



**APPENDIX 1**

*Master Plan  
Modifications*

**MODIFICATIONS TO THE 2003 MASTER PLAN**



**PLAN MODIFICATIONS**

The 2003 Master Plan was modified during the preparation of the Design Guidelines. Significant changes were made as a result of new infrastructure requirements. Minor modifications were also made to certain parcels so that they would better accept development. No changes were necessary in the Downtown district. Changes to the South Lakefront, Harborfront and North Harbor districts are outlined below.

**SOUTH LAKEFRONT DISTRICT**

- Additional right-of-way was taken for the addition of a new rail line adjacent to the two shown on the master plan. The 50' R.O.W. also includes a provision for existing utility lines.
- 50' was removed from the west side of the South Lakefront parcels to accommodate this requirement.
- Density in the South Lakefront was modified to allow for multi-family homes and stacked flats.



**HARBORFRONT DISTRICT**

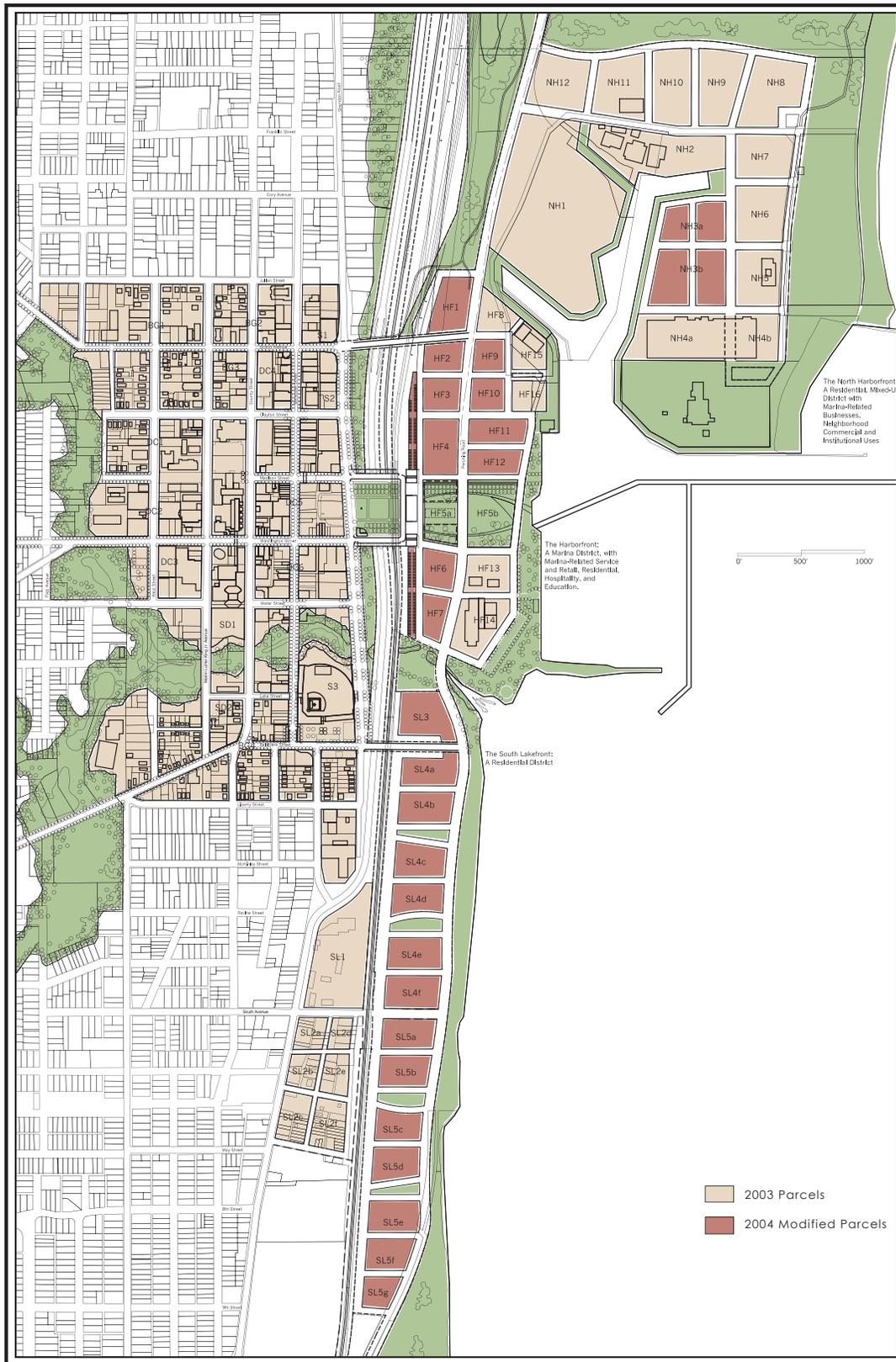
- Additional right-of-way was taken for the addition of a new rail line adjacent to the two shown on the master plan.
- This adjustment required the extension of the deck over the internodal facility, as well as the shifting of Metra parking.
- Parcels in the Harborfront were modified to better accommodate development.
- Pershing Road was continued through the central park.
- Provision was made in the design guidelines for four 12-story buildings in the blocks directly adjacent to the central park.
- Washington and Madison Streets may be extended eastward to connect to the Harborfront.

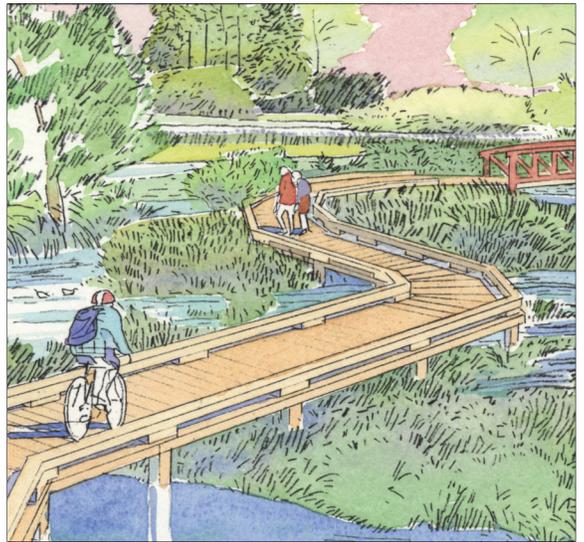
**MODIFICATIONS TO THE 2003 MASTER PLAN**

**NORTH HARBOR DISTRICT**

- Parcels in the North Harbor were modified to better accommodate anticipated development.
- The parcel on the North-West corner of Pershing Road was designated for civic use such as a school or public / emergency service facility.







## APPENDIX 2

### *District Base Data and Assumptions*



**DOWNTOWN : PARCEL DEVELOPMENT CALCULATIONS**

<b>Site</b>	<b>Building Type and Square Footages</b>	<b>Allowed Development</b>
S1	10 3-flats (36000); 1 mul-fam. (19200); 1 high-den. (76800)	132,000 sf
S2	3 high-den. (345600)	345,600 sf
S3	Marquette proposal - approx. 200 units of high-den. (240000 and 9600 ret.)	249,600 sf
S4	3 mul-fam. (57600); 2 mul-fam mix. (38400); 1 high-den. (115200); 1 ret. (18000); 1 sports (100000)	329,200 sf
DC1	2 mul-fam. (38400)	38,400 sf
DC2	2 mul-fam. (38400); 2 mul-fam mix. (38400)	76,800 sf
DC3	2 mul-fam. (38400); 1 mul-fam mix. (19200)	57,600 sf
DC4	1 mul-fam. (19200); 1 mul-fam mix. (19200); 1 ret. (18000)	56,400 sf
DC5	1 mul-fam mix. (19200); 2 ret. (36000)	55,200 sf
DC6	2 mul-fam mix. (38400) or 2 pkg. (38400)	38,400 sf
SD1	2 mul-fam. (38400); 2 mul-fam mix. (38400)	76,800 sf
SD2	2 sf det. (5200); 1 mul-fam. (19200); 1 mul-fam mix. (19200); 1 ret. (18000)	61,600 sf
BG1	2 3-flats (7200); 1 mul-fam. (19200); 1 ret. (18000)	44,400 sf
BG2	8 3-flats (28800); 1 mul-fam. (19200)	48,000 sf
BG3	1 mul fam. (19200); 1 mul-fam mix. (19200)	38,400 sf
	<b>TOTAL SQUARE FOOTAGE</b>	<b>1,648,400 sf</b>
	Totals, Each Building Type	
	single family detached - 2 homes	2 units
	single family attached - 20 3-flats	60 units
	multi-family - 17 buildings	272 units
	multi-family with mixed-use - 13 buildings	156 units
	high-density residential - 5 buildings and Marquette proposal	568 units
	<b>TOTAL UNITS</b>	<b>1058 units</b>
	mixed-use retail (from all mul fam mix. and high-den. buildings) · 13 mul-fam mix. · 4,800 sf/bldg. = 62,400 sf · 5 high-den. · 9,600 sf/bldg. = 48,000 sf · Marquette proposal · assume 9,600 sf	120,000 sf
	retail/office - 6 buildings	108,000 sf
	<b>TOTAL COMMERCIAL SQUARE FOOTAGE</b>	<b>228,000 sf</b>



**SOUTH LAKEFRONT : PARCEL DEVELOPMENT CALCULATIONS**

<b>Block</b>	<b>Building Type and Square Footages</b>	<b>Allowed Development</b>
SL1	26 sf det. (67600); 8 2-flats (19200); 16 town b (25600); 1 mul-fam mix. (19200)	131,600 sf
SL2a	4 sf det. (10400); 6 town b (9600); 1 mul-fam. (19200)	39,200 sf
SL2b	8 sf det. (20800); 12 town b (19200)	40,000 sf
SL2c	8 sf det. (20800); 10 2-flats (24000); 20 town b (32000); 1 mul-fam mix. (19200)	96,000 sf
SL2d	4 sf det. (10400); 12 town b (19200)	29,600 sf
SL2e	20 town a (40000); 24 town b (38400)	41,600 sf
SL2f	24 town a (48000); 30 town b (48000)	57,200 sf
SL3	7 sf det. (18200); 16 3-flats (57600); 1 mul-fam. (19200); 1mul-fam mix. (19200)	119,400 sf
SL4a	11 sf det. (28600); 4 2-flats (9600); 6 3-flats (21600); 1 mul-fam. (19200); 1 mul-fam mix. (19200)	103,400 sf
SL4b	17 sf det. (44200); 12 town b (19200)	68,600 sf
SL4c	23 sf det. (59800)	59,800 sf
SL4d	23 sf det. (59800)	59,800 sf
SL4e	17 sf det. (44200); 10 town a (20000)	69,400 sf
SL4f	10 sf det. (26000); 6 2-flats (14400); 1 mul-fam. (19200); 1 mul-fam mix. (19200)	84,000 sf
SL5a	10 sf det. (26000); 6 2-flats (14400); 1 mul-fam. (19200); 1 mul-fam mix. (19200)	84,000 sf
SL5b	23 sf det. (59800)	59,800 sf
SL5c	23 sf det. (59800)	59,800 sf
SL5d	15 sf det. (39000); 5 town b (8000); 1 mul-fam mix. (19200)	71,400 sf
SL5e	17 sf det. (44200); 5 town b (8000); 1 mul-fam mix. (19200)	76,600 sf
SL5f	21 sf det. (54600)	54,600 sf
SL5g	15 sf det. (39000)	39,000 sf
	<b>TOTAL SQUARE FOOTAGE</b>	<b>1,445,200 sf</b>
	Totals, Each Building Type	
	single family detached - 336 homes	336 units
	single family attached - 10 town a, 90 town b, 34 2-flats, 22 3-flats	234 units
	multi-family - 5 buildings	80 units
	multi-family with mixed-use - 8 buildings	96 units
	<b>TOTAL UNITS</b>	<b>746 units</b>
	mixed-use retail (from all mul fam mix.) - 8 mul-fam mix. - 4,800 sf/bldg. = 38,400 sf	38,400 sf
	<b>TOTAL COMMERCIAL SQUARE FOOTAGE</b>	<b>38,400 sf</b>



**HARBORFRONT : PARCEL DEVELOPMENT CALCULATIONS**

<b>Block</b>	<b>Building Type and Square Footages</b>	<b>Allowed Development</b>
HF1	13 town a (26000); 14 town b (22400); 1 mul-fam. (19200)	67,600 sf
HF2	9 2-flats (21600); 2 mul-fam. (38400); 1 mul-fam mix. (19200)	79,200 sf
HF3	20 town a (40000); 2 mul-fam. (38400)	78,400 sf
HF4	14 town b (22400); 2 mul-fam. (38400); 1 high-den. (115200); parking (40000)	216,000 sf
HF5a	park	
HF5b	park	
HF6	8 2-flats (19200); 2 mul-fam mix. (38400); 1 high-den. (115200); parking (40000)	212,800 sf
HF7	18 town a (36000); 1 mul-fam. (19200)	55,200 sf
HF8	10 3-flats (36000); 1 mul-fam. (19200); 1 marina-related (20000)	75,200 sf
HF9	12 3-flats (43200); 1 mul-fam. (19200); 1 mul-fam mix. (19200)	81,600 sf
HF10	12 2-flats (28800); 2 mul-fam. (38400)	67,200 sf
HF11	8 3-flats (28800); 2 mul-fam. (38400); 2 mul-fam mix. (38400); 1 ret. (18000)	182,000 sf
HF12	7 3-flats (25200); 1 mul-fam. (19200); 2 mul-fam mix. (38400); 1 high-den. (115200)	198,000 sf
HF13	3 mul-fam. (57600); 1 mul-fam mix. (19200); 1 high-den. (115200)	192,000 sf
HF14	existing uses	
HF15	12 3-flats (43200) and existing uses	43,200 sf
HF16	10 2-flats (24000); 2 mul-fam. (38400); 1 ret. (18000)	80,400 sf
Metra pkg.		44,000 sf
Metra pkg.		43,000 sf
	<b>TOTAL SQUARE FOOTAGE</b>	<b>1,715,800 sf</b>
	Totals, Each Building Type	
	single family attached · 52 town a, 28 town b, 39 2-flats, 49 3-flats	305 units
	multi-family · 20 buildings	320 units
	multi-family with mixed-use · 9 buildings	108 units
	high-density residential · 4 buildings	320 units
	<b>TOTAL UNITS</b>	<b>1,053 units</b>
	mixed-use retail (from all mul fam mix. and high-den. buildings) · 9 mul-fam mix. · 4,800 sf/bldg. = 43,200 sf · 4 high-den. · 9,600 sf/bldg. = 38,400 sf	81,600 sf
	retail/office · 2 buildings	36,000 sf
	<b>TOTAL COMMERCIAL SQUARE FOOTAGE</b>	<b>117,600 sf</b>



**NORTH HARBOR : PARCEL DEVELOPMENT CALCULATIONS**

<b>Block</b>	<b>Building Type and Square Footages</b>	<b>Allowed Development</b>
NH1	existing use	.....
NH2	existing use	.....
NH3a	13 town a (26000); 13 town b (20800); 2 mul-fam. (38400)	85,200 sf
NH3b	13 town a (26000); 13 town b (20800); 13 2-flats (31200); 1 mul-fam. (19200); 1 mul-fam mix. (19200)	116,400 sf
NH4a	existing use	.....
NH4b	2 mul-fam. (38400); 3 mul-fam mix. (57600)	96,000 sf
NH5	3 mul-fam. (57600); 3 mul-fam mix. (57600)	115,200 sf
NH6	7 mul-fam. (134400); 1 mul-fam mix. (19200)	153,600 sf
NH7	4 mul-fam. (76800); 3 mul-fam mix. (57600)	134,400 sf
NH8	3 mul-fam. (57600); 3 mul-fam mix. (57600); 1 civ. (200000)	315,200 sf
NH9	12 sf det. (31200); 20 town a (40000); 10 town b (16000); 8 2-flats (19200)	106,400 sf
NH10	16 sf det. (41600); 14 town a (28000); 14 town b (22400)	92,000 sf
NH11	10 sf det. (26000); 24 town a (48000); 14 town b (22400); 12 2-flats (28800)	125,200 sf
NH12	4 mul-fam. (76800); 5 mul-fam mix. (96000)	172,800 sf
	<b>TOTAL SQUARE FOOTAGE</b>	<b>1,512,400 sf</b>
	Totals, Each Building Type:	
	single family detached - 38 homes	38 units
	single family attached - 84 town a, 64 town b, 33 2-flats	214 units
	multi-family - 26 buildings	416 units
	multi-family with mixed-use - 19 buildings	228 units
	<b>TOTAL UNITS</b>	<b>896 units</b>
	mixed-use retail (from all mul fam mix.) - 19 mul-fam mix. - 4,800 sf/bldg. = 91,200 sf	
	<b>TOTAL COMMERCIAL SQUARE FOOTAGE</b>	<b>91,200 sf</b>

**OVERALL DEVELOPMENT**

**DEVELOPMENT TOTALS**

	<b>Economic Study - 2003*</b>	<b>Master Plan Refinement</b>
Office	318,600 sf	.....
Retail	231,500 sf	.....
Total Commercial	550,100 sf	475,200 sf (retail/office)
Marina Functions	15,000 sf	20,000 sf
Parking	470,000 sf	205,400 sf + on-street and high-density residential parking
Residential	6,852,000 sf	5,385,200 sf
# of units	4,070 units	3,753 units
Sports	100,000 sf	100,000 sf

**SITE DATA**

Net O.S.	138.8 acres	138.8 acres
Net Dev. Area	197.3 acres	197.3 acres
Roads/Infrastr.	210.5 acres	210.5 acres
Existing Devel.	68.6 acres	68.6 acres
<b>Gross Total Acr</b>	<b>615.1 acres</b>	<b>615.1 acres</b>

\* Master Plan Technical Report: Economic and Market Analysis 2003

The numbers in this document reflect maximum forecasted development only, and are a tool to guide development in accordance with the master plan. Actual development figures may vary.

**PARCEL ACREAGE CALCULATIONS**

Development District	Detail Area	Size (SF)	Size (AC)	%
Downtown	Gross District Area	6,926,040	159.0	100.0%
Phase 1	Net Developable Area	1,206,612	27.7	17.4%
	Net Open Space	700,000	16.1	10.1%
	Net Roads and Infrastructure	2,000,000	45.9	28.9%
	Existing Development		69.3	43.6%
South Lakefront	Gross District Area	5,451,232	125.1	100.0%
	Net Open Space	1,186,804	27.2	21.8%
	Net Developable Area		49.7	39.7%
	Net Roads and Infrastructure		48.2	38.5%
Phase 1	SL1	353,436	8.1	
	SL2a	57,179	1.3	
	SL2b	60,111	1.4	
	SL2c	86,907	2.0	
	SL2d	40,696	0.9	
	SL2e	64,456	1.5	
	SL2f	98,818	2.3	
	Subtotal			17.5
Phase 2	SL3	140,215	3.2	
	SL4a	103,107	2.4	
	SL4b	106,240	2.4	
	SL4c	105,473	2.4	
	SL4d	92,927	2.1	
	SL4e	106,384	2.4	
	SL4f	113,163	2.6	
	SL5a	99,298	2.3	
	SL5b	98,781	2.3	
	SL5c	83,853	1.9	
	SL5d	96,457	2.2	
	SL5e	101,465	2.3	
	SL5f	89,517	2.1	
	SL5g	65,230	1.5	
Subtotal			32.2	
Total, South Lakefront			49.7	
Harborfront	Gross District Area	4,140,492	95.1	100.0%
	Net Open Space	1,163,940	26.7	28.1%
	Net Developable Area		32.3	34.0%
	Net Roads and Infrastructure		36.0	37.9%
Phase 3	Parcel	Size (SF)	Size (AC)	
	HF1	120,697	2.8	
	HF2	72,302	1.7	
	HF3	77,452	1.8	
	HF4	121,655	2.8	
	HF5a			
	HF5b			
	HF6	78,768	1.8	
	HF7	64,353	1.5	
	HF8	74,514	1.7	
	HF9	62,544	1.4	
	HF10	70,096	1.6	
	HF11	88,780	2.0	
HF12	81,308	1.9		

PARCEL ACREAGE CALCULATIONS

	HF13	103,641	2.4	
	HF14	152,570	3.5	
	HF15	86,049	2.0	
	HF16	65,455	1.5	
	Metra Parking	43,856	1.0	
	Metra Parking	42,774	1.0	
	Total, Harborfront		32.3	
North Harbor	Gross District Area	10,450,000	239.9	100.0%
	Net Open Space	2,934,888	67.4	28.1%
	Net Developable Area		83.3	34.7%
	Net Roads and Infrastructure		89.2	37.2%
Phase 5	Parcel	Size (SF)	Size (AC)	
	NH1	1,072,267	24.6	
	NH2	335,347	7.7	
	NH3a	134,578	3.1	
	NH3b	232,379	5.3	
	NH4a	274,316	6.3	
	NH4b	127,397	2.9	
	NH5	161,199	3.7	
	NH6	176,111	4.0	
	NH7	156,689	3.6	
	NH8	217,399	5.0	
	NH9	186,191	4.3	
	NH10	184,083	4.2	
	NH11	187,059	4.3	
	NH12	182,814	4.2	
	Total, North Harbor		83.3	
North Lakefront	Gross District Area	34,900,000	801.2	100.0%
	Net Open Space	25,050,334	575.1	71.8%
	Existing Development	8,117,454	186.4	23.3%
	Net Roads and Infrastructure		39.8	5.0%
Project Summaries	Total Project Area		1,420	acres
	Total New Development		193	13.6%
	Total Existing Development		256	18.0%
	Total Development		449	31.6%
	Total Open Space		712	50.2%



**APPENDIX 3**  
*Definitions*

FLOOR AREA RATIO

Floor area ratio (FAR) is a measure of the gross floor area of a building relative to its lot area. It is determined by dividing the total floor area of a building (including all above-grade floors) by the area of the lot on which the building is located.

$$\frac{\text{building gross floor area (SF)}}{\text{lot area (SF)}} = \text{FAR}$$

In Waukegan's downtown and lakefront area, the floor area ratio (FAR) varies from 0.5 to 3.0.

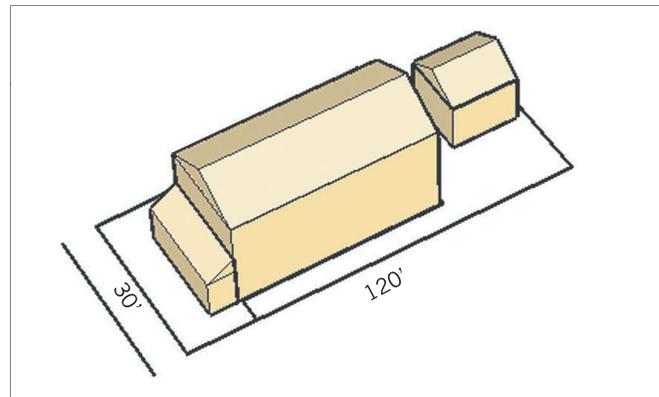
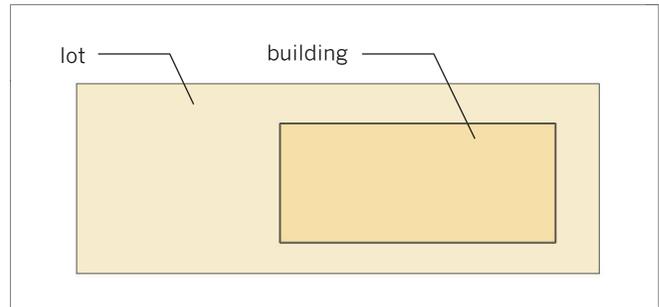
**EXAMPLE 1**

FAR 0.6

Building gross floor area : 2160 SF  
 Lot area : 30' x 120' 3600 SF

$$\text{FAR} = \frac{2160 \text{ SF}}{3600 \text{ SF}} = 0.6$$

Note that the garage is not included in the FAR calculation.



**EXAMPLE 1**

FAR 1.7

Building gross floor area : 19,200 SF  
 (6,400 SF/floor x 3 floors)  
 Lot area : 125' x 90' 11,300 SF

$$\text{FAR} = \frac{19,200 \text{ SF}}{11,300 \text{ SF}} = 1.7$$

