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Lockport, Illinois Downtown Master Plan



BauerLatoza Studio
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City Council

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Gary Niehaus

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Bill Molony

John Krzos

Lance Thies

City Staff

Tim Schloneger, City Administrator

Kimberly Jones, City Planner

Amy Ries, City Engineer

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Contents

Section 1: Introduction

Planning Mission.....	1
Planning Process.....	1

Section 2: Master Plan Design

Overall Planning

Gateways and Approaches	7
Municipal Core	8
Development Triangle	9
East-West Connections	10
Green Loop Trail	11
Land Use	12
Block Identity Plan	13
Development Capacity	14
Road Framework	15

District Planning

Development Districts	17
Overall Plan.....	19
Historic District	21
Southeast District	28
Northeast District	34
Canal District	37
Texaco / Chevron Site	43
West Side	47
River District	53

Market Planning

Market Positioning	57
Priorities	57
Downtown Business Mix	58
Consumer Markets	58
Sustainable Development.....	58
Supportable Space Estimates	59
Residential	59
Office	60
Retail/Restaurants	61
Key Programmatic Elements.....	62
Future Considerations.....	64
Catalyst Projects.....	64



Contents

Transportation Planning	
Street Reconfigurations	67
Intersection Reconfigurations	76
Public Transit	83
Parking	85
Railroad Crossings	86
Infrastructure Planning	
Watermains	91
Sanitary Sewers	91
Storm Sewers	92
Lighting	92
Pedestrian Facilities	93
Roadways	93
Electrical and Telecommunications	93
Section 3: Implementation Plan	
Implementation	97
Objectives	97
Short-Term City Programs and Plans.....	98
Long-Term City	99
Priority Project Phasing	101
Phase 1.....	103
Phase 2	109
Phase 3	113
Funding Sources	117
Matching Funding Sources	117
Recommended Incentives for Green Building	118
SSA Entity Operational Focus	119
General Limiting Conditions	120

Appendices

Analysis of Existing Conditions

Overall Context
Open Space and Trails
Historic Resources
Transportation
Market Analysis
Infrastructure

Downtown Lockport Market Analysis



Lockport Document Inventory

Wayfinding for Lockport, Illinois







Section 1: Introduction



Section 1: Introduction

Planning Mission

To facilitate the creation of a Master Plan for its Downtown, the City of Lockport engaged a multi-disciplinary professional team that included the following firms:

- BauerLatoza Studio (Architecture, Planning, Historic Preservation, Landscape, Sustainable Design)
- Topografis (Urban Design and Planning)
- Economics Research Associates (ERA) (Market Research, Development Programming, and Implementation Planning)
- Land Strategies (Transportation Planning)
- V3 (Civil Engineering and Infrastructure Planning)

This Downtown Master Plan represents an important opportunity for the City of Lockport to:

- Have a clear, documented plan with solid implementation strategies for the Downtown's future
- Establish a short and long-term development framework
- Preserve and enhance the community's historic character and structures
- Preserve and enhance adjacent open space, natural area and recreation opportunities
- Redefine the Downtown as a center for heritage tourism, recreation and green development
- Have development concepts for sub-areas of the Downtown
- Improve the efficiency and character of its transportation system
- Ensure the Downtown's future status as the civic, cultural, and historic core of the City of Lockport
- Attract land uses and development more compatible with community goals, needs, and character
- Improve its Land use, physical condition and overall quality of life

Planning Process

The Downtown Lockport Master Planning process included the following phases:

Component 1 : Communications and Outreach

Project Kick-Off Meeting

A meeting with City staff was held to initiate the process; define constraints and opportunities; discuss initial planning goals; present work plan and schedule, and discuss available date, resources and resource people.

Public Workshops

Three (3) workshops were held during the planning process to present its progress and



invite community input that was utilized in the creation of the final master plan. The first workshop, which presented the Analysis of Existing Conditions and asked the Community what their values and visions were for the Downtown, garnered recommendations to seek a No Whistle Zone through Downtown, provide signed bus parking at the museums, sponsor more festivals to attract tourism, and provide numerous upgrades to the I & M Canal. The second workshop presented the Draft Master Plan and received recommendations to seek additional support and marketing for the existing museums, encourage new higher density development west of the Metra Station, build the new library in the Historic District, and develop Canal Street as a bypass when festivals occur on State Street. The third workshop presented the Final Master Plan and received recommendations to expand parking in incremental steps, fully develop Farrell Road as the truck bypass, and show new development which incorporates more of Lockport's historic structures.

Key Stakeholder Meetings

Meetings were held with various public entities, business organizations, non-profit organizations and local business people to receive focused input for the final master plan.

Developer Review Meetings

Meetings were held with developers currently working in and around Lockport to gather feedback on the preliminary draft of the master plan.

Component 2 : Analysis of Existing Conditions

Data Collection and Field Reconnaissance

The planning team conducted field investigations and data collection for:

- General land use and development patterns
- General building massing and physical conditions throughout the project area
- Traffic flow, parking and transportation network
- Open space, natural areas and greenways
- Development patterns and commercial market with percentage break downs for residential, retail, office and recreational uses
- Historic structures and districts
- Infrastructures

Review Previous Plans

The planning team reviewed previous plans and studies completed as part of other City projects or by other organizations.

Base Mapping

Base maps were produced from digital maps, zoning maps, and aerial photos

Analysis Report

The team compiled the analysis of physical conditions, transportation, markets and infrastructure into a report including maps for review and comment. The final version is a



component of this report.

Component 3 : Master Planning Preliminary Master Plan Concepts and Strategies

A draft plan drawing and report addressing the following items were presented to the City staff and general public for review and comment:

- Land-Use Mix
- Market Opportunities
- Transportation Management
- Historic Preservation Initiatives
- Infrastructure Upgrades
- Streetscape Upgrades
- Development on Key Opportunity Sites
- Open Space and Greenways
- Downtown Gateways / Identity

Final Master Plan

The team revised the plan based on the comment and direction received from the City and completed the Final Master Plan Report.

Component 4 : Implementation Plan

Objectives

- Establish historic downtown Lockport as a regional destination for heritage tourism and recreation.
- Reduce downtown business turnover through a business attraction and retention strategy implemented by the City.
- Expand property tax revenues through new infill development and property value enhancements from target redevelopment activities.

Short-Term Programs and Plans

- Establish a Special Service Area (SSA)
- Establish a Tax Increment Financing District (TIF)
- Land Acquisition Strategy and Business Plan
- Update Zoning Plan
- Design Guidelines
- Parking Management Plan
- Truck Management Plan

Long-Term Programs and Plans

- New Development Department
- Re-evaluate Current and Explore Additional Incentives for Development
- Update Historic Resources Survey
- Metra Upgrade Plan



Priority Projects

Cost estimates are provided for public costs for Priority Projects not including land acquisition costs. The estimates allow the City to prepare budget figures for phased implementation of the Master Plan.

Funding Sources

Local funding tools as well as matching funding sources are cited for the implementation of the Downtown Master Plan.



Project Site