately landscaped.
- The street frontage of a surface lot shall be buffered from the street with a minimum five foot landscaped edge containing canopy trees, shrubbery, and ground cover.
- Preferred ground cover materials include vines, grass, and other live ground cover. Other suitable ground cover materials include wood chips or mulch.
- Fences surrounding surface parking lots should be ornamental, transparent, and no more than four feet high.
- Chain link fencing is not permitted.
- With the exception of canopy trees, ground cover and shrubbery surrounding a surface parking lot should not exceed thirty inches in height, as a means to maintain visibility and enhance safety.
- Parking lots up to 30,000 square feet will have internal landscaped areas equal to five percent of the total lot area. Parking lots larger than 30,000 square feet will have internal landscaping equal to ten percent of the total lot area.
- Internal landscaped areas and islands shall include canopy trees and live ground cover.
- Parking lots shall be placed at the rear of a building. Surface parking lots are not permitted in front of a building.
- Access to a parking lot shall be from an alley where possible, or from a district or neighborhood street.
- Direct access from a major street is not permitted.

PARKING

STRUCTURED PARKING GARAGES

- Where the building use requires a full block, the front building face will address the major street.
- Building access should be from an alley where possible, or from a district or neighborhood street.
- Direct access from a major street is not permitted.
- Access to the parking structure shall be located as far from the street corner as possible, to minimize traffic disruption.
- Buildings shall be placed such that the main facade is parallel to the street face.

BUILDING EXPRESSION

- The street frontage of the building's ground floor will incorporate active uses such as retail and commercial functions.
- These uses shall be enclosed by transparent glazing.
- The ground floor of the building will be well-articulated with canopies and pedestrian-scaled detailing and lighting.
- The main entrance of the building shall be clearly visible from the street and shall be marked with architectural treatment such as awnings and lighting.
- Lighting and signage will be compatible with the architectural detailing of the building.
- Windowless walls as required by building function should be located facing secondary and local streets where possible, and should be detailed to provide visual interest.
- Additionally, windowless walls should be screened with landscape.



Parking is incorporated into the building.



The ground floor of the parking structure is screened with an active retail use.

ARCHITECTURAL EXPRESSION

INTRODUCTION

A variety of architectural styles are encouraged in the Master Plan area. Waukegan has a tradition of both modern and traditional architectural styles, and new development may build upon either of these precedents. Regardless of the architectural style chosen for a particular site, the quality and detailing of the construction must be of the highest caliber. Additionally, new development should reflect a coordinated architectural theme that establishes a unique project identity.

To achieve the goal of high development quality, the following architectural guidelines have been established.

WALLS AND FACADES

- Siding, porches, stoops, and loggias will be wood or vinyl clapboard, stucco/plaster, wood shingles, or brick in natural hues such as red, light red, sand, or brown (black and white are discouraged).
- Wood, if visible, will be painted or stained, except walking surfaces, which may be left natural.
- Paint colors should complement the color palette of the brick and wood materials used. Bright and primary colors are discouraged except when used as a detail or trim element.
- Gates and railings will be wood or metal.
- Ornamental metal railings will be painted black.
- Fences at side and rear yards will be brick, wood, ornamental iron, trellis, lattice, hedge, low walls, or some combination thereof. Walls, fences, and hedges at side and rear yards shall be between 3 and 6 feet in height. Chain link fencing is not permitted.
- Variety in brick articulation and ornament is encouraged, as it reinforces existing Waukegan precedents.
- While maintaining the street wall, facades can include recessed balconies and terraces for massing variety and shadow contrast.
- Storefronts will be comprised of painted wood, stone, brick or metal, together with clear glass.
- For mixed-use and commercial buildings, a strong building base expression is required.
- Setback variation along the front facade is encouraged to reduce the linear massing of large buildings. Setbacks along the front facade also create small outdoor public spaces for pedestrians, and are encouraged.

WINDOWS AND DOORS

- Arches, pilasters, and horizontal masonry courses enhance the articulation of doors and windows.
- Circular windows can evoke a nautical quality of the Harborfront and North Harbor districts, and may be appropriate in limited applications.
- Bay windows can be applied to all building types, where appropriate.
- Windows will be made of painted aluminum, wood, or vinyl. Glass will be clear, not dark or reflective.
- Shutters will be either louvered or paneled, and made of painted wood or metal. They will be sized and shaped to match the associated openings.
- Windows will be single or double-hung, or operable casements.
- Storefront windows can use flower boxes and planters for a pleasant sidewalk realm.
- Storefront windows will be between 2 feet and 2.5 feet above ground level and will reach to within 1 foot of ceiling height. They will be lit at night.
- Storefronts that are slightly recessed from the building's primary vertical plane provide opportunities for intimate pedestrian spaces.

ARCHITECTURAL EXPRESSION**ROOFS**

- Simple gable or hip roofs are encouraged, though roofs with shallow slopes may be appropriate for modern architectural design approaches.
- Dormer windows are encouraged when gable or hip roofs are used.
- Multiple gables, and overly pronounced roof forms are discouraged. Architectural roof styles not consistent with Waukegan precedents, such as mansard, are discouraged.
- Rooftop plumbing, vent stacks, and mechanical equipment will be screened from the street, preferably behind the ridge or cornice line.
- All rooftop mechanical equipment must be screened from view from adjacent streets and public spaces, including bluffline view corridors.
- Rooftop screening for mechanical equipment will be consistent with the color, material, and architectural treatment of the building.
- Skylights will have a low profile, and their frame should be similar to the roof color. They will be mounted away from the principal frontage of the roof.
- Flat roofs, or roofs sloped at less than 1 in 12 must be surrounded by a continuous horizontal parapet wall no less than 3.5 feet high.

DETAILS

- Chimneys, if visible, will be made of a material consistent with the architectural material of the building.
- Front walks will be brick, stone, or concrete.
- Balconies which cantilever will not exceed 3 feet in depth.
- Porches may not be enclosed by glass. They shall be a minimum of six feet deep.
- Equipment, including HVAC, utility meters, clotheslines, satellite dishes, play equipment, hot tubs, and the like will be permitted in rear yards only.
- Driveways of building frontages are only allowed for properties without alley access, and will be a maximum of 10 feet wide.

SIGNAGE AND LIGHTING

- External building lighting is encouraged.
- Clocks can be integrated into civic, commercial, and mixed-use buildings.
- Signs will be made of painted wood or metal. Signs attached to buildings will be architecturally consistent with the storefront, and will be externally illuminated.
- Signs will be in conformance with the City of Waukegan Sign Ordinance and, if in the downtown, applicable requirements of Waukegan Main Street.
- Awnings will be a light metal armature with a fabric membrane.

