



Downtown
Romeoville

Downtown Centerplace

Community Center

The goal of revitalizing the Downtown area is one that can only be obtained by creating a partnership with residents, downtown businesses and a commitment by the Village Board. After various discussions with potential developers, the idea of locating a Community Center in the downtown area was determined to be a direct benefit by creating a night time population while providing multipurpose community space and program space for the most popular and most heavily attended programs at the Recreation Center.

In an effort to begin the revitalization process, the Village hired PSA Dewberry to work in conjunction with the staff and residents to provide a recreational facility to serve the needs of the community.



Village Board

Mayor

Fred Dewald

Clerk

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Board of Trustees

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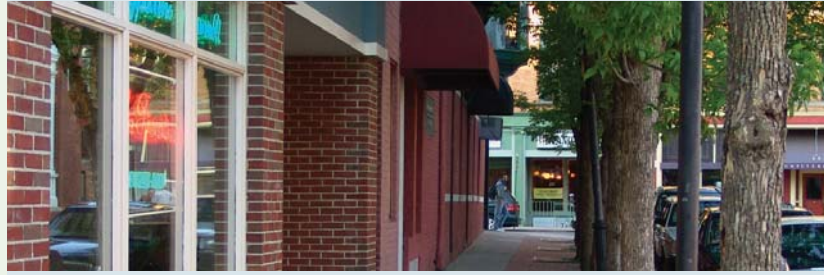
Michele Nelson

Please contact Steve Gulden at (815) 886-7200 for questions or development opportunities



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Downtown Mission Statement



It is the intent of the Downtown Romeoville Redevelopment Commission, a public-private partnership, to create a multi-purpose activity area serving the community. Downtown Romeoville will be a town center with retail, office, civic uses and public spaces in a pedestrian friendly environment.

Accomplishments



- ▶ Creation of a TIF District (Tax Increment Financing)
- ▶ Created a comprehensive Stormwater Master Plan
- ▶ Property Acquisition - Phelps and Good Shepherd properties have been purchased for stormwater retention management
- ▶ Created a Downtown Commission comprised of residents and business owners to enhance our public/private partnership
- ▶ Creation of design guidelines to set high standards for appearance and hospitality which will create an environment with appropriate materials that invites residents and visitors alike
- ▶ In conjunction with Will County, a plan was completed for Dalhart and Veteran's Parkway realignment
- ▶ Completed the design phase for the Community Center

Message from the Mayor

In partnership with our citizens, schools, employees and business we are dedicated to providing a foundation which will enhance the quality of life throughout our community. The past year has been one of accomplishments and achievements for the Village. As our community continues to grow with new opportunities, the Village needs to concentrate on those areas that are in need of revitalization and redevelopment.



The Village identified an exciting project known as the Downtown Redevelopment project that is bounded by Normantown Road, Alexander Circle, Independence Boulevard, and Dalhart Road. This area, which has long been the center of the community, is currently experiencing businesses that are migrating towards Weber Road. In order to preserve this area's history and make it a vital part of Romeoville's future, the Village was motivated to undertake a study to portray this as the centerplace of Romeoville. It is our intent to keep the subject area visible and prosperous for businesses and citizens.

The Village adopted the Downtown Redevelopment Plan, a key project that will strive to enhance and revitalize the Downtown shopping district. The plan focuses on making this defined "Downtown Area" a destination with a mix of businesses, restaurants, residential units, pedestrian friendly areas and a central gathering space for residents and tourists alike. The implementation of this Master Plan will create unique economic and commercial development opportunities, with culturally significant and unparalleled benefits for our residents. Time is of the essence for us to make some very important decisions that will enable us in to achieve our vision of a sustainable downtown area.

I now invite you to learn more about our Downtown Redevelopment Plan and the significant role it will play in shaping our community.

Mayor Fred Dewald

Developing Growth in Downtown Romeoville

History *Our Beginning*

In 1961, Hampton Park Terrace was built at the intersection of Route 53 and Normantown Road, the area's two busiest roads. The high traffic volume and new residential growth provided the population base necessary to support Romeoville's first commercial district. Despite the lack of historic architecture, municipal buildings or other cultural anchors, Hampton Park Terrace was soon recognized as Romeoville's downtown. Recently, development has moved westward along Weber Road which, by comparison, has drawn attention to the study area and the need for an urban center-place with community-wide appeal.

In response to revitalization goals set forth in the Comprehensive Plan for Hampton Park Terrace (also known as Spartan Plaza), the Village Board created the Downtown Redevelopment Commission (DTRC) to explore the potential of the area. In addition, the Village hired a consultant team led by Hitchcock Design Group to create a master plan to revitalize Romeoville's downtown.

Master plan *Our Direction*

This master plan outlines an exciting and ambitious strategy that will transform the Downtown into one of Romeoville's most treasured places. However, years of neglect cannot be undone in a year or two by sprucing up a few streets. The key to the success of this plan is to create a classic public/private partnership that passionately, continuously and systematically improves every aspect of the downtown from its land uses to its infrastructure to its image.

A copy of the master plan is available on our website at www.romeoville.org/ComDev/DowntownReDevelopment.



Downtown *Our Goals*

Create a more viable, walkable shopping experience by consolidating businesses into auto-oriented and pedestrian-oriented clusters, focusing on the intersection of Phelps and Essex as the nucleus of the Downtown.

Create a compelling space for socializing and community events by creating a landmark, centrally located Village Square park.

Improve resident and visitor hospitality by extending key streets and sidewalks into and through the Downtown, providing convenient public on- and off-street parking and clear and coordinated gateways.

Improve overall appearance by renovating key existing buildings, developing attractive commercial buildings and landscaping parking lots and public spaces.

Program and promote the downtown as the premier live-work-shop environment in the area.

Provide a grocery store as an anchor tenant for area residents.

