



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 City Plan and preparing a Master Parks Plan, the City will have a framework of goals and strategies to guide future growth, economic development, preservation of local assets, parks planning, and housing opportunities in a manner that is sustainable and meets community needs and expectations.

PROJECT TIMELINE

- OCTOBER 1, 2023
Project Launch
- OCTOBER 26, 2023
Steering Committee Meeting #1
- JANUARY 8 - MAY 3, 2024
Community Survey
- JANUARY 31, 2024
Public Open House #1
- FEBRUARY 1 - MARCH 31, 2024
Stakeholder Engagement
 - :: Interviews w/ Businesses
 - :: Interviews w/ Real Estate Professionals
 - :: Meeting w/ Park District Board
 - :: Outreach w/ High School Interact Club
 - :: Conversations w/ City Staff and Officials
- FEBRUARY 22, 2024
Steering Committee Meeting #2
- APRIL 17, 2024
Public Open House #2
- MAY 2, 2024
Steering Committee Meeting #3
- OCTOBER 17, 2024
Steering Committee Meeting #4
- OCTOBER 22, 2024
Public Open House #3
- NOVEMBER-DECEMBER 2024
Final City Review & Adoption
 - :: Planning & Zoning Commission
 - :: Public Hearing
 - :: City Council

PUBLIC OPEN HOUSES

OPEN HOUSE #1

January 31, 2024

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

OPEN HOUSE #2

April 17, 2024

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

OPEN HOUSE #3

October 22, 2024 [TODAY!]

- :: Comment on draft plan elements from the Comprehensive City Plan and Master Parks Plan

WHAT CAN I DO TODAY?

- *Share thoughts and ideas on draft elements from the Comprehensive City Plan and Master Parks Plan, which are 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*

[SEE QR CODE BELOW]

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>





POLICY FRAMEWORK

VISION STATEMENT

Wilmington is a proud community that maintains its small town character while managing sustainable development that balances economic growth and high quality of life for its residents and businesses. The needs of the community are well met by maintaining a diverse housing stock, creating jobs for the local and regional workforce, encouraging innovation and entrepreneurship, providing spaces for recreation and civic engagement, offering a strong school system, preserving productive agricultural land, conserving natural resources, and making the community safe and accessible for all ages and abilities. Wilmington preserves its heritage through its historic downtown, place on Route 66, and strong community spirit.

POLICY FRAMEWORK

Goals and objectives are summarized in this chapter. Strategies for each objective are provided in Chapter 6: Implementation.	GOAL	» OBJECTIVE	» STRATEGY
	An achievable outcome that supports a common vision.	A specific, measurable step to achieve a goal.	A project or action to meet the objective.

GOALS & OBJECTIVES

GOAL 1 COMMUNITY GROWTH & PRESERVATION

Wilmington will take a managed approach to control growth and ensure development provides a balanced mix of land uses that enhance the community's quality of life and preserve its small town character.

OBJECTIVES

1. Invest in downtown to strengthen its place as the center of the community.
2. Provide for a balanced mix of uses that meet the diverse needs of residents, businesses, and workers.
3. Work with local farmers and the agricultural industry in the region to preserve productive farmland and enhance Wilmington's natural green buffers.
4. Coordinate local land use planning with regional development.
5. Ensure municipal codes and ordinances are consistent with the Comprehensive City Plan.
6. Preserve and honor Wilmington's historic sites and buildings.
7. Establish policies and guidelines to advance high quality development and city beautification.

GOAL 2 HOUSING

Wilmington will provide a diverse housing stock that protects community character, fosters city growth, enables people to age in place, and meets the different needs and incomes of all residents.

OBJECTIVES

1. Diversify the housing stock that meets the varying needs, incomes, and life stages.
2. Balance the maintenance of existing neighborhoods with new residential development.
3. Provide support to homeowners to maintain and improve their properties.
4. Pursue housing options for a growing senior population, including assisted living.
5. Modernize the housing stock by adding new or renovated owner- and renter-occupied units.
6. Remove barriers to affordable housing, including workforce and senior housing.
7. Encourage housing in or near downtown and Water Street to support businesses.
8. Evaluate effective steps to build up the market demand for new housing development.

GOAL 3 ECONOMIC DEVELOPMENT

Wilmington will advance local economic growth by capturing its share of regional development, supporting existing businesses and industries, and strengthening local draws that boost tourism.

OBJECTIVES

1. Evaluate steps to build up market demand for new retail and office uses.
2. Create a Visit Downtown Wilmington campaign to support local businesses, boost tourism, and coordinate programming with historic Route 66.
3. Integrate outdoor recreation to increase commercial growth and tourism.
4. Promote programs and policies that facilitate business growth.
5. Pursue industrial and commercial growth along Lorenzo and Arsenal Roads.
6. Coordinate with current and future industrial businesses to pursue local workforce training facilities.
7. Pursue grants to support brownfield remediation for potential redevelopment.
8. Continue to monitor regional development that could generate jobs, spinoff enterprises, and housing opportunities for workers.
9. Encourage renovation and rehabilitation of buildings downtown and along Water Street and IL Route 53 for modern retail, commercial, and residential uses.

GOAL 4 TRANSPORTATION

Wilmington will be a well-connected community providing safe access and inclusive mobility for users of all ages, abilities, and transportation choices, while supporting an evolving economy.

OBJECTIVES

1. Evaluate and complete roadway improvements that provide for safe and efficient traffic flow.
2. Pursue truck traffic solutions in response to continued industrial growth.
3. Enhance connectivity by advancing an interconnected network of sidewalks, trails, and other pathways that provide safe access and mobility for people of all ages, abilities, and modes of transport.
4. Coordinate with local partners to connect with regional trails, including potential options to enhance access and trail usage along the Kankakee River and other local greenways.
5. Coordinate with local employers to consider van pools and shuttles that connect to regional transit.
6. Continue to monitor regional transportation projects relating to highways, transit, and the planned South Suburban Airport.

GOAL 5 INFRASTRUCTURE

Wilmington will ensure utilities and other infrastructure efficiently meet the needs of the residents, businesses, and property owners, with potential for expansion to adapt to growth and developments.

OBJECTIVES

1. Coordinate the service levels and capacities of municipal water, sewer, and stormwater utilities infrastructure with community growth and development.
2. Assess ways to increase the efficiency and cost effectiveness of providing utilities infrastructure.
3. Monitor the tele-communications needs of local homes, businesses, schools, and others who rely on stable, high-speed internet and web-based connectivity.
4. Leverage TIF funding and other economic development incentives to support improvements to utilities, roadways, and other infrastructure.

GOAL 6 COMMUNITY FACILITIES & ASSETS

Wilmington will provide the community with safe and equitable access to high quality educational, recreational, and civic facilities and opportunities that meet local needs and interests.

OBJECTIVES

1. Coordinate community growth and development with the school district to properly plan for improvements or expansion of school facilities.
2. Continue to provide top level community safety through coordination with local police, fire, and emergency services.
3. Monitor the programs and services offered by local government and civic uses to properly plan for improvements or expansion.
4. Ensure the local park system offers safe facilities that are accessible to all ages and abilities and meet the recreational needs and interests of the community.
5. Coordinate the provision and upkeep of open space and recreational facilities with the Will County Forest Preserve and other third party providers.
6. Expand opportunities to support arts and culture in the community.

GOAL 7 SUSTAINABILITY

Wilmington will pursue initiatives that protect the Kankakee River, preserve natural resources, and advance sustainability practices that ensure current and future generations are able to experience and enjoy the natural environment.

OBJECTIVES

1. Establish a local river advocacy group to coordinate efforts regarding waterway protection, natural habitat conservation, educational programming, and recreational potential of the Kankakee River.
2. Adapt stormwater best practices to Wilmington to effectively protect the built and natural environment, particularly along the Kankakee River.
3. Work with providers of alternative energy sources to build up local resources in a way that is compatible with city and county policies, advances more sustainable development practices, and enhances the local economy.
4. Encourage electric vehicle infrastructure as part of parking improvements and new development.
5. Maintain and enhance the City's tree cover for ecological and city beautification purposes.
6. Create a Green Wilmington program that promotes recycling, energy efficient buildings, and other programs that support sustainability.

GOAL 8 COMMUNITY SPIRIT

Wilmington will elevate its strong community spirit and civic pride by creating spaces and opportunities for social interaction, community activities, and civic engagement for families and people of all ages and abilities.

OBJECTIVES

1. Ensure new developments include common spaces for social, educational, and recreational opportunities.
2. Continue to coordinate public outreach efforts between the City, school district, park district, library, and other organizations to engage the community through local events, newsletters, and social media.
3. Continue to advance opportunities to cultivate youth leadership.
4. Identify ways for local businesses to engage and give back to the community.

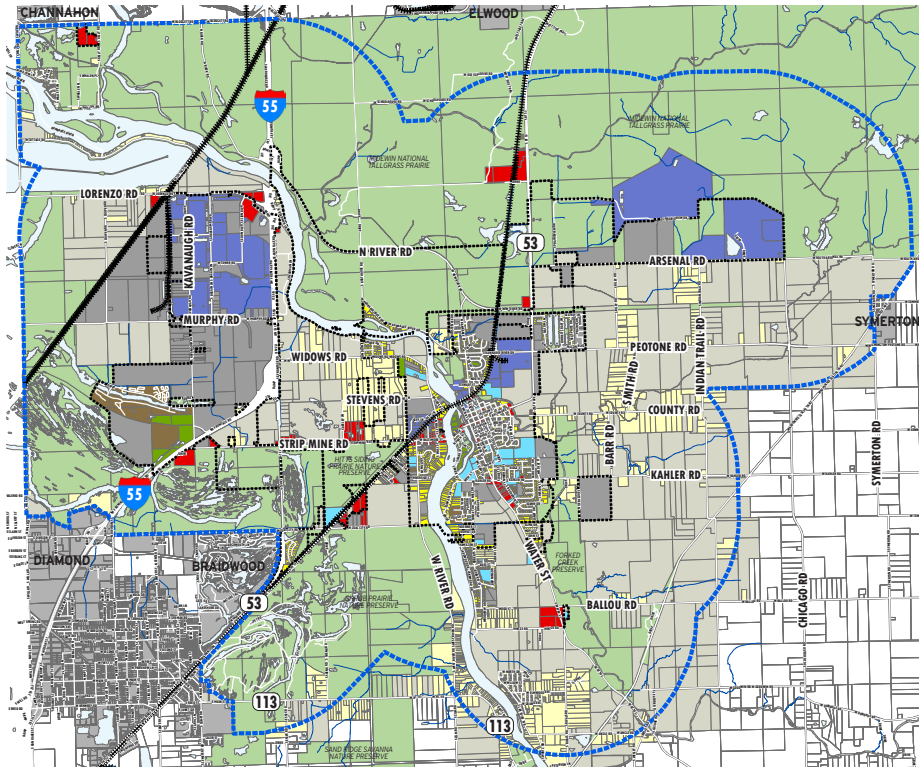
STRATEGIES

The implementation plan section of the plan will provide a set of strategies intended to serve as action steps to meet the objectives for each goal. Strategies will also include potential resources and funding sources.

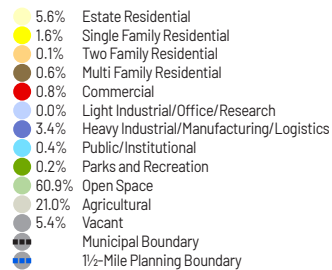


LAND USE PLAN

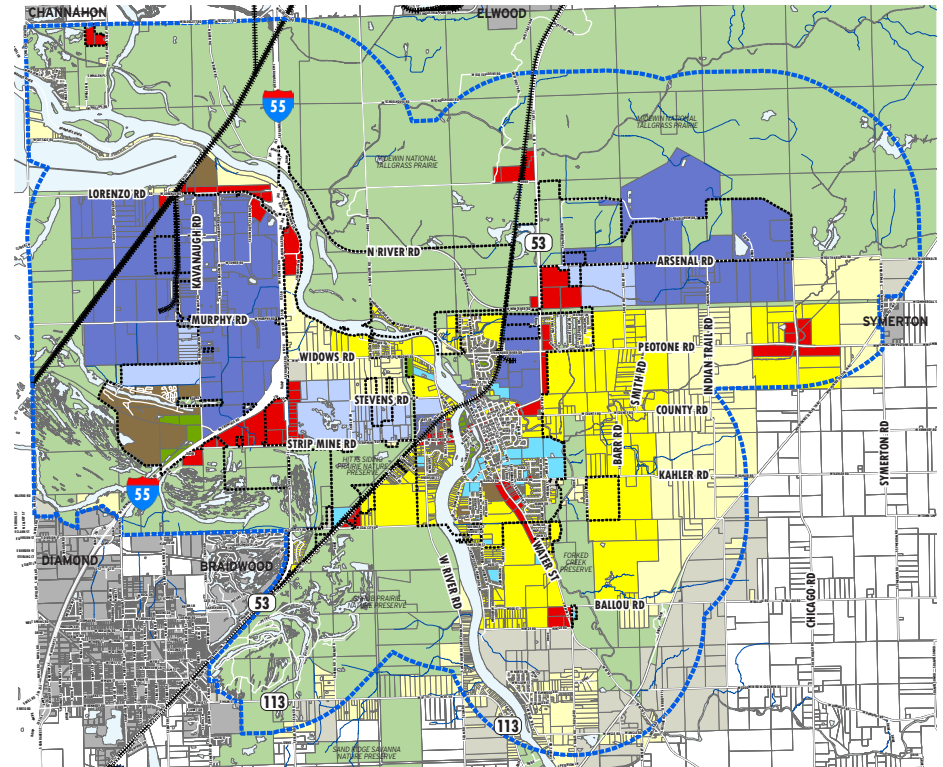
EXISTING LAND USE



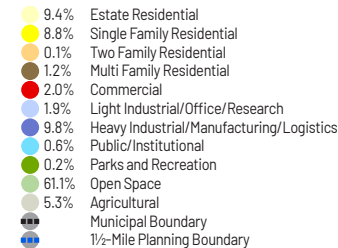
LEGEND



FUTURE LAND USE



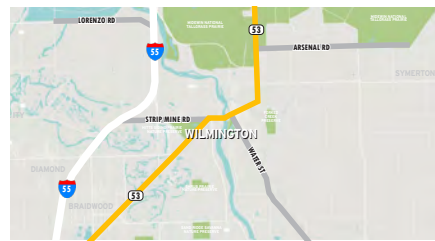
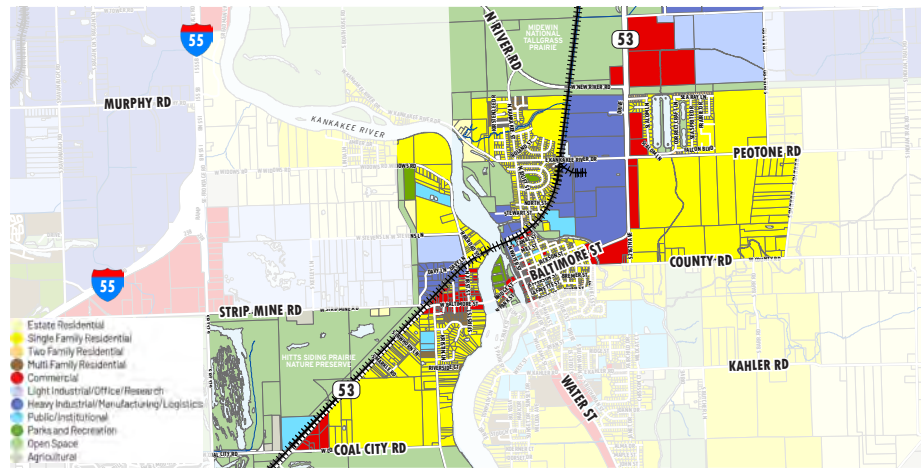
LEGEND



CORRIDOR SUBAREAS

A Corridor Subarea Plan is provided for each of Wilmington's five subareas. Each Corridor Subarea Plan summarizes the current land use, zoning, and transportation elements that define the corridor, as well as presents a recommended corridor development profile to guide future growth, development, and infrastructure improvements.

IL ROUTE 53 CORRIDOR



CORRIDOR DEVELOPMENT

Commercial: Commercial development should build up new commercial districts at the northern and southern segments of the corridor to serve existing and future residents and workers. The 2018 Downtown Plan outlines specific strategies to boost economic development along the corridor.

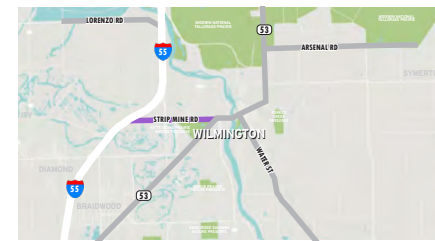
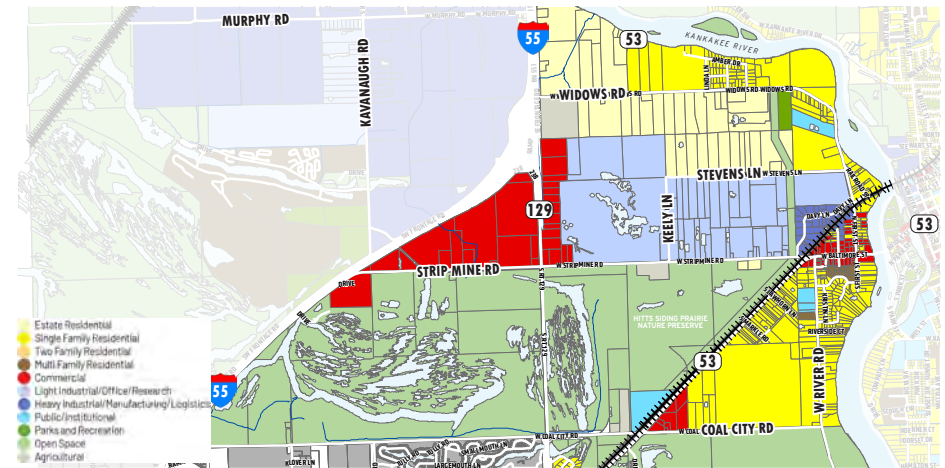
Industrial: Since the corridor is connected to the Arsenal Road and Strip Mine Road corridors, future industrial growth in these two corridors will have an impact on IL Route 53. The west side of IL Route 53 between Arsenal Road and Forked Creek will also build up Wilmington's industrial base around the current Dupont and U.S. Cold Storage facilities.

Residential: New housing options should mostly occur in new growth areas to the northeast and southwest of downtown. Waters Edge Estates is the first mixed residential area that has jumpstarted the northeast growth area. The southwest growth area could increase housing options on the west side of Wilmington, particularly along River Road and the riverfront.

Parks and Open Space: New parks and open space opportunities should be integrated into new neighborhoods. Open spaces like landscaped buffers and conservation easements can help separate housing from adjacent commercial and industrial uses.

The **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



CORRIDOR DEVELOPMENT

Industrial: With interchange access to I-55 and Davy Industrial Park at the far eastern end of the corridor, Strip Mine Road can aid in the expansion of Wilmington's industrial base. Given the proximity to residential neighborhoods, light industrial uses may be more appropriate, such as commercial storage, supply companies, offices, research, tech, healthcare, and maker or creative spaces.

Commercial: Commercial development should primarily locate along Strip Mine Road and IL Route 129 to link to the I-55 interchange. Businesses should cater not only to motorists on I-55 but also the neighborhoods west of the river. Certain commercial uses like breweries, indoor youth sports centers, gyms, trampoline parks, etc. are emerging in light industrial or office environments.

Residential: New housing options should build out north of the corridor towards Widows Road and along the riverfront.

Parks and Open Space: New parks and open space opportunities should be integrated into new neighborhoods. Open spaces like landscaped buffers and conservation easements can help separate housing from adjacent commercial and industrial uses.

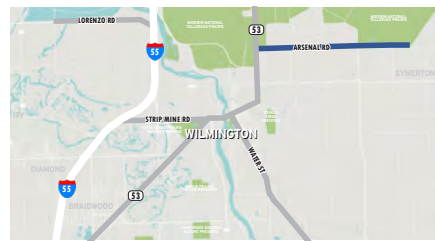
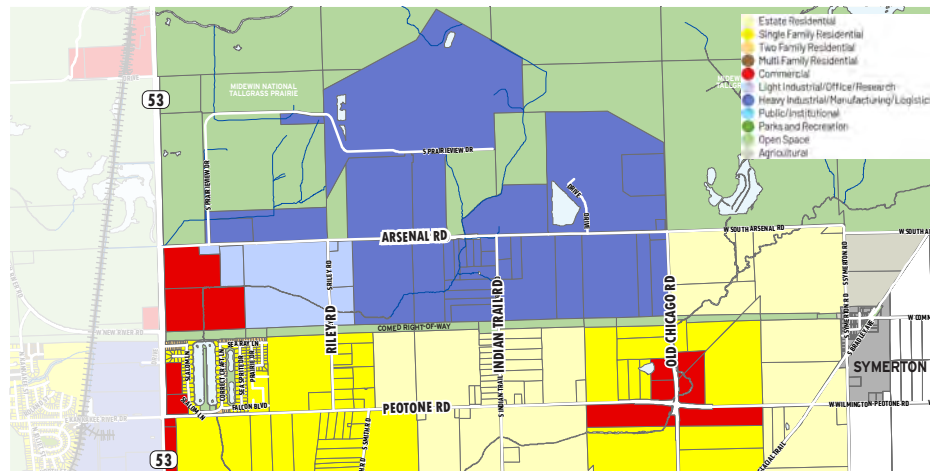
Agricultural: Preservation of Little Bit Farm maintains this business as a unique activity generator for the corridor.

The **Strip Mine Road Corridor** provides a direct route to I-55 and one of Wilmington's industrial and commercial growth areas.

CORRIDOR SUBAREAS

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ARSENAL ROAD CORRIDOR



CORRIDOR DEVELOPMENT

Industrial: The north and south sides of Arsenal Road should continue the industrial buildout of the corridor. The southeast end of the corridor may be more appropriate for light industrial uses like offices and commercial spaces like gyms, breweries, and indoor recreation.

Commercial: Commercial development should primarily take place along IL Route 53. Additional commercial development is appropriate at key intersections along Peotone Road, which is slated for roadway improvements and potential long term development as future plans for the regional third airport solidify and take steps towards becoming a reality.

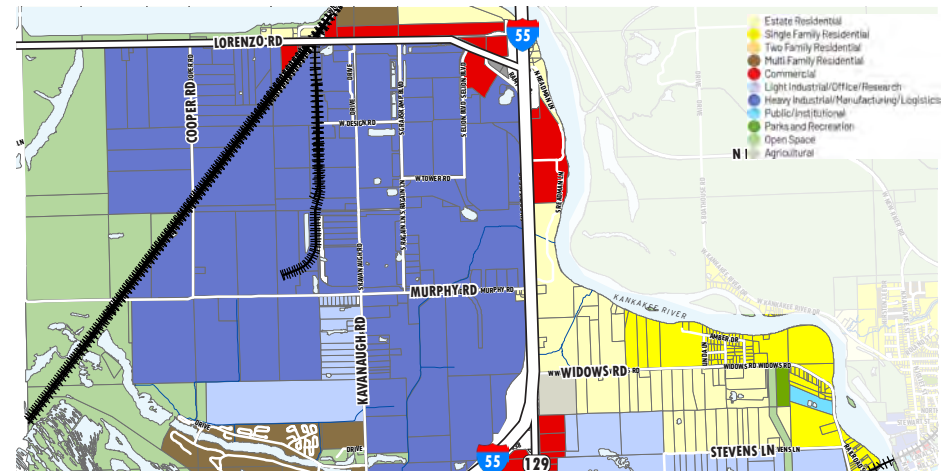
Residential: New housing options will primarily develop around Waters Edge Estates and along Peotone Road. Residential densities will likely decrease from west to east towards Symerton.

Parks and Open Space: New parks and open space opportunities should be integrated into new neighborhoods. Open spaces like landscaped buffers and conservation easements can help separate housing from adjacent industrial and commercial uses. The ComEd right-of-way also serves as an open space buffer.

Agricultural: Many future residential sites will remain agricultural until they are approved for development.

The **Arsenal Road Corridor** provides access to the City's northeast industrial growth area, which may be influenced by the industrial corridor further north along IL Route 53 and potential growth along Peotone Road.

LORENZO ROAD CORRIDOR



CORRIDOR DEVELOPMENT

Industrial: Industrial uses in Elion 55 Logistics Industrial Park will continue to build out, which may take upwards of ten years to fully build out as planned. Further industrial development is slated south of Murphy Road. A pocket of lighter industrial uses may be appropriate just north of the Lakepoint site to minimize impacts on this multi family residential area.

Commercial: Commercial uses should primarily develop around the I-55 interchange and along the north side of Lorenzo Road. Petro Travel Center and BP gas station are already laying the groundwork for future commercial development. The light industrial area may house certain commercial uses like breweries, gyms, and indoor recreation that cater to industrial workers and are emerging as compatible uses in light industrial environments.

Residential: While residential isn't appropriate for the primarily industrial Lorenzo Road corridor, new housing options are more suitable on the east side of I-55 near Widows Road and along the riverfront.

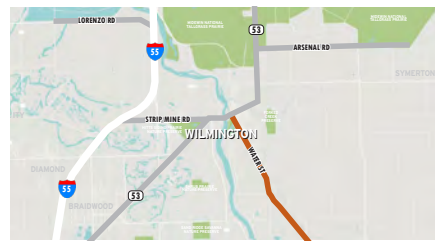
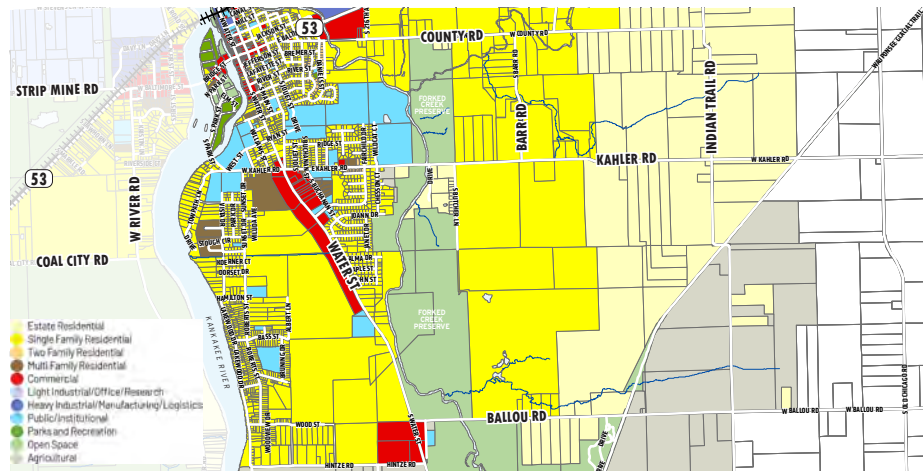
Open Space: There are opportunities to establish open spaces like stormwater detention/retention areas, landscaped buffers, and conservation easements. These open spaces can also soften the hard surfaces of the industrial corridor.

The **Lorenzo Road Corridor** provides access to the City's industrial growth area west of I-55, which has already taken root with the Elion 55 Logistics Industrial Park.

CORRIDOR SUBAREAS

A Corridor Subarea Plan is provided for each of Wilmington's five subareas. Each Corridor Subarea Plan summarizes the current land use, zoning, and transportation elements that define the corridor, as well as presents a recommended corridor development profile to guide future growth, development, and infrastructure improvements.

WATER STREET CORRIDOR



The **Water Street Corridor** runs south of downtown to one of Wilmington's primary residential growth areas and a potential commercial growth corridor.

CORRIDOR DEVELOPMENT

Commercial: Commercial development should primarily expand the existing base, extending the commercial corridor south of Kahler Road to serve existing and future residential areas. Water Street should serve as the commercial area for Wilmington's southern growth area.

Residential: New housing options should build out south of Kahler Road towards Hintze Road. Additional housing may extend east of Forked Creek Preserve. While most new housing will be single family detached units, multi family options may be appropriate close to commercial uses and build up housing options for a growing older adult population, particularly near Aperion Cafe nursing home.

Parks and Open Space: New parks and open space opportunities should be integrated into new neighborhoods. Open spaces like landscaped buffers and conservation easements can help separate housing from adjacent commercial uses, as well as provide potential connectivity to Forked Creek Preserve and the riverfront.

Agricultural: While many of the future residential sites will remain agricultural until they are approved for development, agricultural preservation will be focused south of Hintze Road and the southeast section of Wilmington's planning area.

DOWNTOWN WILMINGTON



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. 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.

The 2018 Downtown Plan's key strategies are summarized below.

LAND USE & DEVELOPMENT

- Expand mixed use development
- Provide for a range of housing options
- Expand or relocate institutional anchors in the downtown
- Evaluate the potential for a riverwalk along the millrace
- Provide access for everyone
- Improve commercial functions for downtown businesses
- Implement through partnership and coordination
- Focus redevelopment in key areas
- Improve aesthetics and uniformity along main corridors through design standards
- Update zoning ordinance

IMAGE & STREETSCAPE

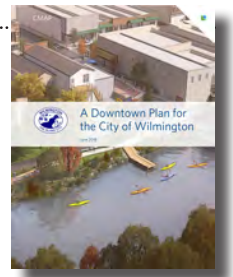
- Establish a public plaza along North Water Street
- Enhance street appeal
- Enhance commercial area appearance
- Increase visibility of the downtown
- Strengthen historic preservation
- Establish a Business District
- Diversify the business mix
- Establish an interior build-out program
- Locate more institutional anchors in the downtown core
- Support and expand tourism

TRANSPORTATION

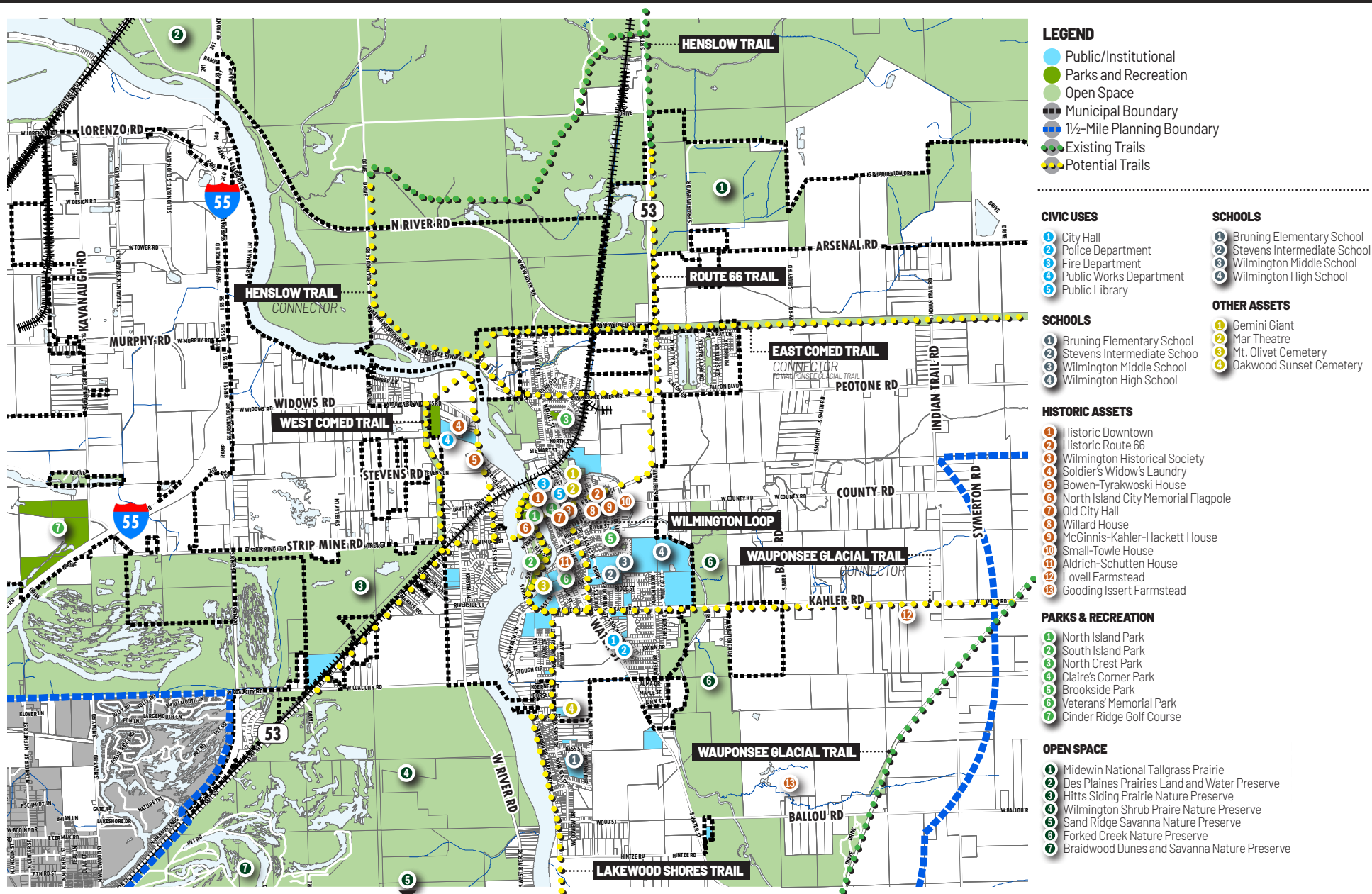
- Address effects of regional freight traffic on the community
- Improve key pedestrian crossings
- Strengthen local bicycle facilities
- Develop a parking management strategy

NATURAL RESOURCES

- Establish a plan for the long-term future of Wilmington Dam
- Replace the millrace dam with stone riffles
- Install a boat launch and canoe portage
- Stabilize the island's shoreline using a native vegetation
- Consolidate and formalize parking on the island
- Leverage the riverwalk project to enhance natural systems
- Increase the use of green infrastructure
- Update stream and wetland protection standards
- Move the City's emergency groundwater well to higher ground



COMMUNITY FACILITIES & ASSETS



The table below lists potential commercial uses that may be appropriate in Wilmington, particularly noting the suitability in the downtown area and/or the five corridor subareas.

	Downtown Wilmington	IL Route 53 Corridor	Strip Mine Road Corridor	Water Street Corridor	Lorenzo Road Corridor	Arsenal Road Corridor
1: Quick service restaurant	●	●	●	●	●	●
2: Full service restaurant	●	●	●	●	●	●
3: Café, bakery, or donut shop	●	●	●	●	●	●
4: Brunch spot	●	●	●	●	●	●
5: Brewery or winery	●	●	●	●	●	●
6: Food trucks	●	●	●	●	●	●
7: Grocery store (specialty or full size)	●	●	●	●	●	●
8: Farm-based businesses	●	●	●	●	●	●
9: Pet services	●	●	●	●	●	●
10: Boutique or specialty shops	●	●	●	●	●	●
11: Experience-based businesses	●	●	●	●	●	●
12: Locally owned businesses	●	●	●	●	●	●
13: National or regional chain	●	●	●	●	●	●
14: Big box retail	●	●	●	●	●	●
15: Automotive businesses	●	●	●	●	●	●
16: Finance/business services	●	●	●	●	●	●
17: Activity space for children	●	●	●	●	●	●
18: Activity space for teens	●	●	●	●	●	●
19: Activity space for older adults	●	●	●	●	●	●
20: Creative arts	●	●	●	●	●	●
21: Personal care, e.g., salons	●	●	●	●	●	●
22: Entertainment	●	●	●	●	●	●
23: Yoga or pilates studio	●	●	●	●	●	●
24: Gym or workout studio	●	●	●	●	●	●
25: Indoor youth gymnastics	●	●	●	●	●	●
26: Indoor youth swimming	●	●	●	●	●	●
27: Trampoline or climbing gym	●	●	●	●	●	●
28: Mini golf and batting cages	●	●	●	●	●	●
29: Indoor driving range	●	●	●	●	●	●
30: Pickleball	●	●	●	●	●	●
31: River recreation, e.g., canoes, kayaks, rafting, etc.	●	●	●	●	●	●
32: Business incubator	●	●	●	●	●	●

OFFICE

DEVELOPMENT TYPOLOGIES

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.

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.

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.

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).

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.

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.

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.

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.

Recommended Office Uses

The table below lists potential office uses that may be appropriate in Wilmington, particularly noting the suitability in the downtown area and/or the five corridor subareas.

	Downtown Wilmington	IL Route 53 Corridor	Strip Mine Road Corridor	Water Street Corridor	Lorenzo Road Corridor	Arsenal Road Corridor	
1: Medical offices or clinics	●	●	●	●	●	●	1: Medical offices or clinics
2: Urgent or immediate care	●	●	●	●	●	●	2: Urgent or immediate care
3: Allied health providers	●	●	●	●	●	●	3: Allied health providers
4: Specialized medical care	●	●	●	●	●	●	4: Specialized medical care
5: Coworking or share work spaces	●	●	●	●	●	●	5: Coworking or share work spaces
6: Business incubators	●	●	●	●	●	●	6: Business incubators
7: College/university satellite spaces	●	●	●	●	●	●	7: College/university satellite spaces
8: Makerspaces	●	●	●	●	●	●	8: Makerspaces
9: Innovation hubs	●	●	●	●	●	●	9: Innovation hubs
10: Yoga or pilates studio	●	●	●	●	●	●	10: Yoga or pilates studio
11: Gym or workout studio	●	●	●	●	●	●	11: Gym or workout studio
12: Indoor youth gymnastics	●	●	●	●	●	●	12: Indoor youth gymnastics
13: Indoor youth swimming	●	●	●	●	●	●	13: Indoor youth swimming
14: Trampoline or climbing gym	●	●	●	●	●	●	14: Trampoline or climbing gym
15: Mini golf and batting cages	●	●	●	●	●	●	15: Mini golf and batting cages
16: Indoor driving range	●	●	●	●	●	●	16: Indoor driving range
17: Pickleball	●	●	●	●	●	●	17: Pickleball
18: Café, bakery, or donut shop	●	●	●	●	●	●	18: Café, bakery, or donut shop
19: Food trucks	●	●	●	●	●	●	19: Food trucks

NOTE: This list is not an exhaustive list of all possible office uses; rather, it lists the most common uses that may be appropriate in Wilmington.

INDUSTRIAL

DEVELOPMENT TYPOLOGIES

LOGISTICS/WAREHOUSING



MANUFACTURING



HYBRID INDUSTRIAL/COMMERCIAL



Recommended Industrial Uses

The table below lists potential industrial uses that may be appropriate in Wilmington, particularly noting the suitability in the downtown area and/or the five corridor subareas.

	Downtown Wilmington	IL Route 53 Corridor	Strip Mine Road Corridor	Water Street Corridor	Lorenzo Road Corridor	Arsenal Road Corridor	
1: Manufacturing	●	●	●	●	●	●	
2: Food production	●	●	●	●	●	●	
3: Warehousing and distribution	●	●	●	●	●	●	
4: Logistics	●	●	●	●	●	●	
5: Storage	●	●	●	●	●	●	
6: Offices	●	●	●	●	●	●	
7: Factory store or related sales	●	●	●	●	●	●	
8: Vocational skills training facilities	●	●	●	●	●	●	
9: Automotive businesses	●	●	●	●	●	●	
10: Gym or workout studio	●	●	●	●	●	●	
11: Indoor youth gymnastics	●	●	●	●	●	●	
12: Indoor youth swimming	●	●	●	●	●	●	
13: Trampoline or climbing gym	●	●	●	●	●	●	
14: Mini golf and batting cages	●	●	●	●	●	●	
15: Brewery or winery	●	●	●	●	●	●	
16: Food trucks	●	●	●	●	●	●	

NOTE: This list is not an exhaustive list of all possible industrial uses; rather, it lists the most common uses that may be appropriate in Wilmington. Industrial uses along IL Route 53 are most appropriate near Arsenal Road and Strip Mine Road, but not along other segments that run through the downtown area or existing neighborhoods (see Future Land Use Map for details).



RESIDENTIAL

DEVELOPMENT TYPOLOGIES

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, Housing for Older Adults]

CONDOMINIUMS



APARTMENTS



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.

Source: Opticos Design, Inc.

Missing middle housing is an option that Wilmington may wish to consider in the future to help provide more housing options, with the understanding that the preservation of single family housing is the community's higher priority.

Recommended Residential Uses

The table below lists potential residential uses that may be appropriate in Wilmington, particularly noting the suitability in the downtown area and/or the five corridor subareas.

	Downtown Wilmington	IL Route 53 Corridor	Strip Mine Road Corridor	Water Street Corridor	Lorenzo Road Corridor	Arsenal Road Corridor	
1: Single family detached house	●	●	●	●	●	●	
2: Townhouse	●	●	●	●	●	●	
3: Duplex	●	●	●	●	●	●	
4: Condominiums	●	●	●	●	●	●	
5: Apartments	●	●	●	●	●	●	
6: Independent living (housing for older adults)	●	●	●	●	●	●	
7: Assisted living (housing for older adults)	●	●	●	●	●	●	
8: Accessory dwelling unit (ADU)	●	●	●	●	●	●	

NOTE: This list is not an exhaustive list of all possible residential uses; rather, it lists the most common uses that may be appropriate in Wilmington.

MASTER PARKS PLAN

CURRENT PARK SYSTEM & POLICY FRAMEWORK

CURRENT PARK SYSTEM



NEIGHBORHOOD PARKS

- Serves one neighborhood
- Serves an area 1/4 to 1/2 mile distance
- Typical size range is 1 to 15 acres
- Optimal size depends on neighborhood

COMMUNITY PARKS

- Serves two or more neighborhoods
- Serves an area 1/2 to 3 mile distance
- Typical size range is 15 to 75 acres
- Optimal size is 25 acres



NORTH CREST PARK

Park Type: Neighborhood Park
Location: 1112 N. Joliet Street
Size: 3.00 acres
Service Range: 1/4 to 1/2 mile



CLAIRE'S CORNER PARK

Park Type: Neighborhood Park
Location: 101 N. Water Street
Size: 0.18 acres
Service Range: 1/4 to 1/2 mile



BROOKSIDE PARK

Park Type: Neighborhood Park
Location: 805 River Street
Size: 0.40 acres
Service Range: 1/4 to 1/2 mile



VETERANS' MEMORIAL PARK

Park Type: Neighborhood Park
Location: Southeast corner of Vine Street and Williams Street
Size: 1.63 acres



NORTH ISLAND PARK

Park Type: Community Park
Location: 250 Bridge Street
Size: 11.00 acres
Service Range: 1/2 to 3 miles



SOUTH ISLAND PARK

Park Type: Community Park
Location: 1112 N. Joliet Street
Size: 30.00 acres
Service Range: 1/2 to 3 miles

VISION STATEMENT

The Wilmington park system offers a range of spaces, facilities, and programs that sustains the recreational, educational, and social needs of the community, particularly serving all ages, accommodating all abilities, and meeting varying socioeconomic means.

GOALS

1

GOAL:

Sustain a renewed collaborative partnership between the City and Park District.

2

GOAL:

Provide park spaces, facilities, and programs that accommodate all ages, abilities, and financial means.

3

GOAL:

Ensure local parks are equitably distributed across the community and meet national park standards.

4

GOAL:

Offer year-round activities in indoor and outdoor park spaces and facilities.

5

GOAL:

Center environmental stewardship in park planning efforts to protect the natural environment.

6

GOAL:

Take a proactive approach to acquiring land and coordinating with developers to build new parks.

7

GOAL:

Connect all park spaces and facilities to a well-connected trail system.

8

GOAL:

Utilize stormwater management best practices in all parks, particularly along the Kankakee River.

9

GOAL:

Build up the local open space system to maintain a natural green belt around the City.

10

GOAL:

Engage the community through events, social media, outreach, and public education.

11

GOAL:

Identify opportunities for collaboration with community partners to support the park system.

12

GOAL:

Maintain a flexible park planning process that can adapt to future trends and changing needs.

MASTER PARKS PLAN

PARKS & OPEN SPACE NEEDS

PARKS & OPEN SPACE DEMAND

Current Population:^A 5,726 residents
Future Population:^B 44,724 residents

COMMUNITY PARKS

National Standard: 4.00 ac / 1,000 pop
Current Amount: 41.0 acres
Current Demand: 22.9 acres
Current Need/Surplus: 18.1 acres **[SURPLUS]**
Future Demand: 178.9 acres
Future Need/Surplus: 137.9 acres **[NEED]**

NEIGHBORHOOD PARKS

National Standard: 1.50 ac / 1,000 pop
Current Amount: 5.2 acres
Current Demand: 8.6 acres
Current Need/Surplus: 3.4 acres **[NEED]**
Future Demand: 67.1 acres
Future Need/Surplus: 61.9 acres **[NEED]**

OPEN SPACE

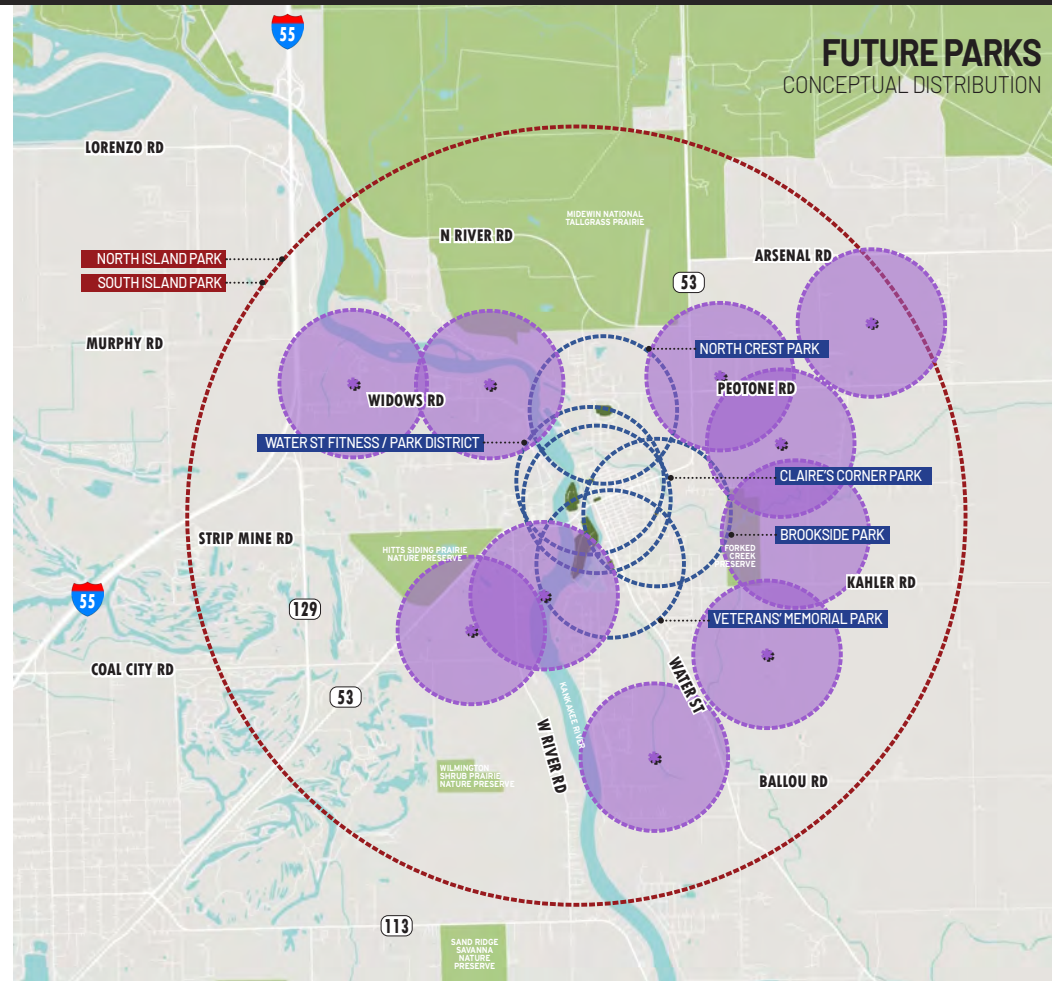
National Standard: 8.0% of city area
Current Amount:^C 31,364.0 acres
Future Demand:^C 4,136.5 acres
Future Need/Surplus: 27,227.5 acres **[SURPLUS]**

^A Based on 2023 estimate from U.S. Census ACS

^B Based on full buildout of the Future Land Use Plan from the 2024 Comprehensive City Plan

^C Located within Wilmington's 1½-mile planning area

Sources: National Park Service; Trust for Public Land; 2024 Wilmington Comprehensive City Plan



COMMUNITY PARKS

North Island Park,
South Island Park

Community parks have a service range of 1/2 to 3 miles. North and South Island Parks cover a majority of Wilmington. Two community parks is adequate for the size of a community like Wilmington.

COMMUNITY PARKS

North Crest Park, Claire's
Corner Park, Brookside Park,
Veterans' Memorial Park

Neighborhood parks have a service range of 1/4 to 1/2 miles. All four existing neighborhood parks are located east of the river. While their combined service ranges serve Wilmington well, new parks should be distributed more evenly as new housing is developed.

FUTURE PARKS

The future parks shown in the map above are conceptual in nature and generally located in residential growth areas per the Future Land Use Plan. These future parks are presently shown as neighborhood parks each with a service range of up to 1/2 mile. Any of these parks could be developed as a larger community park with a 3-mile service radius. Future park sites are also shown to be more evenly distributed across the community. Actual size and location of future parks will depend on community needs and the final design of future development.