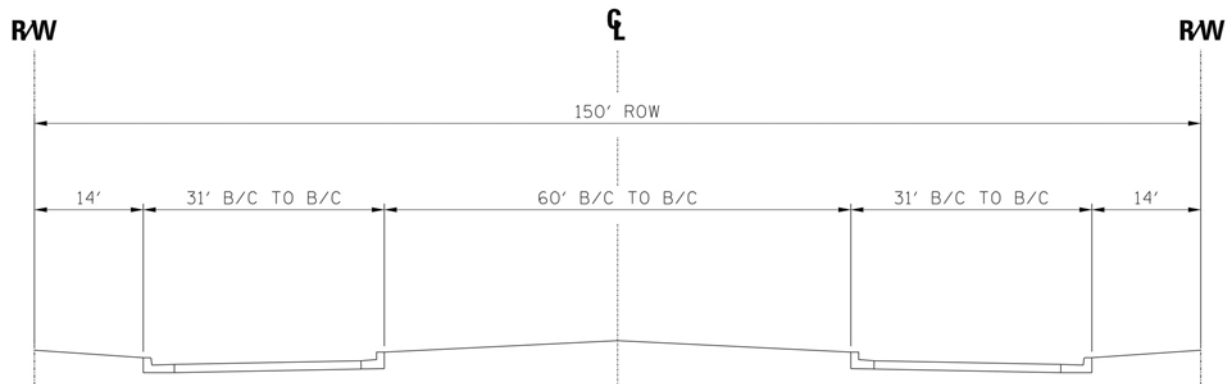


SECTION 4: TRANSPORTATION

ACCESS LOCATIONS

The City of Joliet policy allows for full access at approximately ¼ mile intervals on all arterial roads. This policy serves as the basis for recommended access locations. Access to roadways under the jurisdiction of other agencies (the Illinois Department of Transportation and Will County Highway Department) will be permitted under the policies of those agencies. Portions of Arsenal Road, Brandon Road, Laraway Road and Cherry Hill Road are under Will County jurisdiction. State Route 53 and US Route 52 are under the jurisdiction of the Illinois Department of Transportation.

The primary access to each major residential subdivision shall have a traffic circle with the cross section as shown below. See Section 8 for additional information regarding required access features.



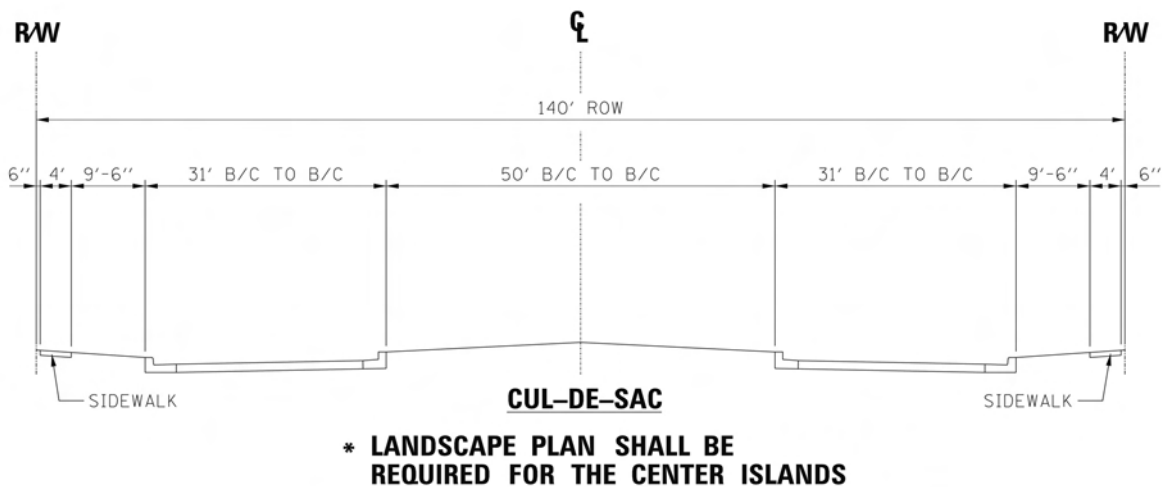
TRAFFIC CIRCLES

*** LANDSCAPE PLAN SHALL BE
REQUIRED FOR THE CENTER ISLANDS**

SECTION 4: TRANSPORTATION

CUL-DE-SAC

Cul-de-sacs shall be incorporated into the land plan where appropriate and where permitted by City Ordinance. The center island of the cul-de-sac shall have an approved landscape plan.



INFRASTRUCTURE IMPROVEMENTS

In order to implement the roadway network described above, significant infrastructure improvements will be required. These improvements include roadway widening, channelization and signalization of intersections, bridge construction/widening, and culvert extensions. Current City of Joliet policies require developers of property that is adjacent to an existing roadway to widen and improve the roadway to the necessary cross-section.

Intersection Improvements

Channelization and signalization of all major intersections will be required to maintain the safe and efficient flow of traffic through and within the study area. All intersections of roadways identified on the Transportation Plan are subject to evaluation and subsequent suggestive refinements. The extent of the improvements required will be dictated by traffic volumes and

SECTION 4: TRANSPORTATION

surrounding land uses as determined by a detailed engineering analysis. County and state approval will be necessary when roads under their jurisdiction are involved.

Bridge Construction/Widening

Parcels adjacent to existing bridges or large culverts will require costly structure widening. In addition, most parcels adjacent to an existing structure are largely inundated by floodplain, increasing the cost to develop the property. Given these factors, development of parcels adjacent to existing structures becomes undesirable. If these parcels remain undeveloped while traffic volumes in the region continue to increase, a “bottleneck” will occur at bridge locations. In order to mitigate the congestion, the City of Joliet will need to become the lead agency to widen the existing structures.

Bridge/Culvert Cost Analysis

Included in this study is the evaluation of the costs associated with bridge widening and culvert extensions to provide safe passage of the proposed roadways. Bridges and culverts convey flow of the Jackson Creek, Cedar Creek, Sugar Run and their tributaries. As the road system is developed a number of the existing roads are below the base flood elevation and will require to be raised to allow for emergency access. In some cases total reconstruction may be required. Roads include Laraway, Cherry Hill, Ridge, Rowell, Patterson and Vetter. The total estimated construction cost for the improvements is \$8.8 million dollars. This amount is based on common construction costs and bidding climate of the spring of 2006. This amount does not include the potential cost of the Laraway Road Bridge across the DesPlaines River. The bridge across the DesPlaines River would require major funding from federal sources beyond local contribution. The preliminary estimated cost of the Laraway Road Bridge is \$40 million.

Generally the road improvements and crossings will be developed as part of the development of adjacent property. However major culverts and bridge improvements may be too costly for developers to build. Developed roads leading into undeveloped bridges create bottlenecks for traffic flow and safety concerns for motorists. In these cases the City of Joliet will need to be the lead agency to complete the improvements. Alternative funding for the improvements may be needed. The City of Joliet could implement a transportation impact fee based on the land to be annexed to the City of Joliet and the estimated cost of the improvements. A detailed study would be required prior to implementing an impact fee.

INDUSTRIAL TRAFFIC MANAGEMENT

The proposed transportation network has been strategically composed to separate traffic resulting from conflicting usage categories (mainly industrial and residential). Industrial traffic is intended to run out of the study area via Baseline Road (to I-55 via Arsenal, or to the Intermodal Center). If Baseline Road is not able to be utilized for this, Brandon Road could be used to serve this purpose as well.

SECTION 5: FUTURE LAND USE

FUTURE LAND USE

Methodology

The Future Land Use plan designates the distribution of the various categories of land for private, public, and semi-public development. It establishes, in accordance with the requirements of a modern community addition to the City of Joliet, the amount and relationship of the areas set apart for various categories of land use, such as residential, commercial, industrial, modern manufacturing and institutional.

The recommendations contained in this plan have been made in a logical fashion. Proposed uses have been located in accordance with a comprehensive review of the existing conditions, issues of compatibility, infrastructure needs and environmental concerns affiliated with the *South Side Comprehensive Plan*.

Within the unincorporated areas, Joliet now exercises control over standards of land subdivision design and the overall quality of land improvements such as streets and utilities installed by developers within the City's extra-territorial jurisdiction (<1.5 miles outside of City). Annexation of adjacent land into the City will provide direct controls for securing desirable residential, commercial, industrial and community facility developments in accordance with the planned pattern of land use for the entire community.

-See Exhibit 5-1 Proposed Land Use Plan for visual representation.

INDUSTRIAL LAND USE

Given the existing industrial presence, and the unique opportunities for expansion of such uses (i.e. sufficient transportation infrastructure, proximity of non-traditional recreational uses); this Land Use Plan has called for the creation of an extensive allotment of various industrial uses. The designation of land for this purpose will help to bring businesses and outside investment into an area that truly needs it, while significantly escalating the City's Tax Base. All industrial uses bordering less intense usage will require green strip buffering to remediate various industrial impacts (noise, glare, vibrations, etc.)

For purposes of this plan, the following types of industrial uses have been proposed.

Industrial

Most of the northern portions of the site will carry this designation. Uses allowed in this land use category will include (but are not limited to) warehousing, light manufacturing, assembly and distribution facilities.

CITY OF JOLIET

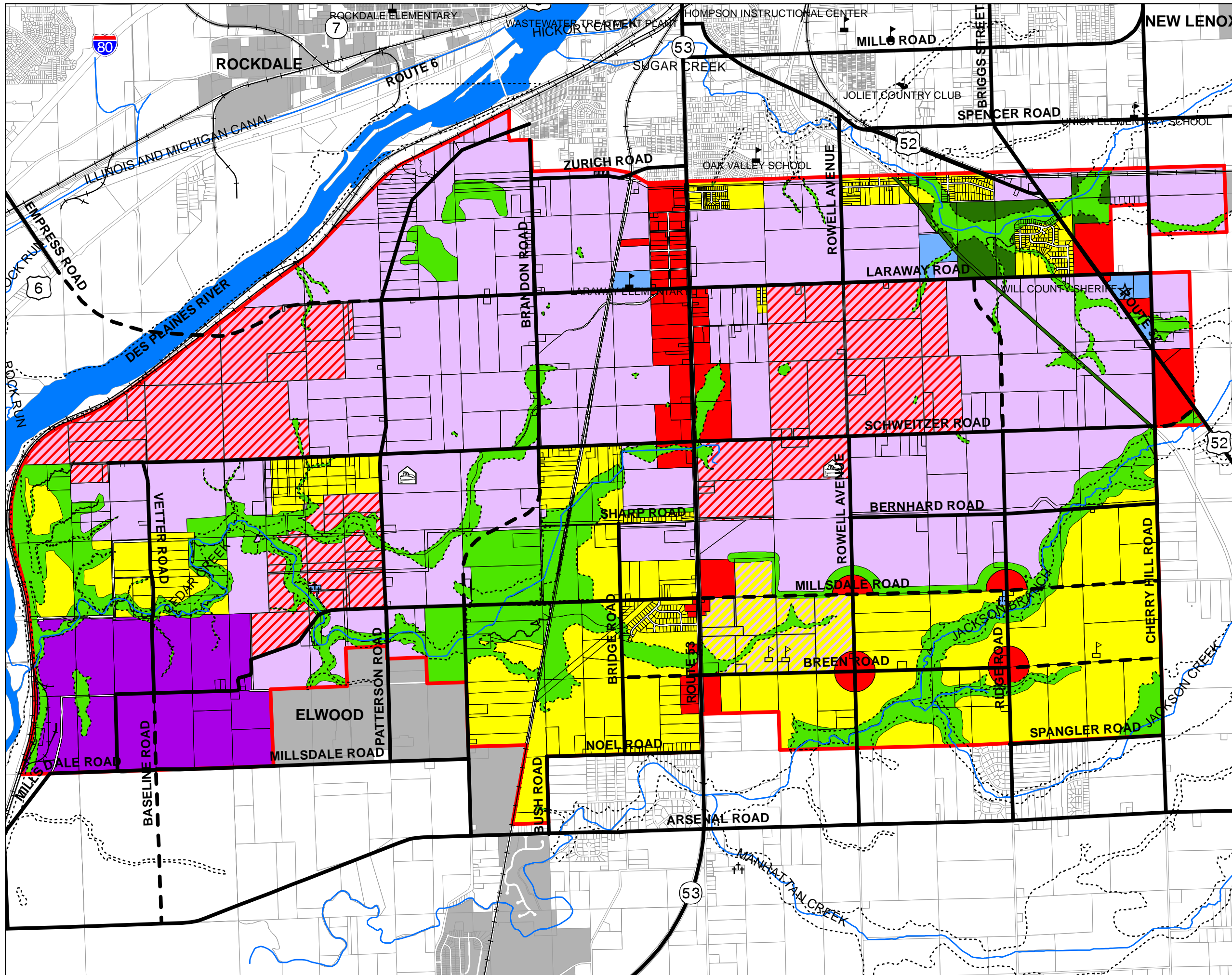
SOUTHSIDE COMPREHENSIVE PLAN



EXHIBIT 5-1 PROPOSED LAND USE PLAN

Legend

-  PLANNING AREA
- FUTURE LAND USE**
-  RESIDENTIAL
-  RESIDENTIAL/INDUSTRIAL CONVERSION
-  COMMERCIAL
-  INDUSTRIAL/RECREATIONAL
-  MODERN MANUFACTURING
-  INSTITUTIONAL/GOVERNMENT
-  INDUSTRIAL
-  OPEN SPACE/PARKS
-  FLOODPLAIN/WETLAND/OPEN
-  FLOODPLAIN
-  WATERWAYS
-  MUNICIPALITIES
-  CEMETERY
-  GOLF COURSE
-  WILL COUNTY SHERIFF
-  PROPOSED FIRE STATION
-  EXISTING SCHOOL
-  PROPOSED SCHOOL



NOT TO SCALE

SECTION 5: FUTURE LAND USE

Industrial/Recreational

Due to the large amount of industrial land proposed in this plan, and the present examples of successful recreational/entertainment-based uses within industrial areas, more land has been devoted to these types of developments. Permitted uses within this category include those similar in nature to the existing recreational uses within the study area, as well as other innovative active entertainment options or unique venues. These uses will normally require large amounts of land and sufficient buffering from residential areas.

Modern Manufacturing

In the southwest corner of the study, a strategically-located area is provided for modern manufacturing uses. This land use classification differs from the standard “Industrial” category, in that a greater focus is placed on larger manufacturing or processing users. Land uses in this area should be operated in a modern and clean manner, adhering to the highest environmental standards.

Residential/Industrial Conversion

Although the current zoning within most of this classification is residential, the city will reclassify or classify to allow low-impact light industrial planned unit developments that do not adversely affect nearby residential land uses. This would require that such developments contain a high level of buffering with substantial setbacks, berming and landscaping, restrictions on building height, exterior signage and outdoor lighting, vehicular access control and restrictions on the use of nearby roadways and other mechanisms to mitigate negative externalities. The industrial development must also provide high quality architecture and building materials and provide other amenities that recognize the need for special attention on the frontage of Illinois Rt. 53, Breen Road and other areas visible from residential zoning districts.

RESIDENTIAL LAND USE

In order to provide a residential presence that meets the projected demand within the study area, and to limit the impacts of industrial uses, the Future Land Use Plan proposes a distribution of single-family residential land use that is focused on the southeastern portion of the site (with some exceptions).

R-1B: Residential

The residential area illustrated on the Land Use Plan is based on single-family average lot sizes of 10,000 square feet for an entire subdivision with a minimum lot size of 9,100 square feet. A density of 2.5 dwelling units per acre will be allowed if the development is all single family. Higher densities will be allowed for the inclusion of multi-family townhomes, but only if they represent 20% or less of the total dwelling units. If this is the case, 3.0 dwelling units per acre will be allowed. Townhomes are not to exceed 6 dwelling units per acre.

SECTION 5: FUTURE LAND USE

COMMERCIAL LAND USE

This plan has called for commercial lands to be located along the Route 53 corridor, as well as at nodes within residential neighborhoods. The nature of these uses will vary depending on which classification they fall within.

Corridor-based

Commercial uses that fall within this classification will typically be located along Route 53 and Route 52. These locations are intended to serve as regional commercial draws, requiring larger amounts of land and sufficient parking.

Neighborhood-based

These commercial nodes will be located at the intersections of minor arterial roads in residential areas. These uses will facilitate basic neighborhood retail, personal service and convenience uses, requiring smaller amounts of land and less parking. When applicable, designs of these areas should utilize nearby open spaces or trails.

SECTION 6: OPEN SPACE, RECREATION AND NATURAL RESOURCES

PURPOSE

Open space, tree preservation and natural areas are important to the City of Joliet and the provision for neighborhood parks, regional parks and pedestrian/bike trails is desired. The focus of the open space should be towards the existing water features and parks.

The city of Joliet has adopted a set of comprehensive regulations ensuring the protection of resources such as these, the *Consolidated Stormwater Management, Soil Erosion and Sediment Control and Floodplain Management Regulations (amended 2003)* should be considered the regulatory document in all applicable instances. The City also has a *Subdivision Ordinance (amended 2005)* that sets requirements for protecting various natural resources.

-The proposed Open Space, Recreation and Natural Resources Plan is presented as Exhibit 6-1.

Open Space

Planning should respect the natural features and characteristics of the existing landscape and provide for the open space and recreational needs of existing and future residents of the City. Floodplains, wetlands, areas of ecological or archaeological significance and mature forests should be protected and enhanced as open space. Conservation easements should be provided for protection of trail systems, open spaces, parks and environmental areas.

Recreational Facilities

Neighborhood Parks

New residential development should provide neighborhood parks in close proximity to all of the homes, with generous frontage, as well as pedestrian linkages to community parks and open space. Depending on recreational needs, they can vary in size as determined with consultation from local park districts or other recreation authorities.

Community Parks

These parks are larger and provide a broader range of recreational needs than neighborhood parks. They should serve two or more neighborhoods and should be accessed by arterial or collector streets,



Natural Areas Along Jackson Creek



Open Space Site Plan



Neighborhood Park Plan



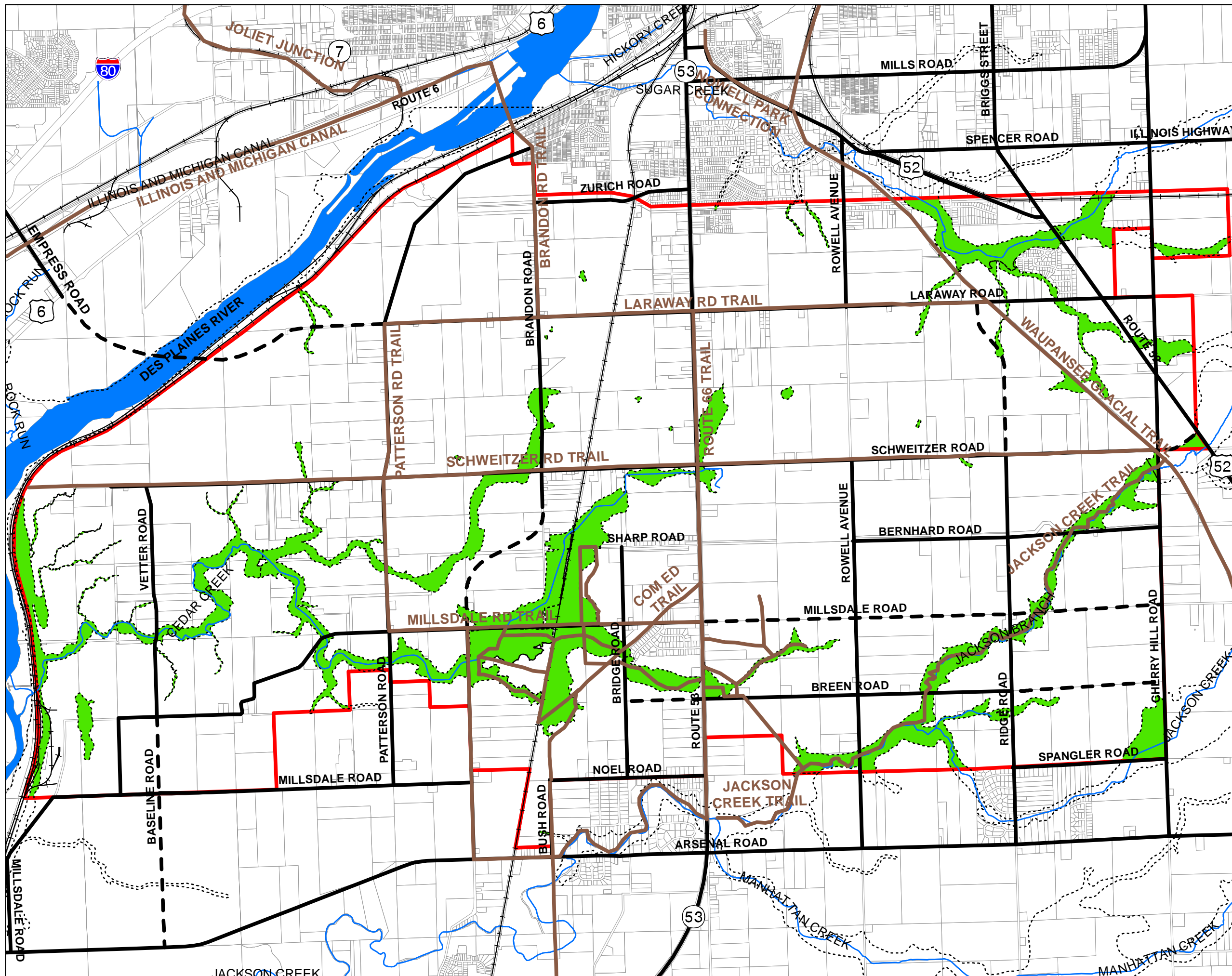
Community Park



EXHIBIT 6-1
OPEN SPACE &
NATURAL RESOURCES PLAN

Legend

-  PLANNING AREA
-  FLOODPLAIN/WETLAND/OPEN
-  PROPOSED TRAILS
-  FLOODPLAIN
-  WATERWAYS
-  MUNICIPALITIES



NOT TO SCALE



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SECTION 6: OPEN SPACE, RECREATION AND NATURAL RESOURCES

as well as the multi-use trail system. A community park may range from twenty to one hundred acres based on land and requirements for desired uses.

Appropriate locations will be selected to accommodate softball and soccer fields, as well as indoor facilities for such uses. Provisions for the appropriate parking facilities should also be provided.

The following planning factors will influence the location and size of these selected sites:

- Recreational Needs of the Community
- Drainage
- Water Resources
- Existing wetland, areas of ecological significance
- Existing and proposed trail systems
- Existing and proposed roadway networks
- Existing and proposed public lands
- Existing and proposed schools
- Private recreational uses



Existing Trail Through Local Forest Preserve



Natural Enhancement Areas

SECTION 6: OPEN SPACE, RECREATION AND NATURAL RESOURCES

Regional Trail Systems

Regional multi-use trails are proposed along roadways and greenway corridors. These trails provide safe recreational opportunities for all age groups and encourage physical activity. They provide pedestrian orientated linkages to parks, natural areas, environmental corridors, as well as shopping activities and residential neighborhoods. They should be located at least 10’ from the creek bank and 2’ above normal water level. It is proposed that the path will be 10’ wide constructed of asphalt with 3’ turf shoulders on each side. Below is a detailed listing of existing trails, including their relationship existing or proposed roadways.



Interpretive Signage

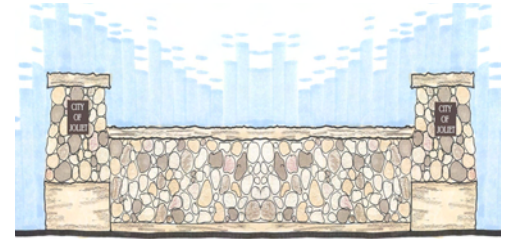
Summary of Regional Trails			
Trail Name	On/Off Road	Associated Roadway	Side of Street
Joliet Junction	off	none	n/a
Illinois& Michigan Canal	off	none	n/a
Nowell Park Connection	on	US Rte. 52	n/a
Waupansee Glacial Trail	off	none	n/a
Laraway Rd. Trail	off	Laraway Rd.	South
Brandon Rd. Trail	off	Brandon Rd.	East
Patterson Rd. Trail	off	Patterson Rd.	East
Route 66 Trail	off	IL Rte. 53	West
Schweitzer Rd. Trail	off	Schweitzer Rd.	North
Comm-Ed Trail	off	none	n/a
Jackson Creek Trail	off	none	n/a
Millsdale Rd. Trail	off	Millsdale Rd.	South

-Regional Trails are mapped on Exhibit 6-1

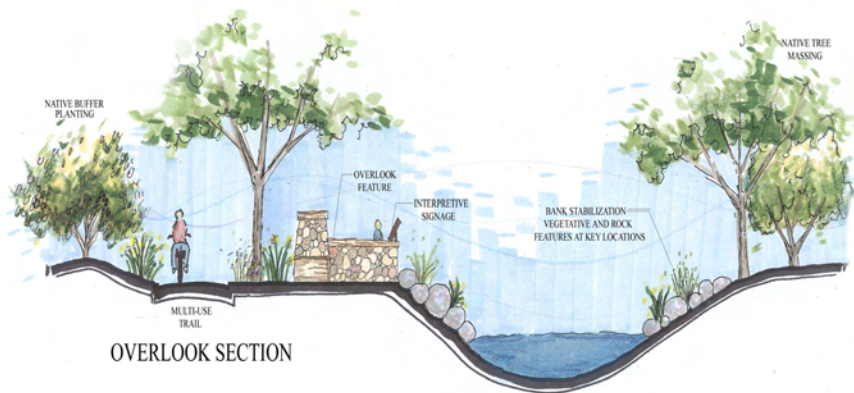
SECTION 6: OPEN SPACE, RECREATION AND NATURAL RESOURCES

Overlooks provide rest areas along the trail. They should be sited to take advantage of quality vistas and designed to incorporate and enhance interesting site features. Interpretive signage and seating should be included.

Trailheads should be provided at strategic locations and be sited for good visibility and accessibility, avoiding environmentally sensitive areas. Trailheads should have limited parking, and directional information and signage. Approximately ½ acre of land is required for each trailhead.



Bridge Crossing Elevation



Overlook Section

SECTION 6: OPEN SPACE, RECREATION AND NATURAL RESOURCES



Trailhead Plan

SECTION 7: COMMUNITY SERVICES AND FACILITIES PLAN

COMMUNITY SERVICES

Future sites for schools, fire and police stations, municipal facilities, libraries, parks and recreational facilities are part of the social infrastructure which serves residential neighborhoods. Individual taxing bodies have the authority for planning, locating and funding many of these facilities. This is an ongoing process carried out in conjunction with annexation and development activity. Specific sites for most of these facilities are therefore not shown on the Plan and will be considered in the evaluation of each new development.

Sewer and Water

The provision of City water and sewer services is essential to the development of the study area. Locations for sanitary sewer lines, sanitary lift stations, water mains, water wells and water towers all need to be identified to allow for envisioned growth.

-Exhibit 7-1 Sanitary Sewer Plan indicates suggested locations for sewer lines and lift stations

-Exhibit 7-2 Water Facilities Plan lays out locations and sizes for water main lines, as well as locations of wells and water towers.

Police Services

Currently the City of Joliet has most of its Police operations in the downtown area. In gauging the level of need for additional police facilities within the study area, the following was taken into account.

- The study area lays adjacent to the downtown area and its police resources.
- Route 53 serves as a direct line to the police service already available within the city.
- A majority of the proposed land uses in this plan are either industrial or commercial, which generally demand less police services than residential areas.

Based on these findings, a new police substation is not called for in this plan. This determination is in no way final however. If future population increases in the southeastern portion of the site necessitate another police station, it is in the best interests of the city to allow for such provisions. At this time though, such facilities are not deemed essential.

Fire Stations

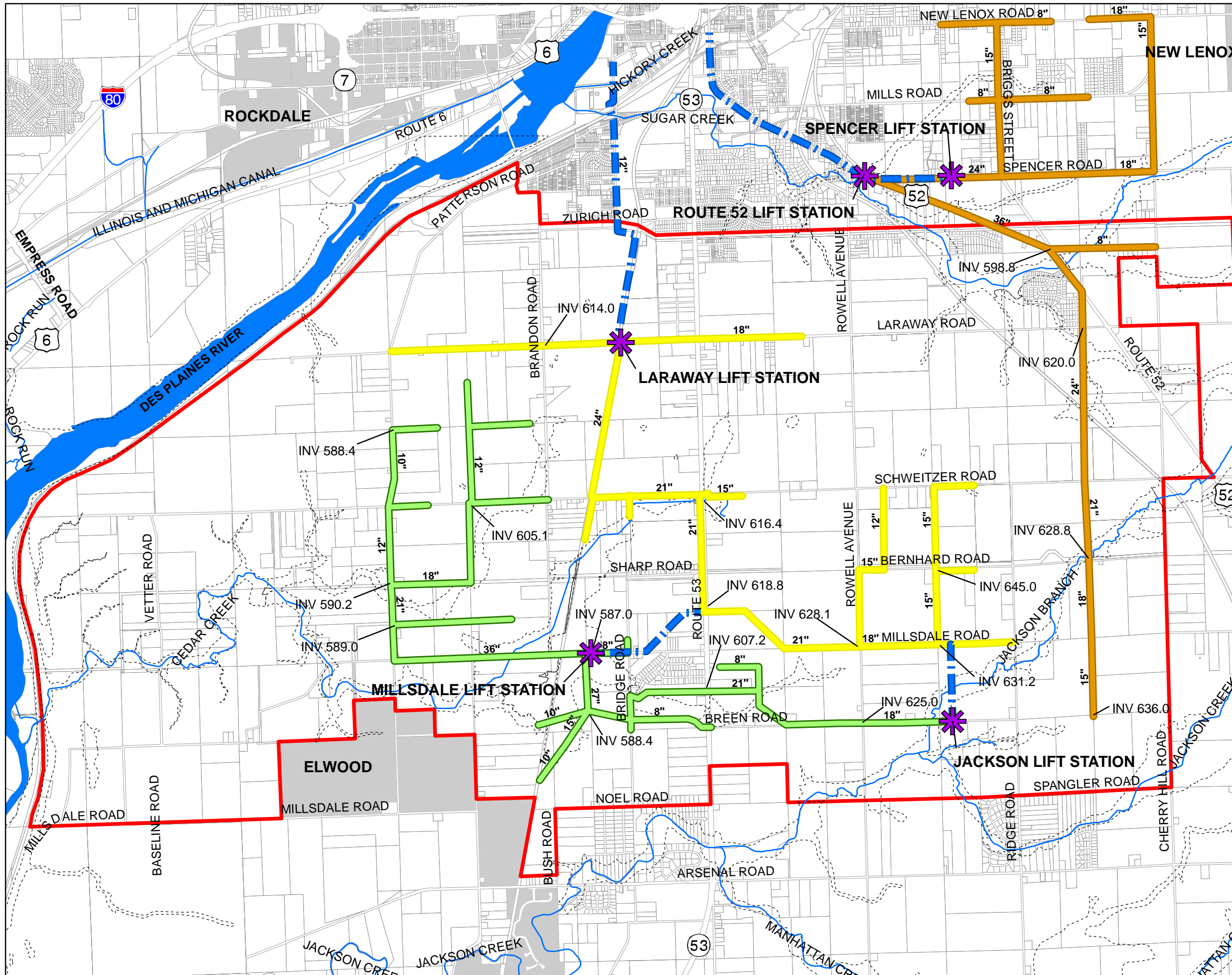
As more development begins to occur within the study area, the more over-extended the city's fire protection services will become. Therefore, at some point additional fire stations will become absolutely necessary to keep up with response time standards. Therefore, this plan calls for the location of two new stations, based on communications made directly with fire protection officials.



**EXHIBIT 7-1
SANITARY SEWER
PLAN**

Legend

- PLANNING AREA
- FORCE MAIN
- LARAWAY SANITARY SEWER
- MILLSDALE SANITARY SEWER
- SPENCER SANITARY SEWER
- SANITARY LIFT STATION
- WATERWAYS
- FLOODPLAIN
- MUNICIPALITIES



NOTE:
GENERAL LOCATION FOR MOST OF THESE SANITARY SEWER LINES WERE OUTLINED IN "FACILITIES PLAN: SOUTH AND SOUTHEAST SERVICE AREAS" (2004) PREPARED BY CLARK DIETZ, INC. FOR THE CITY OF JOLIET



NOT TO SCALE


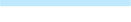







CITY OF JOLIET

SOUTHSIDE COMPREHENSIVE PLAN



EXHIBIT 7-2 WATER FACILITY MAP

Legend

-  PLANNING AREA
- WATER MAINS**
-  10"
-  12"
-  16"
- WATER FACILITIES**
-  WELL
-  WATER TOWER
-  WATERWAYS
-  FLOODPLAIN
-  MUNICIPALITIES

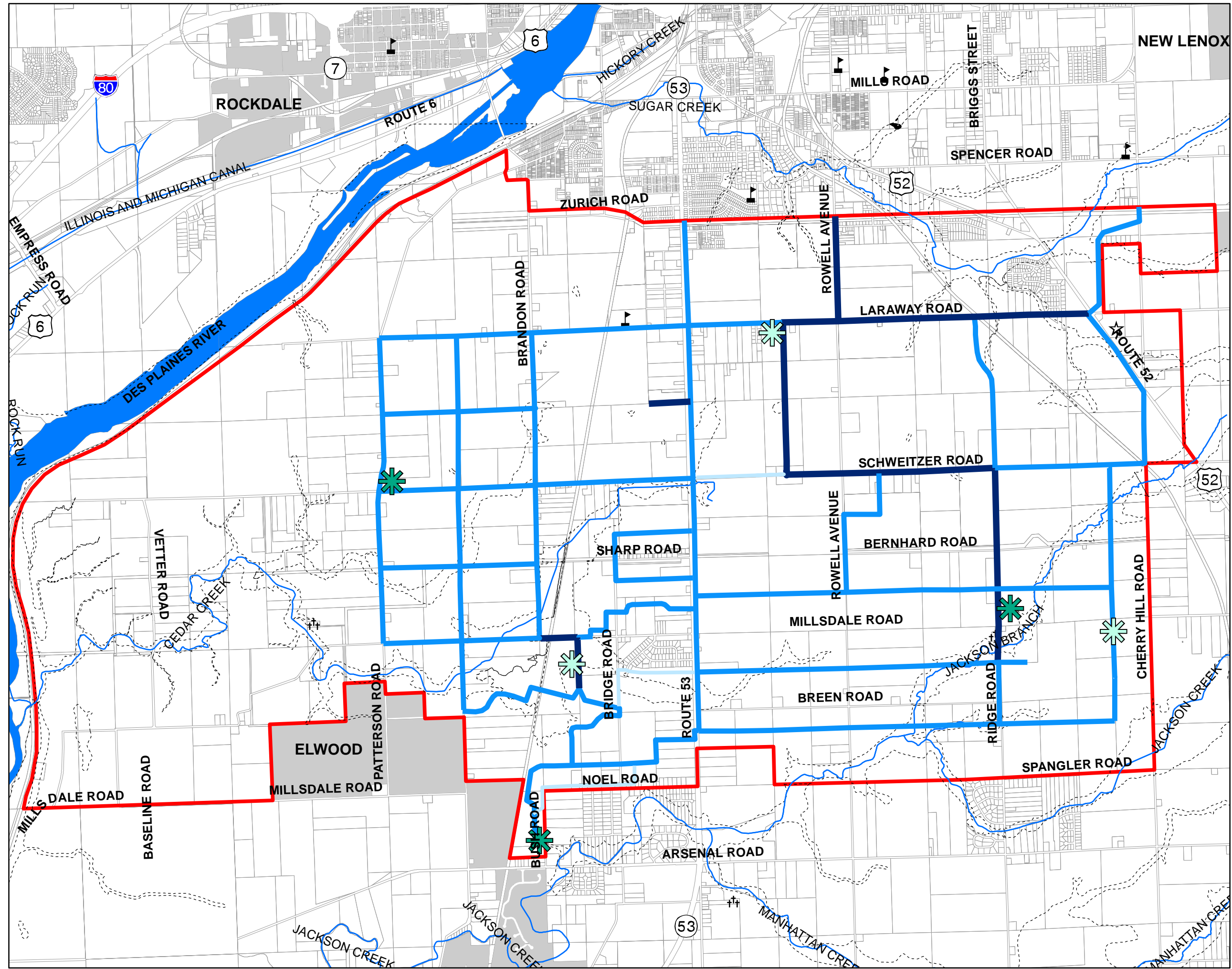
NOTE:
FINAL SITING OF WELLS/WATER TOWERS ARE
SUBJECT TO DEVELOPMENT CONDITIONS AND
CITY REVIEW.



NOT TO SCALE



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SECTION 7: COMMUNITY SERVICES AND FACILITIES PLAN

- A station should be located southeast of the intersection of Schweitzer Road and Patterson Road.
- A station should be located southwest of the intersection of Schweitzer Road and Rowell Avenue.

-Optimal locations for Fire Stations are identified on Exhibit 5-1 Proposed Land Use Map.

Schools

The provision for educational services is a very important component of the Plan. There are six school districts located with the study area: Elwood 203, Joliet 86, Laraway 70C, Manhattan 114, Union School District 81, Joliet Township High School District 204 and Lincoln Way Community High School 210

-See Exhibit 1-1 Jurisdictional Map for School District Boundaries.

Provision for school sites under the Joliet School Site Donation Ordinance will be required in all new residential developments. Typically one elementary school is required per square mile. Two to three elementary schools feed a middle school and two middle schools feed a high school.

Upon working with the respective school districts, this plan has made recommendations for three potential school sites within the study area.

Laraway School District 70C has made recommendations for two new school sites (1 middle school and 1 elementary school) to be located north of Breen Road, in between Route 53 and Rowell Avenue.

Manhattan School District 114 has made recommendations for the location of a new elementary school, to also be located north of Breen Road, in between Ridge Road and Cherry Hill Road.

Two High School Districts, **Joliet Township District 204** and **Lincoln Way District 210** have expressed no need at this time for additional high school locations. The need will more likely be to the south, but only after a large enough residential presence is established. The residential portion called for in this plan is not large enough to necessitate a new high school.

-Suggested School Sites can be found on Exhibit 5-1 Proposed Land Use Map

SECTION 8: LAND USE AND DESIGN GUIDELINES

THE PURPOSE OF THE GUIDELINES

The purpose of the following land use and design guidelines is to provide site planning direction and to promote attractive quality development with consistent and compatible site planning and design elements. Preservation, protection, and enhancement of natural features, and provision for neighborhood parks, community parks, and trails are desired.

RESIDENTIAL DEVELOPMENT

The City of Joliet has installed a flexible residential zoning district, R-1B single family, for lots within the South Side Comprehensive Plan. That zoning district requires a minimum lot size of 9,100 square feet, within a minimum lot width of 75 feet, and a mean average lot size for an entire subdivision of 10,000 square feet. A blend of lot sizes is desirable, and the City will allow 70 foot minimum width lots not to exceed 50% of the subdivision. The mean average of the lot widths shall be 72 ½ feet. The maximum gross density is 3 units per acre.

All multi-family developments must be reviewed as a planned unit development. The maximum density for multi-family is six dwelling units per acre. The review of architectural elevations is required. The City has revised its philosophy on the design and location of multi-family within a subdivision. The location of multi-family should be within the subdivision, near open space components, and not used as a buffer between commercial or major arterials. Townhome units cannot exceed 20% of the total unit count.

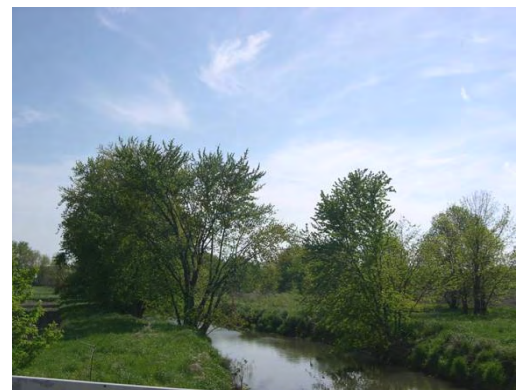
All subdivision developments within the study area shall provide the following design elements: 8:12 roof pitch, entrance traffic circle, review of architectural elevations, entrance gate house, naturalized stormwater detention, identification of key lots, and adherence to the City brick ordinance and landscape ordinance.



Attractive Park and Pond Feature



Gatehouse Entry and Traffic Circle



**Quality Native Vegetation
to be Preserved**

SECTION 8: LAND USE AND DESIGN GUIDELINES

Site Planning

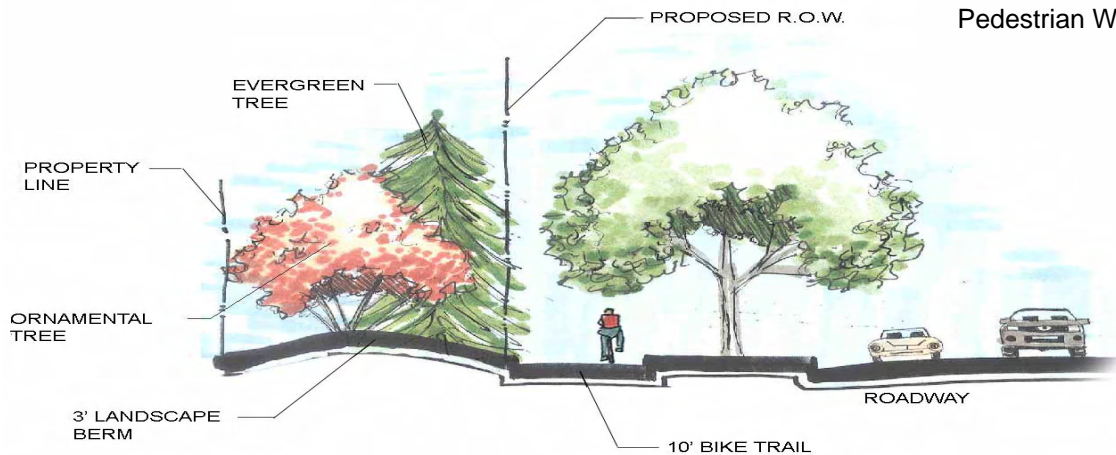
- The City desires residential development with an open space landscape component at the entrance, including wet bottom stormwater management ponds with landscaped features and aerators, as appropriate to the site.
- The site plan should be responsive to natural features, including significant trees and vegetation, stream corridors, wetlands and topographic features.
- Planning should provide for a usable and accessible network of parks and open space safely linked to regional corridors through trail systems. Neighborhood parks should be incorporated into each development and be located with good street frontage and accessibility.
- Dwellings adjacent to major and minor arterial roadways or backing up to collector streets should be buffered with landscaped berms located in dedicated open space outlots. Any fencing should be located on the dwelling side of the berm. Fencing should be a development coordinated design element.
- In addition to multi-use trails, bikeways should be incorporated into one side of collector streets as appropriate.



Mixed Landscape Buffer



Pedestrian Walk and Buffer



Bike Trail/Buffer Section

SECTION 8: LAND USE AND DESIGN GUIDELINES

Landscape Design

- Landscape Design should incorporate restoration of remnant native landscapes and the use of native plant materials where appropriate. Permitted trees are listed in the City's Landscaping Ordinance. See Species Recommendations pages 3-7 thru 3-9.

- Landscape buffers and perimeter landscaping should include berming (no greater than 3:1) and a mixture of deciduous and evergreen plant materials to provide for attractive and effective screening which meet or exceed the landscape ordinance.

- Parkway trees are required with spacing and species mixture as specified in the landscape ordinance.

- Special attention to entrance treatments and site theming, including landscaped boulevards, gate house, gated entrances or other innovative entry features including wrought iron fencing with brick pillars.

- A typical landscape plan should define the minimum landscape required for individual homesites which meet or exceed the landscape ordinance.

- Foundation planting plans should be included for single and multi-family dwellings which meet or exceed the landscape ordinance.

- Stormwater basins shall be landscaped with a mixture of deciduous and evergreen materials. Best management practices should be incorporated where appropriate. (See Section 3 Drainage and Environmental Best Management Practices Recommendations.)



Traffic Circle Entry Feature



Entrance Monument Elevation

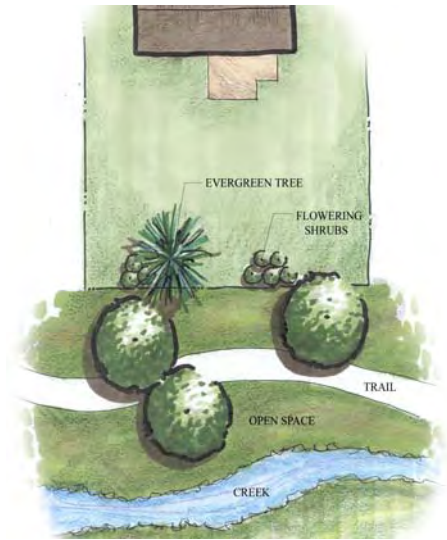


Gate House

SECTION 8: LAND USE AND DESIGN GUIDELINES

Landscape Design-Key Lots

- Ten percent of perimeter and buffer deciduous trees and evergreen trees shall be increased in size to 4" caliper and 8' tall, respectively. These plant materials shall be located at key high visibility areas.
- Parkway trees shall have a minimum trunk size of 3" caliper as measured 6" above grade.
- Selected best management practices shall be incorporated into site plans. (See Section 3 Drainage and Environmental Best Management Practices recommendations.)
- Rear yard landscaping on lots which are visible from a trail, public right of way, or conservation easement, must provide at least one evergreen tree, a minimum of 6 feet tall, one ornamental, a minimum of 6 feet tall, one shade tree, a minimum of 2" in caliper, and seven evergreen or deciduous shrubs per 100 lineal feet. An approved landscape package provided by a developer may be substituted for the required rear yard landscaping.
- Themed site amenities, such as stone design elements, street signs and lighting, should be appropriately appointed throughout sites.
- Focal points and highly visible 'key lots' should be identified on the site plan. Special design attention should be given to these locations including landscape treatments and the addition of site amenities such as seating areas or overlooks to view corridors.



Rear Yard Landscaping



Key Lot Landscaping and Site Amenities

SECTION 8: LAND USE AND DESIGN GUIDELINES

Architectural Standards

- All residential developments shall comply with the City of Joliet Anti-monotony regulations through creative design and material selection.
- Facades visible from arterial and collector streets, trails and conservation easements shall be articulated appropriately with windows, shutters, roof lines a minimum of 8:12 pitch, bay windows, arch windows, wider roof overhangs, porches, decks, decorative railings, steeper roof pitches, brick fireplaces/chimneys, grilles in windows, gables and peaks, arbors, trellises/planter boxes, rear or side loaded garages, window and/or door bump-outs, roofed entrances, and other unique architectural treatments, which provides visual interest and not monotony. At least 30% of the structures shall contain brick, stone, or other masonry on at least 50% of all elevations.
- The architectural design and use of building materials shall reflect residential character.
- The prominent materials shall be of high quality including brick, stone, wood, and siding and shall be in accordance with the City's Brick Ordinance which requires 50% of the net front façade for single family and duplex units, and 100% of the net front façade and 50% of the net side and rear facades for multi-family.
- Exterior color schemes should provide a variety of compatible colors, which are respectful of the surrounding neighborhood.
- Architectural review of all elevations is required for all proposed projects.
- All new development must comply with City plans, policies, subdivision regulations and ordinances.

**City of Joliet
South Side Comprehensive Plan**



Quality Design and Materials



**Appropriately Articulated Rear Façade
as Viewed from Collector Street**



Decorative Railings and Roofed Porches



Steep Roof Pitches and Bay Windows

March 2007

SECTION 8: LAND USE AND DESIGN GUIDELINES

COMMERCIAL DEVELOPMENT

The commercial/industrial component of the City of Joliet has grown along with the residential areas. During the past ten years, 1400 acres have been platted for office, commercial, or industrial use in Joliet. However, the City anticipates a need for even more commercial and office use within the South Side Comprehensive Plan, with major community commercial centers containing 60 acres along major arterials or at intersections, and 20-30 acres along minor arterials or at intersections. Collector intersections would have 5-10 acre neighborhood commercial center with a minimum size of 4 acres.

Site Planning

- Pedestrian/bikeway trails should be connected to commercial developments.
- Curb cuts to commercial developments should be minimized. Use of shared driveways and collector street access is recommended.
- Minimum lot size for neighborhood convenient shopping is 4 acres.
- Loading areas should accommodate safe truck circulation and appropriate buffering from adjacent uses and public streets.
- Structures and on-site circulation systems should be designed to minimize pedestrian/vehicular conflicts.



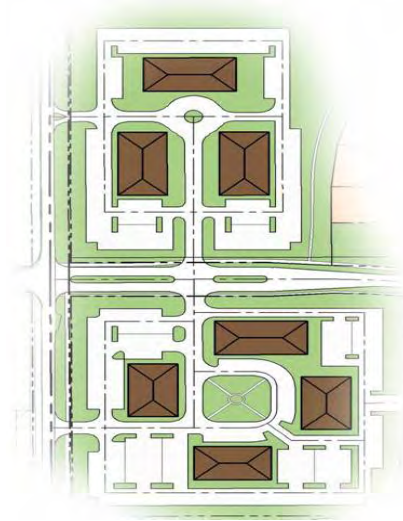
Entrance Landscape Emphasis



Architectural Style Reflects Residential Character

SECTION 8: LAND USE AND DESIGN GUIDELINES

- Sidewalks extending the full length of the building must be provided along any façade featuring a customer entrance and along any façade abutting public parking areas. Such sidewalks shall be located at least six feet from the façade of the building to provide planting beds for foundation landscaping.
- The internal pedestrian walkways must be distinguished from driving surfaces through the use of special pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the walkways.
- Cross-access easements should be provided to adjacent existing and future potential commercial properties.
- Pedestrian oriented exterior spaces are recommended, providing for quality shopping environments.



Site Design with Shared Driveways and Parking



Landscape Buffer Adjacent to Street

SECTION 8: LAND USE AND DESIGN GUIDELINES

Landscape Design

- Landscape buffers and perimeter landscaping should include berming (no greater than 3:1) and a mixture of deciduous and evergreen plant materials to provide for attractive and effective screening.
- Landscape buffers shall be no less than 30' wide. Exterior pedestrian oriented spaces are recommended, providing quality shopping environments.
- Parking areas adjacent to streets shall be buffered with landscape berms and landscaping to screen automobiles from view while maintaining visibility to storefronts. Site signage should be incorporated into landscape plan.
- The interior of parking areas shall include landscaped parking islands with a maximum number of 20 spaces between islands.
- Stormwater basins shall be landscaped with a mixture of deciduous and evergreen materials. Best management practices should be introduced in appropriate areas.
- Building landscape should include either foundation planting or urban solutions, such as trees in grates or planters of quality materials.
- All refuse areas shall be screened on three sides by a solid enclosure matching the building materials on-site, and gated on the 4th side. The open, gated side of the enclosure should not face streets or adjacent neighborhoods. Landscaping should be included for additional buffering.
- Landscaping shall meet or exceed the Joliet Landscape Ordinance.



Appropriate Materials and Amenities



Screened Refuse Area



Parking Area Landscaping

SECTION 8: LAND USE AND DESIGN GUIDELINES

Architectural Standards

- Architectural style and colors should reflect the residential character of the area.
- Exterior materials shall be masonry brick with architectural pre-cast accents as appropriate.
- Facades visible from street articulated appropriately with windows, shutters, roof lines and detailing, which provides visual interest and not monotony.
- All architectural elevations require City approval.
- Commercial signage should be low-lying, understated and coordinated with the building materials and colors.
- Site lighting shall be high quality and compatible with residential neighborhoods, designed to avoid glare and excessive spillage upon adjacent residential properties or public rights-of-way.
- All rooftop mechanical equipment shall be effectively screened from public view by the roof structure or parapet wall.
- All meters and other mechanical equipment located on the exterior wall or ground shall be effectively screened by landscaping or architectural elements.
- All new development must comply with City plans, policies, subdivision regulations, ordinances and design guidelines.
- The height of commercial buildings shall be no more than 2.5 stories.



Attractive Pedestrian Spaces



Screening of Mechanical Equipment



Understated Quality Signage



Architectural Style and Colors

SECTION 8: LAND USE AND DESIGN GUIDELINES

INDUSTRIAL DEVELOPMENT

As the primary land use called for in this plan, much attention needs to be directed to the fashion in which industrial uses are located, landscaped and constructed. The following guidelines have been assembled to ensure that such uses are highly-compatible with surrounding prescribed uses, and representative of the quality industrial district that the City of Joliet desires to see in this area.

Site Planning

- Natural corridors should be used whenever possible to buffer industrial uses from residential uses. Where no natural corridors exist, a 100' green way will be implemented for buffering purposes.
- A landscape easement screening outdoor storage areas shall be provided along all adjacent public or private right-of-ways. The easement shall be a minimum of 50 feet wide, and shall be included on the site plan.
- All outdoor storage facilities shall be enclosed by a solid fence, wall or planting to conceal such facilities from adjacent properties or public right of ways.
- All industrial uses shall not be located within 400 feet of any residential district.
- All loading docks and truck parking should be located as to not face public right of ways or adjacent residential uses. Additionally, truck traffic should be separated from automobile traffic whenever possible.
- Parking for warehouse and distribution facilities shall adhere to the City's Tractor Trailer Parking Ordinance, and shall comply to the standards set therein.



Industrial Site Layout with Landscaping



Rear Truck Loading Dock

SECTION 8: LAND USE AND DESIGN GUIDELINES

Landscape Design

- Landscape buffers and perimeter landscaping should include berming (no greater than 3:1) and a mixture of deciduous and evergreen plant materials to provide for attractive and effective screening. Screening types and styles should follow the city's zoning ordinance.

- Parking areas adjacent to streets shall be buffered with earthen berms and landscaping to screen automobiles from view. All off-street parking lots shall follow the guidelines set out in the city's landscape regulations.

- Stormwater basins shall be landscaped with a mixture of deciduous and evergreen materials. Best management practices should be incorporated where appropriate.

- All entrances to industrial sites shall be marked with appropriate signage elements and enhancement plantings.

Architectural Standards

- All architectural elevations must be approved by the City.

- All industrial developments shall comply with the City of Joliet Anti-monotony regulations through creative design and material selection.

- All rooftop mechanical equipment shall be effectively screened from public view by the roof structure or parapet wall.

- Industrial site signage shall follow the parameters as laid out by the Joliet Sign Ordinance.

- Site lighting shall be high quality and compatible with residential neighborhoods, designed to avoid glare and excessive spillage upon adjacent residential properties or public rights-of-way.



Entrance Features



Parking Lot Plantings



Quality Materials and Design

SECTION 9: IMPLEMENTATION

In order to effectively utilize this plan for development in the South Side Comprehensive Plan, the following issues should be considered:

GENERAL PLAN USE

Plan Adoption

The Comprehensive Plan should be adopted by the City Council and recognized as the guiding document for development within the defined area. Each development which approaches the City for annexation should be made fully aware of the plan and thus the desires of the City for development within the plan. During the annexation process, each land plan presented to the City should be measured against this Comprehensive Plan and careful consideration should be given to the impact of variances from the Comprehensive Plan.

Continual Plan Improvement

Market forces will play a large role in how and when the study area develops. As such, the Comprehensive Plan should be a flexible document that is evaluated against the needs of the City on a periodic basis. At a minimum, the plan should be reviewed and updated on a five year basis to incorporate new practices and standards that the City feels would be an enhancement to the Plan.

SPECIFIC PLAN RECOMMENDATIONS

The following recommendations refer to specific items contained in the Comprehensive Plan:

Regulatory Floodplain/Floodway

As discussed in Section 3 of this Plan, the current regulatory floodplain and floodway were not calculated from the current state of the industry standards. In accordance with the "Joliet Special Flood Hazard Areas Development Ordinance," Section 8-505(d), "When no base flood or 100-year frequency flood elevation exists, the base flood or 100-year frequency flood elevation for a riverine SFHA shall be determined from a backwater model. Flood flows should be based on anticipated future land use conditions in the water shed as determined from adopted local and regional land use plans." Based on this ordinance, we recommend that the floodplain elevations and floodway boundaries contained within this study be utilized as the basis for floodplain determination when the limits are more conservative than the current Flood Insurance Rate Maps and/or Flood Insurance Study. Should the developer disagree with the floodplain elevations contained within the study, they may proceed with development of their own model to be reviewed and approved by the Illinois Department of Natural Resources.

Public Involvement/Education

The future residents of the plan area should be informed and educated about the natural resources that occur within their community. They should be educated about common daily practices and their effects on the local natural resources. With proper training, local residents can become

SECTION 9: IMPLEMENTATION

involved with the maintenance and management of the natural areas. A public awareness and concern for the protection of the natural resources is essential to the long-term success of the natural features within the study area. The education can be in the form of simple brochures provided to area homeowners or presentations to schools and community groups.

Transportation Infrastructure

As noted in Section 4 of this Plan, the estimated cost for structure widening and improvement in the study area is \$8.8 million, plus the preliminary estimated cost for the Laraway Bridge crossing of \$40 million. Under the current City policy the adjacent landowner pays for roadway improvements at the time of development. Due to the high cost of structure widening, it would be anticipated that these properties would be among the last to develop. Consequently, a “bottleneck” may develop where roadways cross drainage channels. In order to maintain the efficient flow of traffic through the Plan area, it is recommended that the City of Joliet assume the responsibility for widening of major structures within the Plan area. As these improvements will benefit all residents within the region, we recommend the use of alternative funding sources, such as a traffic impact fee, to implement the necessary bridge widening.

ADDITIONAL RESOURCES

Additional information regarding the City of Joliet and City staff contact information is available via the City’s web page at www.cityofjoliet.info.

SECTION 10: EXTRA AREA ANALYSIS

EXTRA AREAS FOR CONSIDERATION

Two additional areas have been analyzed for purposes of this study. Proposed Land Use and Transportation Plans have been completed under the scope of this Comprehensive Plan.

Extra Area 'A'

This area lies next to the primary study area, across from the DesPlaines River. Notable existing uses in this area include the Empress Casino, Splash Station Water Park, and a Mobil Plant. There is also an existing forest preserve present.

Proposed land uses are predominantly industrial, with exceptions made for an area of industrial/recreational, the park district, and two wastewater treatment plants. Transportation infrastructure modifications include a minor arterial linkage of Youngs and Amoco Roads, and the suggested Laraway bridge extension.

Extra Area 'B'

This area is located to the northeast of the primary study area, ending at the New Lenox boundary agreement line. Notable existing uses include a YMCA, a Girl Scout Center, Union Elementary School, several churches and an existing forest preserve.

Proposed land uses provide for a wide array of uses. Large areas of industrial and residential uses have been called for, as well as the citing of two commercial locations. Transportation network alterations are to be made to Briggs Street and Mills Road (Major Arterial), and Spencer Road and New Lenox Road (Collector).

-See Exhibits 10-1 and 10-2, Proposed Land Use Plan: Extra Area A and B













CITY OF JOLIET

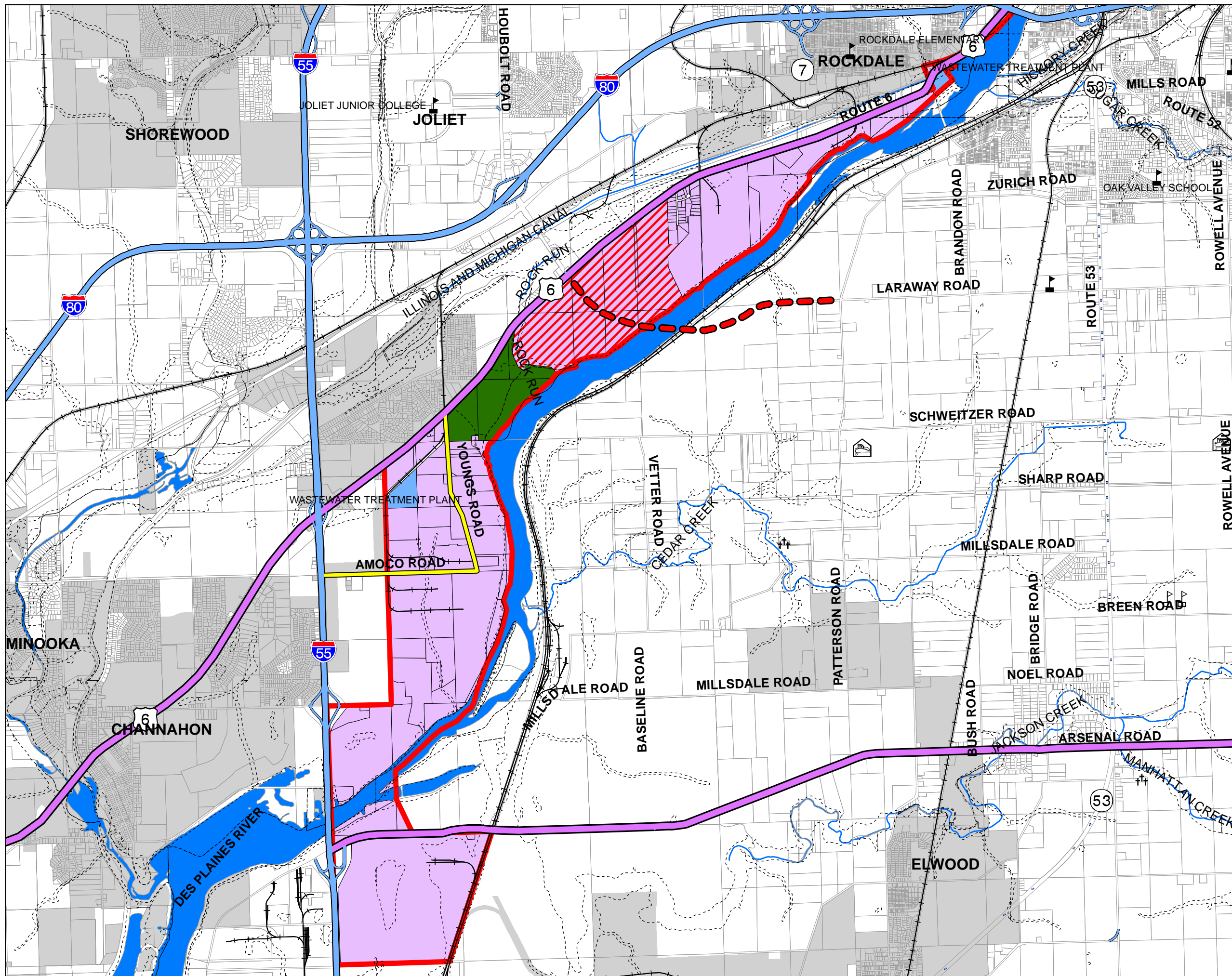
SOUTHSIDE COMPREHENSIVE PLAN



EXHIBIT 10-1 PROPOSED LAND USE PLAN EXTRA AREA-A

Legend

-  PLANNING AREA
- FUTURE LAND USE**
-  INDUSTRIAL
-  INDUSTRIAL/RECREATIONAL
-  INSTITUTIONAL/GOVERNMENT
-  OPEN SPACE/PARKS
-  FLOODPLAIN
-  WATERWAYS
-  MUNICIPALITIES
- PROPOSED CONDITIONS**
-  MAJOR ROUTE
-  PROPOSED MAJOR ARTERIAL 63'
-  MINOR ARTERIAL 45' SECTION
-  INTERSTATE



NOT TO SCALE



Ruettinger, Tonelli & Associates, Inc.
 Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
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 2603 S. WASHINGTON STREET - SUITE 170 NAPERVILLE, ILLINOIS 60565
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CITY OF JOLIET
SOUTHSIDE COMPREHENSIVE PLAN



EXHIBIT 10-2
PROPOSED LAND USE PLAN
EXTRA AREA-B

Legend



FUTURE LAND USE



PROPOSED CONDITIONS

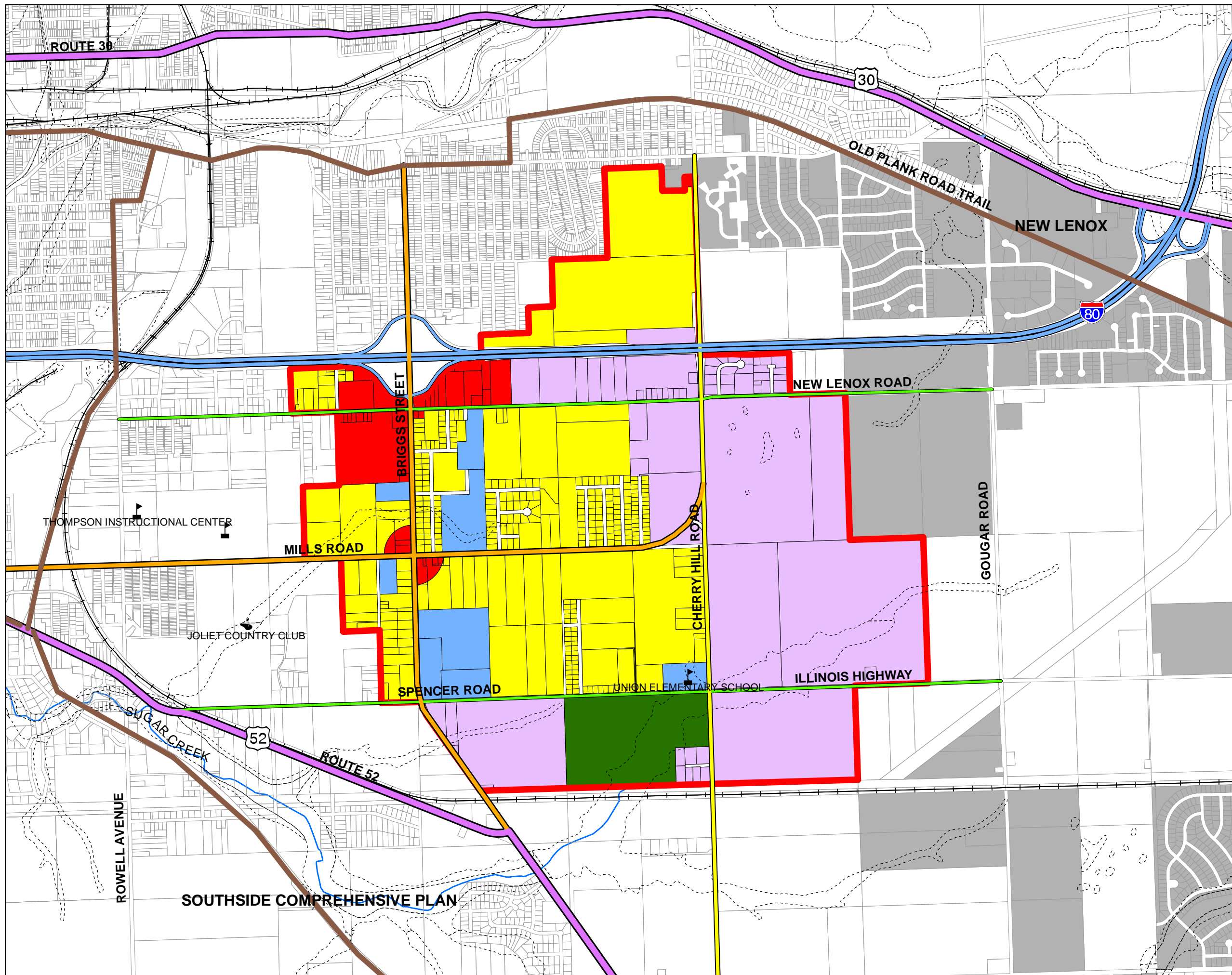


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Appendix A

Creek Watershed Protection Ordinance

ORDINANCE NO. 15820

AN ORDINANCE ESTABLISHING THE CEDAR CREEK, SUGAR CREEK, JACKSON CREEK AND JACKSON BRANCH WATERSHED PROTECTION AREAS

WHEREAS, the City of Joliet has adopted a comprehensive zoning ordinance and subdivision control ordinance in order to provide for the proper and orderly development and use of land located within its corporate limits and within one and one-half miles thereof; and

WHEREAS, the Mayor and City Council anticipate that the territory containing the Cedar Creek, Sugar Creek, Jackson Creek and Jackson Branch watersheds will become subject to the City's planning and zoning jurisdiction; and

WHEREAS, Cedar Creek, Sugar Creek, Jackson Creek and Jackson Branch are unique natural resources that require an additional measure of regulatory protection; and

WHEREAS, the upper reaches of Cedar Creek, Sugar Creek, Jackson Creek and Jackson Branch also present an opportunity to establish an open space and recreational resource of regional significance through a program of stream restoration as set forth herein; and

WHEREAS, this Ordinance is hereby adopted pursuant to the authority of the home rule powers vested in the City of Joliet by Article VII, Section 6, of the 1970 Illinois Constitution and Division 12 and Division 13 of Article 11 of the Illinois Municipal Code (64 ILCS 5/11-1-1 et seq.);

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, as follows:

SECTION 1: The Zoning Ordinance of the City of Joliet is hereby amended with the addition of the following as Section 47-15G:

SECTION 47-15G THE CEDAR CREEK, SUGAR CREEK, JACKSON CREEK, AND JACKSON BRANCH WATERSHED PROTECTION AREAS

47-15G.1 Short Title

This ordinance shall be known and may be cited as the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Ordinance.

47-15G.2 Purpose and Intent

It is the purpose and intent of the Cedar Creek, Sugar Creek, Jackson Creek and Jackson Branch Watershed Protection Ordinance to promote the health, safety and general welfare of persons residing near the Cedar Creek, Sugar Creek, Jackson

Creek, and Jackson Branch watersheds and associated drainage areas and wetlands by providing for the protection, preservation, proper maintenance, and use of the Cedar Creek, Sugar Creek, Jackson Creek and Jackson Branch (collectively referred to herein as "Cedar Creek, Sugar Creek, Jackson Creek and Jackson Branch"). The ordinance is more specifically adopted:

- a. to prevent flood damage by preserving the storm and floodwater storage capacity of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch;
- b. to maintain the normal hydrologic balance of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch by storing and providing for infiltration of wet-period runoff in floodplains and wetlands, and releasing it slowly to the stream to maintain in-stream flow;
- c. to manage stormwater runoff and maintain natural runoff conveyance systems, and minimize the need for major storm sewer construction and drainageway modification;
- d. to improve water quality, both by filtering and storing sediments and attached pollutants, nutrients, and organic compounds before they drain into Cedar Creek and Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch and by maintaining the natural pollutant-assimilating capabilities of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch;
- e. to protect shorelines and stream banks from soil erosion, using natural means and materials wherever possible;
- f. to protect fish spawning, breeding, nursery and feeding grounds;
- g. to protect wildlife habitat;
- h. to preserve areas of special recreational, scenic, or scientific interest, including natural areas;
- i. to maintain and enhance the aesthetic qualities of developing areas; and
- j. to encourage the continued economic growth and high quality of life of the Joliet community which depends in part on an adequate quality of water, a pleasing natural environment, and recreational opportunities.

47-15G.3 Definitions

- a. "*Armoring*" is a form of channel modification which involves the placement of materials (concrete, riprap, bulkheads, etc.) within a stream channel or along a shore line to protect property above Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch from erosion and wave damage caused by wave action and stream flow.

b. "*Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Area*" shall be the real property lying within one hundred (100) feet of an ordinary high water mark of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch, within twenty-five (25) feet of the upland edge of any wetland within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch watershed or within one hundred (100) feet of the center thread of any tributary to Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch actually located in the 100-year floodplain.

c. "*Bulkhead*" means a retaining wall that protects property along Cedar Creek, Sugar Creek, Jackson Creek and Jackson Branch.

d. "*Channel*" means that portion of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch lying within its ordinary high water marks.

e. "*Channel modification*" or "*channelization*" means to alter Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch by changing the physical dimension or materials of the channel. Channel modification includes damming, riprapping (or other armoring), widening, deepening, straightening, relocating, lining and significant removal of bottom or woody vegetation. Channel modification does not include the clearing of debris or trash from Cedar Creek, Sugar Creek, Jackson Creek, or Jackson Branch. Channelization is a severe form of channel modification involving a significant change in the channel cross-section and typically involving relocation of the existing channel (e.g. straightening).

f. "*Control structure*" means a structure designed to control the rate of stormwater runoff that passes through the structure, given a specific upstream and downstream water surface elevation.

g. "*Culvert*" means a structure designed to carry drainage water or small streams below barriers such as roads, driveways, or railway embankments.

h. "*Depressional area*" means any area which is lower in elevation on all sides than surrounding properties (i.e. does not drain freely), or whose drainage is severely limited such as by a restrictive culvert. A depressional area will fill with water on occasion when runoff into it exceeds the rate of infiltration into underlying soil or exceeds the discharge through its controlled outlet. Large depressional areas may provide significant stormwater or floodplain storage.

i. "*Development*" means mean the construction, alteration or expansion of a building or structure, the making of improvements to land or an expansion or change in an existing principal land use, the subdivision of land. Agricultural use of land previously used for agricultural purposes does not constitute development. The following activities or uses shall be taken, for the purposes of this ordinance, to constitute development as defined herein:

1. any change in the intensity of use of land, such as an increase in the number of dwelling units on land, or a material increase in the site

coverage of businesses, manufacturing establishments, offices, and dwelling units;

2. the commencement of drilling, except to obtain soil samples, or the commencement of mining, filling, excavation, dredging, grading or other alterations of the topography;
3. clearing of land as an adjunct of construction for residential, commercial or industrial use;
4. any other activity that might change the direction, height, or velocity of flood or surface waters.

j. "*Erosion*" means the general process whereby soils are moved by flowing water or wave action.

k. "*Filtered view*" means the maintenance or establishment of woody vegetation of sufficient density to screen developments from Cedar Creek, Sugar Creek, Jackson Creek, or Jackson Branch, to provide for stream bank stabilization and erosion control, to serve as an aid to infiltration of surface runoff, and to provide cover to shade the water. The vegetation need not be so dense as to completely block the view. Filtered view means no clear cutting.

l. "*Flood Plain*" shall mean that land typically adjacent to a body of water with ground surface elevations at or below the base flood or the 100-year frequency flood elevation. Flood plains may also include detached Special Flood Hazard Areas, ponding areas, etc. The flood plain is also known as the Special Flood Hazard Area (SFHA). The flood plains are those lands within the jurisdiction of the City that are subject to inundation by the base flood or 100-year frequency flood. The SFHA's of the City are generally identified as such on the Flood Insurance Rate Map of Will County prepared by the Federal Emergency Management Agency (or the U.S. Department of Housing and Urban Development) and dated March 17, 2003. The SFHA's of those parts of unincorporated territory that are within the extraterritorial jurisdiction of the City or that may be annexed into the City are generally identified as such on the Flood Insurance Rate Map prepared for Will County by FEMA and dated March 17, 2003.

m. "*Floodway*" means that portion of the floodplain required to store and convey the base flood. The floodway is the regulatory floodway as designated and regulated by the Federal Emergency Management Agency. The remainder of the floodplain which is outside the regulatory floodway is referred to as the flood fringe or floodway fringe.

n. "*Hydraulic characteristics*" means the features of a watercourse which determine its water conveyance capacity. These features include but are not limited to: size and configuration of the cross-section of the watercourse and floodway; texture and roughness of materials along the watercourse; alignment of watercourse; gradient of watercourse; amount and type of vegetation within the watercourse; and size, configuration, and other characteristics of structures within the watercourse. In low

lying area the characteristics of the overbank area also determine water conveyance capacity.

o. "*Lot*" means an area of land, with defined boundaries, that is designated in official assessor's records as being one parcel.

p. "*Lake or pond*" means any inland waterbody, fed by spring or surface water flow.

q. "*Natural*" in reference to watercourses means those stream channels, grassed waterways and swales formed by the existing surface topography of the earth prior to changes made by unnatural causes. A natural stream tends to follow a meandering path; its floodplain is not constrained by levees; the area near the bank has not been cleared, mowed or cultivated; the stream flows over soil and geologic materials typical of the area with no alteration of the course or cross-section of the stream caused by filling or excavating.

r. "*Ordinary high water mark*" (OHWM) means the point on the bank or shore up to which the presence and action of surface water is so continuous so as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristics.

s. "*Qualified professional*" means a person trained in one or more of the disciplines of biology, geology, soil science, engineering, or hydrology whose training and experience ensure a competent analysis and assessment of stream, lake, pond and wetland conditions and impacts.

t. "*Registered professional engineer*" means a professional engineer registered under the provisions of "The Illinois Professional Engineering Act" and any act amendatory thereof.

u. "*Retention/detention facility*" means a facility that provides for storage of storm water runoff and controlled release of this runoff during and after a flood or storm.

v. "*Runoff*" means the portion of precipitation on the land that is not absorbed by the soil or plant material and which runs off the land.

w. "*Sedimentation*" means the processes that deposit soils, debris, and other materials either on other ground surfaces or in water bodies or watercourses.

x. "*Setback*" means the horizontal distance between any portion of a structure or any development activity and the ordinary high water mark of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch measured from the structure's or development's closest point to the ordinary high water mark.

y. "*Stream*" means a body of running water flowing continuously or intermittently in a channel on or below the surface of the ground. Topographic maps of the U.S. Geological Survey are one reference for identifying perennial and intermittent streams. For purposes of this ordinance, the term "stream" does not include storm sewers.

z. "Structure" means anything that is constructed, erected or moved to or from any which is located above, on, or below the ground. Temporary recreational facilities including, but not limited to, tents, camper trailers, and recreation vehicles are not considered structures when used less than 180 days per year and located landward of the minimum setback provided as a natural vegetation strip.

aa. "Vegetation" means all plant growth, especially trees, shrubs, mosses, and grasses.

bb. "Watercourse" means any river, stream, creek, brook, branch, natural or artificial depression, ponded area, slough, gulch, draw, ditch, channel, conduit, culvert, swale, grass waterway, gully, ravine, wash, or natural or man-made drainageway, which has a definite channel, bed and banks, in or into which stormwater runoff and floodwater flow either regularly or intermittently.

cc. "Wetland" means those transitional lands between terrestrial and aquatic system where the water table is usually at or near the surface or the land is covered by shallow water that are designated as a protected wetland by any federal or state agency having competent jurisdiction. Classification of areas as wetlands shall follow the "Classification of Wetlands and Deepwater Habitats of the United States" as published by the U.S. Fish and Wildlife Service. For the purposes of this Ordinance, a wetland shall not include lands within or adjacent to man-made drainage channels located near roadways.

47-15G.4 Special Use Permit Required

The development of a lot or parcel containing territory located within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas shall be prohibited except pursuant to a Special Use Permit issued in accordance with this Ordinance. In addition to any other requirement, a Special Use Permit shall not be issued unless the applicant establishes by clear and convincing evidence that:

a. the development will not detrimentally affect or destroy the natural features of the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas, nor impair its natural functions, but will preserve and incorporate such features into the development's site;

b. the location of natural features and the site's topography have been reasonably considered in the designing and siting of all physical improvements;

c. adequate assurances have been received that the clearing of the site of topsoil, trees, and other natural features will not occur before the commencement of building operations;

d. the development will not reduce the natural retention storage capacity of Jackson Creek, nor unlawfully increase the magnitude and volume of flooding at other locations; and

e. the soil and subsoil conditions are suitable for excavation and site preparation, and the drainage is designed to prevent erosion and environmentally deleterious surface run off;

f. the development will not adversely and materially affect water quality; destroy, damage or disrupt significant habitat area; adversely affect drainage and/or stormwater retention capabilities; adversely affect flood conveyance and storage; lead to unstable earth conditions, create erosion hazards, or be materially detrimental to any other property in the area of the subject property or to the City of Joliet as a whole, including the loss of open space or scenic vistas:

g. the development will result in the restoration of portions of the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas that were previously disturbed or damaged by development or agricultural land uses.

47-15G.5 Submissions

An application for a Special Use Permit shall be accompanied by the following information as specified herein:

General Provisions:

Site Plan	Section 47-15G.8
Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Preservation Plan	Section 47-15G.9
Drainage Control Plan	Section 47-15G.10
Site Grading & Excavation Plan	Section 47-15G.11
Landscape Plan	Section 47-15G.12

Justification for Creek Relocation and Minor Modifications:

Creek Modification/Relocation Plan	Section 47-15G.14
Channel and Bank Armoring	Section 47-15G.15
Culverts	Section 47-15G.16
On-Stream Impoundments	Section 47-15G.17

47-15G.6 Review and Approval

An application for a Special Use Permit shall be reviewed in accordance with Section 47-5.2 of the Zoning Ordinance, except that the reviewing advisory body shall be the Plan Commission and not the Board of Appeals. In addition, the following procedures shall apply:

a. The City Manager and the Plan Commission shall review each application for a Special Use Permit to determine its conformance with the provisions of this ordinance.

The Mayor and City Council shall (a) approve the permit application by ordinance and if it is found to be in conformance with this ordinance,; (b) approve the permit application by ordinance subject to such reasonable conditions as may be necessary to secure substantially the objectives of this ordinance or (c) disapprove the permit application, indicating the deficiencies. In all cases, the Special Use Permit shall be subject to the condition that the applicant comply with the approved Submissions enumerated in Section 47-15G.5.

b. A Special Use Permit shall not be issued unless the development has also received all other approvals that may be required by ordinance.

47-15G.7 Permitted Development Activity in the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Protection Areas

A Special Use Permit granted under this Ordinance shall allow the following development activities:

a. improvements such as landscaping and plantings, public or private open space, walkways, bike trails, benches, comfort stations, informational displays, directional signs, foot bridges, fences, observation decks, and docks;

b. the maintenance, repair, replacement, and reconstruction of roads and bridges, gas and electrical transmission facilities and telecommunication lines, poles, and towers, municipal and public infrastructure, including underground water, sanitary sewer and stormwater facilities;

c. the establishment and development of public and private parks and recreation areas, outdoor education areas, historic natural and scientific areas, game refuges, fish and wildlife improvement projects, wildlife preserves and watercraft launching ramps.

d. filling and excavating necessary for the development of public facilities, recreational structures or similar items. The development and maintenance of roads, parking lots and other impervious surfaces necessary for permitted uses are allowed only on a very limited basis, and where no alternate location outside of the setback area is available.

e. land surface modification within the minimum setback shall be permitted for the development of stormwater drainage swales between the developed area of the site (including a stormwater detention facility on the site) and Cedar Creek, Sugar Creek, Jackson Creek and Jackson Branch. Detention basins within the setback are generally discouraged, unless it can be shown that resultant modifications will not impair water quality, habitat, or flood storage functions.

f. filling or excavating within wetlands is not permitted except to install piers for the limited development of walkways and observation decks. Walkways and observation decks should avoid high quality wetland areas, and should not adversely affect natural areas designated in the Illinois Natural Areas Inventory or the habitat of rare or endangered species.

- g. other development activities specifically authorized in the Special Use Permit.

47-15G.8 Site Plan

A Site Plan shall be prepared by the applicant and submitted to the City Manager for any proposed development of a lot or parcel containing territory located within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas. The Site Plan must indicate:

- a. dimension and area of parcel, showing also the vicinity of the site in sufficient detail to enable easy location in the field of the site for which the Special Use Permit is sought, and including the boundary line, underlying zoning, a legend, a scale, and a north arrow;
- b. location of any existing and proposed structures;
- c. location of existing or proposed on-site sewage systems and water supply systems;
- d. location of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch and its ordinary high water mark;
- e. location and landward limit of all wetlands;
- f. location of setback lines established by this ordinance;
- g. location of the regulatory floodway;
- h. location of existing or future roads;
- i. depiction of areas proposed for alterations;
- j. cross-sections and calculations indicating any changes in flood storage volumes;
- k. such other information as reasonably requested by the City Manager.

The applicant shall demonstrate that the proposed development activity will not endanger health and safety, including danger from the obstruction or diversion of flood flow. The applicant shall also demonstrate that the proposed development activity will not substantially reduce natural floodwater storage capacity, unnecessarily destroy or impair habitat for aquatic or other flora and fauna, adversely affect water quality or ground water resources, increase stormwater runoff velocity so that water levels on other lands are substantially raised or the danger from flooding unlawfully increased, or adversely impact any other natural stream, floodplain, or wetland functions, and is otherwise consistent with the intent of this ordinance.

A Site Plan shall not be required if no portion of the lot or parcel containing territory located within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas is within one hundred feet of the OHWM of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch or within one hundred feet of the center thread of any tributary of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch actually located within the one hundred year floodplain.

47-15G.9 Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Preservation Plan

A Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Preservation Plan shall be prepared by the applicant and submitted to the City Manager for any proposed development of a lot or parcel containing territory located within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas. The Preservation Plan shall include following components:

a. *Natural Resource Inventory.* The Preservation Plan shall identify the land within the Area that is currently in a natural state and that portion of the site that has been altered or disturbed by development or agricultural land uses. All proposed modifications to natural areas permitted under this Ordinance shall be described, including such items as pruning and improvements.

b. *Restoration of Natural Creek Features.* Undeveloped land within the Area that is not in a natural state shall be restored to a natural state. The creek bed and water flow in Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch or its tributaries shall be modified where practicable to restore natural stream behavior, including, where practicable, the use of riffles and pools. The banks of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch or tributaries shall also be stabilized where necessary.

c. *Plantings.* Restoration and stabilization shall be accomplished by vegetative plantings using accepted bioengineering techniques and with approved indigenous plants, brush, grasses, trees and other materials that comply with regulations issued by the City Manager. All Areas to be restored shall be seeded or planted with approved species in a timely manner and shall be maintained so as to avoid the growth of noxious weeds. Hardwood, conifer and brush species shall be utilized to establish a canopy cover.

c. *Creek Access.* The Preservation Plan shall provide public access to the Creek corridor along with linkage to other community transportation networks, including bicycle paths, hiking trails or public transportation. Trailheads shall be provided to link neighborhoods, parking areas and streets to Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch where practicable. The contribution of land required by the Subdivision Regulations for park purposes shall include the land within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas unless otherwise approved by the Mayor and City Council, provided that reasonable efforts shall be made to locate additional park lands outside the floodplain.

d. *Recreational Elements.* The Preservation Plan shall provide for passive and active uses including linear parks, open spaces and bike and hiking trail systems. These improvements shall be coordinated with nearby public and private facilities. All site improvements included in the Plan to be located on or dedicated to a public agency shall be considered as public improvements within the meaning of the Subdivision Regulations.

A Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Preservation Plan shall not be required if no portion of the lot or parcel containing territory located within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas is within one hundred feet of the OHWM of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch or within one hundred feet of the center thread of any tributary of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch actually located within the one hundred year floodplain.

47-15G.10 Drainage Control Plan

A drainage control plan that describes the hydraulic characteristics of the site as well as the proposed drainage plan shall be submitted. Runoff from areas of concentrated impervious cover (e.g., roofs, driveways, streets, patios, etc.) shall be collected and transported to a drainageway with sufficient capacity to accept the discharge without undue erosion or detrimental impact. The development shall comply with the Stormwater Management Regulations set forth in Section 31-205 of the Code of Ordinances.

47-15G.11 Site Grading and Excavation Plan

a. The site proposed for development shall be investigated to determine the soil and geologic characteristics, including soil erosion potential. The development shall be subject to the Soil Erosion and Sedimentation Control Regulations set forth in Sections 31-206 and 31-207 of the Code of Ordinances. In addition, a Site Grading and Excavation Plan shall be submitted with each application for a Special Use Permit and shall include the following:

1. details of the existing terrain and drainage pattern contours;
2. proposed site contours;
3. dimensions, elevation and contours of grading, excavation and fill;
4. a description of methods to be employed in disposing of soil and other material that is removed from allowable grading and excavation sites, including location of the disposal site if on the property;
5. a schedule showing when each stage of the project will be completed, including the total area of soil surface to be disturbed during each stage, and estimated starting and completion dates. The schedule shall be

prepared so as to limit, to the shortest possible period, the time soil is exposed and unprotected. In no case shall the existing natural vegetation be destroyed, removed or disturbed more than fifteen (15) days prior to initiation of the improvements; and

6. a detailed description of the re-vegetation and stabilization methods to be employed, to be prepared in conjunction with the Landscape Plan. This description should include locations of erosion control measures such as sedimentation basins, straw bales, diversion swales, etc. The grading and excavation plan must be consistent with all the provisions of this ordinance.

b. Unless otherwise provided in this Ordinance, the following restrictions, requirements and standards shall apply to all development within the Area:

1. every effort shall be made to develop the site in such a manner so as to minimize the alteration of the natural topography;
2. no grading, filling, cleaning, clearing, terracing or excavation of any kind shall be initiated until final engineering plans are approved and the Special Use Permit is granted by the Mayor and City Council; and
3. the depositing of any excavation, grading or clearing material within Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch or any wetland shall be prohibited.
4. In addition to locating all site improvements on the subject property to minimize adverse impacts on Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch, the applicant shall install a physical barrier during construction, and following completion of the project, where necessary, to prevent direct runoff and erosion from any modified land surface Jackson Creek.

47-15G.12 Vegetation and Re-vegetation/Landscape Plan

To preserve or restore the natural state of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch, to minimize erosion, stabilize the stream bank, protect water quality, maintain water temperature at natural levels, preserve fish and wildlife habitat, to screen man-made structures, and also to preserve aesthetic values of the natural water course and wetland areas, a natural vegetation strip shall be restored, established, preserved and maintained along the edge of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch and any wetland located within the watershed of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch. The natural vegetation strip shall extend landward a minimum of 25 feet from the ordinary high water mark of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch, any tributary thereof actually located within the floodplain or any wetland within the watershed of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch.

Within the natural vegetation strip, trees, grasses and shrubs may be selectively pruned or removed for harvest of merchantable timber, to achieve a filtered view of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch or wetland from the principal structure and for reasonable private access. Said pruning and removal activities shall ensure that a live root system stays intact to provide for stream bank stabilization and erosion control.

A Landscape Plan shall be submitted with each Special Use Permit application for development activity within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas and contain the following:

- a. a plan describing the existing vegetative cover of the property and showing those areas where the vegetation will be removed as part of the proposed construction; and
- b. a plan describing the proposed re-vegetation of disturbed areas specifying the materials to be used.
- c. the vegetation must be planned in such a way that access for stream maintenance purposes is not prevented.

47-15.G.13 Conditions and Restrictions for Permitting Stream Modification

Stream modification, when permitted, is subject to the following conditions and restrictions:

- a. water quality, habitat and other natural functions must be significantly improved by the modification; no significant habitat area may be destroyed;
- b. the amount of flow and velocity of a stream is not to be increased or decreased as the stream enters or leaves a subject property, unless this reflects an improvement over previous conditions in terms of reduced flooding, reduced erosion, or enhanced low-flow conditions;
- c. prior to diverting water into a new channel, a qualified professional approved by the City Manager shall inspect the stream modification, and issue a written report to demonstrating the modified stream complies with the requirements in Section 7.02; and
- d. stream channel enlargement, or other modifications that would increase conveyance, shall not be permitted if the intended purpose is to accommodate development activities in the floodplain.

47-15G.14 Creek or Tributary Relocation Plan

Creek or tributary relocation may be permitted in accordance with a Relocation Plan which provides for:

- a. the creation of a natural meander pattern, pools, riffles, and substrate;

- b. the formation of gentle side slopes (at least three feet horizontally per one foot vertically), including installation of erosion control features;
- c. the utilization of natural materials wherever possible;
- d. the planting of vegetation normally associated with streams, including primarily native riparian vegetation;
- e. the creation of spawning and nesting areas wherever appropriate;
- f. the re-establishment of the fish population wherever appropriate;
- g. the restoration of water flow characteristics compatible with fish habitat areas, wherever appropriate;
- h. the filling and revegetation of the prior channel;
- i. a proposed phasing plan, specifying time of year for all project phases;
- j. plans for sediment and erosion control; and
- k. establishment of a low-flow channel which reflects the conditions of a natural stream.

47-15G.15 Criteria for Permitting Armoring of Channels and Banks

Armoring in the form of bulkheads, riprap or other materials or devices is not permitted except in accordance with the following:

- a. significant erosion cannot be prevented in any other way and the use of vegetation and gradual bank slopes has not sufficiently stabilized the shoreline or bank;
- b. the bulkhead or other device is not placed within a wetland;
- c. the bulkhead, riprap or other device will minimize the transmittal of wave energy or currents to other properties; and
- d. the change in the horizontal or vertical, configuration of the land must be kept to a minimum;
- e. utilization of accepted bioengineering technologies where appropriate.

47-15G.16 Criteria for Permitting the Use of Culverts

Culverts are not permitted in Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch except in accordance with the following:

- a. where a culvert is necessary for creating or improving access to a property or as part of a public road;
- b. the culvert shall allow passage of fish inhabiting the stream, and accommodate the 100-year flood event without increasing upstream flooding, except where a restricting culvert is desirable as part of an overall storm and floodwater management plan;
- c. the culvert shall be maintained free of debris and sediment to allow free passage of water and fish; and
- d. the creek bed shall not be significantly widened for the placement of a culvert as this increases siltation; if multiple culverts must be installed, one culvert should be at the level of the bottom of the stream and the others at or above normal water elevation.

47-15G.17 Criteria for Permitting On-Stream Impoundments

Impoundment of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch is not permitted except in accordance with the following:

- a. the impoundment is determined to be in the public interest by providing regional stormwater detention, flood control, or public recreation;
- b. the impoundment will not prevent the upstream migration of fish;
- c. a non-point source control plan has been implemented in the upstream watershed to control the effects of sediment runoff as well as minimize the input of nutrients, oil and grease, metals, and other pollutants;
- d. impoundments without permanent low-flow pools are preferred except where a permanent pool is necessary to achieve the intended benefits of the impoundment (e.g. recreation or water quality mitigation); and
- e. impoundment design shall include gradual bank slopes, appropriate bank stabilization measures, and a pre-sedimentation basin.

47-15G.18 Wetland Protection and Replacement

- a. Except as provided herein, no filling or excavating within wetlands is permitted except to install piers for the limited development of walkways and observation decks. Walkways and observation decks shall avoid high quality wetland areas, and shall not adversely affect natural areas designated in the Illinois Natural Areas Inventory or the habitat of rare or endangered species.
- b. Wetland areas occupied by the development of decks and walkways must be mitigated by an equal area of wetland habitat improvement.

c. Modification of degraded wetlands for purposes of stormwater management is permitted where the quality of the wetland is improved and total wetland acreage is preserved. Where such modification is permitted, wetlands shall be protected from the effects of increased stormwater runoff by measures such as detention or sedimentation basins, vegetated swales and buffer strips, and sediment and erosion control measures on adjacent developments. The direct entry of storm sewers into wetlands shall be prohibited.

d. Pursuant to Special Use Permit, wetlands within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch watersheds may be relocated and replaced in accordance with applicable federal and state law provided that the size of the replacement wetland shall be 150% of the size of the original wetland.

47-15G.19 Maintenance Easement

The applicant shall grant an access easement for stream maintenance purposes to the City of Joliet if the development does not contain other land adjacent to Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch dedicated to the City of Joliet.

47-15G.20 Nonconforming Uses

Nonconforming uses shall be regulated in accordance with Section 47-17.22 of the Zoning Ordinance of the City of Joliet.

47-15G.21 Variations

The Mayor and City Council may grant one or more variations from the requirements of this Ordinance upon the demonstration by the applicant of clear and convincing evidence that enforcement of this ordinance would cause an undue hardship on the affected property or would impose an unreasonable economic burden on the property that outweighs the corresponding benefit to the public afforded by the restriction. Variances shall be granted by the Mayor and City Council upon the advice of the Plan Commission.

SECTION 2: This ordinance is adopted pursuant to the home rule powers of the City of Joliet and is intended to wholly preempt and supercede any provision of the Illinois Municipal Code or any other law pertaining to zoning or the subdivision of land. Provided, however, that this Ordinance does not preempt or supercede any law giving the City of Joliet the power to enforce the Zoning Ordinance or Subdivision Regulations outside the corporate limits of the city of Joliet or any law that allows the City of Joliet to seek a remedy to correct, restrain, abate or correct a violation or threatened violation thereof.

SECTION 3: This Ordinance is declared to be severable. If any portion of this ordinance is declared to be invalid or without effect, the remaining portions shall continue to be valid, enforceable and in full effect.

SECTION 4: The City of Joliet may commence any appropriate action at law or in equity to enforce this Ordinance and to protect against any violation thereof. This shall include, but shall not be limited to proceedings to enjoin unlawful construction, actions to recover damages, proceedings to restrain, correct, or abate a violation or to prevent illegal occupancy, of a building, structure or premises. A showing of inadequate remedy at law or irreparable harm shall not be needed to obtain and injunction or restraining order. These remedies shall be in addition to the penalties described above. In the event the City of Joliet prevails in such an action, it shall be entitled to a judgment for court costs and reasonable attorneys fees. Actions may be brought against the applicant, the developer, the owner, the subdivider and their respective successors and assigns. In addition, the City of Joliet may seek a fine in accordance with Section 1-8 of the Code of Ordinances. Each day a violation continues shall be deemed a separate violation.

SECTION 5: This Ordinance shall take effect immediately upon its passage and is intended to be applicable to territory within the corporate limits of the City of Joliet and unincorporated territory located within one and one-half miles thereof.

PASSED this 6th day of March, 2007.



MAYOR



CITY CLERK

VOTING YES: MAYOR SCHULTZ and COUNCILMEN BROPHY, DORRIS,
GIARRANTE, LEDESMA, COUNCILWOMAN QUILLMAN,
COUNCILMEN SHETINA, TURK and UREMOVIC.






VOTING NO: NONE.

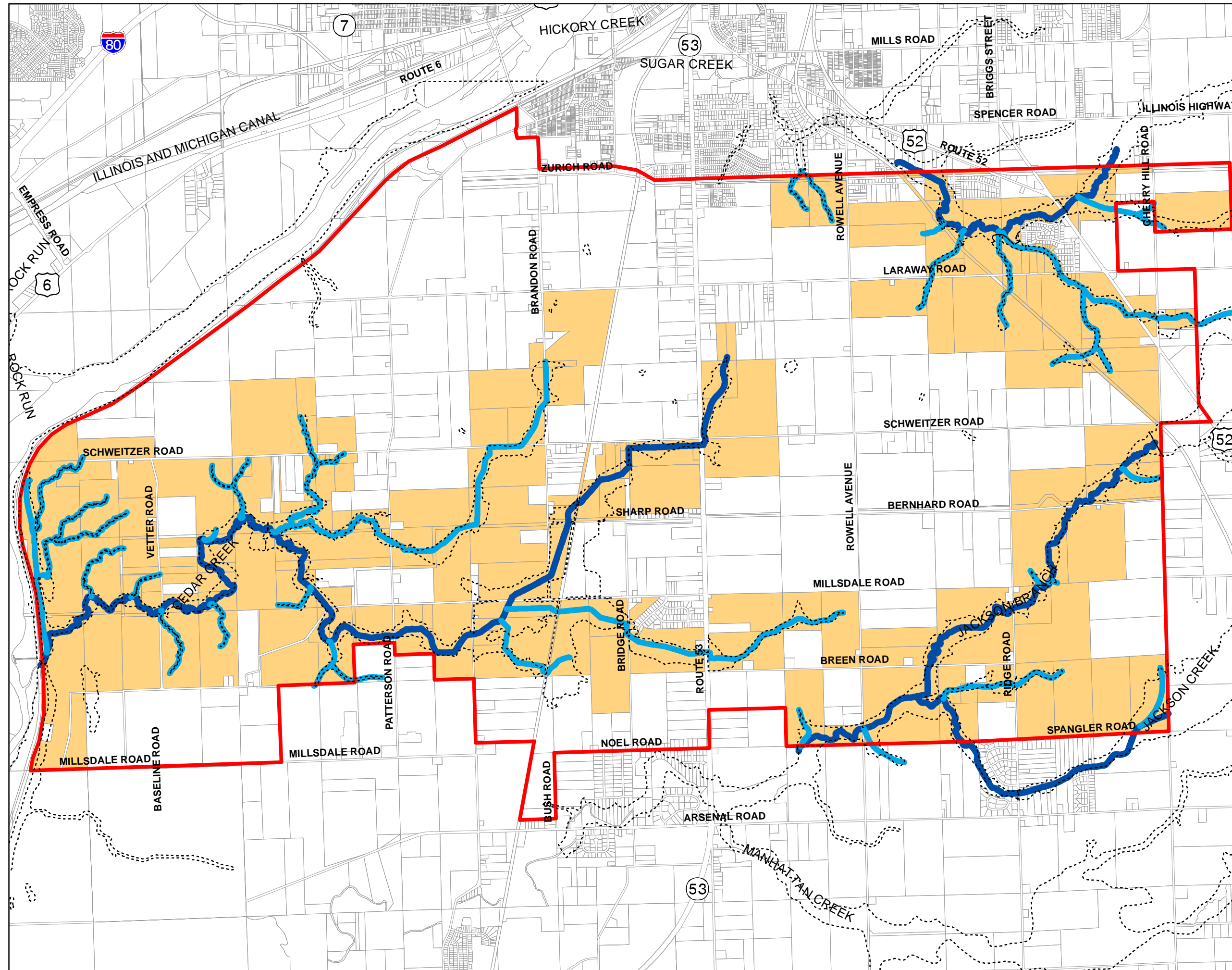
NOT VOTING: NONE.



**CORRIDOR PROTECTION MAP
CREEK BUFFER**

Legend

-  PLANNING AREA
-  100 YEAR FLOODPLAIN
- 100' CREEK BUFFER**
-  MAIN CREEK CHANNEL
-  TRIBUTARY CHANNEL
- AFFECTED PARCELS**
-  CREEK BUFFER







NOT TO SCALE

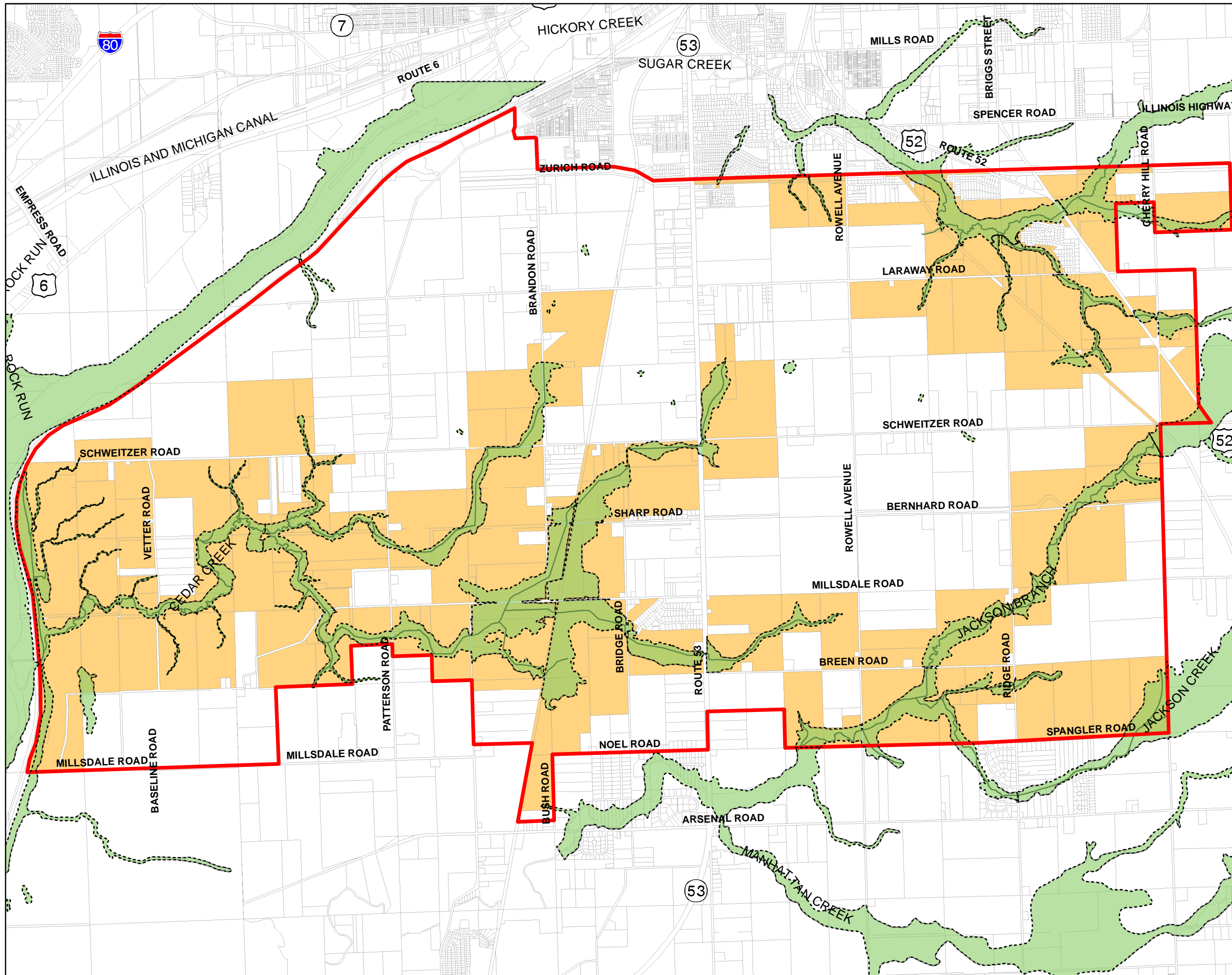




**CORRIDOR PROTECTION MAP
100 YEAR FLOODPLAIN**

Legend

-  PLANNING AREA
-  100 YEAR FLOODPLAIN
-  CHANNEL CENTERLINE
- AFFECTED PARCELS**
-  100 YEAR FLOODPLAIN



NOT TO SCALE



Ruettiger, Tonelli & Associates, Inc.
Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
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