

CONVENT STREET DISTRICT

Convent Street forms an important entrance into the Core Area of the downtown as well as a link to Interstate 57. For out-of-town visitors, Convent Street comprises a significant portion of the "first impression" of Bourbonnais.



VILLAGE OF BOURBONNAIS' ECONOMIC DEVELOPMENT AMENITIES:

Bourbonnais is located in northeast Illinois, less than one hour south of Chicago. The Village of Bourbonnais is experiencing unprecedented levels of new growth. At every corner of town, you will find new homes, roadways, business, schools, and recreational activities.

The Village of Bourbonnais looking to the future also purchased all of the excess sewage capacity that the City of Kankakee. The Village had over 4.5 million gallons a day surplus available which allows Bourbonnais to continue to grow; unlike other areas that have reached their maximum sewage capacity.

AVERAGE DAILY TRAFFIC COUNTS:

S. Main St. (US Route 45)	Main St. NW (US Route 45 & IL Route 102)	N. Convent (IL Route 102)
29,300	15,600	15,900

POPULATION GROWTH:

1980	1990	2000	Current
13,280	13,927	16,000	18,206

The Village has available a full array of development tools to assist in the construction of new retail and commercial buildings. Programs Available

• TAX INCREMENT FINANCING

Under the terms of redevelopment agreements, multi-year property tax rebates are available for a wide array of eligible expenses, including land acquisition, site improvements, infrastructure, and interest expenses.

• SALES TAX SHARING

Under terms of redevelopment agreements, multi-year sale tax sharing plans will be considered.

• FAST TRACKING OF PLANS

The Village's Building Department will work with developers on the fast tracking of site plans and construction plans to ensure timely approvals of development initiatives.

CONTACT



VILLAGE OF BOURBONNAIS

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For more information, ask for the Mayor,
Administrator or Community Development
Department.

BOURBONNAIS



Downtown Plan

VISION STATEMENT

Downtown Bourbonnais is both a local attraction and a regional destination. The downtown attracts people because of its unique physical setting and the activities that take place there. The physical setting is that of a traditional downtown, but it is unique in terms of pedestrian amenities, distinctive architecture, civic design elements and sense of heritage. The activities within the downtown include distinctive shops, restaurants, entertainment and community events. The downtown also connects with events of regional importance that occur near the downtown, such as the Chicago Bears preseason camp and Olivet Nazarene University events. Participants in these events use the downtown to extend the experience by having a meal, lodging, shopping or strolling through the downtown.

MAIN STREET N.W. DISTRICT

Main Street N.W. serves as a key entrance into the Core Area and is important as a location for office/services uses as well as some retail uses. The physical character of this district is different than that of the other two districts. This district is more open, spacious and more uniform in character. The land use trend for this area is well established and complements the retail focus of the Core Area.

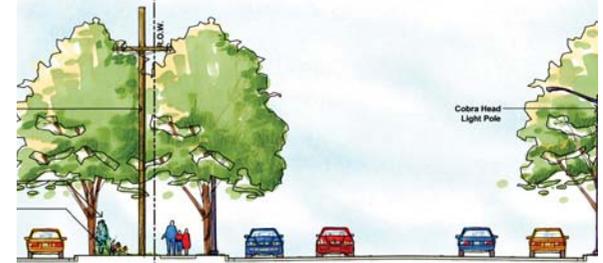
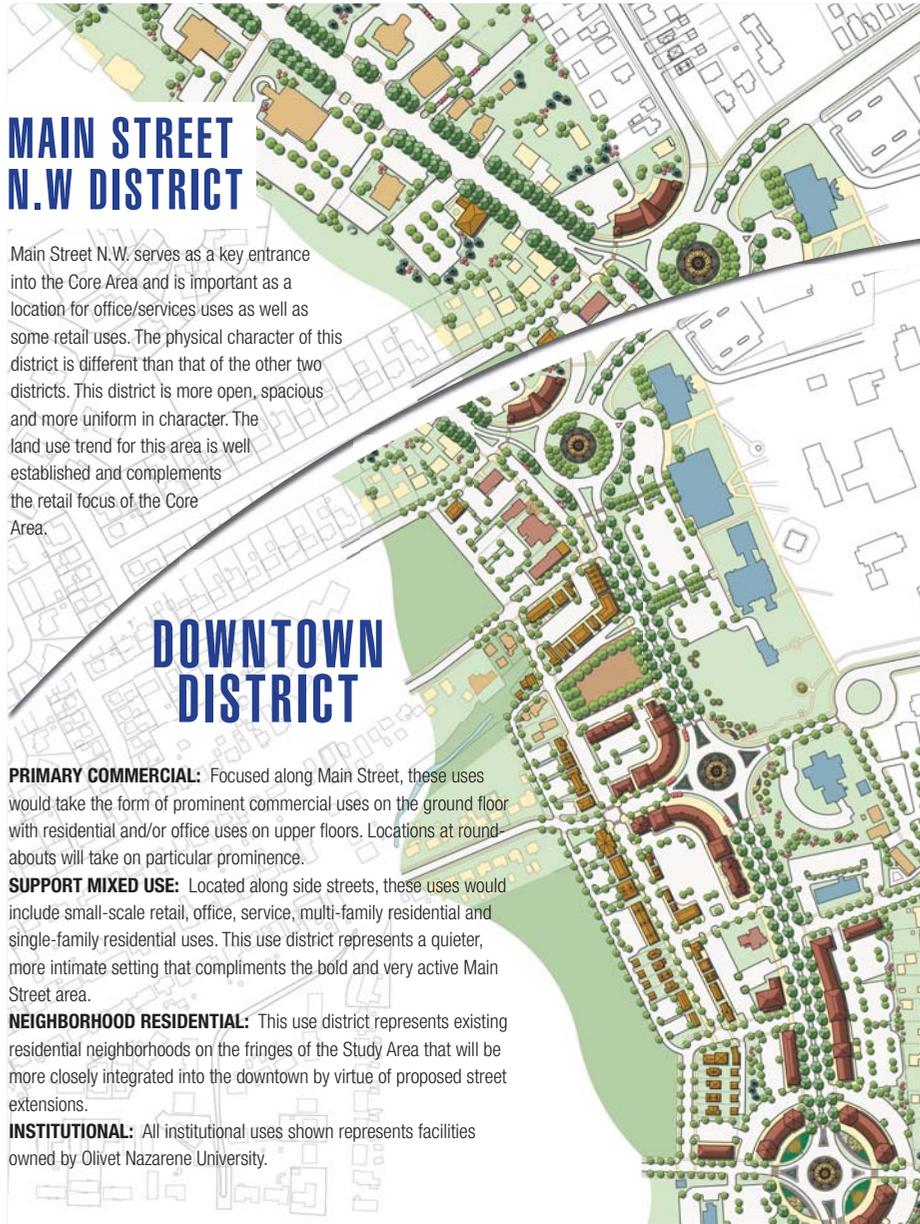
DOWNTOWN DISTRICT

PRIMARY COMMERCIAL: Focused along Main Street, these uses would take the form of prominent commercial uses on the ground floor with residential and/or office uses on upper floors. Locations at roundabouts will take on particular prominence.

SUPPORT MIXED USE: Located along side streets, these uses would include small-scale retail, office, service, multi-family residential and single-family residential uses. This use district represents a quieter, more intimate setting that compliments the bold and very active Main Street area.

NEIGHBORHOOD RESIDENTIAL: This use district represents existing residential neighborhoods on the fringes of the Study Area that will be more closely integrated into the downtown by virtue of proposed street extensions.

INSTITUTIONAL: All institutional uses shown represents facilities owned by Olivet Nazarene University.



VISION: TRAFFIC AREAS

Downtown Bourbonnais is located in a high traffic area. In order to be successful, the downtown must both calm traffic and facilitate smooth traffic flow. The downtown must also be a satisfying pedestrian environment in spite of its high traffic. Parking must also be convenient, without compromising the downtown's beauty or pedestrian orientation. Thus, in terms of circulation, the downtown must be designed to:

- Calm heavy traffic on State Highways
- Facilitate traffic flow, eliminating congestion
- Streets must contribute to the beauty of the downtown
- Parking must be user-friendly, but not compromise aesthetics



VISION: STREETSCAPES

The streetscape environment in downtown Bourbonnais delights the pedestrian. Streetscapes are perfectly designed in relation to downtown conditions. There is abundant greenery to mitigate the effects of downtown traffic. Sidewalks along the arterials are generous in width and buffered from the adjacent busy streets. The streetscapes along side streets are more intimate in scale and offers a different pedestrian experience than those along the arterials. The design of the streetscapes represents an extension of the downtown's architectural style. Streetscape materials and their arrangement look as if they were constructed in the same era as the traditional architecture.