

# City of Highland Park Central District Plan Update



## Revising the Vision!

### Central District Plan Roundtable Briefing Book

Please, click on the underlined links to examine the referenced document.

1. Central District Plan Update: Roundtable Process PowerPoint  
*(document describes the roundtable process)*
2. Adopted Goals & Objectives–1997 Master Plan Amendment
3. 2001 Central District Plan: Analysis of Vision and Goals Implementation to Date *(document excerpts portions of the 2001 Central District Plan and notes the implementation status of Plan goals and objectives)*
4. On-Line Survey Findings *(summary PowerPoint)*
5. Community Open House Input *(summary of public input from June 24 2009 open house meeting)*
6. Background Reports
  - Theme 1: Creating a Vibrant Downtown *(Land Use Report)*
  - Theme 2: Advancing a Sustainable Downtown *(Sustainability Report)*
  - Theme 3: Promoting Commerce and Service *( Business and Commerce Report)*
  - Theme 4: Assuring a Well Functioning Downtown *(Downtown Parking Report)*
7. Central District Maps
8. On-Line Survey Report (Full report)

For more information visit [www.hpdownstownplan.org](http://www.hpdownstownplan.org), email [contact@hpdownstownplan.org](mailto:contact@hpdownstownplan.org) or call the City of Highland Park Department of Community Development at 847 432-0867.

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

***Revisioning the Vision!***

**Roundtable Process Overview**  
Department of Community Development  
September 8, 2009

# Roundtable Meeting Dates

## Roundtable Meeting Set #1

Wednesday, September 23:

- Promoting Commerce and Service @ 7:00 p.m.
- Assuring a Well Functioning Downtown @ 8:15 p.m.

Thursday, Sept 24th

- Creating a Vibrant Downtown @ 7:00 p.m.
- Advancing a Sustainable Downtown @ 8:15 p.m.

**Tuesday, October 6th: Roundtable Meeting Recap for residents unable to attend Set #1 during Plan Commission meeting at City Hall – 7:30 p.m.**

# Roundtable Meeting Dates, contd.

## Roundtable Meeting Set #2

Wednesday, October 14:

- Promoting Commerce and Service @ 7:00 p.m.
- Assuring a Well Functioning Downtown @ 8:15 p.m.

Thursday, October 15

- Creating a Vibrant Downtown @ 7:00 p.m.
- Advancing a Sustainable Downtown @ 8:15 p.m.

**Tuesday, October 20th: Roundtable Meeting Recap for residents unable to attend Set #1 during Plan Commission meeting at City Hall – 7:30 p.m.**

# Roundtable Meeting Dates, contd.

## Roundtable Meeting Set #3

Tuesday, November 10:

- Creating a Vibrant Downtown @ 7:00 p.m.
- Assuring a Well Functioning Downtown @ 8:15 p.m.

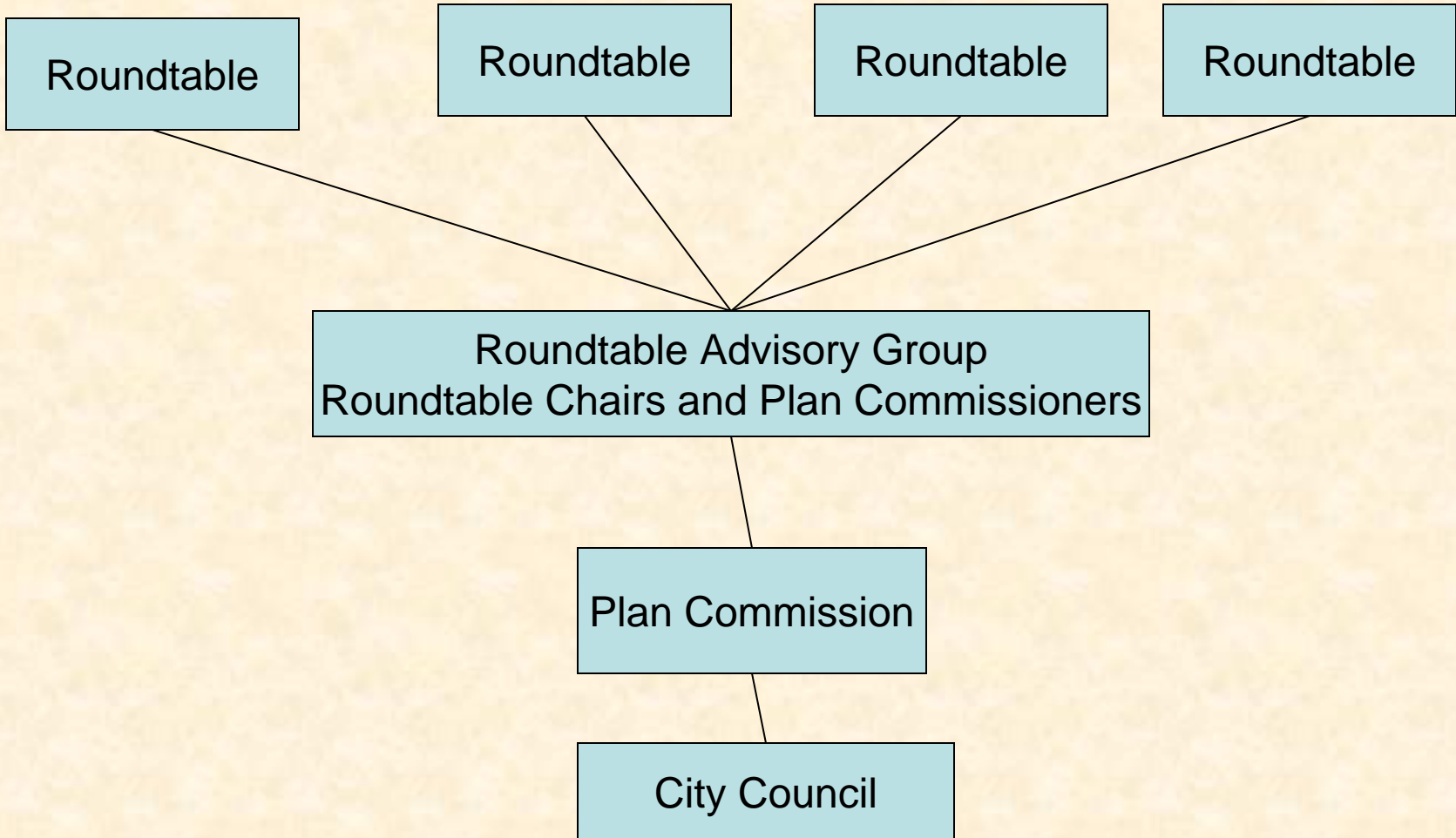
Thursday, November 12

- Promoting Commerce and Service @ 7:00 p.m.
- Advancing a Sustainable Downtown @ 8:15 p.m.

# Roundtable Leadership and Staffing

- Roundtable chairpersons appointed
- At least one Plan Commissioner will participate on each roundtable
- City staff will provide necessary information, support the roundtable discussions, summarize findings of the roundtables, and work with the roundtable chairs

# Plan Process- Roundtable Structure



# Public Roundtables

## Focused on Overarching Planning Themes

- Creating a Vibrant Downtown
- Promoting Commerce and Service
- Advancing a Sustainable Downtown
- Assuring a Well Functioning Downtown

## Outcomes of Roundtable Process

- Engage the public and develop downtown stakeholders
- Develop a vision statement for each of these themes and overall vision statement
- Identify a **reasonable** number of long-term goals that when met will achieve the vision

# VISION FOR THE CENTRAL DISTRICT

## - 2001 Central District Plan

- *Highland Park's Central District is the actual and symbolic center of the City and the surrounding residential neighborhoods. The Central District is intended to be the most urban district of our suburban city. It functions as a small, well-contained urban village. As such, it is relatively intensely developed and thereby has the ability to function as a pedestrian district. It is the location for business, medical, government and retail activities, and is also a place to live. It is also the center of public life in Highland Park with festivals, parades and a range of other public events. The downtown section of the Central District is unique within the North Shore and different from the rest of the City - it is more compact, more uniform, yet has a variety of architectural styles and is more intense. These assets must not only be protected but also renewed, so that they continue to provide the foundation of civic life for generations to come.*

# Discussion Questions

- Does the Vision Statement from the current plan adequately describe the our vision for the Central District?
- What's missing from the Vision Statement?

# Visioning

- Roundtable groups will make recommendations to be shared with Roundtable Advisory Group
- Staff will draft recommendations of roundtable groups as a Vision Statement for consideration and coordination by the Roundtable Advisory Group
- Roundtable Advisory Group will recommend a Vision Statement and Objectives that will be forwarded to the Plan Commission for review and recommendation to the City Council
- The Vision Statement becomes a jumping off point for the Central District Plan update which will be a specific and detailed set of implementation recommendations to be approved by the City Council

# Visioning

- Vision statement has to be **realistic, credible, attractive, and future oriented.**
- **Goals of the Visioning Process**
  - to create meaning for the stakeholders and gain commitment and energy towards the goals of the Plan
  - to establish standards to guide the plan, and by which its implementation can be measured.

# Visioning

- **Visioning process** - designed to review the current **values, goals and objectives** that the City has adopted,
- **Assess those values, goals and objectives that are still applicable, those that are not, and those not identified in the current plan**
- Develop a vision with values, goals and objectives that will lead Highland Park toward a successful and sustainable future

# Building on the Current Plan

- This process is not a rewrite of the current Central District Plan, but...
- Times and conditions change and new trends emerge that had not previously been considered
- For example – expanding the residential downtown, sustainability principles, preservation of historic character

# Roundtable Advisory Group

- Chairperson – Jonathan Plotkin
- Includes roundtable chairs and Plan Commission representatives
- Roundtable Advisory Group – will synthesize the recommendations of each roundtable into a coherent whole.
- Recommend vision to the Plan Commission
- Prioritize objectives

# Theme 1: Creating a Vibrant Downtown

- **Chairperson: Doug Ross**
- **Issue Focus:** building form, urban design, historic preservation, range of housing opportunities, arts and culture
- **Necessary information:** Land use and zoning background, building bulk and height information, housing stock analysis, historic buildings and character in the downtown, public events, arts organizations and public survey and other information

# Theme 2: Promoting Commerce and Service

- **Chairperson: Marla Forbes**
- **Issue Focus:** Maintaining/expanding the CBD Market, business retention/viability, job opportunities, enhancing the visibility of the Central District
- **Necessary Information:** economic and employment data, market study data, current City and Alliance initiatives, information re: wayfinding in and around downtown and public survey and other information

# Theme 3: Advancing a Sustainable Downtown

- **Chairperson: Rebecca Grill**
- **Issue Focus:** Green Buildings, Walkability/accessibility, bicycle facilities, car sharing, preservation vs. new development, open space; greening the CBD
- **Necessary Information:** Public and private sector initiatives, input from walking/cycling advocates, public transit data, potential for energy efficient buildings (both existing and new), and public survey and other information

# Theme 4: Assuring a Well Functioning Downtown

- **Chairperson: Cal Bernstein**
- **Issue Focus:** Transportation and parking hotspots, Infrastructure – current conditions, maintenance and future capital improvements, Dealing with obsolete buildings
- **Necessary Information:** Parking and traffic conditions information; understanding of City capital improvement plans; public survey and other information

# How Roundtable Meetings will Be Conducted? – Outcome Oriented Process

- 2 to 3 meetings of each roundtable group are anticipated.
- Chairs will open meeting and Review Agenda and identify anticipated meeting outcomes
- Staff presentation/reporting on issues
- Brainstorming on vision and objectives
- Vetting objectives – need to develop a “reasonable” number of objectives that will implement the vision and are achievable
- Staff will be scribes – will work with Chair to identify consensus points on vision and objectives
- Staff will draft preliminary vision statement and objectives for each theme to be approved by roundtable groups

# Anticipated Meeting Focus

- **Meeting 1:** Review of current vision and related recommendations; brainstorming/ discussion of issues; identify additional information needed for next meeting; set meeting date
- **Meeting 2:** Review last meeting and outcomes, brainstorm vision and related objectives and deliver to staff to put together draft
- **Meeting 3:** Review/refine draft vision and objectives and make recommendation to Roundtable Advisory Group

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**MASTER PLAN AMENDMENT: NEW GOALS AND OBJECTIVES**

**A. COMMUNITY VALUES AND PRINCIPALS**

**SUSTAIN AN INVOLVED, TOLERANT AND INCLUSIVE COMMUNITY**

Increase public involvement and community interaction	Foster greater communication, diversity, cooperation, and civility
Work together to decrease isolation	Foster concern for common good of entire community
Promote citizen participation and diversity in the planning process	Encourage ecological and cultural tolerance
Involve <b>all</b> residents early in <b>planning and</b> policy making process	Reach for the common good

**MAINTAIN DIVERSITY**

Celebrate diversity in population, neighborhoods, built environment	Avoid becoming a bedroom community
Maintain an economically diverse housing stock	Promote and maintain cultural diversity and economic diversity
Celebrate diversity among ages, income levels, housing, and education	Increase diversity in schools and community
Develop a vibrant 24 hour community	Retain mature population with senior and empty-nester housing

**SUSTAIN THE MATURE CHARACTER OF THE COMMUNITY WHILE GROWING AND EVOLVING**

Maintain neighborhood character	Reduce impacts of teardowns on density, compatibility, scale, diversity
Insure that new development strengthens the existing fabric and is compatible with what already exists	Formulate regulations to protect character (F.A.R., setbacks, street width, etc.)
Champion the needs of older residents for housing and quality of life	Preserve the residential character and integrity of the community
Design for quality not quantity	Maintain existing housing and population density
Control impacts of new subdivisions that increase density	Attract young families, preserve and maintain values, provide daycare
Insure that the town is desirable and livable for all economic levels	Balance impacts of larger houses and higher taxes they pay for schools

**CREATE A MORE EFFICIENT TRANSPORTATION SYSTEM**

Link neighborhoods, with schools, parks, and open spaces	Reduce Westside/Eastside separation
Support and implement the Greenways Plan	Provide non-vehicular connections

**MAINTAIN A HEALTHY LOCAL ECONOMY**

Maintain a strong and vibrant Downtown	Provide incentives to retain and attract businesses
Improve the vital Skokie Highway corridor	Protect and strengthen the neighborhood business districts
Support local businesses	Increase the non-residential tax base
Create a stable community through economic vitality which respects the environment	Provide adequate parking for customers, commuters and employees

**PROTECT THE ENVIRONMENT**

Enhance natural relationships to Lake Michigan , and the ravines, bluffs, wetlands, forests, prairies, open spaces, flood plains, rivers and other natural resources in Highland Park	Preserve natural settings and the prevalence of nature over the built environment Create a legacy for future generations by protecting the environment
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**SUSTAIN A PHILOSOPHY OF PRESERVATION**

Maintain Highland Park’s sense of place, character, and history	Preserve the quality of residential neighborhoods
Maintain quality of architecture in residential and public structures	Protect natural, historic and physical resources, and natural beauty

**MAINTAIN EXCELLENT SCHOOLS AND EDUCATION PROGRAMS**

Promote lifelong learning for children and adults	Maintain excellence in education and encourage high expectations
Maintain a strong quality school system	Preserve architectural quality of school facilities

**FOCUS ON THE ARTS**

Support cultural institutions	Encourage public art
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**CREATE POSITIVE CHANGES THROUGH COMMUNITY-BASED GOVERNMENT**

Change ways government governs to achieve goals and objectives	Identify alternatives to more taxation
Respect and embrace professionalism in government	Recognize the cumulative costs and impacts of local regulations
Use a business approach to raising and spending revenues	Maintain a healthy balance between the public good and private rights
Avoid forcing people on fixed incomes to move out of community	Consider effects of tax caps on School Districts, Park District, City
Provide services to meet the human needs for all population groups	Increase collaboration by City, Park District, School Districts, etc.
Create realistic expectations about paying for desired services	Balance the use of government regulations and incentives
	Develop and maintain an excellent physical infrastructure

**B. PROBLEMS/NEGATIVES ABOUT HIGHLAND PARK**

Lack of tolerance, civility, and courtesy	Prevalence of parochial interests and narrow viewpoints
Lack of courtesy by drivers for pedestrians and other drivers	Fear and suspicion
Unwillingness to sacrifice for the common good	Social stratification into mutually exclusive social layers
Effects of existing/potential density	Loss of trees
Effects of teardowns and out-of-scale new construction	Lack of day care for infants
Traffic circulation and safety hazards, especially around schools	Aging school facilities
Increase urbanization/intensification of the community	Lack of connection to the past
High rents for Downtown floor space	Loss of local businesses from too many national retail chains in CBD
Lack of services for young adults	Length of time for City to make decisions
	Lack of cooperation among City, School Districts, and Park District

**CONFLICTS/OBSTACLES TO ACHIEVING COMMUNITY VALUES**

**FINANCES**

Teardowns: impacts of bigger houses vs. their economic benefits	Community needs to be informed about what they get for their taxes
Indecision about government providing zoning or economic incentives	Consider an amusement tax
NIMBY – “Not in my backyard” attitudes	Preserving sales tax generators like automobile sales from leaving
<b>Desire for rental housing but opposition to multiple-family housing</b>	
Rising land values vs. desire for retaining diverse, affordable housing	
Failure to retain and attract middle-income families who can afford homes	

**AFFORDABLE HOUSING**

Teardowns: impacts of bigger houses vs. their economic benefits	Growth vs. preservation of natural environment and resources
Indecision about government providing zoning or economic incentives	<b>Effects of regulations on property values vs. private property rights</b>
NIMBY – “Not in my backyard” attitudes	<b>Increasing urbanization vs. desire for retaining diversity</b>
Desire for rental housing but opposition to multiple-family housing	Environmental and aesthetic preservation vs. private property rights
Rising land values vs. desire for retaining diverse, affordable housing	Lack of information about current housing/population diversity
Failure to retain and attract middle-income families who can afford homes	Teardowns: “gentrification” vs. retaining existing housing and population

**TRAFFIC**

Neighborhood traffic management systems	<b>Provide reasonable alternatives to automobile use</b>
<b>Lack of courtesy by drivers to other drivers and pedestrians</b>	Attitude that “someone else” should solve traffic problems
Accidents and safety problems on U.S. 41	<b>Parking for customers, employees, commuters in business districts</b>
Reducing speeding in neighborhoods safe vs. providing efficient traffic circulation	Identify alternative traffic routes <u>not</u> through neighborhoods (with help of Police and other experts)
Providing beach access for all residents vs. neighborhood concerns	Restrictions on construction traffic and trucks vs. needs of businesses

**COMMUNITY INVOLVEMENT**

Lack of time for participation by two-income families	Residents are unwilling to get involved or are happy with status quo
Need more events like “Talk of the Town”	Form of government: city-wide versus district representation
Increase opportunities for communication by televising more commission meetings	More involvement may increase time to reach decision and may not resolve conflicts
Educate residents about their responsibility to get involved, especially children	<b>Pro-active outreach to involve people in neighborhood planning efforts</b>

**A. SHAPING THE PHYSICAL FUTURE OF HIGHLAND PARK**

**COMMUNITY CHARACTER AND PHYSICAL GROWTH**

<b>GOALS</b>	<b>OBJECTIVES</b>	<b>POLICIES/ACTIONS</b>
1. To effectively manage new development and redevelopment through thoughtful planning and appropriate regulations to maintain low density residential and commercial areas.	a. Prepare and implement neighborhood and district strategic plans that enhance the community and create an inspiring environment.	Amend the Zoning Ordinance to control the height and bulk of new construction in the commercial zoning districts.
2. To assure continuity and maintenance of neighborhood character as redevelopment occurs throughout the community to enhance the quality of life and preserve the aesthetic appeal of all neighborhoods.	b. Explore the creation of a “livability index” combining various types of data (similar to the Consumer Price Index) to measure and evaluate changes in the quality of life” in Highland Park.	
3. To protect and manage natural and cultural features to ensure the prevalence of nature over the built environment, especially those areas throughout the community that are heavily wooded and in a more natural state	c. Periodically review the “dimensional controls” in the Zoning Ordinance and revise the regulations concerning lot area, bulk, setbacks, and density of new construction as needed to protect neighborhood character.	

**LAND USE AND ZONING**

<b>GOALS</b>	<b>OBJECTIVES</b>	<b>POLICIES/ACTIONS</b>
1. To maintain predominantly low-density residential neighborhoods, healthy and viable business districts, and higher residential densities around commercial cores that provide a range of services convenient to the community.	a. Evaluate the suitability of existing zoning in each neighborhood and business district during the formation of the forthcoming neighborhood and district strategic plans.	Amend the Zoning Ordinance and Subdivision Ordinance to address problems created by lots-in-depth.
2. To require new land uses and structures to harmonize with their immediate surroundings.	b. Address problems created when existing zoning classifications do not reflect current lot sizes and development patterns in various areas of the community.	Amend the Zoning and Subdivision regulations to address problems created by “teardowns” of existing housing
3. To create and use a simple and flexible system for regulating the use and development of land which balances the protection of individual private property rights with the common good of the entire community.	c. Evaluate the need to create new zoning districts for public institutions and/or public and private golf courses, parks, and open-spaces.	Amend the Zoning Ordinance to encourage removal of redevelopment of non-conforming structures and land uses or to bring such properties into conformance with the Ordinance.
	d. Continue using the “Site Plan Review Team	Amend the Zoning Ordinance to allow

<p>4. To use strategic planning in both neighborhood and business districts to support decision-making that will ensure stability throughout the community and encourage balanced growth and development.</p>	<p>to allow prospective developers and City staff to meet early in the development process to identify problems and avoid unnecessary, costly delays.</p>	<p>creative re-use of large residential estates or parcels as an incentive to protect such buildings and properties.</p>
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**HOUSING**

<b>GOALS</b>	<b>OBJECTIVES</b>	<b>POLICIES/ACTIONS</b>
<p>1. To preserve, maintain and promote housing of high quality that reflects the community’s commitment to cultural and economic diversity.</p>	<p>a. Create a system of financial incentives and/or regulations for the private housing market to build a percentage of affordable housing units in projects, for buyers and renters, especially at Fort Sheridan</p>	<p>Amend the Zoning Ordinance to promote housing for the special needs population in the community, such as groups homes and other options.</p>
<p>2. To maintain and increase diversity in housing styles, sizes, types, densities, and prices or rents in order to welcome a wider array of families and individuals into the community.</p>	<p>b. Seek financing from public and private sources to construct new affordable housing units and rehabilitate existing units</p>	<p>Create an assistance program to avoid or resolve maintenance problems in the community’s rental housing and to allow tenants to withhold rental payments if severe maintenance problems occur.</p>
<p>3. To support development of a wide range of single-family and multiple-family housing near shopping, mass transit, recreational and civic amenities to enable all residents to remain in the community as they age.</p>	<p>c. Allow the Housing Commission to share in using various municipal and non-municipal revenues to create housing assistance programs and acquire land for new affordable housing developments.</p>	<p>Amend the Zoning Ordinance to facilitate development of congregate care housing and other types of assisted housing to meet the needs of senior citizens, developmentally disabled people and others.</p>
<p>4. To provide affordable housing that is an integral part of neighborhoods throughout the community, especially for the following groups of residents:                      a. Senior citizens, particularly on sites near Lake Michigan and the Central Business District;                      b. single-parent households;                      c. developmentally disabled residents and others with special need;                      d. low and moderate income families;                      e. families with young children;</p>	<p>Encourage amendments to the Zoning Ordinance to increase housing choices and population diversity by supporting home sharing and co-housing, and by permitting other alternative housing choices.</p>	<p>The Housing Commission and Lake County Affordable Housing Commission should conduct a Home Buyer’s Fair and create programs for first-time homebuyers in the city.</p>

<p><b>f. young adults;</b> and                  g. employees who work in Highland Park but cannot afford to live here.</p>		
<p>5. To maintain areas around commercial districts that are zoned for medium to high density multiple-family residential development to provide housing for residents who cannot afford or do not desire detached single-family residential houses.</p>	<p>e. Encourage the community’s financial institutions to provide funds for housing assistance programs, particularly those institutions where the City’s accounts are deposited.</p>	<p>Amend the Zoning Ordinance to allow accessory dwelling units within single-family residential zoning districts.</p>

**ENVIRONMENT**

<b>GOALS</b>	<b>OBJECTIVES</b>	<b>POLICIES/ACTIONS</b>
<p>1. To protect, preserve, restore and rehabilitate the natural habitats, open spaces, parks, beaches, ravines, forests, wetlands, prairies, and flood plains to <b>protect wildlife and</b> enhance the quality of life and unique physical and aesthetic character of Highland Park including Fort Sheridan.</p>	<p>a. Continue protecting mature trees from insensitive removal of relocation through enforcement of the Tree Preservation Ordinance.</p>	<p>Amend the Tree Preservation Ordinance to allow developers to remove invasive species from off-site locations in addition to replanting trees on new development sites.</p>
<p>2. To support planning of Lake Michigan, the ravines and lake bluffs, flood plains, wetlands and all watersheds by supporting regional efforts to protect these areas from over-development and mitigate the effects of stormwater drainage through the use of development regulations, infrastructure projects and ravine remediation.</p>	<p>b. Establish and support a regional mechanism with neighboring communities to work for shoreline protection along Lake Michigan</p>	<p>Create an Ordinance that defines acceptable types of landscaping allows the use of non-native species on private property, and encourages preservation of natural areas and native species</p>
<p>3. To support existing programs and/or create new programs to protect air quality, expand recycling, and promote the use of alternative energy sources.</p>	<p>c. Work with the Solid Waste Agency of Lake County and private haulers to continue the residential recycling system and expand the commercial recycling program</p>	<p>Eliminate invasive species from public lands.</p>
<p>4. To encourage the use of native plant materials in both public and private landscaping while actively eliminating non-native, invasive species such buckthorn, honeysuckle, etc. on publicly owned lands.</p>	<p>d. Work with individual property owners to mitigate the effects of stormwater drainage through the ravine remediation projects and development regulations identified by the Lakefront Task Force.</p>	<p>Continue working with the Park District to support and expand the “Care of the Commons”</p>

<p>5. To support the efforts of the community’s public and private gold course to reduce the environmental impacts of their operations while preserving open spaces and natural habitats.</p>	<p>e. Work with the Lake County Stormwater Management Commission and other municipalities to develop a watershed-based approach to stormwater management and floodplain protection.</p>	<p>Continue to educate residents on relevant environmental issues as needed to consider, enact, or modify ordinances to address environmental concerns.</p>
<p>6. To work with the Park District to create and maintain parks and open spaces areas in a manner that emphasizes both personal safety and natural beauty while protecting the parks from encroachment, crime, and vandalism.</p>	<p>f. Work with the Park District to define, design, and maintain parks and open spaces for both active and passive recreational uses.</p>	
<p><b>7. To facilitate Highland Park as a community which embodies and fosters the principles of environmental sustainability.</b></p>	<p>g. Require property owners and developers to use “planned unit developments” to reduce environmental impacts of new constructions.</p>	

**URBAN DESIGN AND PRESERVATION**

<b>GOALS</b>	<b>OBJECTIVES</b>	<b>POLICIES/ACTIONS</b>
<p>1. To maintain the natural ambiance, human scale, and pedestrian accessibility found in neighborhoods and business districts and to preserve and improve the community’s character, public image, property values and the public health, safety, and welfare</p>	<p>a. Work with a committee of property owners, business owners, and design professionals to establish appropriate urban design standards and guidelines for all business districts.</p>	<p>Establish programs with the Park Districts and School Districts to educate residents about Highland Park’s significant natural resources, landmarks and the characteristic of pedestrian-friendly neighborhoods.</p>
<p>2. Maintain Highland Park’s character and identity by using established guidelines and procedures to protect properties that are of historic, architectural, and/or cultural value to the community, including structures and natural or man-made landscapes.</p>	<p>b. Explore methods to require or encourage contributions from developers and businesses for public art.</p>	<p>Pursue landmark nominations of individual properties and districts which have historic, architectural and/or cultural significance to protect them from inappropriate changes.</p>
<p>3. To increase community awareness and support for preservation of historically, architecturally, and/or culturally significant structures, properties, and landscapes.</p>	<p>c. Create more pedestrian-friendly streets with identified landmarks that reinforce the character of neighborhoods.</p>	<p>Create distinctive and attractive gateways into the community and public spaces that incorporate art, signs and landscaping.</p>
<p>4. To provide technical advice and support to property owners and City decision-makers regarding development proposals affecting historically, architecturally, and/or culturally significant properties.</p>	<p>d. Work with the telecommunications industry, property owners, an neighboring communities to create a plan and regulations to avoid harming the visual character of Highland Park with multiple</p>	<p>Design new public and private off-street parking facilities to include adequate green areas with trees and landscaping.</p>

	towers, antennas, and similar facilities.	
5. To assure continuity and maintenance of neighborhood character as renovation and redevelopment of existing properties occurs throughout the City.	e. Continue to work with developers, design professionals, contractors, residents, business owners, and the Design Review Commission to require sensitive designs in new development and remodeling projects.	Require owners of non-compliant properties to upgrade their sites over time in order to improve their appearance and bring them into compliance with current regulations
6. Preserve the cultural and historic places in Fort Sheridan by: 1. Maintaining an overall density appropriate to the integrity of the historic structures and landscaping 2. Relating new construction to the architectural character of existing buildings and locating new construction to preserve significant views and vistas; 3. Maintaining the parade grounds as open space.	f. Repeat and retain historic architectural details of existing structures in building new public structures to create consistency in styles.	Provide financial incentives to assist owners of historically or architecturally significant structures in repairing and restoring them including methods such as waiving permit fees, freezing municipal property taxes, and providing low interest loans.

**TRANSPORTATION AND CIRCULATION**

<b>GOALS</b>	<b>OBJECTIVES</b>	<b>POLICIES/ACTIONS</b>
1. To provide a safe, efficient, and comprehensive transportation system including mass transit, motor vehicles, bicycles and pedestrians, with connections to the region’s highways, mass transit facilities, and bicycle/pedestrian trails.	a. Identify ways to encourage better and more efficient use of the roadway hierarchy by preventing short-cuts through residential neighborhoods and barriers to traffic flow on arterial streets	Actively enforce the rules of the road so that pedestrians, bicyclists, and motorists adhere to traffic laws minimize conflicts between different types of users..
2. To provide a hierarchy of roads to serve the needs of residents and businesses in all parts of the community for maximum accessibility, efficiency, and safety while minimizing traffic volume, speed, noise, air pollution and negative impacts in neighborhoods.	b. Continue working with Metra to maintain and enhance the high level of rail commuting services by improving “rush-hour” service and extending the “Skokie Swift” north to Highland Park	Build and maintain the facilities recommended in the Greenways Plan consistent with the community’s high aesthetic standards and with sensitivity to the natural environment
3. To reduce dependence on cars and make walking and bicycling safer, more accessible, and more enjoyable by building greenways, on-street routes, off-street trails, and sidewalks to connect all neighborhoods, parks, schools and business areas in Highland Park and adjacent communities.	c. Assure adequate access to adjacent commercial sites if U.S. Route 41 is widened by using non-continuous deceleration lanes and consolidate curb cuts in accord with the Skokie Highway Corridor Strategic Plan.	Build more east-west sidewalks, trails, and bicycle/pedestrian bridges to better connect and unify the parts of the community divided by Skokie Highway.
4. To improve traffic circulation, accessibility,	d. Improve pedestrian and bicycle access to the	Update the Major Street Plan as part of

parking and safety in all business districts and minimize impacts on adjacent residential communities.	Metra stations and build sheltered bicycle racks.	this Master Plan amendment.
5. To create and maintain more walkable shopping areas including the Central Business District and Ravinia Business District	e. Continue working with the School Districts Parent/Teach Organizations, and drivers to improve safety and traffic circulation around schools.	Adopt and enforce appropriate regulations to design, construct and operate a safe, comprehensive, and environmentally sensitive system of streets and greenways.
6. To balance the needs of pedestrians, bicyclists, and drivers for safety, access, and ease of movement.	f. Ensure the design, construction and operation of a safe and comprehensive system of roadways and greenways.	Continue to oppose the widening of Lake-Cook Road.
	g. Monitor <b>and evaluate</b> the proposed widening of Route 22 west of U.S. 41 and oppose any widening of Half Day Road east of Summit Avenue	Develop educational materials with the Park District and School Districts, to educate pedestrians, bicyclists, and motorists about the opportunities and benefits of walking, running and bicycling and about ways to safely and courteously share the streets, sidewalks, and trails.
	h. Ensure that access of pedestrians and bicyclists is considered in constructing new developments and public infrastructure.	Improve access to the public beaches for pedestrians and bicyclists and increase automobile parking as well.
	i. Aggressively pursue funds from developers, other private sources, state and federal programs to build traffic improvements and greenways.	

**B. MAINTAINING AN DIMPROVING A STRONG ECONOMY**

<b>GOALS</b>	<b>OBJECTIVES</b>	<b>POLICIES/ACTIONS</b>
1. To provide a diverse economic base by retaining and attracting a range of businesses and industries compatible with the community’s character and by maintaining a healthy, supportive climate conducive to investment and the conduct of business	a. Continue to enhance the partnership between the City, residents, and Chamber of Commerce to support existing businesses while marketing the community to new businesses.	Conduct annual surveys of existing businesses to determine their needs and problems and their suggestions on the role that the City should play in helping meet their needs.
2. To support a sound economy as a means of generating revenue to finance public services and	b. Work with the Chamber of Commerce to develop a strategic plan to retain current businesses and	Waivers of variances may be used as incentives to retain or attract

<p>capital improvements, thereby achieving the community’s major environmental, social and public goals.</p>	<p>attract selected retail, office, research and light industrial activities which will:</p> <ol style="list-style-type: none"> <li>1. Stabilize and enhance the business environment;</li> <li>2. Contribute to the diversification of the economic base;</li> <li>3. Significantly contribute to the local commercial tax base;</li> <li>4. Have little or no adverse environmental impact</li> <li>5. Emphasize attracting and retaining local retailers.</li> </ol>	<p>businesses and industries that will provide economic and other benefits to the community. Environmental protection standards, zoning, and building codes should be applied to all new businesses and industries with flexibility while maintaining high standards and without compromising quality.</p>
<p>3. To expand income-producing land uses to generate tax revenues in excess of the cost of public services</p>	<p>c. Continue aggressive revitalization of Downtown expanding on the success of Port Clinton Square</p>	<p>Continue to allow home-based businesses that will not create negative impacts in neighborhoods.</p>

**B. MAINTAINING AND IMPROVING A STRONG ECONOMY (Continued)**

GOALS	OBJECTIVES	POLICIES/ACTIONS
<p>4. To increase regional, state, and national awareness of the uniqueness of Highland Park as a strong, safe and vibrant community by communicating our location and strengths</p>	<p>d. Work with the Chamber of Commerce, property owners, and businesses in the Downtown to:</p> <ol style="list-style-type: none"> <li>1. capitalize on the new U.S. Export Office</li> <li>2. reduce vacancies by attracting a desirable mix of retailers, services businesses, and restaurants;</li> <li>3. provide management assistance as requested;</li> <li>4. explore uniform hours of operation, including evenings and Sundays’ and</li> <li>5. identify the desirable limit of horizontal and vertical growth of the Central Business District.</li> </ol>	<p>Expand public parking as needed in all business districts, including parking structures, by implementing the Parking Subcommittee’s “Final Report and Recommendations for Parking in the Central Business District”.</p>
<p>5. To protect and strengthen all commercial areas in the community, including all neighborhood business districts, to meet the needs of residents and effectively capture Highland Park’s share of the region’s retail sales.</p>	<p>e. Identify economic opportunities in all business districts and develop pro-active strategic plans for each area similar to the Ravinia Strategic Plan and the Skokie Highway Corridor Strategic Plan, including a sign and graphic identification program featuring entry identification markers.</p>	<p>Construct streetscape features such as lighting, special pavements, and street furniture in pedestrian-oriented business districts.</p>
<p>6. To protect and strengthen the economic vitality of the Skokie Corridor in order to realize its full market potential as a regional center not in competition with downtown.</p>	<p>f. Improve the image of all business districts by creating an attractive and unified appearance, relating new construction to the architectural character of existing buildings. Establish urban</p>	<p>Work with all automobile dealers to identify and resolve their needs for additional visibility, access, and signage.</p>

	design standards for business districts that provide for additional yet sensitive treatment of signage and expanded parking.	
7. To maintain a compact, clearly-defined, and prosperous downtown that will satisfy the community's needs for a wide array of shopping and dining opportunities and services as well as civic, cultural and entertainment facilities.	g. Recognize Ravinia Festival, Apple Tree Theater, Suburban Fine Arts Center, and the Highland Park Community House as important visitor destinations and build upon these attractions to promote Highland Park's dining and shopping opportunities.	Continue to work with landlords and Realtors to maintain a database of available, leaseable business spaces in Highland Park for use by prospective business tenants.
8. To provide a sound and diverse employment base for the community by retaining and attracting businesses that will hire area residents.	h. Encourage owners of existing businesses which do not comply with applicable environmental protection, zoning, and building codes to upgrade their properties over time in order to approve site appearance and bring sites into compliance with current regulations.	Use all home-rule municipality powers as needed to assist in economic development activities.
9. Continue working with Highland Park Hospital and other health care providers to maintain and enhance the level of health care services in Highland Park.		

**C. IMPROVING OUR COMMUNITY AND OURSELVES**

<b>GOALS</b>	<b>OBJECTIVES</b>	<b>POLICIES/ACTIONS</b>
1. To expand a community spirit which is characterized by civility and courtesy, common concerns and interests, trust and cooperation, and community-wide participation in civic and cultural programs.	a. Expand the use of modern technology to better inform residents of issues, meetings, decisions, and events including greater use of community-access cable TV, email, the Internet, and interactive Home Pages.	Discuss pending City actions and decisions with the School Boards, school classes, Park District Board, Rotary Clubs, Lions Club, and other service organizations, etc.
2. To ensure that information flows to all segments of the community, including the opportunity for citizen feedback.	b. Work with committees of residents and business owners to complete all of the neighborhood and district strategic plans by the end of 1999.	Hold a televised annual "Town Hall" meeting for residents to meet with the City Council, School Boards, Park Board, commissioners, and staff.
3. To build strong partnerships between local government, schools, parks, religious groups, and local agencies within the community	c. Reconvene the Master Plan Steering Committee for an Annual meeting to review the implementation of the Master Plan including	Expand <i>The Highlander</i> to include more information about meetings and on-going issues including articles which publicize

	progress on creating and carrying out the neighborhood and district strategic plans.	and celebrate the diversity of Highland Park’s residents
4. To use the neighborhood strategic planning process as a forum to encourage active citizen participation early in the process of making planning policies and decisions.	d. Continue utilizing commissions and task forces composed of residents to conduct hearings and meetings to advise the City Council and staff on matters of interest to the community.	Assist the Highland Park Library in becoming an information resource about the City, schools, and other local organizations and institutions by expanding the use of the Internet.
5. To promote the importance of the family and empower families to take care of themselves and each other.	e. Facilitate more cross-group communication to encourage a better sense of community among residents of diverse backgrounds and characteristics.	Increase access and awareness of the diversified services and entertainment offered to all residents.

**C. IMPROVING OUR COMMUNITY AND OURSELVES (Continued)**

<b>GOALS</b>	<b>OBJECTIVES</b>	<b>POLICIES/ACTIONS</b>
6. To ensure that adequate, affordable, and convenient social, medical, cultural, recreational, educational, and public services are available to meet the needs of all residents throughout the community	f. Assist artists, arts organizations and other community organizations that present arts programming by providing direct financial and technical assistance, especially by seeking non-local funding assistance to the greatest possible extent.	Expand use of the Buhai Plaza, Highland Park Country club, Highland Park Community House and other public facilities for civic and cultural programming to enhance social interaction among residents
7. To value, support and promote youth development and achievements to strengthen or regain their ties to community.	g. Work with the Park District, School Districts, and others to offer diverse programming, including basic health and social services, recreation, and educational activities, to all residents, especially 1. senior citizens; 2. all youths who live or attend school in Highland Park 3. people with special needs including developmentally disabled; and 4. families with children too young to be served by the City’s Youth Services Division or other organizations	Work with the Park District and/or Lake County Forest Preserve District to create a lakefront learning center to educate residents and visitors about the unique, valuable and fragile ecosystem found along the ravines and lake bluffs.
8. To recognize the experience and wisdom of the community’s senior citizens and encourage them to	h. Expand efforts to encourage residents to volunteer their time for School and Park District	Conduct periodic assessments of community service needs in cooperation

share their knowledge with other residents.	programs, social service agencies, and community improvement projects.	with the United Way and other social service providers in Highland Park.
9. To increase public access to art and promote understanding and awareness of arts in the public environment.	i. Promote quality arts programs and serve as a clearinghouse for arts information by serving as a re-granting agency for the Illinois Arts Council	Amend the Zoning Ordinance to support providing home day care services.
10. To increase public access to, and use of, beaches, open spaces, parks and other public or private recreational facilities.	j. Enrich the public environment for both residents and visitors through the use of visual arts throughout the community.	Continue working closely with the Park District to implement the recommendations made in the Park District’s 1994 Comprehensive Open Space Master Plan.
11. To support the Library’s efforts to maintain its excellent collections and services in meeting the residents’ needs for information.	K. Maintain and enhance the already high standards of public education provided by the School Districts.	Maintain a branch of the College of Lake County in Highland Park
12. To encourage and support lifelong learning by all residents.	l. Reduce substance abuse in the community.	Provide an appropriate distribution of parks so all residents have easy pedestrian access and all facilities are handicapped accessible.
	m. Affirm youth by accentuating their positive contributions to the community and recognizing their good character at public events.	Work to expand parks and other public facilities and to provide more public access to Lake Michigan, especially at Fort Sheridan.
	n. Emphasize programs that provide modeling and mentoring between senior citizens and youths	

**D. GOVERNMENT’S ROLE AND RESPONSIBILITIES**

<b>GOALS</b>	<b>OBJECTIVES</b>	<b>POLICIES/ACTIONS</b>
1. To enhance cooperation among all public agencies providing services to residents, including the City Park District, School Districts 112, 113, and 109, North Shore Special Education District, Deerfield and West Deerfield Townships, neighboring cities, Lake County, North Shore Sanitary District, Drainage Districts, Stat of Illinois, and federal government	a. Increase cooperation between all government entities in Highland Park, especially by sharing in the use of existing public facilities and by financing, the construction, operation, and maintenance of new facilities and infrastructure.	Establish an Action Plan and Work Program and continue using the annual Budget Forum process to assign specific responsibilities for the implementation of all elements of this Master Plan.
2. To ensure an adequate infrastructure to serve the	b. Identify long-term infrastructure and public	Work with the School Districts to create,

<p>current and future needs of the community.</p>	<p>facility needs in order to establish a five-year Capital Improvement Program for City capital projects and public facilities.</p>	<p>support and expand as needed reduce substance abuse and reduction programs such as the D.A.R.E. program and others.</p>
<p>3. To maintain and improve public safety, minimize crime and enhance emergency services.</p>	<p>c. Upgrade undersized sewers and utility services and continue to maintain and improve all streets, sidewalks and other public facilities.</p>	<p>Use the City’s powers to enforce and implement the adopted Master Plan and update its as needed in the future.</p>
<p>4. To improve efficiency in providing the numerous services desired by the community while keeping taxes as low as possible.</p>	<p>d. Maintain and enhance high standards in all public services, police and fire protection, and emergency and rescue operations.</p>	<p>Use the Geographic Information System (GIS) to create databases to assist in capital planning for public infrastructure and in planning for all neighborhoods and business districts.</p>
<p>5. To provide superior local services and maintain the City’s fiscal health while informing residents, businesses, property owners, and employees that excellent services are both expected and available.</p>	<p>e. Review the capital facility and infrastructure improvements built by the City, Park District, and School Districts for the consistency with the urban design Goals and objectives.</p>	<p>Compile a library of all existing master plans prepared by private interest (Highland Park Hospital, Ravinia Festival, etc.) and by other cities, counties, and public agencies for review by residents, developers, and staff to insure awareness and compliance with such plans.</p>
<p>6. To identify new sources of revenue for the City in order to reduce reliance on property tax revenues</p>	<p>f. Provide the resources needed to achieve these Goals and Objectives and the Actions recommended in the neighborhood strategic plans</p>	
<p>7. To improve communications and better inform the residents of pending City actions.</p>	<p>g. Consolidate municipal operations as much as possible while maintaining equitable service levels in all parts of the community.</p>	

***Revisoning the Vision!***  
**Central District Plan Update**

**This document is:  
Analysis of Vision/Goals Implementation  
for the 2001 Central District Plan  
(prepared September 2009)**

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Adopted Plan

May 29, 2001

CITY OF HIGHLAND PARK  
**CENTRAL DISTRICT PLAN**

An Element of the Master Plan

Prepared by  
Plan Commission  
City of Highland Park

Technical Assistance provided by:

CAMIROS

This report contains excerpts and questions/commentary about the  
2001 Central District Plan. To read the Plan in its entirety link to:

[www.hpdownatownplan.org/wp-content/uploads/2009/05/cbd\\_approved\\_plan-2001.pdf](http://www.hpdownatownplan.org/wp-content/uploads/2009/05/cbd_approved_plan-2001.pdf)

## INTRODUCTION

The following Vision Statement was incorporated into the 2001 Central District Plan:

*Highland Park's Central District is the actual and symbolic center of the City and the surrounding residential neighborhoods. The Central District is intended to be the most urban district of our suburban city. It functions as a small, well-contained urban village. As such, it is relatively intensely developed and thereby has the ability to function as a pedestrian district. It is the location for business, medical, government and retail activities, and is also a place to live. It is also the center of public life in Highland Park with festivals, parades and a range of other public events. The downtown section of the Central District is unique within the North Shore and different from the rest of the City - it is more compact, more uniform, yet has a variety of architectural styles and is more intense. These assets must not only be protected but also renewed, so that they continue to provide the foundation of civic life for generations to come.*

**Do you agree with this vision? Is this actually a vision? Does it need to be amended, updated, or expanded?**



**The Central District Plan Vision statement is supported by five basic objectives:**

**1. SUPPORT AND INCREASE THE OVERALL ROLE AND STRUCTURE OF THE CENTRAL DISTRICT AS THE CITY'S CENTER**

The Downtown provides a distinctive civic destination. Walking is accentuated as buildings and activities abut one another. Office, government, shopping and entertainment are present, creating a mix of uses. The Pedestrian Commercial Core is an "urban village." This gathering place role brings people together on common ground. The Central District contains a mix of activities that appeal to, and involve, in one form or another, all residents of Highland Park and many from the larger region. It needs continued stewardship augmented through future public and private support.

**2. PROTECT THE SUBSTANTIAL PUBLIC AND PRIVATE INVESTMENT IN THE CENTRAL DISTRICT**

The Downtown and the Pedestrian Commercial Core comprise only a small percent of the City's area, but they represent a much larger percentage of the tax base. The largest, public and private investments in Highland Park are in the Downtown. The tax base of the Downtown has, for many decades, helped fund the extension of City services and facilities to the rest of the City. The Downtown is an irreplaceable asset to the community.

**3. INTEGRATE RESIDENTIAL LIVING OPPORTUNITIES IN THE DOWNTOWN AND THROUGHOUT THE CENTRAL DISTRICT**

Improving pedestrian connections between the Downtown and the Surrounding Neighborhoods will benefit the Pedestrian Commercial Core. Residents in the areas around the Downtown should have easy access to the shops, restaurants, employment and services contained there to support its vitality. The strategy is to draw existing neighborhoods closer to the Downtown and create links by encouraging new housing opportunities. Residential use also has a place within the Downtown as can be seen by the success of the recent condominium developments.

**4. MAKE DOWNTOWN EVERYONE'S NEIGHBORHOOD**

The Downtown should welcome all residents of the City as well as visitors from the region. It should offer all season activities that appeal to a cross-section of the population so the experience of being there becomes a shared and unifying

element in Highland Park. Everyone should have a vested interest in the vitality of the Downtown as the center of the City and an asset to the community and the region.

**5. MANAGE AN APPROPRIATE BALANCE BETWEEN CONSERVATION OF EXISTING CHARACTER AND JUDICIOUS EXPANSION OF KEY ECONOMIC SECTORS**

The Central District needs continual reinvestment to maintain its functions and value. Most investment must come from the private sector owners of Central District property. Public funds may be used to spur private investment, but the ultimate success of the Central District and its Pedestrian Commercial Core hinges on sustaining private sector investments in the form of both redevelopment and adaptive reuse or updating of existing buildings. Future development provides the community with the opportunity to set policies to manage future investment in terms of scale, building height, location, and architectural character...

**How successful has the City been at accomplishing these objectives?**

**Key elements of future land use guidelines are as follows:**

1. Strengthen and support existing single family residential neighborhoods...
2. Emphasize shopper convenience.
3. Promote pedestrians in the Downtown.
4. Recognize the importance of maintaining a link with the past by incorporating as many existing buildings as possible into future redevelopment concepts.

**How successful has the City been at accomplishing these objectives?**

### **The Central District Plan's major recommendations:**

1. Containment and embellishment of the pedestrian retail and office core between Green Bay Road, Laurel Avenue, Elm Place and the half block west of Linden Avenue on the east.
2. Redevelopment of convenience commercial uses along Central Avenue, immediately west of Green Bay Road and fronting on Elm Place immediately north of the Pedestrian Commercial Core.
3. Redevelopment of the First Street, Green Bay Road and Elm Place triangle north of Elm Place.
4. Conservation of the character and scale of the area east of the Metra railroad tracks and the storefronts along Central Avenue, east of Green Bay Road, while permitting judicious, improvements and investment in these character setting areas.
5. Improvement of the Second Street corridor from its intersection with West Park Avenue to Laurel Avenue. Addition of condominium development within the Pedestrian Commercial Core above stores and offices.
6. Preservation of valued housing stock and neighborhood character.
7. Development of selected sites in and around the downtown core for mixed-use and residential uses.
8. Completion of the Central District circulation system with the construction of Water Tower Boulevard between Green Bay Road and Central Avenue.
9. Creation of new areas of open space and "vest pocket" parks throughout the downtown core.

**How successful has the City been at accomplishing these objectives?**

## THE FUTURE LAND USE POLICY PLAN

**Future land use policies** of the individual land use categories that make up the Plan map are set forth below.

### RESIDENTIAL LAND USE

#### *Single-Family Residential Plan Policies*

- Continue to apply the R5 and R6 district zoning to single-family residential areas within the Central District utilizing the lowest density district consistent with existing development patterns. (Completed)
- Apply the R7 single-family and two-family zoning district to areas that either currently have such zoning or that exhibit a mixed housing pattern, but one that is predominantly single-family in character and whose residents desire to maintain the present pattern of development. (Completed)
- Only in the case of existing historical non-conforming commercial uses shall the single-family areas (those zoned R5, R6 and R7) accept commercial uses. (On-going)
- Small areas of select historic homes adjacent to the Pedestrian Commercial Core, currently zoned in multiple-family districts, should be rezoned to appropriate single-family zoning districts to preserve these historic dwellings and the residential character of these areas. (Completed)

#### *Townhouse Residential Uses*

- Introduce a new zoning district exclusively for townhouses, with a density consistent with that found in the RM1 District, in order to provide an option to accommodate land use transitions and reserve a reasonable amount of land for this housing type. (Not yet undertaken.)
- Provide for the conservation of existing townhouse developments within the recommended townhouse zoning district. (Not yet undertaken.)

### **Low density Multiple-Family Residential Uses**

- Protect the existing housing resource of this type and density through the maintenance of current RM1 zoning where it now exists. (On-going)
- Rezone areas currently zoned RM2 but developed as low-density multiple-family (predominantly on the east side of the Pedestrian Commercial Core) to RM1 to remove the possibility of future redevelopment at higher densities. (Completed)

### **High-Density, Multiple-Family Residential Uses**

- Encourage upper level residential development in the Pedestrian Commercial Core. (Not yet undertaken.)
- Reduce the total amount of area zoned for high-density, multiple-family housing outside the Pedestrian Commercial Core. (Completed)
- Lower the basic density in the various high-density developments in the range of 30 to 40 dwelling units per acre with adjustments for mixed-use applications. (not yet undertaken.)

## **Commercial Land Use**

### **Pedestrian Commercial Core Plan Policies**

- Encourage mixed-use development in and near the core, including retail shops, retail service establishments and restaurants on the ground floor, and combinations of office and residential on upper floors. The Zoning Ordinance should provide adequate bulk and height entitlement to accommodate mixed-use developments within a limited area defined by the B5 District or a part thereof. (On-going (the POSO Overlay))
- Encourage office-oriented mixed-use developments at the northeast and southwest corners of the Pedestrian Commercial Core. (On-going)
- Locate parking to the rear, and along the edges, of the Pedestrian Commercial Core primary streets in a manner that is both comfortable and convenient to the shopper. Office and residential parking should be oriented toward long-term use in decks or underground garages developed as part of new mixed-use projects. (On-going)
- Institute two new zoning districts for mixed-use developments (to be designated MU1, Town Center Mixed-Use and MU2, Transition Mixed-Use) to be located strategically around the edges of the Pedestrian Commercial Core. (Not implemented)

### **Commercial: Community Retail/Office Plan Policies**

- The general area to be formed by Green Bay Road, Central Avenue and the proposed Water Tower Boulevard should be carefully managed and cooperatively planned with the property owners to assure full development potential of this area for community retail and office use in the future. (Water Tower Blvd. not implemented.)
- 
- Community Retail and Office uses that front Central Avenue on relatively narrow lots should be restricted to the area east of Hickory Street on the south side of Central Avenue and to the proposed Osco store west of the proposed Water Tower Boulevard on the north side of Central Avenue to discourage additional strip commercial development in the Central District. (On-going)

- Retain places for community-serving businesses such as automotive service and repair establishments, back office operations, and medical clinics, along with businesses that cannot afford the higher rents associated with the Pedestrian Commercial Core, such as dry cleaners and small appliance repair. The area traditionally accommodating such uses, defined by Elm Place, First Avenue and Green Bay Road should continue to play this role. (On-going)

### **Mixed-Use Developments Plan Policies**

- Develop two new zoning districts to enable mixed-use developments of different densities that are appropriate for a blending of uses. Essential provisions of this district will include requirements such as:
  - Developments shall be a minimum of two floors;
  - The ground floor shall be occupied by a commercial use(s);
  - One floor above the ground floor shall be devoted entirely to residential use;
  - Building height shall be limited to four stories and fifty feet in the Mixed-use Town Center and three stories and forty feet in the Mixed-use Transition category.
  - Minimum residential unit size shall be 650 square feet;
  - Density shall be approximately 25 dwelling units to the acre in the Town Center category and 15 units to the acre in the Transition category with density bonuses of up to 20 percent for the inclusion of affordable housing in either category.
  - To achieve the maximum height, a conditional use process whereby the applicant demonstrates substantial public benefits from the development would be required.

(Not implemented)

## **Public and Quasi-Public Uses Plan Policies**

- Retain the public and quasi-public uses in the Central District. Actively seek appropriate reuse of such facilities with similar uses if vacancies arise. (On-going)
- Design, setback, bulk and parking standards for such uses should be sensitive to adjacent and nearby residential houses. (On-going)
- Seek appropriate locations for additional cultural facilities, such as a performing arts center, community art center, and museums within the Central District. (On-going)
- Encourage the U.S. Post Office to locate its retail operations in a development in the Pedestrian Commercial Core and relocate its other operations to a more suitable location outside the Central District. This will allow the opportunity for future use of the site to be more compatible with the low intensity park use to the north, thereby opening views of the park to the entire community and providing an excellent gateway in to the commercial core of the Central District. (Not implemented)

## **Parks, Open Space and Recreation Facilities Plan Policies**

- Reserve public park lands for recreation purposes only. (On-going)
- Provide specific zoning district protection for park areas. (Not implemented)
- Maintain and expand, if possible, the indoor recreation opportunities within the Central District in a manner that coordinates activities and facilities with those that are, or may be, located at the Highland Park Country Club Complex. (On-going)
- Rezone the Exmoor Country Club property to a new open space zoning district to assure the community has the full opportunity to consider the appropriate reuse of this large parcel, should that use change in the future. (Not implemented - consideration of zoning options pending))

### **Schools Plan Policies**

- Rezone the schools in the Central District to a Public Activity Zoning District. (Not implemented)
- Maintain the schools that currently exist within the Central District. (On-going)
- Continue to protect Central District schools from excessive traffic conditions and land use situations that may be incompatible. (On-going)
- Work with the Elementary School and High School Districts to improve citizen and City input on school associated projects. (On-going)

### **Hospital/Medical Related Activities Plan Policies**

- Encourage medical offices and clinics within the Pedestrian Commercial Core and Community Convenience Retail areas of the Central District. (On-going)
- Maintain hospital-related zoning on the existing hospital campus to encourage the compact development of medical facilities. (On-going)
- Provide adequate buffers between the hospital and new or expanded campus structures, and neighboring homes and residential neighborhoods to the east, north and south. (On-going)
- Continue the public process of amending the Healthcare District Master Plan when expansion or modification of hospital facilities are proposed. (On-going)

## **Transit Support and Parking Uses Plan Policies**

- Maintain current commuter parking facilities. As with all parking facilities, seek additional ways to promote shared use in non-peak commuter periods such as weekends. (On-going)
- Continually analyze the supply of, and need for, off-street parking facilities. (On-going)
- Provide adequate on-street and off-street parking for consumers and employees, at appropriate locations, through joint cooperation between the public and private sector. (On-going)
- Continue to market the existing public parking options currently available in the commercial core area of the Central District. (On-going)
- Structure access and parking to assure that the Central District is convenient to use and can accommodate contemporary business, shopping and living style mandates. (On-going)
- Support automobile access to the downtown core from the north and south of the pedestrian and shopping corridor along Central Avenue. (On-going)
- Integrate structure as well as surface parking lot facilities into developments that can serve the pedestrian shopping areas of the commercial core. (Completed and On-going)
- Design and locate parking facilities in a manner that does not detract from the pedestrian environment. (Completed and On-going)

## **General Urban Design Plan Policies**

- Provide the infrastructure and allow land uses that support a mix of uses that will define the Central District as the city center. (On-going)
- Create a pleasing environment that will contribute the elements that will induce people to choose the Central District as a place to live, shop and work. (On-going)
- Encourage compact development and facilities that will encourage and support pedestrian use in the Pedestrian Commercial Core area of the Central District. (On-going)
- Integrate residential options throughout the Central District including the Pedestrian Commercial Core area. (On-going)
- Provide for a variety of activities, gatherings and community events that will support retail and restaurant usage and make the Central District everyone's neighborhood. (On-going)
- Establish Central Avenue, Second Street, Sheridan Road, and St. Johns, south of Central, as primary character streets in the Central District. Encourage the conservation of building facades and general scale of development along these street frontages through the City's development approval particularly the design review process. (Partially undertaken through enhanced streetscaping)
- Restrict the bulk and height of structures in the Central District through zoning provisions in order to conserve the traditional character of the area. (Completed)

## **Urban Design Policies Regarding Building Bulk Regulations**

- Reduce overall building height in the Pedestrian Commercial Core area to a maximum of four stories (through a conditional use permit approval process). (Completed)

- Adjust height limits on character streets in the B5 zoning district and the proposed Mixed Use Town Center district to allow greater height further away from the building front. (Not implemented.)
- Adjust height restrictions accordingly to maintain the highest buildings in the center, reducing heights as one moves away from the center. (Consistent with current zoning.)
- Increase the ability to introduce residential uses on upper floors of buildings in the Pedestrian Commercial Core area by adjusting density restrictions to make residential in mixed-use buildings a physical and economic possibility. (Not implemented.)
- Allow adequate building height allowances to accommodate peaked roofs on structures, particularly mixed-use and multiple-family structures. (Implemented.)

## CHARACTER STREETS

### *Urban Design Policies for Character Streets*

- Provide a continuous pedestrian promenade mid-block between Central Avenue and Elm Place, and First Street and Green Bay Road. This will be a continuation of the promenade already provided in Renaissance Place eastward all the way to First Street (Not implemented.)
- Upgrade the Second Street corridor with major streetscape improvements and appropriate new development that will connect West Park Avenue to the Pedestrian Commercial Core and extend southward to Laurel Avenue. (Partially implemented.)
- Conserve the commercial street frontage on Central Avenue from Green Bay Road to Linden Avenue and on Sheridan Road from Central Avenue to Park Avenue. (On-going)
- Institute a landscaped median and parkway landscaping program for Laurel Avenue from Deerfield Road to First Street. Make visual improvements to the Laurel Avenue Bridge using planters, landscaping and creative painting. (Not implemented)

- Treat Central Avenue, Elm Place (south side), Laurel Avenue (north side), Green Bay Road (east side), Second Street, First Street, Sheridan Road and St Johns Avenue south of Central as “character streets” for the Central District emphasizing gateway planting and landscaping, selected building façade maintenance, and comprehensive signage treatment. Put into place controls and review procedures with the intent of conserving the facades of historic and to be identified “character buildings” buildings along these signature streets. (Not implemented.)

## **BEAUTIFICATION OF PLACES AND VIEWS**

### *Urban Design Policies for the Beautification of Places and Views*

- Advance the visual appeal, convenience and facilities in the commercial core to support pedestrian use. (On-going)
- Create a "garden" focal point around the City water tower that is linked to the park. (Not implemented.)
- Add small gardens, passive parks and entry features at high visibility locations throughout the Central District. (Implemented)
- Develop an entry gateway along the north and south sides of Central Avenue where the Skokie Highway interchange channels traffic onto eastbound Central Avenue. Duplicate the same gateway design motif at the Central Avenue/Deerfield Road split. Other major gateways into the Central district should be constructed at; West Park Avenue and Green Bay Road, Deerfield Road and Green Bay Road, and Central Avenue just west of Linden Avenue. (Not implemented)
- Other gateways should be given attention as entry points into the Pedestrian Commercial Core area. Important locations include intersections at Second Street at Laurel Avenue, Central Avenue and Elm Place. The Laurel Avenue Metra Underpass Bridge and the First Street/Laurel Avenue intersection could be significantly enhanced. Each end of the proposed Water Tower Boulevard and the Green Bay Road intersection with Elm Place can be

## **RESIDENTIAL CONSERVATION POLICIES**

### **PRESERVING HISTORIC HOMES**

#### *Policy to Preserve Historic Homes.*

- Institute rezoning of key historic parcels on the east side of the Commercial core from multiple-family to an appropriate single-family zoning category. (Implemented)
- Study the potential for designation of these areas as a historic district. Not implemented)

### **MAINTAINING AFFORDABLE NEIGHBORHOODS**

- Rezone the area east of Midlothian Avenue frontage between West Park Avenue and Vine Avenue to the City's R7 single and two-family zoning district. (Implemented)
- Rezone areas currently zoned RM2 but developed as low-density multiple-family (predominantly on the east side of the Pedestrian Commercial Core) to RM1 to remove the possibility of future redevelopment at higher densities. (Implemented)

### **LIMITING TEARDOWNS**

- Institute provisions that will discourage teardowns in the R6 and R7 neighborhoods where susceptibility to teardowns may lead to the construction of replacement houses that are severely out-of-scale with surrounding homes and neighborhood character.

## **RESIDENTIAL ZONING POLICIES**

### *Zoning Policies for the Central District Residential Areas*

- Apply the R7 Residential Zoning District to selected areas in the neighborhood directly east of Highland Park Hospital. Zoning Policies, areas that do not front Green Bay Road and that are currently zoned RM-2, are recommended to be rezoned in the R7 district. (Implemented)
- Rezone from RM2 to RM1 those parcels fronting Green Bay Road in the neighborhood directly east of the Highland Park Hospital that have not been developed to RM2 standards. (Implemented)
- Rezone the garden apartment area east of the Highland Park Theatre from RM2 to RM1. (Implemented)
- Add new districts to the Highland Park Zoning Ordinance: The TH, Townhome; the PA, Public Activity, the OS, Open Space; and, the abovementioned MU-TC, Mixed-Use Town Center and MU-TR, Mixed Use Transition zoning districts. Map the new districts as shown on Figure 7, Zoning Policies. (Not implemented)
- Develop the TH district regulations to provide density consistent with that of the RM1 zoning district. (Not implemented)

## BUSINESS DISTRICT ZONING POLICIES

### *Zoning Policies for the Central District Pedestrian Commercial Core*

- Establish step back height provisions (sometimes referred to as a ziggurat building design) in the B5 zoning district. (Not implemented)
- Reduce the maximum allowable building height in the B5 District from 60 feet to 40-feet/3 story along the street frontage and a maximum 50-feet/4 story away from the street frontage consistent with the step back height provisions. (Step back provisions not incorporated – partially implemented).
- Lower the maximum allowable building height in the B4 zoning district from 45 feet to 40-feet/3 story height limitation. (Implemented)
- Create two new mixed-use zoning districts to be called; MU-TC, Mixed Use Town Center and MU-TR, Mixed Use Transition respectively. (Not implemented)
- Apply the Conditional Use permit approval process to developments seeking to build in higher than 3 story/40 feet in the B5 and MU-TC districts. The City shall consider the provision of substantial public benefit in a development prior to approving projects of 4 stories/50 feet of building height. (Implemented)

## **Traffic Circulation, and Parking Policies**

This Central District Plan incorporates a pedestrian pathways network to augment the vehicular circulation system

### **PEDESTRIAN NETWORK**

These improvements include:

- Preferential treatment of pedestrians in crosswalks.
- Lighting, seating, landscaping and other specialized street furniture oriented to the pedestrian.
- Year-round maintenance to remove ice, snow and other by-products of weather.

The second level pathway system that will traverse the Central District is the Pedestrian Community Promenade. It consists of a system of specially signed and marked sidewalks and off-street pedestrian paths that connect specific destinations or activity areas in the Central District. The pathways would contain special crosswalk markings, possibly sidewalk surface treatment and signage to indicate the preferential treatment for the pedestrian. Trail segments were labeled and identified in order to distinguish the focus of their routes.

- The “educational path” connects Highland Park High School, Indian Trail School and Wolters Field.
- The “public facilities path” connects City Hall, the Library, Karger Recreational Center and Highland Park Hospital.
- The “park path” connects Manor Park, Sunset Woods Park and the beach parks along Lake Michigan.

**(PATHWAYS PROGRAM NOT IMPLEMENTED)**

## DOWNTOWN PARKING POLICY

### *Parking Policies for the Pedestrian Commercial Core Area*

- The present off-street parking strategy - locating parking around the outer edges of the Pedestrian Commercial Core Area of the Central District should be continued and expanded when necessary due to intensification through new development or the identification of localized shortages in one part or another of the Pedestrian Commercial Core Area. (On-going)
- Public parking structure dedicated for shopper/visitor patrons should be considered to be located where the existing parking lots adjacent to the METRA tracks presently exist. (Implemented)
- Structure parking should be incorporated into the design of any major retail, residential and mixed-use developments in the Pedestrian Commercial Core Area. (On-going)
- On-street parking should be retained to the maximum degree possible, but allow for alterations where key pedestrian/aesthetic improvements intersect with new development projects and new structure parking development. (On-going)
- Parking should be accommodated through a combination of private parking facilities for new developments and common or shared off-street parking for existing local businesses. This can be accomplished through agreements made with owners of commercial core office buildings, churches, transit or other lot owners for use of their parking at “off-time” hours (On-going)
- Consider adjustments to regulations for on-street parking in the form of “preferred zone” parking. This approach provides special on-street parking privileges for certain types of users within a defined area. Establishing retail, residential, and employee parking zones within specific areas of downtown that would encourage on-street parking, based on the land use emphasis of a given area. It would also preserve on-street parking in the core shopping area for retail use. (On-going)

## **DEVELOPMENT OPPORTUNITIES**

- Assure that new development has the kind of design excellence that Highland Park residents have come to appreciate and demand. (On-going)
- Manage the parking system to make the Pedestrian Commercial Core appealing and convenient to the resident, shopper and visitor. (On-going)
- Continue to encourage cultural and entertainment activities within the core area. (On-going)
- Increase the attention put into beautifying the Pedestrian Commercial Core. (On-going)

## **IMPLEMENTATION STRATEGIES**

(These are overarching strategies which staff and City Council should be cognizant of at all times with regard to the Central District.)

- Manage Renaissance Place Spin-Off Development Alternative
- Retaining a Grocery Store
- Auto Maintenance and Repair – Upgrade Appearance and Expand Uses
- Entertainment – Expand the nature and Variety of Entertainment in the Central District by Developing a Performing Arts Center

## **DOWNTOWN AESTHETIC STRATEGIES**

(These are overarching strategies which staff and City Council should be cognizant of at all times with regard to the Central District.)

## **STREETSCAPE**

*Public Space for the Public.* Apply the principles of good urban public space design, so that existing areas can be reinforced and new areas can be created that will be used and appreciated by the public.

*Building Entrances.* Encourage street level entrances instead of interior, "mall type" entrance corridors for better interaction between businesses and the public environment.

*Pedestrian Amenities.* Continue to enhance the pleasurable public experience of being downtown by maintaining the existing pedestrian amenities and exploring new ways to add interactive urban design elements like fountains and art in public areas.

*Maintenance of Alleys.* Encourage the use of existing alleys for loading, garbage pick-up, utilities, and, in some instances, parking. Also, encourage joint property access easements in the rear of lots where alleys have previously been vacated. Discourage alley vacations that will be impediments to existing, or future, site servicing needs.

*Front Setbacks.* Consider adopting "build to front lot line" requirements downtown to continue the setback pattern, preserve the existing pedestrian scale and reinforce the visual aesthetics of the pathways.

*Scale.* Maintain and enhance the existing pedestrian scale of the downtown. Redevelopment and new development should strike a balance between street width and building mass, while paying particular attention to the details at, and near, the pedestrian level(s). There should also be a general consistency between new and existing building widths and the vertical rhythm (piers) in the facade.

*Height.* Set a minimum building height standard of two stories for new infill development in the downtown area. When surrounding buildings are three stories or taller, require new buildings to be of a relatively compatible height - not to exceed current zoning height - in order to strengthen the height continuity of downtown. Employ the ziggurat concept where building height is permitted to increase as buildings setback further from the street in the B5 District.

# *Revisioning the Vision!*

## Central District Plan Update

### 2009 Survey Responses





# Purpose of the Survey and Caveats

- Engage the public in thinking about the Central District
- Get more detailed input on building form and other issues
- The survey will be used for additional background data for the roundtable discussions.
- Not a randomized survey (data is illustrative, not statistically significant)
  - responses are skewed due to larger response by older and long-term residents of community (55% of respondents are residents of Highland Park for 21 years or more)



# About the Respondents

**320 people participated in the survey**

**43% Men & 57% Women**

**44% were between the age of 35-54 years old**

**41% were between the age of 55-75 years old**

**92% of respondents were from Highland Park**

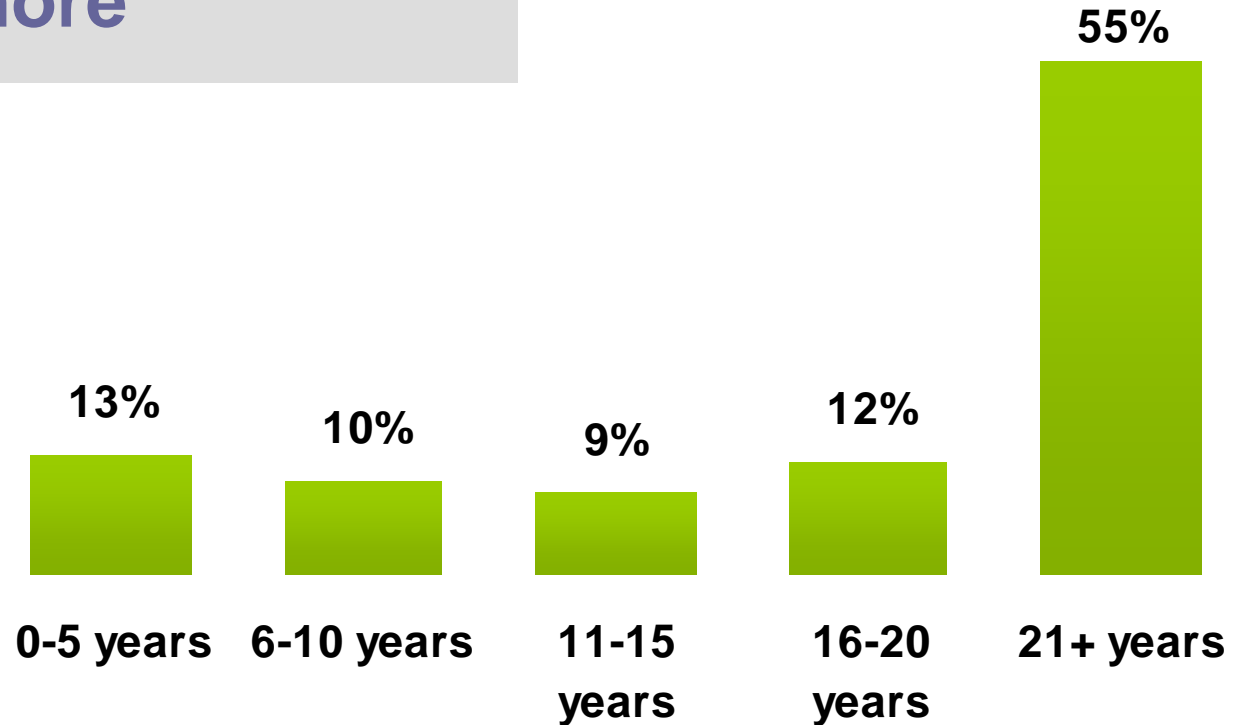
**32% work in Highland Park**

**91% of respondents have a college degree, of which 50% have a post-graduate degree**



# Years Lived in Highland Park

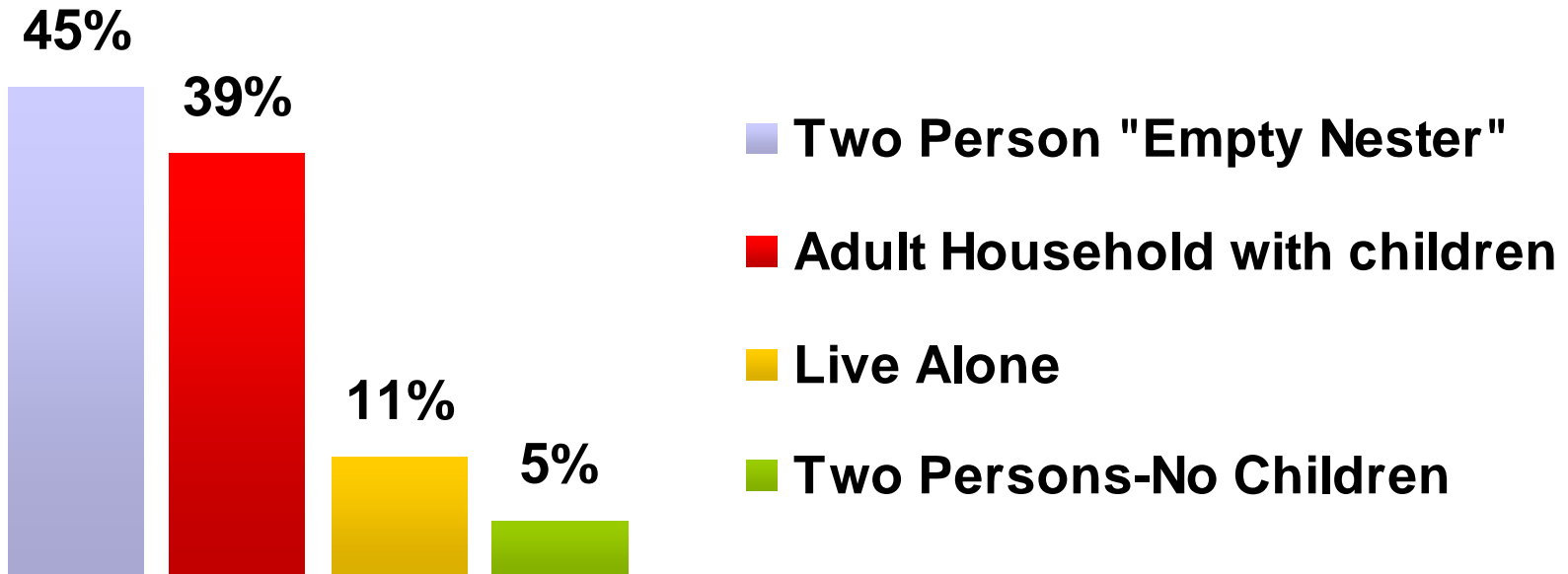
**55% of the respondents  
are residents for 21  
years or more**





## Household Size:

More than 50% of households surveyed do not have children living at home

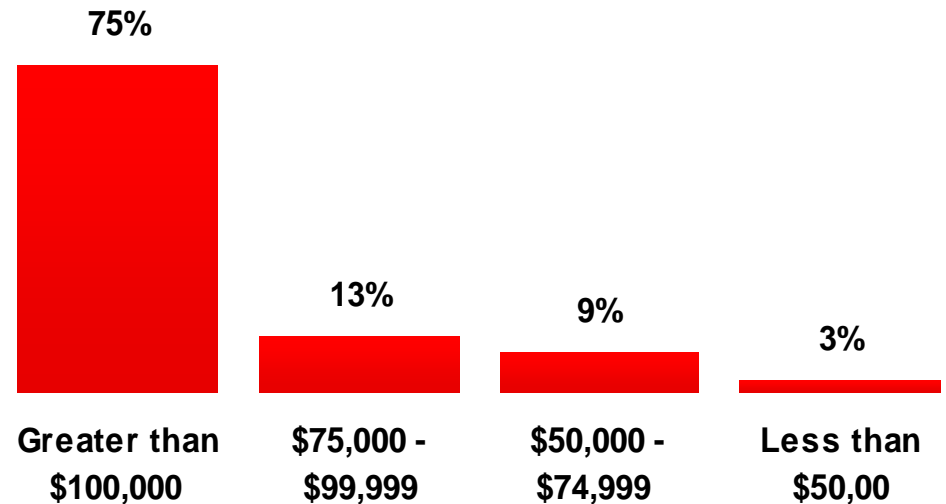




# Education Attainment & Household Income

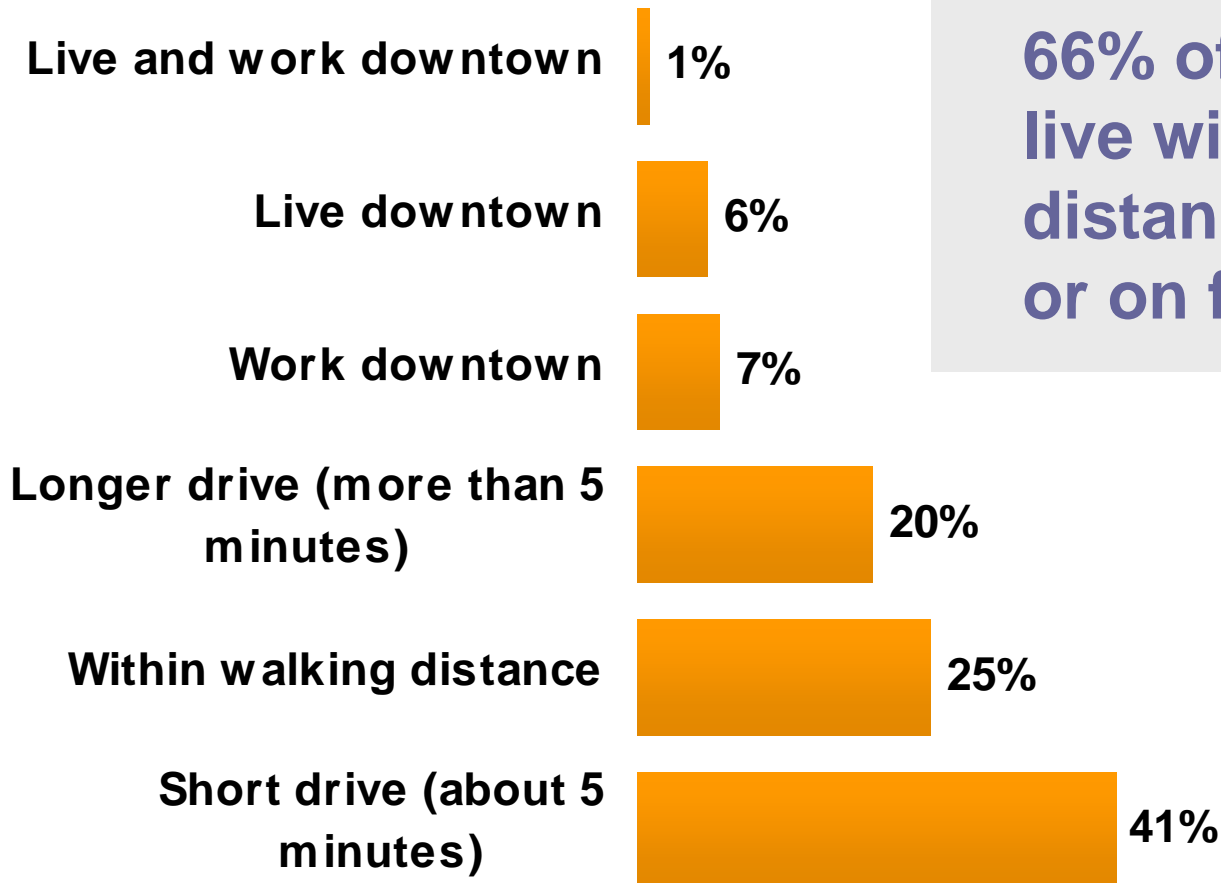
91% of respondents have a college degree and 50% have a post-graduate degree

75% of respondents have a household income of greater than \$100,000





# Proximity to Downtown:



**66% of respondents live within a 5 minute distance, either by car or on foot**



# Visiting Downtown Highland Park

**92% of respondents are regular visitors to downtown (4+ times/month)**

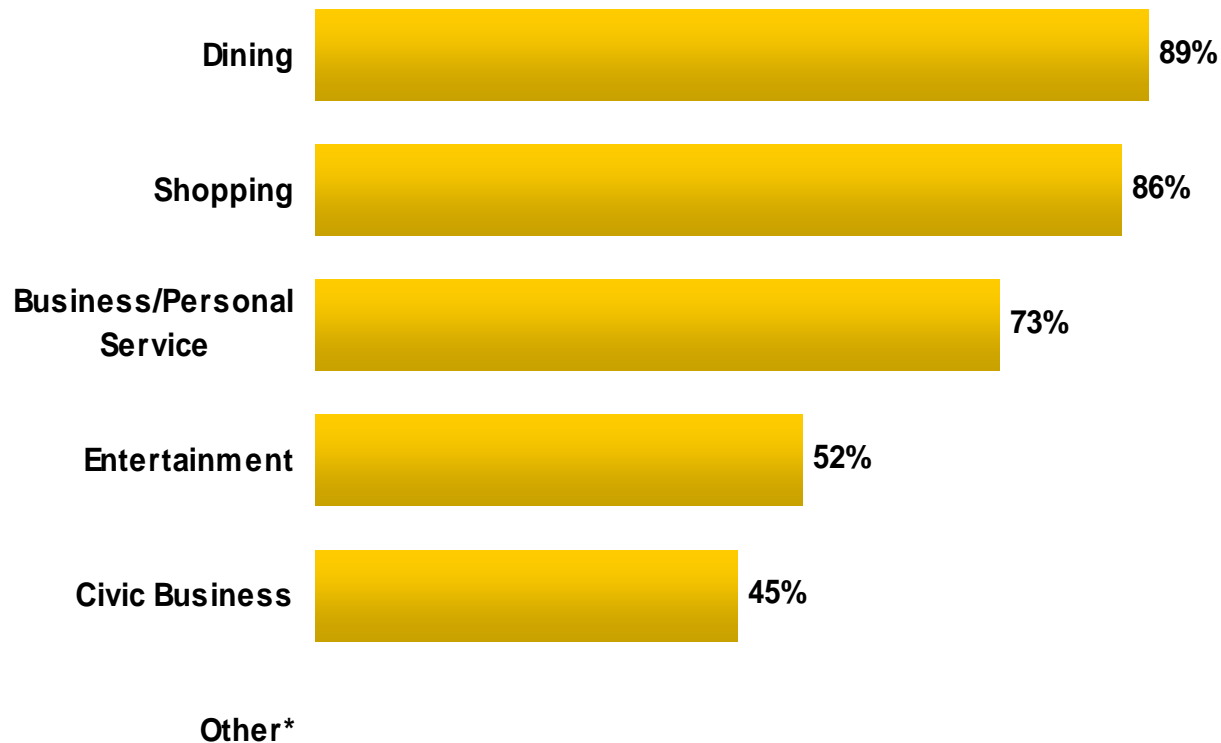
**8% of respondents visit occasionally**

## Getting downtown

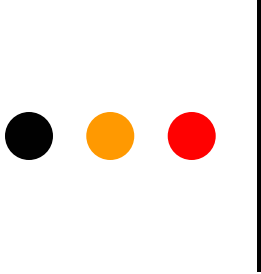
- 92% of respondents usually drive
- 42% will bike occasionally
- 20% often walk
- 8.5% take public transit (an infrequent option)



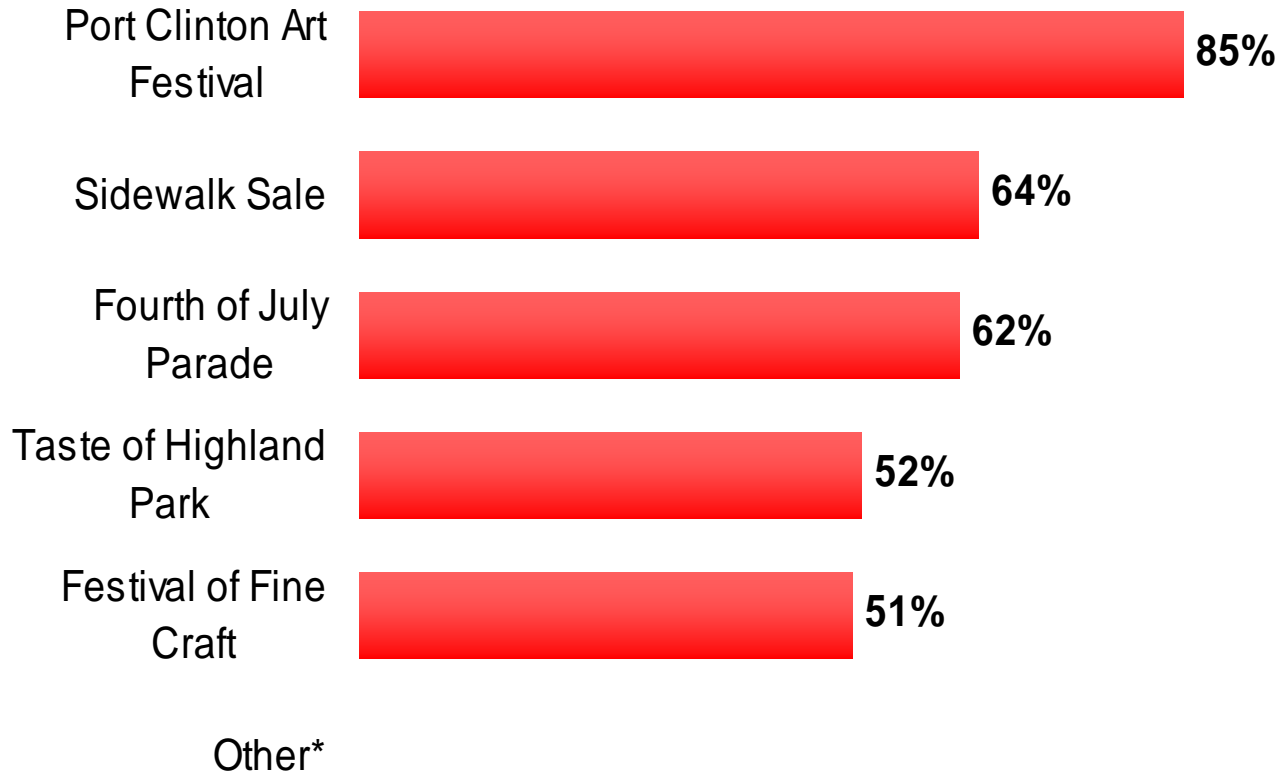
# Top 5 Reasons for Visiting Downtown Highland Park



*\*Public Events, Shopping, Work & Live Downtown, Fitness, Worship, Library, Medical, Public, Movie Theater, METRA, Library, Leisure, etc.*



# Top 5 Events Attended in Downtown Highland Park:



*\*Thursday Night Summer Concerts, Holiday Seasonal Lights Lighting, Late Night Highland Park, Pre-Ravinia Concert Dinners, Fashion Week, etc.*



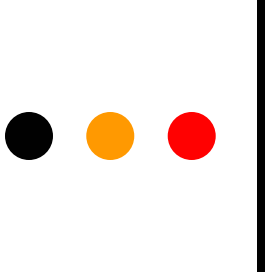
# Downtown Character Appeal (older buildings)

83% believe the existing character of downtown is important

75% believe older storefronts and buildings downtown should be preserved

85% agree that the historic buildings in downtown improve the visual appeal of the community

55% agree that redevelopment (including demolition) of older buildings would be acceptable if the outcome improves downtown



# Downtown Character Appeal (newer buildings)

43% agree that newer storefronts and buildings need NOT be preserved as they are presently, in order to retain the character of downtown

83% agree that redeveloping (including demolition) of these newer buildings would be acceptable if the outcome improves downtown visual appeal and character



# **Opinion on the Scale of Downtown** **(building mass, bulk, or proportion)**

**68% are favorable to the scale of downtown  
and feel it is “just right”**

**63% believe the maximum number of stories  
for downtown should be similar to  
Renaissance Place (4 stories)**

# Reference Photos



Use the following photos for the next 3 slides:





# Renaissance Place

**My opinion of Renaissance Place before it was completed:**

35% in favor

26% neutral

26% against it

12% didn't know about it

**I like the scale, character, and mixed use nature of Renaissance Place:**

75% agree

17% neutral

6% disagree

75% think the height of Renaissance Place is acceptable

13% indicated it would be acceptable if Renaissance Place had been bigger and/or taller



# Harris Bank Building

**40% like the single use character of Harris Bank building**

**24% do NOT like the single story, single use of Harris Bank building**

**66% like the building height of Harris Bank building**

**34% would be okay if the Harris Bank building had been built bigger and/or taller**



# Laurel Terrace Building

**74% like the multi-story, mixed use character of the building**

**74% like the building height**

**20% would be okay if the building had been built bigger and/or taller**

**62% do not agree with this idea**



# Support Increased Building Height and Density Downtown if the Outcome Would:

- mean increased contribution to the tax base of the City  
59% agreed      24% disagreed
- mean better sidewalks and streetscape  
52% agreed      28% disagreed
- mean more activity during evening hours  
43% agreed      35% disagreed
- mean more public events and activities  
43% agreed      28% disagreed
- mean better facilities for bicyclists  
41% agreed      31% disagreed



# Public Open Spaces

84% utilize the public open space in downtown  
51% use public open space at 2-3 times a month

46% agree the City has sufficient open space in the  
downtown

82% agree that new developments should incorporate  
public open space in site design

42% agree that every block in downtown should have some  
type of public open space



# **Desire to Live and Work In or Near Downtown:**

**60% would like to live in or near downtown**  
**8% of respondents currently live downtown**

## **Housing desired in or near downtown:**

**35% - Single-family detached**

**22% - Condominiums**

**11% - Townhouses**

**4% - Rental units**

**53% would like to work in or near downtown**



# In Summary

In general, survey respondents feel:

- **Downtown has many good attributes** (public events, public spaces, range of dining options, quality shopping, etc.) **and has much to offer**
- **Other attributes rate only fair** (parking, traffic and bicyclist safety)
- **Existing older or historic buildings accentuate the character and the improve the visual appeal of the downtown**
- **Future redevelopment of historic and newer buildings might be acceptable as long as the outcome improves the visual appeal of the downtown**
- **Majority of respondents felt the scale (building mass and height) of downtown is appropriate**



# In Summary

**In general, survey respondents feel: (Cont.)**

- **The height of downtown development should be similar to that of Renaissance Place/4 stories**
- **However, majority favorably support the concept of taller buildings and more housing units if it would mean an increased contribution to the tax base and better public improvements**
- **Majority regularly use the public open spaces**
- **A significant majority want new development to incorporate public open space to their site design (82%)**
- **Majority want to live in or near downtown, and the type of housing preferred are single-family (35%), followed by condominiums (22%) and townhouses (11%)**

**June 24, 2009: Central District Plan Update Open House  
Responses to Questions at Planning Theme Stations**

**PLANNING THEME: CREATING A VIBRANT DOWNTOWN**

**What buildings and/or street frontages best reflect the character of downtown Highland Park?**

- *Consistency in design. Maintain small-town feel and look. Go to Lake Forest!*
- *Downtown Trolley – hop on/hop off. Yearly pass?*
- *There is a real need to do better vetting of publicly prominent sculptures/ memorials et al. The recent ones are tacky, unaesthetic, truly a civic embarrassment.*
- *All and any buildings with living quarters above.*
- *Old and charming with an updated look: Smith & Hawken.*
- *Another “agrees” to the above comment.*
- *Keep the most distinctive buildings, but there are many very undistinguished one-story buildings that could be redeveloped.*
- *Central Ave. from Green Bay to railroad tracks*
- *Smith and Hawken excellent adaptive reuse of auto repair shop.*
- *Central Ave. – but we miss G’selle’s*
- *Port Clinton*
- *Central St. some to the “contemporary” additional features are starting to look dated - i.e. The ‘train wash’ at RR tracks. Port Clinton is OK however.*

<b>Would you like to live downtown Highland Park? Yes or No? If No, why not?</b>	<b>Where would the best location for more housing in the downtown be?</b>
<p><i>5 Yes Responses</i></p> <p><u><b>YES COMMENTS:</b></u></p> <p><i>-Yes, in buildings that have attractive landscaping/ setting</i></p> <p><i>-Yes, but too costly and wouldn’t give up the yard</i></p> <p><i>-Needs more rental units at reasonable prices</i></p> <p><i>6 No Responses</i></p> <p><u><b>NO COMMENTS</b></u></p> <p><i>-No, need to be able to step outside to my wooded backyard.</i></p> <p><i>-No, I love living on the ravine</i></p> <p><i>-No, but only because I don’t want to leave my little house by Ravinia Business District.</i></p> <p><i>-No, not enough people my age (20’s). Too expensive.</i></p>	<p><i>-Everywhere!</i></p> <p><i>-Would not encourage more residential development until currently stalled projects come on line.</i></p> <p><i>-Not sure we need more housing downtown, but prefer townhomes to condo blocks.</i></p> <p><i>-On the fringes, above retail or offices.</i></p> <p><i>-Above commercial.</i></p> <p><i>-Affordable, Affordable, Affordable!!</i></p>

**June 24, 2009: Central District Plan Update Open House  
Responses to Questions at Planning Theme Stations**

**THEME: PROMOTING COMMERCE AND SERVICE**

**Is the business that you work for the type that could move in downtown Highland Park and what factors might influence it to relocate?**

- *No. I'm in nonprofit consulting /management with a Chicago focus*
- *Yes –inexpensive rents*
- *Greater availability of offices - office space in downtown HP is limited and sizes (sq. ft.) are small – makes for high \$/sq. ft. rent*
- *Yes. No access by el-train. High cost for office space rental.*
- *To find out:*
  - A) *Ask business owners*
  - B) *Encourage them to move here*

**What business have you spent money at over the last 30 days that are located outside of downtown Highland Park?**

- *Banking, grocery stores, dry cleaners, Target – on-line retailers, restaurants (but also use restaurants in downtown, too)*
- *Target, Wendy's, Denny's, Walgreen's in Ravinia*
- *For variety of retail – Hawthorne, Old Orchard, Target (H.P.), CVS*
- *Yummy Bowl, Joseph Bank, Ross Discount, County Kitchen (HP), HP Theater, Café Central, Walgreen's, Pino & Franco*
- *Walgreen's in Ravinia, Sunset-Northbrook (by my office), Trader Joe's in Northbrook*
- *Shell Gas Station in Bannockburn – they aren't taxed the extra 2 cents a gallon*
- *Mark Shale at Northbrook Ct.*
- *Dominick' at Bannockburn, Target, CVS, Photo Closet at Hawthorn Mall*
- *CVS (Northbrook Ct.), Target, Walgreen's in Ravinia, Whole Foods, Trader Joe's*
- *Denny's, Target, Dunkin Donuts/Baskin Robins at Crossroads, Old Orchard, Northbrook Ct., Jewel*
- *Outside HP: Home Depot, LF=Books, Stationary, Kinko's, Garden Fresh, Container Store, Trader Joe's, Pet store, REI, Lowes, Whole Food's, IKEA*
- *In HP: Jewel, HW businesses, Hair stylist, ACE, Mike's Fruit Stand, Gas Station*
- *Bluegrass Restaurant (HP), Tub Tim Thai (Skokie), Bluegrass Concert at American Legion Hall (Evanston)*
- *Garden Fresh, Il Forno Pizza, The Alley, Buffo's, Dominick's*
- *Poeta's, Hardware store –ACE, (too far away and not easily accessed by bike or pedestrians*
- *HP needs – Stores that don't sell exclusively small sizes & glitzy clothes*
- *Electronics, specialty foods, cheeses, men's shoes*
- *Rockport shoes, Whitefish Bay (WI) – Sales Tax < 6%!*
- *Forever 21, Grate & Barrel, Design Studio, Bebe Sport, Lululemon, Icing*
- *Mirimar, New Bistro in Ravinia, Target, Gas Station, Neighborhood Dry Cleaners, Jewel, Home Depot, Ace Hardware, REI*
- *Lake Forest book store, Highlanders - stationary & cards, Container Store, Trader Joes, Performance Bike –Flat tire at Skokie Valley Rd. + Clavey – No Bike lane!!!*
- *Pet Stores*

**June 24, 2009: Central District Plan Update Open House  
Responses to Questions at Planning Theme Stations**

**THEME: ADVANCING A SUSTAINABLE DOWNTOWN:**

**What can I, the City, Business/Property Owner do to make downtown more sustainable?**

<b>I</b>	<b>CITY</b>	<b>Business</b>
<ul style="list-style-type: none"> <li>-Bike to shop</li> <li>-More walking and driving-less driving</li> <li>-Inside place to have lunch (Bag it!)</li> <li>-Use the businesses and the events</li> <li>-For ease on the back, keep bike path gravel, but fill in the low spots and holes. Very bad when it rains.</li> </ul>	<ul style="list-style-type: none"> <li>- Bike Lanes</li> <li>-Bike Racks</li> <li>-Place to place recyclable paper &amp; bottles</li> <li>-Shuttle bus for train commuters to get to the local biz</li> <li>-Place to place recyclable paper and bottles</li> <li>-Work cooperatively with B2 owners instead of threatening them</li> <li>-Eminent domain best use – Casino: Get Indians to buy HP – put in casino-have Las Vegas open a bordello</li> <li>-More “hangout” areas than jus Buhai-Second Downtown?</li> <li>-Permeable paving, on-site handling of stormwater</li> <li>-Do something about weekend bike packs=noisy &amp; inconsistent road usage –Yelling to each other at 6am.</li> <li>-More living downtown</li> <li>-Get tough with dead beat landlords</li> <li>-Bike Lanes!!! Plus community education. for drivers regarding use</li> <li>- Recycling containers</li> <li>- Make WIFI really easy to use</li> </ul>	<ul style="list-style-type: none"> <li>-Rubbish responsibility</li> <li>-Snow removal on their side</li> <li>-Incentives walking/Biking with discounts associated with those activities</li> <li>-More recycling bins</li> <li>-Permeable pavements</li> </ul>

**June 24, 2009: Central District Plan Update Open House  
Responses to Questions at Planning Theme Stations**

**THEME: ADVANCING A SUSTAINABLE DOWNTOWN:**

<b>Should the City require or encourage all new commercial or multi-family residential buildings be green buildings?</b>		<b>Should the City permit greater density and/or building height and lower off-street parking requirements for developments that are located near public transit facilities?</b>	
Require or Encourage	No	Yes. Greater Density/Height	No
-21 Responses	-1 Response	-11 Responses	-12 Responses
<u>COMMENTS:</u> -Absolutely  -Encourage  -Encourage incentives  -Require through because (carrots)		<u>COMMENTS:</u> -Yes, in B4 re-height (not parking) -Depends... -Encourage multi-use buildings with living above street level use -Yes to height and reduce off street parking, especially in a building host a Zip Car (Car Sharing).	<u>COMMENTS:</u> -No, because in Highland Park's case we are under-parked in CBD (perception vs. reality, I know). So reducing parking regulations.- not option. Perhaps height/density. Payment into affordable housing funds-a more meaningful quid pro quo  -No, seems these areas are already built out with these types of developments -No. Less. Stay small-ish!

**June 24, 2009: Central District Plan Update Open House  
Responses to Questions at Planning Theme Stations**

**THEME: ASSURING A WELL FUNCTIONING DOWNTOWN**

**What is your opinion of the traffic flow, traffic safety and parking availability in downtown Highland Park?**

- *Ample parking (3)*
- *Too many cars – Encourage biking and walking. Additional crosswalks enforced stopping by cars. No left turn across street into parking space (as in Glencoe)*
- *Biking is difficult – drivers aren't watching for bikers.*
- *Central Ave. is the only challenge spot*
- *Central Ave. is always congested.*
- *It is plenty safe. Plenty of people who say there is not enough are not patient or not willing to walk a few minutes.*
- *Very unsafe for pedestrians. Plenty of parking in lots. Drivers need to be monitored.*
- *Too many uncoordinated lights along Central Ave. Stop/Start = Irritating!!*
- *Adequate for most purposes.*
- *Extend bike path through town! (2 other people commented "Ditto!" by this remark.*
- *Clean up litter!*
- *I can always find a parking space – traffic flow is fine –only complaint is that some drivers do not pay attention to pedestrians or bicyclists.*
- *Encourage Free Parking*
- *Need to work on busy hour traffic flow*
- *Revisit how people move through the district – make entering downtown more than about Central Ave. Agree that more traffic diversion signage is needed vs. Central ones*
- *Cars and people in crosswalks create scary situations*

**Check how frequently you would use an underground parking structure: Anytime, Sometimes or Never**

<b>ANYTIME</b>	<b>SOMETIMES</b>	<b>NEVER</b>
14 responses	17 responses	1 response
<ul style="list-style-type: none"> <li>- <i>Key factor is amount of "busyness"</i></li> <li>- <i>Main difference between perceived safety of Pt. Clinton vs. Ren. Place</i></li> </ul>	<ul style="list-style-type: none"> <li>- <i>Last resort</i></li> <li>- <i>Want to be visible – concerned about security</i></li> <li>- <i>When it is raining or snowing</i></li> </ul>	

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



***Revising the Vision!***

To access maps related to the Central District Planning process, please click the following link: [Central District Maps](#)

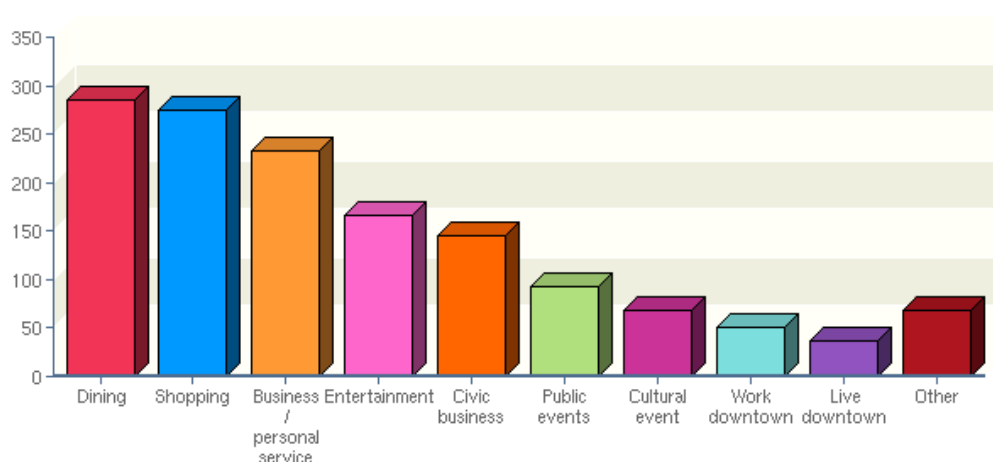
For more information visit [www.hpdowntownplan.org](http://www.hpdowntownplan.org), email [contact@hpdowntownplan.org](mailto:contact@hpdowntownplan.org) or call the City of Highland Park Department of Community Development at 847 432-0867.

## Report: Copy of Response Summary Report #4

Survey: Downtown Highland Park

Compiled: 08/10/2009

### 1. Check the five most common reasons you come to downtown Highland Park.



#### STATISTICS

Choices Selected:	320
Total Responses:	320

#### SUMMARY

VALUE	COUNT	PERCENT %
Dining	286	89.38%
Shopping	275	85.94%
Business / personal service	233	72.81%
Entertainment	166	51.88%
Civic business	145	45.31%
Public events	93	29.06%
Cultural event	68	21.25%
Work downtown	50	15.63%
Live downtown	36	11.25%
Fitness	35	10.94%

Worship	6	1.88%
Library	4	1.25%
medical	3	0.94%
entertainment, cultural events, public events, civic business	2	0.63%
Public events, civic business	2	0.63%
Apple Tree Theatre	1	0.31%
Dental and medical services	1	0.31%
Excellent bus and train location	1	0.31%
friends and hair salon	1	0.31%
leisure	1	0.31%
Library is Wonderful	1	0.31%
meet for business	1	0.31%
meet friends for coffee	1	0.31%
meetings for nonprofit board	1	0.31%
Metra	1	0.31%
Own a business	1	0.31%
Picking up my kids from school	1	0.31%
this is my second survey; I forgot to add something to it, please count this 1 comment in	1	0.31%
walking	1	0.31%
walking for fun	1	0.31%
window shop	1	0.31%

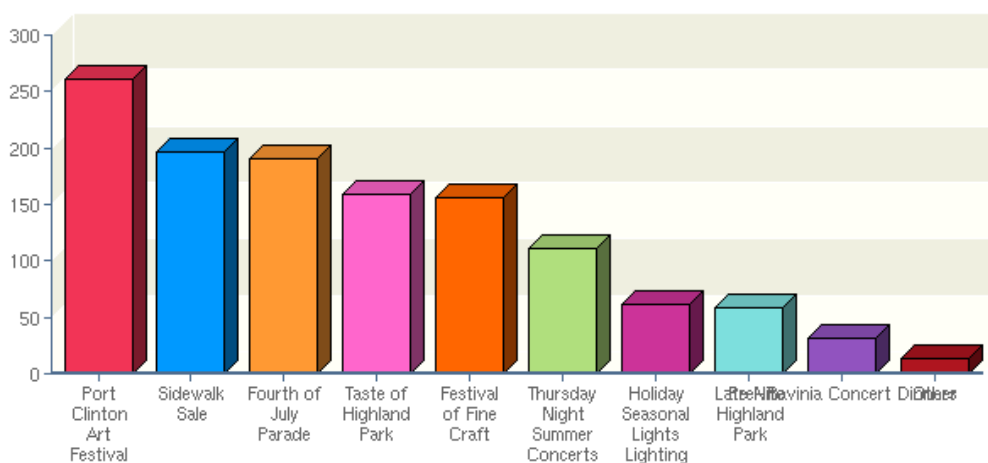
2. Please describe your proximity to downtown:



STATISTICS	
Choices Selected:	320
Total Responses:	320

SUMMARY		
VALUE	COUNT	PERCENT %
Short drive (less than 5 min.)	132	41.25%
Within walking distance	80	25.00%
Longer drive (greater than 5 min.)	64	20.00%
Work downtown	22	6.88%
Live downtown	18	5.63%
Live and work downtown	4	1.25%

### 3. What events do you attend in downtown Highland Park? (Check all that apply)



STATISTICS	
Choices Selected:	307
Total Responses:	307

SUMMARY		
VALUE	COUNT	PERCENT %
Port Clinton Art Festival	261	85.02%
Sidewalk Sale	196	63.84%
Fourth of July Parade	191	62.21%
Taste of Highland Park	159	51.79%
Festival of Fine Craft	156	50.81%
Thursday Night Summer Concerts	111	36.16%
Holiday Seasonal Lights Lighting	61	19.87%
Late Nite Highland Park	59	19.22%
Pre-Ravinia Concert Dinners	31	10.10%
Fashion Week	14	4.56%

#### 4. How frequently do you visit downtown Highland Park?



STATISTICS	
Choices Selected:	319
Total Responses:	319

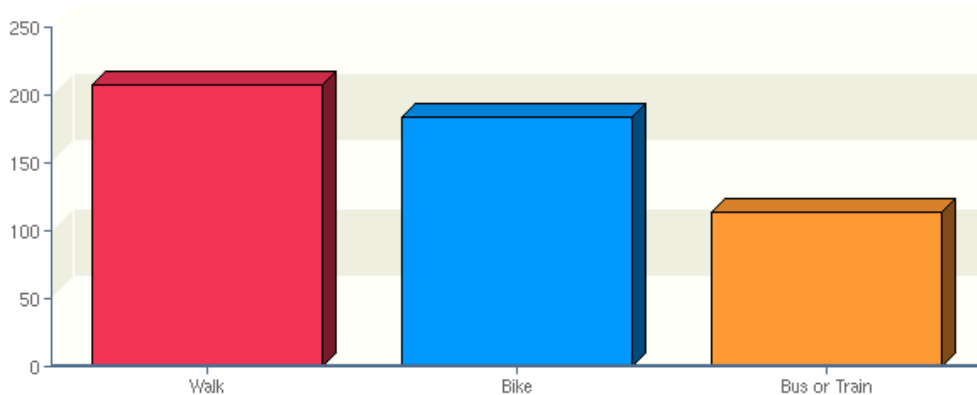
SUMMARY		
VALUE	COUNT	PERCENT %
I am a regular visitor (4 or more times per month)	295	92.48%
I am an occasional visitor (3 or less times per month)	24	7.52%

5. How do you get to downtown Highland Park? (Check the most applicable answer for each option.) ()

ITEM	Usually	Often	Sometimes	Never	Total
Drive	80.5% 252	12.8% 40	6.1% 19	0.6% 2	313
Walk	10.4% 26	19.9% 50	43.4% 109	26.3% 66	251
Bus or Train	0.5% 1	2.8% 6	8.5% 18	88.2% 187	212
Bike	2.1% 5	10.9% 26	42.3% 101	44.8% 107	239
<b>Average %:</b>	<b>28.0%</b>	<b>12.0%</b>	<b>24.3%</b>	<b>35.7%</b>	<b>1015</b>

Total Responses: 320

6. If you typically drive to downtown Highland Park, what other means of getting downtown are available to you?



STATISTICS	
Choices Selected:	288
Total Responses:	288

SUMMARY		
VALUE	COUNT	PERCENT %
Walk	208	72.22%
Bike	184	63.89%

Bus or Train

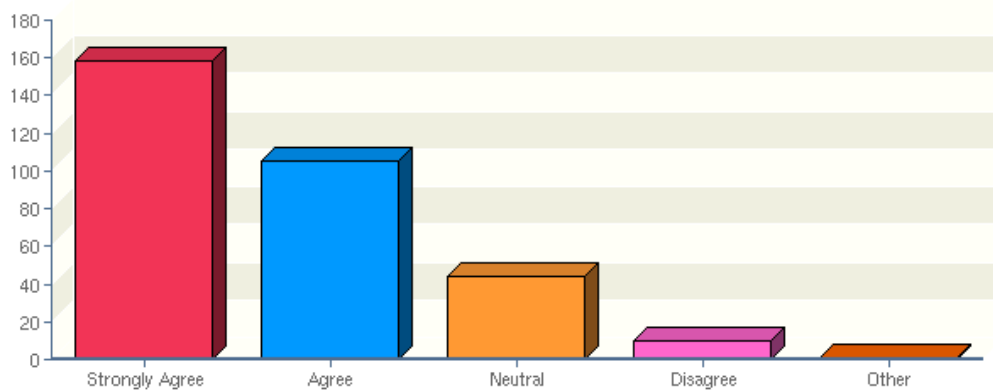
114 39.58%

## 7. Rate the quality of the following attributes of downtown Highland Park: ()

ITEM	Excellent	Good	Fair	Poor	Don't know / No opinion	Total
Quality of shopping opportunities	28.7% 91	48.9% 155	19.2% 61	1.9% 6	1.3% 4	317
Range of retail types	15.6% 49	50.5% 159	28.3% 89	4.4% 14	1.3% 4	315
Range of entertainment options	11.7% 37	46.0% 145	33.3% 105	6.3% 20	2.5% 8	315
Range of dining options	29.4% 93	56.0% 177	13.3% 42	1.3% 4	-	316
Comfort for pedestrians/pedestrian friendliness	27.8% 88	48.4% 153	15.5% 49	7.3% 23	0.9% 3	316
Public events (e.g. concerts, parades, art festivals)	35.3% 112	51.4% 163	8.2% 26	1.9% 6	3.2% 10	317
Public open spaces (e.g. parks and plazas)	37.9% 120	47.0% 149	10.7% 34	2.5% 8	1.9% 6	317
Traffic conditions	1.9% 6	24.7% 78	42.1% 133	30.7% 97	0.6% 2	316
Pedestrian safety	8.8% 28	43.2% 137	29.0% 92	17.7% 56	1.3% 4	317
Bicyclist safety	3.2% 10	20.4% 64	37.3% 117	22.6% 71	16.6% 52	314
Ease of parking	5.4% 17	40.1% 127	36.3% 115	17.7% 56	0.6% 2	317
Accessibility to public transportation	28.8% 91	40.5% 128	10.8% 34	3.2% 10	16.8% 53	316
<b>Average %:</b>	<b>19.6%</b>	<b>43.1%</b>	<b>23.6%</b>	<b>9.8%</b>	<b>3.9%</b>	<b>3793</b>

Total Responses: 318

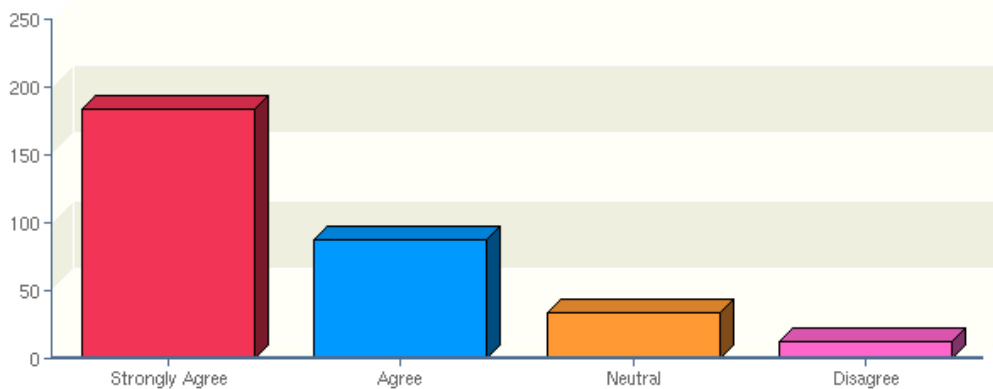
8. Preserving the existing character of Highland Park is important to me.



STATISTICS	
Choices Selected:	318
Total Responses:	318

SUMMARY		
VALUE	COUNT	PERCENT %
Strongly Agree	158	49.69%
Agree	105	33.02%
Neutral	44	13.84%
Disagree	10	3.14%
Strongly Disagree	1	0.31%

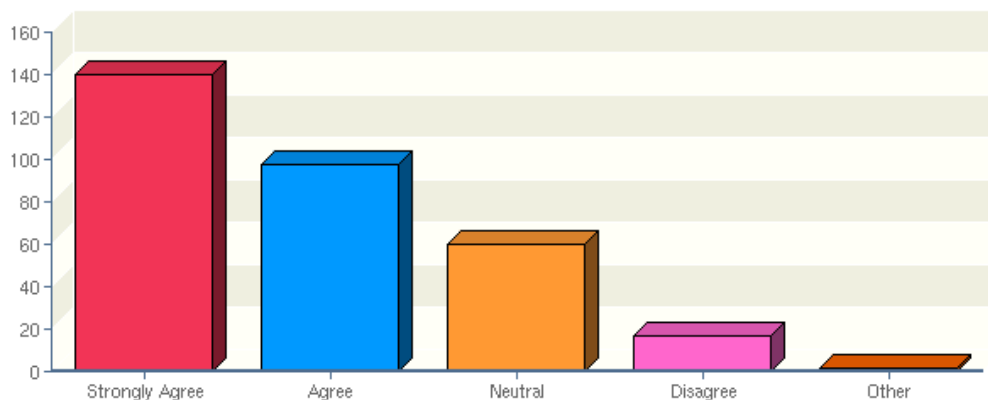
9. The historic buildings in downtown Highland Park improve the visual appeal (the "look") of the community.



STATISTICS	
Choices Selected:	319
Total Responses:	319

SUMMARY		
VALUE	COUNT	PERCENT %
Strongly Agree	184	57.68%
Agree	88	27.59%
Neutral	34	10.66%
Disagree	13	4.08%

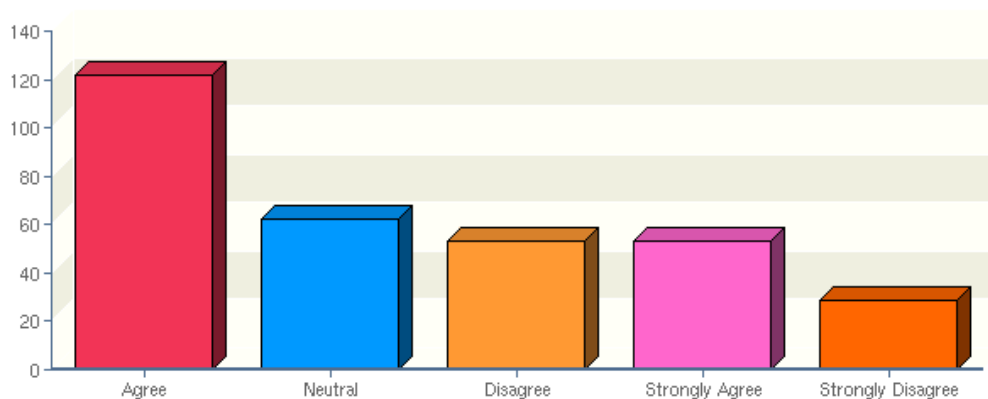
10. The older storefronts and buildings in downtown Highland Park should be preserved as they are in order to retain the character of downtown Highland Park.



STATISTICS	
Choices Selected:	317
Total Responses:	317

SUMMARY		
VALUE	COUNT	PERCENT %
Strongly Agree	140	44.16%
Agree	98	30.91%
Neutral	60	18.93%
Disagree	17	5.36%
Strongly Disagree	2	0.63%

11. The redevelopment of these areas, including the demolition of some existing buildings, would be acceptable if the outcome improved the downtown.

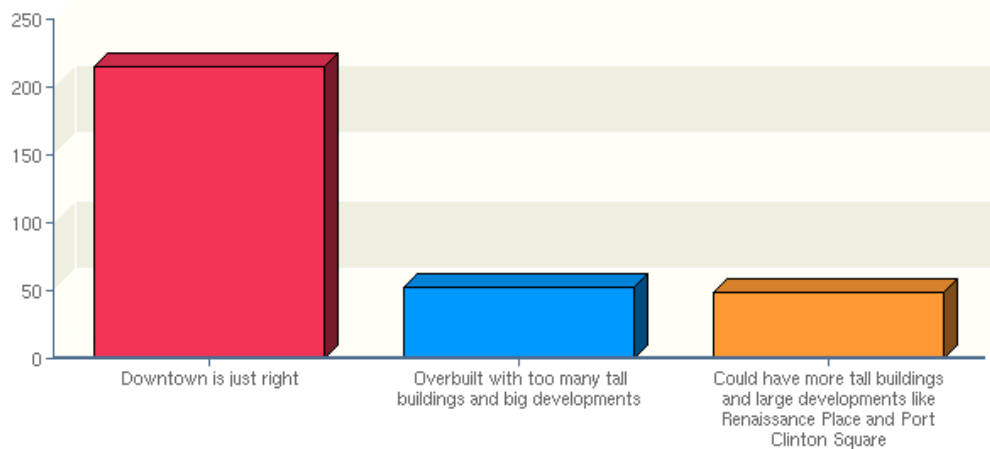


STATISTICS	
Choices Selected:	319
Total Responses:	319

SUMMARY		
VALUE	COUNT	PERCENT %
Agree	122	38.24%
Neutral	62	19.44%
Disagree	53	16.61%
Strongly Agree	53	16.61%
Strongly Disagree	29	9.09%

12. Please select your opinion of the scale (building mass (bulk) or proportion) and character of downtown Highland Park:

STATISTICS	
Choices Selected:	317
Total Responses:	317



SUMMARY		
VALUE	COUNT	PERCENT %
Downtown is just right	215	67.82%
Overbuilt with too many tall buildings and big developments	53	16.72%
Could have more tall buildings and large developments like Renaissance Place and Port Clinton Square	49	15.46%

**13. (Please note that some of the outcomes described below are perceived negative consequences of development.)**

I would support the concept of taller buildings and more housing units above shops in downtown if the outcome would be the following: ()

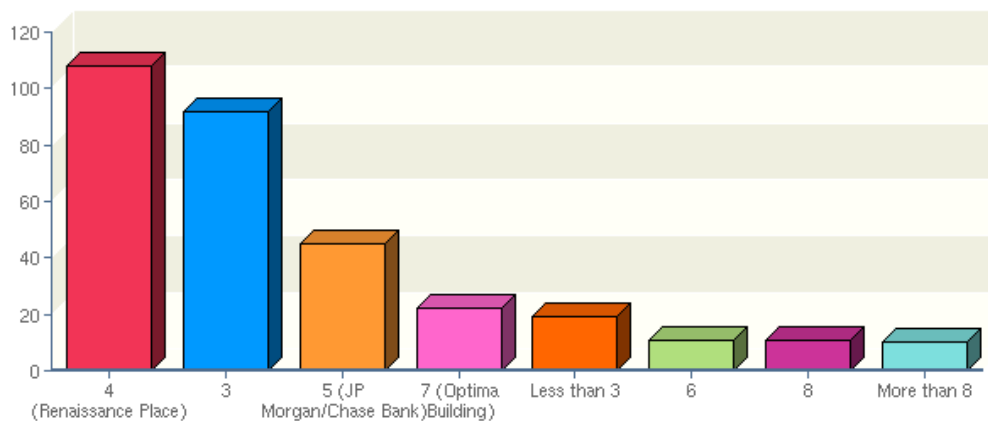
ITEM	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Total
More activity during evening hours	14.8% 47	28.9% 92	21.4% 68	20.8% 66	14.2% 45	318
Increased contribution to the tax base of the City	23.4% 74	35.8% 113	17.4% 55	11.7% 37	11.7% 37	316
More public events and activities	15.5% 49	27.8% 88	29.0% 92	14.5% 46	13.2% 42	317
Better sidewalks and streetscapes	17.9% 57	34.2% 109	19.7% 63	15.4% 49	12.9% 41	319

Better facilities for bicyclists	17.4% 55	23.7% 75	28.2% 89	17.1% 54	13.6% 43	316
Increased traffic congestion	7.2% 23	7.5% 24	9.1% 29	28.9% 92	47.2% 150	318
Decreased parking availability	7.5% 24	6.3% 20	9.4% 30	29.9% 95	46.9% 149	318
<b>Average %:</b>	<b>14.8%</b>	<b>23.4%</b>	<b>19.2%</b>	<b>19.8%</b>	<b>22.8%</b>	<b>2222</b>

Total Responses: 319

14. At present, the maximum number of stories permitted in downtown Highland Park is three, although four is permitted under special circumstances.

What do you think the maximum number of stories in any building in downtown Highland Park should be?



STATISTICS	
Choices Selected:	318
Total Responses:	318
Average:	1.35

SUMMARY		
VALUE	COUNT	PERCENT %
4 (Renaissance Place)	108	33.96%
3	92	28.93%
5 (JP Morgan/Chase Bank)	45	14.15%
7 (Optima Building)	22	6.92%
Less than 3	19	5.97%
6	11	3.46%

8	11	3.46%
More than 8	10	3.14%

15. Do you utilize the public open spaces in downtown Highland Park?

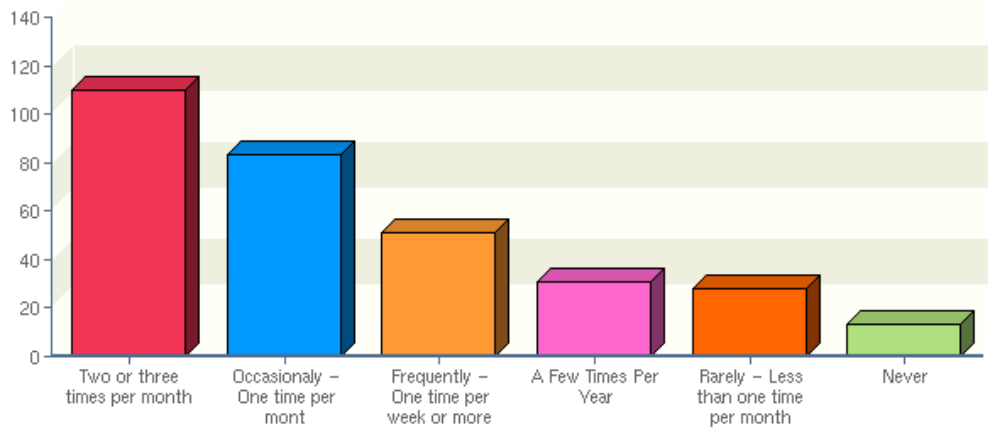


STATISTICS	
Choices Selected:	316
Total Responses:	316

SUMMARY		
VALUE	COUNT	PERCENT %
Yes	265	83.86%
No	51	16.14%

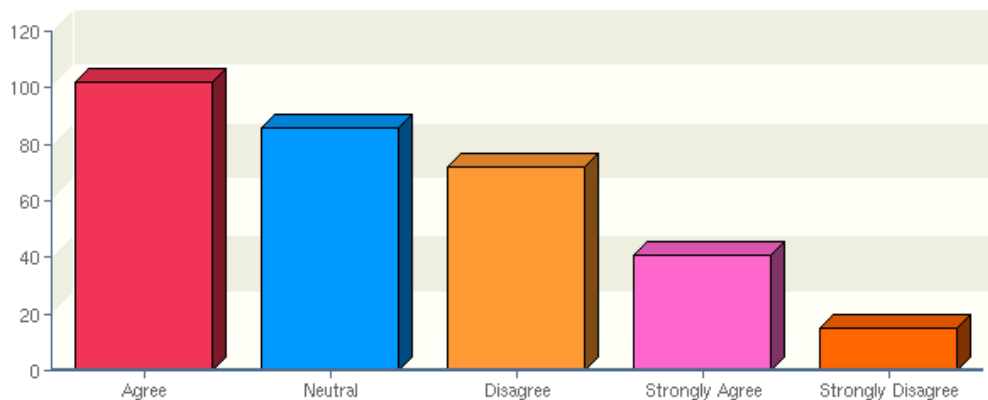
16. How frequently do you use the public open spaces in downtown Highland Park?

STATISTICS	
Choices Selected:	316
Total Responses:	316



SUMMARY		
VALUE	COUNT	PERCENT %
Two or three times per month	110	34.81%
Occasionally - One time per month	83	26.27%
Frequently - One time per week or more	51	16.14%
A Few Times Per Year	31	9.81%
Rarely - Less than one time per month	28	8.86%
Never	13	4.11%

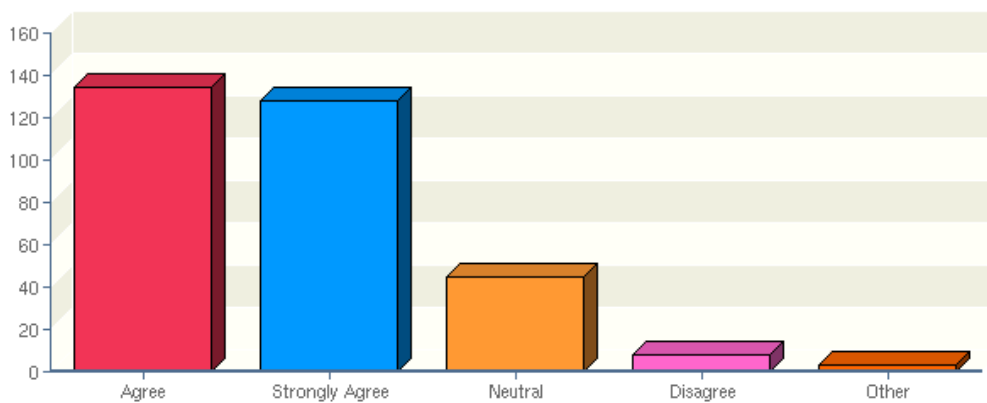
17. The City of Highland Park has sufficient open space in the downtown and does not need to expand the amount of public space.



STATISTICS	
Choices Selected:	316
Total Responses:	316

SUMMARY		
VALUE	COUNT	PERCENT %
Agree	102	32.28%
Neutral	86	27.22%
Disagree	72	22.78%
Strongly Agree	41	12.97%
Strongly Disagree	15	4.75%

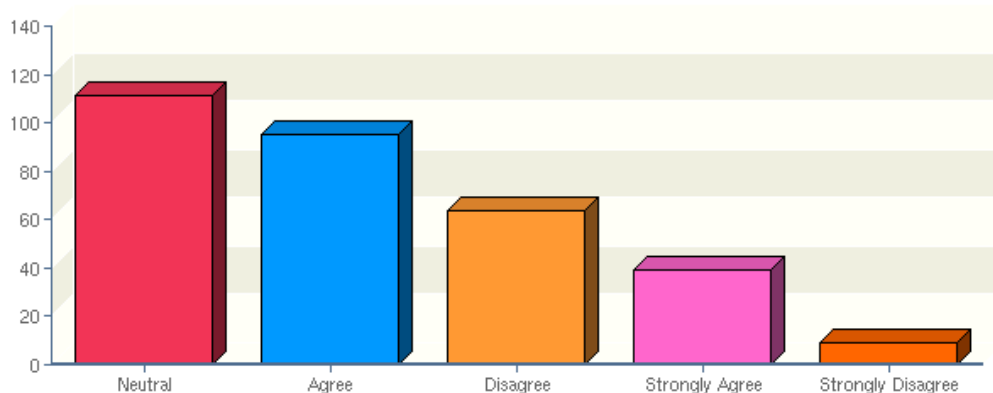
18. New developments should incorporate public open space in their site design.



STATISTICS	
Choices Selected:	318
Total Responses:	318

SUMMARY		
VALUE	COUNT	PERCENT %
Agree	134	42.14%
Strongly Agree	128	40.25%
Neutral	45	14.15%
Disagree	8	2.52%
Strongly Disagree	3	0.94%

19. Every block in downtown Highland Park should have some type of public open space.

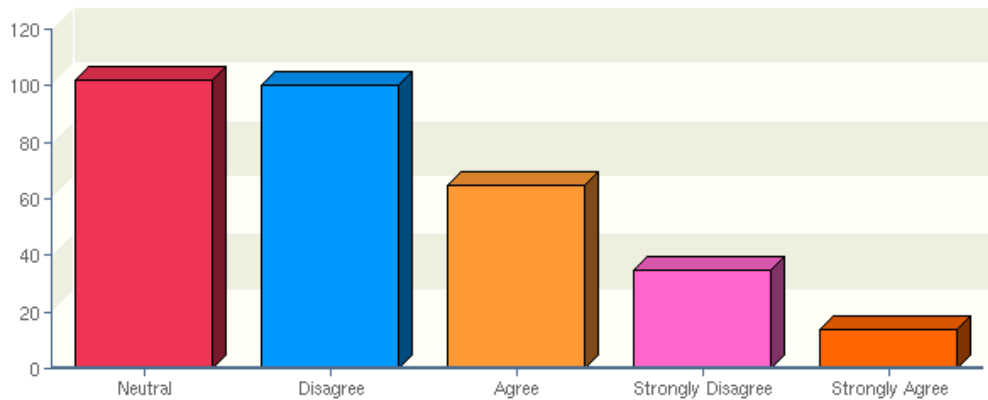


STATISTICS	
Choices Selected:	318
Total Responses:	318

SUMMARY		
VALUE	COUNT	PERCENT %
Neutral	111	34.91%
Agree	95	29.87%
Disagree	64	20.13%
Strongly Agree	39	12.26%
Strongly Disagree	9	2.83%

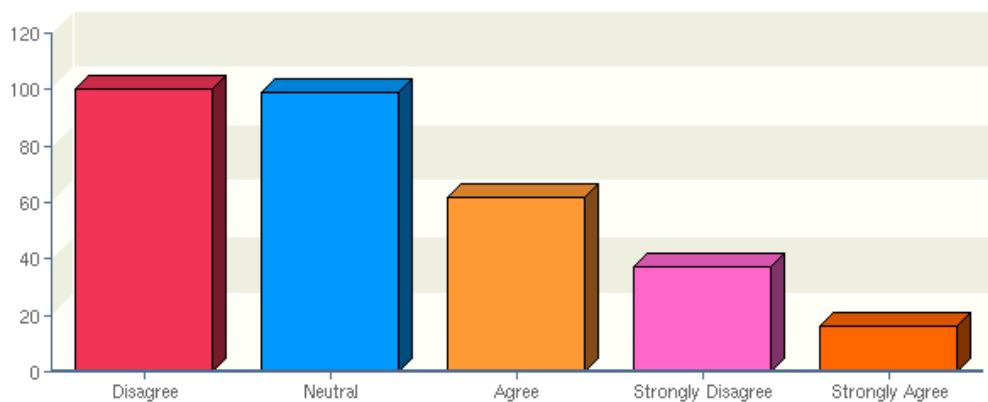
20. Preserving the newer smaller-scale commercial buildings is important to me.

STATISTICS	
Choices Selected:	316
Total Responses:	316



SUMMARY		
VALUE	COUNT	PERCENT %
Neutral	102	32.28%
Disagree	100	31.65%
Agree	65	20.57%
Strongly Disagree	35	11.08%
Strongly Agree	14	4.43%

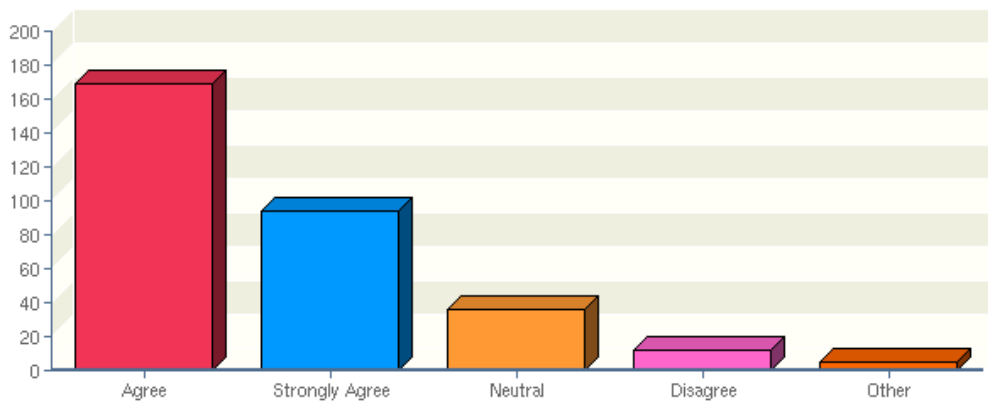
21. The newer storefronts and buildings should preserved as they are at present in order to retain the character of downtown Highland Park.



STATISTICS	
Choices Selected:	314
Total Responses:	314

SUMMARY		
VALUE	COUNT	PERCENT %
Disagree	100	31.85%
Neutral	99	31.53%
Agree	62	19.75%
Strongly Disagree	37	11.78%
Strongly Agree	16	5.10%

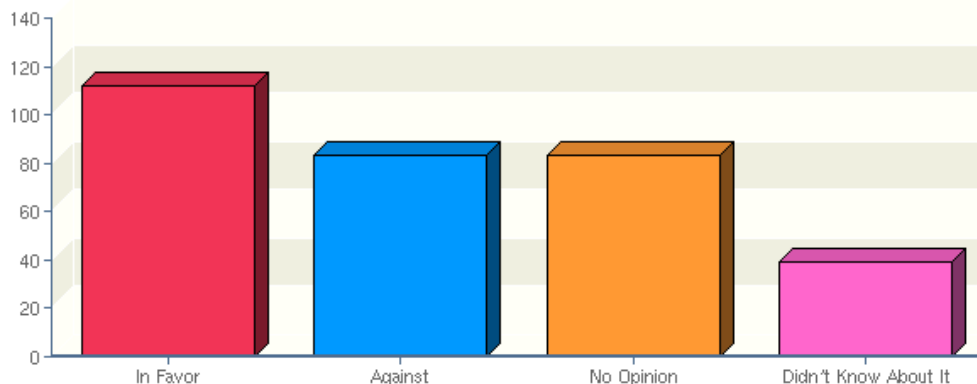
22. The redevelopment of these areas would be acceptable if the outcome improved the downtown.



STATISTICS	
Choices Selected:	316
Total Responses:	316

SUMMARY		
VALUE	COUNT	PERCENT %
Agree	169	53.48%
Strongly Agree	94	29.75%
Neutral	36	11.39%
Disagree	12	3.80%
Strongly Disagree	5	1.58%

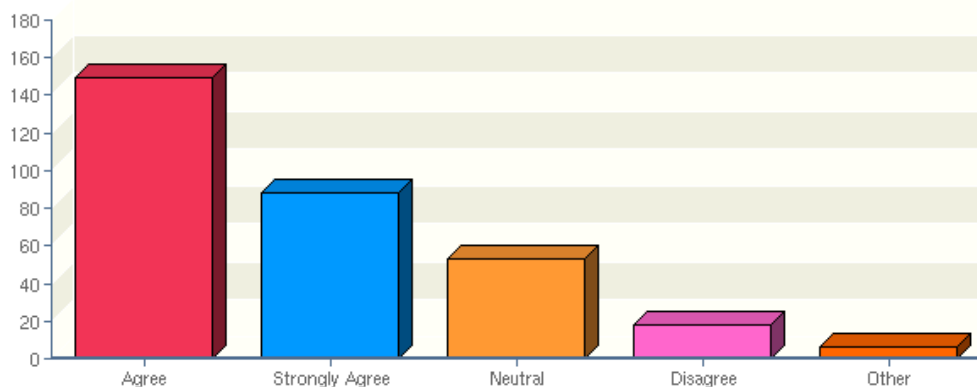
23. My opinion about Renaissance Place before it was completed was:



STATISTICS	
Choices Selected:	317
Total Responses:	317

SUMMARY		
VALUE	COUNT	PERCENT %
In Favor	112	35.33%
Against	83	26.18%
No Opinion	83	26.18%
Didn't Know About It	39	12.30%

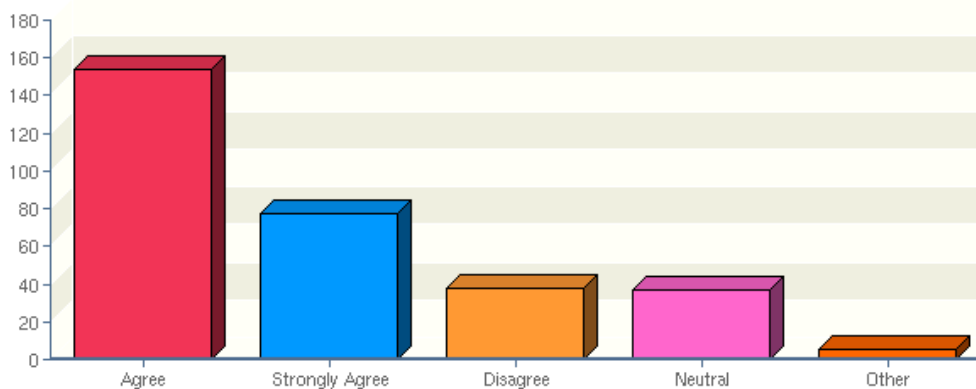
24. I like the scale, character, and mixed use nature of Renaissance Place.



STATISTICS	
Choices Selected:	314
Total Responses:	314

SUMMARY		
VALUE	COUNT	PERCENT %
Agree	149	47.45%
Strongly Agree	88	28.03%
Neutral	53	16.88%
Disagree	18	5.73%
Strongly Disagree	6	1.91%

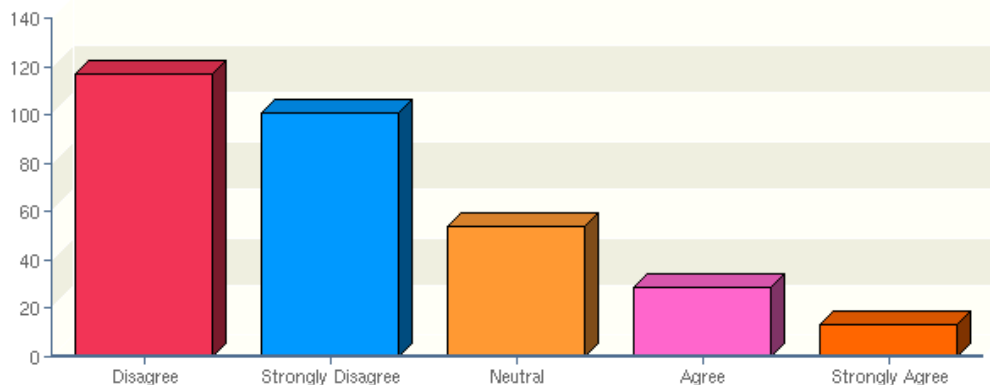
25. The building height of Renaissance Place is acceptable to me.



STATISTICS	
Choices Selected:	311
Total Responses:	311

SUMMARY		
VALUE	COUNT	PERCENT %
Agree	154	49.52%
Strongly Agree	77	24.76%
Disagree	38	12.22%
Neutral	37	11.90%
Strongly Disagree	5	1.61%

26. I think it would be okay if Renaissance Place had been built bigger and/or taller.

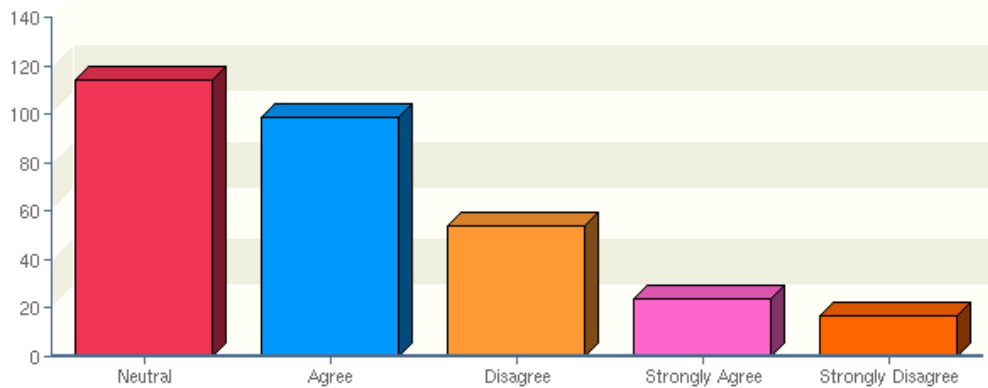


STATISTICS	
Choices Selected:	314
Total Responses:	314

SUMMARY		
VALUE	COUNT	PERCENT %
Disagree	117	37.26%
Strongly Disagree	101	32.17%
Neutral	54	17.20%
Agree	29	9.24%
Strongly Agree	13	4.14%

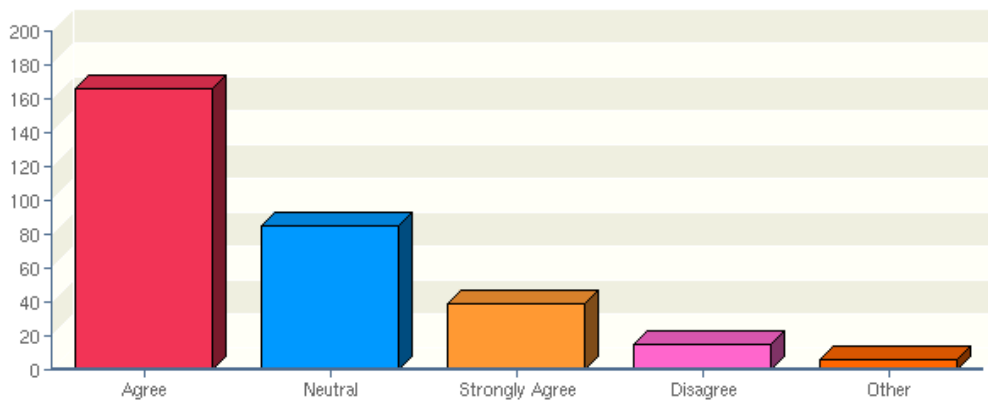
27. I like the single story, single use character of the Harris Bank Building

STATISTICS	
Choices Selected:	308
Total Responses:	308



SUMMARY		
VALUE	COUNT	PERCENT %
Neutral	114	37.01%
Agree	99	32.14%
Disagree	54	17.53%
Strongly Agree	24	7.79%
Strongly Disagree	17	5.52%

28. The building height of the Harris Bank Building is acceptable to me.

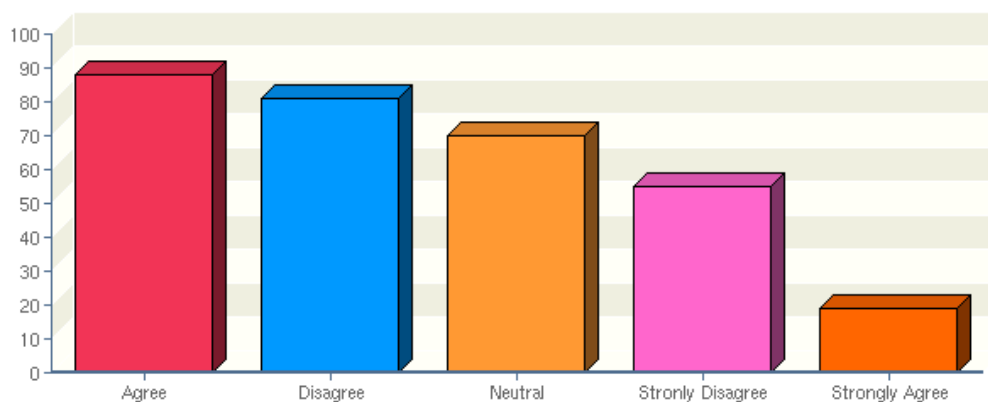


STATISTICS	
Choices Selected:	311
Total Responses:	311

SUMMARY		
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VALUE	COUNT	PERCENT %
Agree	166	53.38%
Neutral	85	27.33%
Strongly Agree	39	12.54%
Disagree	15	4.82%
Strongly Disagree	6	1.93%

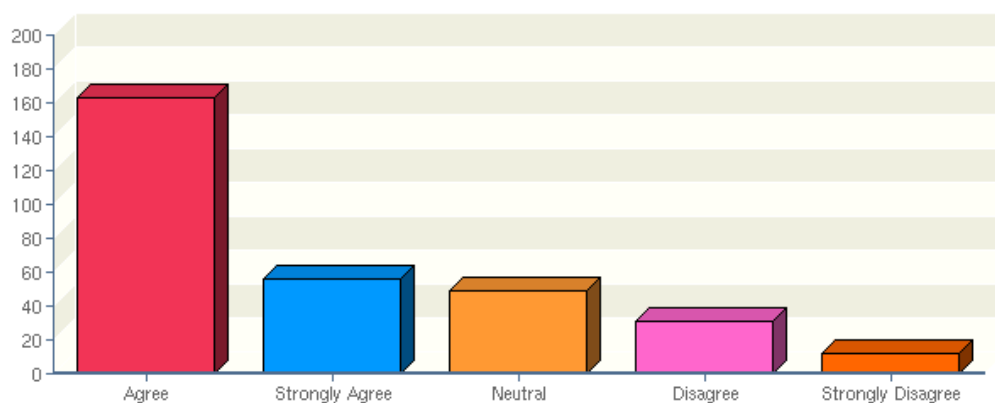
29. I think it would be okay if the Harris Bank building had been built bigger and/or taller.



STATISTICS	
Choices Selected:	313
Total Responses:	313

SUMMARY		
VALUE	COUNT	PERCENT %
Agree	88	28.12%
Disagree	81	25.88%
Neutral	70	22.36%
Strongly Disagree	55	17.57%
Strongly Agree	19	6.07%

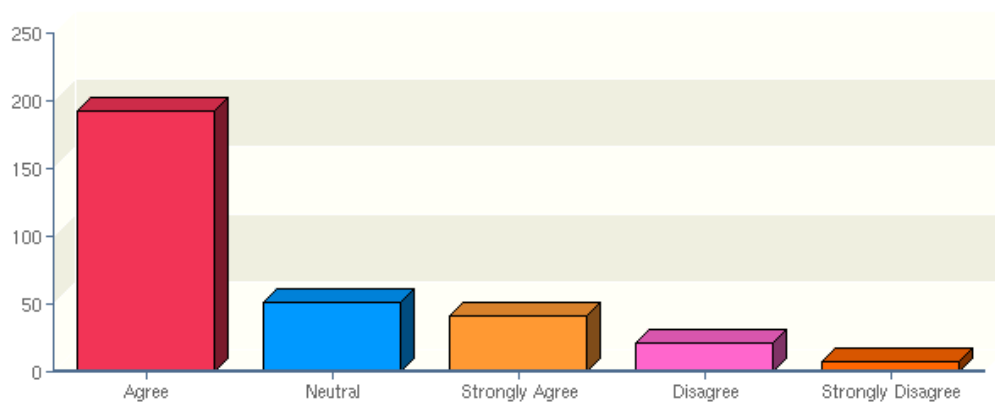
30. I like the multi-story, mixed use character of the Laurel Terrace building.



STATISTICS	
Choices Selected:	311
Total Responses:	311

SUMMARY		
VALUE	COUNT	PERCENT %
Agree	163	52.41%
Strongly Agree	56	18.01%
Neutral	49	15.76%
Disagree	31	9.97%
Strongly Disagree	12	3.86%

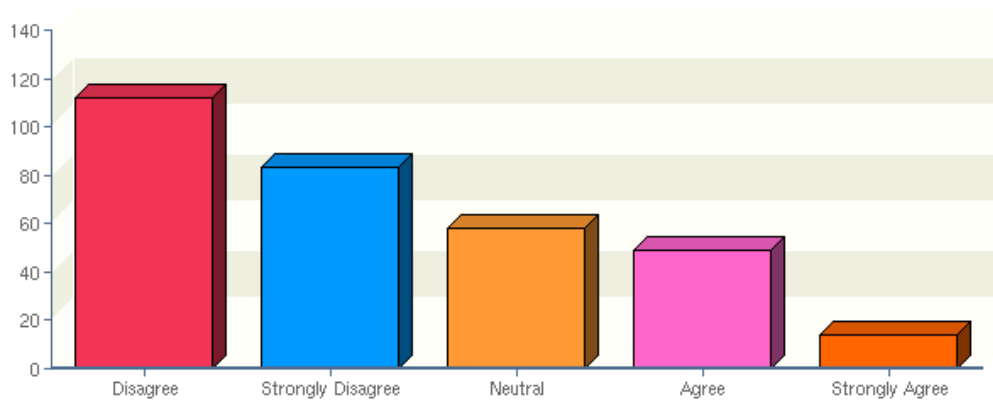
31. The building height of Laurel Terrace is acceptable to me.



STATISTICS	
Choices Selected:	314
Total Responses:	314

SUMMARY		
VALUE	COUNT	PERCENT %
Agree	193	61.46%
Neutral	51	16.24%
Strongly Agree	41	13.06%
Disagree	21	6.69%
Strongly Disagree	8	2.55%

32. I think it would be okay if Laurel Terrace had been built bigger and/or taller.



STATISTICS	
Choices Selected:	316
Total Responses:	316

SUMMARY		
VALUE	COUNT	PERCENT %
Disagree	112	35.44%
Strongly Disagree	83	26.27%
Neutral	58	18.35%
Agree	49	15.51%
Strongly Agree	14	4.43%

### 33. Please rate your overall visiting experience of the following locations, including downtown Highland Park: ( )

ITEM	Excellent	Good	Fair	Poor	No Opinion	Total
Downtown Highland Park	39.5% 126	53.0% 169	5.3% 17	1.9% 6	0.3% 1	319
Northbrook Court	9.4% 30	50.3% 160	31.1% 99	7.9% 25	1.3% 4	318
Downtown Lake Forest	23.6% 74	42.2% 132	18.5% 58	2.9% 9	12.8% 40	313
Downtown Evanston	14.3% 45	42.9% 135	22.2% 70	10.2% 32	10.5% 33	315
The Glen Shopping Center (Glenview)	10.4% 33	36.2% 115	32.1% 102	10.1% 32	11.3% 36	318
Old Orchard Shopping Center (Skokie)	15.4% 49	46.9% 149	29.2% 93	5.7% 18	2.8% 9	318
Hawthorne Mall (Vernon Hills)	2.8% 9	18.0% 57	34.4% 109	25.9% 82	18.9% 60	317
Downtown Deerfield	2.5% 8	23.9% 76	43.7% 139	23.0% 73	6.9% 22	318
Downtown Glencoe	6.6% 21	34.8% 110	35.8% 113	8.9% 28	13.9% 44	316
<b>Average %:</b>	<b>13.8%</b>	<b>38.7%</b>	<b>28.1%</b>	<b>10.7%</b>	<b>8.7%</b>	<b>2852</b>

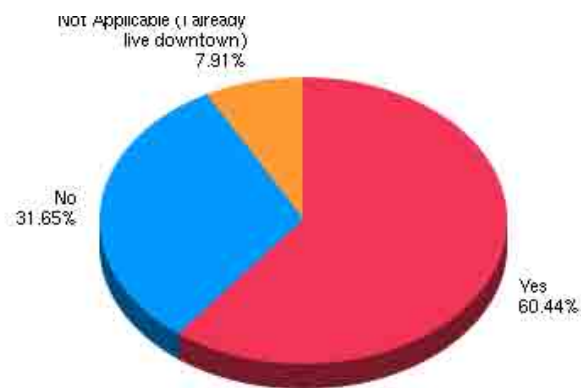
Total Responses: 319

### 34. Would you like to live in or near downtown Highland Park?

#### STATISTICS

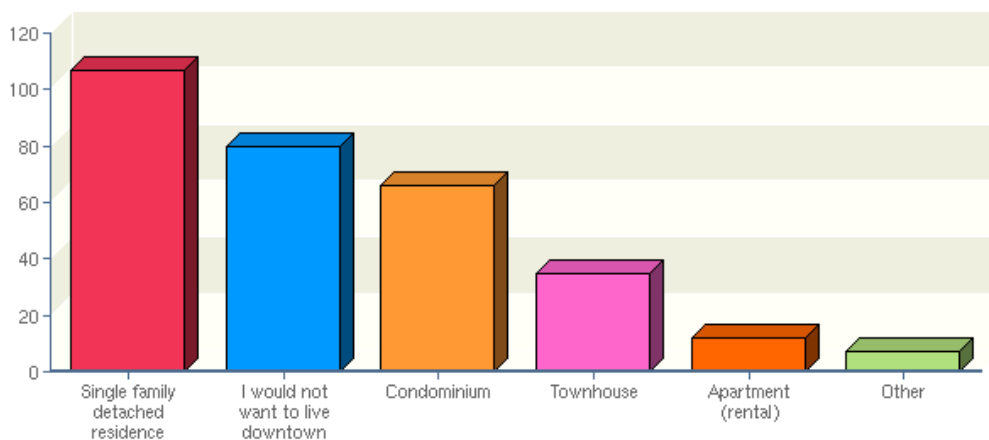
Choices Selected: 316

Total Responses: 316



SUMMARY		
VALUE	COUNT	PERCENT %
Yes	191	60.44%
No	100	31.65%
Not Applicable (I already live downtown)	25	7.91%

35. What type of housing would you seek?

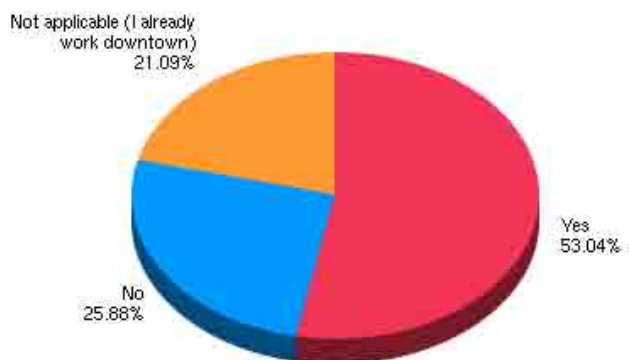


STATISTICS	
Choices Selected:	307
Total Responses:	307

SUMMARY		
VALUE	COUNT	PERCENT %
Single family detached residence	107	34.85%

I would not want to live downtown	80	26.06%
Condominium	66	21.50%
Townhouse	35	11.40%
Apartment (rental)	12	3.91%
Dwelling unit above shops or offices	7	2.28%

36. Would you like to work in or near downtown Highland Park?

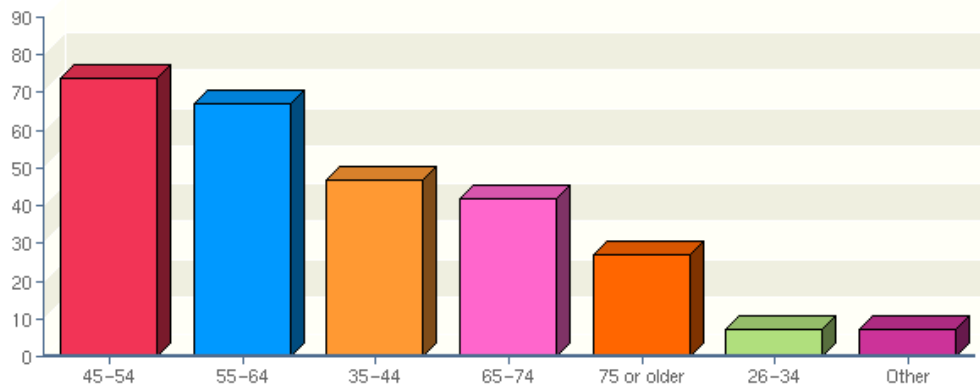


STATISTICS	
Choices Selected:	313
Total Responses:	313

SUMMARY		
VALUE	COUNT	PERCENT %
Yes	166	53.04%
No	81	25.88%
Not applicable (I already work downtown)	66	21.09%

37. Age:

STATISTICS	
Choices	



Selected: 271  
 Total Responses: 271

SUMMARY		
VALUE	COUNT	PERCENT %
45-54	74	27.31%
55-64	67	24.72%
35-44	47	17.34%
65-74	42	15.50%
75 or older	27	9.96%
26-34	7	2.58%
18-25	4	1.48%
Under 18	3	1.11%

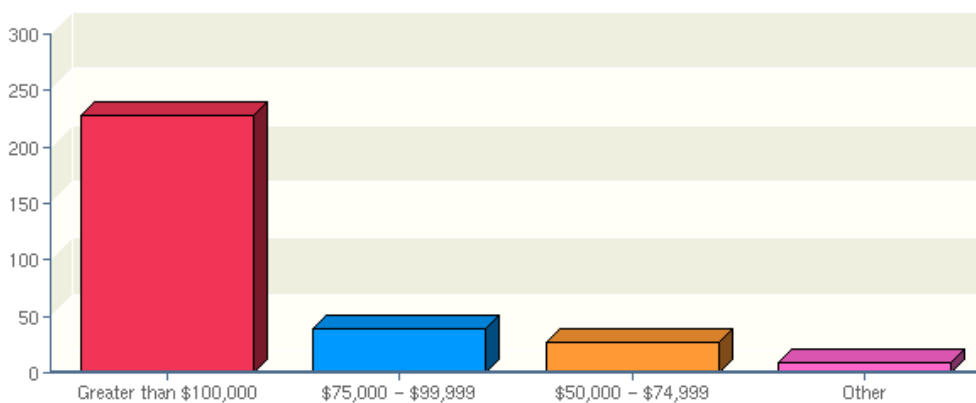
### 38. Gender

STATISTICS  
 Choices Selected: 303  
 Total Responses: 303



SUMMARY		
VALUE	COUNT	PERCENT %
Female	173	57.10%
Male	130	42.90%

39. What is your household income?

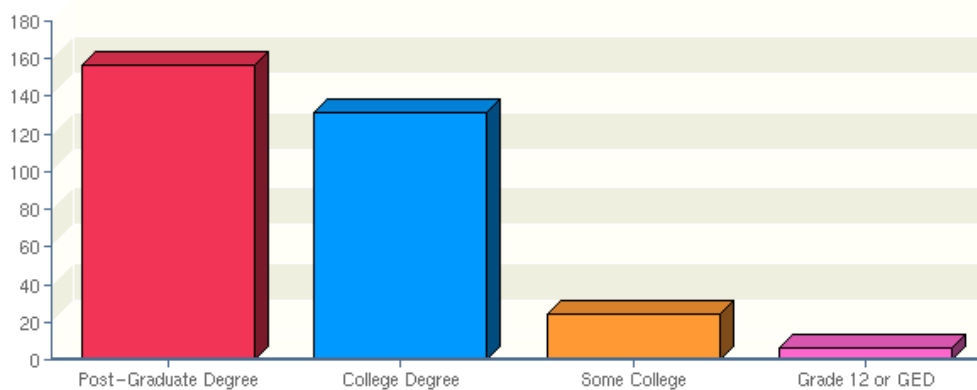


STATISTICS	
Choices Selected:	303
Total Responses:	303

SUMMARY		
VALUE	COUNT	PERCENT %
Greater than \$100,000	228	75.25%
\$75,000 - \$99,999	39	12.87%

\$50,000 - \$74,999	27	8.91%
\$25,000 - \$49,999	6	1.98%
Less than \$25,000	3	0.99%

#### 40. Education - Highest level attained:

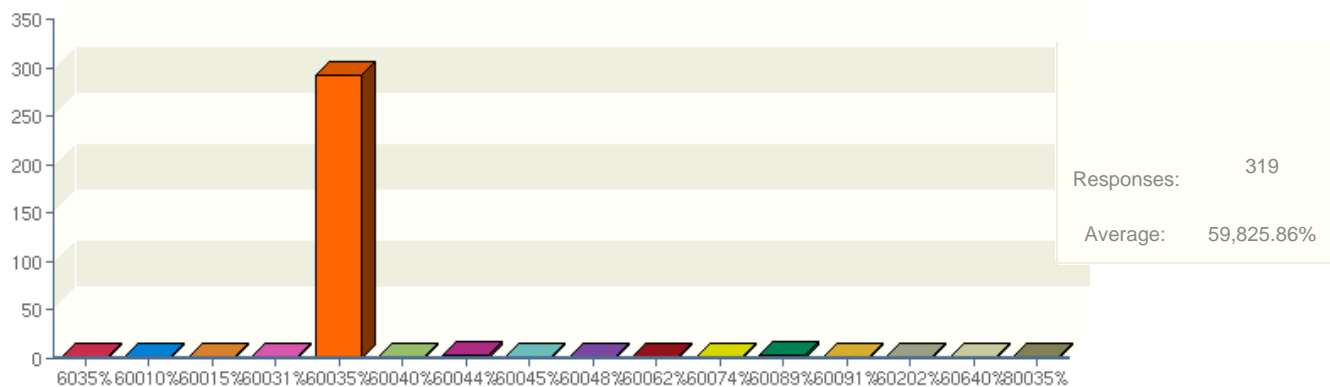


STATISTICS	
Choices Selected:	318
Total Responses:	318

SUMMARY		
VALUE	COUNT	PERCENT %
Post-Graduate Degree	157	49.37%
College Degree	131	41.19%
Some College	24	7.55%
Grade 12 or GED	6	1.89%

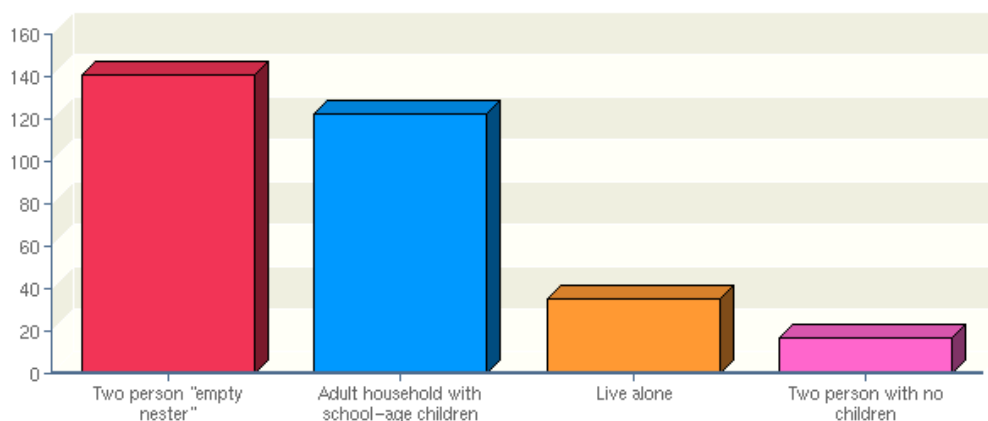
#### 41. What is your zip code?

STATISTICS	
Choices Selected:	319
Total	



SUMMARY		
VALUE	COUNT	PERCENT %
60035%	293	91.85%
60044%	4	1.25%
60089%	3	0.94%
60015%	2	0.63%
60091%	2	0.63%
60202%	2	0.63%
80035%	2	0.63%
60045%	2	0.63%
6035%	2	0.63%
60031%	1	0.31%
60010%	1	0.31%
60048%	1	0.31%
60040%	1	0.31%
60074%	1	0.31%
60640%	1	0.31%
60062%	1	0.31%

42. Household size:

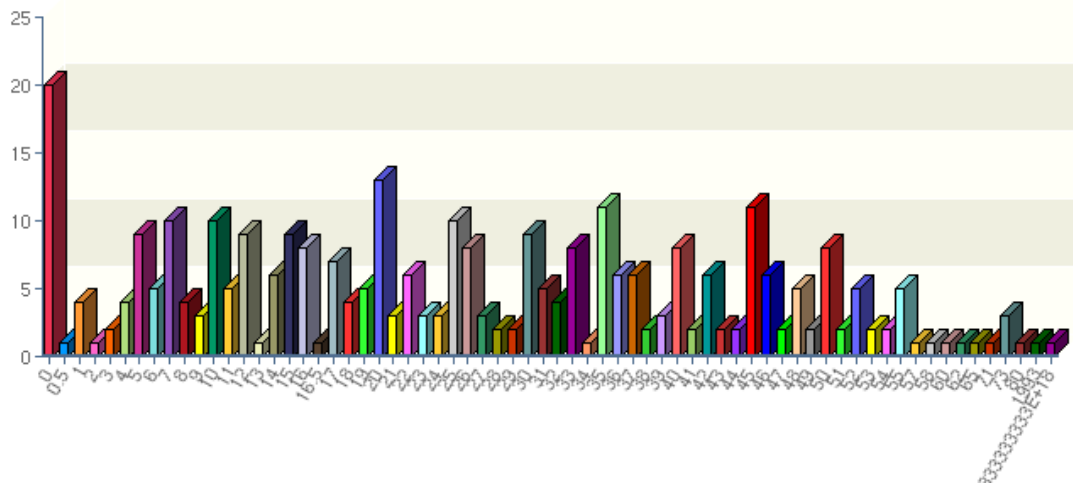


STATISTICS	
Choices Selected:	315
Total Responses:	315

SUMMARY		
VALUE	COUNT	PERCENT %
Two person "empty nester"	141	44.76%
Adult household with school-age children	122	38.73%
Live alone	35	11.11%
Two person with no children	17	5.40%

43. How many years have you lived in Highland Park? (indicate "0" if you do not live in Highland Park.)

STATISTICS	
Choices Selected:	318
Total Responses:	318
Average:	10,482,180,293,500,976.00



SUMMARY		
VALUE	COUNT	PERCENT %
0	20	6.29%
20	13	4.09%
45	11	3.46%
35	11	3.46%
7	10	3.14%
10	10	3.14%
25	10	3.14%
5	9	2.83%
30	9	2.83%
15	9	2.83%
12	9	2.83%
26	8	2.52%
33	8	2.52%
50	8	2.52%
16	8	2.52%
40	8	2.52%
17	7	2.20%

46	6	1.89%
37	6	1.89%
36	6	1.89%
42	6	1.89%
22	6	1.89%
14	6	1.89%
19	5	1.57%
31	5	1.57%
6	5	1.57%
55	5	1.57%
48	5	1.57%
11	5	1.57%
52	5	1.57%
18	4	1.26%
1	4	1.26%
4	4	1.26%
8	4	1.26%
32	4	1.26%
23	3	0.94%
73	3	0.94%
39	3	0.94%
24	3	0.94%
21	3	0.94%
27	3	0.94%
9	3	0.94%

51	2	0.63%
3	2	0.63%
44	2	0.63%
29	2	0.63%
53	2	0.63%
38	2	0.63%
41	2	0.63%
54	2	0.63%
49	2	0.63%
47	2	0.63%
43	2	0.63%
28	2	0.63%
58	1	0.31%
60	1	0.31%
0.5	1	0.31%
57	1	0.31%
16.5	1	0.31%
71	1	0.31%
62	1	0.31%
1993	1	0.31%
65	1	0.31%
13	1	0.31%
80	1	0.31%
34	1	0.31%
2	1	0.31%
3.33333333333333E+18	1	0.31%

44. Are you employed in Highland Park?



STATISTICS	
Choices Selected:	315
Total Responses:	315

SUMMARY		
VALUE	COUNT	PERCENT %
No	214	67.94%
Yes	101	32.06%

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