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**WAUKEGAN**  
**PORT DISTRICT**  
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REQUEST FOR  
QUALIFICATIONS

WAUKEGAN  
PORT DISTRICT  
DEVELOPMENT  
OPPORTUNITY

# THE DEVELOPMENT OPPORTUNITY

## THE DEVELOPMENT OPPORTUNITY

The Waukegan Port District (WPD) is pleased to present a unique Development Opportunity for one of the few remaining waterfront properties along Lake Michigan, between Milwaukee and Chicago. This Request for Qualifications is part of a process to identify interested and qualified Master Developers and subsequently conduct a Request for Proposals.

Waukegan Port District is a political subdivision, body politic and municipal corporation created by Illinois Statute in 1955. The District is responsible for the operation and development of Waukegan National Airport and Waukegan Harbor. Seven Board Members serve as the governing body.

F3 Marina and F3 Airport, divisions of Milwaukee-based Founders 3 Real Estate Services, have been managing the Waukegan Harbor and Waukegan National Airport for the WPD since 2016. F3's relationship with the WPD is to manage the assets and provide advice and recommendations to the Board of Directors for strategies on the long-term success of the WPD and assets under its control. F3 is administering and coordinating the efforts of this RFQ and subsequent RFP on behalf of the WPD. Final decisions regarding the Master Developer and Development Opportunity are with the WPD Board of Directors.

### The Mission Statement of the WPD is as follows:

To facilitate the transportation of persons or property, to protect, pursue and promote commerce and pleasure activities, to benefit the general welfare, whether public, private or commercial, by water, land or in the air.

The focus of this Development Opportunity is within Waukegan Harbor only.

It is the preference for the WPD to select a Master Developer/Team from this RFQ/RFP process that can plan, finance and execute on a development. However, consideration will be given to developers that prefer to first be engaged by WPD and then seek and assemble the developers that are able to finance and construct a development.

# THE DEVELOPMENT OPPORTUNITY

## WAUKEGAN HARBOR



*Waukegan Harbor & Marina*

### **Waukegan Harbor & Marina**

This outstanding waterfront development offers one of the best boating experiences on Lake Michigan. There are 678 boat slips ranging in size from 26 to 65 feet and the ability to accommodate recreational vessels up to 100' or more. The south basin of the marina was originally constructed in 1984 of steel and concrete and represented the latest in marina design. The south pier underwent major renovation in 2008 converting from fixed docks to state-of-the-art floating docks. All slips offer water, electric and digital satellite TV service. The marina also offers a fuel dock, showers, and fish cleaning stations, laundromat, free pump-out service, a public launch ramp and a level of customer service that is famous throughout the Great Lakes. Over 20 fishing charter captains operate out of Waukegan Harbor & Marina and onto some of the most productive fishing grounds around the Great Lakes.

# THE DEVELOPMENT OPPORTUNITY

## WAUKEGAN HARBOR



*Bay Marine*

### **Bay Marine**

Bay Marine of Sturgeon Bay, Wisconsin constructed the Chicago Yachting Center in Waukegan Illinois in 2017 with a five million dollar investment into the Port District property. The 60,000 square foot facility contains heated boat storage, service and sales departments. Just outside the building is another 65,000 square feet of additional seasonal storage space. Connecting the storage facility to the harbor is a dedicated travel lift lane that can transport vessels up to 80 tons from the facility to the protected inner harbor basin. During the summer months, the Chicago Yachting Center is utilized as a high end yacht showroom focusing on vessels ranging in size from fifty to one hundred feet.

# THE DEVELOPMENT OPPORTUNITY

## WAUKEGAN SURROUNDING AREA



*Waukegan Municipal Beach*

### Waukegan Area

Waukegan is home to one of the largest stretches of natural beaches and dune lands on Lake Michigan's western shore. The municipal beach has vendors on site seasonally including food trucks and a margarita bar. The beach is home to a large population of kitesurfing enthusiasts. The cove basin created around the beach makes it the ideal place to enjoy the lake even on rough days. On site park facilities offer a space for events, family gatherings and shaded areas to barbeque. A public canoe/kayak launch on site is free to use and is fully ADA compliant. A public promenade stretches the length of the port property including unobstructed views of Chicago and the lake on the south end, a ½ mile long pier to walk featuring a historic lighthouse and an active shipping channel with views of Lake Michigan freighters pulling in and out during the summer months. On site dining options include a seasonal hot dog stand, sandwich shop, and ice cream parlor. Festivals are held on the municipal beach every weekend of the summer and draw thousands of attendees.

Two major highways (HWY 120 & HWY 132) end at the property offering ease of access from the western suburbs and toll roads. A newly reconstructed bridge offers extra wide bike lanes and shuttle access to the downtown district. A train station is located directly across the street from the harbor. Waukegan is the main stop on the Metra north line featuring regular service to downtown Chicago and the entire Northshore. Just south of the marina on the route is Ravinia Park where major music acts perform all summer long. Waukegan's Genesee Street is within walking distance to the marina and contains various art galleries, microbreweries, restaurants and the Historic Genesee theatre. The Genesee theatre is host to many famous comedy and music acts year round. On site public launch ramps offer convenient access to Lake Michigan for trailered boats, jet skis and transient customers. Waukegan is home to some of the best salmon and trout fishing on Lake Michigan and an onsite bait shop is located right next to the launch ramp basin. See attached site plan of Waukegan Harbor.

# THE DEVELOPMENT OPPORTUNITY

## WAUKEGAN SURROUNDING AREA



*Waukegan National Airport*

### Lake County, Illinois

Lake County, Illinois is conveniently located halfway between Chicago and Milwaukee, on the Interstate 94 corridor. Lake County is part of the greater Chicago Metro Area, one of the largest trading areas in the world. Only 18 miles from Chicago's O'Hare International airport, one of the best-connected airports in the world, which provides access to all major North American business destinations in four hours or less and over 60 international destinations.

Also located within the County and part of Waukegan Port District is Waukegan National Airport. Home to over 50 corporate jets, allowing executives a convenient departure point for regional, national and intercontinental flights. U.S. Customs Clearance is available.

Lake County is also home to four Metra commuter rail lines with 32 train stations located in 20 Lake County communities and corporate facility clusters. Because Metra is constantly upgrading and improving its service in Lake County, it offers a speedy, comfortable way to reach work and recreational destinations.

# THE DEVELOPMENT OPPORTUNITY

## QUALITY OF LIFE



*Six Flags Great America*

### Education

Lake County's public school systems regularly rank among the best in the state, and there are also widely-recognized local colleges and universities that can provide advanced education. Within the immediate metro area, there are 42 4-year colleges and universities and 77 specialty and technical institutions of higher learning. The abundance of educational opportunities means that the Lake County workforce is highly educated, and employees are in close proximity to training programs that can help them meet the needs of local businesses.

### Arts, Culture & Entertainment

Shopping options are plentiful in Lake County, with a range of boutiques, chains and antique shops, quaint downtown districts and indoor and outdoor malls. Museum hopping is possible, with wide array of venues including the Cuneo Mansion and Gardens, the Lake County Discovery Museum and the Volo Auto Museum. If you'd prefer to sit back and enjoy some unique entertainment, you can catch a play at the Marriott Lincolnshire Theater, see a show at the restored Genesee Theatre downtown Waukegan, or watch the world famous Tempel Lipizzan horses put on a spectacular performance. For a more active endeavor, experience the thrills at Six Flags Great America, Hurricane Harbor or Greatwolf Lodge.

### Memorable Dining

Great food is synonymous with Lake County, and the county boasts of many locally and nationally-recognized restaurants. From casual to upscale dining, unique alfresco opportunities, and some of the best ethnic cuisine in the region, Lake County has a dining experience for everyone to enjoy.

### Natural Amenities

Lake County regularly ranks among the top in the state when it comes to physical activity and places in which to be active and get healthy - a list which includes 100+ beaches, 250+ swimming pools, 650+ local parks, 30,800 acres of forest preserve land, 6 state parks, 550 miles of trails and bikeways and 200+ lakes and rivers.

## MASTER PLAN

### MASTER PLAN

In 2017, Edgewater Resources, a leading waterfront and marina design, development and consulting firm based in Michigan, created a Master Plan for the Waukegan Harbor. This plan focused on enhancing land use, environmental stewardship, and economic development of the land within the Waukegan Harbor. A summary of the Master Plan is attached to this RFQ. The plan provides a guide for future development activities, but not a rigid strategy. The Port District is open to creative ideas for development of the land that meets the objectives stated in this RFQ.

#### Development Opportunity Objectives

The Waukegan Port District has identified the following as objectives of the Development Opportunity:

1. Create a cohesive development strategy on Waukegan Port District land that activates the waterfront through a mix of uses for people to live, work, and enjoy.
2. Implement a plan that can be actionable to start construction within a 2-3-year timeframe.
3. The plan must not only work well as an interconnected project but must also be designed with flexibility to complement and connect to adjacent future development in the area on non-Port District property.

The Waukegan Harbor land will be available to developers through a long-term lease. Terms of the lease will be negotiated by the selected Master Developer. The Master Developer for this project is encouraged to consider inclusion of parcels adjacent to the Waukegan Port District owned land as part of the development plan or future phases. While this will require working with adjacent land owners such as the City of Waukegan or private entities, it can result in a more impactful development plan.

## MASTER PLAN

### EXPECTATIONS OF THE MASTER DEVELOPER

1. Master Developer would be responsible for the planned development of the land and infrastructure of the WPD Harbor property. This would include, but is not limited to, infrastructure and utilities planning, site preparation, environmental engineering and remediation, the identification of users, and the potential building of structures for tenants. The Master Developer is responsible for managing the development process and disposition of sites from initial conceptual planning to final build-out, overseeing site preparation and infrastructure development, financing, assembling team members such as additional developers and asset management. The master developer and WPD will delineate their roles, relationship, and responsibilities in an appropriate written agreement.
2. The Master Developer/Team members should:
  - a. Have the ability to undertake planning refinement studies to address infrastructure issues, environmental issues, and land development issues.
  - b. Have the ability to finance or obtain financing to complete the development process.
  - c. Have relationships with other professional firms to build the necessary team.
  - d. Have relationships with potential end users and tenants for the development.
  - e. Have experience in all phases of the development process and preferred experience in multi-product/mixed-use development including residential, retail and commercial.
3. Responsibility of the Master Developer:  
It will be the responsibility of the Master Developer, either alone or through additional developers/team, to refine existing plans, to develop or arrange for the development, financing, governmental approvals, lease and financing of each development site. Each of the development sites is to be developed by the Master Developer/Team selected by the master developer. Master planning/specific planning and the acquisition of land use entitlements will be the responsibility of the master developer.

#### The WPD will expect a Master Developer to perform the following:

1. Analysis of potential synergetic land uses and tenant relationships to create a cohesive development.
2. Obtain financing for the developments or bring other developers that have the ability to finance the development.
3. Development Phasing Plan.
4. Produce a conceptual Master Development Plan for the property. This plan should delineate the components, planning tools and means of implementing such plan for the property.
5. Assemble and work with a team of professionals with the experience and ability to move from inception to completion.
6. Work closely with stakeholders including various governmental and quasi-governmental entities, community groups, and neighboring private land owners.

# RFQ REQUIREMENTS

## RFQ SUBMISSION REQUIREMENTS

The response must contain, at minimum, the following:

1. **Cover letter that includes:**
  - a. Statement that responder wishes to be considered as a Master Developer Team that has the ability to plan, finance and develop a project that meets the goals of the WPD.  
or
  - b. Statement that the responder wishes to be considered as a Master Developer to be first engaged by the WPD to source a team that can then execute a project that meets the goals of the WPD.
  - c. Summary of your understanding of the project and your approach to it.
  
2. **Development Entity**
  - a. Identify the entity which would contract or otherwise enter into formal relationship with the WPD including all joint venture/limited partners, indicating respective percentage interests. Include a complete listing of names, addresses, phone numbers, e-mail addresses for all parties. State intended role of each development partner in the implementation of the development and the responsible entity in the organization structure for the ongoing management. List all members of the group and their respective capabilities and responsibilities. It is imperative that the team have the proven expertise to fully execute the plan.
  - b. Name principal in charge.
  - c. Include resumes of key individuals who would implement this project
  - d. Financial Capability – Submit any financial documentation which describe the company's financial capability to execute the project.
  
3. **Developer/Team Relevant Experience and Background**

Describe relevant project experience, particularly with waterfront land reuse or mixed use developments, including the following information for not more than five projects:

  - a. Provide a summary of the experience of the Master Developer with complex redevelopment projects that required interaction with a broad range of interested parties from both the private and public sectors. Describe role of public sector in each project and financial assistance required, if any.
  - b. Describe each team member's experience within the most recent ten years related to: redevelopment projects in waterfront settings; redevelopment projects involving Brownfields and/or former industrial sites with environmental contamination/remediation components; and, mixed use and mixed income redevelopment projects which you consider similar in nature to the Project in this case.
  - c. Provide any evidence of completion of any redevelopment projects comparable in size and scale to the Project proposed herein. Include a general description/history including role of development entity, unique challenges of project, occupancy history, and current management/owner contact.

# RFQ REQUIREMENTS

- d. Present each team member's previous project experience that you consider relevant, and include the name, address and telephone numbers for each team members who participated in such projects.
- e. Project cost and capital financing sources used.
- f. Identify any other relevant organizational, consultant or other available resources that will be committed to the Project.
- g. Four (4) references, one of which must be a bank reference, including name, title, company, institution or agency and telephone and project connection
- h. Please advise whether the Master Developer or any other entity or individual named in your response to this RFQ is involved in any significant litigation or other disputes that could materially and adversely affect your ability to perform and complete the Project describe herein.

#### 4. Plan Outline

Provide a general description of the approach to the development opportunity. Include, at a minimum, the use type, size, general timeline, financing, and any other information that conveys the conceptual plan for the project.

# RFQ INSTRUCTIONS

## GENERAL INSTRUCTIONS

1. The qualification package with 1 original and 5 copies (6 total) should be submitted in a sealed envelope, clearly marked "Waukegan Port District Master Developer RFQ" on its face to:

Founders 3 Real Estate Services  
252 E. Highland Avenue  
Milwaukee, WI 53202  
Attn: Lori Ashworth  
414-271-1111

2. Qualifications must be received at the above address no later than 3:00 p.m. on Friday, August 14, 2020 to be considered.
3. Qualifications should be limited to 30 pages, excluding resumes of assigned personnel and firm experience.
4. The qualification package must contain a manual signature of an authorized representative of the firm on the cover sheet.
5. Qualifications received prior to the time of opening will be secured unopened. The person opening the qualifications will do so on or after the specified time. Qualifications received after the schedule receipt time will not be accepted and will be marked "LATE".
6. Questions concerning the required submittals and procedures should be addressed to John Matheson, President, Founders 3 Real Estate Services e: [jmatheson@founders3.com](mailto:jmatheson@founders3.com)  
Questions should be submitted by email by Monday, August 3. Responses will be provided to all known bidders either by email and/or posting to bid website.

### Rejection of Qualifications/Proposals

The WPD reserves the right to reject any and/or all Qualifications/Proposals, in whole or in part.

### Selection Process

Qualifications will be evaluated by the WPD. Firms (or teams of firms) with the top submittals may be asked to make formal presentations to the selection committee.

All submittals will be acknowledged in writing. Firms selected for personal appearances will be notified by telephone regarding the time and date of their interviews. The Master Developer will be selected based on these evaluations/interviews. However, any or all qualifications/proposals may be rejected if it is deemed to be in the best interest of the WPD.

### Evaluation Criteria

The following criteria will be used to evaluate qualifications:

- Qualifications of Development Entity/Team – with emphasis on lead/contact person;
- Financial Capability of the Master Developer/Team
- Nature and quality of relevant experience and background
- Understanding of the project and the Master Developer's roles, relationships and responsibilities

# RFQ INSTRUCTIONS

## ESTIMATED TIMELINE

August 14, 2020  
3:00pm CT

RFQ due to:  
F3 Marina  
c/o Waukegan Harbor  
55 S. Harbor Place  
Waukegan, IL 60085

September 15, 2020 Responders notified if invited for interviews

October 5-16, 2020 Conduct interviews with invited responders

Equal opportunity: The WPD is an equal opportunity employer and will select a Master Developer without regard to age, handicap, religion, creed or belief, political affiliation, race, color, sex, or national origin.

### Acceptance of Qualifications

The WPD reserves and holds the following rights and options:

- To reject any and all firms submittals;
- To re-advertise if deemed necessary;
- To interview candidates prior to making a selection;
- To issue subsequent Requests for Qualifications;
- To not negotiate or contract for the services;
- To approve, disapprove, or cancel all work to be undertaken



**WAUKEGAN  
PORT DISTRICT**  
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SUPPORTING  
MATERIAL

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WAUKEGAN  
PORT DISTRICT  
DEVELOPMENT  
OPPORTUNITY

# WAUKEGAN PORT DISTRICT MASTER PLAN

## WAUKEGAN HARBOR BOUNDARIES



Waukegan Port District Master Plan

*Draft Master Plan*

# WAUKEGAN PORT DISTRICT MASTER PLAN

## WAUKEGAN HARBOR ENVIRONMENTAL CONDITIONS

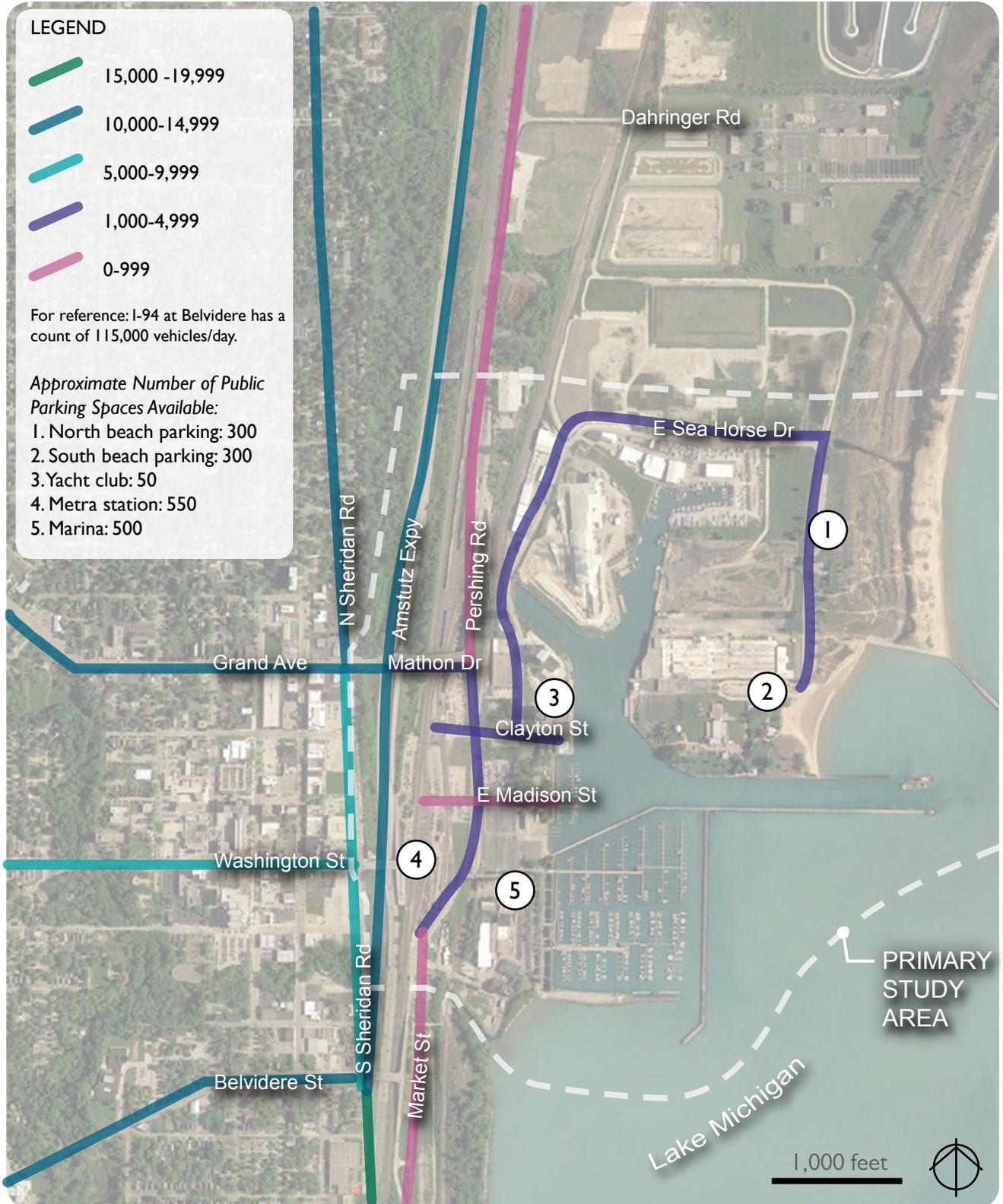


Waukegan Port District Master Plan

Draft Master Plan

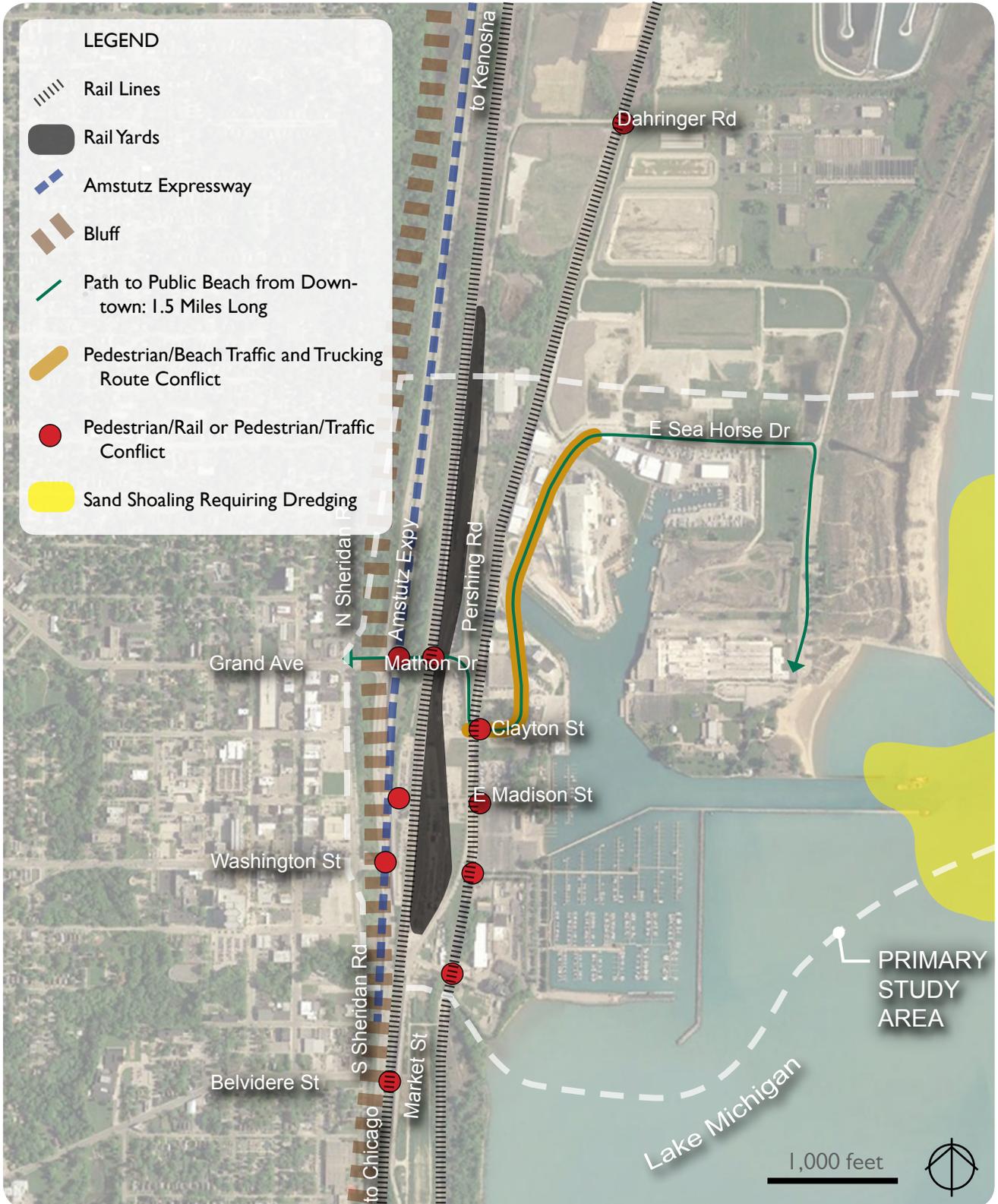
# WAUKEGAN PORT DISTRICT MASTER PLAN

## AVERAGE TRAFFIC COUNTS AND PARKING



# WAUKEGAN PORT DISTRICT MASTER PLAN

## SITE CHALLENGES



# WAUKEGAN PORT DISTRICT MASTER PLAN

## CONSENSUS MASTER PLAN

The final Master Plan was adopted by the Board of the Waukegan Port District on April 19, 2017, includes the elements described below. The letter of each item corresponds to the legend on the Master Plan illustration that follows.

- A. *Water-Dependent Industrial:*** This element represents the existing active commercial uses in the port, which are preserved throughout the plan. This plan supports the continuation and enhancement of water-dependent commercial uses in the port, as these activities contribute to a dynamic and vibrant waterfront economy. Additionally, the presence of large shipping vessels poses no significant risk to the recreational boating community, and in fact encourages partnerships with federal agencies in the upkeep and maintenance of Waukegan Harbor through dredging and management of navigational structures that benefit all users of the harbor.
- B. *Cruise Ship Berthing:*** This element suggests improvements geared specifically to attract the growing cruise ship industry on Lake Michigan. When coupled with the adjacent hotel and proximity to downtown and the Metra facilities that provide access to regional destinations, we believe Waukegan is well suited as a cruise ship destination.
- C. *Hotel/Condo/Restaurant/ Conference:*** This hotel structure on the order of eight to ten stories in height, which will accommodate 92-150 rooms, or 92 rooms with fourteen to twenty-four private condominiums that could be incorporated into the rental pool. One floor would be dedicated to conference uses with facilities serving 350-400, with on-site restaurant facilities that serve hotel guests, promenade visitors, and the conference facilities. Spa facilities could be included as well.
- D. *Hotel/Condo Expansion:*** An adjacent facility located immediately to the north of the hotel will provide expansion of either hotel rooms or hotel condominium facilities as demand warrants.
- E. *Parking Garage:*** This structure will provide sufficient parking for the hotel, conference, and restaurant uses to the east, as well as the mixed-use structures to the south and large public events on the Festival Lawn.
- F. *Residential:*** The structures identified as F1 and F2 are private residential structures proposed by existing developers who already control these parcels.
- G. *Mixed-Use Residential:*** The structures identified as G1, G2, and G3 are proposed to provide a mix of uses, including convenience retail, restaurants, and services on the ground floor focused on both residents and users of the promenade and Festival Lawn. Parking for residents would be located within the first two levels of the structure and hidden from view by the ground floor uses, while residential uses occupy the higher floors with views of the lake and Festival Lawn.

# WAUKEGAN PORT DISTRICT MASTER PLAN

## CONSENSUS MASTER PLAN

- H. Residential:** The structures identified as H1 through H6 are primarily residential structures that take advantage of views of the marina and Lake Michigan. These structures will provide internal parking on ground floors for residents, as well as a small amount of convenience retail and services such as coffee shops, dry cleaning, etc. The structures should be responsive to the market and their locations to achieve the best combination of density and value, which suggests a range in structure height of three to twelve stories or more depending upon location. Sufficient surface parking for overflow uses can be achieved on adjacent lots.
- I. Park Amenity:** This amenity, located at the northeast corner of the Festival Lawn, is dedicated to providing services to activate the public promenade and Festival Lawn, such as rental of bikes, fishing equipment, or rollerblades, as well as public restrooms, information, and other concierge type services.
- J. Festival Event Lawn:** This Event Lawn will become the primary waterfront gathering space for the Waukegan Community. It will be home to the existing series of summer events, including Cinco De Mayo, Harborfest, HarborQ, Blues on the Water, Fiestas@the Harbor, and other events such as fireworks viewing. When not in use for festivals, the Festival Lawn will be the neighborhood park for the existing residents of Waukegan and the hundreds of new residents living on the waterfront.
- K. Water Taxi:** As outlined in the Lakefront Active Implementation Plan, a key goal for the Waukegan waterfront is to create opportunities for everyone to get out onto the water, even if they've never been on a boat before. Water taxi stops will link the waterfront to the City of Waukegan beaches and new developments proposed on the land east of the inner harbor.
- L. Charter Fishing:** The existing fixed docks located at the end of East Madison Street are proposed to be renovated into a more welcoming "Charter Row", which will provide more effective marketing of charter fishing opportunities to passersby and an improved visitor experience for all. Underutilized docks will be removed, and smaller slips unused by Charter Fishing vessels will be made available to transient boaters using the boat launch facility.
- M. Restaurants:** The structures labeled M1 and M2 are dedicated restaurant structures. M1 is located on a new platform near the renovated charter fishing docks, and is intended to provide a specific destination for trailered boats using the boat launch. Too often these boaters use the launch to access the lake but never visit the waterfront areas near the launch. The goal of this area is to provide a destination for these boaters to visit after spending the day on the lake, and give them a place to moor for a short time while visiting the restaurants, shops, and promenade on the waterfront.

# WAUKEGAN PORT DISTRICT MASTER PLAN

## CONSENSUS MASTER PLAN

- N. Mixed-Use Commercial/Yacht Club:** This structure is located at the very heart of the Waukegan waterfront, and is intended to provide an opportunity for the Waukegan Yacht Club to become a more integral part of community boating in Waukegan. This location provides direct access to launch facilities for the junior foundation sailing programs, and locates the Yacht Club much closer to the marina.
- O. ADA Canoe & Kayak Launch/Jr Sailing Foundation:** This area is intended to provide accessible launch and access facilities for all members of the community interested in getting out on the water, regardless of income or physical abilities.
- P. Kayak/Small Boat Storage:** This facility provides low cost storage for small non-motorized boats, including kayaks, canoes, paddle boards, and small sailboats.
- Q. Bay Marine:** Bay Marine is a new facility that will provide high quality services for boaters in Waukegan Harbor.
- R. Parking Garage over Boat Storage:** This structure is intended to improve the indoor storage capacity of Bay Marine while also providing additional public parking for the Festival Lawn. The western edge of the structure will incorporate lower cost residential, providing housing opportunities for a wider range of income levels, while also creating a more attractive architectural edge on Pershing.
- S. Lake Michigan Research and Education Center:** This facility will occupy the renovated Teece Building and will provide a research and educational community resource in partnership with the Illinois Department of Natural Resources as well as other agencies and educational institutions.
- T. New Harbor and Marina Offices:** This structure will house a renovated marina office and boater services, including restrooms, showers, boater's lounge, pool area, and harbormaster offices. It is located adjacent to the vehicular drop-off providing much closer vehicular access to the marina than currently exists.
- U. Waterfront Promenade:** This waterfront promenade will run uninterrupted the entire length of the waterfront, and extend farther to the south to ultimately connect proposed new parks and open spaces to the south to the waterfront.
- V. Regional Trail Connection:** This regional trail connection is based on the right of way of the EJ&E rail line recently acquired by the City of Waukegan. It will link the Waukegan waterfront to regional bicycle paths north and south of the City.
- W. Pedestrian Connection to Downtown:** A series of east-west pedestrian walkways link the waterfront and promenade to downtown Waukegan, with the express goal of making a revitalized Waukegan downtown more accessible to transient and seasonal boaters

# WAUKEGAN PORT DISTRICT MASTER PLAN

## CONSENSUS MASTER PLAN

without using cars. This concept includes a new pedestrian bridge crossing over the Metra rail lines.

- X. *Future Development:* Parcels X1 through X4 are currently occupied by underutilized rail storage facilities. These activities were proposed to be relocated to the north in the Lakefront Active Implementation Plan, and these sites should be considered for complementary development activities in the future.
- Y. *WPD Maintenance Yard:* This existing structure will be repurposed to house the relocated Port District Maintenance Facilities. The area will be screened off as part of a greatly improved landscape entry feature along Pershing.
- Z. *Relocated Boat Launch:* The existing boat launch facilities are proposed to be relocated to the north on Slip Two. This site contains stored contaminated materials removed from the harbor, and is currently off limits. This plan envisions transforming this currently unusable site into the primary access point for trailered boats, while other elements of the plan described above transform the old boat launch site into active destinations for these boaters who currently have nowhere to moor their boats for a few hours after spending the day on the lake. The goal is to create a place where these boaters can enjoy the waterfront and spend more time in Waukegan.

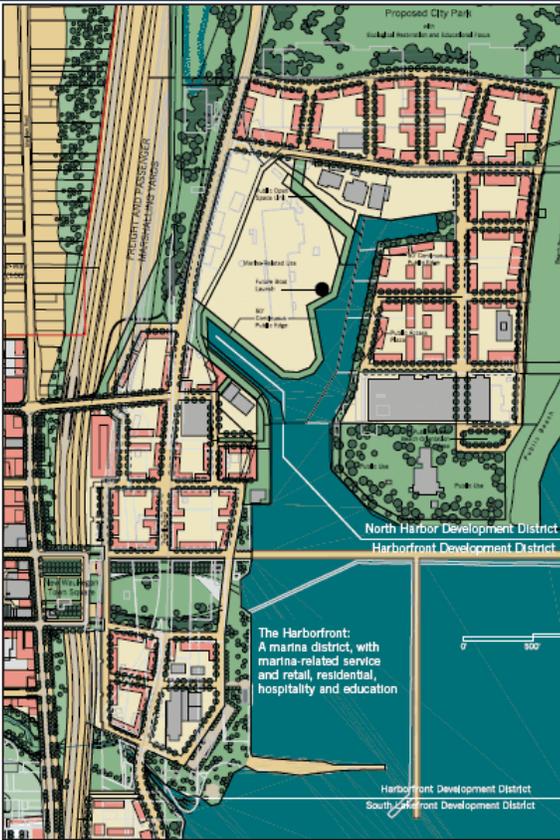
# WAUKEGAN PORT DISTRICT MASTER PLAN

## CONSENSUS MASTER PLAN



# CITY OF WAUKEGAN MASTER PLAN

## CREATING NEW NEIGHBORHOODS: THE HARBORFRONT AND NORTH HARBOR



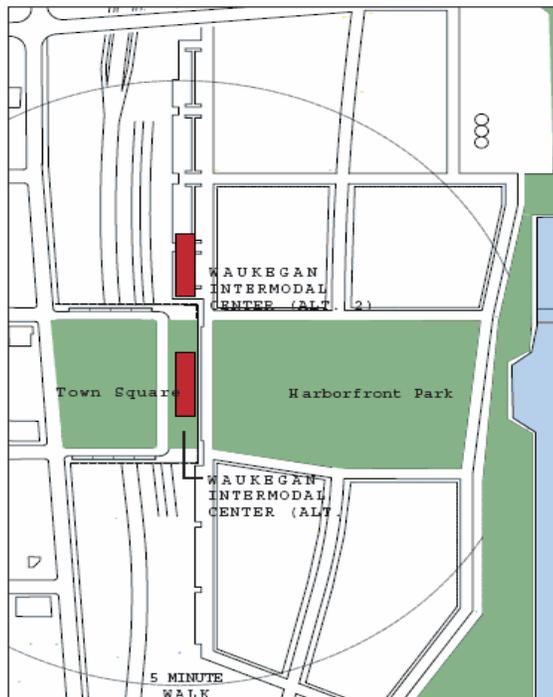
The Harborfront and North Harbor development districts offer a new centerpiece for the Lakefront. These neighborhoods are approximately 335 acres in size and provide approximately 120 acres for development.

With the closing of key manufacturing plants, and reduced dependence on lake-based shipping, development adjacent to Waukegan's harbor will shift to a more diverse mix of recreational, residential and commercial uses. The Master Plan expands and enhances this evolution by proposing mixed-use, marina-based development that will re-define Waukegan's harbor for the next century. The 95-acre harborfront will include approximately 35 acres of development. The 240-acre North Harborfront area will include approximately 85 acres of development.

The Harborfront and North Harbor districts will be characterized by a rich diversity of housing types and marina-based retail. These will be organized around an intermodal transit center and a new Harborfront Park. Current marina-based uses will be encouraged to stay within the districts, but relocate to sites more suited to their long-term needs. Boat launch facilities will be relocated to an area that can accommodate their parking needs.

Waukegan's harbor will become a destination, not only for boaters and anglers, but also for area residents that want to be a part of a vibrant, diverse, mixed-use waterfront district. The Harborfront and North Harbor will be places to live, recreate, spend a weekend or an afternoon. They will perpetuate the spirit of Waukegan's maritime history.

The Harborfront (lower left) and North Harbor (upper right)



The Harborfront will be anchored by a new Intermodal Center and Harborfront Park

### ACCESS WITHIN THE HARBORFRONT AND NORTH HARBOR

#### Extend Waukegan's framework of streets to the Harborfront

- Create new streets that extend the grid of Waukegan's Downtown to the Harborfront
- Create clear access and view corridors to the lake, especially at the gateway boulevards of Washington, Grand and Belvidere
- Enhance the pedestrian environment of streets leading to the harbor
- Transform the EJ& E rail right-of-way into a new Pershing Road to serve the Harborfront and North Harbor

#### Provide appropriate parking for all uses

- Emphasize opportunities for shared parking facilities that can be used by commuters, marina users, shoppers and evening and weekend visitors
- Provide adequate marina-related parking for boaters and anglers

# CITY OF WAUKEGAN MASTER PLAN

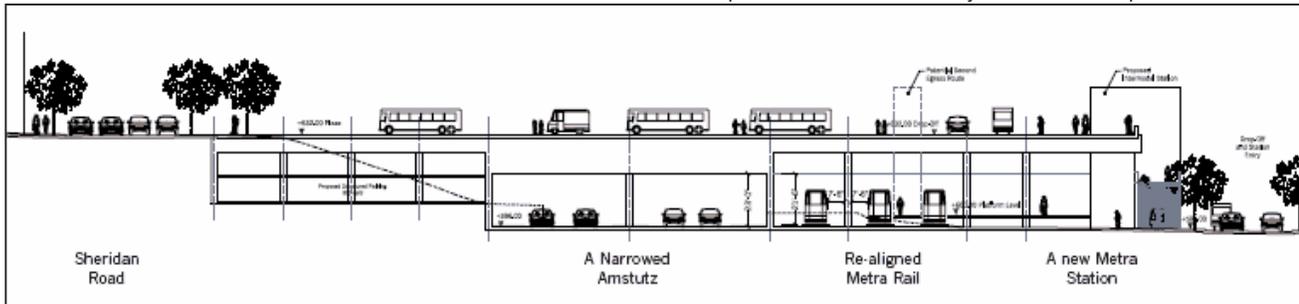
## THE HARBORFRONT AND NORTH HARBOR

### Create a transit-oriented, pedestrian-friendly district

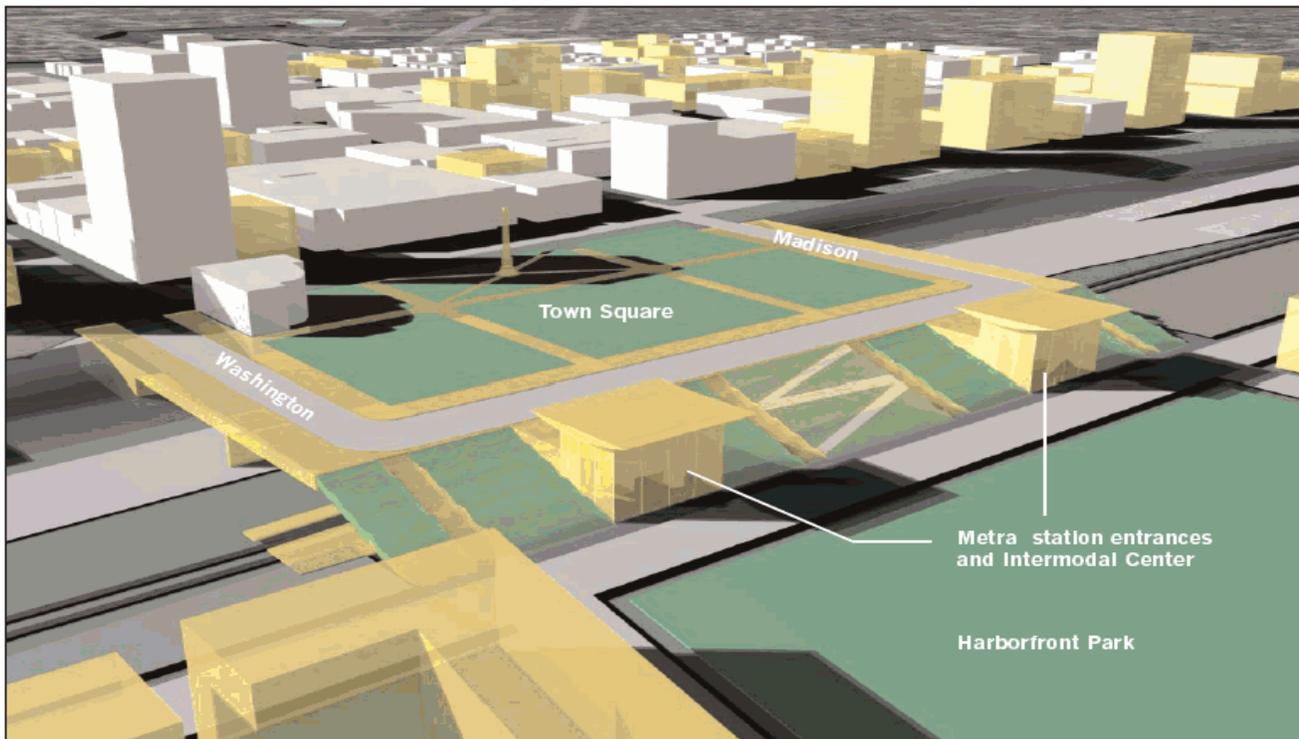
- Create pedestrian connections between Downtown and the Lakefront
- Create high-quality pedestrian-scaled streets throughout
- Establish clear pedestrian connections to Metra and Pace buses to encourage transit use
- Locate the Metra Station and Intermodal Center between Madison and Washington



The potential Metra station entry from the bus drop-off



A cross section through the new Town Square and Intermodal Center



The proposed Intermodal Center is the focus of the transit-oriented Harborfront District

# CITY OF WAUKEGAN MASTER PLAN

## THE HARBORFRONT AND NORTH HARBOR



A Harborfront promenade

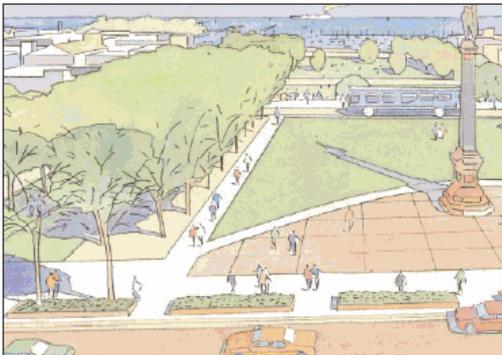
### OPEN SPACE AT THE HARBORFRONT AND NORTH HARBOR

#### Create continuous public access along the waterfront

- Implement a waterfront promenade for pedestrians
- Maximize public access to the marina
- Ensure recreational links to the north and south

#### Create new public places that connect residents to the lake

- Create a great civic open space at the Harborfront that extends to the marina
- Maintain and enhance Waukegan's beaches
- Incorporate the City of Waukegan water-treatment facility into the open space framework



A new Town Square along Sheridan Road

#### Create a new city park to the north of the North Harbor

- Create a theme of ecological restoration for the park
- Incorporate new technologies for bioremediation
- Establish opportunities for large-scale environmental art
- Provide an open space connection from the bluff to the lake edge



The Harborfront and North Harbor

# CITY OF WAUKEGAN MASTER PLAN

## THE HARBORFRONT AND NORTH HARBOR

### DEVELOPMENT OF THE HARBORFRONT AND NORTH HARBOR

#### Create marina-oriented, mixed-use neighborhoods that emphasize their waterfront locations

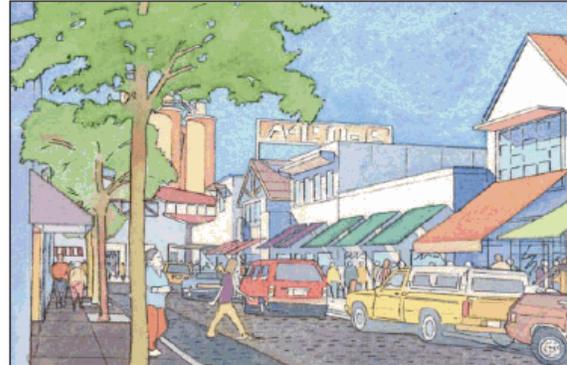
- Provide up to 2500 new homes
- Emphasize marina-related service and retail, hospitality and education activities
- Provide uses that complement one of the few full-service, commercial marinas in Illinois
- Encourage existing industries to incorporate “green” principles
- Relocate long-term boat parking and storage north of Grand Avenue
- Relocate incompatible existing uses to other areas still within Waukegan

#### Strategically locate new development to support the long-term vision for the Lakefront

- Consolidate infrastructure to create viable development parcels
- Organize higher-density development around the new Harborfront Park and inter-modal station
- Consolidate educational or institutional facilities adjacent to the beach area at the North Harbor

#### Encourage the relocation and consolidation of appropriate marina-related uses

- Encourage marina-related business expansion to the central and western portions of the North Harbor
- Encourage material storage, distribution and industrial operations to relocate away from the North Harbor after five years
- Move boat launch facility to the north of its current location
- Provide appropriate boat launch parking while encouraging the use of alternative and shared parking adjacent to the waterfront



Retail, boat service and construction, and marina-related activities at the Harborfront



A mix of housing and other uses at the Harborfront



Contemporary and traditional approaches to housing and retail