CITY OF WAUKEGAN MASTER PLAN AND DESIGN GUIDELINES

Presented to College of Lake County

10/24/13
Master Plan Background

- 2002  Urban Land Institute
- 2003 January creation of the plan begins
- 2003 July city council adoption of the plan
- 2005 Master Plan awards
Guiding Principles of the Master Plan

- 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 throughout downtown and to the Lakefront.
- Encourage Harbor-related uses that complement an environmentally-based Lakefront.
Purpose of Design Guidelines

- Define the overall design approach for districts and building types within districts.
- Confirm community goals for the design and quality of new development.
- Establish clear rules for neighborhoods, blocks, lots, buildings, streets, and open spaces.
- Provide clarity to private development interests about the physical design framework which they will work within.
- Provide confidence to private development interests that neighboring properties will follow common standards.
- Provide a promotional tool for inclusion in requests for proposal.
- Unite the city in its evaluation of development proposals.
The guidelines outline specific regulations for the districts, building types, streets, and open spaces within the Downtown and Lakefront area.

Downtown uses will include a mix of commercial, retail and entertainment activity. Waukegan’s downtown will build on its history and its lakefront location, providing a lively and attractive district with diverse uses and users. A significant amount of new residential use in the downtown will be balanced by retail, office, entertainment, education and cultural uses.
Downtown District Design Guidelines

- **Land Use**
  - Land uses should support the intent and character of the downtown district. A mix of uses is encouraged.
  - Sheridan Road is the face of Waukegan, vacant sites here provide an opportunity to create signature high density residential and mixed-use development with supporting retail services to be located at the ground floor.
  - Genesee Street should be strengthened with retail, entertainment and mixed-uses.
  - Government and office uses should be focused along County Street and Martin Luther King Avenue.
Downtown District Design Guidelines

- **Building Height, Setbacks, Entrances**
- Genesee Street should be supported with infill uses of 3 to 4 stories.
- New buildings along Sheridan Road should be a minimum of 6 to 8 stories.
- Sheridan Road also supports residential towers of up to 12 stories.
- Buildings are required to be built to the property line in order to define clear street walls and to promote a pleasant pedestrian environment.
- Entrances shall be identified by canopies, lighting, roof forms and architectural expression.
Open Space and Landscaping

- With buildings built to the property line, opportunities for open space can be limited. Owners are encouraged to utilize green roofs, planters, flower boxes and other means to incorporate greenery into their site and building.
- Street trees are required along all streets.
- Larger developments across multiple sites are encouraged to incorporate public open space.
Downtown District Design Guidelines

- **Parking**
  - Opportunities for shared parking are encouraged.
  - New developments with large parking needs are to incorporate parking into the structure.
  - Stand alone parking structures are not permitted. The first floor of a parking structure should be devoted to retail or other active non-parking uses.
  - Entrances to parking structures should be located away from major public spaces and behind buildings.
  - New parking structures are not permitted along Sheridan Road. This is the most visible “face” of Waukegan and should be developed with a strong architectural character.
Development Process

1. Planning & Zoning staff
   - Meet with staff to discuss proposed development and receive guidance on proposed use, design, density, parking, etc...

2. Waukegan Economic Development Advisory Board
   - The (WEDAB) reviews and makes recommendations to City Council concerning downtown, lakefront and TIF developments.

3. Planning & Zoning Commission
   - The P&Z Commission reviews and makes recommendations to City Council.

4. City Council
   - City Council makes the final decision concerning development proposals.
City Investment Snapshot

- Resurfaced and reconfigured Sheridan Road (Grand to Belvidere)
- Replaced all sidewalks, both sides of Sheridan Road (Grand to Belvidere)
- Resurfaced Genesee Street (Grand to Belvidere)
- Replaced all sidewalks, both sides of Genesee Street (Grand to Belvidere)
- Replaced sidewalks on Grand, Clayton, Madison, Washington, Water, Lake
- Rehabilitated Genesee Theatre
- Constructed new 675-space (approx.) parking garage with ground floor retail space
- Constructed new City Hall
- Redevelopment support of Artspace Karcher Lofts
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Thank You