

# **Land Use in Downtown Highland Park**



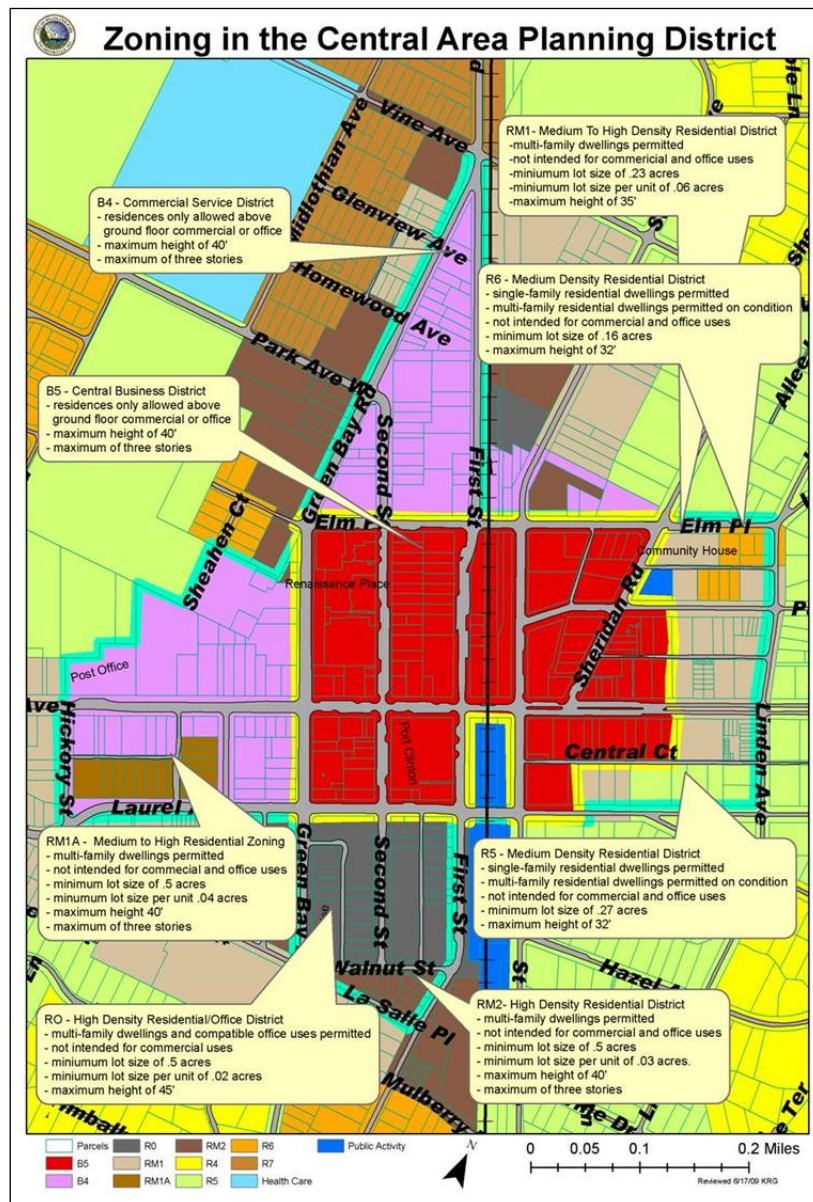
**City of Highland Park  
Central District Plan Update  
August 2009**

## LAND USE IN DOWNTOWN HIGHLAND PARK

The City of Highland Park’s Central District totals 93 acres, and hosts a variety of uses, including commercial, residential, and public use areas. The Central District is composed of the B5 Central Business zoning district (the “CBD” or “downtown”) and the broader area incorporating a variety of other zoning districts. In planning terms, the Central District of Highland Park is much more than the few blocks surrounding Central Avenue and First Street. A good introduction into the variety of existing and possible land uses available downtown begins with the existing zoning of the area.

### Zoning Districts in Downtown Highland Park

Map (1)



The Central District contains has eight zoning districts, as shown on Map (1):

- B5 (Central Business District):
- B4 (Commercial Service District)
- RO (High Density Multiple Family)
- RM1 (Medium to High Density Multiple Family Residential)
- RM 2 (High Density Multiple Family Residential)
- R5 (Moderate Density Single Family Residential)
- R6 (Medium Density Single Family Residential)
- PA (Public Activity)

The zoning map shows what uses are permitted on a parcel, but it may not match what currently exists on site. Map 2 on the following page shows current land uses for each parcel in the Central District.

The following identifies where the major Zoning Districts are located, the type of uses permitted and the presence of non-conforming uses. For the purpose of this analysis, a land use classification falls into one of the following six categories:

- Single Family Residential
- Multiple Family Residential (including Institutional Multiple Family)
- Commercial (including parking areas)
- Mixed Use (Commercial and Multi-Family)
- Public Use
- Worship

Occasionally, the use that exists on a property does not match the Zoning District Map. These instances are referred to as legal non-conforming uses. Overall, the vast majority of parcels in downtown Highland Park comply with zoning requirements. Only 17 parcels out of 238 (7%) in the downtown have legal non-conforming uses. [Data for all the blocks in downtown can be seen on this [table](#)] Typically, legal non-conforming uses are permitted to continue operation, but the property must come into conformance should redevelopment occur.

**Map (2): Existing Land Use and Block Numbers**



### **Identifying the Study Area**

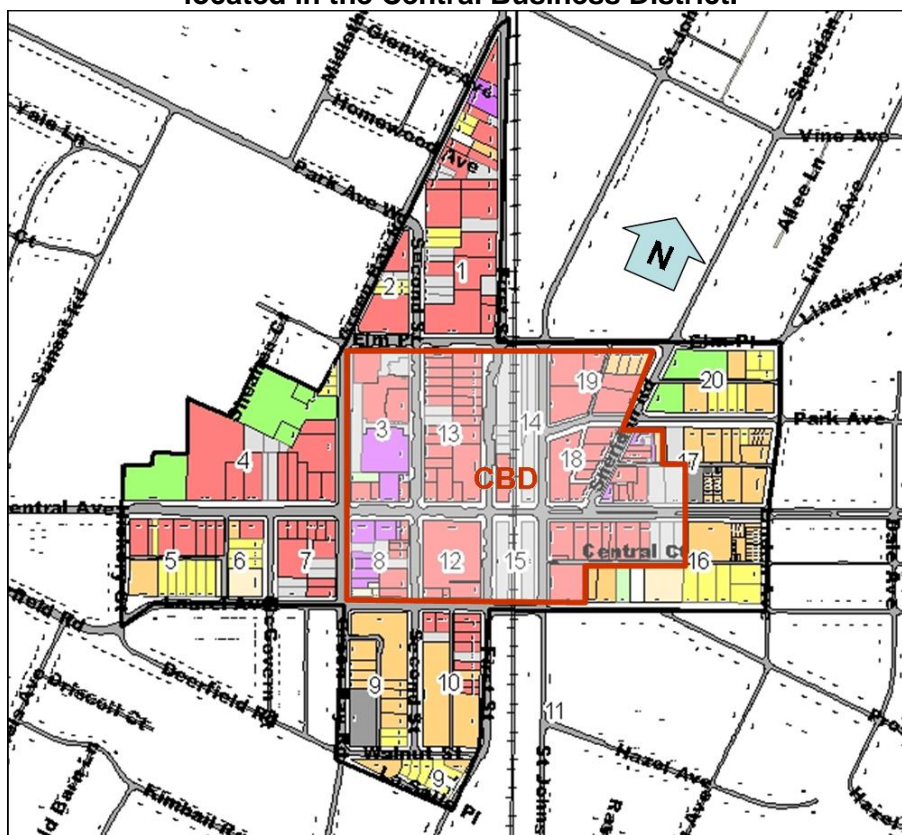
A 2006 Parking Study, completed by Rich & Associates, divides the Central District into 20 “blocks”. The block number designations are useful when assessing the parking situation, as well as discussion and analysis of land use. Map 2 shows the Central District and identifies the blocks that will be used throughout the analysis related to current land use. A brief description of each block’s boundaries and significant characteristics can be found here.

For this report, area calculations exclude all streets and railways; alleys are included. Block 11, included in the 2006 Parking Study, is considered outside the study area for this analysis, which includes the Metra Rail Station, Highland Park Library, City Hall, and associated parking lots.

### **The Central Business District- B5 and the POSO**

Highland Park’s CBD is the largest zoning district (B5) in downtown, totaling 31 acres. The B5 district is highly accessible by bus and commuter rail public transportation. Typical for many cities, there is a higher concentration of commercial properties as one moves toward the core of the CBD. This holds true for the City of Highland Park – only 33% of the total Central District’s land area is within the CBD, yet it has the greatest occurrence of commercial buildings. Approximately 63% of Central District’s commercial buildings are located in the CBD (77 of 123 buildings).

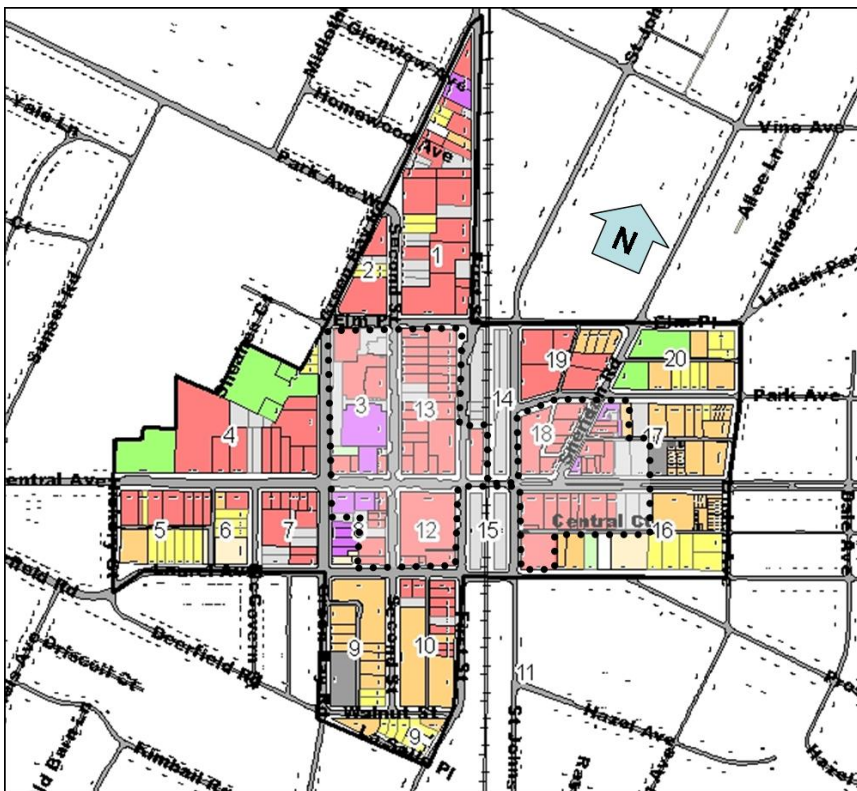
**Map (3): The majority of Blocks 3, 8, 12-14, and 16-19 are located in the Central Business District.**



In the B5 District, residential uses are permitted at the second floor or higher. The permitted density in the B5 district is 1 dwelling unit/3,000 square feet of lot area, or 15 dwelling units per acre. Developments which have both commercial and residential uses are commonly referred to as “mixed use.” Nearly all of the mixed-used developments are located in the B5 District (6 of 8 buildings). Overall, the majority of the parcels in the B5 CBD conform to the underlying zoning. There is one small area that is a legal non-conforming use; the multiple family residential use does not include a commercial component.

Within the B5 District is an overlay district designed to promote retail shopping and personal service uses on the first floor. The Pedestrian Oriented Shopping Overlay district, or POSO, includes most of the CBD, excluding Block 19 and portions of Blocks 8 and 17. The City’s goal is to limit uses along the street to those that are “pedestrian friendly.”

#### Map (4): The Pedestrian Oriented Shopping Overlay (POSO)



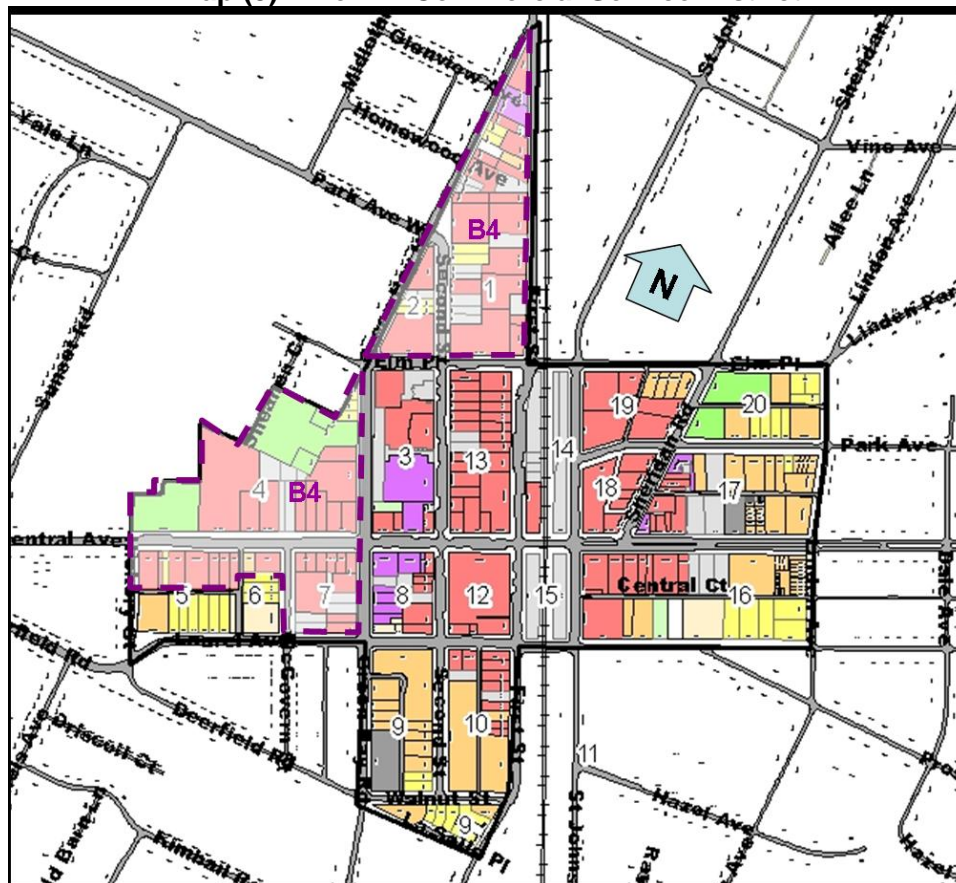
Examples of uses which are permitted in the POSO are General Retail Shops, Food and Beverage Uses (restaurants, grocers, etc.), and Personal Service Establishments (beauty salon, dry cleaner, etc.). Businesses which are not permitted in the POSO, but may be permitted in the B5 district, include Financial Uses, Educational Uses, Office and Professional Services, and Medical Offices. The POSO regulates businesses on the first floor only; many office uses are located on the second floor or higher for buildings within this overlay district.

#### Commercial Service Areas – The B4 Zoning District

Entering the Central District from the west or north, the land uses present in the B4 Service District provide the first impression of the broader downtown of Highland Park. All parcels zoned B4 are found in Blocks 1-2, and 4-7, which allows a wide variety of retail and commercial businesses. In addition, the B4 district permits residential uses above the ground floor at a density of 15 dwelling units per acre, the same density that is permitted in the B5 district. In

comparison to the Central Business District, the uses in the B4 are more vehicular oriented and produce higher trip counts, therefore requiring access to major roadways. The Commercial Service areas of downtown have frontage on Green Bay Road, Central Avenue and First Street (north of Elm Street).

**Map (5): The B-4 Commercial Service District**



The Commercial Service district is 27% of the total area of Central District (25 acres). As expected, the majority of the buildings within the B4 are commercial or mixed use (63%). However, of 51 total buildings within this area, 12 of them have non-conforming uses – the most for any major downtown district. The majority of land uses that do not conform to the underlying zoning regulations are located in Blocks 1, 2 and 4, and consist of single-family residences. If these legal non-conforming properties are redeveloped, they will have to conform to the regulations of the B4 zoning classification or seek relief from the Zoning Code through a public hearing process.

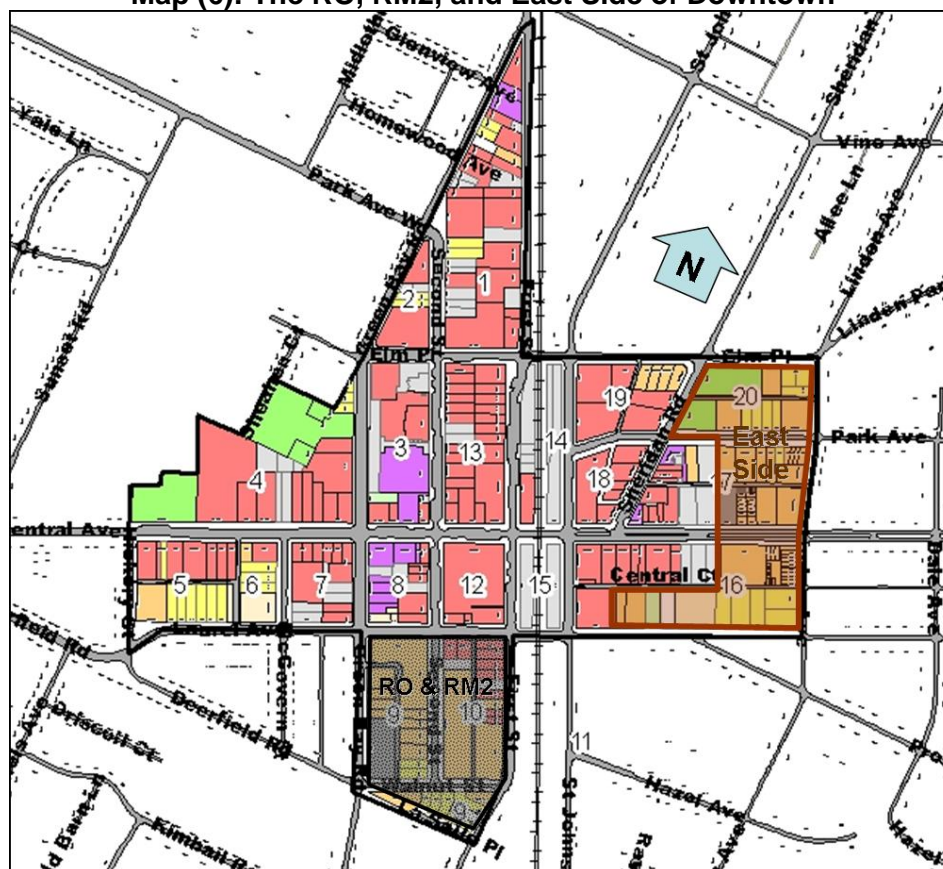
Many parcels in the B4 district are irregularly shaped due to their frontage along Green Bay Road. There are a wide range of lot sizes in this area - from the very large property of Sunset Foods [118,000 square feet with the parking lot] to the very small lots just a few parcels north [approximately 3,100 square feet per lot]. The combination of irregular lot sizes and shapes and numerous small sized lots may pose a challenge for redevelopment and can create potentially hazardous traffic situations due to the sharp angles at the intersections.

The wide variety of commercial and retail uses, combined with a number of non-conforming uses, result in lack of continuity throughout the area. Business diversity is a key component of a successful downtown, but other elements such as area identification, streetscape design, open space and physical public amenities augment the business mix. For example, the existing streetscape improvements (benches, trash receptacles and planters) seen throughout the Central Business District are not planned to be installed in the areas to the north of Elm Place and west of Green Bay Road, at the present time. Consequently, the adjacent B4 areas of the Central District are not perceived by residents and visitors alike as being a part of the broader downtown.

### **RO and RM2 – Blocks 9 & 10**

The High Density Residential/Office District (RO) includes all of Block 10 and most of Block 9. This zoning district permits single- and multiple-family residential buildings and office uses. The permitted density in the RO district is 50 dwelling units per acre, which is the most intense residential zoning designation in Highland Park. General Retail is not a permitted use in the RO district - high traffic, quick turnover commercial uses are typically incompatible with the residential and office uses of this district. The majority of the parcels are multiple family dwellings, as well as a few single family residences and office uses.

**Map (6): The RO, RM2, and East Side of Downtown**



The majority of the downtown's high density multiple family residential is located in this area, including Walnut Place ("affordable" senior and family housing), Laurel Park Place, and Highland Park Place. Block 10 contains two retail uses which are legal non-conforming to the

underlying RO zoning. However, they are adjacent to the Metra Rail line and associated parking area, and therefore may not have a negative impact on neighborhood character. There is also a number of office uses located in Block 10 – these uses are labeled “commercial” on the Land Use Map and are permitted uses in the district. Less than 6% of the buildings in Blocks 9 and 10 are non-conforming, making this area of downtown very consistent with the underlying zoning.

The RM2 portion of Block 9 is the southern triangle bounded by Walnut, LaSalle, and First Streets. Although this area is zoned for Medium to High Density Multiple Family Residential, the majority of the parcels are used as single family residences. Land assemblage would likely be necessary in order for a new multiple family use to be constructed on this block. The RM2 district continues outside of the study area, to the south along First Street to Mulberry Place.

### **East Side of Downtown (Blocks 16, 17 and 20)**

Just east of the CBD are properties that lie between an area of dense commercial development and single-family residential neighborhoods. The east side of downtown Highland Park includes the RM1, R6 and R5 zoning districts within Blocks 16, 17 and 20. This area is a transition from the commercially dense area of the Central Business District to the Single-Family neighborhoods to the east. Home to the Art Center of Highland Park (appropriately zoned PA – Public Activity), this area is very compliant with the underlying zoning classifications, with only one legal non-conforming use.

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## **ECONOMIC DEVELOPMENT & QUALITY OF LIFE**

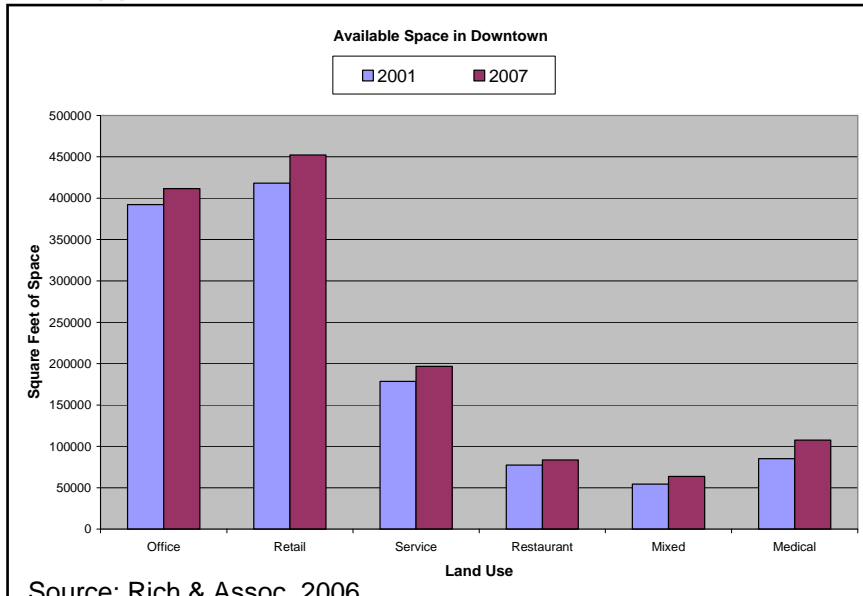
The uniqueness of Highland Park’s downtown is characterized by the variety of land uses – residential, commercial, public buildings, open space and worship space – highly concentrated in a small land area. This land use mix contributes to the downtown’s vibrancy as well as enhances its marketability. The Office of Economic Development maintains records for the type of businesses in the downtown as well as the space available. More information can be found on the City of Highland Park’s [Economic Development web page](#).

### **Since 2001: Recently Completed Development**

A variety of projects have been completed in the Central District since 2001, the year the Central District downtown Master Plan was adopted. The most recent developments, as of 2007 include:

- Razny Jewelers (Block 7)
- 799 Central - 5/3 Bank, Equinox and additional retail (Block 4)
- Laurel Place (Block 8)

**Chart (1)**



Source: Rich & Assoc. 2006

Chart 1 highlights changes in square footage for specific land uses from 2001 to 2007. [Data for all blocks for 2001 and 2007 is available [here](#)]

The greatest increase in constructed space was in the retail category; just over 34,000 square feet of additional retail space was added to the downtown between 2001 and 2007. The construction of Lake County Health Center (Block 4) added over

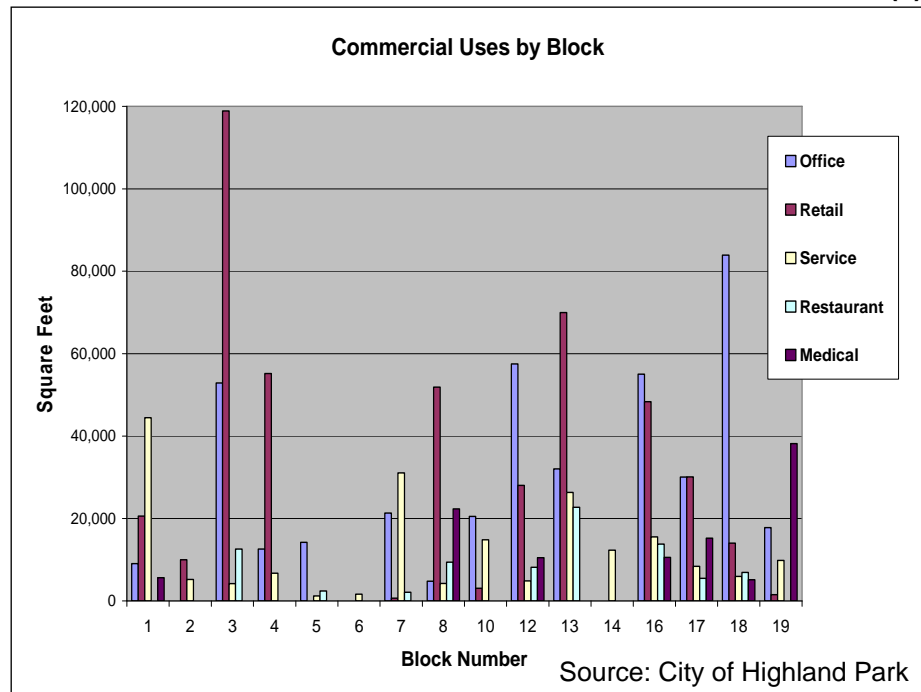
22,000 square feet of medical space, while the Office and Service categories each saw an increase of nearly 20,000 square feet of space to the downtown.

**Commercial Space in the Central District**

Commercial uses are widely represented throughout Highland Park’s Central District. For the purpose of this analysis, “commercial uses” include office, retail, service, restaurant, and medical land uses. It does not include residential, government, or religious uses – these land uses are an important part of downtown and will be addressed separately.

**Chart (2)**

Commercial diversity is not only seen in downtown Highland Park as a whole, it’s evident on every block. As seen on Chart 2, most blocks have more than one type of commercial development, and six blocks have all five categories represented. The most diverse commercial areas are within the Central Business District, Blocks 3, 8, 12, 13, 16, 18, and 19.



Source: City of Highland Park and Rich & Associates, 2007

Further analysis of the Central Business District shows that it contains the majority of space dedicated to Retail, Office, Restaurant, and Medical Uses. The following table shows how the CBD compares to the downtown as a whole.

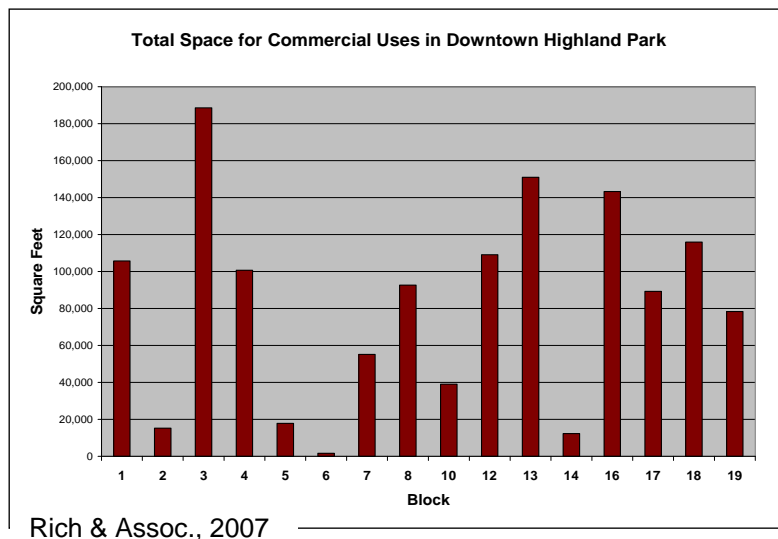
<b>Table (1): Total Square Feet of Space per Commercial Use</b>						
	<b>Office</b>	<b>Retail</b>	<b>Service</b>	<b>Restaurant</b>	<b>Mixed</b>	<b>Medical</b>
<b>Total for Central District</b>	411,592	452,182	196,781	83,546	63,761	107,528
<b>Central Business/B5 District</b>	303,872	332,629	70,937	73,546	11,000	86,697
<b>% in the CBD/B5</b>	74%	74%	36%	88%	17%	81%

Source: Rich & Associates, 2007

As previously noted, the Central Business District contains several blocks. A comparison of Commercial Space for each block is noted in Chart 3. Block 3, where Renaissance Place is located, contains the most Commercial Space in downtown. Blocks that are not noted on the Chart do not have any Commercial space constructed.

**Chart (3)**

The total amount of square feet available on a block is not necessarily an indicator of density, because each block's size varies. In order to accurately show which blocks have the highest density of commercial space, the block's area must be taken into account. Table 2 shows the size of each block in square feet, the amount of commercial space on each block, and the ratio of commercial space per square foot of land area.



As the table indicates, there is only one block in downtown Highland Park which has more commercial space than land area. Block 18, home to the Chase Bank building and others, has 1.17 square feet of commercial space constructed per square foot of block area. This is possible due to multiple story construction and the ability to build to the lot lines in commercial zoning districts.

Only commercial space is taken into account in Table 2 – however, the majority of blocks in the downtown have other uses as well. Parking areas, vacant land, and public spaces are not included in this analysis. For more information on parking data for the downtown, please click [here](#).

<b>Table (2): Commercial Density in Downtown (CBD Highlighted for Reference)</b>			
	<b>Block Area (SF)</b>	<b>Commercial Space (SF)</b>	<b>Commercial Space per SF of Land Area</b>
Block 1	427,300	105,667	0.25
Block 2	81,474	15,191	0.19
Block 3	240,798	188,569	0.78
Block 4	541,662	100,681	0.19
Block 5	197,640	17,812	0.09
Block 6	72,814	1,640	0.02
Block 7	120,912	55,134	0.46
Block 8	118,936	92,571	0.78
Block 9	209,205	0	0.00
Block 10	214,339	39,000	0.18
Block 12	121,575	109,051	0.90
Block 13	241,748	151,008	0.62
Block 14	156,200	12,300	0.08
Block 15	84,719	0	0.00
Block 16	468,706	143,228	0.31
Block 17	310,812	89,284	0.29
Block 18	99,026	115,926	1.17
Block 19	167,526	78,328	0.47
Block 20	193,225	0	0.00
Source: City of Highland Park and Rich & Assoc., 2007			

### **Quality of Life Aspects of the Central District**

Just as the Central District is the hub of commercial life in Highland Park, it also serves as a focus for community life. Numerous social service organizations are clustered in and around the Central District and support a range of community needs. The Central District plays host to numerous civic activities throughout the year. Several major public and quasi-public institutions are in or around the Central District, including City Hall, the Public Library, Highland Park High School, The Art Center, the Community House, Apple Tree Theatre, Buhai Plaza at Port Clinton, and numerous houses of worship. These institutions bring people of all ages to the Central District on a regular basis, which results in the support of an active and vibrant community core. Residents and visitors who come to downtown for a civic purpose or community entertainment additionally support the local economy.

<b>Table (3): Community Sustaining Elements of the Central District</b>		
<b>Social Service/Health Providers</b>	<b>Community Events</b>	<b>Arts and Culture Venues and Organizations</b>
Family Network	Summer in the City (Thursday Night Summer Concerts; Saturday Green Market at Port Clinton)	Highland Park Public Library
Highland Park Hospital	July 4 <sup>th</sup> Parade	Park District of Highland Park
Moraine Township	Late Nite Highland Park	Apple Tree Theatre
Abbott House Group Housing	Port Clinton Art Festival	Highland Park Strings
Sunrise Senior Living Assisted Living	Taste of Highland Park	Highland Park Pops
North Shore Health Center - Lake County Health Dept.	Festival of Fine Craft	Highland Park Community House
Family Service: Prevention Education and Counseling	Sidewalk Sale	Music Institute of Chicago – Highland Park Campus
Highland Park Senior Center	Holiday Seasonal Lights Lighting	Pilgrim Chamber Players
Firehouse Youth Activity Center	Fashion Week (new in 2009)	Highland Park Historical Society
Highland Park Community Nursery School and Day Care Center		Landmark Renaissance Place Theatre
Tri-Con Childcare Center		Music at Trinity
		East on Central
		The Art Center
		Highland Park Movie Theatre
		Midwest Young Artists
		Highland Park Players

Source: City of Highland Park

**Public Art in the Central District**

Public art abounds in the Central District of Highland Park. The community has been developing a public art collection since the 1920’s. Due to the interest of various City entities such as the City Council, the Cultural Arts Commission and the Public Art Advisory Group, Highland Park



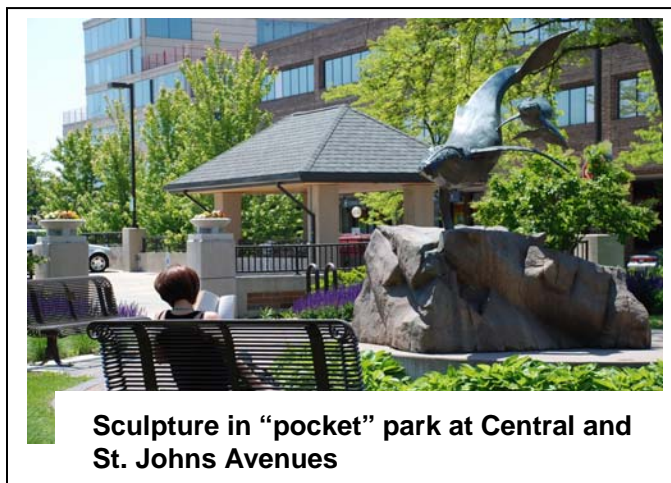
continue to invest in maintaining and expanding the City’s collection.

In the 1970s, a group of local residents raised funds, and with the support of an NEA grant, purchased a sculpture named Miss Nitro by California artist Peter Voulkos and the piece was located on the lawn on the west side of the Public Library. In the 1980s, art gallery owner Arthur Rubin donated Boy on the Swing to the City. There are at least 14 significant outdoor sculptures in downtown Highland Park that are owned by the Library, the Park District or the City. These public artworks enliven downtown. The public art often is situated in public “green” space to enhance the aesthetics of the Central District.

### Green and Public Spaces

The most significant and actively programmed public space in the Central District is Buhai Plaza at Port Clinton. This open air plaza is the location of numerous events year around and is also a place where residents and visitors alike can meet and sit out on an ad hoc basis.

Along Central Avenue near the METRA tracks are three landscaped pocket parks which include public art and the one situated at the northeast corner of St, Johns and Central Avenue contains a veterans’ memorial. These open spaces enhance the Central District by providing light and air, visual relief to the built environment and places to sit and relax in a garden setting.



**Sculpture in “pocket” park at Central and St. Johns Avenues**



**Buhai Plaza at Port Clinton, Central Avenue and Second Street**

### DOWNTOWN POPULATION AND HOUSING

Population and housing demographics help paint a clear picture of who lives in downtown Highland Park. Using data from the U.S. Census and independent estimates, it is possible to examine how the population has changed from 2000 to 2008.

In order to provide accurate 2008 estimates, internal City data was used to calculate the number of new housing units constructed, and their occupancy rate, since 2000. The Central District 2008 population is estimated to be approximately 1,535, assuming that the 1.77 persons per household taken from the 2000 Census remained the same. Since 2000, population in the Central District has increased by 27%.

<b>Table (4): Population Percentage by Age Group, 2008</b>		
	Downtown Only	All of Highland Park
Under 5	4.65%	7.16%
5-17 years	9.54%	15.01%
18-65 years	55.1%	55.9%
65 and over	30.71%	16.23%
Source: U.S. Census Bureau, 2008		

The downtown population has a much larger percentage of people aged 65 and older, compared to the City’s population as a whole. Over 30% of the downtown’s 1,205 residents are over 65, compared to 16.23% for the City as a whole. As seen in the adjacent table, the percentage of children under the age of 17 is less in the downtown as well. A higher percentage of residents 65 and older and a smaller percentage of residents 17 or younger can be expected when there are just 1.77 persons per household on average. For the City overall, the average number of persons per household is 2.64.

**Housing**

Housing in downtown Highland Park takes many forms such as single family residences, rental houses and apartments, condominiums, and senior residences. . Using data from the 2000 U.S. Census and supplementing it with independent data collection, we can better understand the housing options offered in downtown Highland Park.

Downtown Highland Park has an estimated 803 housing units as of 2008. The number of units increased substantially from the 654 units available in 2000. While the downtown was experiencing the construction of new housing units during the mid-2000s, the Median Home Values were also increasing. In 2000, the Median Home Value for a residence downtown was \$245,625; in 2008, the value was \$377,174 (+53%).

Due to the current recession and its impact on the housing market, the number of unit sales has decreased each year from 2006 to 2009, as seen in the adjacent table. Interestingly, more single family units have sold in the downtown this year than in the last three years combined.

In the year 2000, the percentage of homes in the City of Highland Park that were owner-occupied was 85.5%. This high owner-occupancy rate for the City as whole is in sharp contrast to the downtown, where just 27.52% of residences were owner-occupied. Home ownership rate data is not available for 2008.

<b>Table (5): Sales and Median Home Prices: 2006 - 2009</b>			
<b>2006</b>			<b>Median Price</b>
	Condo	26	\$301,250
	Townhouse	2	\$383,500
	Single Family	1	\$720,000
	<b>Total Units</b>	<b>29</b>	
<b>2007</b>			
	Condo	16	\$464,500
	Townhouse	5	\$838,500
	Single Family	0	\$0
	<b>Total Units</b>	<b>21</b>	
<b>2008</b>			
	Condo	5	\$370,000
	Townhouse	6	\$754,500
	Single Family	0	\$0
	<b>Total Units</b>	<b>11</b>	
<b>Through April 2009</b>			
	Condo	2	\$252,500
	Townhouse	1	\$625,000
	Single Family	4	\$955,000
	<b>Total Units</b>	<b>7</b>	
Source: Multiple Listing Service, 2009			

**Building Height in the Central District**

Highland Park’s downtown is characterized for the most part by buildings which range between one and five stories, with a maximum height of 50 feet. Buildings in excess of 50 feet are rare and are situated in disparate locations in the Central District.

The issue of building height in downtown was a focus of much attention during the most recent update of the Central District Plan. During the mid-1990s through 2001 when the Central District Plan was under consideration, there was much community discussion about building height as it related to multiple family and commercial development in the Central District. In particular, the building height of the Renaissance Place development was considered extreme by some residents. Components of Renaissance Place were built to the 60 foot zoning height limit of the time. There were discussions that Renaissance Place would change the character of downtown Highland Park and cause significant increases in traffic at critical intersections.

Following the approval of Renaissance Place and during the Central District Plan process, the recommendation was incorporated into the Plan to reduce building height and the number of stories that could be built in the B4 and B5 districts and in the RM1 and RM2 multiple family districts.

<b>Table (6): Permitted Building Height Per Zoning in the Central District 1999 to Present</b>			
<b>Zoning District</b>	<b>Zoning – 1999</b>	<b>Permitted Height – Current</b>	<b>With Special Approval - Current</b>
B5 Central Business District	60 feet – no story limitation	3 stories/40 feet	4 stories/50 feet
B4 Commercial Service District	45 Feet – no story limitation	3 stories/40 feet	4 stories/45 feet
RO High Density Residential/Office	45 feet – no story limitation	45 feet	No specific restriction
RM2 High Density Residential	40 feet – no story limitation	3 stories/40 feet	No specific restriction
RM1A Medium - High Density Residential	District did not exist	3 stories/40 feet	No specific restriction
RM1 Medium - High Density Residential	35 feet – no story limitation	35 feet	No specific restriction
Source: City of Highland Park			

Building Height in the Central District has changed significantly over time. Prior to the 1976 Comprehensive Plan, the land that is now zoned B5 Central Business District was in the “H” zoning District, which permitted a maximum height of 45 feet. Zoning changes following the 1976 Plan permitted maximum building height of 60 feet in the B5 district. Following the 2001 Central District Plan Update, building height in the Central Business District was reduced to 3 stories/40 feet, which is less than that permitted prior to 1976.

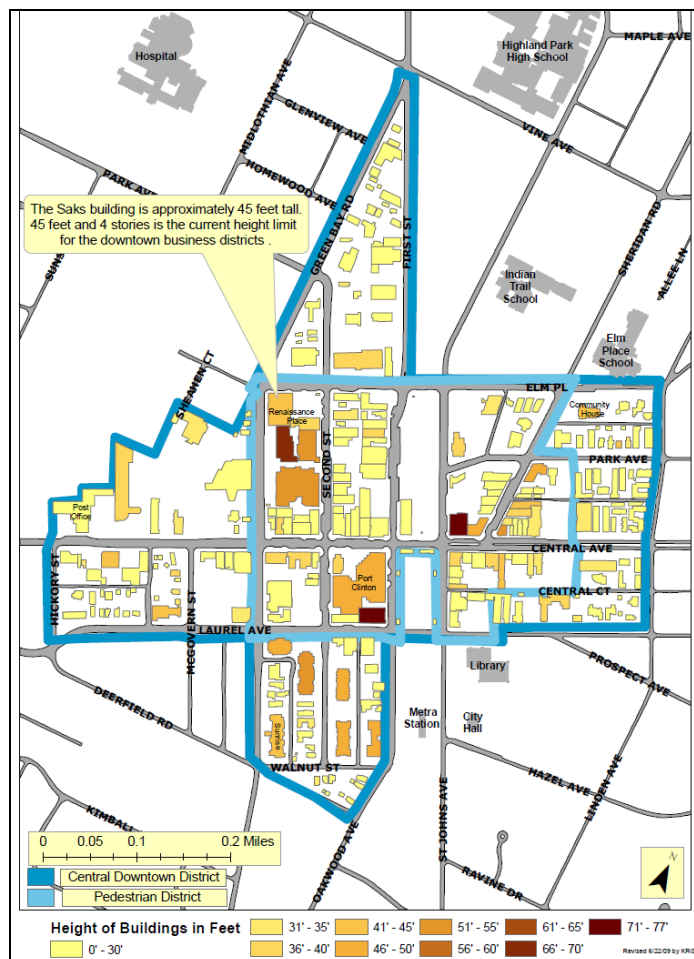
The Central District of Highland Park can be characterized as an area that is predominantly under built relative to the height that is permitted by the zoning regulations. Map 7 illustrates building height in the Central District. The two tallest buildings in downtown, the Optima

Building (First Street and Laurel Avenue) which contains seven stories and the Chase Bank Building (St. Johns and Central Avenues) contains six stories are both in excess of 70 feet high. The next tallest buildings are located at Renaissance Place (Saks is between 65 and 70 feet and the office and rental apartment buildings are 51 to 55 feet) and variety of other buildings which are in the range of 41 to 50 feet.

The following summarizes the buildings by block:

<b>Table (7): Buildings by Building Height Per Block, Central District</b>				
Block and Zoning District	# Buildings (Principal)	Buildings < Zoning	# Buildings = to Zoning	# Buildings > Zoning
Block 1 – B4	23	22	1	0
Block 2 – B4	4	4	0	0
Block 3 – B5	5	2	3	0
Block 4 – B4	12	12	0	0
Block 5 – B4 and RM1A	20	19	1	0
Block 6 – B4	6	5	1	0
Block 7 – B4	6	6	0	0
Block 8 – B5	8	6	2	0
Block 9 – RO and RM2	21	18	0	3
Block 10 – RO	13	10	3	0
Block 12 – B5	4	2	1	1
Block 13 – B5	24	24	0	0
Block 14 – B5	1	1	0	0
Block 15 – B5	0	0	0	0
Block 16 – B5 and R5	30	30	0	0
Block 17 – B5 and RM1	31	28	3	0
Block 18 – B5	8	6	0	2
Block 19 – B5 and	8	2	6	0
Block 20 – PA, RM1, and R6	13	0	13	0
Source: Department of Community Development, 2009				

Map (7): Building Height in the Central District



Map (8) on the following page illustrates building bulk in the Central District.

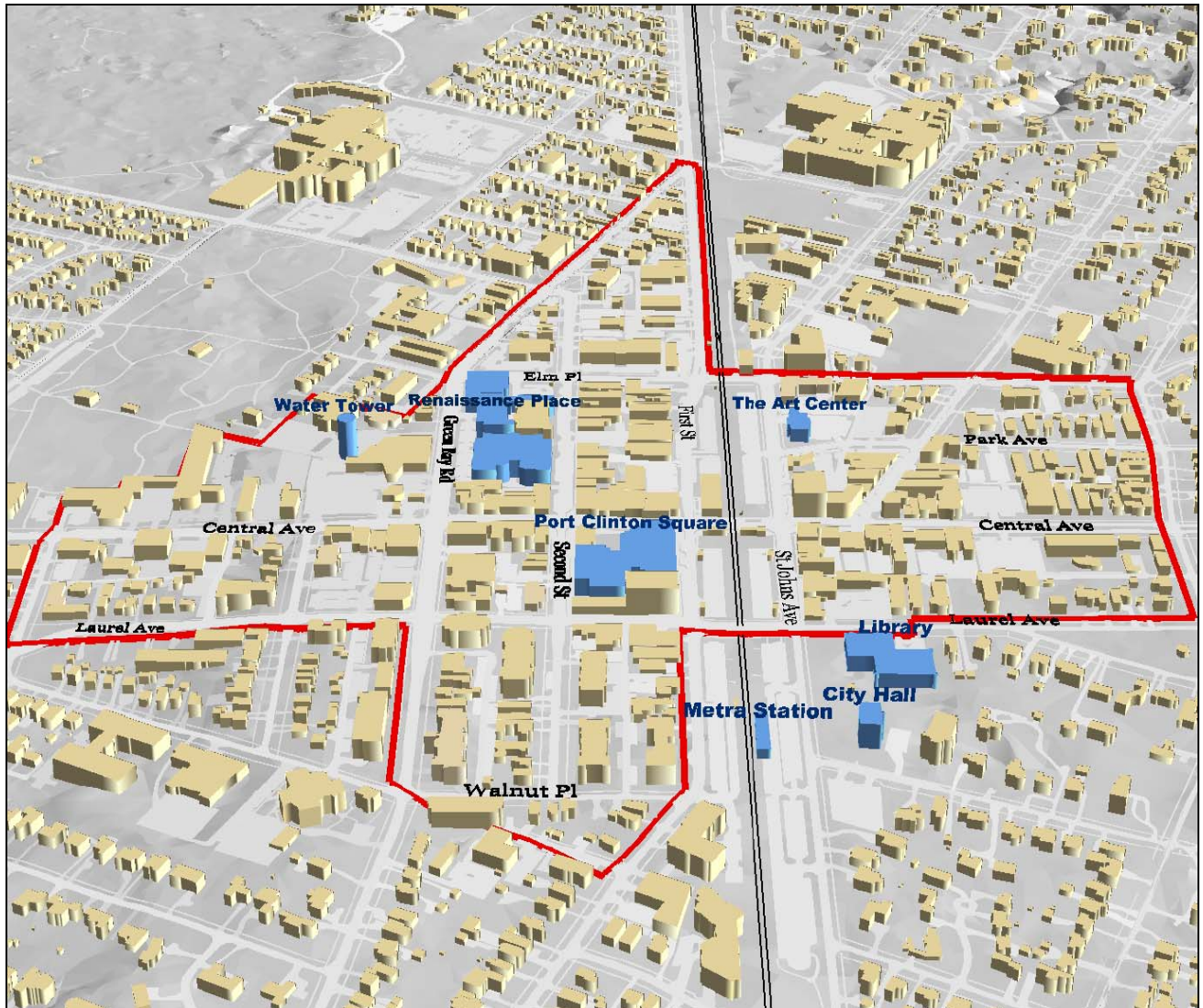
### Conclusion

The foregoing establishes the land use context of the Central District of Highland Park. The area is characterized by a broad mix of land uses focused on a commercial core surrounded by lesser intensity commercial uses and higher density multiple family residential uses. Downtown Highland Park has, for the most part, a traditional downtown form and the City benefits greatly from close proximity to public transit options that link downtown with the broader region.

Numerous non-commercial or residential uses are situated in and around the Central District. These uses, consisting of social service and cultural arts organizations, civic institutions and public spaces fulfill valuable functions for the community. The Central District is a hub of community activity due to the fact that residents and visitors have many reasons to go downtown in Highland Park.

It is a goal of the City to assure that the Central District remains a vibrant area that continues to meet the needs of the community.

Map (8) Building Mass in the Central District



The following questions are posed for consideration.

**Questions to ponder**

1. Do you see the Central District expanding from its current boundaries?
2. Do you feel that the pedestrian amenities of the core area of the Central District (the B5 zoning district) should be expanded outward to the north, south and west?
3. Should the City continue to implement the POSO zoning requirements as they are now or should the boundaries of the POSO be reconfigured?
4. The average and mean age of downtown residents is high, should the City proactively encourage more housing for younger households in the Central District?
5. What can the City do to promote the use of downtown by younger demographic groups
6. Should the City actively promote more residential nearby downtown in order to support the retail businesses in the Central District?
7. Do you think there should be allowances for greater building height and residential density in the Central District?
8. The Optima building at Laurel Avenue and First Street is the tallest building downtown and its location takes advantage of its low lying location. Should the City allow taller buildings at the lowest spots in the Central District?

The following descriptions include the block boundaries: (North, East, South, West), and the zoning district(s) that are present on the block.

Blocks 1 & 2: Bounded by Green Bay, First Street, Elm Place  
Zoned B4 (Service)

Block 3: Elm Place, Second St, Central Ave, Green Bay Rd  
Zoned B5 (CBD)  
*Entirely in POSO, contains Renaissance Place*

Block 4: Sunset Woods Park, Green Bay Rd, Central Ave  
Zoned B4  
*Contains Sunset Foods, Water tower*

Blocks 5 & 6: Central Ave, McGovern, Laurel Ave, Hickory St  
Zoned B4 (northern portion), RM1A (Med to High Density Multi-Family) (southern portion)

Block 7: Central Ave, Green Bay Rd, Laurel Ave, Mc Govern  
Zoned B4

Block 8: Central Ave, Second St, Laurel Ave, Green Bay Rd  
Zoned B5  
*North and East portions are in the POSO*

Blocks 9 & 10: Laurel Ave, First St, Walnut St, Green Bay Rd  
Zoned RO (High Density Residential/Office)

Block 11: *Outside of Study Area*

Blocks 12 & 13: Elm Place, First St, Laurel Ave, Second St  
Zoned B5  
*Entirely in the POSO, Contains Port Clinton Square*

Blocks 14 & 15: Elm Place, St. Johns Ave, Laurel Ave, First St  
Zoned B5 (northern portion) and PA (southern portion)  
*Contains public parking and train tracks*

Blocks 16 and 17: Park Ave, Linden Ave, Laurel Ave, St. Johns Ave  
Zoned B5 (western portion) and RM1 (Med to High Density Multi-Family) and R5 (6 parcels in Block 16).  
*B5 portion is in the POSO*

Blocks 18 and 19: Elm Place, Sheridan Rd, Central Ave, St. John Ave  
Zoned B5  
*Only Block 18 in the POSO (division at Park Ave), contains Chase Bank Building*

Block 20: Elm Place, Linden Ave, Park Ave, Sheridan Rd  
Zoned RM1, PA, and R6 (Single-Family Residential)

Block	1		2		3		4		5		6	
Zoned	B4 Service		B4 Service		B5 CBD		B4 Service		B5 & RM1A		B4 & RM1A	
Year	2001	2007	2001	2007	2001	2007	2001	2007	2001	2007	2001	2007
Office	9,051	9,051	0	0	52,897	52,897	0	12,605	14,212	14,212	0	0
Retail	20,553	20,553	10,000	10,000	120,369	118,869	39,150	55,150	0	0	0	0
Service	44,463	44,463	5,191	5,191	4,200	4,200	0	6,715	1,200	1,200	1,640	1,640
Restaurant	0	0	0	0	11,103	12,603	0	0	2,400	2,400	0	0
Mixed	26,000	26,000	0	0	0	0	17,400	26,211	0	0	0	0
Medical	5,600	5,600	0	0	0	0	0	0	0	0	0	0
Residential	6	6	2	2	44	44	8	8	7	19	0	0
<b>Block Totals</b>	<b>105,667</b>	<b>105,667</b>	<b>15,191</b>	<b>15,191</b>	<b>188,569</b>	<b>188,569</b>	<b>56,550</b>	<b>100,681</b>	<b>17,812</b>	<b>17,812</b>	<b>1,640</b>	<b>1,640</b>

Block	7		8		9		10		12		13	
Zoned	B4		B5		RO		RO		B5		B5	
Year	2001	2007	2001	2007	2001	2007	2001	2007	2001	2007	2001	2007
Office	19,899	21,299	6,756	4,756	0	0	20,500	20,500	57,497	57,497	32,000	32,000
Retail	2,100	650	31,150	51,864	0	0	3,100	3,100	26,371	28,040	74,073	70,000
Service	13,432	31,085	4,250	4,250	0	0	14,850	14,850	4,849	4,849	26,312	26,312
Restaurant	2,100	2,100	9,387	9,387	0	0	0	0	6,482	8,151	22,696	22,696
Mixed	0	0	0	0	0	0	0	550	0	0	0	0
Medical	0	0	0	22,314	0	0	0	0	10,514	10,514	0	0
Residential	1	1	57	74	99	99	61	61	0	0	20	20
<b>Block Totals</b>	<b>37,531</b>	<b>55,134</b>	<b>51,543</b>	<b>92,571</b>	<b>0</b>	<b>0</b>	<b>38,450</b>	<b>39,000</b>	<b>105,713</b>	<b>109,051</b>	<b>155,081</b>	<b>151,008</b>

Block	14		16		17		18		19		15 & 20	
Zoned	B5		B5/RM1/RS		B5/RM1		B5		B5		PA/RM1/R6	
Year	2001	2007	2001	2007	2001	2007	2001	2007	2001	2007	2001	2007
Office	0	0	49,662	55,012	30,053	30,053	83,910	83,910	16,000	17,800	0	0
Retail	0	0	42,611	48,361	33,100	30,100	13,995	13,995	1,500	1,500	0	0
Service	12,300	12,300	15,521	15,521	8,400	8,400	5,977	5,977	16,000	9,828	0	0
Restaurant	0	0	13,812	13,812	2,500	5,500	6,897	6,897	0	0	0	0
Mixed	0	0	0	0	0	0	0	0	11,000	11,000	0	0
Medical	0	0	10,522	10,522	15,231	15,231	5,147	5,147	38,200	38,200	0	0
Residential	0	0	4	4	22	22	0	0	13	13	0	0
<b>Block Totals</b>	<b>12,300</b>	<b>12,300</b>	<b>132,128</b>	<b>143,228</b>	<b>89,284</b>	<b>89,284</b>	<b>115,926</b>	<b>115,926</b>	<b>82,700</b>	<b>78,328</b>	<b>0</b>	<b>0</b>

Notes:

- Block 11 is outside of the study area
- Blocks 15 and 20 do not contain a use listed on the tables; all entries are "0" square feet

Land Use in Downtown Highland Park  
Central District Plan Update

Data Table for Downtown Blocks  
August 2009

Block	Zoned	Block Area (Sq Ft)	Block Area (Acre)	Total Number of Buildings	Commercial Buildings	Mixed Use Buildings (Residential & Commercial)	Single Family Residential	Multiple Family Residential	Public Use	Worship	Number of Non-Conforming Uses By Bldg Type	% Non-Conforming
1	B4	427,300	9.81	23	16	2	5	0	0	0	5	21.74%
2	B4	81,474	1.87	4	2	0	2	0	0	0	0	0.00%
3	B5	240,798	5.53	5	4	1	0	0	0	0	2	40.00%
4	B4	541,662	12.43	12	5	0	3	0	4	0	3	25.00%
5	B5 & RM1A	197,640	4.54	20	7	0	10	3	0	0	1	5.00%
6	B4 & RM1A	72,814	1.67	6	1	0	3	1	0	1	1	16.67%
7	B4	120,912	2.78	6	6	0	0	0	0	0	0	0.00%
8	B5	118,936	2.73	8	4	3	0	0	0	1	0	0.00%
9	RO	209,205	4.80	21	0	0	7	14	0	0	0	0.00%
10	RO	214,339	4.92	13	9	0	0	4	0	0	0	0.00%
12	B5	121,575	2.79	4	4	0	0	0	0	0	0	0.00%
13	B5	241,748	5.55	24	24	0	0	0	0	0	0	0.00%
14	B5	156,200	3.59	1	1	0	0	0	0	0	0	0.00%
15	PA	84,719	1.94	0	0	0	0	0	0	0	0	0.00%
16	B5/RM1/R5	468,706	10.76	30	15	0	5	9	1	1	0	0.00%
17	B5/RM1	310,812	7.14	31	12	2	1	17	0	0	0	0.00%
18	B5	99,026	2.27	8	8	0	0	0	0	0	0	0.00%
19	B5	167,526	3.85	9	5	0	0	4	0	0	4	44.44%
20	PA/RM1/R6	193,225	4.44	13	0	0	6	5	2	0	1	7.69%
<b>TOTALS</b>		<b>4,068,617</b>	<b>93.40</b>	<b>238</b>	<b>123</b>	<b>8</b>	<b>42</b>	<b>57</b>	<b>7</b>	<b>3</b>	<b>17</b>	<b>7.14%</b>

Notes:

- Block 11 is Outside of the Downtown Study Area
- Blocks 13 and 14 primarily consist of the train tracks and parking areas
- Square footage calculations do not include right-of-way (streets), but includes alleyways within the block