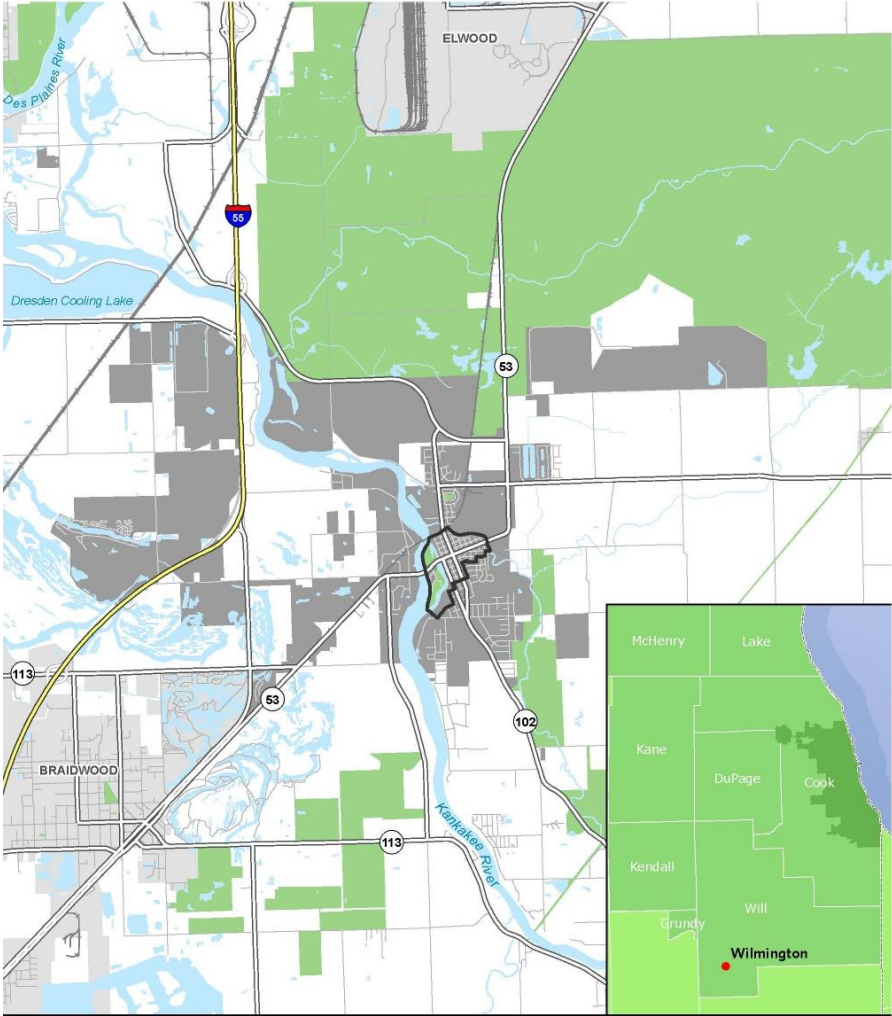


Wilmington Downtown Plan Existing Conditions Report and Initial Recommendations

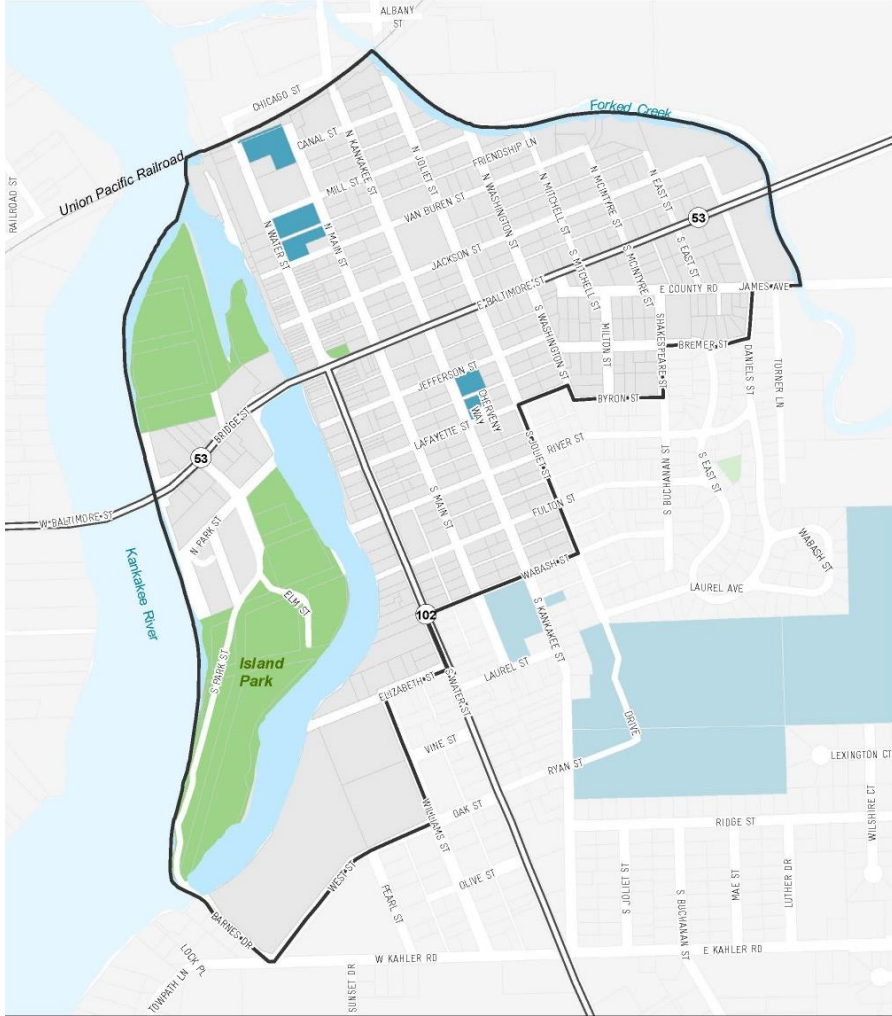
CMAP Land Use Committee
September 20, 2017



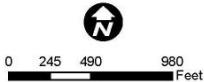
Study Area and Regional Context



- Downtown Wilmington Study Area
- Wilmington Municipal Limits
- Other Municipalities
- Open Space
- Water
- Highway
- Rail Line



- Downtown Wilmington Study Area
- Institutional
- Open Space
- Water
- Rail Line

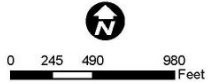
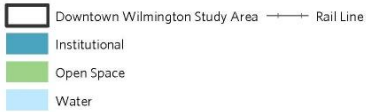


Process and Outreach

- **Project initiation** (Dec. 2016)
- **Community outreach** (Dec. 2016 – March 2017)
 - Steering Committee Workshop
 - Downtown Business Workshop
 - Key Stakeholder Interviews
 - Public Kickoff Workshop
 - Online Community Survey
- **Existing conditions analysis** (Dec. 2016 – July 2017)
- **Vision development** (August 2017)
- **Plan development** (Aug. – Nov. 2017)
- **Public review and adoption** (begins Dec. 2017)



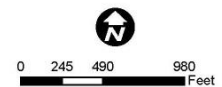
Study Area – IL Route 53



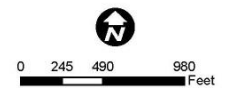
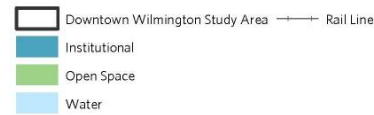
Study Area – IL Route 53/IL Route 102



- Downtown Wilmington Study Area
- Rail Line
- Institutional
- Open Space
- Water



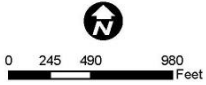
Study Area – North Water Street



Study Area – IL Route 102



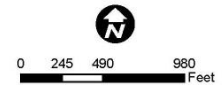
- Downtown Wilmington Study Area
- Rail Line
- Institutional
- Open Space
- Water



Study Area – Island Park



- Downtown Wilmington Study Area
- Rail Line
- Institutional
- Open Space
- Water



Vision Development

- **Land Use and Development.**
Downtown Wilmington should work to enhance its commercial corridors and ensure new development protects natural resources.
- **Image and Streetscape.**
Downtown Wilmington should feel inviting, vibrant, and comfortable to all residents and visitors.
- **Local Economy.**
Downtown Wilmington should provide a mix of retail, restaurants, services, and amenities, and strengthen its position as a destination with major historical, cultural, and natural assets.
- **Transportation and Mobility.**
Downtown Wilmington should be easy to access for pedestrians, cyclists, motorists, and freight.
- **Parks and Open Space.**
Downtown Wilmington should enhance its connections to Island Park, the Kankakee River, and other open space assets.

Land Use and Development

Key Findings

- Downtown Wilmington has a diverse land use mix.
- Vacant buildings are located in key gateway locations.

Initial Recommendations

- Maintain commercial focus along IL Route 53.
- Expand mixed-use development along IL Route 102.
- Focus redevelopment in key areas.
- Protect the City's natural resources.
- Update zoning ordinance, including revisions to bulk regulations, signs, landscape, and parking regulations to allow for a more attractive, pedestrian-oriented environment.

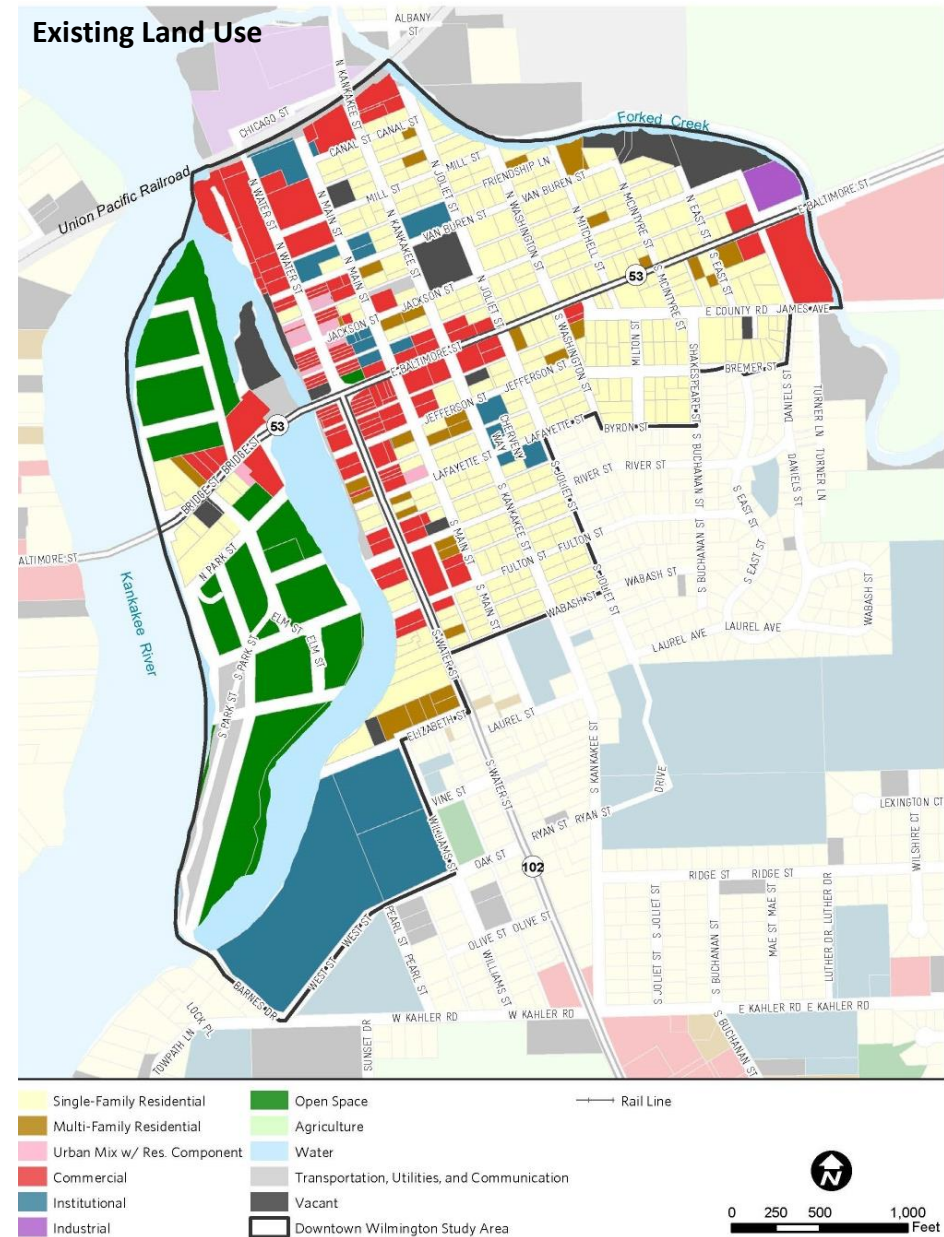


Image and Streetscape

Key Findings

- Many outreach participants indicated that Wilmington's small-town charm appeals to residents and visitors.
- Stakeholders noted inconsistent look of storefronts.
- Downtown Wilmington has a significant number of historic buildings and landmarks.

Initial Recommendations

- Enhance street appeal.
- Expand gateway signage.
- Install wayfinding along major corridors.
- Strengthen historic preservation efforts.



Local Economy

Key Findings

- The business mix has a high concentration of antique and specialty shops, and caters more to tourists than residents.
- Route 66 draws domestic and international tourists to the area.

Initial Recommendations

- Diversify the business mix.
- Develop a marketing strategy.
- Support existing and additional community events.
- Build capacity to support local initiatives.



Transportation and Mobility

Key Findings

- Average daily counts of commercial vehicles have decreased in recent years.
- Outreach participants identified parking as a major issue.
- Downtown Wilmington generally lacks bicycle and pedestrian infrastructure.

Initial Recommendations

- Advocate for long-term truck traffic solution.
- Improve pedestrian network.
- Develop a bikeway network.
- Develop a parking management strategy.



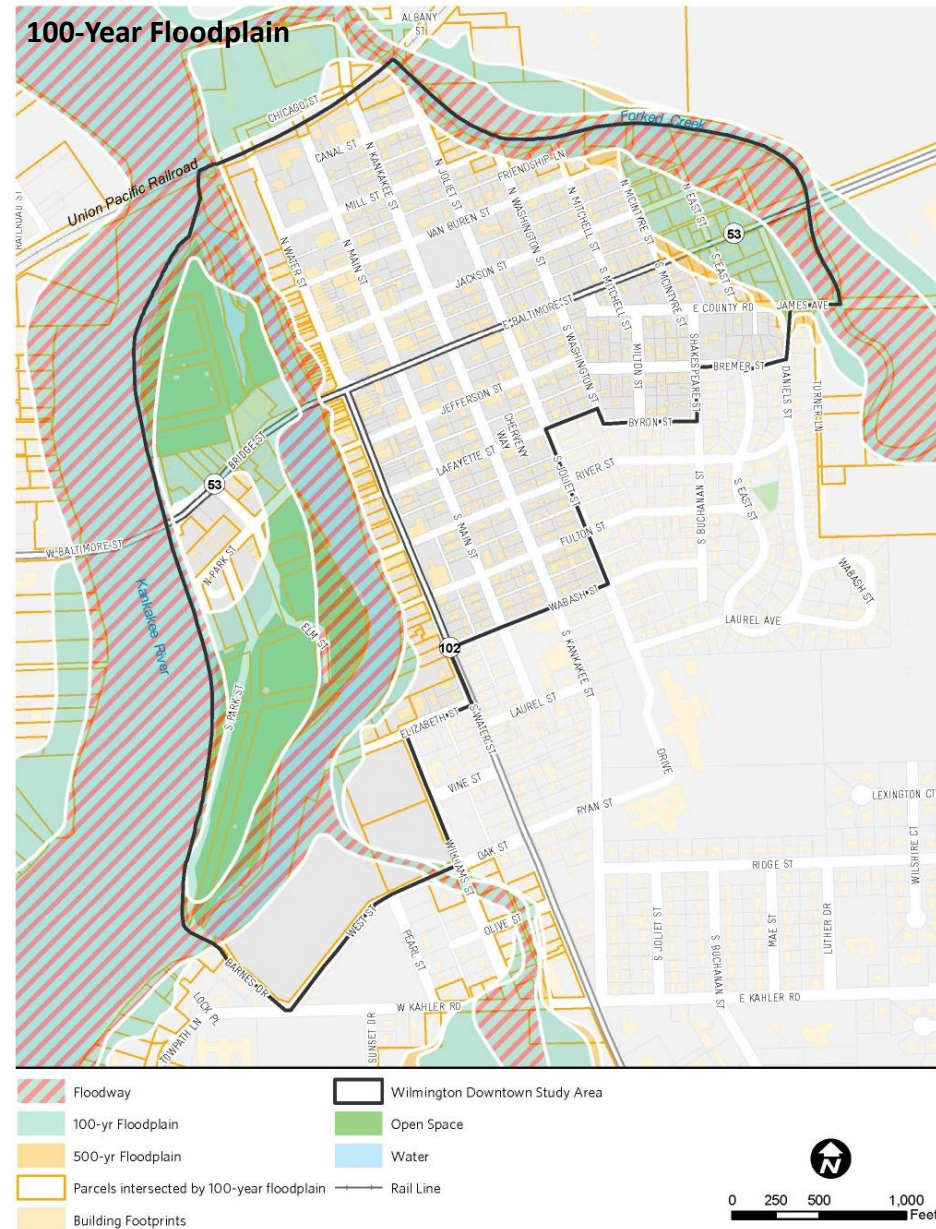
Parks and Open Space

Key Findings

- Wilmington residents and visitors enjoy access to a large amount of parks and open space.
- The Kankakee River is a major asset and could be better utilized.
- Flooding poses a substantial risk to properties in the downtown area.

Initial Recommendations

- Implement key aspects of the Island Park Vision Plan.
- Establish a public plaza at the Millrace Foot Bridge.
- Evaluate the potential for a riverwalk.
- Increase use of green infrastructure.



Next Steps

- **Deliver key recommendations memo to Steering Committee** (Sept. 2017)
- **Draft Wilmington Downtown Plan** (Sept. – Nov. 2017)
- **Public review and adoption** (begins Dec. 2017)



Wilmington Downtown Plan

<http://www.cmap.illinois.gov/programs-and-resources/Ita/wilmington>



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