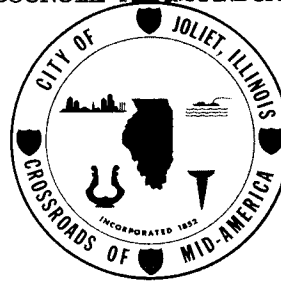


OFFICE OF THE CITY MANAGER
ROBERT H. OLDLAND
CITY MANAGER

CITY OF



JOLIET

150 WEST JEFFERSON STREET
WILL COUNTY, ILLINOIS 60431
TELEPHONE (815) 727-5401



January 31, 1978

TO: Mayor & City Council
FROM: City Manager
SUBJECT: Southeast Joliet Neighborhood Plan

BACKGROUND:

Enclosed is the final draft of the Southeast Joliet Neighborhood Plan, which is presently under review by the Plan Commission. This plan, similar to the Cathedral Area Plan approved by the Plan Commission and City Council in 1975, is the City's second neighborhood plan. The Plan is a result of meetings held over a six-month period with the residents of Southeast Joliet. It outlines a series of recommendations for actions by the City, other agencies, and the residents of Southeast Joliet to improve the quality of life in that neighborhood. The Plan is intended to be relatively short-range (five years) and most recommendations can be acted upon immediately.

The Southeast Joliet Neighborhood Plan includes sections on Land Use and Zoning, Transportation, Environment, Recreation and Education, Neighborhood Conservation (housing conditions, capital improvements needs, city services), and Neighborhood Organization. The summary at the beginning of the Plan provides an overview, and lists all of the Plan recommendations in abbreviated form. Because the enclosed Plan is in draft form, several changes will appear in the finished document.

The schedule for plan review and adoption is as follows:

Final Study Session: February 2, 1978, 4:00 P.M., Plan Commission Meeting.

Public Meeting with Southeast Joliet Neighborhood Residents: February 16, 1978, 7:00 P.M., Richards Street Methodist Church, Second Avenue and Richards Street.

Public Hearing for Plan Adoption: March 2, 1978, 4:00 P.M., Plan Commission Meeting.

January 31, 1978

Plan Commission Review of Zoning Recommendations: March 16, 1978, 4:00 P.M., Plan Commission Meeting.

City Council Adoption of Plan and Zoning Recommendations: April 4, 1978, 7:00 P.M., City Council Meeting

CONCLUSIONS:

The total cost for implementing the neighborhood capital improvements program outlined in the Neighborhood Conservation Plan, pages VI-6 through VI-8, is \$3,980,663 of which \$3.09 million is for the installation of a separate storm sewer system. An additional \$3766 will be needed annually for operating and amortization charges on proposed street and alley lighting. Funds for these capital improvements can come from a variety of public sources: General Corporate Fund, Block Grant, Motor Fuel Tax, or 201 Facilities Grants, in the case of storm sewers. Orderly implementation can be facilitated by city-wide capital improvements programming.


City Council members may want to attend the public meeting on February 16, 1978, at which Plan Commission members will review the Plan and hear comments from neighborhood residents. Council members may also want to drive, or walk, through the neighborhood in order to become acquainted with the areas for which changes are proposed, and to understand the problems which have prompted these Plan recommendations.

Your comments and suggestions are welcome, and should be addressed to the Community Development Director by February 17, 1978, for inclusion in the final plan.

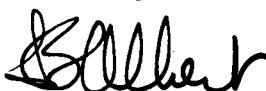
RECOMMENDATION:

That City Council acknowledge receipt of the Plan and place it on file.

Respectfully submitted,


Robert H. Oldland
City Manager

CONCURRENCE:


Franklynn B. Albert, Director
Department of Community Development

Enclosure

RHO/wg

SOUTHEAST JOLIET NEIGHBORHOOD PLAN
DRAFT B-II

PREPARED BY:
THE PLANNING DIVISION,
COMMUNITY DEVELOPMENT DEPARTMENT,
CITY OF JOLIET

JANUARY 25, 1978

Errata:

P. 1-3A

Block Grant Target Areas. 1978 SENO conservation area includes the east side of Meda Avenue.

P. II-2A

Existing Zoning and Proposed Changes. The business district on Washington Street between Eastern Avenue and Richards St. will not be rezoned but will retain its B-3 zoning.

PREFACE

The Southeast Joliet Neighborhood Plan is the city's second neighborhood plan.* It is the outcome of six months of cooperative effort between neighborhood residents and city planners. This plan delineates policies for physical development and redevelopment of the neighborhood, and recommends specific projects for enhancing neighborhood livability. The plan's proposals are not limited to those which can be undertaken by the City alone, but they also include projects which can be initiated and carried out by neighborhood residents.

Southeast Joliet can be considered to be a neighborhood because of its well-defined boundaries and physical characteristics which set it apart from other areas in the city. In addition, Southeast Joliet residents are united by common interests and concerns as well as by pride in what they share as neighbors. The Southeast Joliet Neighborhood Plan documents resident-identified needs and problems as well as resident-supported strategies for overcoming these problems and preserving neighborhood assets.

The Southeast Joliet Neighborhood Plan will be submitted to the Joliet City Plan Commission and City Council for adoption as part of the City's Comprehensive Plan. If adopted, the necessary legal and planning justifications will be established for implementation of zoning changes and other plan recommendations. The specific nature and short range (approximately 5 years) of the Southeast Joliet Neighborhood Plan must be recognized, however. Neighborhood conditions and residents are likely to change, so that frequent updating of the plan will be necessary.

Planning in Southeast Joliet began in August, 1977, with an attempt by City staff to organize a representative citizens' task force. The Task Force did not remain active, however, and planning meetings were opened to all neighborhood residents. The typical meeting format consisted of an initial presentation of background and ideas by City staff or invited guests followed by a planning session. The following is a chronology of the neighborhood meetings which led up to the development of the Southeast Joliet Neighborhood Plan.

1. Neighborhood Team Building: August 8, 1977.

Group processes and neighborhood cooperation were demonstrated through "team building" exercises. Residents attending agreed to carry out a neighborhood attitude survey.

2. Land Use, Zoning, and Transportation: August 30, 1977.

The staff reported on current land use, zoning, and transportation conditions. The report was followed by an individual mapping session, a group land use plan, and a discussion of zoning as a tool for changing land uses.

* The City's first neighborhood plan, the Cathedral Area Plan, was finished and parts were adopted in 1975.

3. Environment: September 27, 1977.

Neighborhood residents presented the history of problems with Hickory Creek and past efforts to improve the situation. A Will County representative spoke about current regional clean water planning efforts, and residents generated a list of current environmental problems.

4. Recreation and Education: October 25, 1977.

City staff presented a slide and audio presentation prepared during a tour of Keith Elementary School, including interviews with teachers and students. An open discussion followed.

5. Neighborhood Conservation: November 22, 1977.

The role of municipal services in maintaining the neighborhood was discussed. Representatives from five city departments presented the functions of their departments as the departments' activities relate to neighborhood improvement, and entertained questions and suggestions from the neighborhood. Various informational pamphlets were made available to residents.

6. Neighborhood Organization: January 31, 1978.

The final planning session centered around a discussion of strategies for improving existing neighborhood organizations, and creating coalitions of neighborhood groups. The discussion identified plan recommendations upon which neighborhood organizations can focus their energies.

7. Review and Adoption of Plan: February 16, 1978.

Following each planning meeting, city planners used the results of the meeting's activities in order to prepare a chapter of the plan. Each chapter was reviewed by the planning staff, and a draft of the entire plan was presented to the neighborhood and to the City Plan Commission for revision. The City Plan Commission conducted a public meeting in the neighborhood for the purpose of approving the plan prior to its adoption by themselves and City Council. A special summary map version of the Southeast Joliet Neighborhood Plan will be made available to all neighborhood residents.

SUMMARY

I. NEIGHBORHOOD DESCRIPTION

Southeast Joliet is an older, inlying neighborhood located southeast of downtown. It is physically separated from the rest of the city by elevated railroad tracks, Interstate 80, and industrial areas. Like many similar neighborhoods, in the past ten years, Southeast Joliet's population has been composed of increasing percentages of minorities, female-headed households, and jobless heads of households. Unlike other older areas, however, Southeast Joliet has had a recent increase in population with a significantly larger proportion of children (43.7% in 1976). Owner occupancy of houses has also, surprisingly, gone up to 64%, and more heads of households with professional and technical occupations have moved into the neighborhood.

Past planning efforts in Southeast Joliet have been for the Block Grant program. Two Block Grant target areas are located within the neighborhood: SENO and Hickory Creek. In August, 1977, a six-month process was set into motion for the purpose of producing a neighborhood plan to guide the future development and redevelopment of Southeast Joliet. Monthly planning meetings were held in order to inform neighborhood residents of problems and opportunities for neighborhood improvement, and to elicit ideas and suggestions from them. A neighborhood attitude survey conducted by residents proved to be most helpful in gauging neighborhood sentiment.

II. LAND USE AND ZONING

Southeast Joliet is almost entirely a residential neighborhood consisting of approximately 1383 housing structures. Hickory Creek separates the neighborhood into two distinctive parts. The area west of the creek, SENO, is composed of large, older, wood-frame homes, many of which have been divided into multiple family units. SENO homes are generally architecturally distinctive, but many of them are deteriorating. East of the creek, in Hickory Creek, the homes are smaller, newer, and, for the most part, in good shape. Hickory Creek homes are mostly owner-occupied.

There are few commercial establishments left in Southeast Joliet. Most commercial structures have been abandoned and left vacant. There is one small park located on the neighborhood's western fringe, and three neighborhood schools which also have play facilities. A fire station and five churches make up the rest of the neighborhood's public facilities.

Southeast Joliet's major land use problem is the conversion of single family homes to multi-family structures in SENO, where the zoning permits such conversions. In many cases, residential properties are zoned for high density residential or even business uses. Continuing conversions and creation of extra living units allowed an increase in population which is overcrowding neighborhood schools, streets, and open space. The Land Use and

Zoning Plan, as further elaborated within the Southeast Joliet Neighborhood Plan, advocates prohibiting further housing conversions and creating a combination of new development and revitalization of many of the neighborhood's abandoned or deteriorated structures for the benefit of neighborhood residents.

A. Residential

1. *Downzone most R-4 residential zones to R-3.*
2. *Downzone several business zones to residential.*
3. *The city should promote construction of elderly housing and neighborhood shopping near the intersection of 2nd and Iowa Avenues.*
4. *If affected homeowners so desire, the city should consider for annexation all presently unannexed residential sections of Southeast Joliet.*
5. *The city should study the possibility of providing incentives to encourage construction of new housing on vacant parcels within the neighborhood.*

B. Commercial

1. *Redevelopment of the Washington Street business district between Eastern Avenue and Richards Street should be tied into redevelopment of the surrounding area.*
2. *Rezone the residential area south of the business district on Washington St. between Eastern Ave. and Richards St. and north of 1st Avenue to R-B in order to encourage the development of a combination of offices, businesses, and residences.*

C. Parks and Open Space

1. *Improve and expand Osgood Park.*
2. *Create a neighborhood park on vacant tracts of land on Grant Avenue between Baker and Hobbs Avenues.*
3. *Develop land south of Keith and Washington Schools as an extended playfield and neighborhood park.*
4. *Create a neighborhood play area on the old dairy building site, and rezone the site to R-1 Residential.*

D. Public Facilities

1. *Locate a branch library to serve Southeast Joliet.*

III. TRANSPORTATION

The street system in Southeast Joliet is made confusing by the one-way streets, Richards and Sherman Streets, which lead to and from the Richards Street interchange at Interstate 80. Richards and Sherman also serve as truck routes between I-80 and downtown, forcing truck traffic to pass through residential streets. Although the traffic volume on Southeast Joliet streets is not heavy (there are no major arterials with the neighborhood), trucks can be very disruptive to the neighborhood environment. The number of traffic accidents has been relatively small in Southeast Joliet, but most of them have occurred along Washington Street near railroad overpasses.

Other transportation-related problems in the neighborhood can be alleviated by better enforcement of traffic and zoning laws. Speeding and drag racing are annoying problems, and illegal parking on lawns and parkways detracts from neighborhood appearance. The schools have insufficient parking, and surrounding streets become congested on rainy days and at school closing time.

The city has prepared plans which, if implemented, would improve transportation in Southeast Joliet. The Richards Street Traffic Improvements Plan calls for returning all one-way streets to two-ways. The Joliet Bikeway Plan proposes the development of bikeways, both on-street and on special rights-of-way as part of a city-wide bicycle path system. Two bus routes serve Southeast Joliet, but there are no plans for changing them at the present time. The Southeast Joliet Transportation Plan recommendations are as follows:

A. Traffic Flow

1. *Press for speedy implementation of the Richards Street Traffic Improvements Plan and for a study of the feasibility of constructing an I-80 exit ramp to Chicago Street northbound.*
2. *Enforce speed limits, especially on Washington Street and 4th Avenue.*
3. *Study the feasibility of installing safety devices to reduce traffic accidents along Washington Street.*

B. Parking

1. *The Joliet Township School District should consider creating extra parking areas around the schools for teachers and parents.*
2. *Enforce zoning laws prohibiting parking on front lawns.*
3. *SENO area churches and business owners should arrange for joint use of existing parking facilities.*

C. Bicycle Paths

1. *Extend the city's proposed bicycle path system in the Southeast Joliet Neighborhood.*

IV. ENVIRONMENT

Southeast Joliet is primarily flat with a gentle upward slope east of the creek. A sizeable portion of the neighborhood is located within the flood plain of Hickory Creek. Pollution of Hickory Creek is a serious environmental problem. The pollution comes from many sources such as street runoff, trash dumping, and industrial wastes, but mainly from overflow of the combined storm and sanitary sewer system during heavy rainfall. Pollution of the creek causes it to be unsightly and obnoxious to surrounding residents.

Flooding is a constant threat to creekside residents. A flood control plan involving channelization of the creek and creation of flood water retention ponds has been proposed by the State of Illinois, but this specific approach to the problem has been questioned by residents who fear destruction of the creek's natural character and wildlife.

Two current planning efforts dealing with the region's water-related environmental problems are underway. The 208 plan, being prepared locally by Will County, outlines ways to bring water quality to 95% conformance with State standards by 1980. The 201 plan, being written by the City, deals with wastewater treatment facilities. Citizens are active participants in 208 planning, and the Environmental Improvement section of the Neighborhood Plan is an outgrowth of their concern.

A. Pollution

1. *Citizens should take part in all planning efforts concerning the control of water pollution and management of wastewater in the Hickory Creek watershed.*
2. *Include all city residences not presently served by the city sewer (and water) system.*
3. *Examine possible annexation of areas adjacent to the city which are presently releasing sewage into Hickory Creek because of inadequate sewage disposal systems.*
4. *Enforce laws prohibiting the dumping of trash into the creek.*
5. *The city should perform an annual clean up of Hickory Creek.*
6. *Community organizations should arrange an annual community creek cleanup day.*
7. *Support State-wide bans of high phosphate detergents.*

B. Flooding

1. *The State Division of Water Resource Management should explore methods other than channelization for controlling flooding of Spring and Hickory Creeks.*
2. *Homeowners living in the flood plain should be urged to purchase flood insurance.*

V. RECREATION AND EDUCATION

Five schools serve Southeast Joliet: Keith and Woodland Elementary, Washington Junior High, Central and East High Schools. All of the schools except East have insufficient open space and no room to expand. Whereas most Joliet Schools are experiencing declining enrollments, Keith is operating well over capacity enrollment. Keith's overcrowding can be linked to increasing family size among people moving into the neighborhood, and continuing conversions of single family houses. In addition, Woodland and Keith have a shortage of off-street parking and no extra land to use for that purpose.

Osgood Park is the only neighborhood park in Southeast Joliet and is only one-half acre in size. Because the neighborhood is older and fully developed, only a few vacant parcels of land are available which are suitable for development as neighborhood parks. The Park District and other agencies conduct recreation programs in different locations around the community, many of which are free or have a nominal fee, which are available to Joliet residents of all ages.

The Southeast Joliet Recreation and Education Plan suggests coordination of Park District and School District efforts to improve recreation and education opportunities for Joliet residents.

A. Schools

1. *Relieve the overcrowding of Keith Elementary School.*
2. *The School District should improve recreation and play facilities at Washington Junior High, Keith, and Woodland Elementary Schools.*
3. *The School District should look into ways to allow school buildings to remain open for after school and weekend use.*

B. Parks, Playgrounds, and Playfields

1. *When possible, locate new neighborhood parks near elementary schools in order to supplement school playfields.*
2. *Develop land south of Keith and Washington Schools as an extended playfield and neighborhood park.*
3. *Develop the old dairy building site as a neighborhood park.*
4. *Use vacant space under the I-80 overpass at Gardner Street for basketball courts.*
5. *Better park maintenance is needed.*

C. Recreation and Education Programs

1. *Promote increased attendance at Park District activities.*
2. *Provide more neighborhood input into the Park District's Summer Mobile Recreation Program in order to increase attendance and improve the program.*
3. *Increase cooperation between the Park District and School District in acquisition and use of facilities.*
4. *Publish a directory and schedule of city-wide recreation activities.*

VI. NEIGHBORHOOD CONSERVATION

Approximately 25% of Southeast Joliet's 1383 housing structures appear to be in need of exterior maintenance. Although home maintenance is generally the responsibility of the homeowner, many homeowners cannot afford to make all the improvements necessary to bring their homes up to code standards. In addition, many Southeast Joliet residents live in houses owned by people no longer living in the neighborhood. Deteriorating housing, especially boarded and burned structures, creates a bad neighborhood image. Enforcement of the city's housing code will help to curb deterioration of the neighborhood housing stock, and rehabilitation rebates from the Block Grant program can assist homeowners whose homes have been found to be code deficient.

Upkeep of city streets and utilities is equally as important as housing maintenance in keeping the neighborhood attractive for investment. Southeast Joliet is in need of repairs to sidewalks, streets, curbs and gutters, and street signs plus installation of additional street lights, street trees, fire hydrants, and storm sewers. The Block Grant can also assist in capital improvements, but there is not nearly enough Block Grant money to make all the improvements necessary to bring the neighborhood up to optimum condition. Provision of adequate city services is also vital to neighborhood conservation. Police protection is of special concern to neighborhood residents because of rising burglary rates and increased nuisance crimes.

A. Housing

1. *The city should continue inspections of houses in target areas, and increase inspections in non-target areas by exploring possibilities for a self-supporting inspection program.*
2. *The city should assist the SEENO area in becoming named to the National Register of Historic Places.*
3. *The city should promote renovation of the Brown Lincoln Hotel for housing.*

B. Capital Improvements and Neighborhood Beautification

1. *The capital improvements program outlined in this plan should be carried out with the cooperative use of public and private funds. In order to help those areas with the greatest potential for improvement, future Block Grant Target areas should be located adjacent to past and present target areas.*
2. *Neighborhood representatives for Block Grant Target areas should publicize the applicability of rebates to capital improvements-type projects.*

C. Public Safety

1. *Neighborhood-oriented police patrols should be investigated as one method of reducing the number of robberies, burglaries, and nuisance crimes in the neighborhood.*
2. *Neighborhood organizations should establish block watches to observe and report any suspicious or criminal activities.*
- 3.
4. *Neighborhood residents should take advantage of the services available under the Police Department's Crime Prevention Officer and Operation Identification programs.*
5. *Neighborhood organizations should follow up on complaints leading to arrests by working to secure prosecution of criminals.*
6. *Joliet Township should look into reorganization of the Animal Control program.*

TABLE OF CONTENTS

	<u>PAGE</u>
I. NEIGHBORHOOD DESCRIPTION	
A. Physical Features	I-1
B. Population Characteristics	I-1
C. Past Planning Efforts	I-3
II. LAND USE AND ZONING	
A. Existing Land Use and Zoning Pattern	II-1
1. Residential	II-1
2. Commercial	II-2
3. Industry	II-2
4. Parks and Open Space	II-2
5. Community Facilities	II-2
B. Problems and Opportunities	II-2
C. Land Use and Zoning Policies	II-4
D. Land Use and Zoning Plan	II-4
III. TRANSPORTATION	
A. Existing Conditions: Problems and Opportunities	III-1
B. Transportation Plan	III-2
IV. ENVIRONMENT	
A. Existing Conditions: Problems and Opportunities	IV-1
1. Hickory Creek Pollution	IV-1
2. Flooding	IV-2
3. Current Planning Efforts	IV-2
B. Environmental Improvement Plan	IV-3
V. RECREATION AND EDUCATION	
A. Existing Conditions: Problems and Opportunities	V-1
1. Schools	V-1
2. Parks, Playgrounds, and Playfields	V-2
3. Recreation and Education Programs	V-3
B. Recreation and Education Plan	V-4

	<u>PAGE</u>
VI. NEIGHBORHOOD CONSERVATION	
A. Existing Conditions: Problems and Opportunities	VI-1
1. Housing Conditions	VI-1
2. Capital Improvements and Neighborhood Beautification	VI-1
3. Public Safety	VI-2
4. City Services	VI-4
B. Neighborhood Conservation Plan	VI-6

APPENDIX I: NEIGHBORHOOD ORGANIZATION

A. Purpose of Organizing	A-I-1
B. Types of Organizations	A-I-1
C. Forming a Neighborhood Organization	A-I-2
D. Projects for Neighborhood Organizations	A-I-3

APPENDIX II

A. Zoning	A-II-1
B. Southeast Joliet Neighborhood Attitude Survey: Results	A-II-5
C. Recreation and Education Opportunities for Joliet Residents	A-II-8
D. Guidelines for Writing Neighborhood Association Bylaws (Simi Valley, California)	A-II-11

LIST OF ILLUSTRATIONS

	<u>PAGE</u>
LOCATION MAP	I-1A
COMMUNITY BOUNDARIES	I-1B
BLOCK GRANT TARGET AREAS	I-3A
GENERALIZED LAND USE	II-1A
COMMUNITY FACILITIES	II-1B
EXISTING AND PROPOSED ZONING	II-2A
PROPOSED LAND USE	II-5A
ILLUSTRATIVE DESIGN PLAN	II-5B
TRANSPORTATION SYSTEM	III-1A
TRAFFIC VOLUMES AND ACCIDENTS	III-1B
TRANSPORTATION SYSTEM: PROPOSED CHANGES	III-1C
DEPTH TO WATER TABLE AND SLOPE	IV-1A
HICKORY CREEK	IV-1B
SEWER SYSTEM	IV-2A
SCHOOLS	V-1A
RECREATION AND OPEN SPACE	V-2A
PARK PROPOSALS	V-4A
PROPOSED PLAYFIELD EXPANSION	V-4B
BUILDING CONDITIONS	VI-1A
CAPITAL IMPROVEMENT NEEDS	VI-1B
HISTORIC STRUCTURES	VI-6A

LIST OF TABLES

	<u>PAGE</u>
POPULATION ANALYSIS	I-2
OCCUPATION OF HEADS OF HOUSEHOLDS: 1976	I-3
HOUSING IN SOUTHEAST JOLIET	II-1
COSTS AND BENEFITS OF ANNEXATION	II-5
SOUTHEAST JOLIET SCHOOLS	V-1
OUTDOOR PLAY AREAS IN SOUTHEAST JOLIET	V-2
TOTAL OFFENSES AND SERIOUS CRIMES PER CAPITA	VI-2
GENERAL ALARM FIRE CALLS PER 100 HOUSING UNITS	VI-3
FIRES WITH SUSPECTED ARSON CAUSES	VI-4

I. NEIGHBORHOOD DESCRIPTION

A. PHYSICAL FEATURES

The Southeast Joliet Neighborhood is one of Joliet's older inlying neighborhoods. Its boundaries are well defined: elevated railroad tracks to the north and west, Interstate 80 to the south, and an industrial area to the east. The neighborhood is divided in half by Hickory Creek, and the two halves are quite distinctive.

The area west of the creek, SENO (named after the Southeast Neighborhood Organization) is the older area. The houses are large and architecturally interesting, although many of them are deteriorating. Some of the houses date from the 1870's. Limestone hitching posts, carriage mounts, and sidewalks can still be found. Located at the crossing of two rail lines, the neighborhood developed along with the rails, and was established before nearby Union Station was built. The area's largest and most distinctive house, the Victorian Manor, was built in the 1870's by Jacob Henry, a railroad investor and owner of Joliet's streetcar company. The eastern area, Hickory Creek, is a newer area of predominantly single family houses which are generally in good condition.

Southeast Joliet is located on the fringe of downtown. Union Station overlooks the neighborhood, but the elevated railroad tracks block any visual relationship between the neighborhood and the Downtown area. The Richards Street exit from I-80 is at present, the only westbound exit from I-80 to downtown, so a high proportion of traffic headed for the Central Business District must pass through Southeast Joliet. The neighborhood therefore, provides an important first impression of the City to highway travelers.

B. POPULATION CHARACTERISTICS

Neighborhood population has steadily declined since 1970, although it did rise significantly between 1975 and 1976. The population of Southeast Joliet accounts for approximately 12.6% of the city's population. The Southeast Neighborhood has an increasing number of households with children, up from 45.4% in 1974 to 52.2% in 1976. There has also been an increase in the number of female-headed households with children, from 9.3% in 1974 to 11.1% in 1976. Both of these rates are far higher than for the city as a whole. The only population group which has decreased significantly is retired heads of households who comprise only 16.9% of household heads in Southeast Joliet, compared to 26.2% in Joliet as a whole. These figures indicate that Southeast Joliet is a neighborhood with family needs. Older retired residents are moving out, and households with greater numbers of children are moving in. The average household size in the neighborhood, especially in the Hickory Creek area, is larger than the average household size city wide. As can be expected, Southeast Joliet has large population under 18 years of age, 43.7% in 1976 compared to the City's 32.5%.

JOLIET CORPORATE LIMITS

JOLIET PLANNING AREA BOUNDARY

DOWNTOWN

SOUTHEAST JOLIET NEIGHBORHOOD

INTERSTATE 80

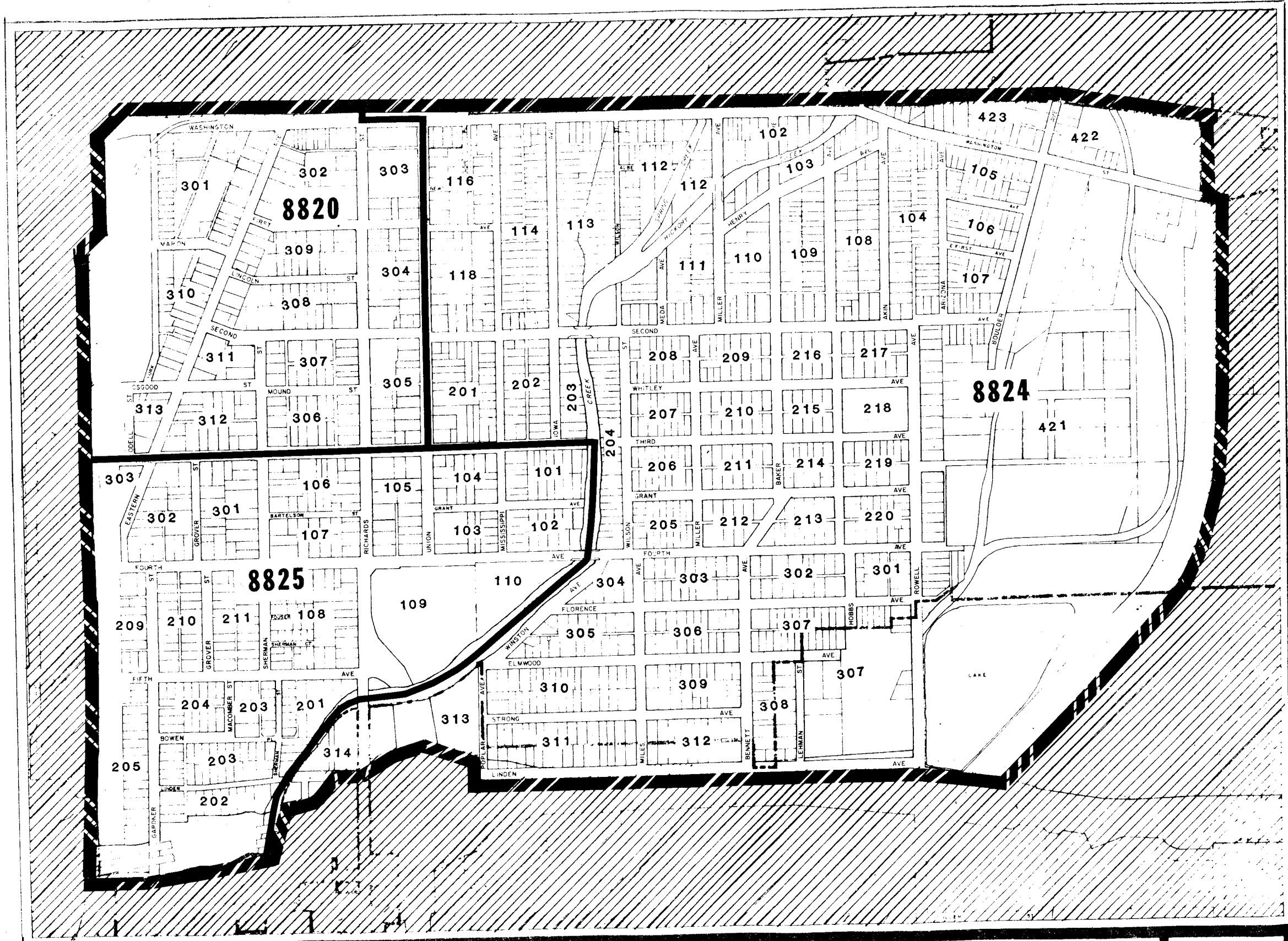






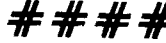
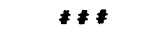
**SOUTHEAST JOLIET
NEIGHBORHOOD**
JOLIET, ILLINOIS

LEGEND

TITLE
LOCATION MAP

DRAWN BY: **RWB**
APPROVED BY: _____
DATE: _____
REVISIONS:
SHEET NO. **1-1A**



<p>north</p>  <p>SCALE</p>  <p>200 0 200</p>	<p>SOUTHEAST JOLIET NEIGHBORHOOD</p> <p>JOLIET, ILLINOIS</p>	<p> COMMUNITY BOUNDARY</p> <p> CENSUS TRACT BOUNDARY</p> <p> CENSUS TRACT NUMBER</p> <p> CENSUS BLOCK NUMBER</p>	<p>COMMUNITY BOUNDARIES</p>	<p>DRAWN BY RWB</p> <p>APPROVED BY _____</p> <p>DATE _____</p> <p>REVISIONS _____</p> <p>SHEET NO 1-1B</p>
--	---	--	--	--

POPULATION ANALYSIS

	Southeast Joliet			City
	1970*	1974*	1976*	1976
Total Population	6123	4744	4611	68141
Total Households	1851	1578	1494	23279
Average Household Size	2.94	3.01	3.29	2.87
% Households with Children	39.7%	45.4%	52.2%	39.7%
% Female Heads of Households with Children	9.6%	9.3%	11.1%	5.5%
% Persons Under 18	34.6%	38.9%	43.7%	32.5%
% Owner Occupants	47.5%	61.3%	64.0%	70.2%

* 1970 Census of Population and Housing

** Profiles of Change, 1973-74, R.L. Polk & Co.

*** Profiles of Change, 1975-76, R.L. Polk & Co.

Note: Population counts by R.L. Polk & Co. do not account for people living in group quarters such as jails, dormitories, and institutions. Therefore, when comparisons are being made between Census and Polk information, Polk is likely to undercount total population by 7%.

Most heads of households are employed as service workers, operators, unskilled workers, retired, or have no occupation. The percentage of jobless heads of households was nearly double the city percentage in 1976. Southeast Joliet has a slightly higher proportion of lower income level occupation households than the City, although the number of heads of households having professional and technical occupations increased between 1975 and 1976. This could indicate that the solid but less expensive housing to be found in the area has the potential for becoming a desirable commodity. Owner occupancy of housing units was 64% neighborhood wide in 1976, but only 55% in the SENO area as opposed to 74% in Hickory Creek.

A 1975 Special Census for Joliet indicates that the racial make up of Southeast Joliet was approximately 50.4% black as opposed to 17% for the City. It is not known whether these proportions have changed significantly in the past two years.

OCCUPATION OF HEADS OF HOUSEHOLDS: 1976*

	Southeast Joliet		City
	1976	Change from 1975	1976
Professional & Technical	3.17%	+33%	7.08%
Managers, Proprietors, Supervisors	4.55	-13	9.46
Clerical and Sales	6.06	-8.3	6.55
Skilled, Semi-skilled, Foremen	5.79	-12.5	8.93
Service, Operators, Unskilled	22.73	-5.7	15.35
No Occupation Indicated (jobless)	19.70	+27.7	10.20
Retired	16.80	-11.6	26.24
Military, Students	0.41	0	0.42
Occupation Not Classifiable	21.10	+5.5	15.86

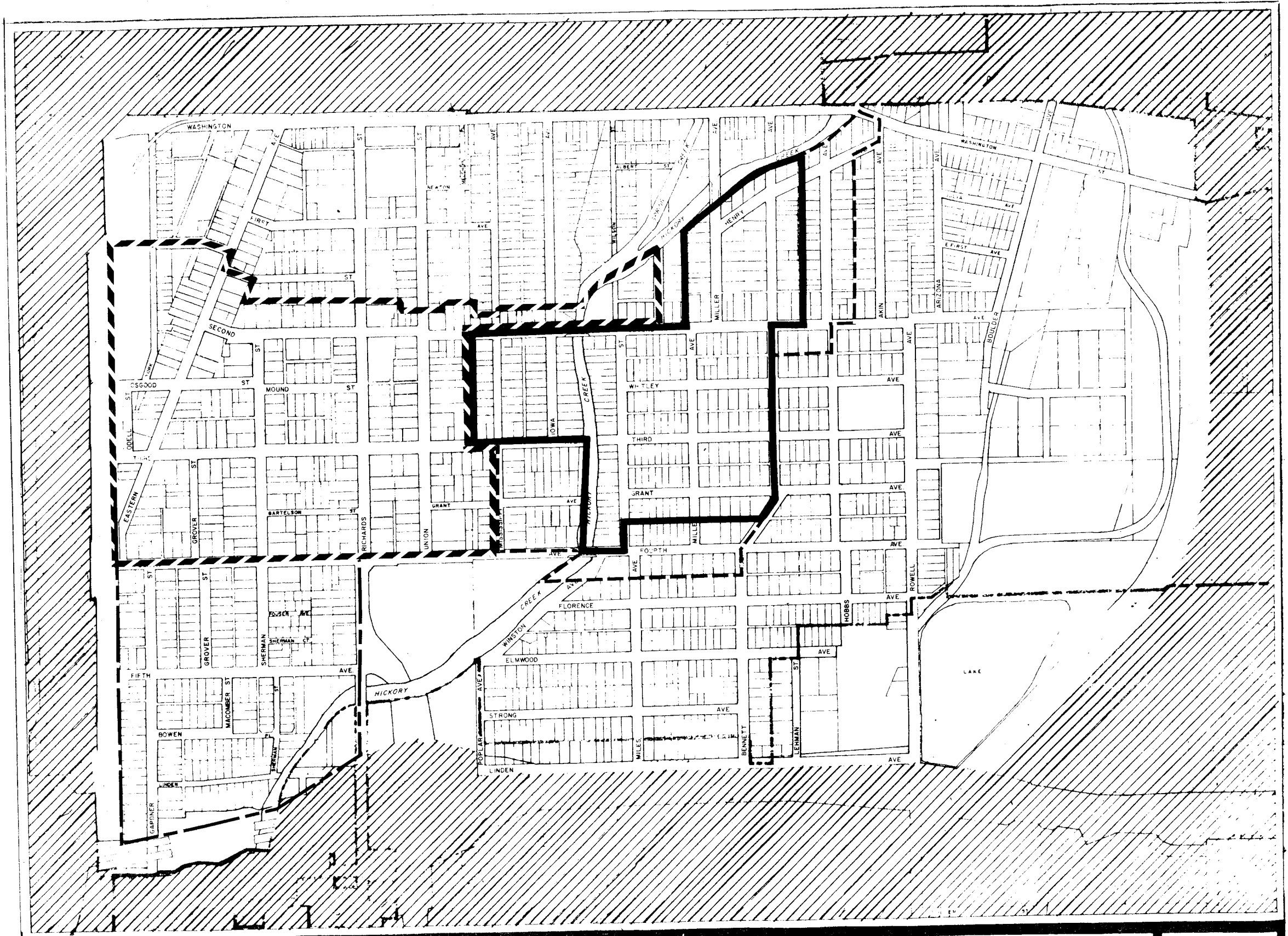
* Profiles of Change, 1975-76, R. L. Polk & Co.

C. PAST PLANNING EFFORTS

In 1975, part of the Hickory Creek area was chosen as the first Community Development Block Grant (CDBG) target area. CDBG funds were allocated for a "moderate conservation" program including capital improvements, rehabilitation rebates, and other housing services. In subsequent years, the CDBG target areas were expanded to include more of Hickory Creek, most of SENO, and two additional Eastside target areas (See Map I-3A). Through planning for capital improvements and housing rehabilitation, city staff and neighborhood residents entered into discussions regarding neighborhood problems and improvements. At the same time, neighborhood organizations formed, in part, to lobby for Block Grant money and to watch over the progress of the program within the target areas.

Several organizations are active in Southeast Joliet. They have expanded their interests to include most of the problems which threaten the neighborhood. SENO (Southeast Neighborhood Organization) represents neighborhood residents whose houses are located west of Hickory Creek. Brooklyn Homeowners Association is made up of members who reside in central and southern Hickory Creek. Both SENO and Brooklyn rely on Block Captains to facilitate communication among members. The Spring/Hickory Creek Neighborhood Improvement Association concerns itself with the areas adjacent to the two creeks. Faith United Methodist Church in Hickory Creek and Richards Street Methodist Church in SENO are the locations for most community meetings.

In August, 1977, the Southeast Joliet Neighborhood Planning Group carried out a neighborhood attitude survey. Planning Group members were asked to interview five neighbors whom they did not know, and to fill out questionnaire forms according to verbal responses received. The purpose of the survey was to allow Planning Group members to become exposed to different views of the neighborhood, and to help publicize the newly begun neighborhood planning process.



<p>north</p> <p>SCALE</p>	<p>SOUTHEAST JOLIET NEIGHBORHOOD</p> <p>JOLIET, ILLINOIS</p>	<p>— 1975 HICKORY CREEK CONSERVATION AREA</p> <p>- - - 1976-77 HICKORY CREEK EXTENDED AREA</p> <p>▨ 1977-78 SENO CONSERVATION AREA</p> <p>- - - 1977-78 SENO OPTIONAL AREA</p>	<p>BLOCK GRANT TARGET AREAS</p> <p>TITLE</p>	<p>DRAWN BY RWB</p> <p>APPROVED BY</p> <p>DATE</p> <p>REVISIONS</p> <p>SHEET NO. 1-3A</p>
---------------------------	---	--	---	---

The Southeast Joliet Neighborhood Attitude Survey is not a statistically accurate survey, but it can be considered to be a good indication of prevailing attitudes in the Southeast Joliet Neighborhood. One hundred thirty forms were distributed to Planning Group members, and thirty-eight responses were received. The survey's major bias is toward homeowners, primarily because most of the respondents live in single family residences.

The sample group (people who responded to the survey) is fairly evenly divided geographically between SENO and Hickory Creek. Although half of the people interviewed had lived in the neighborhood for less than 6.5 years, a few long time residents helped to increase the average to 14.3 years. The respondents were evenly divided between believing that the neighborhood is either "staying the same" or "getting much worse".

Households interviewed had an average of 3.4 children each. Most respondents believed the schools to be good, and the parks to be never used or nonexistent. Most reported that children play in the street or yards, and that "too many children" is the number two problem in the neighborhood next to crime. The list of problems mentioned also included drag racing, empty and burned houses, a need for shopping facilities and commercial services, stray animals, and deteriorating streets and alleys.

The best aspects of living in Southeast Joliet were listed as being "close to schools" and "good neighbors". Most people believed their neighbors to be concerned about the neighborhood, and quite a few had seen evidence of neighbors fixing up their homes. Most people were not familiar with any active community group except for SENO. (For detailed survey results, see Appendix II, Section A).

II. LAND USE AND ZONING

A. EXISTING LAND USE AND ZONING PATTERN

Land use patterns in the Southeast Joliet Neighborhood can be distinguished between the Hickory Creek and SENO areas. Hickory Creek is characterized by a majority of single-family houses, 82% in 1976, with a liberal mixture of two-family housing in certain areas. Hickory Creek's housing, especially in the section including Whitley, Grant, and 3rd Aves., is typified by solid, bungalow-type structures. Except for a few corner stores and taverns, this part of the neighborhood has few commercial uses. A large concentration of industrial uses borders the extreme east side of the neighborhood.

SENO, or the western half of Southeast Joliet, is an older section of large wood-frame houses, many of which have been divided into multiple-family dwellings. Only 54% of SENO's housing structures were single-family units in 1976. Although the houses exhibit distinctive architectural styles, many of them are deteriorating due to neglect. Similar to Hickory Creek, SENO lacks viable commercial uses except for the hub of stores and gas stations at the corner of 2nd Avenue and Richards St., and a few taverns and small neighborhood stores.

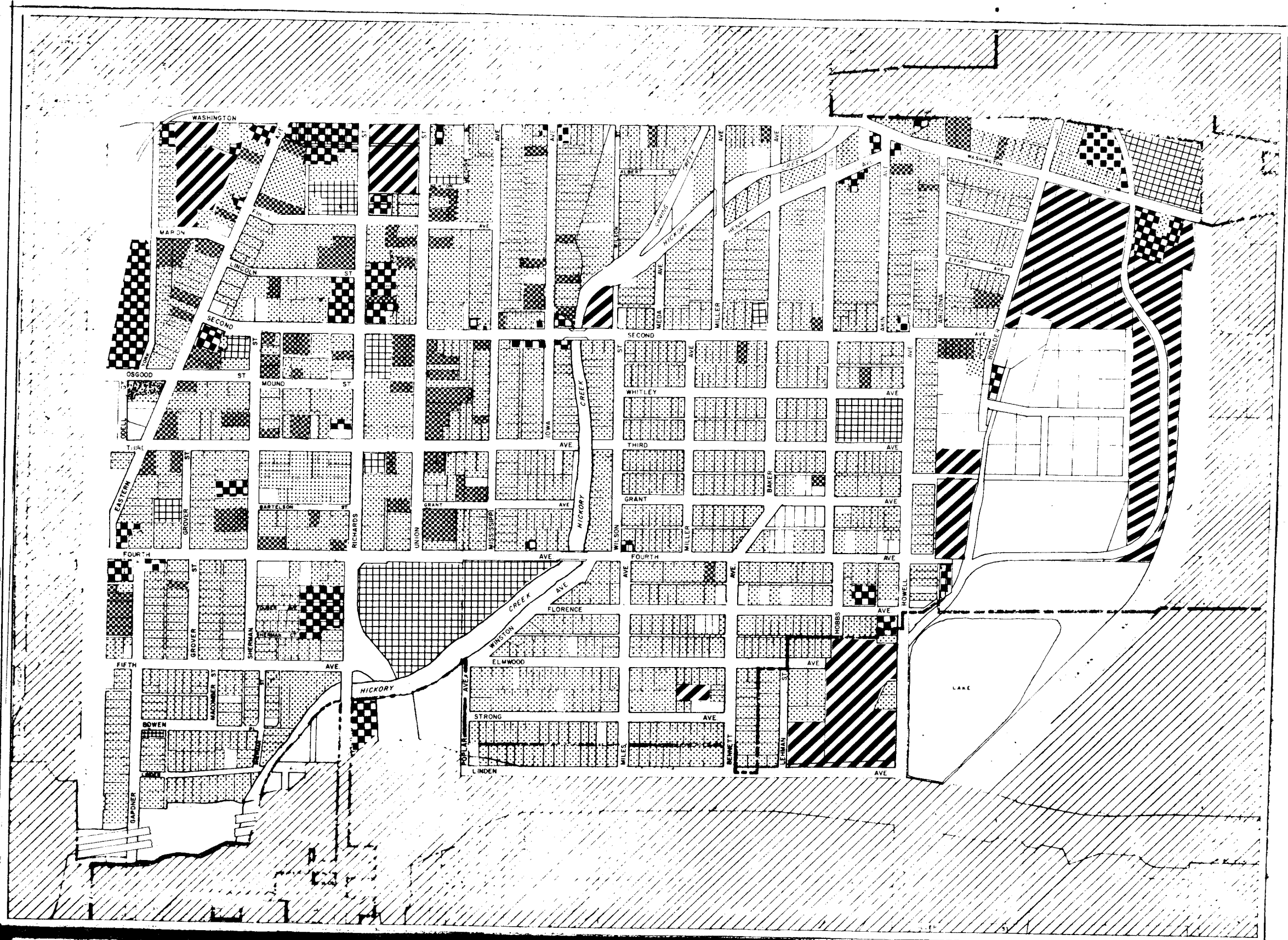
1. Residential

Southeast Joliet is primarily a residential community. Over 90% of all structures are residential, and increasing numbers of them are owner occupied. Owner occupancy was 55% in SENO and 75% in Hickory Creek in 1976, compared to 42% and 70% in 1974. These figures do not indicate a trend, however, as the former occupancy figures are down from 1975, but any indication of reinvestment in an older, inlying neighborhood can be interpreted as a sign of increasing neighborhood stability. The neighborhood's housing vacancy rate was extremely high in 1976 with more than 15% of the housing units being vacant.

Housing in Southeast Joliet*

Total Residential Structures	1424
Total Housing Units	1760
Total Housing Units (net change 1975-76)	-10
% Single-family Housing Units	70%
% Multi-Family Housing Units	30%
% Renter Occupied	35.1%
% Owner Occupied	64.9%
% Vacant Housing Units	15.1%
Average Household Size	3.05

* Profiles of Change, R. L. Polk & Co., 1975-76.



north

 SCALE

 200' 0 200'

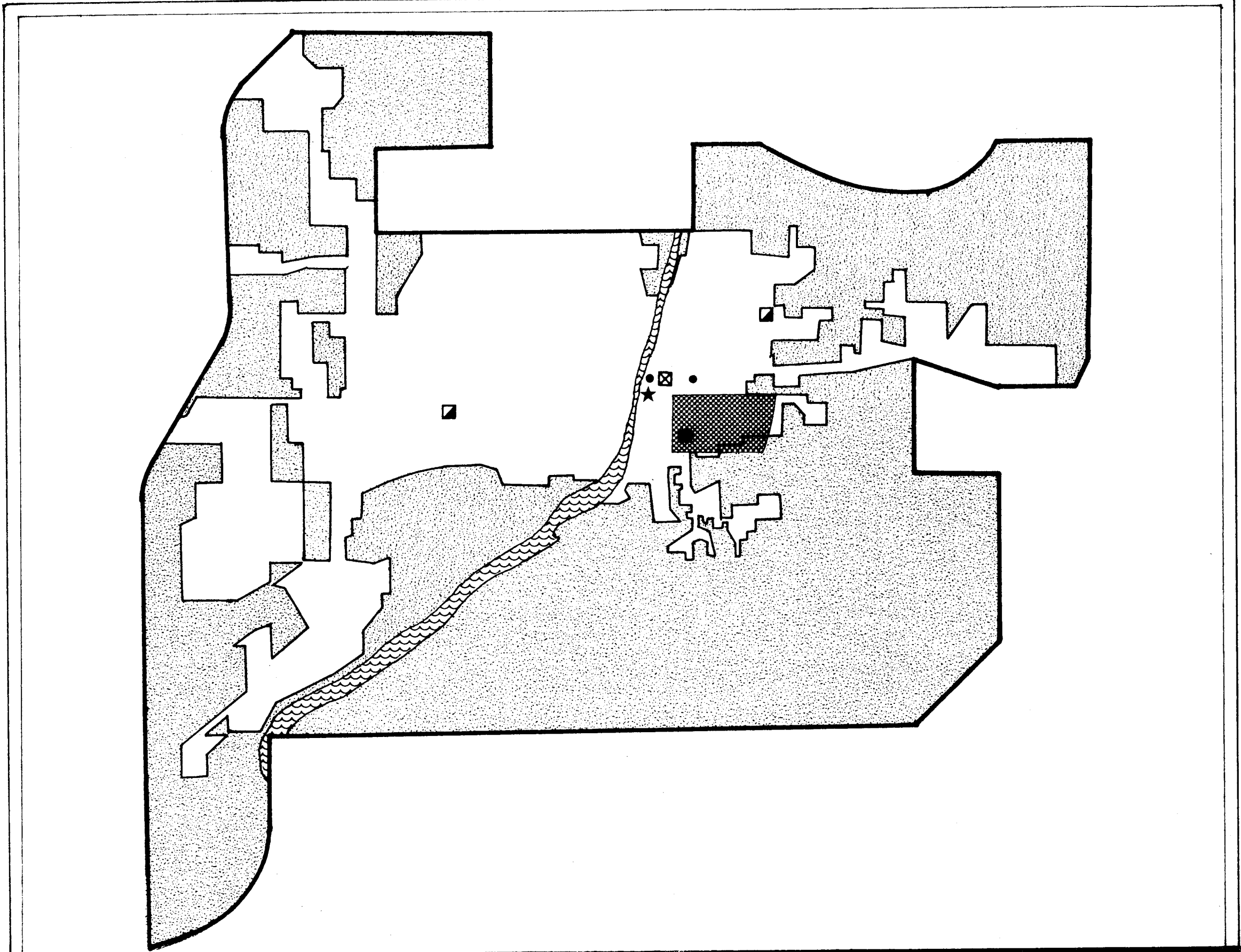
**SOUTHEAST JOLIET
 NEIGHBORHOOD**
 JOLIET, ILLINOIS

LEGEND

 1 & 2 FAMILY
 MULTI FAMILY
 COMMERCIAL
 INDUSTRIAL
 PUBLIC FACILITIES
 PARKS & OPEN SPACE
 VACANT

TITLE
**GENERALIZED
 LAND USE**

DRAWN BY **RWB**
 APPROVED BY _____
 DATE _____
 REVISIONS _____
 SHEET NO. **11-1A**



north


**SOUTHEAST
 JOLIET
 NEIGHBORHOOD**

- ★ POLICE DEPARTMENT
- FIRE STATION #3
- HOSPITAL
- ⊠ POST OFFICE
- LIBRARY

COMMUNITY FACILITIES

DRAWN by RWB
 Approved
 DATE 10 NOV 77

11-1B

28

2. Commercial

The number of business and professional establishments in Southeast Joliet has either dropped slightly or remained unchanged during each of the last four years. Washington St. consists of a scattered array of housing and vacant businesses interspersed with some viable businesses, mainly automobile services, building and plumbing supplies, and taverns.

3. Industry

Industry is located at the eastern, southeastern, and northwestern fringes of the neighborhood. Some of the industry located adjacent to the neighborhood is actually outside the city limits. Six manufacturing firms in the neighborhood employ approximately 340 people. These firms include a cheese producer, greeting card manufacturer, chemicals processor, lumber and millwork company, wallpaper manufacturer, and an electrical equipment service and distribution company*

4. Parks and Open Space

Hickory Creek has no outdoor recreation areas except for the playground at Woodland School. In the SENO area, Richards St. Methodist Church parking lot has two basketball goals. Osgood Park, located on the neighborhood's western edge, has some play equipment on a half-acre grassy site, and the Keith/Washington School complex has limited athletic fields, including a track. People gather informally near the large apartment building on Lincoln and Richards, and along many of the neighborhood's residential side streets.

5. Community Facilities

Five churches, three public schools, and a fire station are located in the neighborhood. No health care facilities or social services are located in the area. The nearest libraries are downtown and on Cass St. The Post Office and Police Station are both located downtown.

B. PROBLEMS AND OPPORTUNITIES

1. Problems

A major concern, possibly the single greatest concern of SENO residents, is the continuing conversion of single-family houses to multiple family structures. Most of SENO is zoned R-4, which allows up to 20 dwelling units per net residential acre (n.r.a.). Most of Hickory Creek is zoned R-3, which only allows single and two-family houses, or R-2, which allows just single-family housing. Unfortunately, although many converted houses have more units than allowed under the present zoning restrictions, the houses were already converted before the 1968 Revised Zoning Ordinance went into effect, and were, thus, declared to be *legal nonconforming* uses. Legal nonconforming uses are uses which were lawful before the Zoning Ordinance was passed, but which would be prohibited, regulated, or restricted under the terms of the Ordinance. Nonconforming uses are permitted to continue until they are removed or until twenty years after the adoption of the Zoning Ordinance.**

* Joliet Region Chamber of Commerce, Directory of Manufacturers, (Joliet, IL 1975).

** Revised Zoning Ordinance (Joliet, IL, 1968), Section 47-17.22.

Conversions often bring overcrowding of houses, and contribute to increased demand for open space, schools, city services, and parking space. The zoning ordinance prescribes a minimum number of off-street parking spaces per residential unit, but it is difficult to establish whether a structure is in violation of the zoning ordinance or a legal nonconforming use unless the date of conversion is known.

There are few examples of conflicting land uses in Southeast Joliet. Most areas are fairly compatible, except for the mixture of housing and drive-in commercial uses on Washington St. Whereas the zoning, overall, is in agreement with the existing land uses, several of the fringe areas have zoning grossly incompatible with their actual uses. The residential streets York and Marion, for instance, are zoned for business and industry, as is a small residential area on the eastern fringe of the neighborhood.

2. Opportunities

Most opportunities for making significant land use changes in Southeast Joliet lie with enforcing the Zoning Ordinance, making zoning changes, or changing the Zoning Code itself. The zoning classifications referred to in this neighborhood plan are listed below, and a detailed description can be found in Appendix II, Section B of this plan.

- R-2 One-Family Residential District
- R-3 One and Two-Family Residential District
- R-4 Multi-Family District
- R-B Restricted Business District
- B-1 Neighborhood Business District
- B-3 General Business District
- I-1 Light Industrial District

There are several strategies for the using of zoning to make the changes in land use:

a. If the Zoning Ordinance is enforced, all nonconforming uses could be given a permanent variance or removed in 1988, twenty years after the adoption of the 1968 Revised Zoning Ordinance.

b. Areas experiencing unwanted types of development can be rezoned to prohibit additional unwanted development, although there would be no immediate impact on existing "problems". Politically, although not legally, zoning changes require the support of the majority of property owners involved, and may often be thwarted by property owners wishing to retain a higher profit potential from rental units.

c. The Zoning Ordinance is not flexible enough to allow the best uses for every area of the city, especially older and fully developed areas. New zoning classifications may be needed for special situations, and overlay zones could be used to attach special conditions to existing zoning.

Where zoning itself is not a problem and land use changes are desired, the parcel(s) of land in question can be acquired and redeveloped. This process may involve city or private purchase of land, relocation of occupants, demolition or rehabilitation of buildings, and lease or sale of the property.

C. LAND USE AND ZONING POLICIES

1. Zoning should be revised to reflect the actual land uses in areas where inconsistencies occur.
2. Multiple-family zoning should be revised downward in order to eliminate the possibility of future conversions of single family houses. Existing multiple family uses should be allowed to continue.
3. Where deteriorated residential areas are adjacent to industry and are zoned for industrial uses, industrial zoning should be allowed to remain.
4. The City should encourage construction of new housing on vacant parcels throughout the neighborhood by means of various incentives.
5. Commercial expansion should be limited to planned redevelopment areas through zoning for desired business uses and rezoning all areas inappropriately zoned for business. All viable commercial uses should be encouraged to remain.

D. LAND USE AND ZONING PLAN

1. Residential

- a. *Downzone most R-4 residential zones to R-3.*

In order to prevent further conversions of single-family housing to multiple-family structures, downzone all remaining R-4 areas in Southeast Joliet to R-3, with the exception of existing apartment buildings on 4th Ave. between Boulder and Rowell and on the corner of Lincoln and Richards Sts. The SENO area of Southeast Joliet is especially overcrowded in terms of available public services, parking, and recreation, and yet a residential vacancy rate in Southeast Joliet approximately twice the city rate suggests that additional units created by conversion would be superfluous as well as a burden on the surrounding neighborhood. R-3 zoning will prohibit further conversion of single-family homes to multiple units, but is flexible enough to permit creation of two-family units, which might be desirable in some of the area's larger homes.

- b. *Downzone several business zones to residential.*

- (i) B-1 and B-3 zones near Richards St. at 4th & 5th Avenues are actually residential in use and should be rezoned to R-3 to reflect the character of the area.
- (ii) Rezone residential areas of the B-1 zone at Aiken Ave. and Washington St. to R-3.
- (iii) The southern half of York should be zoned R-4 rather than its present B-3 zoning.
- (iv) Rezone the Brown Lincoln Hotel property from B-1 to R-5 zoning to permit multiple family use or accessory parking for nearby apartments.

c. *The city should promote construction of elderly housing and neighborhood shopping near the intersection of 2nd and Iowa Avenues.*

Lots at 2nd and Iowa presently occupied by vacant commercial and residential buildings should be used for elderly housing, and related commercial uses, if feasible. The site is located on a bus route serving both westside shopping centers and the Health Department's main facility on Ella Street. Incentives should be provided to prospective developers through guaranteed inclusion in the Federal 8 rent subsidy program or by making low-interest loans available. The proposed combination of housing and commercial uses will require a rezoning to R-B Restricted Business.

d. *If affected homeowners so desire, the City should consider for annexation all presently unannexed residential sections of Southeast Joliet.*

Parts of Linden, Elmwood, and Lehman St. directly north of I-80 in the Hickory Creek area of Southeast Joliet are not within the city limits. Annexation of these streets would allow households to be connected to the city sewer and water system to eliminate their dependence on problematic septic systems.

When annexation of an unincorporated area is being considered, a cost/benefit comparison can determine the probable losses and gains for the city as well as for the individual property owners. The city might gain in added tax revenues, especially if property values rise as a result of capital improvements. Annexation might result in the city's being able to improve problematic environmental conditions. Residents will gain access to city services such as police and fire protection with the possibility of lower home insurance rates and eligibility for federal funds through the city. For the city, the negative aspect of annexation consists of the cost of extending city services; for residents, increased taxes.

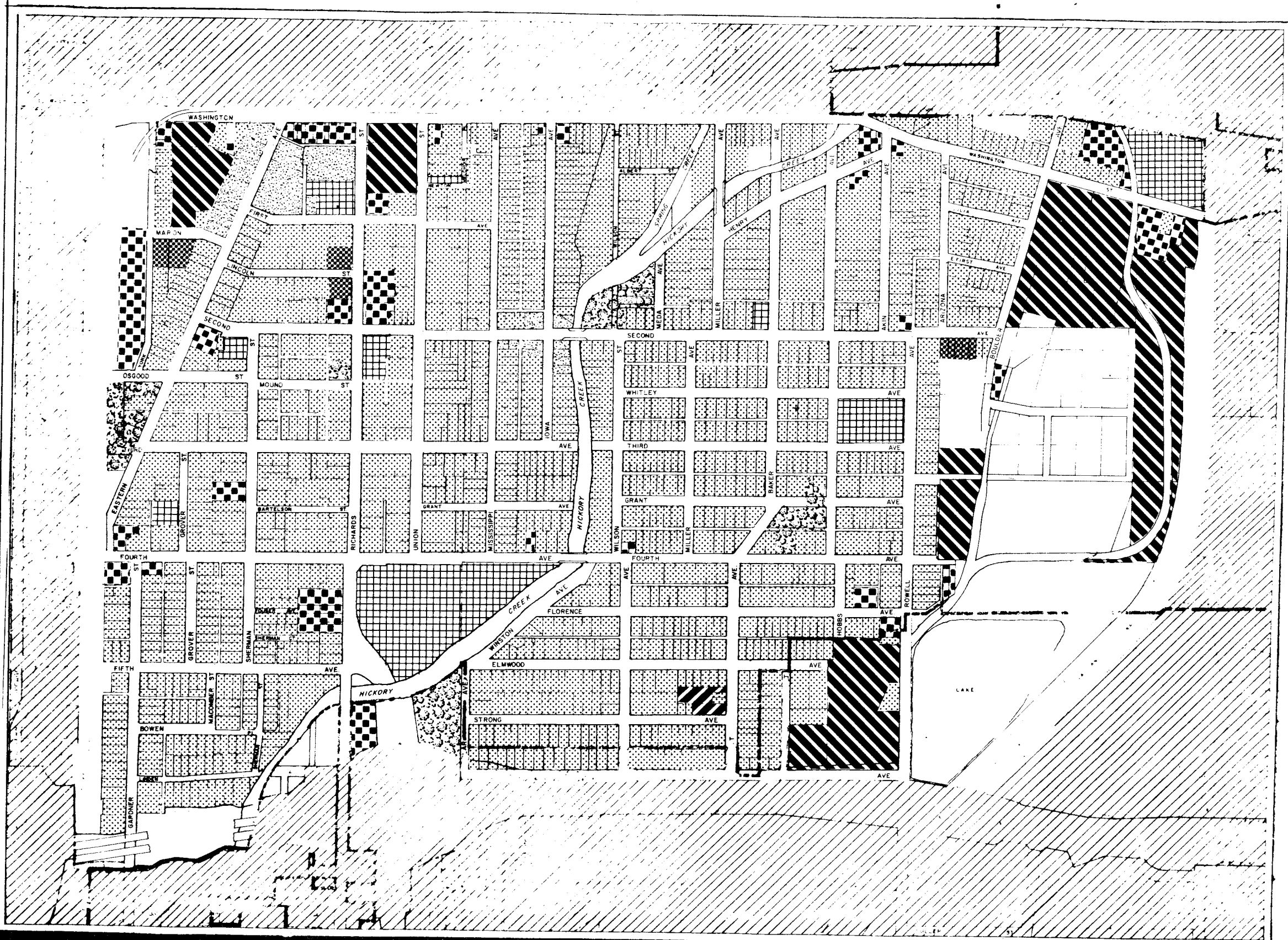
COSTS AND BENEFITS OF ANNEXATION

	Benefits	Costs
City as a whole	<p>Increased tax revenues</p> <p>Improvement of environmental conditions</p>	<p>Extension of City services</p>
Residents of area to be annexed	<p>City services</p> <p>Lower home insurance rates</p> <p>Eligibility for special federal programs</p>	<p>Increased Taxes</p>

e. *The City should study the possibility of providing incentives to encourage construction of new housing on vacant parcels within the neighborhood.*

The city can use incentives such as Urban Landsteading lotteries to distribute vacant lots to people who will agree to develop them. Neighborhood organizations should determine and monitor the types of uses which are allowed to be developed on vacant land.

32



north



SCALE



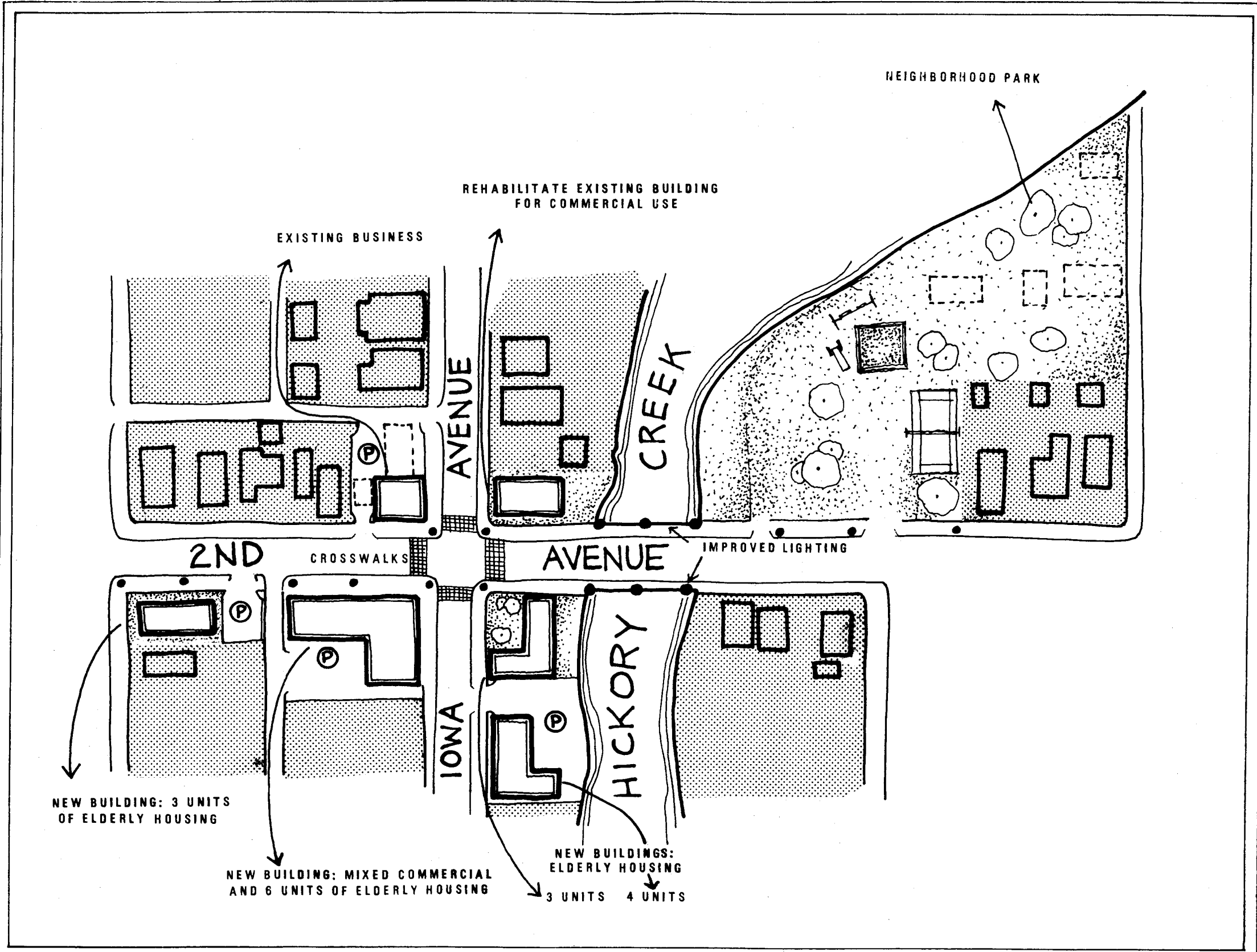
**SOUTHEAST JOLIET
NEIGHBORHOOD**

JOLIET, ILLINOIS

- 1&2 FAMILY RESIDENTIAL
- MULTI-FAMILY
- MIXED COMMERCIAL / RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- INDUSTRIAL
- REC. & OPEN SPACE
- VACANT

TITLE **PROPOSED LAND USE**

DRAWN BY DEM
 APPROVED BY _____
 DATE _____
 REVISIONS _____
 SHEET NO. 11-5A



north

 SCALE
 1 INCH = 100 FEET

**SOUTHEAST JOLIET
 NEIGHBORHOOD**
 JOLIET, ILLINOIS

DEMOLISHED BUILDING
 PARKING
 EXISTING USES

**ILLUSTRATIVE
 DESIGN PLAN**

DRAWN BY: RWB
 APPROVED BY: _____
 DATE: _____
 REVISIONS: _____
 SHEET NO. 11-5B

2. Commercial

a. *Redevelopment of the Washington St. business district between Eastern Ave. and Richards St. should be tied into redevelopment of the surrounding area.*

The mixed residential/commercial structures on Washington St. between Eastern Ave. and Richards St., although partially vacant and used for storage, consist of essentially sound buildings with handsome storefronts. Planners are working for creation of an historic district which will include these buildings. Block Grant funded capital improvements such as street trees and decorative street lighting, which have been carried out in SENO, should be extended to include this area. The city should assist commercial redevelopment with streetscaping and landscaping of the surrounding parkway area.

b. *Rezone the residential area south of the business district on Washington St. between Eastern Ave. and Richards St. and north of 1st Ave. to R-B in order to encourage the development of a combination of offices, businesses, and residences.*

Rezoning to R-B is an initial step in fostering a desirable mix of uses in this potential historic district. In the long run, creation of a special R-B zone requiring prior local review and approval of new development will be needed in order to achieve the desired development of the area. The goal of this particular zoning classification would be to permit a range of small businesses, offices, converted houses, and low-density multiple-family residences to exist together as long as they conform to certain parking, setback, signage, landscaping, and facade requirements.

3. Parks and Open Space

The Joliet Park District should look into the creation of additional neighborhood parks and improvement of the existing park in the Southeast Joliet Neighborhood. Proposed park projects are listed below, and are discussed in more detail in Chapter V, Recreation and Education.

- a. *Improve and expand Osgood Park.*
- b. *Create a neighborhood park on vacant tracts of land on Grant Avenue between Baker and Hobbs Avenues.*
- c. *Develop land south of Keith and Washington Schools as an extended playfield and neighborhood park.*
- d. *Create a neighborhood play area on the old dairy building site, and rezone the site to R-1 Residential.*

4. Community Facilities

- a. *Locate a branch library to serve Southeast Joliet.*

For economy's sake, a branch library to serve the entire east side would be most conveniently located somewhere between Spring Creek and Southeast Joliet neighborhoods. A revamping and expansion of the present East Branch library on Cass St., or its relocation to a new site somewhere along Cass, would make the library accessible to most east side residents who do not use the downtown library. Improvement of the present East Branch facility, described in the Community Resources Inventory (City of Joliet, Planning Division, June 1977) as "functioning, in effect, like a stationary bookmobile", and which has a reported user-to-capacity ratio of 10.48/1, is certainly warranted. Another possible location for a branch library is the vacant Sambo's Restaurant on Richards St.

Although this site is across the street from Washington Junior High and Keith Elementary Schools, it would be less effective in serving the entire east side population.

III. TRANSPORTATION

A. EXISTING CONDITIONS: PROBLEMS AND OPPORTUNITIES

The most noticeable defect of vehicular movement within the Southeast Joliet neighborhood is its irregular and discontinuous nature. The odd pattern of one-way streets and stop signs causes confusion and inconvenience. Although Richards St. is a major connector between downtown and I-80, residential Sherman St. must bear the brunt of outgoing traffic since the two streets form a one-way pair. These two streets, along with portions of 4th and 5th Aves., are truck routes as well, thus detracting from the residential environment. The route from I-80 to downtown is an important entrance to the city, a vital link in the city's movement system, and should be improved to reflect that importance.

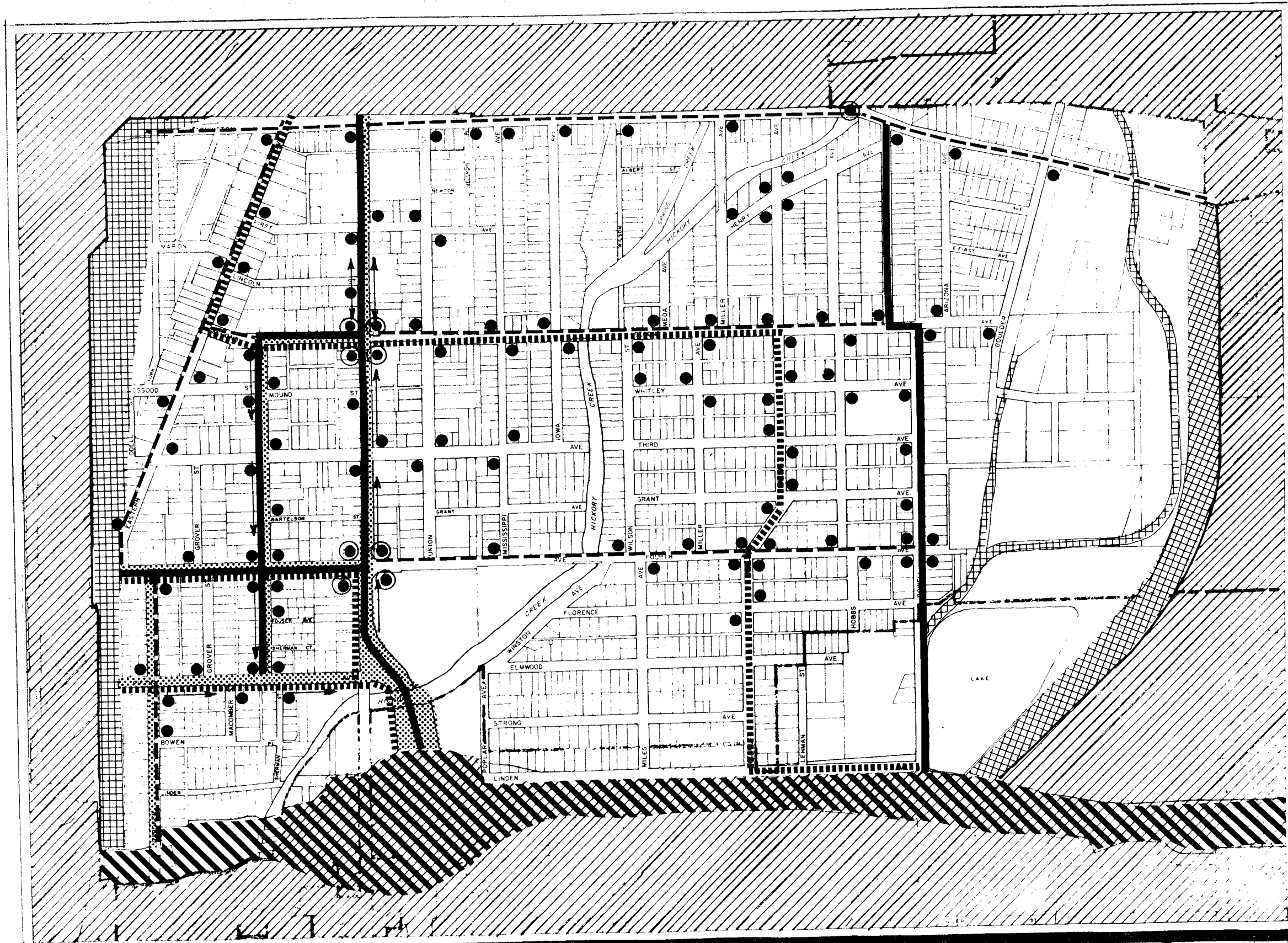
Traffic volume is not really a problem in the area, and traffic accidents are quite low in number. Most accidents occur at intersections along Washington St., where poor visibility is compounded by railroad tunnels and overpasses, and at Richards St. and 2nd Ave. where Richards becomes one way. Although traffic volumes are not overwhelming, certain streets at present carry more truck traffic than they should since the one-way street system requires that they function as truck routes. In addition to the disturbance caused by trucks, speeding and drag racing on many streets, specifically Washington, 2nd, and 4th contribute to a noisy and annoying atmosphere. The one-way streets force motorists to take circuitous routes, which contributes to impatience and increases the likelihood of speeding and ignoring stop signs. Southeast Joliet is adequately served by two bus routes.


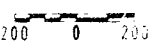

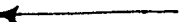


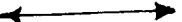






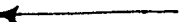


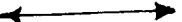






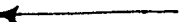


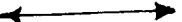





Much of the area's parking is on-street parking and is sufficient except where single-family structures have been divided into multiple units. Occasionally, parking occurs on front lawns in violation of zoning codes which detracts from neighborhood image. Those blocks having alleys allow off-street parking without requiring driveways. Many houses and apartment buildings do not provide the minimum number of parking spaces required under the zoning ordinance. Parking is a problem on streets around the schools, as well.

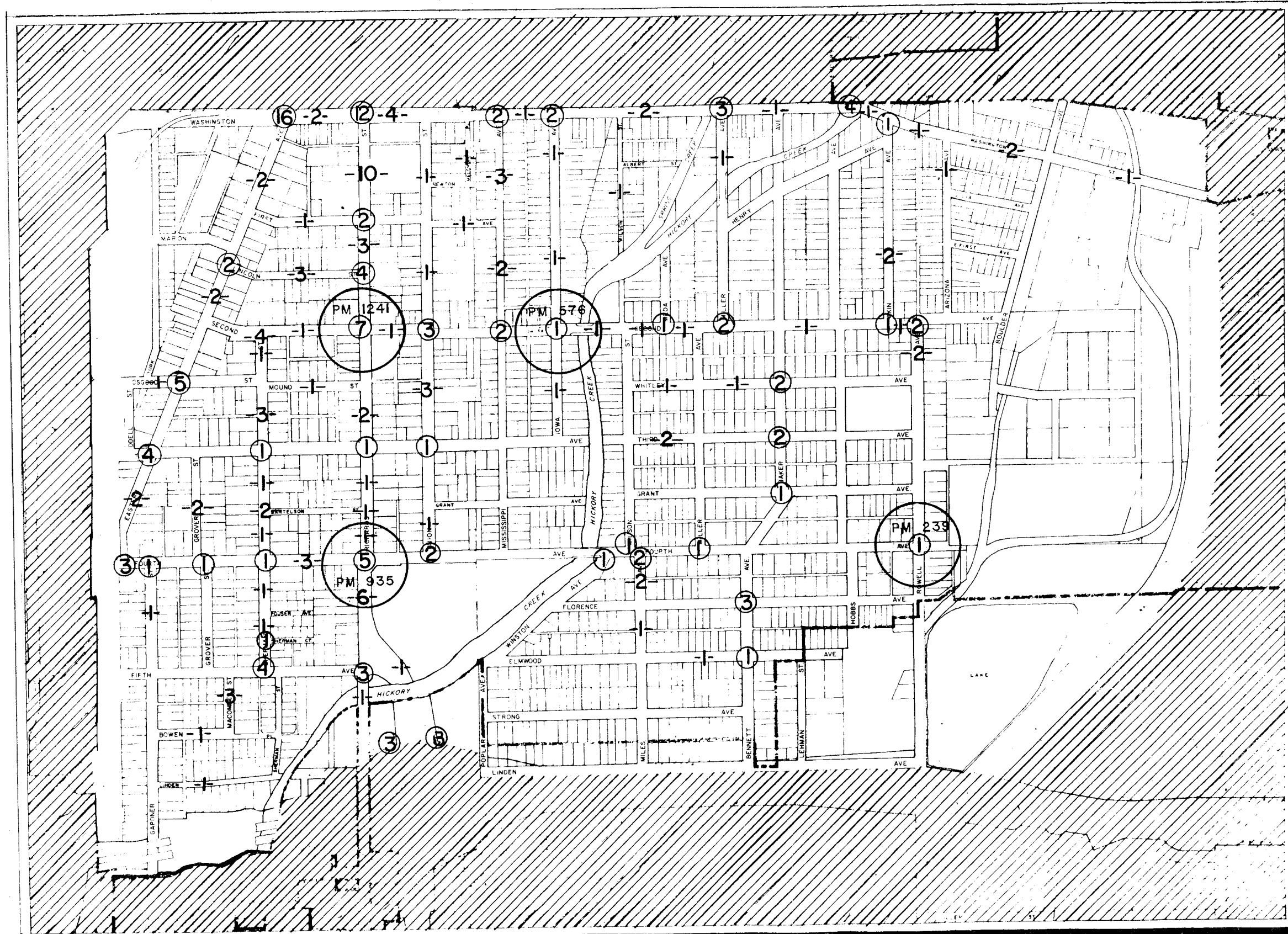
According to the City of Joliet Department of Public Works, construction is scheduled for mid-1978 on improvements which will result in returning all one-way streets in the area (Richards St., Sherman St., 4th Ave at the railroad bridge, and 5th Ave.) to two-way streets. This change will remove truck traffic from Sherman St. and provide a more direct route downtown by way of 4th Ave.* Plans to create a direct exit ramp from I-80 west to northbound Chicago St. deserve further consideration. A more direct route to downtown would greatly reduce the number of cars and trucks using the Richards St. exit.

Pedestrian and bicycle movement will be facilitated by the upcoming street improvements which will reduce truck traffic through the area. The Joliet Bike-way Plan (Joliet Plan Commission, 1977) proposes several bike routes through Southeast Joliet. Some of the routes will make use of existing parkways and streets by reducing on-street parking, and some will be located on abandoned railroad right-of-ways and the extra-wide shoulders on Washington Street.

38 * Department of Public Works, Richards St. Area Traffic Improvements, (City of Joliet, 1976).



<p>north</p>  <p>SCALE</p> 	<p>SOUTHEAST JOLIET NEIGHBORHOOD</p> <p>JOLIET, ILLINOIS</p>	<table border="0"> <tr> <td></td> <td>TRUCK ROUTE</td> <td rowspan="2"></td> <td rowspan="2">ONE WAY</td> </tr> <tr> <td></td> <td>BUS ROUTE</td> </tr> <tr> <td></td> <td>RAILROAD</td> <td rowspan="2"></td> <td rowspan="2">TWO WAY</td> </tr> <tr> <td></td> <td>EXPRESSWAY</td> </tr> <tr> <td></td> <td>MINOR ARTERIAL</td> <td></td> <td></td> </tr> <tr> <td></td> <td>COLLECTOR</td> <td></td> <td></td> </tr> <tr> <td></td> <td>TRAFFIC SIGNALS</td> <td></td> <td></td> </tr> <tr> <td></td> <td>STOP SIGNS</td> <td></td> <td></td> </tr> </table>		TRUCK ROUTE		ONE WAY		BUS ROUTE		RAILROAD		TWO WAY		EXPRESSWAY		MINOR ARTERIAL				COLLECTOR				TRAFFIC SIGNALS				STOP SIGNS			<p>TRANSPORTATION SYSTEM</p>	<p>DRAWN BY RWB APPROVED BY _____ DATE _____ REVISIONS _____</p> <p>SHEET NO. III-1A</p>
	TRUCK ROUTE		ONE WAY																													
	BUS ROUTE																															
	RAILROAD		TWO WAY																													
	EXPRESSWAY																															
	MINOR ARTERIAL																															
	COLLECTOR																															
	TRAFFIC SIGNALS																															
	STOP SIGNS																															



north

SCALE

**SOUTHEAST JOLIET
NEIGHBORHOOD**

JOLIET, ILLINOIS

1976 TRAFFIC ACCIDENTS

⊕ INTERSECTION

⊖ MIDBLOCK

1975 PM PEAK HOUR TRAFFIC VOLUMES

**TRAFFIC VOLUMES
& ACCIDENTS**

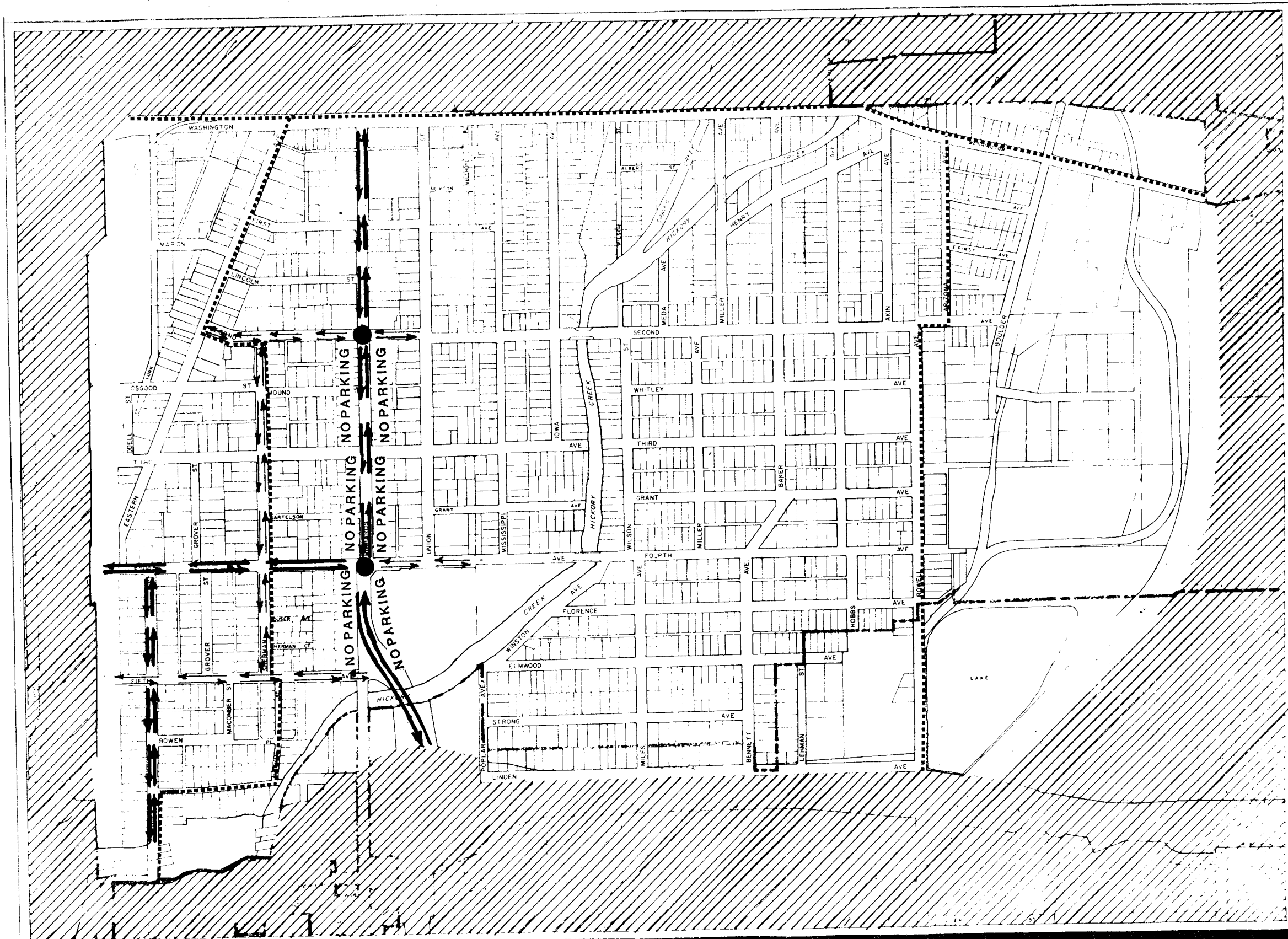
DRAWN BY RWB


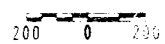
APPROVED BY

DATE

REVISIONS

SHEET NO. 111-1B



<p>north</p>  <p>SCALE</p> 	<p>SOUTHEAST JOLIET NEIGHBORHOOD</p> <p>JOLIET, ILLINOIS</p>	<p>← MAJOR TRAFFIC FLOWS</p> <p>← MINOR TRAFFIC FLOWS</p> <p>--- PROPOSED BICYCLE ROUTES</p>	<p>TRANSPORTATION SYSTEM PROPOSED CHANGES</p> <p>TITLE</p>	<p>DRAWN BY: RWB</p> <p>APPROVED BY:</p> <p>DATE:</p> <p>REVISIONS:</p> <p>SHEET NO. III-10</p>
---	---	--	---	---

B. TRANSPORTATION PLAN

1. Traffic Flow

a. *Press for speedy implementation of the Richards St. Traffic Improvements Plan and for a study of the feasibility of constructing an I-80 exit ramp to Chicago St. northbound.*

Implementation of the Richards St. Traffic Improvements Plan and construction of a direct exit from I-80 to Chicago St. will reroute traffic headed from the highway to downtown away from Southeast Joliet.

b. *Enforce speed limits on Washington St., 2nd and 4th Avenues.*

In order to help reduce traffic accidents and discourage speeding, the Police Department should experiment with increasing police patrols on Washington Street, 2nd, and 4th Avenues.

c. *Study the feasibility of installing safety devices to reduce traffic accidents along Washington Street.*

The feasibility of installing flashing warning lights at underpass entrances in order to warn motorists of on-coming cars should be studied by the City Traffic Engineer. These warning lights should be placed at the intersections of Washington St. & Eastern Ave., and Washington & Richards St., which have the highest accident rates in the neighborhood.

2. Parking

a. *The Joliet Township School District should consider creating extra parking areas around the schools for teachers and parents.*

Although some streets adjacent to schools are marked for limited or no parking, these signs are often ignored and the streets become congested at certain times. If necessary, additional off-street parking areas should be sought, but it is important that already inadequate school grounds not be taken for this use. The vacant Sambo's Restaurant across from Washington School is a possible location for additional parking. Two parcels at the corner of 4th and Mississippi Avenues should also be considered, but they are not vacant at this time.

b. *Enforce zoning laws prohibiting parking on front lawns.*

According to Section 47-17.17 of the City of Joliet Revised Zoning Ordinance, for all residential off-street parking, no parking may occur in a required front yard, and must occur on an improved, designated parking area. A City enforcement program should be initiated to correct such parking violations.

c. *SENO area churches and business owners should arrange for joint use of existing parking facilities.*

Several businesses and churches in the SENO area have parking lots which could be used to accommodate parking for night-time activities. Private agreements between business owners should be made to allow for joint use of existing parking lots.

3. Bicycle Paths

a. *Extend the City's proposed bicycle path system in the Southeast Joliet neighborhood.*

An extension of proposed bike paths depends on the ability of the City to implement the Joliet Bikeway Plan. Extending bicycle routes along 2nd and 4th Avenues to include Washington, Keith, and Woodland Schools would not require substantial extra expense, and the paths would increase use by school-age bike riders. An historic buildings bicycle route in the SENO area would include nine buildings listed on the Illinois Historic Structures survey.

IV. ENVIRONMENT

A. EXISTING CONDITIONS: PROBLEMS AND OPPORTUNITIES

Southeast Joliet is located in the Hickory Creek watershed. Within the neighborhood, land west of the creek is flat, and east of the creek the land is gently sloped. An abandoned quarry, now used as a private recreational lake, is located in the southeast corner of the neighborhood, and the vacant land north of the lake is marshland, another abandoned quarry. Although Southeast Joliet is surrounded by industry, railroads, and Interstate 80, the general environment is not seriously affected by them. The most distinctive natural feature of Southeast Joliet, and the neighborhood's greatest environmental problem, is Hickory Creek.

Hickory Creek is a major tributary to the DesPlaines River, and part of its nineteen mile course runs through the center of Southeast Joliet. The creek could be an asset to the community, but instead it is a source problems. The creek is often unsightly, especially during dry spells. It can be smelly, it floods occasionally, and it is not useful to surrounding residents either for recreation or for aesthetic purposes.

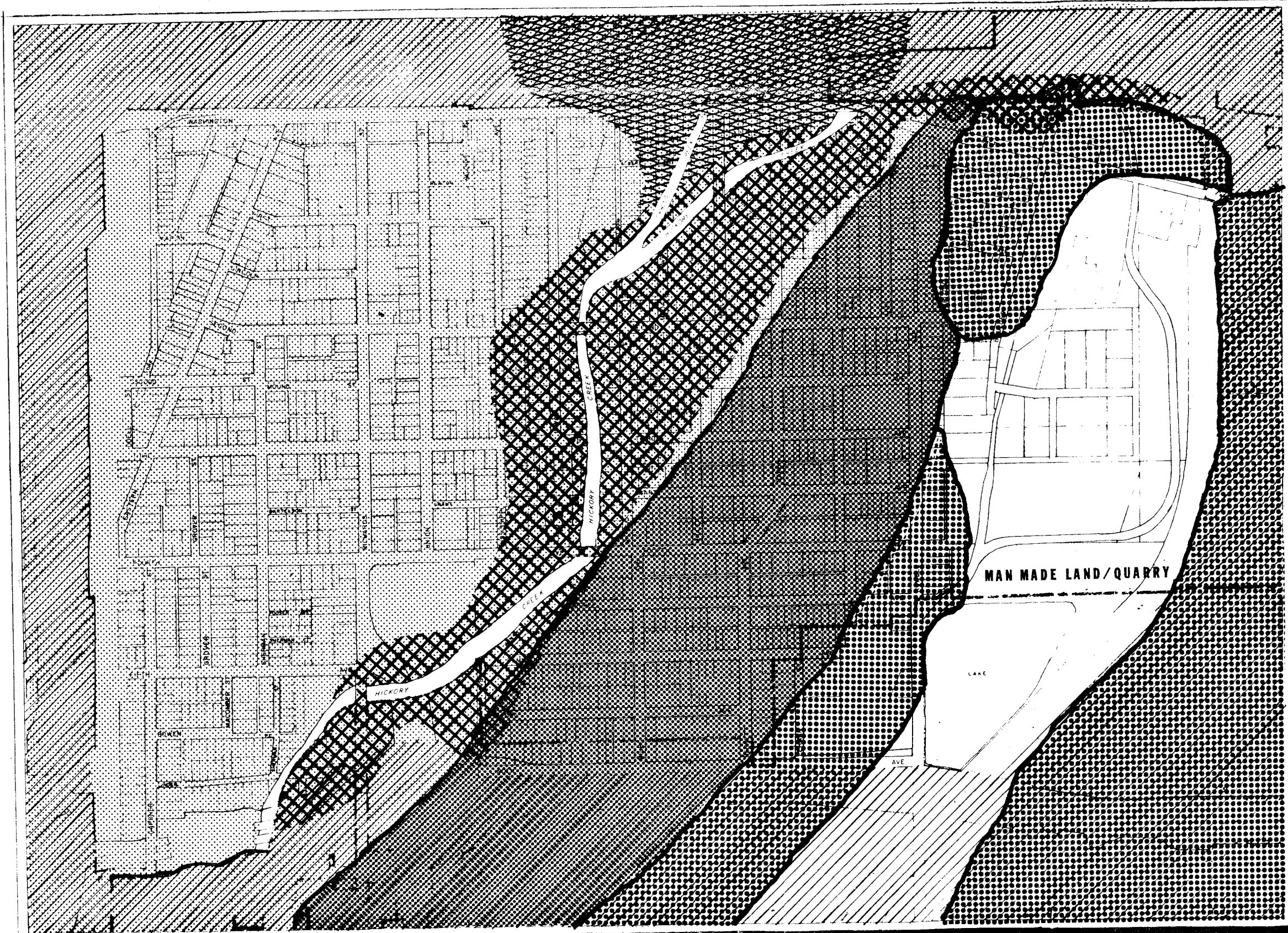
1. Hickory Creek Pollution

a. Pollution of Hickory Creek comes from a variety of sources. One source is overflow of waste water into the creek, especially after a heavy rainfall. During heavy rains, *combined sanitary and storm sewers* push untreated sewage into the creek because the collection system and wastewater treatment plant cannot handle the extra load. These sewer overflows discharge into Hickory Creek from Gardner Street, Richards Street, 4th, Whitley, 2nd, and Boulder Avenues in Southeast Joliet.*

b. Another source of pollution is the complete *lack of sanitary sewers* or *private sewers not connected to the city's waste water treatment system* in some areas of Southeast Joliet. This condition allows untreated sewage to seep into the creek directly or through the water table. According to city maps, all of the residences on Melchoir Place, East First Avenue, Albert Street, Fouser Avenue, and portions of Miller Avenue, Rowell Avenue, and Washington Street are not connected to the city sewer system. The methods of sewage disposal used in these areas are not known. Residences on unincorporated parts of Linden Avenue, Bennett Avenue, and Lehman Street use a septic disposal system. Some residents believe that private sewer lines along 3rd and Grant may allow sewage to drain directly into the creek.

c. Samples of creek water taken by NIPC (Northeastern Illinois Regional Planning Commission) show that phosphates are the major pollutant of the Hickory Creek. *Phosphates* cause algae to bloom in excessive numbers and use up most of the creek's available oxygen supply. Detergents and human and animal wastes are primary sources of phosphates.

* Clark, Dietz and Assoc. Engineers, Inc., Infiltration/Inflow Analysis, (Urbana, Illinois, 1976).



north

SCALE

**SOUTHEAST JOLIET
NEIGHBORHOOD**

JOLIET, ILLINOIS

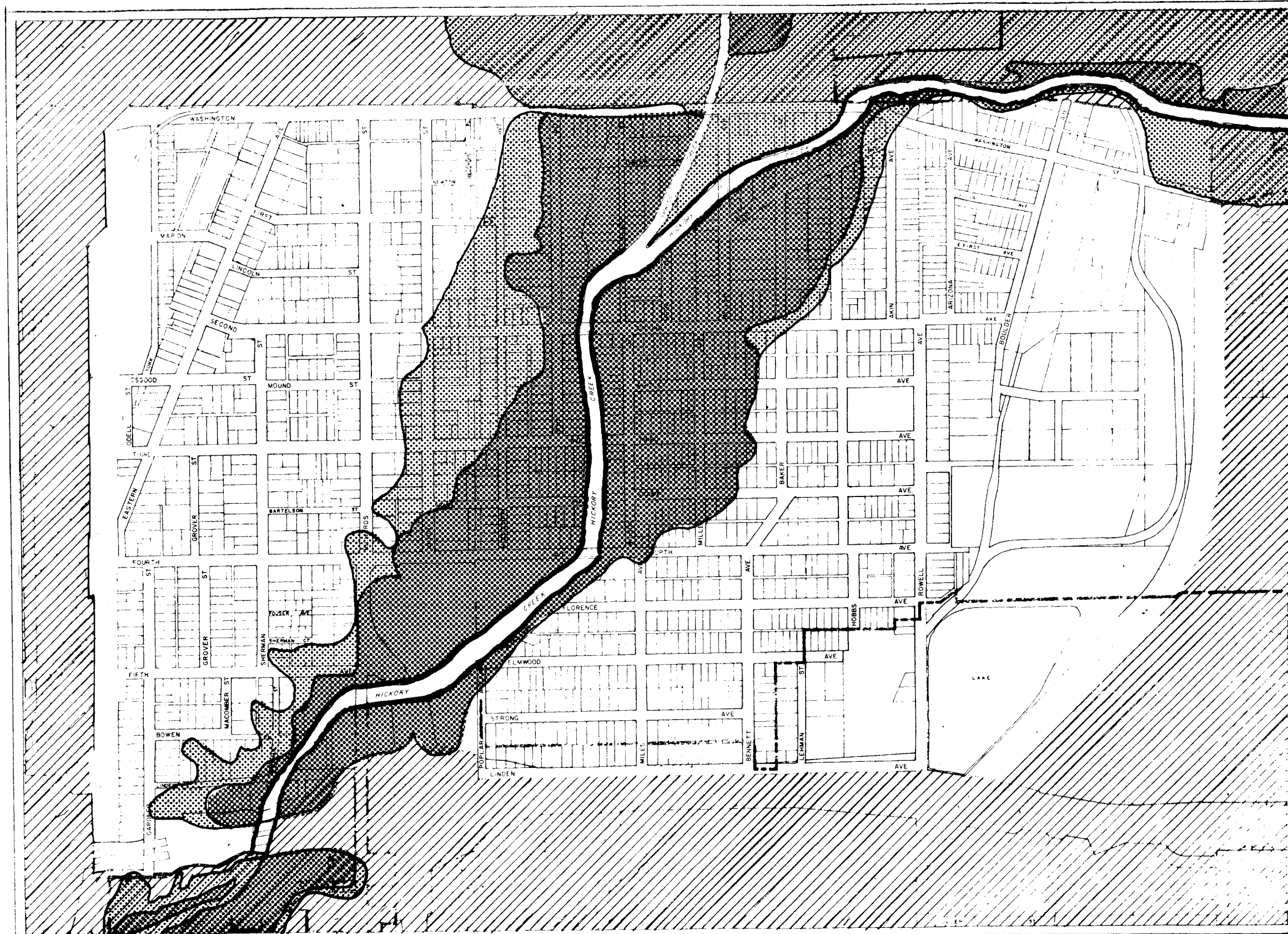
DEPTH TO WATER TABLE:
 0-1 FT. (diagonal hatching)
 1-3 FT. (cross-hatching)
 REMAINDER GREATER THAN 3 FT. (stippled)

SLOPE:
 0-2% (horizontal lines)
 2-4% (vertical lines)
 4-12% (diagonal lines)

**DEPTH TO WATER TABLE
& SLOPE**

DRAWN BY: RWB
 APPROVED BY: _____
 DATE: _____
 REVISIONS: _____

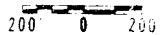
SHEET NO. IV-1A



north



SCALE



**SOUTHEAST JOLIET
NEIGHBORHOOD**

JOLIET, ILLINOIS



100 YEAR FLOOD PLAIN



500 YEAR FLOOD PLAIN



PROPOSED CHANNELIZATION PROJECT

TITLE

HICKORY CREEK

DRAWN BY RWB
APPROVED BY
DATE
REVISIONS

SHEET NO IV-1B

d. Other pollutants include *trash* which is frequently dumped into the creek, *dead trees* which often block the flow of the stream, and *street runoff*, including litter and oily substances.

e. Certain companies located along the creek have dumped *industrial wastes* such as oil and kerosene into Hickory Creek in the past. Residents believe that such dumping still occurs. These pollutants are usually noticeable because of their smell, especially during dry periods.

2. Flooding

Approximately one-third of Southeast Joliet is included in the five hundred year flood plain of the Hickory Creek. Although the creek does not flood every year, heavy rains will cause flooding of streets and basements because of the inadequacy of the storm sewer system. Infiltration of rainwater into the system compounds the problem of inadequate sewer capacity. Whereas most of Southeast Joliet is served by a combined sanitary and storm sewer system, the area south of 4th Avenue and east of the creek is completely lacking in storm sewers. Because of the insufficient capacity, those houses served by the combined sewer system may experience sewer backups in their basements during heavy rainfall.

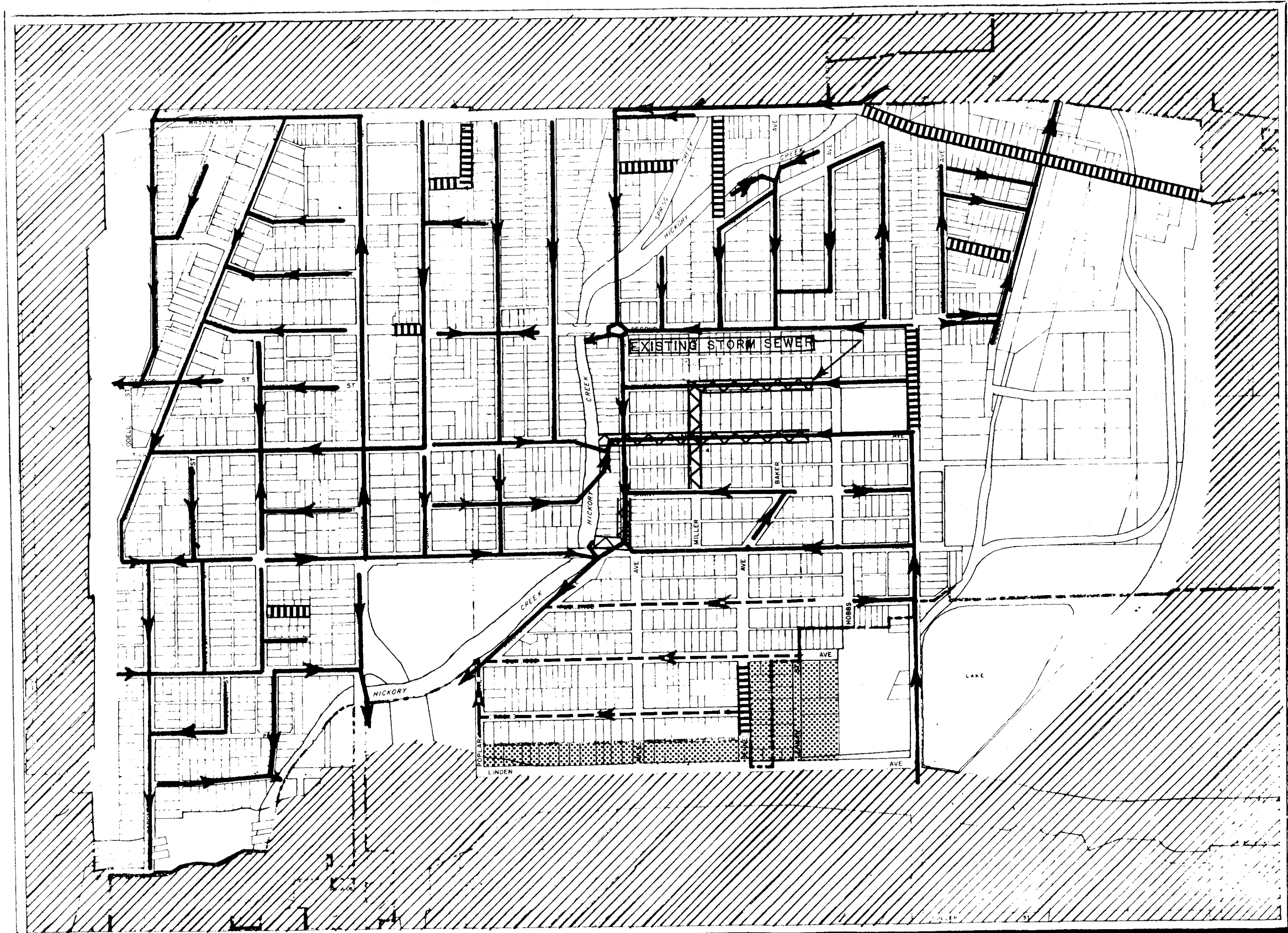
3. Current Planning Efforts

Several projects which are in the planning stages could help to alleviate problems with the creek. The federal government is funding planning efforts at the local and regional levels to deal with water pollution and wastewater treatment. The Will County Planning Department, within the framework of a regional plan, is preparing a 208 Area Wide Clean Water Plan which will outline ways to attain 95% conformance to State water quality standards by 1980. Area residents are invited to participate on their local Drainage Basin Advisory Committee. A 201 Facilities plan is being written by the City of Joliet, and deals with wastewater treatment facilities. Although the continuing meetings of the 201 planning process have not been publicly advertised, public hearings will be held to review the final plan.

The State of Illinois Division of Water Resource Management has flood control plans for Hickory and Spring Creeks involving channelization of Hickory Creek from its mouth to Pilcher Dam, and installation of three water retention ponds on upper reaches of the creeks near Frankfort and north of Pilcher Park. Channelization involves lining the bottom and sides of the creek with concrete slabs*. While channelization is still being studied, the Will County Forest Preserve is already acquiring land for the flood water retention ponds.

In addition to these "official" planning efforts, the Spring/Hickory Creek Improvement Association works for the interests of residents of areas bordering the creeks.

* Division of Water Resource Management, First Phase Report for Flood Control: Hickory and Spring Creeks, (State of Illinois, 1972).
Division of Water Resource Management, Second & Third Phase Report for Flood Control: Hickory and Spring Creeks, (State of Illinois, 1973).



north







SCALE

200 0 200

**SOUTHEAST JOLIET
NEIGHBORHOOD**

JOLIET, ILLINOIS

-  COMBINED SANITARY & STORM SEWER
-  SANITARY SEWER ONLY
-  SEPTIC SYSTEM
-  NOT CONNECTED TO CITY SEWER

TITLE

SEWER SYSTEM

DRAWN BY **RWB**
 APPROVED BY _____
 DATE _____
 REVISIONS _____
 SHEET NO **1V-2A**

B. ENVIRONMENTAL IMPROVEMENT PLAN

1. Pollution

a. *Citizens should take part in all planning efforts concerning the control of water pollution and management of wastewater in the Hickory Creek watershed.*

Residents of Southeast Joliet should participate in 208 planning by attending all public hearings and meetings of the local Drainage Basin Advisory Committee. Public hearings to obtain citizen reaction to the 201 plan will also be held. The 201 wastewater facilities plan will be used as a basis for receiving federal dollars for wastewater management, and planners should stress the need for separated storm and sanitary sewers throughout Joliet.

b. *Include all city residences not presently served by the city sewer (and water) system.*

The city should continue to make an effort to enforce hook-up of all presently unconnected residences to the city sewer and water system where residences are sufficiently close to existing sewer and water lines. Correction of all improper sewer connections should also be enforced. The County Health Department will conduct dye tests for all suspected sewer leaks upon request. The City Utilities Department occasionally performs smoke tests in order to locate downspouts which are improperly connected to sanitary sewers and leaks in sewer connections.

Sewer connections usually are arranged privately between the homeowner and a plumbing contractor. If the city government installs a sewer line, the homeowners are subject either to special assessment or special taxes to cover the costs of construction. Residents of Community Development Block Grant Target Areas can obtain rebates for sewer and water hook-ups.

c. *Examine possible annexation of areas adjacent to the city which are presently releasing sewage into Hickory Creek because of inadequate sewage disposal systems.*

The Ridgewood/Belmont area and Clearview Subdivision are notable examples of areas considering annexation. The Ridgewood/Belmont area was recently accepted for annexation by City Council contingent upon approval by 51% of the residents. Council consideration of Ridgewood/Belmont for annexation was made possible, however, by the receipt of a large State grant to help defray the cost of installing a sewer system.

d. *Enforce laws prohibiting the dumping of trash into the creek.*

The city should make an effort to enforce no-dumping laws, but this will require the willingness of witnesses to warn and report offenders.

e. *The city should perform an annual cleanup of Hickory Creek.*

Money should be allocated annually within the city's capital improvements program for creek cleanup.

f. *Community organizations should arrange an annual creek clean-up day.*

Community residents should take part in keeping the creek clean by organizing a community-wide creek clean-up. Publicity from the event will increase public awareness of concern for Hickory Creek and its problems.

g. *Support state-wide bans of high phosphate detergents.*

The city should support a statewide ban of high phosphate detergents, and Southeast Joliet residents should also express a desire for such a ban. Letters should be addressed to the Illinois Environmental Protection Agency.

2. Flooding

a. *The State Division of Water Resource Management should explore methods other than channelization for controlling flooding of Spring and Hickory Creeks.*

The Flood Control Plan for Hickory and Spring Creeks, which has the support of the City of Joliet, is nearing the implementation stage. Although channelization of Hickory Creek will help to control flooding, residents are concerned that channelization will also make irreversible changes in the nature of the creek by destroying its natural character and harming existing creek plants and wildlife. Rather than channelizing the creek, the State Division of Water Resource Management should investigate other methods of flood control.

b. *Homeowners living in the flood plain should be urged to purchase flood insurance.*

A Federal Flood Insurance program makes flood insurance available through local insurance agents. Flood insurance with coverage of \$10,000 can be purchased for \$25 per year.

V. RECREATION AND EDUCATION

A. EXISTING CONDITIONS: PROBLEMS AND OPPORTUNITIES

Southeast Joliet is a growing neighborhood, especially in terms of the number of children. Unlike other areas of Joliet, the percentage of persons under age 18 has grown about 1.8% in SENO between 1974 and 1976, from 40.6% to 42.4%, and over 5% in Hickory Creek, from 40% to approximately 45%. The average household size has also grown in that period while decreasing in the city overall. The results of the Southeast Joliet Neighborhood Survey show that "too many children" is considered to be the second greatest problem in the neighborhood. The problem is not that there are too many children, however, but that they are in the wrong places, according to the adults -- in the streets and in other people's yards.

1. Schools

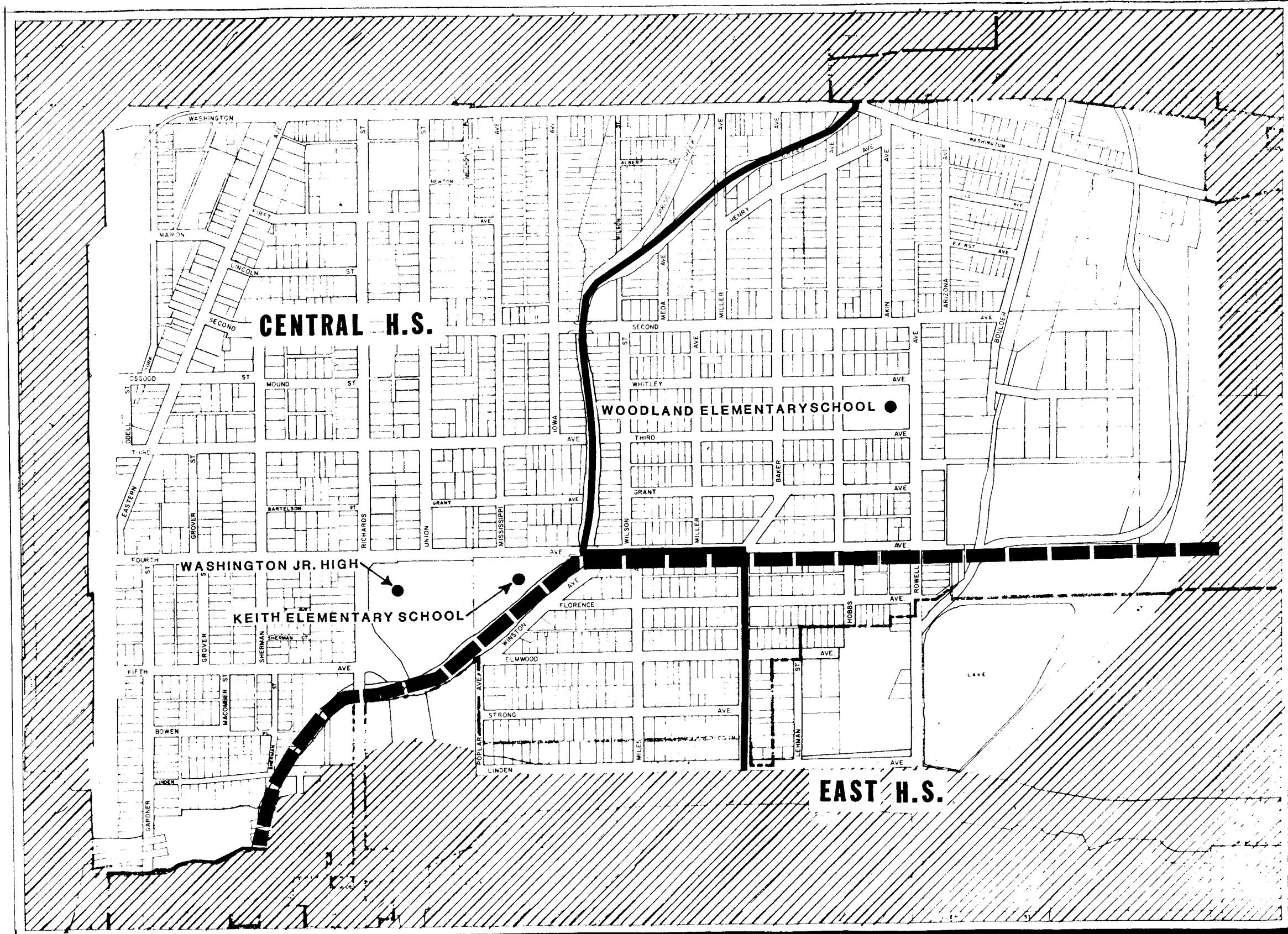
Five schools serve Southeast Joliet. Neither of the High Schools which Southeast Joliet students attend is located within the neighborhood.

SOUTHEAST JOLIET SCHOOLS

	<u>Total Site</u>	<u>Open Space</u>	<u>Estimated Play Area</u>	<u>Year Built</u>	<u>Estimated Capacity</u>	<u>Enrollment 1978</u>	<u>Enrollment 1974</u>	<u>Percentage of Capacity</u>
	Acres	Acres	Acres					
Keith Elementary	3.0	2.4	1.9	1956	780	780+	700	100%+
Woodland Elementary	2.3	1.7	1.4	1969	480	297	317	62%
Washington Junior High	8.3	7.0	4.0	1921	1290	802	841	62%
Central High	21.1	15.6	17.0	1901	3200*	2424	2514	76*
East High	60.0	54.7	30.0	1964	2200	1835	1747	83%

* Theoretical capacity is based on 30 students per classroom, but the practical capacity, according to Joliet Township High School District Superintendent's Office, is probably much lower due to the limitations of the site.

Woodland Elementary School serves primarily the Hickory Creek Area. It is a K-5 school (kindergarten through fifth grade), and the building it occupies is less than ten years old. Keith Elementary School, also K-5, serves SENO residents



north

SCALE

200 0 200

**SOUTHEAST JOLIET
NEIGHBORHOOD**

JOLIET, ILLINOIS

LEGEND

— ELEMENTARY SCHOOL DISTRICT BOUNDARY

- - - H. S. DISTRICT BOUNDARY

ENTIRE AREA SERVED BY
WASHINGTON JR. HIGH

TITLE

SCHOOLS

DRAWN BY RWB

APPROVED BY

DATE

REVISIONS

SHEET NO V-1A

plus residents of an area south of I-80. Washington Jr. High School serves a large area which includes the Southeast Joliet neighborhood. Most neighborhood teenagers attend Central High School, except for those living south of 4th Ave. and east of Hickory Creek. All three schools in Southeast Joliet have insufficient open space. Woodland and Keith Schools have a shortage of off-street parking space as well, and no extra space to use for more parking. See Chapter IV, Transportation, Section B-2-a.

A major problem in Southeast Joliet is the overcrowding of Keith Elementary School. Keith's fifth grades have been moved to Washington Junior High School for the 1977-78 school term. The increase in the number of students at Keith can be traced to the increasing number of conversions of single family houses taking place, and the increasing size of families moving into the area. One simple solution to the overcrowding problem would be to move more students into Woodland and Washington Schools, which are operating well under capacity. There is also a high mobility rate among Keith Elementary School students which is due to the rapid turnover of rental units in the area. Keith school principal, Mr. Charles Kransberger, estimates that only one-quarter of the students remain at Keith from kindergarten through fifth grade, making it difficult for children or parents to develop any sort of commitment to school. Increasing percentages of minority students at Keith, Woodland, and Washington Schools is a growing problem with respect to the State of Illinois desegregation guidelines, but will not be addressed within the framework of this plan. The 1975 Special Census for Joliet reveals that the increase in percentages of minority students corresponds to changing housing patterns.

2. Parks, Playgrounds, and Playfields.

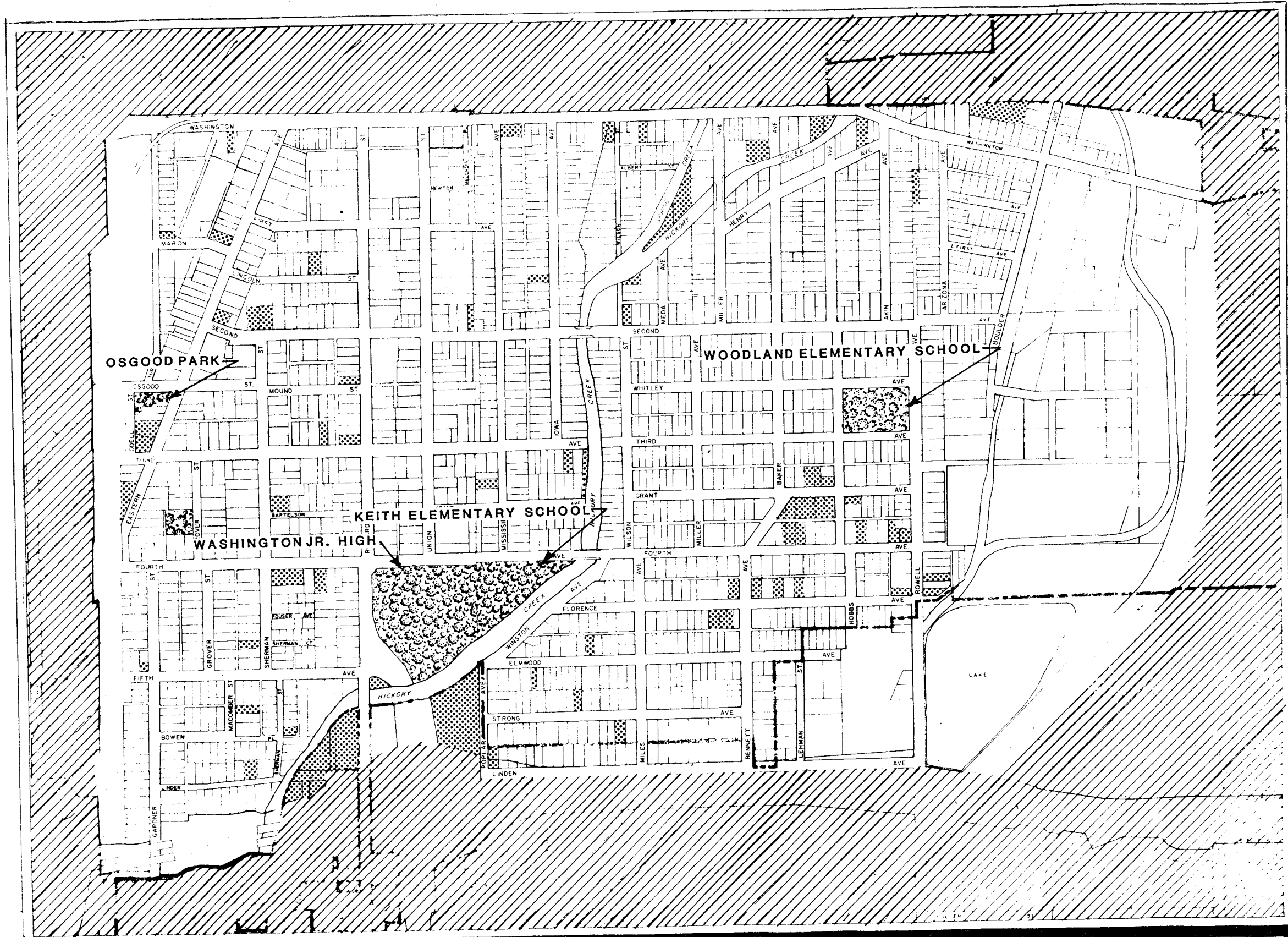
According to outdoor recreation standards, there should be approximately 8 acres of neighborhood outdoor recreation space per 1000 population,* or 36.8 acres for Southeast Joliet. Listed below are the actual amounts of outdoor recreation space located within the planning area. Central High School is outside the area, but has 17.0 acres of play area, including tennis courts, and is within walking distance of parts of Southeast Joliet.



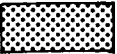

OUTDOOR PLAY AREA IN SOUTHEAST JOLIET

	<u>Acres</u>	<u>Type of Play Area</u>
Keith Elementary	1.9	playground
Woodland Elementary	1.4	playground
Washington Junior High	4.0	playfield
Osgood Park	0.5	neighborhood park
Total	<u>7.8</u>	

* Harland Bartholomew & Assoc., Park and Open Space Plan (1975)
Joliet Plan Commission, Joliet Development Guide, (1977)

55



<p>north</p>  <p>SCALE</p>  <p>200 0 200</p>	<p>SOUTHEAST JOLIET NEIGHBORHOOD</p> <p>JOLIET, ILLINOIS</p>	<p> OPEN SPACE</p> <p> PARKS & SCHOOLYARDS</p>	<p>RECREATION & OPEN SPACE</p>	<p>DRAWN BY RWB APPROVED BY _____ DATE _____ REVISIONS _____</p> <p>SHEET NO. V-2A</p>
--	---	--	---	---

Osgood Park, the neighborhood's only park, is too small and located too far from the center of the neighborhood to serve most of the residents. It also lacks in physical improvements, except for two pieces of play equipment, and is uninviting for recreation. The Park District prohibits ball playing on that site due to its small size and proximity to residences. In addition to the recreation areas provided by the School District and Park District, the Richards Street Methodist Church parking lot has two basketball goals.

Because Southeast Joliet is an older, fully developed neighborhood, few vacant parcels of land are available which are suitable in size and location for development as neighborhood parks. Three small sites within the neighborhood could be used for neighborhood outdoor recreation, however, they are in need of major physical improvements in order to be useable as play areas. These potential park sites are south of Keith and Washington Schools, on Grant between Hobbs and Baker, and on the old dairy building site at 2nd and Wilson.

In addition to the neighborhood park, several innovative types of playgrounds have been developed in recent years, some of which merit consideration for Southeast Joliet. "Creative playgrounds" are made up of fairly traditional play equipment which is constructed out of recycled materials, and which can be easily found or obtained for little or no cost. "Adventure playgrounds" are building projects in which the children construct their own play areas. Both of these playground types rely heavily on parent involvement.

3. Recreation and Education Programs

Neighborhood recreation can occur in many different settings besides neighborhood parks. Mobile recreation units, such as the trailers hauled from site to site last summer by the Park District, bring play activities to children and can be set up almost anywhere. Seasonal activities, such as ice skating or baseball, can be conducted on vacant lots, with the permission of the owner. School buildings can provide settings for many outdoor activities, either run by established organizations, such as 4-H, Boy Scouts and Girl Scouts, or organized by the neighborhood parents. The Park District and University of Illinois Cooperative Extension Service will assist parents in putting together a recreation program. The 4-H Club will train parents to be 4-H leaders. Private organizations such as Little League, Boys Club, and YMCA maintain their own recreation facilities.

Many for-profit and non-profit agencies in Joliet provide recreation and education opportunities to Joliet residents of all ages. Some of the services and activities available are free or require only nominal yearly membership fees. These service agencies are listed in Appendix II, Section C, of this plan along with a description of services they offer. Existing recreation programs suffer from inadequate publicity.

B. RECREATION AND EDUCATION PLAN

1. Schools

- a. *Relieve the overcrowding of Keith Elementary School.*

Keith School parents have proposed three short-range alternatives for solving the overcrowding problem, and one long-range solution. The long range alternative is to obtain a zoning change prohibiting further conversions of single family houses (see Chapter II, Land Use and Zoning). The Joliet Township Grade School District is urged to look into alleviating the situation.

- b. *The School District should improve recreation and play facilities at Washington Junior High, Keith, and Woodland Elementary Schools.*

In addition to the development of new play areas, the schools' present facilities should be upgraded in terms of playground equipment, landscaping, and maintenance.

- c. *The School District should look into ways to allow school buildings to remain open for after school and weekend use.*

School buildings are tremendous community assets and represent huge investments by the School District. School buildings should be available for use after school hours for community functions. School officials should look into methods other than fees to enable school buildings to remain open and to be accessible to community organizations.

2. Parks, Playgrounds, and Playfields

- a. *When possible, locate new neighborhood parks near elementary schools in order to supplement school playfields.*

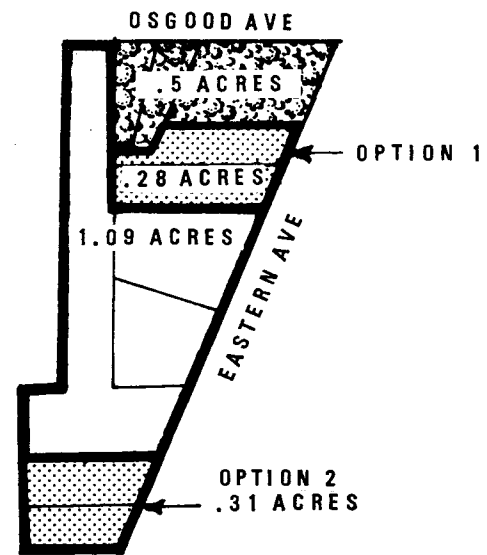
Locating a park adjacent to a school would insure a good number of users, and would facilitate joint funding of neighborhood parks and school sites by the School and Park Districts. Cooperation between these two agencies would help to eliminate duplication of services and facilities.

- b. *Improve and expand Osgood Park.*

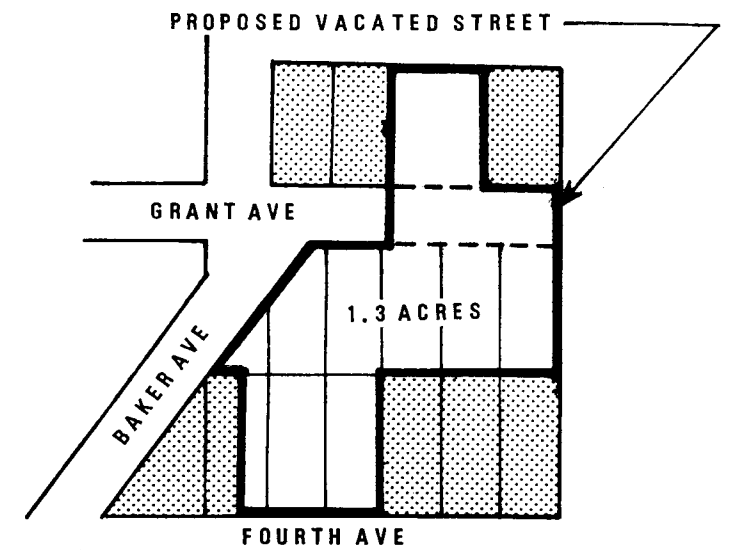
Osgood Park is, at present, prohibitive to common play activities due to size, lack of facilities, and Park District regulations. A two-stage improvement and expansion, which includes acquiring two vacant lots and vacating two street rights-of-way, will triple the park's size with a minimum of acquisition costs.

- c. *Create a park on vacant tracts of land on Grant Avenue between Baker and Hobbs Avenues.*

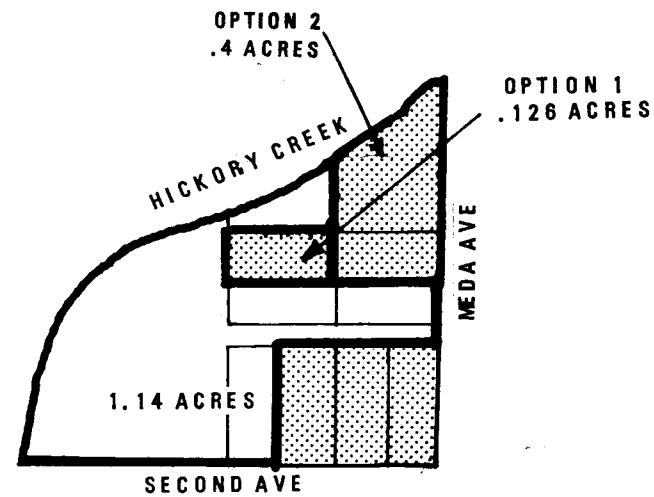
The vacant lots on Grant between Baker and Hobbs constitute the only sizeable amount of open space in Hickory Creek. Vacating a portion of Grant will enlarge the available park area and eliminate the through street which would divide the park. A park on this site would serve an area presently lacking a neighborhood park, and this site is recommended for high priority acquisition in the Park and Open Space Plan (Harland Bartholomew and Associates, 1975).



OSGOOD PARK PROPOSAL






GRANT AVE. PARK PROPOSAL



SECOND AVE. PARK PROPOSAL

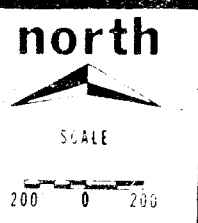
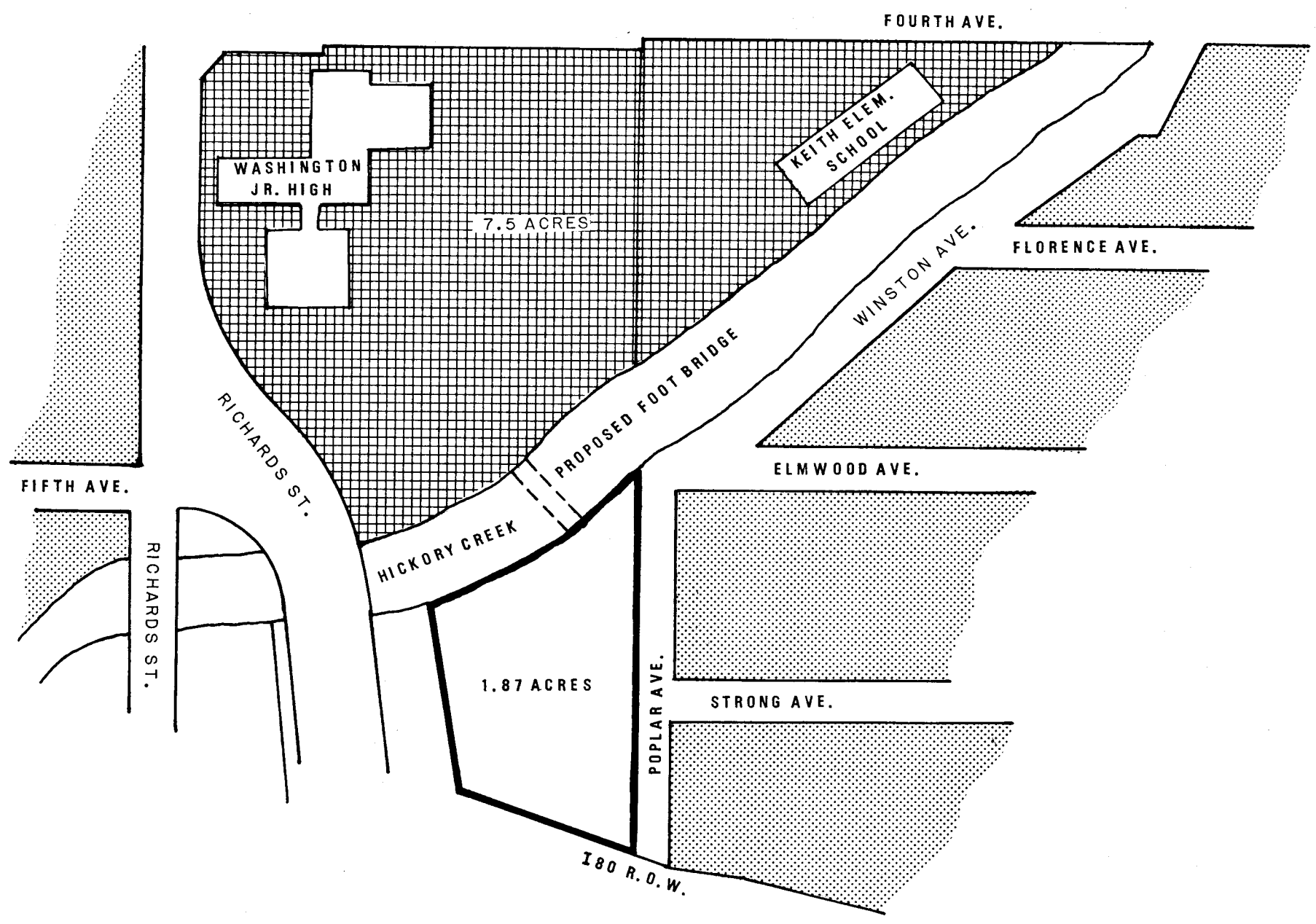


**SOUTHEAST JOLIET
NEIGHBORHOOD**
JOLIET, ILLINOIS




-  RESIDENTIAL
-  EXISTING PARK
-  PROPOSED PARK AREAS

TITLE
PARK PROPOSALS

DRAWN BY RWB
APPROVED BY _____
DATE _____
REVISIONS _____
SHEET NO. V-4A



**SOUTHEAST JOLIET
NEIGHBORHOOD**
JOLIET, ILLINOIS

-  RESIDENTIAL
-  EXISTING SCHOOL YARD
-  PROPOSED EXPANSION AREA

**PROPOSED PLAY FIELD
EXPANSION**

DRAWN BY: **RWB**
 APPROVED BY: _____
 DATE: _____
 REVISIONS: _____
 SHEET NO. **V-4B**

d. *Develop land south of Keith and Washington Schools as an extended playfield and neighborhood park.*

The Park District and School District should be requested to consider acquisition of the site south of the schools for neighborhood recreation. The 1.86 acre site is privately owned and assessed at \$2200, according to County tax records for 1977. Community Development Block Grant Funds could be assigned by the City to assist the Park District with this project. Of the four proposed park projects for Southeast Joliet, this park would serve the greatest number of Southeast Joliet children. This project is also recommended in the Park and Open Space Plan (Harland Bartholomew & Associates, 1975).

e. *Develop the old dairy building site as a neighborhood park.*

This site is centrally located within the neighborhood and would serve an area presently unserved by even a schoolyard. As with the proposal for the extended schoolyard, monies could be obtained from the Park District, the Community Development Block Grant, and possibly from other federal funds.

f. *Use vacant space under the I-80 overpass at Gardner St. for basketball courts.*

A vacant and presently fenced area approximately 100 x 100 feet, which is under the highway overpass and unsuitable for most uses, could be easily converted to a recreation area. This project will require a feasibility study before being recommended for approval to the State Department of Transportation.

g. *Better park maintenance is needed.*

Neighborhood residents are opposed to additional parks which will become neighborhood eyesores. Regular maintenance is essential to keep a park from developing a bad image and detracting from the area which it is supposed to serve.

3. Recreation and Education Programs

a. *Promote increased attendance at Park District activities.*

Park District personnel should visit the schools periodically to inform them and invite children to Park District activities. Better ways of advertising and informing residents of Park District services should be sought.

b. *Provide more neighborhood input into the Park District's Summer Mobile Recreation Program in order to increase attendance and improve the program.*

To insure that sites and hours chosen for the Park District's Mobile Recreation Program are appropriate for each neighborhood, Park District officials should consult neighborhood residents. Increased neighborhood interest is also needed to insure the program's continuing next summer.

c. *Increase cooperation between the Park District and School District in acquisition and use of facilities.*

More efficient use of school facilities and Park District staff will allow an increase in the number of recreation programs available to Joliet residents. Indoor and outdoor school facilities should be utilized by the Park District and other agencies for programs which the School District is not able to offer. One example of inter-agency cooperation is the Peter Claver Center's after-school football program conducted at Washington Junior High School

d. *Publish a directory and schedule of city-wide recreation activities.*

The Community Services Council, through its Committee on Youth, should compile a directory of recreation and education programs for each church and school, and a compendium of activity schedules for each school child. The Joliet Herald-News might cooperate by publishing a monthly calendar of recreation events.

VI. NEIGHBORHOOD CONSERVATION

A. EXISTING CONDITIONS: PROBLEMS AND OPPORTUNITIES

1. Housing Conditions

According to 1976 Polk data, there are approximately 1700 housing units at 1383 residential street addresses (housing structures) in Southeast Joliet. The results of a windshield survey of housing structures indicate that about 181 residential structures appear, from the exterior, to be substandard, and approximately twice that many are in need of exterior maintenance such as painting, porch repair, or minor gutter repair. Thirty-seven (37) buildings in the neighborhood are either condemned or boarded, 28 of them are residential structures and 9 are commercial structures, and 6 burned buildings are standing in various locations. Burned and abandoned buildings contribute to a bad image for the neighborhood by detracting from the surrounding houses. The legal process for deciding the fate of these buildings is slow, however, and can allow them to remain standing in bad condition for years.

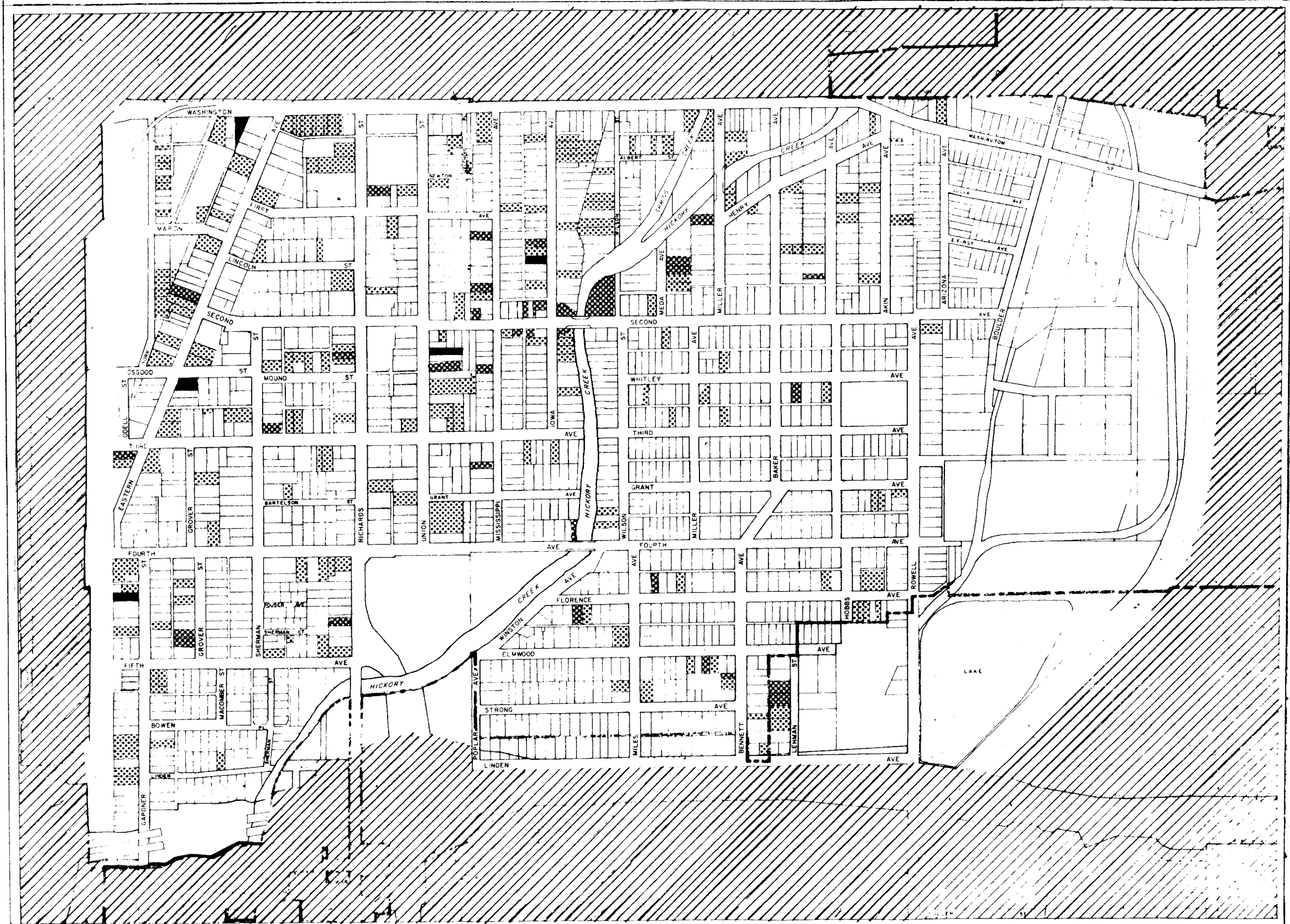
Although most opportunities for improving Southeast Joliet's housing conditions lie with individual property owners, often homeowners cannot afford to rehabilitate their houses. Many of the owners are absentee landlords, no longer living in the neighborhood but continuing to own property there. The difficulty of obtaining insurance and financing discourages housing rehabilitation in older, inlying neighborhoods. In addition, property and income tax laws create an incentive for landlords to allow their properties to deteriorate and decrease in value in order to avoid paying increased taxes.

The Community Development Block Grant Program, as it exists in Joliet, offers various types of assistance to property owners who wish to improve their property and who live in designated target areas. There is a group of people, however, homeowners on fixed incomes who have no money for home improvements, who are unable to be assisted under any of the existing programs. Alternative sources of assistance may be needed in these cases.

In addition to Block Grant programs, better enforcement of the city's housing code can help to eliminate substandard housing and curb illegal conversions. Vigilance on the part of neighborhood residents in reporting cases of suspected illegal conversions will make building inspections much more effective.

2. Capital Improvements and Neighborhood Beautification

Capital improvements are non-recurring projects requiring large expenditures. They are improvements to the part of the physical environment which is publicly owned, although installation and maintenance of sidewalks, according to Section 26:28-40 of the City of Joliet Code of Ordinances, is the responsibility of adjoining property owners. In many cases, either the city has not enforced laws requiring homeowners to make improvements such as sidewalk repair, or homeowners cannot afford to make the improvements. In many areas of the city, the costs of meeting capital improvement needs exceed the city's fiscal resources.



north

 SCALE

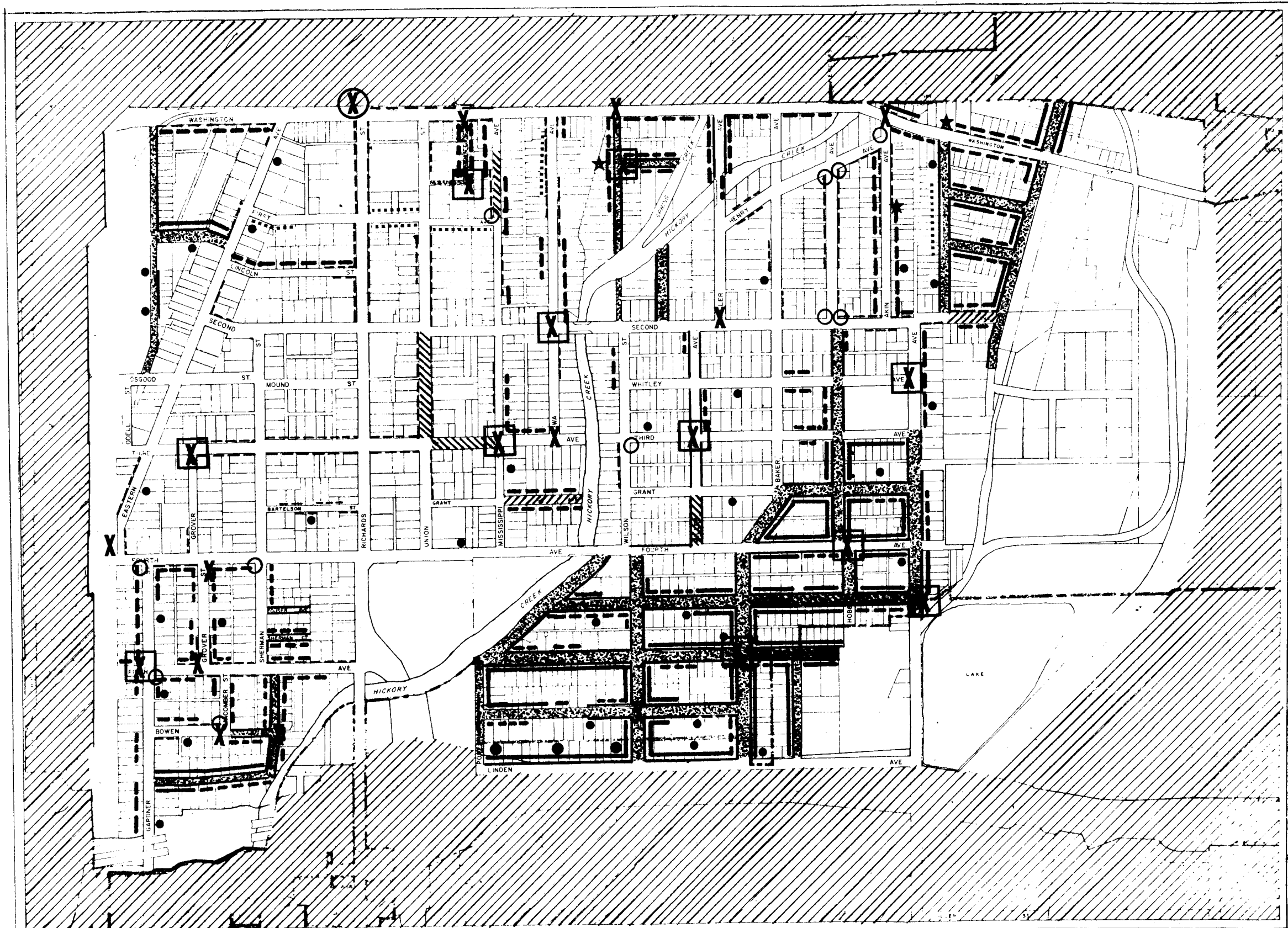
**SOUTHEAST JOLIET
 NEIGHBORHOOD**
 JOLIET, ILLINOIS

STRUCTURES WITH
EXTERIOR DETERIORATION
 BOARDED OR VACANT
 BURNED

TITLE
BUILDING CONDITIONS

DRAWN BY RWB
 APPROVED BY _____
 DATE _____
 REVISIONS _____
 SHEET NO VI-1A

65



north

 SCALE

 200 0 200

**SOUTHEAST JOLIET
 NEIGHBORHOOD**
 JOLIET, ILLINOIS

- TAR & CHIP SURFACE
- ROUGH ROAD
- NO CURB
- DETERIORATED OR LGW CURB
- NO SIDEWALK
- DETERIORATED SIDEWALK
- SCARCE STREET TREES
- SUNKEN CORNER

- STREET LIGHT NEEDED
- FIRE HYDRANT NEEDED
- NO STREET SIGN
- FIX EXISTING STREET SIGN
- HIDDEN STREET SIGN

**CAPITAL
 IMPROVEMENT
 NEEDS**

DRAWN BY RWB
 APPROVED BY _____
 DATE _____
 REVISIONS _____
 SHEET NO. VI-1B

A survey of the Southeast Joliet Neighborhood was made to identify all capital improvements needed to bring the area up to optimum physical condition in terms of streets, sidewalks, curbs and gutters, alley and street lighting, sewer and water, storm sewers, fire hydrants, street signs, and street trees. The inventory lists improvements needed in addition to those already scheduled or completed under the Block Grant program. Capital improvement needs for Southeast Joliet are shown on Map VI-1B. Parks and playgrounds do not appear on this map, but are dealt with in Chapter V, "Recreation and Education". City departments will soon begin planning for preparation of a city-wide capital improvements program.

The Block Grant program provides an opportunity for neighborhood residents to select capital improvements according to neighborhood desires, but only in selected target areas. Through the capital improvements component of the Block Grant program, \$1,037,000 of improvements has been scheduled or completed in four target areas, and the city expects to receive \$1.25 million in fiscal year 1979 for capital improvements and housing rehabilitation in additional target areas.

3. Public Safety

a. Crime

Southeast Joliet is included in parts of three of the city's ten police zones, Zones 12, 15, and 16. The zones are designed for patrol purposes, and do not reflect neighborhood boundaries. All three zones rank high among all zones for burglaries and robberies per 1,000 population from January to August, 1977. Crime statistics for Southeast Joliet are listed below according to Census Tracts. Tract 8824 makes up Hickory Creek, and 8825 includes part of SENO plus part of the Southside Neighborhood. The statistics show an increasing crime rate in the two census tracts, but not significant enough to indicate a trend. Statistics for 1977 are unavailable at this time.

TOTAL OFFENSES AND SERIOUS CRIMES* PER CAPITA

Census Tracts	8824	8825	City	Dates
Total Offenses/capita	.376	.442	.314	January-June, 1975
Serious Crimes/capita	.060	.089	.051	
% Serious Crimes	15.9%	20.0%	16.2%	
Total Offenses/capita	.351	.516	.332	January-June, 1976
Serious Crimes/capita	.080	.117	.063	
% Serious Crimes	22.9%	22.7%	18.9%	
Total Offenses/capita	.415	.506	.313	July-December, 1976
Serious Crimes/capita	.070	.106	.063	
% Serious Crimes	16.9%	21.0%	20.2%	

* Serious crimes are crimes against persons or against property valued at \$150 or more.

Southeast Joliet residents are concerned about the enforcement of laws which directly affect the image and quality of life in their neighborhood. Burglary is of great concern to neighborhood residents, as is drag racing and littering and dumping. Nuisance crimes can be as detrimental to neighborhood image as serious crimes. Soliciting for prostitution is a nuisance on several Southeast Joliet streets, most notably on Washington between Richards and Eastern.

There are many ways in which Southeast Joliet residents can organize their efforts to prevent crimes. Block watches involve organizing residents by block to report all suspected criminal activities to a block captain who acts as liaison between residents and police. Victim assistance involves accompanying victims (witnesses) to court to prevent them from being intimidated. To complement citizen efforts, the police should investigate organizing a neighborhood-based patrol in an experimental target area to test the effectiveness of allowing police officers to remain in a particular neighborhood in order to become familiar with its unique problems.

b. Stray Animals

Stray animals are reported to be a neighborhood nuisance by residents of Southeast Joliet. Animal Control is handled by Joliet Township. The present program is severely understaffed, poorly organized, and has a difficult time in gaining citizen cooperation in reporting and allowing the capture of stray animals.

c. Fire

Southeast Joliet is served by Fire Station #3, at 319 Grover. Fire Department Headquarters (Station #1) at 150 W. Jefferson St. is also nearby. A deficiency in fire protection coverage exists on the Southeast Joliet Neighborhood's east side where there are no fire stations within one mile of the industrial area near Washington and Boulder.* Locating an additional fire station in that area is unfeasible, however, as there are two stations located within a 1-1/2 mile radius. In addition, a field survey shows that the neighborhood is lacking three fire hydrants in order to meet State Insurance Services Office standards of one hydrant at each intersection and at intermediate points, spaced generally from 350 to 600 feet (See Map VI-1B).

GENERAL ALARM FIRE CALLS PER 100 HOUSING UNITS

Census Tract:	8824	8825	City
1973	1.54	3.12	1.72
1974	2.26	2.96	1.76
1975	3.18	3.50	2.12
1976	4.82	2.12	2.06

* Planning Division, Department of Community Development, Community Resources Inventory (1977)

FIRES WITH SUSPECTED ARSON CAUSES

Census Tract:	8824		8825		City	
	Cases per 100 Units	% of all Fires	Cases per 100 Units	% of all Fires	Cases per 100 Units	% of all Fires
1974	0.000	0%	0.092	3.13%	0.086	4.94%
1975	1.706	22.2%	0.292	8.33%	0.098	4.60%
1976	0.178	3.70%	0.192	9.09%	0.054	2.61%

Fire prevention is not actually perceived to be a problem in Southeast Joliet. The number of cases of arson appears to have dropped from a 1975 peak, although it is too soon to tell if this indicates a trend. The number of general alarm fire calls per 100 housing units tripled in Census Tract 8824 over a four-year period. As with crime problems, neighborhood cooperation and early reporting is the key to arson prevention. Fire prevention is also a matter of making sure housing conforms to codes dealing with fire safety.

4. City Services

City departments and divisions perform many services which are vital to neighborhood conservation. Private investment in a neighborhood is dependent upon the city's providing those services which will insure not only the safety and well-being of residents, but the security of a homeowner's financial investment.

a. The *Public Works Department*, divided into *Engineering, Traffic Engineering, and Streets Divisions*, is responsible for maintaining and improving all alleys and streets, street sweeping, snow removal, sign and signal repair, cleaning catch basins, garbage collection contracts, brush and leaf pickup, weed cutting (if the property owner does not comply), and requests for street lighting. Besides an annual street survey, most services are performed in response to citizen complaints.

b. The *Housing Evaluation Division* of the *Community Development Department* is responsible for enforcing city housing ordinances in developed areas of the city, and for helping to solve neighborhood environmental problems. Housing Evaluators follow up on complaints about unsafe housing conditions, removal of burned-out houses, and accumulation of garbage on private property. They have the power to issue violation notices and can take property owners to court over noncompliance with the housing code. Inspectors from the *Building Inspection Division* handle zoning related complaints, such as reports of illegal housing conversions.

c. The *Neighborhood Services Division* of the city's Community Development Department is responsible for administering all of the City's Block Grant programs. Block Grant programs are aimed at providing assistance in all facets of neighborhood conservation.

- (1) Home rehabilitation rebates are available in varying percentages, depending upon income and family size, to residents of designated target areas.
- (2) Contract incentives are rebates for landlords to assist them in improving their rental properties.
- (3) Through the Urban Homesteading Program, city owned homes are awarded to people who contract to bring the houses up to code standards and live in them for at least three years.
- (4) 312 Loans are low interest loans for people who cannot afford the initial monetary outlay necessary to become eligible for a rebate.
- (5) Clean-up/fix-up monies can be used for alley grading and to haul away trash collected by neighborhood residents.
- (6) Systematic Code Enforcement involves inspection of all homes in target areas for code violations, and eventual elimination of the most serious violations.
- (7) Capital improvements are decided upon by target area residents on the basis of the amount of money allotted to their area.
- (8) Neighborhood organization and citizen participation is aided through efforts of a Neighborhood Coordinator.
- (9) Neighborhood plans are scheduled for most target areas in order to help coordinate the use of present and future Block Grant, city, and private resources in those areas.
- (10) Housing education programs, conducted by the University of Illinois Cooperative Extension Service, deal with subjects pertaining to home maintenance and improvement.

d. The *Planning Division* of the Community Development Department works with neighborhood residents to prepare neighborhood plans. These plans describe the improvements residents would like to see in their neighborhood and the methods to implement these improvements. The Planning Division also reviews all requests for subdivisions, zoning changes, and annexations.

e. The *Police Department* patrols the city by zones. Officers respond to complaints of varying sorts, most of which do not pertain to criminal activities. Various other services are also offered by the Police Department. A Crime Prevention officer is available to inspect homes, upon request, for security against break-ins. Under Operation Identification, residents can borrow a metal engraver from the Police Department for marking valuable possessions. The Officer Friendly program is conducted in the city's elementary schools.

f. The *Criminal Justice Planning Department* works closely with the Police Department to develop better ways of providing law enforcement and police protection.

g. The *Fire Department* responds to fire alarms and provides emergency and rescue services. Fire prevention programs are given in schools upon request, and routine inspections of houses to locate potential fire hazards are performed, also upon request.

h. The *Officer of Complaints and Information* will research any question or complaint and return a written response within ten working days. The telephone number of that office is 727-5401, extension 240.

B. NEIGHBORHOOD CONSERVATION PLAN

1. Housing

a. *The City should continue inspections of houses in target areas, and increase inspections in non-target areas by exploring the possibilities for a self-supporting inspection program.*

Housing inspections can help to curb deterioration of neighborhood housing. A mandatory inspection program (MAINTAIN) proposed by the Planning Division staff would require all houses to be inspected before being sold. This program would also serve a consumer protection function by letting prospective home buyers know the condition of houses they intend to buy.

b. *The City should assist the SENO area in becoming named to the National Register of Historic Places.*

Structures or districts of exceptional architectural, historic, or local merit may be eligible for listing on the National Register of Historic Places. If a district is accepted, all the structures which contribute to the character of the district can receive funds and tax incentives for preservation and rehabilitation. Even if the district is not accepted on the register, Block Grant funds can be used to rehabilitate those buildings which contribute most to the character of the area. A member of the City Planning Division staff will assist neighborhood groups in preparing application forms and conducting surveys.

c. *The City should promote renovation of the Brown Lincoln Hotel for housing.*

The Brown Lincoln Hotel has become a neighborhood eyesore, but can be rehabilitated and remodeled for rental housing units. The City has requested Federal Section 8 rent subsidy units in the 1977 Housing Assistance Plan as an incentive to the owner to renovate the hotel for low income and elderly residents.

2. Capital Improvements and Neighborhood Beautification

a. *The following capital improvements program should be carried out with the cooperative use of public and private funds. In order to help those areas with the greatest potential for improvement, future Block Grant target areas should be located adjacent to present and past target areas.*

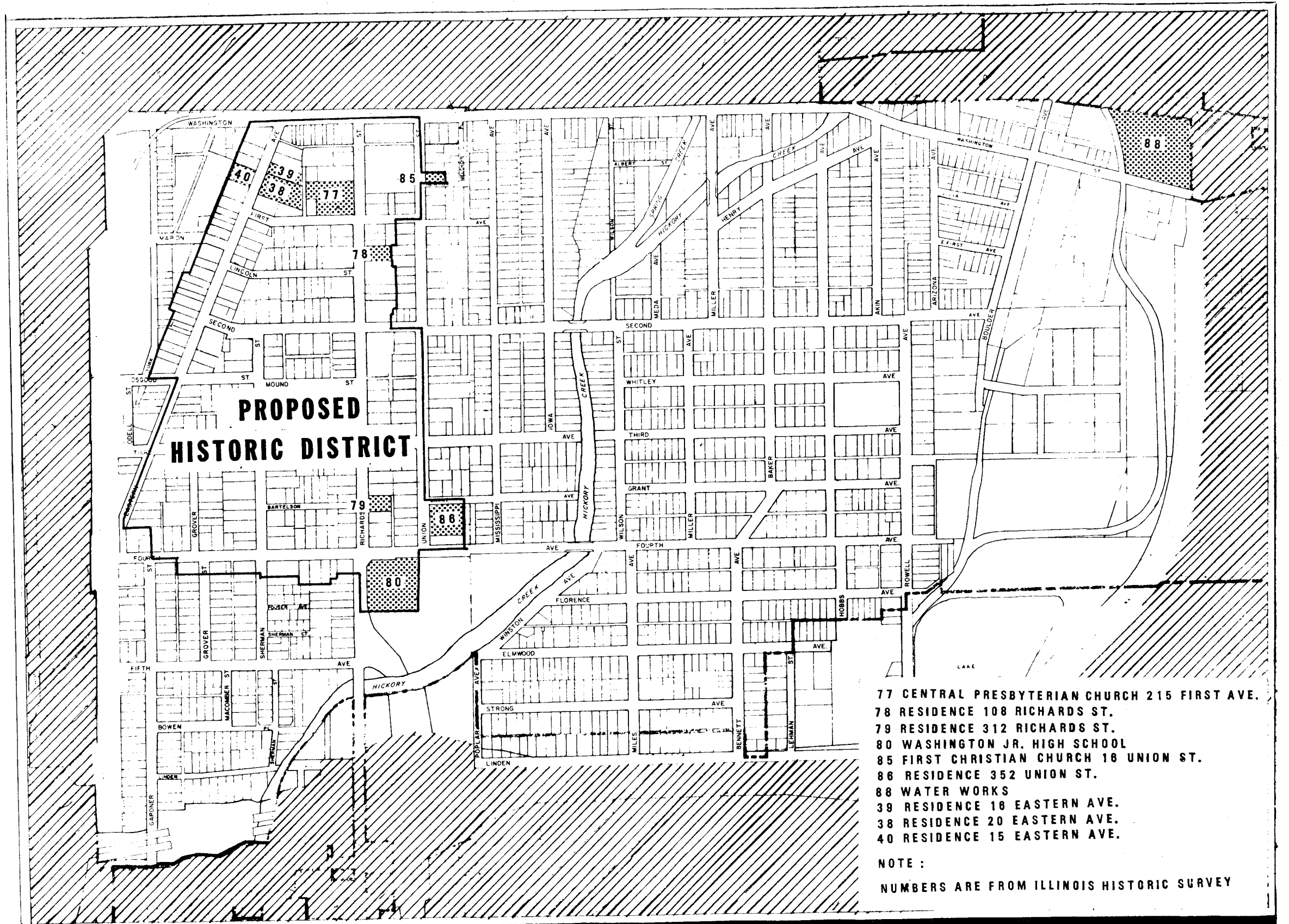
(i) Alley lights: one per alley is suggested, but only upon the request of surrounding property owners.

Need: 37 lights

Unit Cost: \$53.04/light/year

Total Cost: \$1,962.48/year

Responsibility: Public



- 77 CENTRAL PRESBYTERIAN CHURCH 215 FIRST AVE.
- 78 RESIDENCE 108 RICHARDS ST.
- 79 RESIDENCE 312 RICHARDS ST.
- 80 WASHINGTON JR. HIGH SCHOOL
- 85 FIRST CHRISTIAN CHURCH 18 UNION ST.
- 88 RESIDENCE 352 UNION ST.
- 88 WATER WORKS
- 39 RESIDENCE 18 EASTERN AVE.
- 38 RESIDENCE 20 EASTERN AVE.
- 40 RESIDENCE 15 EASTERN AVE.

NOTE :
 NUMBERS ARE FROM ILLINOIS HISTORIC SURVEY

north

 SCALE

**SOUTHEAST JOLIET
 NEIGHBORHOOD**
 JOLIET, ILLINOIS

LISTED ON ILLINOIS HISTORIC SURVEY

TITLE **HISTORIC STRUCTURES**

DRAWN BY **RWB**
 APPROVED BY _____
 DATE _____
 REVISIONS _____
 SHEET NO **VI-8A**

- (ii) Street Lights: to be placed at a recommended 250 feet on alternate sides of the street in order to bring neighborhood lighting levels up to recommended city standards of 0.2 foot candles.
Need: 34 lights
Unit Cost: \$53.04/light/year
Total Cost: \$1,803.36/year
Responsibility: Public
- (iii) Fire Hydrants
Need: 3 hydrants
Unit Cost: \$1,000
Total Cost: \$3,000
Responsibility: Public
- (iv) Street Trees
Need: 50 trees
Unit Cost: \$100
Total Cost: \$5,000
Responsibility: Public
- (v) Sidewalk Installation
Need: 18,100 lineal feet
Unit Cost: \$10,000/lineal foot x 10,000
Total Cost: \$181,000
Responsibility: Combination of Public and Private
- (vi) Sidewalk Removal and Replacement
Need: 23,950 lineal feet
Unit Cost: \$13.75/lineal foot
Total Cost: \$329,312.50
Responsibility: Combination of Public and Private
- (vii) Corner Radii: where the corner has been continually run over by cars and is muddy or hazardous, a concrete replacement, including ramps, is warranted.
Need: 42 corners
Unit Cost: \$775
Total Cost: \$32,550
Responsibility: Public
- (viii) Road Resurfacing
Need: 3,550 lineal feet (2050 lineal feet asphalt and 1500 lineal feet oil and chip)
Unit Cost: \$20./lineal foot for asphalt and \$6.67/lineal foot for oil and chip
Total Cost: \$ 51,005
Responsibility: Public
- (ix) Curb and Gutter Removal and Replacement: major thoroughfares should receive top priority in public funding.
Need: 21,650 lineal feet
Unit Cost: \$10.00/lineal foot
Total Cost: \$216,500
Responsibility: Combination of Public and Private

- (x) Street Sign Installation
 Need: 11 signs
 Unit Cost: \$65
 Total Cost: \$715
 Responsibility: Public

- (xi) Street Sign Repair: several street signs in the neighborhood are either bent, missing parts, or obscured in some way.
 Need: 12 signs
 Unit Cost: \$40
 Total Cost: \$480
 Responsibility: Public

- (xii) Storm Sewers: to provide Southeast Joliet with an adequate storm water management system, a separate storm sewer system should be installed. This system will allow for installation of curbs and gutters where none presently exist, and for asphalt resurfacing of oil and chip streets. Storm sewers should be installed where residents feel the greatest need exists.
 Need: All streets not served by storm sewers installed under the Block Grant program in portions of the Hickory Creek area.
 Total Cost: \$3.09 million
 Responsibility: Public

- (xiii) Resurfacing of Oil and Chip Streets: can be carried out if residents so desire, but will not be necessary where storm sewers are installed.
 Need: 2,555 lineal feet
 Unit Cost: \$20/lineal foot
 Total Cost: \$51,100
 Responsibility: Public

b. Neighborhood Representatives for Block Grant Target areas should publicize the applicability of rebates to capital improvement-type projects.

Many homeowners do not know that rebates can be used for sewer and water hookups, sidewalk repair and installation, and curb repair.

3. Public Safety

a. Neighborhood-oriented police patrols should be investigated as one method of reducing the number of robberies, burglaries, and nuisance crimes in the neighborhood.

A regular police patrol assigned daily within a particular neighborhoods is more likely to become familiar with the problems and patterns of life specific to that neighborhood, and, thus, be able to respond more quickly to any unusual activity. Having a single police patrol unit responsible for each neighborhood should also facilitate accountability and evaluation of police performance. Police foot patrols should also be investigated on an experimental basis as a means to improve protection.

b. *Neighborhood organizations should establish block watches to observe and report any suspicious or criminal activities.*

Block watches require a block captain whom everyone on the block knows, and who is also known by the police. All incidences of break-ins, vandalism, assault, and unsafe housing conditions can be described to the block captain who will report them to the proper city department. The block captain should keep a file on all complaints passed on to the city in order to keep track of progress made in alleviating problem situations.

c.

d. *Neighborhood residents should take advantage of the services available under the Police Department's Crime Prevention Officer and Operation Identification Programs.*

The Crime Prevention Officer will inspect residences for security and make suggestions for "burglar-proofing" homes. Operation Identification deals with marking valuable items in the home with an identification number for easier recovery after a burglary.

e. *Neighborhood organizations should follow up on complaints leading to arrests by working to secure prosecution of criminals.*

Neighborhoods can work for prosecution of criminals by accompanying victims and other witnesses to court to protect them from being intimidated.

f. *Joliet Township should look into reorganization of the Animal Control program.*

A 1975 report on animal control in Joliet reveals that animal control is generally ineffective due to lack of staff, equipment, and cooperation from citizens.* In order to help alleviate the problem of stray animals, the report suggests instituting positive incentives for reporting stray animals and assisting in control efforts.

* William Gehris, Toward Better Animal Control in the City of Joliet (Lewis University, 1975)

APPENDIX I:
NEIGHBORHOOD ORGANIZATION

A. PURPOSE OF ORGANIZING

Neighborhood organizations create a sense of belonging among residents. An organization provides a framework within which individual neighborhood residents can feel effective. The individual's voice will be heard at the neighborhood level, and will be voiced, along with the opinions of neighbors, at higher levels. The feeling of belonging results from meeting neighbors and discovering opinions held in common. Once a basis of mutual understanding has been formed among neighbors, the organization can become a network whereby people help others in the neighborhood cope with common problems.

Neighborhood organizations are often formed in response to specific problem situations. These organizations are "issue-oriented". The size of the "neighborhood" varies with the scope of the problem being addressed. Neighborhood organizations usually form for a multitude of reasons, however, and serve many functions. Other organizations which are already in existence may find neighborhood issues which fit their goals. These "task-oriented" organizations may choose to monitor change within the neighborhood in order to detect potential problems. Implementation of a neighborhood plan is also a long term task which requires organizational commitment.

In addition to their purposes within the areas they represent, neighborhood organizations have a significant role within the framework of local government. Cities often regard neighborhood organizations as the primary unit for planning purposes. Local government looks to neighborhood residents for identification and clarification of neighborhood problems and issues. In many cases, local governments actually initiate the formation of neighborhood organizations.

B. TYPES OF ORGANIZATIONS

Neighborhood organizations range from block clubs, which engage in various types of social events, to community councils, which are coalitions of various organizations. Each decreasing level of organization is concerned with the interests of people on an increasingly local scale.

1. Block Club

Block clubs may organize strictly for social purposes, or they may function as smaller units of a neighborhood organization. Block captains often make up the executive committee of a neighborhood organization, and are the primary link between the opinions of individual residents and the formation of neighborhood-wide policy.

2. Neighborhood Organization

These groups usually represent an area smaller than what planners consider to be a neighborhood, but coincide with an area whose residents have common concerns.

3. Neighborhood Council

A neighborhood council is an organization of residents from a city's geographic subarea, governed by a representative body which is democratically chosen, and recognized by local government as representing the voice of the neighborhood. A neighborhood council may encompass several neighborhood organizations, but usually represents just one officially recognized planning area, and is most often turned to for opinions on the use of various government funds within the area.

4. Community Council

Several neighborhood organizations or neighborhood councils may form a district wide coalition for political reasons. Starting from a set of shared concerns, the participating organizations will usually agree to support each other on issues which require broad based political support.

5. Neighborhood Development Corporation (NDC) or Community Development Corporation (CDC)

An NDC or CDC generally forms in cooperation with an existing neighborhood group for the purpose of carrying out neighborhood redevelopment. An NDC requires a paid staff, which is optional for the other groups mentioned, and a source of funding or a means of obtaining financing for redevelopment projects.

Making grants and low interest loans available to NDC's or CDC's for specific neighborhood improvement projects is an eligible activity under the Block Grant and other programs. If a revolving loan fund is established, loan payments will go back into the fund to keep it active, and NDC's can use the loans to establish credit and obtain commercial loans. NDC's can engage in all sorts of neighborhood projects such as buying and rehabilitating housing, acquiring and developing vacant land, and developing parking lots for commercial areas.

C. FORMING A NEIGHBORHOOD ORGANIZATION

1. Purpose and Goals

In order to eliminate initial confusion when attempting to decide upon an organizational structure, it is best for group members to formulate a set of goals, a purpose, and a direction for activities during the upcoming year(s). The process of proposing, modifying, and agreeing upon goals is one during which fellow group members will get to know each other very well.

2. Constitution and Bylaws

When the organization's purpose has been clearly defined, an organizational structure may be designed. The organization can have an executive committee and/or officers. It can rely on block captains and/or standing committees to carry out organization tasks and functions. A description of organizational structure is written into the bylaws of a constitution. The bylaws outline procedures for electing officers, voting, keeping records, membership requirements, formation of committees, and the process of amending the constitution (See Appendix II, Section D, on Guidelines for Writing Neighborhood Association Bylaws).

3. Incorporation

In order to become eligible to receive grants and other donations, a neighborhood organization should incorporate as a not-for-profit corporation with the State of Illinois. Incorporation also enables the organization to become income tax exempt, and allows donors to receive tax deductions for their donations (See Appendix II, Section E, on procedures for incorporation).

4. Membership

The neighborhood's first major project may be a membership drive. Questions of eligibility for membership, geographic concern, and collection or non-collection of dues must be decided.

5. Funding

Funding may not be necessary if all group members can share the burden of costs incurred by the organization, but usually this is not the case. Many sources of funding are available for running neighborhood not-for-profit organizations. Both public agencies and private foundations should be investigated. Funds may be used to pay staff members, to maintain an office, and to finance specific projects.

6. Types of Recognition

If the aim of a neighborhood organization is to work with local government on improving the neighborhood, some sort of official recognition is desirable. Some cities actually have amended their local charters to make provisions for the formation of neighborhood groups. More often, neighborhood organizations are provided for and recognized by council ordinance or resolution. Equally as common is recognition by City administrative policy, which is not legally binding, or "de facto" recognition, which means that although there is no official recognition, organizations maintain a working relationship with city government. In terms of being able to affect and influence city policy, the last situation is the least desirable.

D. PROJECTS FOR NEIGHBORHOOD ORGANIZATIONS

Active neighborhood organizations within Southeast Joliet should combine efforts in order to develop a neighborhood-wide coalition to work for implementation of the recommendations made within this plan. Many of the recommendations can be implemented as soon as they are acted upon.

Recommendations listed with this neighborhood plan fall into four categories:

- (1) Projects requiring action by the City and other agencies:
 - (a) Downzoning of R-4 areas to R-3: City Plan Commission and City Council.
 - (b) Creation of neighborhood parks: Joliet Park Board.
 - (c) Implementation of the Richards Street Traffic Improvement Plan: City Manager and City Council
 - (d) Annual clean up of Hickory Creek: City Manager and City Council
 - (e) Reorganization of the Police Department Animal Control Division: Police Department and City Manager

- (2) Projects requiring long term participation by a few neighborhood organization members:
 - (a) Organization members should attend meetings of the 208 Areawide Drainage Basin Advisory Committee.
 - (b) Members of existing and potential target areas should attend meetings of the Community Development and Housing Activities Study Committee.

- (3) Projects requiring neighborhood cooperation with the city in terms of improved neighborhood organization:
 - (a) Reporting violations of speed limits, no parking on lawns and parkways, and littering and dumping ordinances to police.
 - (b) Offering opinions on the improvement of the Park District's summer mobile recreation program.
 - (c) Working with 4-H in training recreation leaders.
 - (d) Provision of input by target area residents into adapting the Block Grant program in their areas.
 - (e) Formation of Block Watches to monitor crime, vandalism, and suspicious activities.
 - (f) Provision of victim assistance and witness support.
 - (g) Application and survey for listing on the National Register of Historic Places as an historic district.

- (4) Projects for which neighborhood organizations are responsible, with possible City support:
 - (a) Organization of an annual creek cleanup day.
 - (b) Increased parent involvement in schools.

There are many other projects not mentioned within this plan, which the neighborhood can undertake:

- (1) Block parties
- (2) Alley and vacant lot cleanup
- (3) Historic open house day
- (4) Neighborhood newsletter
- (5) Letters to the editor
- (6) Neighborhood marketing and promotion campaign
- (7) Implementation of the neighborhood plan

No matter which projects the neighborhood chooses to pursue, the major consideration should be the perpetuation of a strong and vital neighborhood organization which sustains the interests of its members.

APPENDIX II

A. ZONING

For more detailed descriptions of each zoning classification, see Revised Zoning Ordinance, (Joliet, IL, 1968).

1. Section 47-6, R-2 Residential District

a. Permitted uses:

One-family residences; educational or religious schools; churches; parish houses; community social and recreational centers; public parks, playgrounds, forest preserves; public libraries and cultural uses; essential municipal and public services; farm, stable, plant nursery.

b. Conditional uses (when authorized by Board of Appeals):

Cemetaries; stone, sand, and gravel extraction.

c. Accessory Uses:

Private garages or parking areas; living quarters of persons employed on premises; boarding for not more than two (2) persons; home occupations (regulated).

d. Yard Requirements and lot coverage:

Minimum lot area: 7,500 square feet.
Minimum lot width: 60 feet.

e. Building Height Limitations: 2-1/2 stories or 30 feet.

f. Accessory Parking: Two car spaces per dwelling unit.

2. Section 47-7, R-3 One and Two Family Residential District

a. Permitted Uses:

Two-family dwellings; those permitted in R-2 Districts.

b. Conditional uses:

Those permitted in the R-2 District.

c. Accessory Uses:

Those uses customarily incidental to the uses permitted in this district.

d. Yard Requirements and Lot Coverage:

Minimum lot area: 6000 square feet
Lot Area per family: 3,500 square feet
Minimum lot width: 50 feet

e. Building Height Limitations: 2-1/2 stories or 35 feet

f. Accessory Parking:

Three parking spaces for each two-family dwelling.
Two parking spaces for each one family dwelling.

3. Section 47-8, R-4 Multi Family District

a. Permitted Uses:

Those permitted in the R-3 District; multiple family residences; boarding houses, lodging houses, dormitories, fraternities and sororities, boarding schools, orphanages, monasteries, nunneries, retreats, kindergartens, and day care.

b. Conditional Uses:

Those permitted in the R-3 District.

c. Accessory Uses:

Those uses customarily incidental to the uses permitted in this District.

d. Yard Requirements and Lot Coverage:

No more than twenty (20) dwelling units per net residential acre.
Minimum lot area: 5000 square feet
Lot area per family: 2000 square feet
Minimum lot width: 50 feet

e. Building Height Limitations: 2-1/2 stories or 35 feet

f. Accessory Parking:

One and one-half parking spaces for each unit, plus one space for each employee.

4. Section 47-9, R-5 High Density Multiple-Family Residential District

a. Permitted Uses:

Apartment buildings and apartment hotels; multiple dwellings, churches, parish houses, and convents; public community centers, parks, playgrounds, golf courses; public and parochial schools; public libraries.

b. Accessory Uses:

Limited principally to tenants of building; commercial uses entirely contained within building with no exterior access; storage garages.

c. Building Height, Area, and Yard Requirements:

No more than thirty-six (36) dwelling units per net residential acre.
Minimum lot area: 5000 square feet
Lot area per family: 1000 square feet
Minimum lot width: 50 feet
Maximum building height: 120 feet

d. Accessory Parking:

Same as for R-4 Districts.

5. Section 47-10, R-B Restricted Business District

a. Permitted Uses:

Those permitted in R-4 districts; medical offices; health care facilities for persons and animals; professional and administrative clerical offices; public and semi public buildings; clubs and lodges; tourist homes; military facilities; mortuaries.

b. Conditional Uses:

Research laboratories

c. Accessory Uses:

Those permitted in R-5 Districts

d. Yard Requirements and Lot Coverage:

Same as for R-4 Districts

e. Building Height Limitations: 6 stories or 75 feet

f. Accessory Parking:

Residential: same as for R-4 districts
Offices: One parking space for each 250 square feet of gross leasable floor area
Other Uses: See section 47-17.17, Revised Zoning Ordinance

6. Section 47-11, B-1 Neighborhood Business District

a. Permitted Uses:

R-4 District residential uses; R-5 and R-B non-residential uses; various neighborhood business establishments (see section 47-11) completely within an enclosed building, retail sales only, primarily new merchandise.

b. Prohibited Uses:

Manufacturing

c. Building Height Limitations: 30 feet

d. Accessory Parking:

One parking space per 200 square feet of gross leasable floor area.

7. Section 47-13, B-3 General Business District

a. Permitted Uses:

Convenience stores, comparison stores, service facilities, professional offices, automobile businesses; public and semi public buildings; multiple family residences; repair, assembly, and cleaning shops; hospitals and clinics; entertainment establishments; bottling plants; commercial recreation; hotels and motels; automobile service stations; theaters; wholesale business and warehouses.

b. Special Uses:

Trailer parks

c. Building Height Limitations: 3 stories or 50 feet

d. Accessory Parking:

See section 47-17.17

8. Section 47-14, I-1 Light Industrial District

a. Permitted Uses:

Those permitted in B-3 Districts; various storage, wholesale, repair, cleaning, and non-noxious or offensive manufacturing uses (see Section 47-14).

b. Prohibited Uses:

Residences; schools, hospitals, and clinics; any noxious or offensive uses.

c. Building Height Limitations: 50 feet

d. Accessory Parking:

See Section 47-17.17

B. SOUTHEAST JOLIET NEIGHBORHOOD ATTITUDE SURVEY: RESULTS

Responses:

Buying: 18
Owner: 14
Apartment Renter: 5
House Renter: 2

1. What's happening to your neighborhood?

Getting much worse: 12
Staying the same: 16
Getting better: 10

2. What's happening to Joliet?

Getting much worse: 15
Staying the same: 15
Getting better: 6

3. Are you near shopping? 10
Are you far from shopping? 24

4. In what area of town do you shop?

Westside: 23
Downtown: 8
Eastside: 14

5. How long have you been in the area?

Average: 14.3 years
Median: 6.5 years

6. Where did you move from?

Westside: 5
Eastside: 8
Southside: 10
Out-of-town: 10

7. How long do you intend to stay?

Forever: 13
Until retirement or kids leave: 2
Don't know: 12

8. What are the good and bad aspects of living in this area?

Good
22 items
39 votes

Bad
23 items
52 votes

Most votes: close to schools: 5
good neighbors: 5

Most votes: Crime: 8
Too many children: 6

9. Do you have children?

Yes: 22
No: 11
Average Number: 3.4

10. What do you think of the schools in this area?

Poor: 0
Fair: 10
Indifferent: 2
Good: 16
Excellent: 4

11. What are the problems with the schools?

Problems: 13
Votes: 24
Most votes: None: 7

12. Where are the parks in your neighborhood?

Parks: 6
Votes: 36
Most Votes: Nowell Park: 9
None: 9

13. Do you ever use them?

Never: 17
Occasionally: 9
Often: 1

14. Where do children play?

Places: 8
Votes: 47
Most votes: street: 20
yard: 17

15. Some people think there's a lot of crime in Southeast Joliet.
What do you think?

A lot; afraid: 13
A lot; not afraid: 6
Not a problem: 16

16. What community groups are active in your neighborhood?

Groups: 9
Votes: 33
Most votes: None: 11
SENO: 10

17. Are your neighbors concerned about their neighborhood?

No: 4
Somewhat: 8
Yes: 23

18. Have you noticed people fixing up their houses?

No: 2
A few: 19
Yes, a lot: 16

19. Would you like to see more people moving into the area?

No: 15
Yes: 8
No room: 22

C. RECREATION AND EDUCATION OPPORTUNITIES FOR JOLIET RESIDENTS*

1. Alternate Schools I and II

Central High School
201 E. Jefferson St.
Joliet, IL
727-6890

By referral from school district 204, an alternative school for those unable to complete regular high school - consists of 1/2 day of school and 1/2 day of work, guidance, and diagnostic testing.

2. George Werden Buck Boy's Club

226 E. Clinton St.
723-4135

4:00 - 8:30 p.m. M - F, 9:00 a.m. - 5:00 p.m. Saturdays and schools holidays.

For boys and girls age 6-18. Programs offered are tutoring, employment assistance, seasonal team sports, arts & crafts, weekend camping, modern dance, gymnastics, and tumbling. \$3.00 per year dues.

- | | |
|----------------------------|------------------------------------|
| 3. Head Start Program | Joliet Will County Day Care Center |
| 57 W. Jefferson St. | 58 Herkimer St. |
| 727-8920 | |
| 8:30 a.m.-2:00 p.m., M - F | 7:00 a.m.-5:00 p.m., M - F |

For preschoolers from families who meet Federal Poverty Guidelines or who are handicapped. Provides a variety of social services including physical examinations, hot meals, and free transportation. NO FEES.

4. Joliet Adult Education Center

1200 Larkin Avenue
725-0314 (school hours), 725-6631, ext. 35 (other times)
10:00 - 12:00 M - F, 6:30 - 8:30 p.m. M - W, 1:00 - 3:00 T-H-F

For adults who want to obtain a high school diploma or who want an educational refresher. NO FEES.

- | | | |
|-----------------------------|---------------------------|-----------------|
| 5. Joliet Metropolitan YMCA | Gerald Galowich YMCA | Briggs St. YMCA |
| Greater Joliet Area | 749 Houbolt Road | 1350 Briggs St. |
| 215 N. Ottawa | | |
| 740-3310 | Clarence C. Warren Branch | |
| 8 a.m.-5 p.m. M-Saturday | 4725 Joliet St. | |

Recreation and education programs for people of all ages. Fees vary with activity.

6. Joliet Park District
564 N. Chicago Street
727-4824
8:00 a.m. - 5:00 p.m. M - F

* Community Services Council, Social Service Directory of Will County (Joliet, 1976)

7. Joliet Public Library
 Main Branch
 150 N. Ottawa
 727-4726
 9 a.m. - 9 p.m. M - F
- East Branch
 606 E. Cass
 726-4360
 9 a.m. - 5 p.m. Sat.

Books, magazines, films, newspapers, cassettes, framed prints, talking books for the blind, are available. No fee for the City of Joliet residents, \$25 for non-residents.

8. Neighborhood Centers Inc.
 229-1/2 Collins St.
 722-3487
 8 a.m. - 5 p.m., 6 - 8 p.m. M - Sat 8 a.m. - 3 p.m. Sunday

Activities and services for low income and unemployed residents of Joliet including summer sports, field trips, supervised play, and citizens' action support. No fees.

9. Kankakee - Will County Citizens Council
 Learning and Skills Center
 61 W. Clinton
 723-7117
 8 a.m. - 8 p.m. M - F

For Will and Kankakee County residents age 16-21 who are dropouts, unemployed, underemployed, or disadvantaged. Program provides 4 hours of daily instruction, General Equivalency Diploma testing, and work experience for a non-profit agency at minimum wage.

10. Peter Claver Multi Service Center
 172 S. Chicago St.
 722-6361
 8:30 a.m. - 5 p.m. M - F

For Will County Youth. A basic skill education program is offered plus academic counseling, career guidance, and team sports for children.

11. Rainbow Council - Boy Scouts of America
 2600 Winterbottom Road
 Morris, IL 60450
 945-4450
 8 a.m. - 9 p.m. M 8 a.m. - 5 p.m. T - F

Boys from ages 8 - 18 can join and the cost is \$2.00 per year.

12. Senior Services Center of Will County
 310 N. Joliet St.
 723-9713
 8:30 a.m. - 4:30 p.m. M - F

Any Will County resident age 55 or older can join. The center offers a wide range of cultural, educational, social, and recreational activities. The \$3.00 membership fee is voluntary.

13. Trailways Girl Scout Council
 220 N. Broadway St.
 723-3449 9 - 5 M-F

13. (continued)

For girls 6-17, there is a \$2.00 year membership fee.

14. University of Illinois Cooperative Extension Service
100 Manhattan Road
727-9296
8 a.m. - 4:30 p.m. M - F

Cooperative Extension will give informative programs at neighborhood meetings on a variety of subjects relating to home services and goods. 4-H organizers will train adults to be leaders and help to develop neighborhood 4-H clubs for children.

D. GUIDELINES FOR WRITING NEIGHBORHOOD ASSOCIATION BYLAWS*
(SIMI VALLEY, CALIFORNIA)

Bylaws can be a very useful tool. The experience of writing a set of bylaws can help a neighborhood association to clearly define its purposes and its procedures. Once they are written, the bylaws help a new neighbor or a new member to learn the way the neighborhood association functions. Bylaws also serve to inform the City Council and public agencies about the structure of the association, how it intends to function, and the purposes which the neighbors would like to accomplish.

Roberts Rules of Order (revised) suggests the following articles for bylaws:

- (1) The name of the group.
- (2) The purpose of the group.
- (3) Qualifications for membership.
- (4) The titles of the officer positions and their responsibilities.
- (5) Meetings, how often they are held and how to call them.
- (6) The Board of Directors (if any) and its responsibilities.
- (7) Committees, names and purposes, if any.
- (8) Parliamentary authority or rules of order to be used.
- (9) Process of amendment.

The following guidelines for neighborhood organization bylaws are included in an ordinance passed by the Simi Valley, California, City Council. These guidelines are not necessarily appropriate for every neighborhood organization.

1. Membership

"The membership of neighborhood associations is open to residents, property owners, business licensees, and representatives of nonprofit organizations located within the neighborhood boundaries". Many neighborhood associations also list people who work in the area as potential members.

2. Funding

Charging dues for membership fees is not permitted for either membership or voting in a neighborhood association. Voluntary contributions or voluntary dues or subscription to newsletters may be used as sources of income, but requiring dues for membership or voting may exclude some individuals from participation in a neighborhood association. (It should be noted that payment of dues may increase commitment by members to the organization).

3. Accountability

The section on accountability is one of the most important parts of the ordinance on neighborhood associations. Here the responsibilities which neighborhood associations are expected to meet are defined more carefully.

*Efraim Gil, "Neighborhood Zoning: Practices & Prospects", ASPO (American Society of Planning Officials, Chicago, 1975), p. 36.

a. Neighborhood associations are responsible for general *notification* in the area about their meetings, actions taken, elections, and other events. For the most part, neighborhood associations rely upon newsletters and flyers or posters for notification in their area. Financial help for printing and mailing newsletters is available through the Office of Neighborhood Associations where a group does not have other assistance available to them.

b. Neighborhood associations are responsible for *seeking the views of the people affected* by a proposed policy or action before adopting a recommendation to send to the city. General notification is usually regarded as sufficient.

c. Neighborhood associations are responsible for *recording and transmitting both the majority viewpoint and any dissenting viewpoints* on issues they are considering. This information helps the City Council to learn how much community support there is for a particular viewpoint and how to satisfy objections.

d. Neighborhood associations are responsible for establishing a *grievance procedure* whereby any person who is adversely affected by a decision or recommendation of the neighborhood association may appeal to the neighborhood association or to its board to reconsider its recommendation in light of that grievance.

e. Neighborhood associations wishing to review zone change applications or other types of land use changes or general proposals for change made by individuals or groups should give *adequate notice* to that individual or group of meetings set to review this proposal. This notice permits the individual or group the opportunity to appear and state the reasons for the proposed change and to answer any questions.

4. Mutual Responsibility

Both neighborhood associations and city agencies together assume certain responsibilities:

- (1) Both neighborhood associations and city agencies are responsible for notifying affected persons of planning efforts as they are about to begin. In addition, each party is responsible for notifying the other about their planning efforts as they are about to begin.
- (2) Neighborhood associations and city agencies are responsible for abiding by the laws regulating open meetings and open access to all information not protected by the right of personal privacy. The right of personal privacy protects employment records, communications between lawyers and their clients, medical records, and other matters of a personal nature. Minutes of meetings, reports, and other types of communications should be available to interested citizens.