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 [TODAY!]

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

OPEN HOUSE #2
March 2024 [TENTATIVE]

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

OPEN HOUSE #3
May 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, ideas, and concerns on the **Comment Map** on the table*
- *Post comments on the various **interactive exhibit boards** that are displayed on easels around the room*
- *Ask questions and offer input to the **project consultant team***
- *Visit the **project website** on your phone to post comments right now or later after the workshop*

  [SEE QR CODE BELOW]
- *Take the **Community Survey**, which is linked on the project website; you can even take the survey right now on your phone!*

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

COMMUNITY PROFILE

The graphics below illustrate some key demographics and data that represents a condensed snapshot of the City of Wilmington. A more detailed community profile will be provided in the Existing Conditions Assessment, which will be made available on the project website in the coming weeks.

WANT TO SHARE MORE LATER? *SCAN THIS QR CODE TO SHARE COMMENTS ON THE PROJECT WEBSITE; OR VISIT: https://tinyurl.com/wilmington-cp*

FIGURE 1: POPULATION

Source(s): U.S. Census; Esri

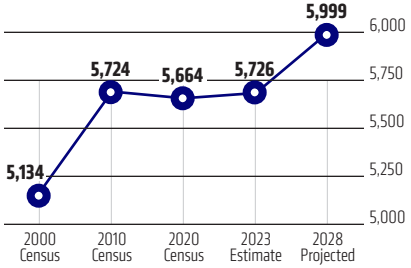


FIGURE 2: MEDIAN AGE

Source(s): U.S. Census; Esri

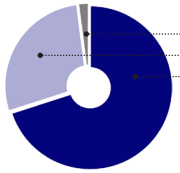
41.6 Median age in the City of Wilmington

38.3 | Will County
39.0 | State of Illinois

20% Percent of local population age 65+

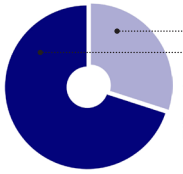
FIGURE 3: HOUSEHOLDS

Source(s): U.S. Census; Esri



2% 5+ person households
28% 3-4 person households
70% 1-2 person households

2.38 Average household size in the City of Wilmington



30% Households over age 65
70% Households under age 65

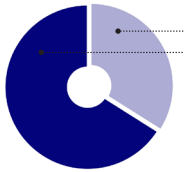
$64,550 Median household income in the City of Wilmington

61% | Earning over $50,000
45% | Earning over $75,000
31% | Earning over $100,000

FIGURE 4: HOUSING

Source(s): U.S. Census, American Community Survey (ACS) 2017-21

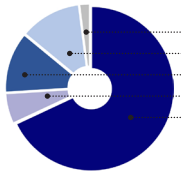
HOUSING TENURE



34% Renter-occupied housing
66% Owner-occupied housing

63% | Owner-occupied age 15-64
72% | Owner-occupied age 65+

HOUSING STOCK



2% Mobile home or other
12% 5+ unit buildings
12% 2-4 unit buildings
6% Single-family attached
68% Single-family detached

HOMEOWNERSHIP & RENTING

$171,700 Median home value in the City of Wilmington

62% | % under $200,000
38% | % over $200,000
14% | % over $300,000

$875 Median gross rent in the City of Wilmington

30% | % over $1,000
48% | % paying over 30% of income in rent

FIGURE 5: BUSINESSES IN WILMINGTON

Source(s): Esri

53 Retail trade
23 Food services
45 Real estate, finance, professional services
44 Other services, including auto repair
16 Health care
11 Construction
4 Manufacturing and wholesale trade
4 Transportation and warehousing

255 Total businesses

FIGURE 6: EMPLOYMENT

Source(s): U.S. Census, OnTheMap

MAJOR EMPLOYMENT SECTORS IN WILMINGTON

20% Retail
13% Other services, except public administration
12% Transportation and warehousing
11% Admin, support, waste management services
8% Education
8% Accommodations and food services

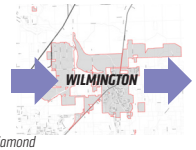
MAJOR EMPLOYMENT SECTORS OF WILMINGTON RESIDENTS

13% Health care and social assistance
12% Retail trade
10% Manufacturing
9% Transportation and warehousing
8% Educational services

WHERE EMPLOYEES COME FROM OR GO FOR WORK

Where Wilmington Employees Live

15% | Wilmington
10% | Braidwood*
4% | Joliet
4% | Chicago



Where Wilmington Residents Work

Wilmington | **12%**
Other Areas | **12%**
Joliet | **11%**
Chicago | **8%**

** Includes Coal City and Diamond*

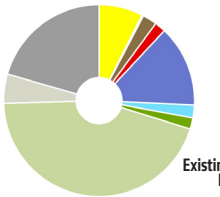
8.6% Increase in employment in Wilmington from 2021 to 2022

FIGURE 7: EXISTING LAND USE

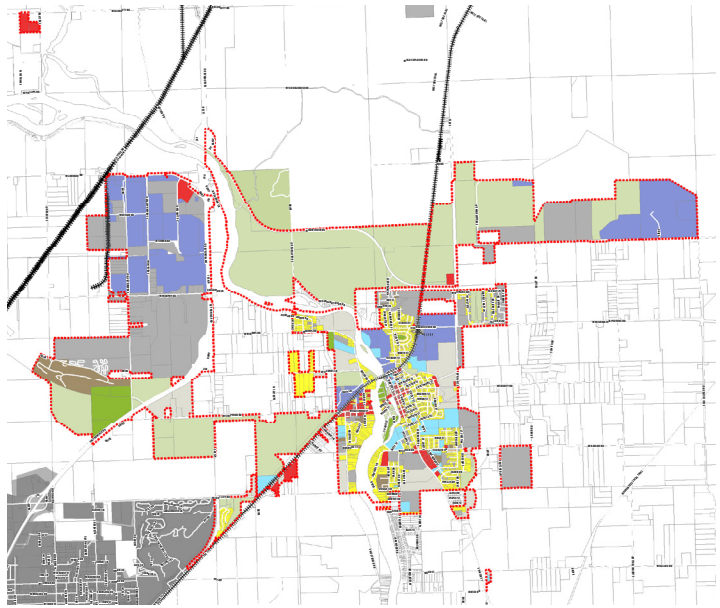
Source(s): Will County GIS; consultant field work

Single Family Residential	7.4%
Two Family Residential	0.3%
Multi Family Residential	2.4%
Commercial	1.9%
Industrial	13.8%
Public/Institutional	2.1%
Parks & Recreation	1.9%
Open Space	44.8%
Agricultural	4.9%
Vacant/Undeveloped	20.5%

Vacant or undeveloped land includes parcels that are platted for residential, commercial, or industrial use but not constructed, as of December 7, 2023



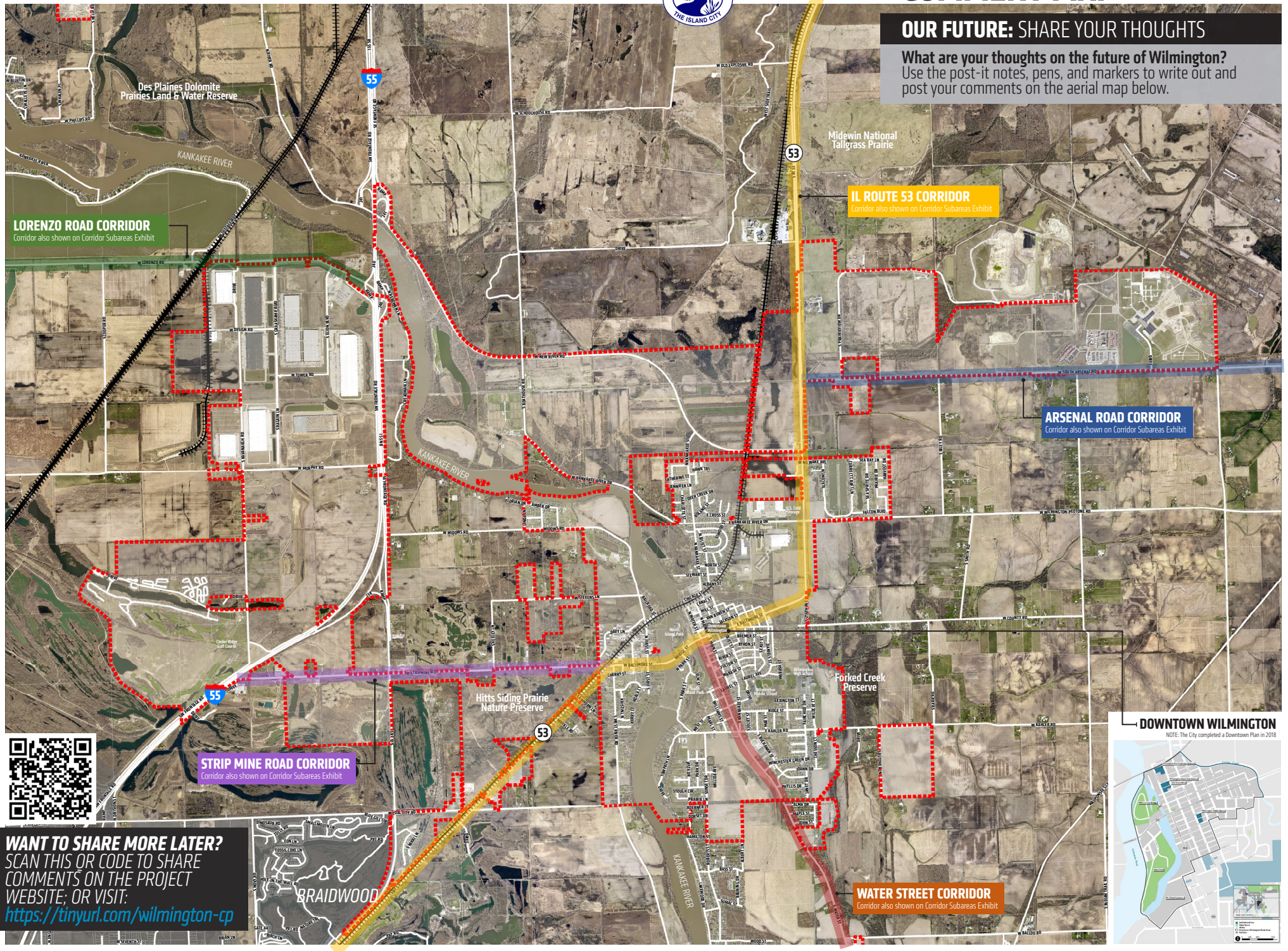
Existing Land Use Distribution



COMMENT MAP

OUR FUTURE: SHARE YOUR THOUGHTS

What are your thoughts on the future of Wilmington?
Use the post-it notes, pens, and markers to write out and post your comments on the aerial map below.



WANT TO SHARE MORE LATER?
SCAN THIS QR CODE TO SHARE COMMENTS ON THE PROJECT WEBSITE; OR VISIT:
https://tinyurl.com/wilmington-cp

CORRIDOR SUBAREAS

OUR FUTURE: SHARE YOUR THOUGHTS

What are your thoughts on the future of Wilmington?
Use the post-it notes, pens, and markers to write out and post your comments on the map below.

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

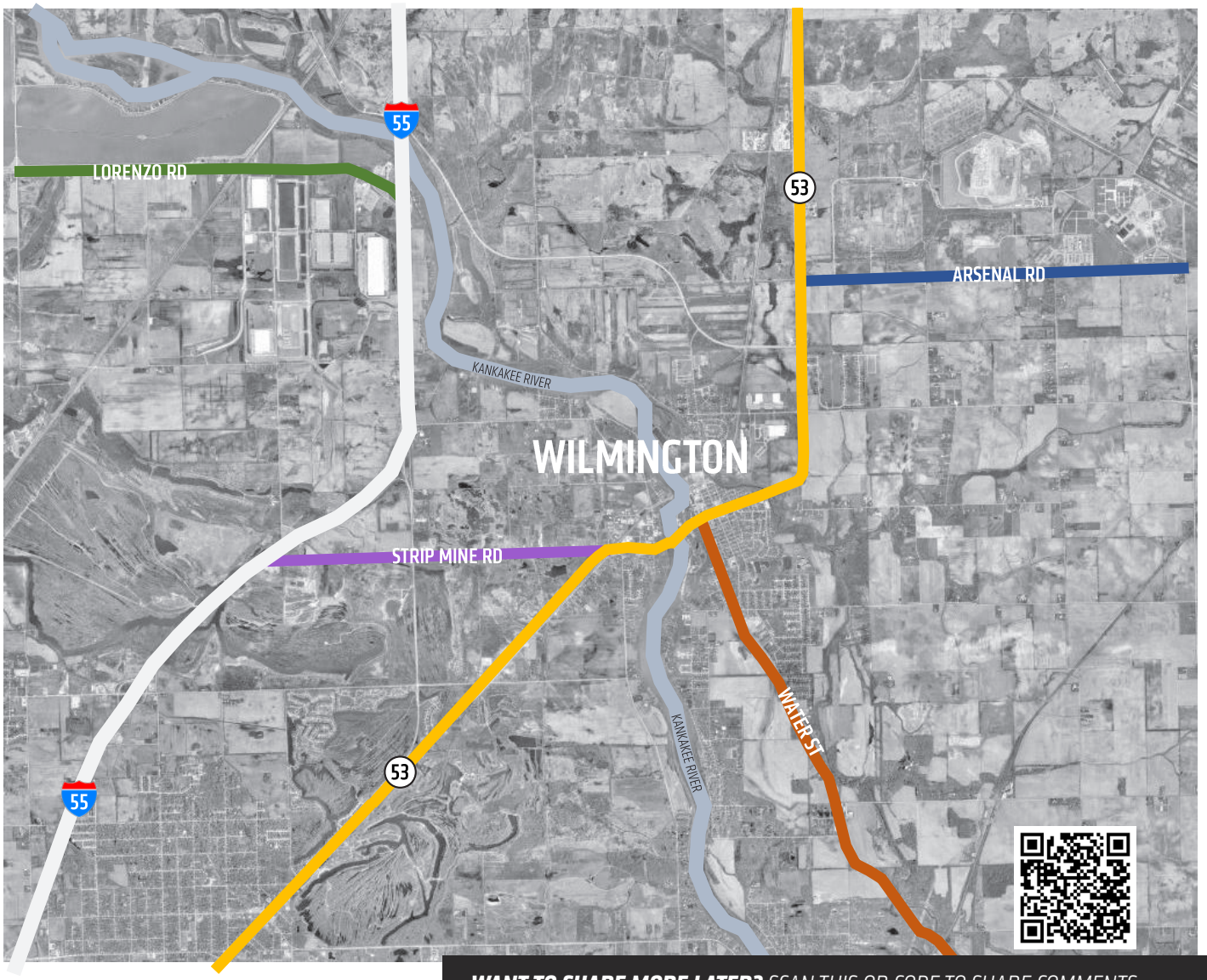
Runs south of downtown to one of the City's primary residential growth areas and a potential commercial growth corridor

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



WANT TO SHARE MORE LATER? *SCAN THIS QR CODE TO SHARE COMMENTS ON THE PROJECT WEBSITE; OR VISIT: https://tinyurl.com/wilmington-cp*

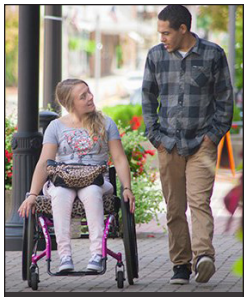
COMMUNITY SPACES

Placemaking relates to strengthening the connections between people and the places we share. It can refer to community design, public spaces, activities, land uses, and other elements that promote community health, vibrancy, and well-being. ***How important are the following elements to the design of community spaces in Wilmington?***

[INSTRUCTIONS: PLACE DOT STICKERS UNDER THE IMAGES YOU LIKE]

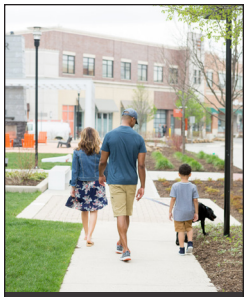
WANT TO SHARE MORE LATER? *SCAN THIS QR CODE TO SHARE COMMENTS ON THE PROJECT WEBSITE; OR VISIT: https://tinyurl.com/wilmington-cp*

Ease of getting around for people of all ages and abilities



PLACE DOT STICKERS HERE

Interconnected sidewalks, trails, and pathway system



PLACE DOT STICKERS HERE

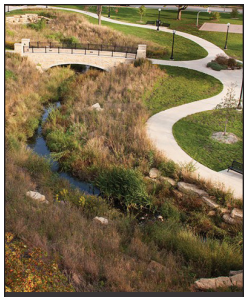
Inviting and active streetscape

PLACE DOT STICKERS HERE

Street furnishings

PLACE DOT STICKERS HERE

Sustainable or environmentally friendly design



PLACE DOT STICKERS HERE

A range of activities for all ages and abilities

PLACE DOT STICKERS HERE

Outdoor spaces to dine, gather, and socialize

PLACE DOT STICKERS HERE

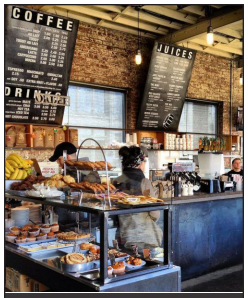
Access to parks, recreation, and open spaces

PLACE DOT STICKERS HERE

Access to patios, plazas, and small shared spaces

PLACE DOT STICKERS HERE

Variety of shops, restaurants, and services

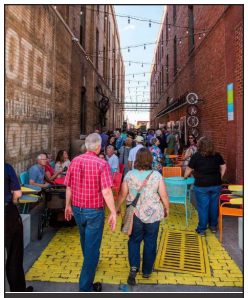


PLACE DOT STICKERS HERE

Community character (e.g., public art, signage, gateways)

PLACE DOT STICKERS HERE

Inviting and functional alleyways



PLACE DOT STICKERS HERE

Wayfinding signage

PLACE DOT STICKERS HERE

Building and site design standards

PLACE DOT STICKERS HERE

ARTS & CULTURE

Placemaking relates to strengthening the connections between people and the places we share. It can refer to community design, public spaces, activities, land uses, and other elements that promote community health, vibrancy, and well-being. ***How important is it to enhance or explore the following arts and cultural opportunities in Wilmington?***

[INSTRUCTIONS: PLACE DOT STICKERS UNDER THE IMAGES YOU LIKE]

WANT TO SHARE MORE LATER? *SCAN THIS QR CODE TO SHARE COMMENTS ON THE PROJECT WEBSITE; OR VISIT: https://tinyurl.com/wilmington-cp*

Murals and public art

PLACE DOT STICKERS HERE

Makerspaces (e.g., places where people with shared interests or hobbies can gather to work on projects while sharing ideas and resources)

PLACE DOT STICKERS HERE

Shared work/studio spaces

PLACE DOT STICKERS HERE

Outdoor performance spaces (e.g., band shell, gazebo, amphitheater, etc.)

PLACE DOT STICKERS HERE

Art and cultural spaces and activities specifically targeted for youth

PLACE DOT STICKERS HERE

Art and cultural spaces and activities specifically targeted for adults

PLACE DOT STICKERS HERE

Interactive sidewalk/patio elements (e.g., movable chairs, kid-friendly activities, large novelty chess boards, etc.)

PLACE DOT STICKERS HERE

Spaces for seasonal or pop-up arts and cultural experiences

PLACE DOT STICKERS HERE

Educational arts and cultural workshops

PLACE DOT STICKERS HERE

WHAT DO YOU LIKE MOST ABOUT | WANT TO IMPROVE IN WILMINGTON?

PLACE YOUR COMMENTS BELOW FOR:
WHAT DO YOU LIKE MOST ABOUT WILMINGTON?

PLACE YOUR COMMENTS BELOW FOR:
WHAT DO YOU WANT TO IMPROVE IN WILMINGTON?

WANT TO SHARE MORE LATER? *SCAN THIS QR CODE TO SHARE COMMENTS ON THE PROJECT WEBSITE; OR VISIT: https://tinyurl.com/wilmington-cp*

Wilmington is nicknamed the Island City, so tell us ...

WHAT'S ON YOUR ISLAND?

Share your ideas on a post-it note or one of the cartoon dog drawings below. Feel free to color your dog drawing too! Your ideas can be realistic or imaginative (dog parks, coffee shops, playgrounds, pickleball courts, candy stores, bike trails, or whatever you want in Wilmington).

Post your ideas here on this board. ***Have fun!***

WANT TO SHARE MORE LATER? *SCAN THIS QR CODE TO SHARE COMMENTS ON THE PROJECT WEBSITE; OR VISIT: https://tinyurl.com/wilmington-cp*