



ABOUT THE PROJECT

Why are we planning for Wilmington?

Wilmington's current Comprehensive Plan was last prepared in 2008. A lot has happened since then, including a housing bubble, recession, and pandemic. The City and region experienced much change in that time frame. The way we plan has also evolved.

Why is this project important?

By updating the Comprehensive Plan, the City will have a framework of goals and strategies to guide future growth, economic development, preservation of local assets, and housing opportunities in a manner that is sustainable and meets community expectations.

What will the plan cover?

A comprehensive plan covers a range of topics that impact growth and development of the community. The main topics include:

- :: Land Use & Development
- :: Economic Development
- :: Housing
- :: Transportation
- :: Parks & Open Space
- :: Community Facilities & Assets
- :: Utilities & Infrastructure
- :: Brownfield Redevelopment
- :: Sustainability
- :: Community Character

PUBLIC OPEN HOUSES

OPEN HOUSE #1

January 31, 2024

INTENT

- :: Learn about the project
- :: Engage with interactive exhibits
- :: Identify key community issues
- :: Share other thoughts and ideas

OPEN HOUSE #2

April 17, 2024 [TODAY!]

INTENT

- :: Engage in interactive mapping activities to share preliminary concepts for City's subareas

OPEN HOUSE #3

June 2024 [TENTATIVE]

INTENT

- :: Comment on draft strategies
- :: Review draft subarea concepts

A history of planning for Wilmington's future

- A** 2008 Comprehensive Plan
- B** 2008 Route 66 Trail Concept Plan
- C** 2014 North & South Islands Meeting
- D** 2018 Downtown Plan
- E** 2020 Wilmington Island Park District Strategic Plan
- F** 2023 Zoning Map Update



WHAT CAN I DO TODAY?

- *Share thoughts and ideas on the five Corridor Subareas displayed on the easels around the room*
- *Ask questions and offer input to the project consultant team*
- *Visit the **project website** to stay engaged with the project*
- *Take the **Community Survey**, which is linked on the project website; you can even take the survey right now on your phone!*

[SEE QR CODE BELOW]

[NOTE: SURVEY WILL BE CLOSING SOON]

VISIT THE PROJECT WEBSITE:
SCAN THIS QR CODE TO VISIT AND
SHARE COMMENTS ON THE PROJECT
WEBSITE; OR GO TO:

<https://tinyurl.com/wilmington-cp>

CORRIDOR SUBAREAS



IL Route 53 Corridor

Serves as Wilmington's primary arterial roadway running through downtown, across South Island, and the City's core to the rest of the community



Strip Mine Road Corridor

Provides a direct route to I-55 and one of Wilmington's industrial and commercial growth areas



Water Street Corridor

Runs south of downtown to one of the City's primary residential growth areas and a potential commercial growth corridor



Lorenzo Road Corridor

Provides access to industrial growth areas west of I-55



Arsenal Road Corridor

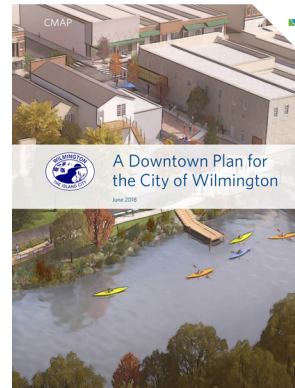
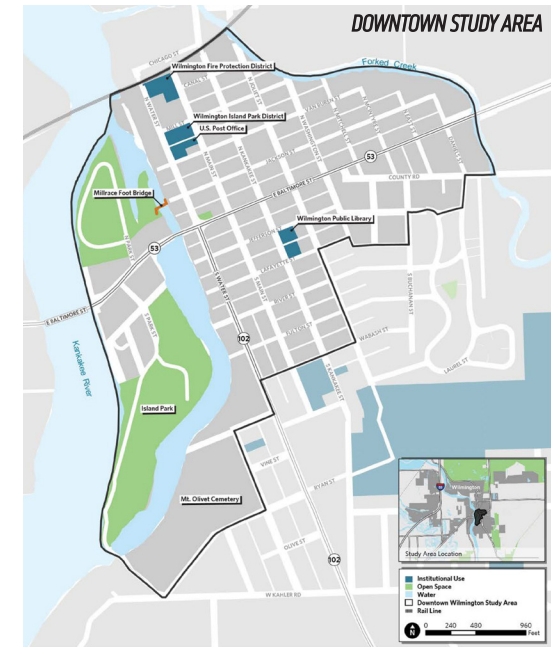
Provides access to industrial growth areas east of IL Route 53





DOWNTOWN

The City of Wilmington coordinated with the regional planning agency CMAP to prepare the **2018 Downtown Plan** to outline a future vision for the central business district, particularly development and reinvestment of the downtown area. The plan's key strategies are summarized below. With the 2018 Downtown Plan in place, the Comprehensive Plan won't cover the downtown area in detail like it will the other five corridor subareas. However, community feedback will be taken into account, whether to advance these existing downtown strategies or lay the groundwork for potential new ideas.



LAND USE & DEVELOPMENT	IMAGE & STREETScape	LOCAL ECONOMY	TRANSPORTATION	NATURAL RESOURCES
<p>Expand mixed use development</p> <p>Provide for a range of housing options</p> <p>Expand or relocate institutional anchors in the downtown</p> <p>Evaluate the potential for a riverwalk along the millrace</p> <p>Provide access for everyone</p> <p>Improve commercial functions for downtown businesses</p> <p>Implement through partnership and coordination</p> <p>Focus redevelopment in key areas</p> <p>Improve aesthetics and uniformity along main corridors through design standards</p> <p>Update zoning ordinance</p>	<p>Establish a public plaza along North Water Street</p> <p>Enhance street appeal</p> <p>Enhance commercial area appearance</p> <p>Increase visibility of the downtown</p> <p>Strengthen historic preservation</p>	<p>Establish a Business District</p> <p>Diversify the business mix</p> <p>Establish an interior build-out program</p> <p>Locate more institutional anchors in the downtown core</p> <p>Support and expand tourism</p>	<p>Address effects of regional freight traffic on the community</p> <p>Improve key pedestrian crossings</p> <p>Strengthen local bicycle facilities</p> <p>Develop a parking management strategy</p>	<p>Establish a plan for the long-term future of Wilmington Dam</p> <p>Replace the millrace dam with stone riffles</p> <p>Install a boat launch and canoe portage</p> <p>Stabilize the island's shoreline using a native vegetation</p> <p>Consolidate and formalize parking on the island</p> <p>Leverage the riverwalk project to enhance natural systems</p> <p>Increase the use of green infrastructure</p> <p>Update stream and wetland protection standards</p> <p>Move the City's emergency groundwater well to higher ground</p>

INSTRUCTIONS: Share your comments about Downtown Wilmington on post-it notes and stick them in the space below.



COMMERCIAL

DEVELOPMENT TYPOLOGIES

What other commercial uses do you think would be appropriate in Wilmington?

INSTRUCTIONS:
Write your comments on post-it notes and stick them in the space below.



Examples of commercial businesses and services

- 1 Cafés and bakeries
 - 2 Brunch spots
 - 3 Full service restaurants
 - 4 Quick service restaurants
 - 5 Brewery or winery
 - 6 Grocery stores
 - 7 Pet services
 - 8 Boutique or specialty shops
 - 9 Youth-centric businesses (e.g., indoor play, childcare, arts, etc.)
 - 10 Family-centric businesses (e.g., board game café)
 - 11 Agricultural and farm-based businesses
 - 12 Personal care (e.g., yoga, pilates, massage therapy, etc.)
 - 13 Experience-based businesses (e.g., Pinot's Palette, axe throwing)
 - 14 Indoor recreation
 - 15 Lodging (e.g., hotel, extended stay, bed and breakfast, etc.)
 - 16 Business incubator spaces (example: McHenry Riverwalk Shoppes)
 - 17 Food trucks or other small format food vendors
- :: Popular with fledgling restaurants starting out
 :: Established restaurants also have them for special events
 :: Common to see at industrial areas, office parks, and other employment centers





OFFICE

DEVELOPMENT TYPOLOGIES

What other office uses do you think would be appropriate in Wilmington?

INSTRUCTIONS:
Write your comments on post-it notes and stick them in the space below.

SHARED WORK SPACES



Coworking spaces, shared work spaces, and business incubators often serve as springboards for fledgling businesses and entrepreneurs to start small before branching out into larger spaces elsewhere in the community. Shared work spaces are also increasingly finding homes in downtowns and commercial centers.

HEALTHCARE



Healthcare, including hospitals, clinics, and training centers, may be attractive to serve a growing senior population, offer specialized services, and create competitive advantages in the region.

HIGHER EDUCATION



Nearby colleges and universities may seek to expand their footprint in unique office settings with academic programs and job skills training relating to local industries.

LIFE SCIENCES



Life sciences are connected in certain ways to both healthcare and higher education facilities, as their knowledge and resource capital can benefit the goals of life science research. In that sense, there may be synergy benefits of locating life sciences in an office environment with or near healthcare operations and educational facilities.

MAKERSPACES



Makerspaces support creators and creative minds of all ages, from at-home hobbyists, amateur builders, and gamers to school STEM classes, robotics teams, and innovation labs. In addition to offices, makerspaces may locate in commercial areas to enhance their visibility and accessibility.

PROFESSIONAL OFFICES



Whether serving corporate headquarters or a local enterprise, professional office space continues to be an evolving market. With more offices shifting to hybrid work-at-home models, professional offices may benefit more from locating near housing clusters to minimize commute times and facilitate a more effective work balance between office and home.

TECH STARTUPS



Tech startups often provide a suite of meeting spaces, resources, and amenities to recruit top-tier talent and like-minded businesses. These could be combined with shared work spaces and even healthcare and life sciences (see above).

JOBS TRAINING



Jobs training, including vocational and technical skills training, often benefit from strong collaboration between local employers and training facilities. This may also involve coordination of curriculum at the local high school and nearby colleges and universities, particularly to better prepare a segment of the workforce for jobs in the community.

RECREATION



Office and business parks are increasingly accommodating recreational spaces like youth swimming pools, gymnastics, indoor soccer, baseball/softball clinics, trampoline parks, climbing gyms, etc. Even the pickleball boom is finding a home in office and business parks.



INDUSTRIAL

DEVELOPMENT TYPOLOGIES

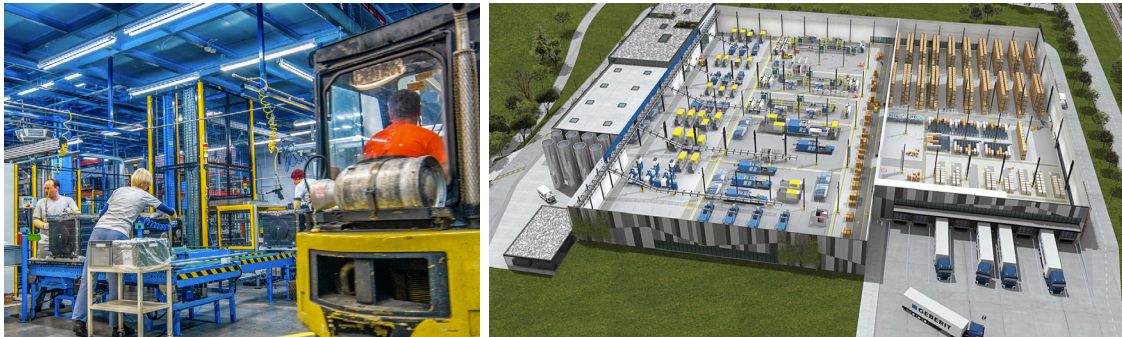
What other industrial uses do you think would be appropriate in Wilmington?

INSTRUCTIONS:
Write your comments on post-it notes and stick them in the space below.

LOGISTICS/WAREHOUSING

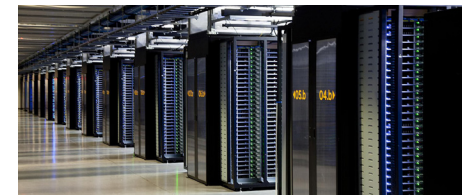


MANUFACTURING



DATA CENTERS

Data centers are increasingly becoming more prominent, particularly as companies and people consume loads of data. Offices are a common spot for data centers to provide them with accessible space to house servers and related devices, but also connect them to stable internet infrastructure serving a larger office building or campus. Some data centers also locate near bodies of water as a mechanism for cooling systems.



HYBRID INDUSTRIAL/COMMERCIAL



Hybrid industrial/commercial enterprises are becoming more prominent by providing product creation, warehousing, and sales under a single roof. This model reduces transport and infrastructure costs, as well as attracts customers curious about the source and production of the items they purchase. The sales area or showroom typically occupies less than 20% of the building, with product creation and warehousing comprising the remaining floor area.

The **WeatherTech Factory Store** is one of the most well known hybrid industrial/commercial use, particularly providing a showroom for customers to view, test, and purchase car products, while the manufacturing and warehousing components are situated in the remainder of the building.

A **brewery or winery** with a restaurant or tasting room component like Two Brothers Tap House in Warrentonville is another emerging trend that offers this hybrid industrial/commercial mix.



RESIDENTIAL

DEVELOPMENT TYPOLOGIES

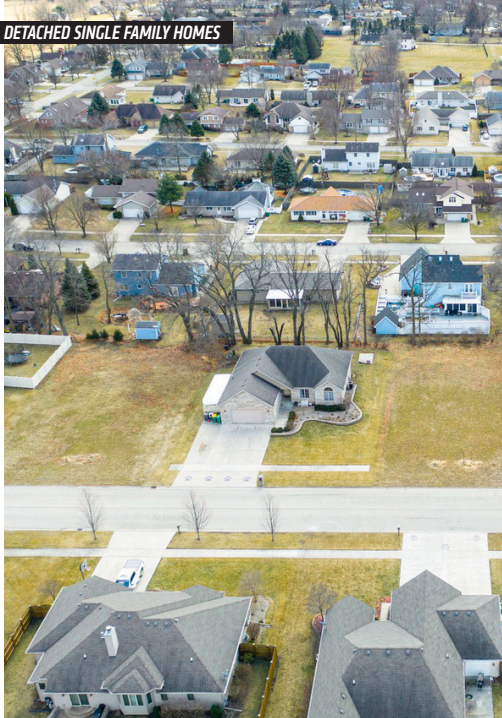
What other residential uses do you think would be appropriate in Wilmington?

INSTRUCTIONS:
Write your comments on post-it notes and stick them in the space below.

LOW DENSITY HOUSING

[Ex: Detached Single Family Homes]

DETACHED SINGLE FAMILY HOMES



MEDIUM DENSITY HOUSING

[Ex: Townhomes, Duplexes, Triplexes]

TOWNHOMES



DUPLEXES



HIGH DENSITY HOUSING

[Ex: Condos, Apartments, Senior Living]

CONDOMINIUMS



APARTMENTS



SENIOR LIVING



MISSING MIDDLE HOUSING

Light purple buildings denote existing single family houses. Yellow buildings indicate missing middle housing options like duplexes, triplexes, and quadplexes. This example graphic illustrates an infill development approach in an established neighborhood with duplexes interspersed on infill lots in a predominantly single family neighborhood.

Wilmington's current housing stock has a relatively notable amount of missing middle housing, with duplexes located within single family neighborhoods.



MissingMiddleHousing.com is powered by Opticos Design.
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