



PUBLIC OPEN HOUSE

SUGAR RUN CREEK AREA NEIGHBORHOOD PLAN

CMAP



Sugar Run Creek Area NEIGHBORHOOD PLAN

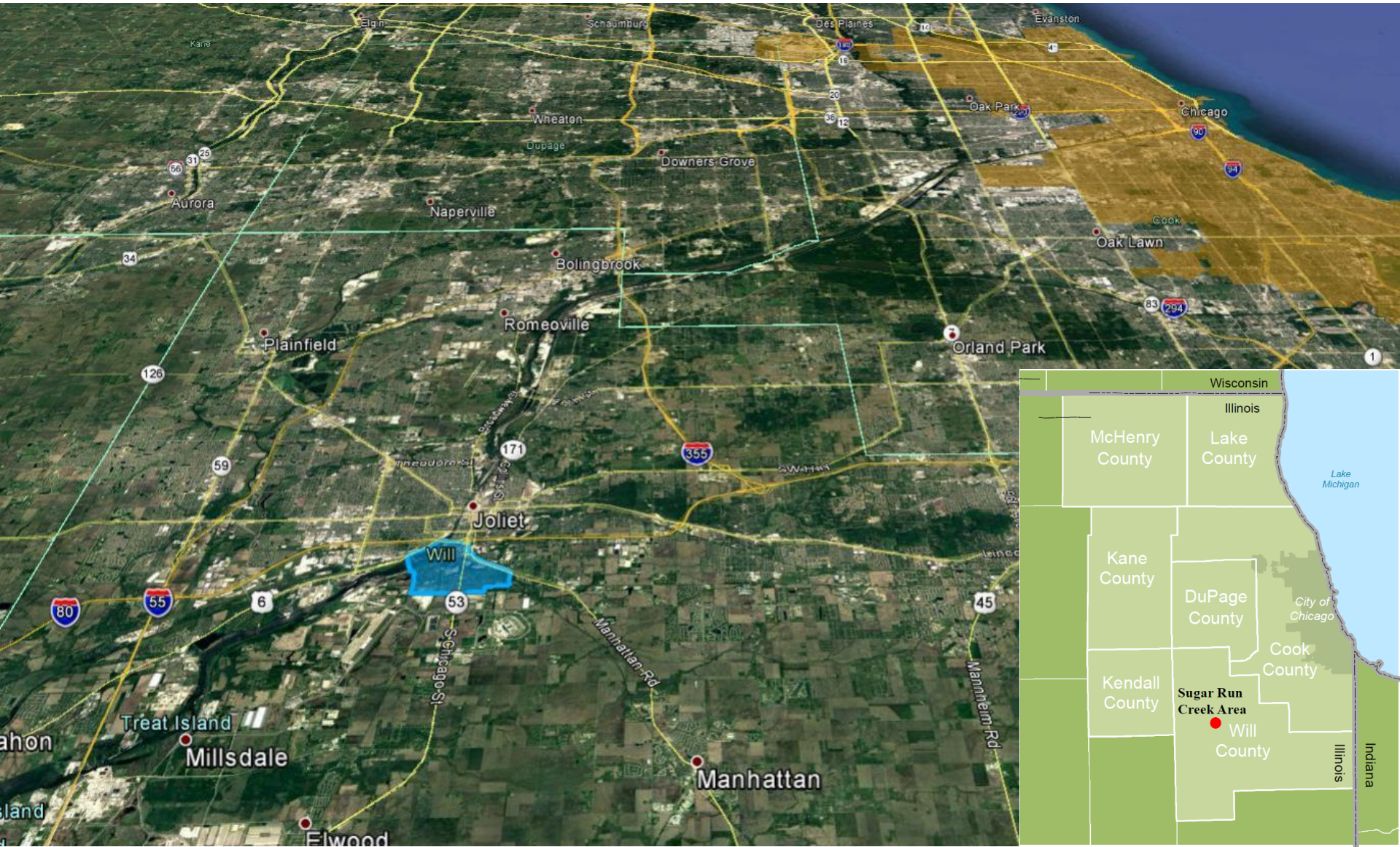
DRAFT October 2016

DRAFT PLAN REVIEW

**Public Open House Presentation
October 5, 2016**



Study Area



History & Regional Context

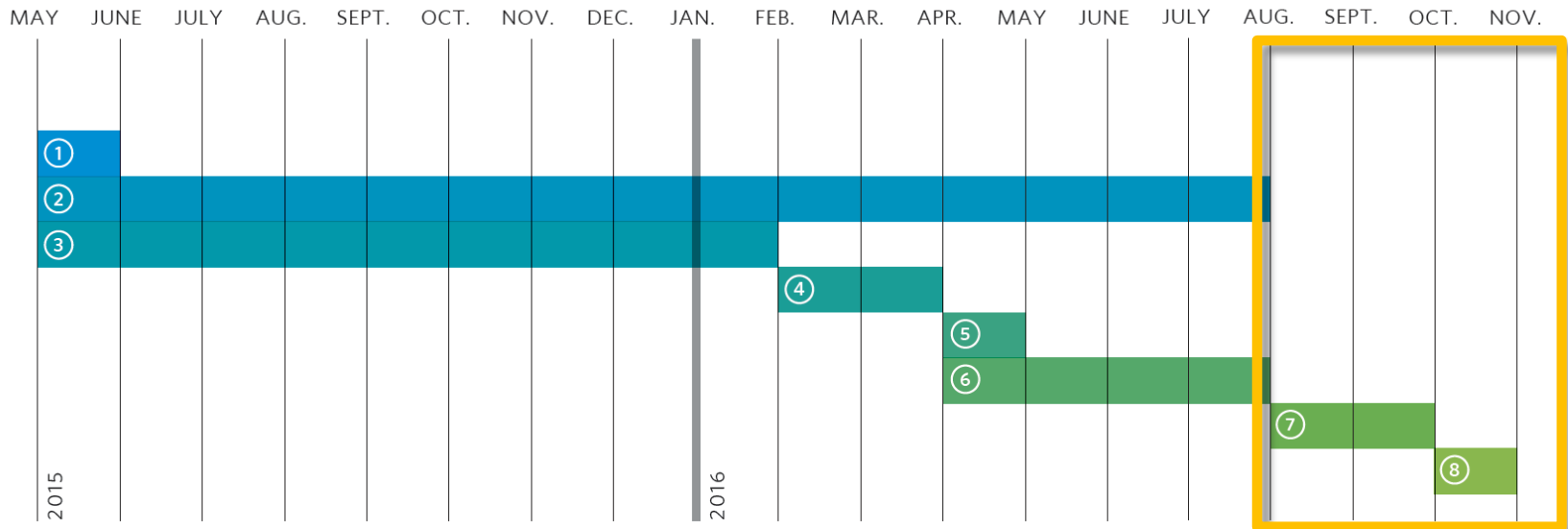
- **Unincorporated Will County**
 - Preston Heights CDP
 - Other neighborhoods
 - Pockets of City of Joliet
- **Proximity to large-scale development**
 - CenterPoint Intermodal Center
 - Warehousing
 - Chicagoland Speedway & Route 66 Raceway
- **Blues Destination**
 - Patterson Road corridor
 - Club 99 – Managed by Buddy Guy in early 60s; Attracted numerous artists (e.g. Bo Diddley, Albert King, BB King, Muddy Waters)
- **The Mother Road**
 - Historic asset
 - IL Route 53 truck traffic



Planning Process



Sugar Run Creek Area Plan



- 1. Project initiation
- 2. Community outreach and engagement

- 3. Existing conditions report
- 4. Vision development

- 5. Key recommendations
- 6. Plan preparation

- 7. Adoption
- 8. Implementation



Neighborhood Vision Workshop

Workshop Themes

- **20 participants, 4 teams**
 - A need for a well-connected green space and trail system.
 - Better coordination of transit services and community need.
 - Opportunity for retail (especially grocery) option within the community.
 - Safety and connectivity along IL Route 53.
 - Investment in local housing stock.



Plan Overview

- 1. Introduction**
- 2. Land Use & Development**
- 3. Housing**
- 4. Economic Development**
- 5. Transportation & Mobility**
- 6. Green Infrastructure**



Draft Neighborhood Plan

Key Themes

- **Stabilize Existing Neighborhoods**

- Strategic reuse of vacant lots
- Encourage new single-family attached and multi-family development.
- Improve vehicular and pedestrian safety and appearance of IL Route 53 corridor.

- **Encourage New Investment**

- Promote neighborhood scale, mixed use district at Zarley Boulevard.
- Install streetscaping, public art, and gateway features.
- Facilitate pedestrian-oriented, larger scale commercial development at Zurich Road.
- Reposition and expand the Alessio Drive industrial area.



Draft Neighborhood Plan

Key Themes

- **Improve Mobility**

- Increase use of local transit and access to regional transit.
- Encourage investments in freight infrastructure.

- **Enhance Quality of Life**

- Improve access to existing parks and recreation.
- Leverage undeveloped natural areas.
- Reduce flood risk and identify a sustainable water supply.
- Expand economic development tools and community services to the urbanized neighborhood.
- Promote the establishment of a neighborhood group to advocate for community needs.



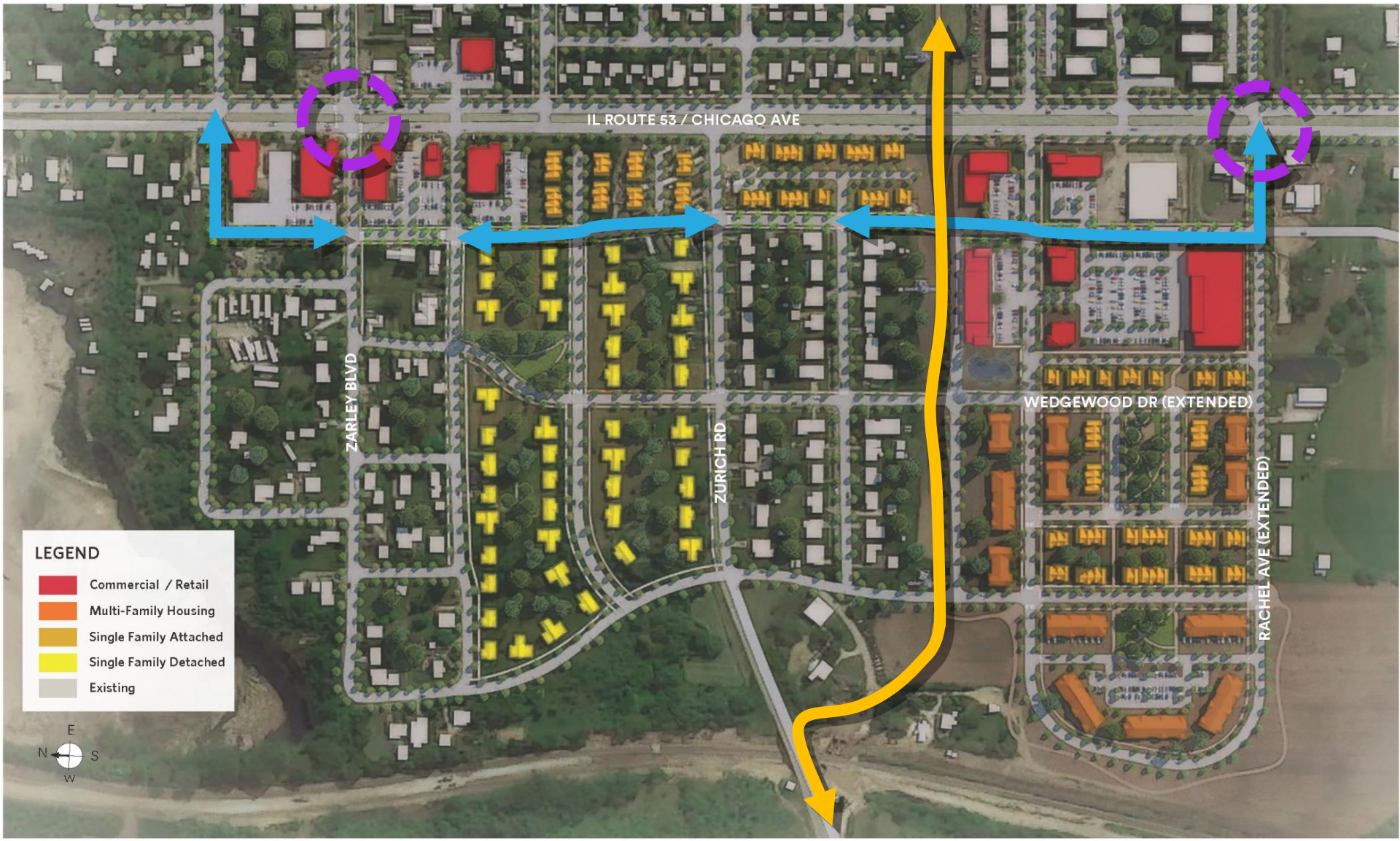
Top 5 Recommendations

IL Route 53 Access Mgmt.

- **Offset frontage road**
- **Local road extensions**
- **Improved pedestrian access**



Top 5 Recommendations IL Route 53 Access Mgmt.



Top 5 Recommendations

IL Route 53 Corridor Development

- **Neighborhood scale, Mixed use near Zarley Road**
- **Community scale shopping center with outlots at Rachel Avenue**
- **Changes needed to County setback requirements**
- **Limited small business and economic development funding mechanisms available without annexation**



Top 5 Recommendations IL Route 53 Corridor Development

LEGEND

- Commercial / Retail
- Multi-Family Housing
- Single Family Attached
- Single Family Detached
- Existing



Top 5 Recommendations

Zarley Rd. Intersection

- **Signalized intersection**
- **Crosswalk and pedestrian refuge**
- **Gateway feature**
- **Bus access/shelter improvements**
- **Targeted streetscape improvements**



Top 5 Recommendations

Zarley Rd. Intersection

Install regional gateway treatments along IL Route 53.

The IL Route 53 Corridor Plan establishes numerous recommendations for improving the appearance of the corridor including the installation of a gateway feature at Patterson Road to mark the northern gateway to the Historic Route 66 corridor. Will County should continue to work with IDOT, the Burlington Northern Santa Fe railroad, the Union Pacific railroad, and local property owners to create a northern gateway feature. This should include:

- o Painting of the BNSF railroad bridge to provide an attractive entrance to the corridor, including design elements such as the historic Route 66 shield emblem that provide a visual connection to the regional identity of Route 66.
- o Installation of lighting and murals along the walls of the IL Route 53 underpass.
- o Development of a small park in the vacant parcel adjacent Patterson Road including a combination of unique signage, landscaping, public art, and lighting features.



A pedestrian refuge and planted median (top) and local gateway feature (bottom) should be considered for inclusion in future reconfiguration of the IL Route 53 right-of-way.



Top 5 Recommendations

Zarley Rd. Intersection



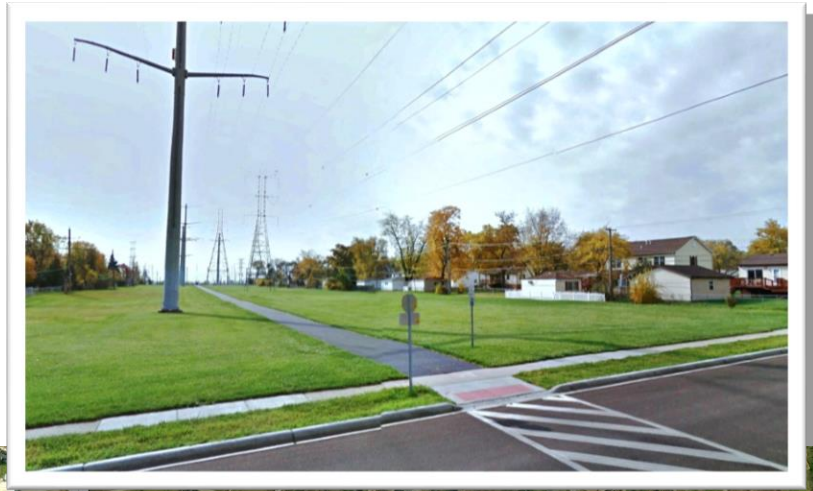
LEGEND

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Top 5 Recommendations

Regional Trail Links

- IL Route 53 multi-use path
- Utility Easement Trail



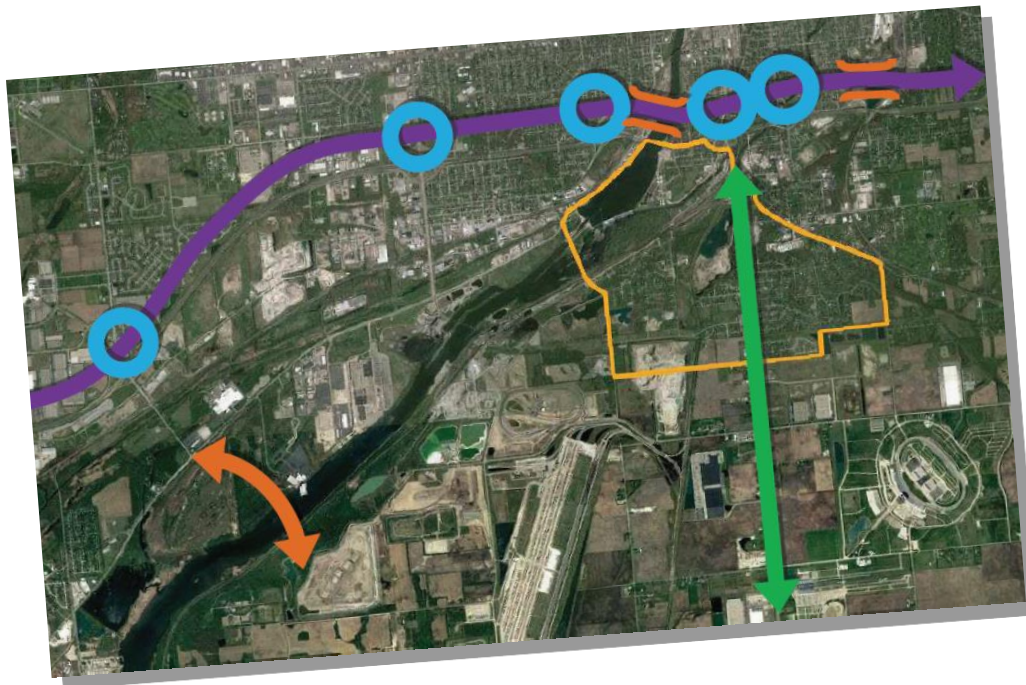
Top 5 Recommendations Regional Trail Links



Top 5 Recommendations

Regional Trucking Solution

- Houbolt Road Bridge could be operation in late 2018/early 2019



Next Steps

- **Revise Draft Plan**
- **Draft Implementation Sections**
 - Steering Committee review via email
 - Final review meeting as needed
- **Presentation to County Board & Adoption**
 - November/December 2016
 - Additional meetings as needed



<http://cmap.is/Ita-will-county>

