

Village of Bourbonnais

COMMUNITY CAMPUS MASTER PLAN

DECEMBER 18, 2020



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**THE
LAKOTA
GROUP.**



PROJECT CONTEXT

The Village of Bourbonnais is currently working to promote new activity and vitality within its central core, including planning for an enhanced municipal campus to offer a range of activities and events for both residents and visitors of all ages. To assist in this effort, the Village commissioned The Lakota Group, an urban planning and landscape architecture consulting firm, to lead a creative planning and visioning process for several Village-owned sites within the center of the community.

The purpose of the Community Campus Master Plan effort is to establish a community-approved vision and framework for transforming the municipal center area into a high-quality, year-round destination. Beyond providing initial design concepts for a new gathering space, the Community Campus Plan is focused on key goals of Placemaking, promoting Community Identity & Pride, and fostering Economic Development.

The community campus planning effort launched in the fall of 2019 as part of a three phase process that included several rounds of community and stakeholder engagement in the course of developing a preferred vision for the campus plan area. As outlined in the chart to the right, the process began with a concerted effort to engagement the community and various stakeholders as part of a broad ‘fact-finding’ effort, alongside the formal roll out of the *Imagine Bourbonnais* project brand. The second phase reviewed community input and the project team’s own analysis of current conditions and various opportunities outlined in this report. The final phase of the project began with the development of initial schematic concepts for opportunity sites before the selection and refinement of a preferred master plan concept.

PHASE 1: ENGAGE <i>October 2019 - February 2020</i>	
KEY EVENT/DELIVERABLE	DATE
Planning Team Introduction & Kick-Off Meeting	October 2019
Data Collection / Initial Analysis	October - February 2019
Fieldwork / Advisory Committee Meeting #1	12/5/2019
Project Branding Materials	January 2020
Public Engagement Roll-Out	January 2020
Community Online Survey #1	January - February 2020
Community Open House #1	3/5/2020
Key Themes Summary	February 2020

PHASE 2: ANALYZE <i>December 2019 - April 2020</i>	
KEY EVENT/DELIVERABLE	DATE
Existing Conditions & Facilities Analysis	December 2019 - April 2020
Advisory Committee Meeting #2	1/27/2020
Campus Programming Goals Summary	January - April 2020
Community Online Survey #2	March - April 2020
Internal Review of Public Input	April 2020
State of the Municipal Campus Summary	April 2020

PHASE 3: ENVISION <i>May 2020 - November 2020</i>	
KEY EVENT/DELIVERABLE	DATE
Initial Visioning Sessions	April 2020
Concept Development	April - May 2020
Village CED Committee Presentation	5/21/2020
Preliminary Phasing & Cost Analysis	June - August 2020
Advisory Committee Concept Review	8/27/2020
Community Online Survey #3	October - November 2020
Plan Refinement Draft Master Plan	November 2020
Advisory Committee Final Review & Comment	November 2020
Final Community Campus Plan	December 2020

SITE ANALYSIS

STUDY AREA

The Community Campus Plan project is focused on areas within the heart of Bourbonnais that are generally bound by William R. Latham Senior Dr. to the west/northwest, and Stratford Drive/Brown Boulevard to the south and east. Within this general study area there are two specific sub-areas bisected by Main Street. As noted in the birds eye image below, the north side includes two Village-owned parcels, while the south side includes the existing municipal campus and Goselin Park.



Community Campus Plan Study Area in Bourbonnais, IL

KEY OPPORTUNITY SITES

A number of potential opportunity sites were identified within the Study Area that could be potentially used as the location for new community gathering spaces and amenities, or alternatively, could be developed as part of a larger plan to promote economic development.

- A Goselin Park (4 acres).** Site is Village-owned and encompasses the northern portion of an existing community open space. This site has previously hosted rides and event spaces for the community's annual Friendship Festival.
- B Goselin Park Playground & Safety Town (2 acres).** Village-owned site that includes existing playgrounds, volleyball courts and the Safety Town area, as well as a large Village communications tower.
- C Skate Park & Parking Lot (0.85 acres).** Village-owned site of the existing skate park & ice skating rink and seasonal festival tent, as well as a portion of a shared municipal parking lot.
- D Admin Building Site (1.3 acres).** Includes the Village's current administration building and parking lot.
- E Municipal Building & Pond (2.3 acres).** The existing municipal building and adjacent stormwater pond sit in highly-visible, prime location.
- F Vacant Lot (5.6 acres).** This large, undeveloped property is owned by the Village and located within an existing TIF district.
- G Vacant Commercial Lot (1 acre).** Privately-owned, undeveloped retail site located within the Bourbonnais Town Centre Shopping Center.
- H Vacant Commercial Lot (1.2).** This free-standing parcel is owned by the Village.
- I Brickstone Opportunity Site (0.9 acres).** Includes an undeveloped portion of the current Brickstone Brewery production facility site located to the side/rear of the existing facility.
- J Brickstone Opportunity Site (0.85 acres).** Additional opportunity area for potential use or expansion of the Brickstone Brewing facility.

Opportunity Sites Map

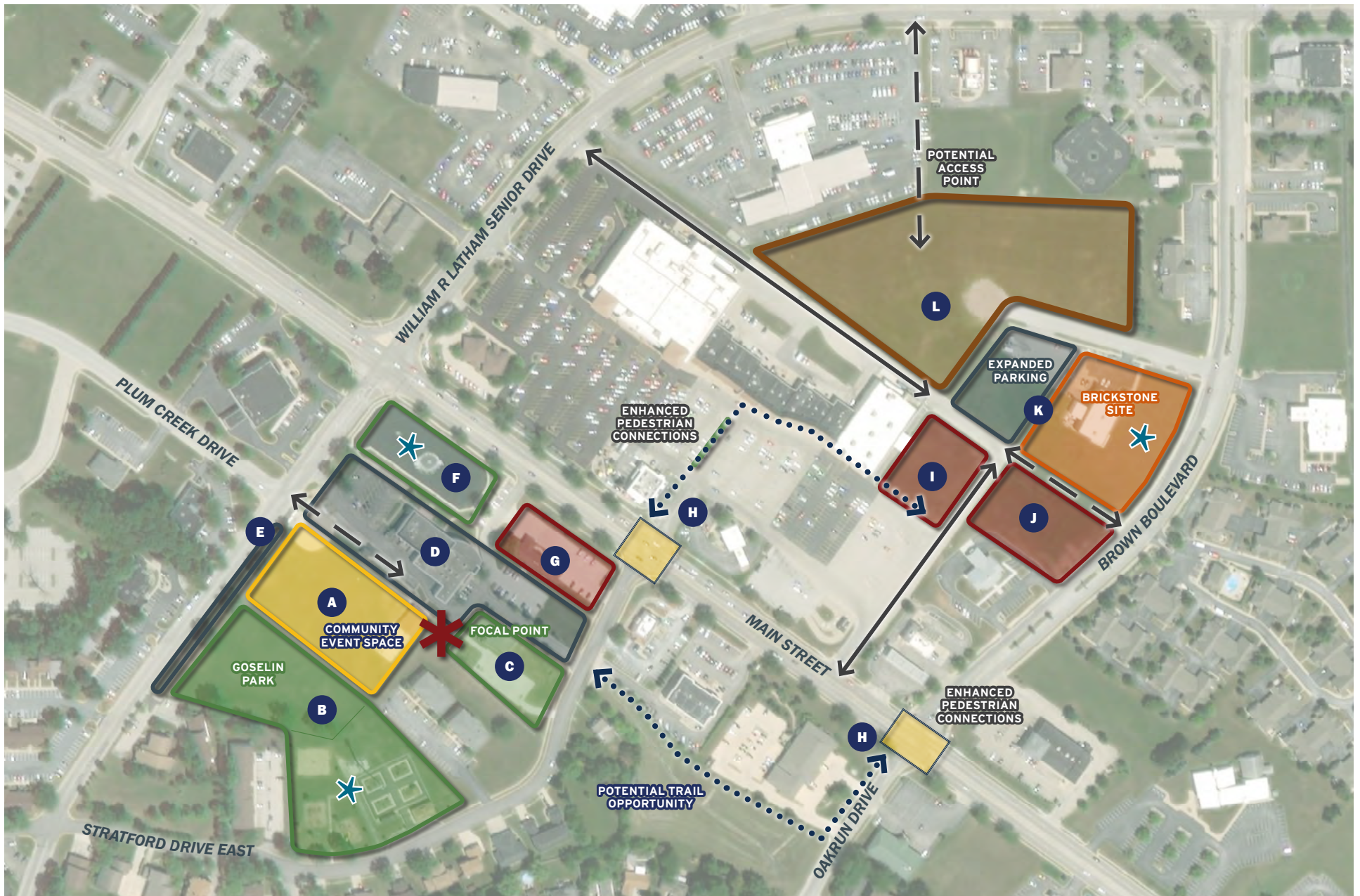


STUDY AREA OPPORTUNITIES & CONSTRAINTS

There are a number of important factors for consideration within the study area. These include the relationships between different sites and uses, size and siting requirements for envisioned amenities, opportunities for enhanced connectivity and linkages, and development opportunities. Some of the team's initial opportunities and constraints observations are shown on the facing page and outlined below:

- A** **New Community Event Space (~2 acres).** The central portion of Goselin Park provides adequate space for an enhanced community event area including a stage and supporting amenities.
- B** **Goselin Park Open Space (~3.5 acres).** The southern portions of Goselin Park provide ample space for an open space and supporting activities/amenities if the area was reprogrammed.
- C** **New Public Amenities Area (~0.85 acres).** The current location of the skate park and festival tent is under-utilized and could feature a major focal point element or amenity.
- D** **Central Parking Lot.** The existing municipal parking lots are disconnected and somewhat inefficient. Parking could be better consolidated with improved circulation and landscaping.
- E** **Potential for On-Street Parking.** Existing roadways/right-of-ways have space to accommodate on-street parking, including angled or head-in parking on William Latham Senior Drive. This approach would help to calm traffic around the site while also providing better access and convenience to new event and activity areas.
- F** **Enhanced Stormwater Pond.** The existing pond at the southeast corner of William Latham and Main Street can be enhanced as an important focal element and repurposed as an additional amenity area.
- G** **Development Opportunity Site (~1 acre).** The existing Village Administration building is outdated and provides an excellent opportunity for redevelopment based on its location and visibility. Administrative offices could be reincorporated within an updated police station and Village Hall, or co-located elsewhere in the Village enabling private development of the site – a potential opportunity to provide funding for envisioned park enhancements.
- H** **Improved Pedestrian Network.** Properties on the north and south sides of Main Street would benefit from improved pedestrian crossings at key intersections and new linkages through existing parking lots. Coordination with the Letourneau Home could also help to facilitate an extended trail network.
- I** **Development Opportunity Site (1 acre).** Future development of the privately-owned site on the east end of the Town Centre Shopping Center could help to integrate that site with future development to the north.
- J** **Development Opportunity Site (1 acre).** The Village-owned site off of Brown Boulevard provides an opportunity for a new free-standing commercial use. The Village should also explore a potential road connection off of Brown Boulevard to help increase access and visibility to properties to the north.
- K** **Brickstone Brewery Production Facility (2+ acres).** Brickstone's current facility is sited in a way that allows for future expansion and potential outdoor activity space on both the east and south sides. Coordination with the Village could also create opportunities for expanded parking and access on underutilized areas to the west.
- L** **Future Development Opportunity Site (5.6 acres).** Non-commercial uses should be explored on this interior site due to its limited visibility and access.

Opportunities & Constraints Analysis Map



MUNICIPAL CAMPUS BUILDING ASSESSMENT

CAMPUS BUILDINGS INFORMATION

In addition to a comprehensive assessment of the study area conditions and surrounding context, the project team also examined the existing municipal facilities within the community campus. The building assessments included the two main buildings on the Municipal Campus in addition to the Children's Safety Center. The Police Station and Community Center Building at 700 Main Street NW and the Administration Building at 600 Main Street NW are the primary structures that were reviewed with Village staff for space needs, condition of building structure, mechanical, electrical, plumbing and fire protection systems, exterior envelope, interiors, general flow and any planning deficiencies, plus site condition and deficiencies.

Pictures were taken to help augment general observations and to help to identify shortcomings and deficiencies that the team discussed.



Partial Municipal Campus Site View

CAMPUS PLAN OBSERVATIONS

- The Administration Building was purchased from a private land owner and was a former commercial building.
- The wayfinding on site is difficult for first time visitors to navigate.
- The Police Station site lacks secure parking and adequate separation for modern public safety functions.
- There is a lack of logical vehicular circulation on the campus.
- The multiple entries to the two buildings create inherent challenges for visitors to navigate, which creates confusion and frustration.
- Parking lot one way traffic pattern is not an ideal configuration and lacks landscaped islands to soften the asphalt lot and create a more appealing visitor's experience
- Landscaping on the campus is not well designed or planned and somewhat incoherent.
- Campus signage could be greatly improved.



Municipal Campus Area



Municipal Campus Area



Municipal Campus Area



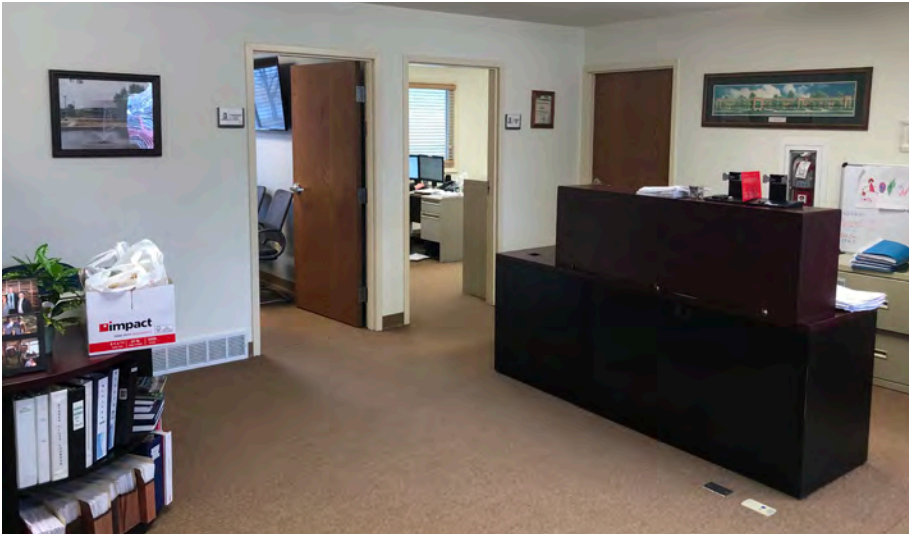
The Children's Safety Center within the Municipal Campus Area

ADMINISTRATION CENTER BUILDING OBSERVATIONS

- The Administration Building was purchased from a private land owner and was a former commercial building. The building was not designed for Municipal functionality and was built for two separate commercial entities divided by a fire wall which is also a bearing wall.
- The Building is a wood framed single story with wood trusses and a shingle roof. There is a basement which has a direct exterior entrance/exit in back that utilizes an exterior concrete is approximately five feet below the grade at this part of the building.
- The Building was built with multiple residential furnaces and air conditioning units.
- The quality of construction would meet lower end commercial standards at best. Typical life span of these type of lower end quality facilities is 25 years.
- The Building does not meet current ADA standards and the vestibules are not accessible.
- The basement has flooded in the past.
- Windows are of poor quality residential type.
- HVAC system lacks adequate zoning for a Municipal Building.
- Electrical system is barely adequate for Municipal use.
- There is NO fire protection (sprinklers) system in the building.
- Lighting fixture are all surface mounted fluorescent fixtures.
- Fire alarm system is not installed.
- The functional layout of the building is not conducive for the functions of the building. The space needs of the staff are greater than the allowable square footage of the building. The space adjacencies are awkward and somewhat makeshift and were adapted from the existing limitations of the existing building.
- The current building has inherent challenges for re-use as it is not designed for larger community type gatherings of a community center building and is in a prime location for future planning purposes.



Administration Center Building at 600 Main Street NW



Administration Center Building at 600 Main Street NW



Administration Center Building at 600 Main Street NW



Administration Center Building at 600 Main Street NW



Administration Center Building at 600 Main Street NW

POLICE STATION & COMMUNITY CENTER BUILDING OBSERVATIONS

- The Police Station building was originally a combined Village Hall, Police Station and Public Works Building. The Village Administration function moved into the Administration Building in 2010 and the Community Center took over the former Public Works area. The Police Station was expanded in the 1980's.
- There are multiple entrances to the building which often leads to confusion for guests as to what door to enter.
- The Police Building portion of the building has a large secure lobby that is underutilized. There is no logical connection between this Lobby and the remainder of the building.
- The Police Station Building access to the elevator is in a challenging location for public and internal usage. The access corridor to the elevator is in a lower finished back of house type location.
- This building has unique areas and ADA accessibility issues in the older section of the building.
- The Village Board Room has ADA accessibility issues and lacks the modern features of a Board Room from a functionality and technology.
- There are numerous underutilized spaces in the current building.
- Police evidence storage appears to be not up to modern "best practices" for police facilities
- The Building was built according to commercial standards and appears to be well constructed.

- The building envelope appears to be in good shape.
- The building does not have a Fire Protection System (sprinklers) as is required in modern buildings of this use.
- Mechanical, electrical, and plumbing (MEP) systems were not reviewed.
- The finishes in portions of the Police area were recently upgraded.
- The building would work well as a combined Community Center and Village Hall, IF the Police functions were relocated off-site in a different building. The large public lobby would work well for the various functions the Village has for paying utility bills, permitting and other public interfacing and the Village Board Room functions.



Police Station at 700 Main Street NW (Northeast Facade)



Public Lobby at 700 Main Street NW



Municipal Center Community Room at 700 Main Street NW



Municipal Center at 700 Main Street NW



Municipal Center at 700 Main Street NW

CASE STUDIES

PUBLIC GATHERING SPACES

Several public spaces within the broader region were examined to provide context on the characteristics that help to make a great place. Three examples – Schwiebert Riverfront Park, New Lenox Commons, and Howard Park – were selected as case studies and have been profiled here.

In each of these cases, the local communities created unique places with distinct features and amenities to be enjoyed by residents and visitors alike. However, there are important differences in the scale and intent of each space, reflecting the distinct approaches taken by the host communities as part of their economic development and community planning goals. For example, New Lenox Commons is a smaller, more naturalized green space surrounded by institutional buildings that serves as a village green and local events space. Howard Park in South Bend, IN on the other hand, was specifically created to be a major destination within the broader region – offering unique attractions and formal event spaces, which will ultimately help to offset the project's cost. Schwiebert Riverfront Park in Rock Island straddles both sides, providing the quad cities region with a dynamic outdoor gathering space.



NEW LENOX COMMONS

PROJECTION LOCATION: New Lenox, Illinois

PROJECT SUMMARY: Community Gathering Space + Local Events Destination

PROJECT AREA: 6 acres

PROJECT OPENING: 2005

KEY FEATURES:

- Performing Arts Pavilion + Lawn Amphitheater (1,000 Person Capacity + 1,000 in Surrounding Park)
- Veterans Memorial
- Pond with Fishing Pier
- Formal Gardens
- Restroom/Concession Building





SCHWIEBERT RIVERFRONT PARK

PROJECTION LOCATION: Rock Island, Illinois

PROJECT SUMMARY: Community Gathering Space + Local Destination within the Quad Cities

PROJECT AREA: 3 acres

PROJECT OPENING: Summer 2010

PROJECT COST: \$10 million

KEY FEATURES:

- Art Sculptures
- Digital Playground
- Interactive Fountain
- Great Lawn
- Observation Shelter
- Parking Lot
- Promenade
- Restrooms
- Stage
- Triangle Lawn
- Urban Concrete Beach
- Walk Trails + Jogging Paths
- Special Event Use



HOWARD PARK

PROJECTION LOCATION: South Bend, Indiana

PROJECT SUMMARY: New Regional Destination near Downtown, with Distinct Amenities

PROJECT AREA: 12.75 acre site; Core area is roughly 2.25 acres

PROJECT OPENING: Winter 2019

PROJECT COST: \$18.8 million (Estimated half from outside funding/grants)

KEY FEATURES:

- Large Playground (13,000 sf)
- Event Center (Capacity for 150) with Full Service Café
- Support Facility with Restrooms, Rental Center, Concessions, and Maintenance
- Ice Trail and Pond (16,000 sf)
- Interactive Fountains/Water Play Area
- Event/Festival Lawn (Capacity for 3,000)
- Riverwalk Trail
- Historic Memorials

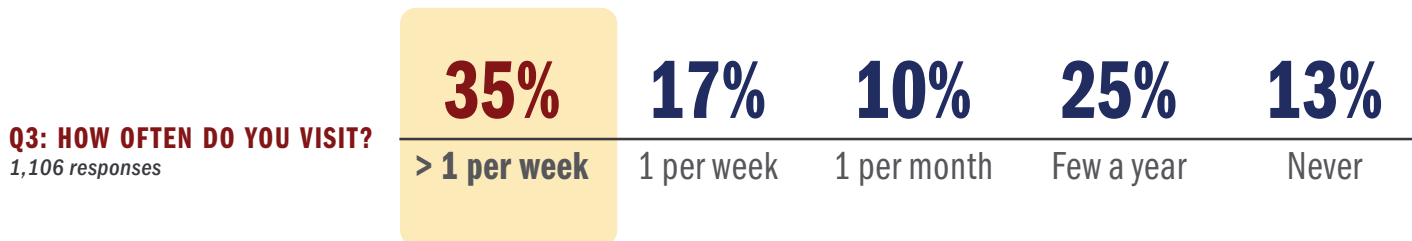


COMMUNITY ENGAGEMENT

The Community Campus Master Plan process was directly informed by a robust community engagement effort carried out through all three phases of the project. In addition to input from the project’s Advisory Committee, local stakeholders, and municipal leadership – including members of the Community & Economic Development Committee, Bourbonnais residents were also canvassed through various activities, events, and communication channels. This included an in-person public open house and three online community surveys, ultimately gathering input from over 2,100 unique participants. The results of these engagement efforts are provided on the following pages.

COMMUNITY ONLINE SURVEY #1

On Tuesday, January 14, 2020, the first online survey was launched on the City of Bourbonnais Community Campus Plan website. It remained open to the community until Wednesday, February 5th, 2020. The online survey had 1,114 participants. The feedback from the first online survey is included on the following pages.



- If you visit, for what reasons?
- » Family/Friends
 - » Shopping
 - » Activities/Sports
 - » Restaurants
 - » Services
 - » Banking

Q4: WHAT IS THE REASON?
1,097 responses

620	548	535	460	170	153	112	56
Shop	Dine	Events/ Festivals	Live	Entertainment	Work	City Events	Don't Visit



MANTENO SQUARE



DOWNTOWN KANKAKEE



DOWNTOWN FRANKFORT



NAPERVILLE RIVERWALK

Q5: OUTSIDE OF BOURBONNAIS, WHAT TYPES OF PUBLIC/URBAN SPACES HAVE YOU ENJOYED?
692 responses

- » Lincoln Square
- » Downtown Kankakee
- » The Square in Manteno
- » Millennium Park
- » Downtown Downers Grove
- » Power and Light District
- » Galena
- » Downtown Frankfort
- » Naperville Riverwalk

Q6: WHAT WERE THE KEY FEATURES/AMENITIES/ACTIVITIES YOU ENJOYED?
672 responses

- » Local Art
- » Landscaping
- » Walkability
- » Safety
- » Entertainment
- » Shopping
- » Family-Oriented
- » Naturalistic
- » Seating
- » Food/Drink
- » Cleanliness
- » Open Space
- » Landmarks
- » Liveliness
- » Programming

Q7: WHICH OF THE AMENITIES ARE ESSENTIAL FOR A SUCCESSFUL PUBLIC SPACE?

895 responses

- 1. Bathrooms** (748)
- 2. Shade Elements** (649)
- 3. Play Areas/Activities for Kids** (639)

- 4. Food Service (602)
- 5. Grass/Landscaping (569)
- 6. Protected Space/Safety (543)
- 7. Comfortable Seating (497)
- 8. Convenient Access (473)
- 9. Other (62)

If other, please specify:

- » Parking
- » Bike Access
- » Lighting
- » Cleaning
- » Dog Park
- » Water features
- » Affordability
- » Handicap Accessible
- » No smoking

Q8 - Q16: USING HEART BUTTONS INDICATE HOW MUCH YOU DESIRE THE ELEMENT IN A NEW PUBLIC SPACE.



Performance Stage 3.99



Winter Programming 3.99



Green Infrastructure 3.83



Decorative Shade 3.76



Water Feature 3.62



Splash Pad 3.52



Public Art 3.42



Interactive Activities 3.07

If others, please specify: event venue, food trucks, community pool, shops, outdoor movies, and an ice rink.

Q18: WHAT ARE THE TOP 3 ACTIVITIES YOU WOULD ATTEND?
853 responses

544

Farmer's Market

523

Food-Centric Events

447

Musical Performances/Concerts

Q19 - Q22: WHAT TYPES OF EVENTS/PROGRAMMING WOULD YOU SEE DURING EACH SEASON?



SPRING

375 responses

- » Flower Festival
- » Egg Hunt
- » Run/Walk Events
- » Yoga in the Park



SUMMER

440 responses

- » Farmer's Market
- » Movies in the Park
- » Art Festivals
- » Car Shows



FALL

357 responses

- » Craft Fairs
- » Corn Maze
- » Apple Festival
- » Oktoberfest



WINTER

395 responses

- » Ice Skating
- » Tree Lighting
- » Winter Wonderland
- » Holiday Market

Q23: ANY ADDITIONAL THOUGHTS ABOUT A POTENTIAL GATHERING SPACE?
295 responses

ADDRESS PARKING

TRAFFIC FLOW

NEEDS A DOWNTOWN

FREE ACTIVITIES

MAKE IT A DESTINATION

MULTI-USE

INCLUSIVE FOR ALL AGES

ENGAGE EVERYONE

COMMUNITY OPEN HOUSE & ONLINE SURVEY #2

On Thursday, March 5, 2020, the Community Open House was held from 5 to 7:30 p.m. at the Municipal Center Community Room at 700 Main Street Northwest. Over 60 participants attended the open house. For those who weren't able to attend, the second online survey included all materials presented at the open house. The second online survey was available to the community on Monday, March 22 until Tuesday, April 14, 2020. The second online survey had 87 participants. The combined feedback from the 137 Community Open House and second online survey participants is included on the following pages.



Imagine Bourbonnais Community Open House



Imagine Bourbonnais Community Open House

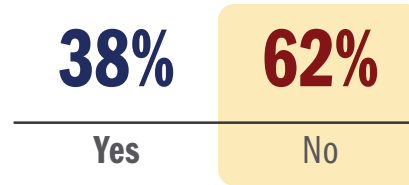


Imagine Bourbonnais Community Open House

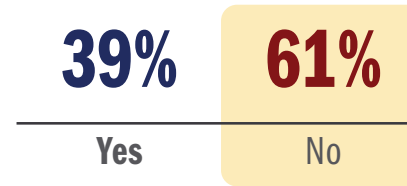
Q1: RELATIONSHIP TO BOURBONNAIS
135 responses



Q2: DID YOU PARTICIPATE IN THE FIRST ONLINE SURVEY?
134 responses



Q3: DID YOU PARTICIPATE IN BOTH THE OPEN HOUSE AND SECOND ONLINE SURVEY?
135 responses



Q5 & Q6: AFTER REVIEWING THE STUDY AREA ANALYSIS DIAGRAMS (PG. 4 & 5), PLEASE PROVIDE ANY THOUGHTS, COMMENTS, CONCERNS, AND/OR IDEAS.
41 responses



VISUAL PREFERENCE PROGRAMMING & ACTIVITIES

Q8 - Q30: USING HEART BUTTONS INDICATE HOW MUCH YOU WOULD LIKE TO SEE THE ACTIVITY/EVENT INCLUDED IN A NEW PUBLIC SPACE.



Informal Concession Opportunities

3.93



Small Stage/Pop-Up Events

3.92



Permanent Performance Venue

3.90



Green Infrastructure

3.82



Winter Attractions/Tubing Slide

3.69



Decorative Shade

3.68



Concession Space

3.68



Passive Water Feature

3.65



Playground

3.62



Formal Events Facility

3.59



Ice Rink

3.56



Beer Garden/Picnic Area

3.56



Seasonal Skating Park

3.51



Game Courts

3.45



Splash Park

3.43



Nature-Based Play/Fitness Elements

3.43



Public Art/Sculptures

3.41



Outdoor Work Spaces/Seating Areas

3.37



Splash Pad

3.31



Interactive Art/Music Elements

3.19



Pop-Up Vendor Spaces/Kiosks

3.19



Passive Play/Games & Activities

3.18



Vendor Fair Space

3.09



Fitness Stations

2.88

Q31: WHAT IS YOUR TOP ELEMENT THAT YOU WOULD LIKE TO SEE INCLUDED IN THE NEW PUBLIC SPACE?

Water Features, Performance Area, Play Zones, Passive Natural Features, Multi-Use Structures, Concession/Food and Opportunities.

VISUAL PREFERENCE OPEN SPACE CHARACTER

Q33 - Q44: USING HEART BUTTONS INDICATE HOW MUCH YOU WOULD LIKE TO SEE THE CHARACTER WITHIN IN A NEW PUBLIC SPACE.



Village Green

3.95



Passive Open Space/
Natural Features

3.87



Village Green

3.85



Community
Gathering Space

3.85



Passive Green

3.56



Community Green

3.38



Active Plaza

3.35



Active Plaza/Play Area

3.35



Passive Plaza

3.19



Active Play Areas

3.17



Modern Plaza

2.67



Modern Plaza

2.51

VISUAL PREFERENCE DEVELOPMENT CHARACTER

Q46 - Q57: USING HEART BUTTONS INDICATE HOW MUCH YOU WOULD LIKE TO SEE A SIMILAR DEVELOPMENT WITHIN IN A NEW PUBLIC SPACE.



Commercial Use
with Outdoor Space

3.71



Commercial Use
with Outdoor Space

3.61



Traditional Retail with
Corner Open Space

3.11



"Lifestyle Center"

2.98



Mixed-Use
Development

2.89



Mixed-Use
Development

2.83



Pop-Up Retail Spaces/
Plaza Space

2.66



Mixed-Use
Development

2.63



Mixed-Use
Development

2.49



Townhomes/
Attached Single-Family

2.30



Multi-Family
Residential

2.05



Multi-Family
Residential

1.93

PUBLIC SPACE PROGRAMMING

Q59: WHAT ARE THE TOP THREE EVENTS THAT YOU WOULD BE INTERESTED IN ATTENDING ON A MORE REGULAR BASIS?



Farmer's Market

(Kankakee, IL)



Food-Centric Events

(Ottawa, IL)



Movies in the Park

(Plainfield, IL)



Art Festivals

(Deerfield, IL)



Oktoberfest

(Glendale Heights, IL)



Winter Wonderland

(New Lenox, IL)



Yoga in the Park

(Galesburg, IL)



Run/Walk Events

(Manhattan, IL)



Picnic in the Park

(Park Forest, IL)



Light Shows

(Lisle, Chicago)

Q60: CAN YOU THINK OF ANY OTHERS WHICH ARE NOT SHOWN?

- » Food Truck Festivals
- » Music Concerts
- » Community Garden

- » Senior Events
- » Sporting Competitions
- » Vendor Fairs

- » Holiday Parades
- » Golf Cart Events
- » Fundraisers

FILL IN THE BLANKS **COMMUNITY CHARACTER**

Q62: “I WANT THIS COMMUNITY PUBLIC SPACE TO HAVE ____ , ____ , AND ____ .”

- » Green Space
- » Walking Paths
- » Food Trucks
- » Play Areas
- » Gathering Spaces
- » Music Stage
- » Landscaping
- » Bathrooms
- » Outdoor Seating
- » Common Building

Q63: “THE BIGGEST CHALLENGE FACING THE MUNICIPAL/COMMUNITY CAMPUS AREA IS ____ . TO FIX IT WE NEED TO ____ .”

- » No Flow/Connection
- » Parking
- » Underutilized Space
- » Teen Activities
- » Street Parking
- » Events/Programming
- » Bathrooms
- » Facility Relocation

Q64: “ ____ IS WHAT MAKES BOURBONNAIS UNIQUE. ____ WOULD MAKE IT EVEN BETTER.”

- » The People
- » Safety
- » Small Town Feel
- » Family Friendly
- » Connectivity
- » Events/Gatherings
- » Amenities/Structures
- » A Downtown

Q65: “ THE CORE VALUES OF BOURBONNAIS ARE ____ , ____ , AND ____ .”

- » Family
- » Kindness
- » Community
- » Friendship
- » Affordable
- » Cleanliness
- » Safety
- » Respect
- » Neighborly
- » Hardworking

Q66: “ I FEEL ____ ABOUT TRYING/HAVING ____ IN BOURBONNAIS.”

- » Excited
- » Strongly
- » Great
- » Optimistic
- » A Community Area
- » Culture
- » More Events
- » Shared Green Space

Q67: WHAT SHOULD THE PUBLIC PLACE BE CALLED?

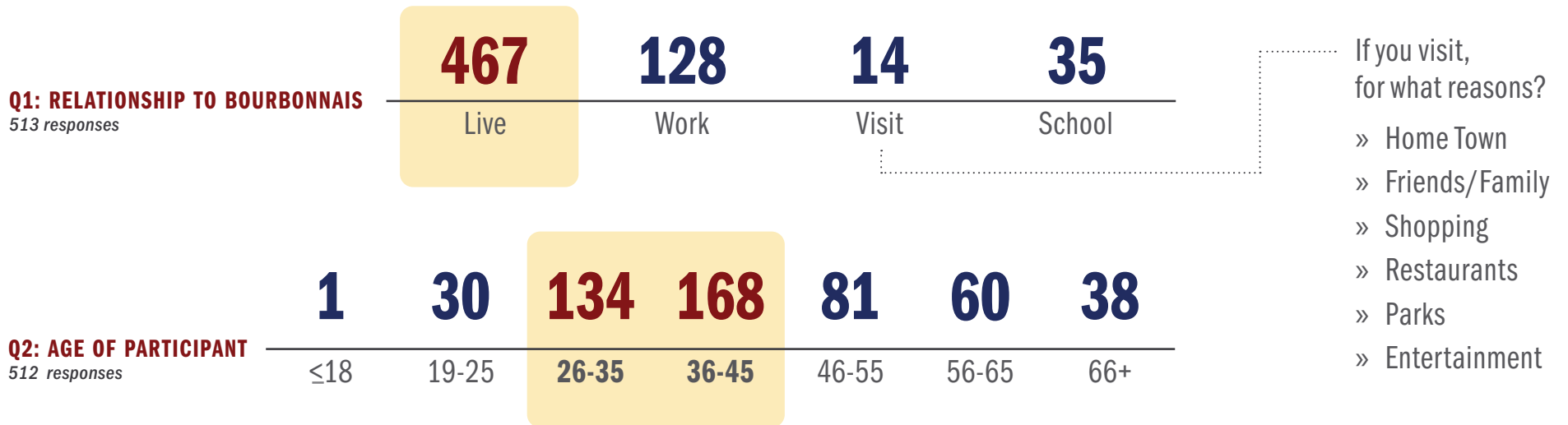
- » Village Green
- » Friendship Village
- » Bourbonnais Commons
- » Village Place
- » Pugsley Place
- » Bourbonnais Grove
- » The Quarter
- » Bourbonnais Gathering Grounds
- » Central Plaza
- » Gathering on the Green
- » The Circle
- » Bourbonnais Block

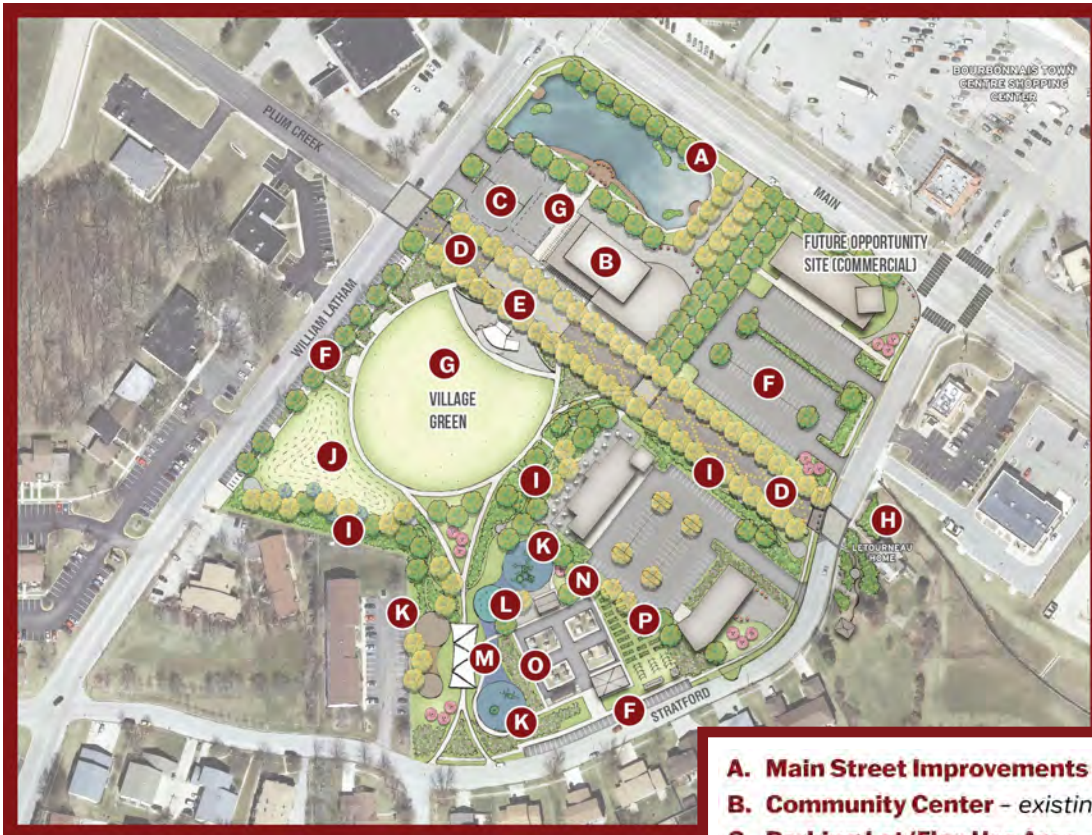


Online Survey #3 Marketing Examples

COMMUNITY ONLINE SURVEY #3

On Monday, October 5th, 2020, the third and final online survey was launched on the City of Bourbonnais Community Campus Plan website. It remained open to the community until Sunday, November 1, 2020. The online survey had 514 participants. The feedback from the third online survey is included on the following pages.





PREFERRED COMMUNITY CAMPUS CONCEPT

The Preferred Campus Concept was carefully designed using the following valuable feedback and analysis:

- » Village Staff Guidance
- » Steering Committee Goals/Priorities
- » Community Feedback
- » Site Area Analysis
- » Existing Facilities Assessment

- A. Main Street Improvements** – streetscape & pond enhancements
- B. Community Center** – existing building repurposed with event space, concessions & restrooms
- C. Parking Lot/Flex Use Area** – opportunities for seasonal programming (festival tent, skate rink/park)
- D. Pedestrian Festival Street** – decorative paving, lighting, and gateway elements
- E. Festival Plaza** – gathering space for activities with a seating element for dining
- F. Shared Parking Areas** – primary lot and new on-street parking (roughly 230 spaces)
- G. Bandshell** – dual use stage and landmark element
- H. LeTourneau Home Connection** – improved connectivity, pedestrian crossing & landscaping
- I. Nature Walk** – interpretive trail featuring native landscaping
- J. Viewing/Sledding Hill** – sloped seating area & winter activity space
- K. Active Play Spaces** – multiple playground & themed play areas
- L. Water Play Area** – splash pad/park
- M. Play Area Pavilion** – covered gathering space with tables & seating
- N. Restroom Facility** – small building with restrooms & park storage
- O. Enhanced Safety Town** – improved active play and learning area with increased access
- P. Community Garden** – programmable space with garden plots

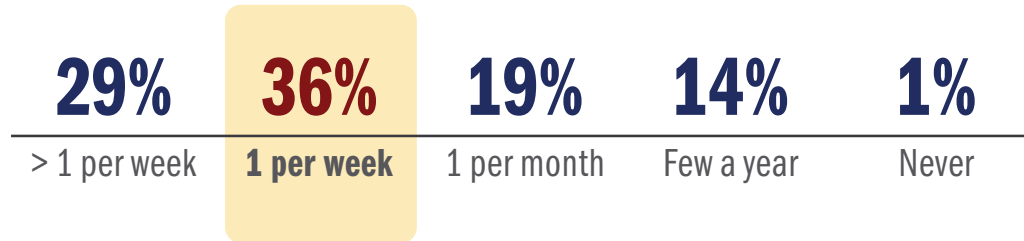
Q6: BASED ON THE VISION SHOWN ON THE PAGE BEFORE, WHAT ARE THE THREE MAIN FEATURES OR ACTIVITIES THAT WOULD ATTRACT YOU TO THE CAMPUS AREA?

365 responses



Q7: HOW OFTEN WOULD YOU ANTICIPATE VISITING?

377 responses



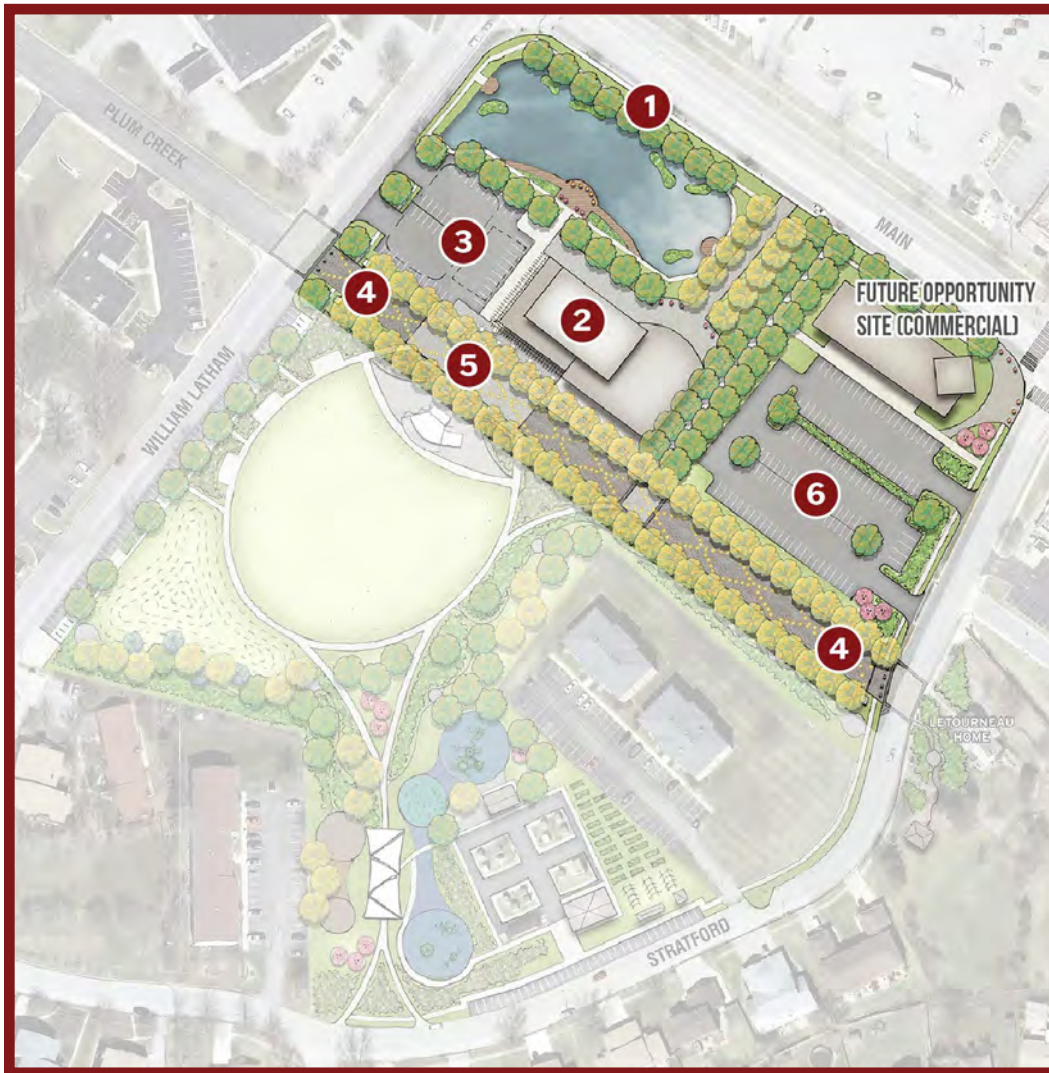
Q8: WHO WOULD ACCOMPANY YOU TO THE CAMPUS SITE?

378 responses



TOP PRIORITIES EXERCISE

Understanding the community’s top priorities for new amenities or improvements is an important part of implementing the vision for the Community Campus. Please use the ranking bars below to tell us how high a priority should be placed on each of the key features shown below. Please note, the Preferred Campus Concept is broken down into three main areas including the: Northern Area, Central Area, and Southern Area. The following pages include the community’s top priorities for the Central Area!



Other priorities: the existing Skate Park, convenient seating and trash receptacles, sidewalks and trails, street-level restaurants and small businesses, amenities for pets, community programming, senior park or grove, and indoor play space.



1. MAIN STREET IMPROVEMENTS

Streetscape and Pond Enhancements

3.52



2. COMMUNITY CENTER

Existing Building Repurposed with Event Space Concessions and Restrooms

3.48

PRIORITY #3



3. FLEX SPACE FOR SEASONAL PROGRAMMING

Event Tents and Skate/Ice Rinks

3.78

PRIORITY #2



4. PEDESTRIAN FESTIVAL STREET

Decorative Paving, Lighting, and Gateway Elements

3.99

PRIORITY #1



5. FESTIVAL PLAZA

Gathering Spaces and Seating for Dining

4.04



6. CONVENIENT PARKING

Primary Dedicated Parking Options

3.40

PREFERRED CAMPUS PLAN CONCEPT - **CENTRAL AREA**



PRIORITY #1



**7. BANDSHELL
/PERFORMANCE STAGE**

Dual Use Stage and Landmark Element

4.00

PRIORITY #3



8. INTERPRETIVE NATURE WALK

Trail Featuring Native Plantings

3.72

PRIORITY #2



**9. SLED HILL
/WINTER ACTIVITY SPACES**

Sloped Seating and Seasonal Area

3.90

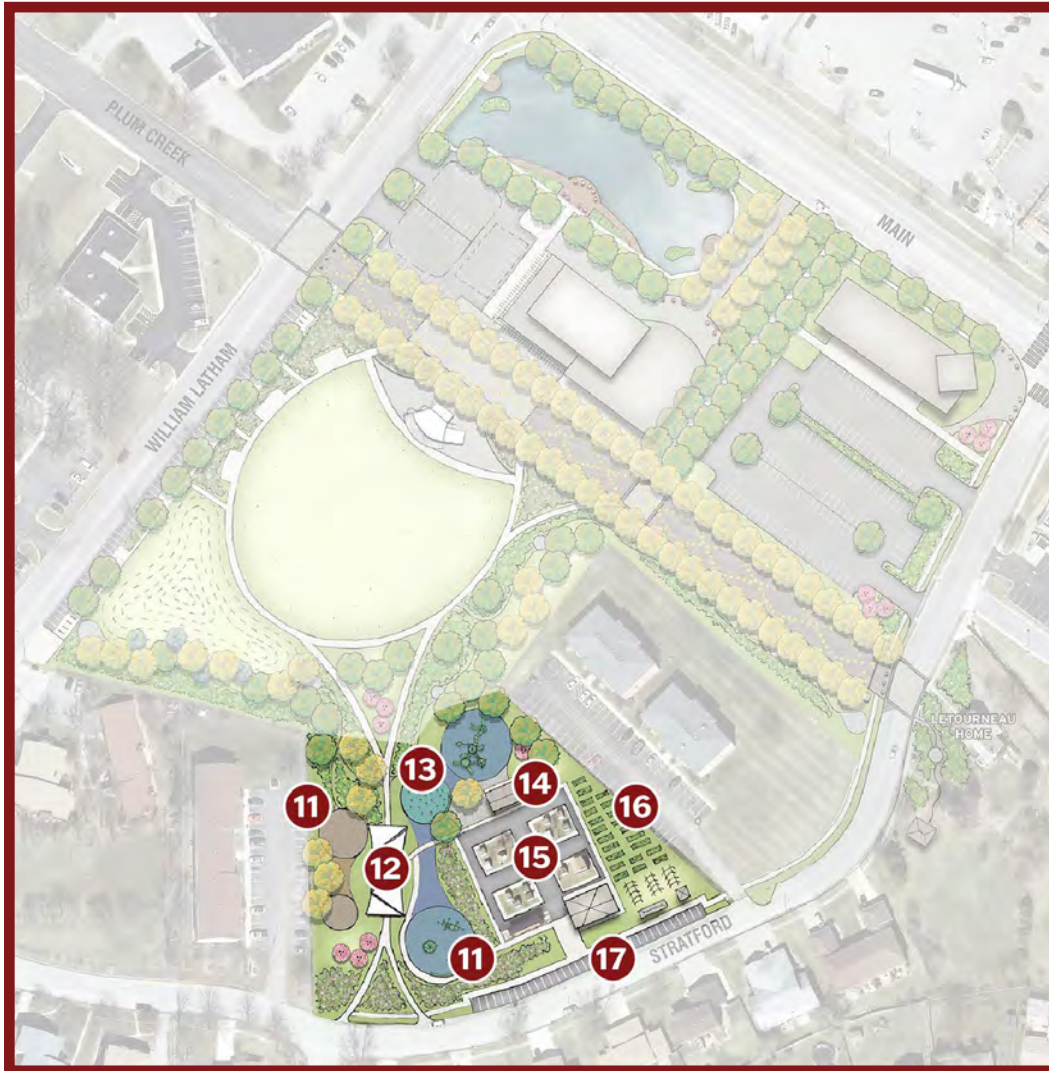


10. CONVENIENT PARKING

On-Street Parking Options

3.32

Other priorities: covered sport courts, outdoor community swimming pool, multi-use sport lawn, and frequent water stations and restroom facilities/changing rooms.



Other priorities: business vendors, green space and picnic tables, and naturalistic water features.



16. COMMUNITY GARDEN
Programmable Space with Garden Plots
3.16

PRIORITY #2



11. ACTIVE PLAY SPACES /PLAYGROUNDS
Multiple Playgrounds/Themed Play Areas
4.03



12. PLAY AREA PAVILION
Covered Gathering Space with Shade and Seating
3.76

PRIORITY #3



13. PLAY WATER AREA
Water Splash/Pad
3.95

PRIORITY #1



14. RESTROOM FACILITY
Small Bathroom with Park Storage
4.15



15. ENHANCED SAFETY TOWN
Enhanced Active Play and Learning Area with Increased Access
2.97



17. CONVENIENT PARKING
On-Street Parking Options
3.45

ACTIVITY AREA PROGRAMMING EXERCISE

Within the Southern Area, the Preferred Plan Concept identifies several Active Play Spaces, but anticipates that additional input will be required to determine the exact character and programming of these areas. To help guide the future use of these Active Play Spaces, please choose your top three activities you would like to see.

PREFERRED CAMPUS PLAN CONCEPT - ACTIVITY PLAY SPACES



RANKING #1

Splash Park/Pad



RANKING #2

Modern Playground



RANKING #3

Sport Courts



RANKING #4

Fitness Stations



RANKING #5

Nature-Themed Play



RANKING #6

Bike/Scooter Course



RANKING #7

Traditional Equipment



RANKING #8

Dedicated Skate Park



RANKING #9

Safety Town/Learning



Other activities: zip line, jumping pillow, and pickleball.

THE NAME GAME EXERCISE

The community was asked during prior engagement opportunities to help name the future gathering space. Participants let us know if they liked any of the top suggestions listed below. Hey, let's go to the!

1. **Bourbonnais Commons** ❤️ 156 LIKES

2. **Bourbonnais Grove** ❤️ 95 LIKES

3. **Friendship Village** ❤️ 87 LIKES

4. **Village Green** ❤️ 76 LIKES

5. **Central Plaza** ❤️ 54 LIKES

6. **Gathering on the Green** ❤️ 46 LIKES

7. **The Quarter** ❤️ 44 LIKES

8. **Bourbonnais Gathering Grounds** ❤️ 40 LIKES

9. **The Circle** ❤️ 36 LIKES

10. **Bourbonnais Block** ❤️ 28 LIKES

11. **Village Place** ❤️ 27 LIKES

Other names:

- » Rendezvous Bourbonnais
- » Main Street Mile
- » Friends Plaza
- » The Village Square
- » Bourbonnais Boulevard
- » The Commons Off Main
- » The Hangout
- » Trudeau Plaza
- » Bourbonnais Matinee
- » Friends Park
- » "Fleur-de-Lis" Quartier
- » Point Bourbonnais
- » Adventure Village
- » Bourbonnais Junction
- » The Atelier
- » The Backyard of Bourbonnais

Q33: PLEASE PROVIDE ANY ADDITIONAL THOUGHTS, COMMENTS, OR IDEAS YOU'D LIKE TO SHARE ABOUT THE PREFERRED CAMPUS CONCEPT.

73 responses

"Shade and natural areas are key elements to drive engagement in Illinois."

"Easy access for seniors and seating near play areas."

"Needs to be connected to Olivet seamlessly."

"Need an indoor play space for our children during the colder months."

"Let's help bring young families to the area and encourage gatherings."

"Make a place for 20 and older can bring our friends to enjoy day/night."

"A permanent bandshell is a priority."

"I am rooting for a whole section with paved walkways almost like a street festival.."

COMMUNITY CAMPUS MASTER PLAN

Based on the information gained during Phase 1 analysis efforts and collection of a diverse array of stakeholder and community member input, the project team began a multi-step visioning process for selected opportunity site's within the project study area. Though a range of options were tested, ultimately it was determined that the areas south of Main Street were the preferred location for a new landmark community open space, with the northern portions of the study area remaining focused on supporting private use and development.

The design process began with a series of initial 'framework' concepts that explored the general relationships between various uses and areas of use at a high level. Following a review of the initial framework concept scenarios, the team then developed a range of preliminary plan concept sketches that explored various aspects of layout and character of the envisioned community space(s). Finally a preferred plan direction was established and eventually refined based on input from the Village, advisory committee, and community members.

INITIAL FRAMEWORK CONCEPTS

Framework Concept 1. The first scenario focused on creating a main plaza and gathering space on the location of the current skate park and municipal parking lot, with the potential adaptive use of the Admin Building for supporting services. Goselin Park would be maintained for primary use as an park space and the amenities area to the south would be enhanced.

Framework Concept 2. The second scenario placed a greater focus on the Admin building site as the location for a new municipal facility and landmark event space. Goselin Park would still be used as a park space, however portions would be scaled back to allow for increased parking. The play areas to the south would be largely maintained.

Initial South Side Framework Concepts

Scenario 1



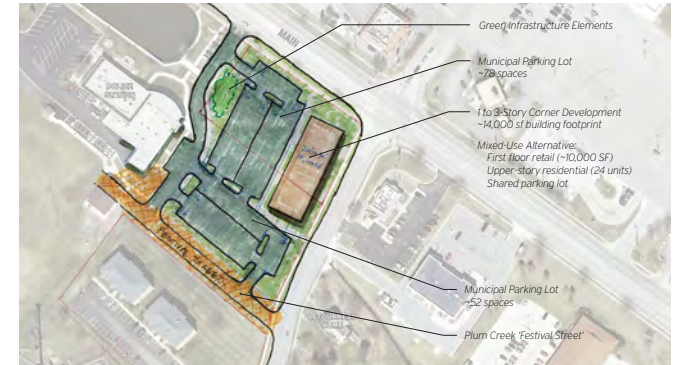
Scenario 2



PRELIMINARY PLAN CONCEPTS

The images shown on this page provide an example of the design development process undertaken by the project team as they worked towards a preferred plan concept for the community campus area. The process began by exploring different approaches to the overall structure of the main opportunity site – including various trail & path linkages, aesthetic styles, and relationships between amenities. As the refinement process continued, additional studies were undertaken for specific areas and elements to help determine the ideal layout each piece.

One important distinction between the preliminary plan concept shown here and the initial framework concept scenarios shown previously, is that the Village and project advisory committee ultimately determined that Goselin Park should remain the focus of future open space enhancements. The new landmark plaza space was also shifted to the south side of the existing Police Station/Village Hall building to provide a more central gathering space and better unify the building to the enhanced park. The Police Station will ultimately be relocated and the existing building will be renovated into a new community center, a perfect complement to the envisioned plaza and open space.



PREFERRED COMMUNITY CAMPUS PLAN CONCEPT

The Preferred Community Campus Plan concept (shown on facing page with key elements noted below) envisions Goselin Park as being transformed into a new landmark open space and events area. A new stage at the northern end of the green provides a unique focal point and is directly tied to a new pedestrianized 'festival street' and plaza space, which is anchored by a newly renovated Community Center that includes space for food and beverage service and programming.

The northern portions of the site along Main Street are revitalized with streetscaping and other pedestrian safety enhancements, providing a pleasant and inviting 'front door' to the community campus. The eastern

corner of the site is redeveloped with a complimentary use and shares an expanded parking lot with green infrastructure elements.

The existing amenity and play areas at the southern portion of the site are also enhanced with new active use 'rooms' that feature a mix of play elements and activities. A central seating area and new restroom facility are included to provide needed amenities and convenience. Safety Town is revitalized for imaginative play with space for classes and community use.

Roughly 296 parking spaces are incorporated throughout the site including 104 on-street and 192 off-street spaces providing flexibility and convenient access for users.

A Main Street Improvements

- » Enhanced streetscaping & pedestrian crossings
- » Refurbished retention pond with wetland islands
- » Perimeter walk and boardwalk outlook areas

B Community Center

- » Refurbished building with event spaces, concession area, and pergola

C Parking/Flex Space

- » 58 parking spaces
- » Seasonal programming opportunities including Skate Park and Ice Rink (70'x120')
- » Festival Tent location

D Pedestrian Festival Street

- » Signature gateway feature & bollards
- » Vehicular grade pavers
- » Overhead lighting or decorative elements

E Festival Plaza

- » Dining area with cafe tables
- » Raised planters with custom viewing seatwalls
- » Specialty paving

F Development site (~1 acre)

- » 10,000 SF Commercial development

G Shared Parking

- » 192 Off-street spaces (including flex lot)
- » 104 On-street spaces
- » Green infrastructure BMPs

H Letourneau Home Connection

- » Connection to Letourneau Home including drainway & native plant landscaping
- » New Schoolhouse (built by others)

I Nature Walk

- » Interpretive trail featuring native landscaping

J Bandshell

- » 500 SF Main stage with support building
- » 200 SF Secondary stage facing community center
- » Landmark feature with public art elements

K Viewing / Sledding Hill

- » 0.8 acre sloped seating area & winter activities

L Active Play Spaces

- » Multiple active play spaces (~4,500 SF each)
- » Flagship Playground & themed play areas

M Water Play Area

- » 2,500 SF splash pad/park

N Play Area Pavilion

- » Centralized space with tables & seating
- » Open structure with decorative shade sails

O Restroom Facility

- » New auxiliary building with public restrooms
- » Storage & pump-room

P Enhanced Safety Town

- » Improved or repurposed for active play
- » Class space & amenities for public use

Q Community Garden

- » Programmable space with garden plots, hoop houses, and tool shed

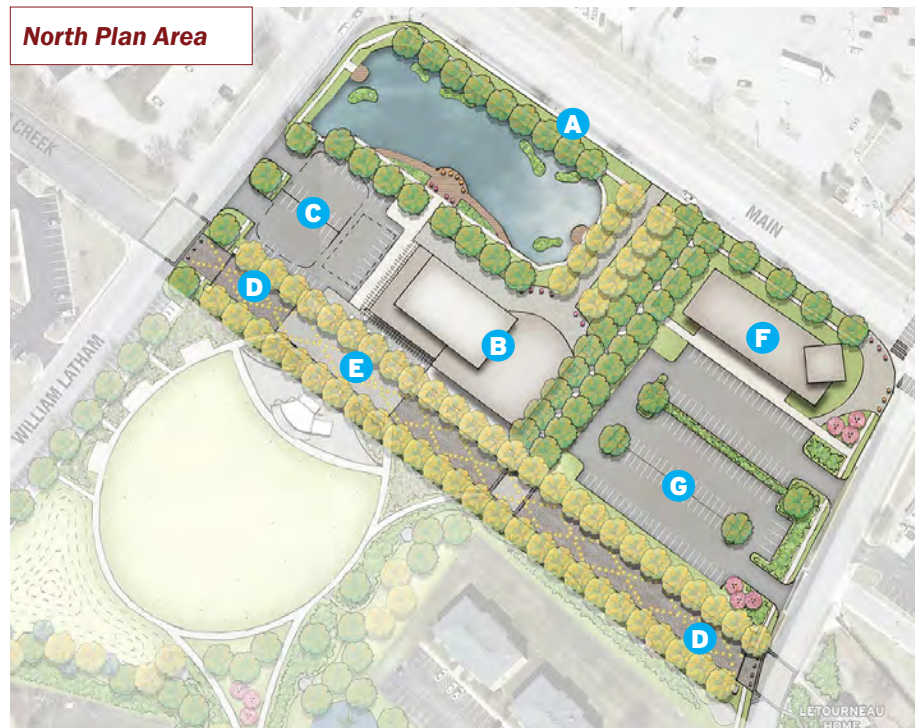
Preferred Community Campus Plan Concept



COMMUNITY CAMPUS PLAN ELEMENTS – NORTHERN AREA

The preferred plan concept incorporates flexibility and scalability into its design to allow for a broad range of dynamic programming and use, year round. The design and location of the various features within the proposed site plan are another essential aspect in the vision for the space.

The northern portion of the community campus plan area includes several essential elements and amenities and serves as the primary hub for activity. Enhancements along Main Street help to draw attention to the site, while also improving connectivity with the surrounding community. Some of the key elements of the plan are further outlined on the following pages to help illustrate the vision for the site.



Northern portion of the Community Campus Plan Area

- A Main Street Improvements.** The plan envisions streetscaping and frontage enhancements along Main Street to create an attractive and inviting atmosphere from this essential corridor. Improved pedestrian crossings help to link the site with commercial uses to the north, enabling better connectivity and synergy. The existing pond is refurbished with native landscape plantings, a perimeter walkway, and a new boardwalk overlook that allows for interaction with the pond.
- B New Community Center.** An essential component of the Community Campus Plan Concept is the renovation of Municipal Center into a new community center (Police Department and Community Room to be relocated elsewhere). The refurbished building would feature event spaces, restrooms, concessions or food services, a new pergola over adjacent seating, and a range of space for classes and programming.
- C Flex Space for Seasonal Programming.** The existing parking lot to the west of the community building would remain with roughly 58 spaces, but be reconfigured to improve circulation and enable a range of seasonal activities and programming. Existing Goselin Park elements such as the skate park, ice skating rink (70'x120'), and festival tent could all be relocated to this area providing a critical mass of year-round activity directly connected to essential amenities and infrastructure.
- D Pedestrianized Festival Street.** Plum Creek Drive is extended through the site, however the new street is designed to prioritize pedestrian use and would largely be closed to vehicular traffic outside of event loading and emergency access. Signature gateway elements and movable bollards are included at both ends serving as a functional visual landmark from both the east and west sides of the site. Vehicle grade decorative pavers create a pleasant, but functional aesthetic. The street would be well lit with decorative light fixtures to provide a safe path at any time of day, and can also incorporate overhead string lights or other decorative elements for added interest.

The festival street was rated as one of the top three priorities within this portion of the site.

E Festival Plaza. Located between the new community center and stage/event lawn to the south, the festival plaza becomes the primary gathering space of the new community campus. The space is programmed with movable seating, specialty paving and lighting and is intended to be active through the day, week, and year. The space itself is also defined by raised planters with additional informal seating. Opportunities to partner with local businesses and vendors, both formally and informally – such as through pop up kiosks, food trucks, and rotating concessions in the Community Center – are also encouraged in this area as a way to both generate activity and bolster economic development efforts.

The festival plaza was rated as the top priority within this portion of the site.

F Corner Development Site. The existing admin building is shown as being redeveloped, ideally with a supportive commercial use that provides synergy with the envisioned community campus. The new building footprint is moved closer to Main Street and includes improved frontage landscaping and a small gateway plaza at the corner of Main Street and Stratford.

G Shared Parking. The existing parking lot off of Stratford would be reorganized and expanded to roughly 134 spaces. The lot would also include green infrastructure elements – for example bio swales and/or permeable paving – that provide a pleasing yet functional aesthetic. The lot could also serve as a staging ground for major events, such as the Friendship Festival.

Convenient parking was rated as one of the top three priorities within this portion of the site.



Example of enhanced pond and other Main Street improvements



New Community Center and adjacent plaza



Seasonal programming such as ice skating



The festival street supports frequent events & programming



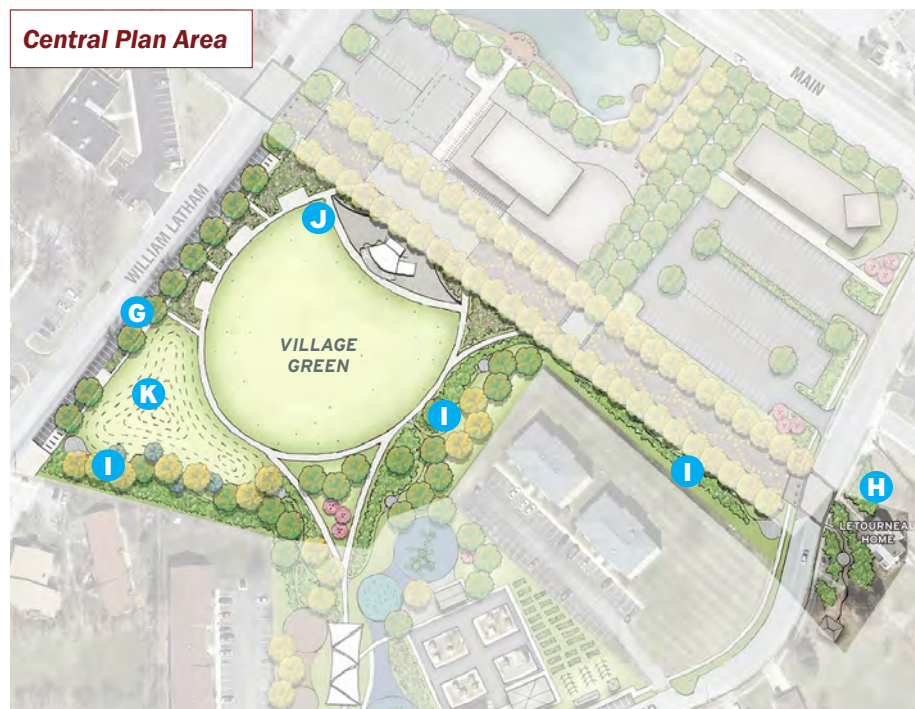
The festival plaza connects the community center and stage.



Convenient access to parking supports regular usage

CENTRAL AREA PLAN ELEMENTS

The central area is focused around a new 1.5 acre village green space (~250' x 280') that serves as both a passive use area for everyday enjoyment and space for major events. The green is flanked by seating pockets on both sides and anchored by a bandshell to the north and sloped viewing hill to the south. Ample landscaping around the sides of the green help to enclose and buffer the space. A network of intersecting formal and informal paths provide excellent connectivity within the park and surrounding neighborhood areas. Other key elements and features of the central area are outlined on this and the facing page.



Central portion of the Community Campus Plan Area

- G Shared On-Street Parking.** The proposed plan recommends the introduction of on-street, angled or head-in parking along portions of William Latham Senior Drive adjacent to the park. Adequate space exists along the western edge of the park to accommodate over 60 parking spaces. This approach provides an efficient and highly functional way to help calm traffic speeds around the park while also boosting overall convenience.
- H Letourneau Home Connection.** The Letourneau Home Museum – located at the eastern terminus of the proposed festival street – provides an excellent opportunity for enhanced partnership and programming synergy. The Bourbonnais Grove Historical Society operates the site and has plans for future site improvements, including construction of a new schoolhouse building. The connection between the community campus and Letourneau Home site can be enhanced through coordinated native landscaping and a dedicated crossing.
- I Interpretive Nature Walk.** A trail system with native landscaping and interpretive/educational elements and displays is included in several locations around the perimeter of the community campus plan area. These spaces are multi-functional in nature – serving as a trail circuit and programming opportunity, while also providing an attractive buffer between the space and neighboring properties.
Interpretive nature walks were rated as one of the top three priorities within this portion of the site.
- J Bandshell / Performance Stage.** The inclusion of a stage for performances and events was noted as being one of the most highly desired elements throughout the planning process. The preferred plan concept locates a new multi-functional stage element at the northern portion of the village green. The stage is envisioned as being a unique landmark element within the site and featuring a decorative design as well as other public art elements on the back

and sides. To maximize use and function, the proposed design includes two separate stage areas – a 500 square foot main stage facing the lawn and 200 square foot secondary stage facing the community center. ***The stage and bandshell was rated as the top priority within this portion of the site.***

K ***Sledding Hill / Winter Activity Spaces.*** The southwest corner of the site features a roughly 0.8 acre mounded hill that helps to buffer and enclose the village green, while also providing seating for events and opportunities for winter programming – such as sledding. Another useful aspect of the hill is that it could also potentially provide a cost effective alternative to off-site dumping of any dirt or material removed during construction.

The sledding hill/winter activity space was rated as one of the top three priorities within this portion of the site, with winter programming being a highly sought after consideration in the overall process.



A new bandshell serves as a distinct, functional element



The plan incorporates native landscaping and interpretive trails



Thoughtful design enables seasonal programming opportunities



On-street parking can be incorporated around the site's edges.

SOUTHERN AREA PLAN ELEMENTS

The southern area of the community campus is designed and programmed to promote frequent and continual use by creating a critical mass of activities and amenities within a roughly 2 acre space. The area is organized in a manner that prioritizes user convenience as a strategy for attracting visitors from both the local community and surrounding region. Key examples include the co-location of active play areas around a covered, central gathering space and new restroom facility, with immediate access to on-street parking along Stratford. A range of unique amenities and diverse play spaces and elements also help to attract a wide array of users and sustained interest over time.



Central portion of the Community Campus Plan Area

- L Active Play Spaces.** The preferred plan concept includes multiple active play spaces (each roughly 4,500 square feet) that can accommodate a range of ages and ability levels. The plan envisions main ‘flagship’ playground with modern play equipment located directly adjacent to the splash pad and bathroom facility. Two other themed play areas targeted towards specific age groups or activities located around a central gathering space.

The inclusion of active play areas was rated as one of the top three priorities within this portion of the site, with modern play equipment also being noted as a preferred alternative to other playground styles.

- M Water Play Area.** A prominent component of the plan is a new water play area that could include either a splash pad with in-ground sprayers or splash park that features vertical elements and activities. The space shown for this use is roughly 2,500 square feet, but could be expanded into one of the other active play spaces if a more substantial feature is desired. While the specific size, design, and programming of this element is flexible, the water play area should be located near the restroom facility for both convenience and to support essential pumping and filtration equipment.

A water play area was rated as one of the top three priorities within this portion of the site, and the top priority for programming active use spaces.

- N Play Area Pavilion.** The plan includes a centralized gathering area within the southern portion of site, providing parents with a convenient location to watch kids play while also promoting socialization. The space would include tables and seating, and could also feature other unique elements such as fire pits that could help to promote multi-season use. The plan envisions the use of a decorative shade sail type covering to help save cost while providing comfort and visual interest, however a more formal structure is also possible. This element could potentially be incorporated with the proposed restrooms facility as well.

- O Restroom Facility.** A new auxiliary building is shown just south of the water play area and primary playground space. This building would

feature public restrooms and provide a convenient location to house essential mechanical equipment for the water play elements.

Providing convenient access to restrooms was the top-rated priority within this portion of the site.

P Enhanced Safety Town. The existing safety town area would remain, however the proposed plan would seek to improve the space for active play through enhanced programming and increased access to adjacent play areas. The existing train car and building would also remain and be used as amenities for public uses, such as classes and party rentals. A portion of the existing building could also potentially be repurposed as office/administrative space to support the expanded operational needs of the new community campus.

Q Community Garden. Though the area is currently underutilized, there is a substantial amount of space available for use between safety town and the adjacent apartment property. A community garden could be an excellent use for this space as it is somewhat separated from the other activity areas and also benefits from its proximity to the existing safety town building – providing utility connections, storage, and programming opportunities. Other elements of the space could include raised beds, hoop houses, a common seating area, and a small shed for tool storage. Partnerships with the Letourneau Home Museum or other civic organizations should also be explored as opportunities for educational programming and increased stewardship.



Modern play equipment



A decorative shade sail element provides comfort and interest.



A splash pad element that also serves as a plaza space.



Simple auxiliary building with restrooms.



Safety Town can be enhanced as an active play space.



Community garden space with raised beds.

NORTHSIDE OPPORTUNITY SITES

Similar to the south side of the Community Campus Plan area, a design development process was also conducted for the Village owned properties north of Main Street (see map below). This process included the creation of some initial framework concepts and a range of preliminary site planning scenarios. The goal of these scenarios is to help illustrate potential approaches to future land use and development within the area, while also establishing a more comprehensive vision for the heart of Bourbonnais.

INITIAL FRAMEWORK CONCEPTS

The initial frameworks concepts shown to the right were developed in the early stages of the visioning process and explored alternatives for a new community gathering space north of Main Street. While ultimately the areas south of Main Street were identified as the primary focus for public improvements, these exercises helped to identify land use relationships and linkages that were revisited in the following site planning scenarios.

North Side Area & Village-Owned Opportunity Sites



Initial North Side Framework Concepts

Scenario 1



Scenario 2



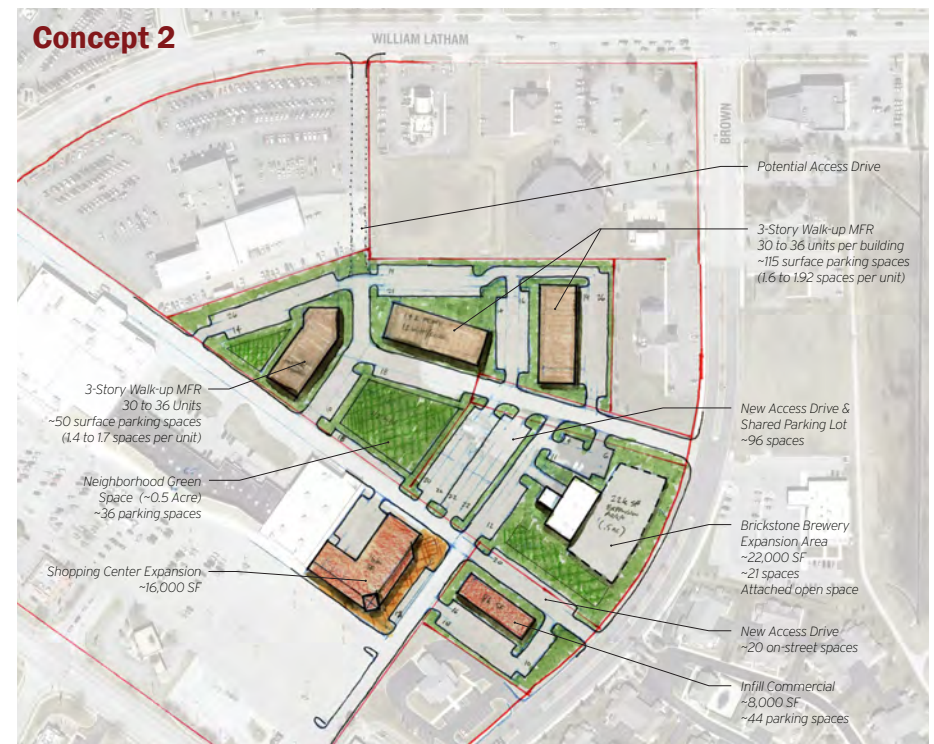
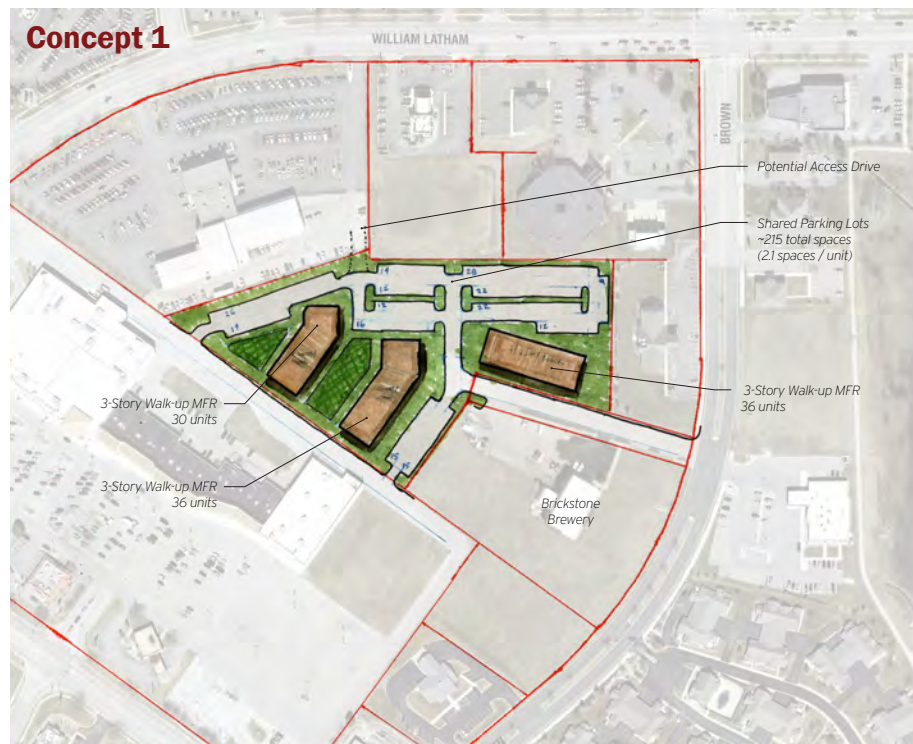
PRELIMINARY SITE PLANNING CONCEPTS

The site planning scenarios shown below and on the following page were developed to help support future decision making related to the Village-owned properties north of Main Street. The concepts are not meant to arrive at a specific design solution, but instead test a range of configurations and demonstrate feasibility. The exercise also helps to show how strategic use relationships within the study area can foster greater success for associated stakeholders than limited site specific proposals pursued on an individual basis.

Concept 1 – Residential Infill. The first concept focuses on a residential infill approach within the specific boundaries of the Village’s 5.6 acre

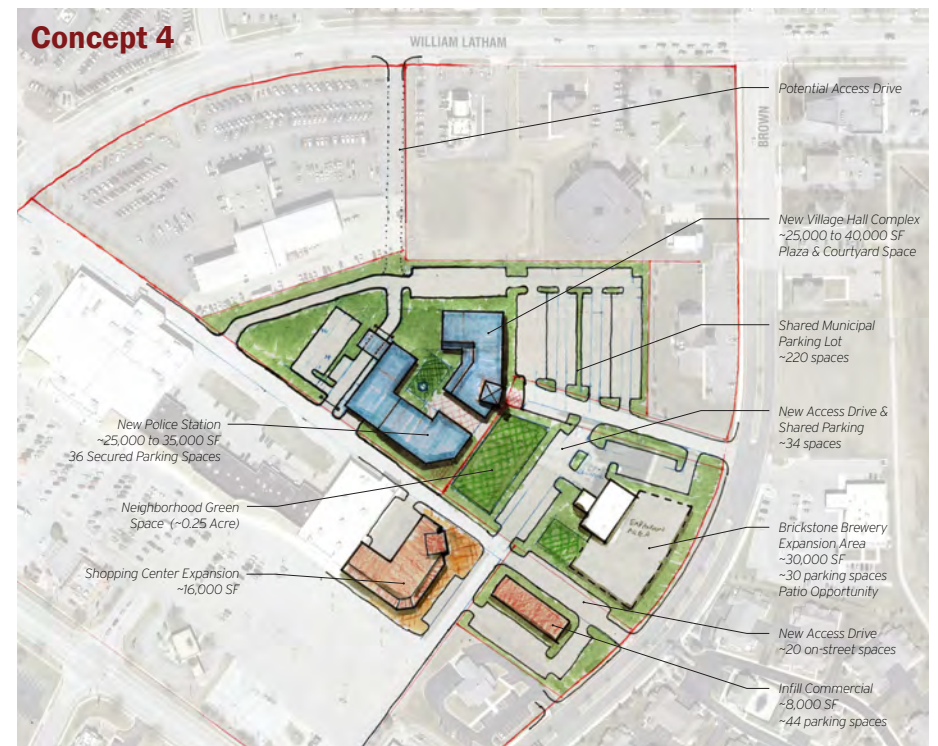
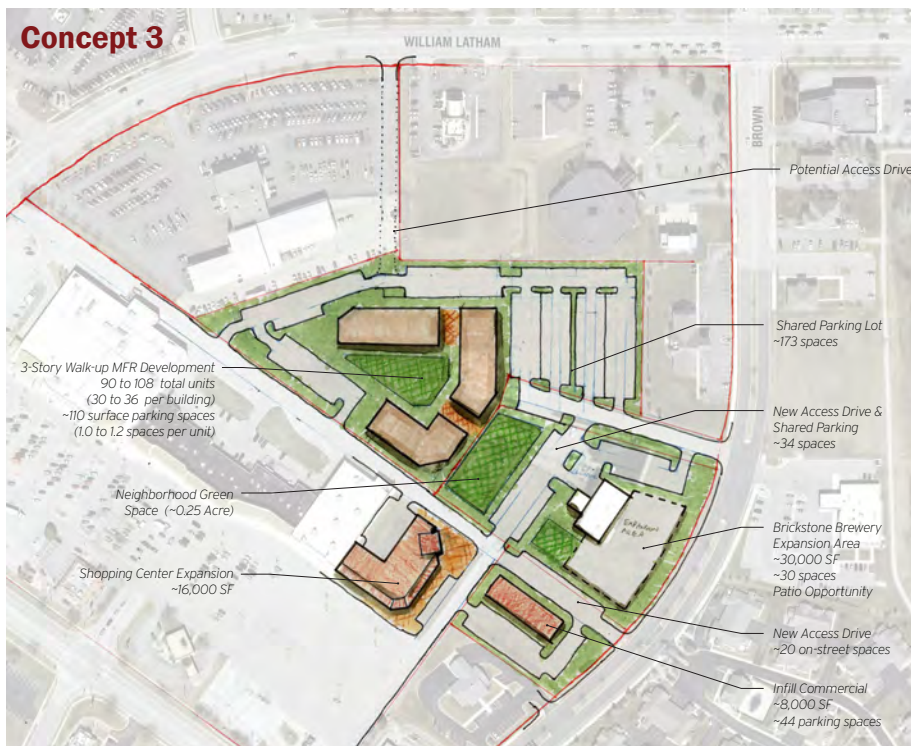
opportunity site. The plan shows a series of three story multi-family walk-up buildings with a common parking area and green space. As shown, the concept shows roughly 100 units, with a parking ratio just over two parking spaces per unit.

Concept 2 – Residential Infill. The next concept explores new residential development within the context of the surrounding opportunity sites including common access and circulation. Roughly 100 units are proposed similar to concept one, however a greater emphasis is placed on shared and on-street parking, enabling increased open space. In this concept the two commercial sites to the south are developed, however new access is provided into the center of the block. The Brickstone production site is also shown expanding to the east, with a larger, centralized parking lot to the rear.



Concept 3 – Residential Infill. The third concept demonstrates a similar scale and approach to new residential infill development, but within a more condensed footprint. Dedicated residential parking would be scaled back to roughly one space per unit, with the remaining parking being located in a manner that allows for shared and more flexible use with the surrounding businesses. A similar approach is maintained on the southern commercial lots, while the Brickstone property would potential trade some of its parking for new green space that could support the new residential uses – in addition to expanded programming.

Concept 4 – New Municipal Campus. The final concept takes a different approach, showing how the main Village owned property could be kept under local control and developed as a new municipal campus. The plan includes a new Village Hall complex at roughly 25,000 to 40,000 square feet, and a 25,000 to 35,000 square foot Police Station with roughly 36 secured parking spaces. The commercial sites and Brickstone property would be developed in a similar manner as Concept 3. One added benefit of this concept is that it enables a much more synergistic parking arrangement, where the municipal parking lot is used for staff and visitor parking during the day and then opened to the commercial uses on nights and weekends. If interested, this approach would allow for expansive programming and events at Brickstone without a major increase in parking.



COMMUNITY CAMPUS PLAN IMPLEMENTATION

The final section of the Community Campus Master Plan builds on the established framework and vision for the study area by outlining critical considerations for implementation – including logistical considerations, potential phasing and costs assumptions.

LOGISTICAL CONSIDERATIONS

Event Space Occupancy. An important consideration when designing and programming for activities and events is the projected occupancy of a space. Understanding the relationship between the amount of space available for an event versus the functional needs of the associated crowd size is critical in ensuring events are successful and sustainable.

Using the 1.5 acre Village Green space as a reference point for determining the potential occupancy load during large events, the team developed some baseline expectations for attendance. Assuming a ‘picnic style’ event where attendees are informally clustered in small

groups on blankets or lawn chairs is the most common occurrence, it is anticipated that the event lawn could comfortably accommodate roughly 1,800 people. This equates to roughly 36 square feet per person (6’x6’).

Note that the actual number of attendees for major events could be significantly higher if the majority of spectators are standing, or if a more formal seating arrangements is pursued (i.e. organized rows of chairs). The areas flanking the village green space, viewing hill, and nearby plazas and play spaces would also be expected to hold a considerable amount of users during these events as well.

Park Maintenance. The operational aspects of maintaining a public space of the size and intensity of use anticipated at the Community Campus is another essential aspect of implementation. The chart below identifies some standard maintenance tasks and provides a high level projection of associated time requirements. Note that the list is representative and should be considered a starting point for developing a more detailed operational outlined that is customized for the Community Campus.

Task Description	Weekday		Weekend		Number of Staff	Total Hours
	Hours Week (WD)	Visits / Year	Hours Week (WE)	Visits / Year		
Garbage & recycling collection, litter control	6	52	2	36	1	384
Restroom cleaning, trash removal (restrooms)	4	52	2	36	1	280
Turf area mowing, line trimming & edging (Fall leaf mulching)	6	38	0	0	4	912
Planting, weeding, mulching, seasonal cut down of perennials	10	8	0	0	3	240
Park, playground and facility inspections	8	12	0	0	1	96
Trimming and branch removals as needed	20	2	0	0	2	80
Annual start up, shut down, and maintenance	6	3	0	0	2	36
Watering of trees and planting beds as needed	18	8	0	0	1	144
Clean up from concert series and other special events	6	16	2	16	4	512
Pressure washing of playground and picnic areas	20	3	0	0	2	120
Maintenance of odds and ends, loose bench boards, cleaning kiosk, activity area repairs, etc.	6	12	0	0	2	144
Fertilizer and weed control (pavers and walkways)	12	8	0	0	2	192

PROJECT PHASING

During the final phase of the planning effort the project team worked with the Village to develop phasing strategy recommendations that grouped and sequenced individual element of the Preferred Plan concept. The following outline and exhibit identifies the specific elements that would benefit from being grouped together when planning and coordinating construction efforts. In developing this list, consideration has been given to priority level, expected costs, spatial relationships, construction and operational impacts on existing and adjacent uses.

Factors such as the timing of formal design development efforts, additional community meetings, public approval processes, detailed surveying, construction documentation, permitting, and bidding, donor activities – as well as potential changes in civic leadership or Village Board decision making may alter the anticipated sequencing.

Municipal Facilities & Infrastructure

As noted previously in this plan report, there are several existing municipal structures and infrastructure components located within the community campus plan area, such as the Police Department/ Municipal Building, current Village administrative offices, and Village communications tower. In preparing for implementation a more detailed assessment and plan for the relocation or maintained operation of these facilities will be required. Most notably, for the envisioned Community Center to be implemented in Phase 3, a new police station and potentially a new Village Municipal/administrative building will need to be located or constructed elsewhere in the Village. The timing of this effort will likely overlap with the initial phases of the community campus plan build out.

Community Campus Plan Phasing Outline

- **Phase 1: Front Door ‘Green Up’**
 - » *Retention Pond Enhancements*
 - » *Main Street Frontage Enhancements*
 - » *Enhanced Pedestrian Connection across Main Street*

- **Phase 2: Landmark Open Space**
 - » *New Village Green & Events Space*
 - » *Performance Stage*
 - » *Active Play Areas*
 - » *Water Play Area / Splash Pad*
 - » *Enhanced Safety Town & Community Garden*
 - » *Native Gardens & Walking Path Network*
 - » *Letourneau Home Connection & Site Enhancements*

- **Phase 3: Community Center**
 - » *Refurbished Community Center / Relocate Police Department*
 - » *Pedestrian Festival Street & Plaza*
 - » *Enhanced Pedestrian Connections across Latham & Stratford*
 - » *West Side Parking Lot / Flexible Use Area (festival tent & skateboarding)*
 - » *Administration Building Redevelopment*
 - » *East Side Parking Lot Expansion*

Community Campus Plan Phasing



OPINION OF PROBABLE COSTS

To help support the Village in implementation planning efforts, the project team developed an initial, high-level opinion of costs for the major elements of the Preferred Campus Plan concept. This cost opinion was developed by first conducting a take-off analysis of each major plan area or component, and incorporated demolition, site preparation, and utility costs, hardscape and softscape assumptions. Though useful for early-stage planning and budgeting, a more detailed cost assessment is recommended upon completion of a more detailed design process, including a preliminary engineering study. A formal construction documentation and bidding process will also be required for all future construction efforts.

The Village is advised to explore a range of funding scenarios and partnerships while working towards implementation of the Community Campus Plan vision. In addition to traditional grant sources for parks and recreation projects – such as OSLAD & NRPA – other components of the plan could be eligible for funding under different categories. For example, streetscaping, trails, and other pedestrian safety enhancements could target the State’s ITEP program; while individual play/recreational elements could be partially funded through various sports and fitness programs. A variety of grant sources and programs associated with arts & culture, community health & wellness, history & cultural resources, and sustainability & conservation present other potential opportunities. The Village should also explore alternative opportunities to pay for improvements - such as donations from individuals or outside groups, which could be an effective way to provide specific improvements or elements. Public/private partnerships may also be useful when exploring redevelopment opportunity site scenarios that could free up funding for capital improvements.

Notes and exclusions associated with the team’s Opinion of Probable Costs include the following:

- A contingency at 20% of construction cost is included in the cost opinion.
- Soft costs shown include Design & Engineering fees from Schematic Design through Construction Administration. Fees are generally estimated at 15% of construction cost.

- Existing ancillary building and cell tower demolition and relocation costs are not included in opinion of costs.
- Temporary Ice Rink infrastructure/programming costs are not included in opinion of costs..
- Tubing and other informal/seasonal infrastructure and programming costs are note included in cost opinion.
- Irrigation is only included in the Central Lawn and Viewing Hill areas.
- All lawn areas assumed to be seeded.
- Existing Village Hall/Police Station building renovation costs are included at a rate of \$135 per square foot. Opinion of cost range is between \$110 to \$135 per square foot.

Opinion of Probable Costs Outline

• Phase 1 Improvements	\$ 2,765,000
» <i>Retention Pond Promenade & Frontage Enhancements:</i>	\$ 1,805,000
» <i>Main Street Frontage Enhancements:</i>	\$ 245,000
» <i>Contingencies & Soft Costs:</i>	\$ 715,000
• Phase 2 Improvements	\$ 8,870,000
» <i>Village Green & Stage:</i>	\$ 3,560,000
» <i>Splash Pad & Play Spaces, Public Restroom Facility, Safety Town Updates, and Community Garden</i>	\$ 2,835,000
» <i>Letourneau Site Improvements:</i>	\$ 200,000
» <i>Contingencies & Soft Costs:</i>	\$ 2,275,000
• Phase 3 Improvements	\$ 10,900,000
» <i>Development Site Updates:</i>	\$ 1,308,000
» <i>Community Center Renovation:</i>	\$ 3,564,000
» <i>Community Center Sitework, Plaza & Flex Lot:</i>	\$ 1,430,000
» <i>Festival Street:</i>	\$ 1,770,000
» <i>Contingencies & Soft Costs:</i>	\$ 2,828,000

Potential Cost Breakdown by Area

