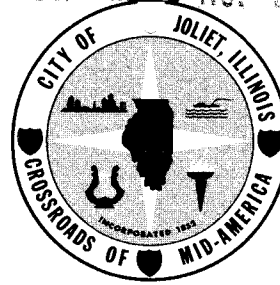


OFFICE OF THE CITY MANAGER  
ROBERT H. OLDLAND  
CITY MANAGER

CITY OF



JOLIET

150 WEST JEFFERSON STREET  
WILL COUNTY, ILLINOIS 60431  
TELEPHONE (815) 740-2211

September 27, 1978

TO: Mayor & City Council  
FROM: City Manager  
RE: Southside Neighborhood Plan

BACKGROUND:

The Southside Neighborhood Plan, including the South Chicago Street Revitalization Plan, is the city's third such planning document, and has been in preparation since January, 1978. Monthly meetings were held with the residents and property owners of that area, bounded by the DesPlaines River on the west, elevated railroad tracks just south of the downtown on the north and on the east, and the city limits on the south. At these meetings, city staff and residents discussed alternatives for improving Southside through rezoning, housing rehabilitation and construction, changes in traffic patterns, commercial revitalization, parks and recreation, and capital improvements. At the same time, monthly planning sessions were held specifically for the residents, property owners, and business proprietors on South Chicago Street.

CONCLUSIONS:

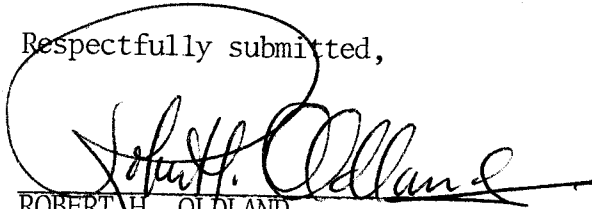
The Southside Neighborhood Plan and the South Chicago Street Revitalization Plan contain recommendations for actions by the City, other agencies and organizations, and the residents of Southside. The emphasis of these recommendations, all of which are listed in an abbreviated form in the summary section of the Plan, is to create incentives for reinvestment in the Southside Neighborhood by removing the most serious obstacles to revitalization. Among other things, these recommendations are aimed at reducing crime, clarifying confusing traffic patterns, and eliminating land use conflicts.

September 27, 1978

RECOMMENDATION:

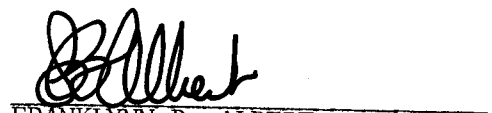
It is recommended that the Southside Neighborhood Plan, including the South Chicago Street Revitalization Plan, be adopted as an amendment to the City of Joliet Master Plan.

Respectfully submitted,



ROBERT H. OLDLAND  
City Manager

Concurrence:



FRANKLYNN B. ALBERT  
Community Development Director

CITY OF JOLIET  
Department of  
CITY COLLECTOR

Date OCTOBER 4 1978

Received from:

NANCY VALLERA, CITY CLERK

Name \_\_\_\_\_  
Address ONE CERTIFIED COPY OF THE SOUTHSIDE NEIGHBORHOOD PLAN  
INCLUDING THE SOUTH CHICAGO STREET REVITALIZATION Dollars  
PLAN

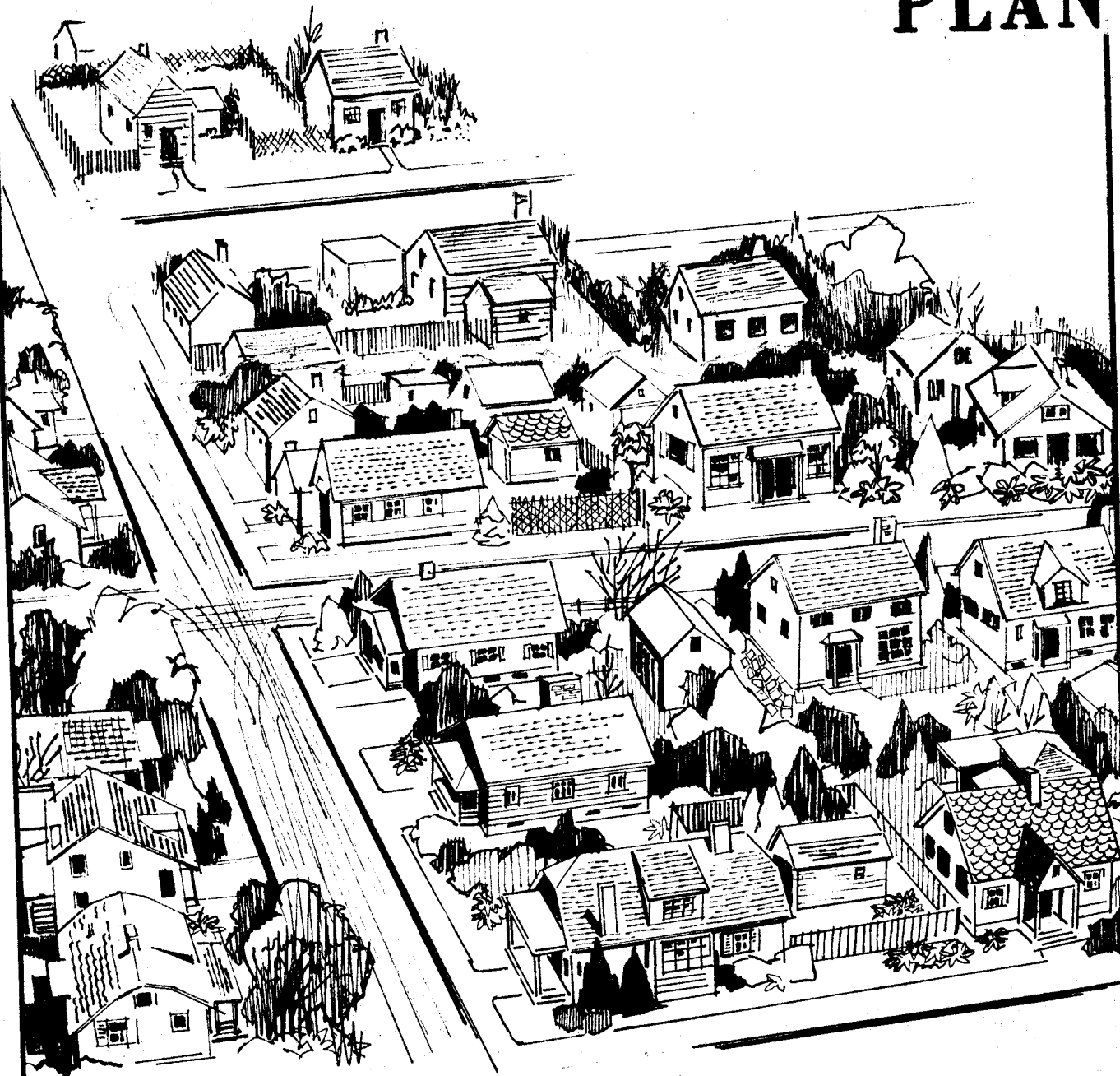
~~CITY OF JOLIET~~ COUNTY OF WILL

By Clara Hartley Woodard  
COUNTY CLERK

\$ \_\_\_\_\_



# *SOUTHSIDE* **NEIGHBORHOOD PLAN**



city of joliet, illinois  
community development department  
october 1978

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Chairman

## ACKNOWLEDGEMENTS

This plan was produced through the combined efforts of city staff and the residents, merchants, and property owners of Southside. Deborah W. Beard and Jackie Garcia, of the Neighborhood Services Division, helped to make the planning process possible by making sure that the lines of communications between the City and the neighborhood remained open at all times. The report itself is a combined product of Wendy Garbin's ceaseless typing and Rick Barger's map-making. The cover design is by Gretta Whitted.

Special thanks go to the United Southside organization for carefully reviewing and criticizing this plan, and to the Clarence C. Warren Y. M. C. A. for providing a meeting place every month.

Ellen J. Garber  
Neighborhood Planner

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**SUMMARY**

## I. THE APPROACH TO PLANNING IN SOUTHSIDE

The Southside Neighborhood Plan was funded through the Community Development Block Grant Program. Beginning in January, 1978, monthly meetings were held with Southside residents to discuss the various problems and concerns of people living in the neighborhood. The subjects covered during these planning meetings make up the chapters of this report.

## II. NEIGHBORHOOD DESCRIPTION

### A. Physical Characteristics

The Southside Neighborhood Planning area is located on the southern edge of Downtown, bordered by the DesPlaines River (Chicago Sanitary and Shipping Canal) on the west, elevated railroad tracks on the north and east, and the city limits on the south. Southside is a fully developed, older area of the city with little natural vegetation or open space except along the canal wall. Interstate 80 and several major thoroughfares divide the neighborhood into north, central, and south sections.

The landscape is flat throughout Southside, and the depth to water table is very shallow, causing seasonal flooding of basements and potential problems with septic systems. Many parts of the neighborhood suffer from the adverse environmental effects of traffic, industry, I-80, and the Eastside Wastewater Treatment Plant, which is located in the southwest corner of Southside.

### B. Population Characteristics

The population of Southside has declined steadily since 1960 to around 2300 in 1976. There have been increases in the number of female and retired heads of households. The largest occupation group among Southside household heads in 1976 was "jobless." The greatest percentage of employed heads of households were service workers, unskilled workers, or operators. There has been an increase in the percentage, but a drop in number, of people under 18 years of age (children), which has had a serious impact on neighborhood schools.

## III. LAND USE AND ZONING

### A. Existing Patterns and Issues

The predominate land use south of McDonough Street in Southside consists of single family homes on small lots, characteristic of residential development prior to 1890. North of McDonough Street, similar types of houses plus larger homes are mixed with significant concentrations of multi-family and elderly public housing. The zoning in this northern area

is R-5 (High Density Multiple Family) which does not permit single family residences. In addition, areas along S. Chicago Street which are zoned for business have actually been developed almost entirely as residential, indicating an excessive amount of business zoning. The zoning allows businesses to locate in that district without regard for existing residences.

Industry and warehousing are located at the northern and eastern edges of Southside, closer to Downtown. Conflicts between residences and un-screened storage yards occur in some places. A few isolated tracts of vacant industrial-zoned land lie along the canal wall, south of McDonough Street, but they are accessible only by narrow residential streets. These tracts comprise the only vacant land of sufficient size for development of additional park land in Southside. Community facilities such as churches, schools, and recreation centers are scattered throughout the neighborhood. Development at the southern boundary of Southside is sparse and rural in character.

#### B. Land Use and Zoning Recommendations

1. *The City should amend the Zoning Ordinance by enacting a screening provision designed to alleviate conflicts between residential and non-residential land uses.*
2. *The major portion of the residential area north of McDonough Street should be rezoned to R-3 (One and Two Family Residential) to protect the single family character.*
3. *The west side of S. Chicago Street, from three lots north of McDonough Street to Marion, should be rezoned to R-5 (High Density Multiple Family Residential) to allow for further development of multi-family housing while reducing the amount of business zoning on S. Chicago Street.*
4. *The residential area south of 5th and east of Eastern Avenue should be rezoned to R-5 (High Density Multiple Family Residential) to encourage the development of elderly public housing in that location.*
5. *Properties along McDonough Street which are not occupied by businesses should be rezoned to residential.*
6. *The block between DesPlaines and Water Streets on the south side of McDonough should be rezoned to R-4 (Multi-Family Residential) to encourage housing redevelopment.*
7. *Several residential properties presently zoned I-1 (Light Industrial) should be rezoned to reflect their residential character.*
8. *Three properties zoned R-2 Residential (single-family only) should be rezoned to R-3 (One and Two Family Residential) to correspond with surrounding zoning.*
9. *The Southside business district should be concentrated around and south of the intersection of McDonough and S. Chicago Streets.*

10. *The McDonough Street business district should be zoned for a limited number of neighborhood business uses.*

11. *B-3 (General Business) zoning should be expanded to include two vacant lots on the south side of 4th Avenue near the corner of 4th and S. Chicago Street to accommodate additional parking for the business district.*

12. *Industrial zoning on St. Louis St. should be expanded west to S. Chicago St.*

13. *Neighborhood parks and playfields should be developed cooperatively by the City, Joliet Park District, and the Joliet Public Grade School District 86 on suitable sites in the Southside neighborhood.*

14. *Vacant land along the canal wall which is not suitable for park development should remain as open space until a more appropriate use is found.*

15. *Zoning on proposed park and open space sites should be changed to conform with that of the surrounding residential areas.*

16. *Landscaped open space should be created on S. Chicago Street to buffer the proposed residential district.*

17. *Farm land south of Edwards Street, on Hickory Creek, should be preserved as agricultural.*

#### IV. HOUSING

##### A. Existing Conditions and Trends

Eighty-three percent (83%) of Southside's housing structures are single family. The rest are multi-family, of which half of the units are in public housing. Housing vacancy rates are very high, but they are lower among sale than rental units. The owner occupancy rate for housing has increased considerably since 1960, to 52.6%, indicating greater neighborhood stability. Some new housing has recently been constructed in the neighborhood. Much of Southside's existing housing stock is substandard in terms of maintenance, or inadequate in size to be competitive in the housing market.

In Southside there are increasing proportions of families with children, five-or-more person households, and retired heads of households. Southside's housing needs include new single family housing to replace obsolete structures, rehabilitation of existing homes, and possible construction of additional public housing for the elderly.

## B. Housing Recommendations

1. *Southside residents should take advantage of Block Grant rehabilitation rebates for home improvements.*
2. *The City should set up a loan program designed to increase opportunities for target area residents to obtain home improvement and construction loans.*
3. *The City should continue and expand its housing inspection program.*
4. *The Block Grant Urban Landsteading program should be implemented by the City to encourage new housing construction in designated areas.*
5. *In conjunction with the S. Chicago Street Revitalization Plan, the City should encourage construction of at least 50 units of low-medium density multi-family housing on or near S. Chicago Street by 1990.*
6. *New and rehabilitated market rate rental housing units should be made affordable to Southside residents.*
7. *Development of additional elderly public housing should be encouraged for the S. Chicago Street area.*

## V. CIRCULATION

### A. Existing Traffic Patterns

Two major city thoroughfares, which are state highways and truck routes, run through Southside. McDonough Street connects east and west sides of the city, and the Ottawa/S. Chicago Street one-way pair is an important route to Downtown from I-80 and areas south of Joliet. The one-way traffic flow on Ottawa and S. Chicago Streets, and the unusual highway ramp design at the Chicago Street Interchange with I-80, forces the routing of trucks southbound on Ottawa, which is a residential street. S. Chicago Street is only one way north for part of its length, creating confusing traffic patterns.

Traffic flow is constricted on local side streets, especially where dead ends are created by the I-80 right-of-way. Some streets south of McDonough are not much wider than alleys, and parking occurs on gravel shoulders, often blocking sidewalks. Southside is served by two bus routes, but ridership is poor.

### B. Circulation Recommendations

1. *Truck routes should be located, where feasible, to remove trucks from residential streets.*
2. *In order to improve traffic circulation in the area south of I-80, the City should dedicate a section of road connecting DesPlaines and Water Streets at Duncan.*

3. As Southside streets are improved through the City's capital improvements program, consideration should be given to eliminating parking problems.

4. The Police Department should enforce ordinances prohibiting parking on sidewalks and front yards.

5. Additional off-street parking should be created, in coordination with proposed road improvements, to serve businesses along S. Chicago St.

6. Bus service should be extended in the evening on an experimental basis to coincide with the closing hours of stores and shopping centers.

## VI. COMMERCIAL REVITALIZATION

### A. Existing Conditions and Historical Perspective

Most of Southside's businesses are scattered along S. Chicago Street. Once an important commercial strip and major entrance to Downtown, S. Chicago Street now suffers from deteriorated buildings, vacant lots and businesses, an increase of nuisance crimes such as loitering and street gambling, and conflicting mixes of land uses which restrict business expansion. These drawbacks, plus others such as excessively small lot sizes, inadequate parking, and loss of key neighborhood retail functions, severely inhibit the ability of S. Chicago Street businesses to compete with spacious, well planned suburban shopping centers. S. Chicago Street no longer serves neighborhood shopping needs, and has become a liability to the surrounding neighborhood.

### B. Commercial Revitalization Recommendations

Commercial revitalization recommendations are described, in detail, in the South Chicago Street Revitalization Plan, a separate document which is part of the Southside Neighborhood Plan.

## VII. EDUCATION, RECREATION, AND SOCIAL SERVICES

### A. Problems and Opportunities

Southside residents are served by one 20-acre community park (Nowell Park), two elementary school playgrounds (Eliza Kelly and McKinley Park), three Housing Authority play lots, and one tiny neighborhood park (Osgood Park). According to recreation standards, Southside is in need of an additional 11.5 acres of neighborhood park land. In addition, improvements on many of the existing sites are of poor quality, making these sites inadequate. The only land available for additional park space is the vacant industrial land along the canal wall, and the undeveloped portion of the McKinley Park School site.



In addition to open space, community buildings are available for the recreational, educational, and social programs offered by local community organizations. Within these centers, schools, and churches, there are meeting rooms, classrooms, gymnasiums and auditoriums. McKinley Park School, closed as an attendance center in 1978 due to low enrollment, is available for a fee to community groups wishing to make use of the facilities. Some of these buildings are poorly equipped or used to capacity. Others, like McKinley Park, should be used more frequently.

#### B. Education, Recreation, and Social Services Recommendations

1. *Joliet Grade School District 86 should facilitate reuse of McKinley Park School as a community building.*

2. *The Joliet Park District should consider the McKinley Park School site for additional playfields.*

3. *Joliet Grade School District 86 and the Park District should cooperate to improve play facilities on the Eliza Kelly School site.*

4. *Joliet Park District, School District 86, and the City should jointly sponsor a renovation of the abandoned YMCA softball field.*

5. *Joliet Park District and the City should cooperate in creating a neighborhood park on city-owned land south of I-80 along the canal wall.*

6. *Joliet Park District should upgrade Nowell Park facilities.*

7. *Joliet Park District should expand and improve Osgood Park.*

8. *Supervision should be provided for neighborhood parks and playgrounds.*

9. *Local social service organizations should make better use of existing community facilities.*

10. *Day care services should be expanded in Southside.*

### VIII. NEIGHBORHOOD REVITALIZATION

#### A. Public Services and Private Actions

Revitalization of an older, inlying neighborhood like Southside requires a combination of public and private efforts. Public services consist of capital improvements, plus those routine functions which the City and other bodies of government perform, such as street sweeping, road repair, police protection, and animal control, which help to protect property values and encourage reinvestment in neighborhoods.

Individual property values are also dependent upon the appearance of surrounding properties in the neighborhood. In areas of the city where property owners cannot afford home maintenance or improvements, Block Grant funded grants and rebates are available for most types of housing rehabilitation. Through housing code enforcement, the City can require the elimination of blighting influences through home maintenance or demolition of burned and abandoned buildings.

Criminal activities and fear of crime are serious obstacles to neighborhood revitalization in Southside. Alternative forms of crime control, such as team policing and resident block watches, may be needed to alleviate the problem. Southside residents have no complaints with fire protection, but the number of general alarm fire calls and suspected arsons has risen dramatically within the last year. Rodents and stray animals continue to be a problem, especially on vacant lots which are littered and have uncut weeds.

Most of Southside's streets have an oil and chip surface with no curbs and gutters or storm sewers. Most streets south of McDonough are without sidewalks as well. Several streets are served by private sanitary sewer lines, some of which are antiquated and too small to serve present needs.

Neighborhood organized clean-up and beautification campaigns can be used to spur interest in neighborhood revitalization. Residents can exercise even further control over neighborhood redevelopment through the formation of a Neighborhood Development Corporation (NDC). A not-for-profit NDC can initiate and carry out rehabilitation and construction projects, and can apply for government and private foundation grants and loans.

#### B. Neighborhood Revitalization Recommendations

1. *The City should increase its program of street shoulder maintenance.*
2. *The City should increase maintenance of alleys.*
3. *The City should increase enforcement of weed control ordinances.*
4. *The Police Department should investigate and experiment with team policing in the Southside neighborhood.*
5. *Police should increase enforcement of ordinances prohibiting littering, street gambling, loitering, and other nuisance crimes.*
6. *Southside residents should organize block watches for preventing and reducing neighborhood crime.*
7. *The Neighborhood Services Division should publicize the use of rehabilitation rebates for utilities tap-ons and for sidewalk repair and installation.*

8. The capital improvements described in this Plan should be included in the City of Joliet's current five-year capital improvements program, subject to annual review and revision.

9. The Public Works Department should prepare a preliminary design of a storm sewer system for the area south of I-80 in Southside to determine costs and feasibility.

10. The City should work quickly in requiring demolition of all burned and deteriorated structures, and purchase vacant lots to facilitate new development.

11. The City and the Community Action Agency should jointly investigate creating electrical and plumbing crews similar to the carpentry crew now available through the Block Grant program.

12. City sponsored housing education programs should emphasize housing self-help for target area residents.

13. The City and University of Illinois Cooperative Extension Service should assist Southside residents in organizing special events for the purpose of stimulating neighborhood beautification.

14. The City should provide technical assistance to Southside residents in forming Neighborhood Development Corporations.

I. THE APPROACH TO PLANNING IN SOUTHSIDE

## A. PURPOSE OF NEIGHBORHOOD PLANNING

The neighborhood is a logical place to begin planning efforts because it is made up of a sufficient number of people who share common concerns and who can be effective in bringing about change; yet it is small enough for individuals to be heard. A coordination of public and private efforts is necessary to bring about the kinds and amount of redevelopment needed to "turn a neighborhood around." The planning process is designed to set forth, in the form of a written document, a comprehensive policy to be followed by government, business, and individuals for making improvements in the neighborhood.

The Southside Neighborhood Plan is the City of Joliet's third such plan. Neighborhood planning activities are funded through the Community Development Block Grant Program, and neighborhood planning areas are currently being chosen from among Block Grant target areas. Southside was designated as a target area, eligible for housing rehabilitation assistance, systematic code enforcement, capital improvements, and other Block Grant Programs, in July, 1977.

## B. PLANNING PROCESS

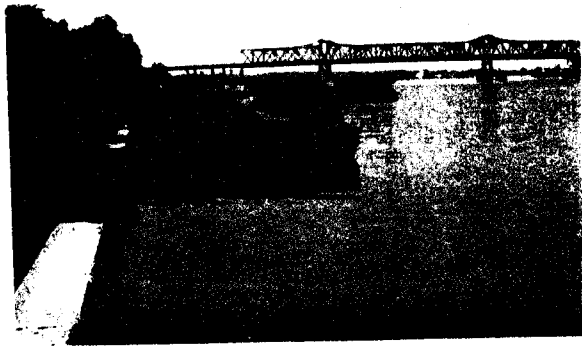
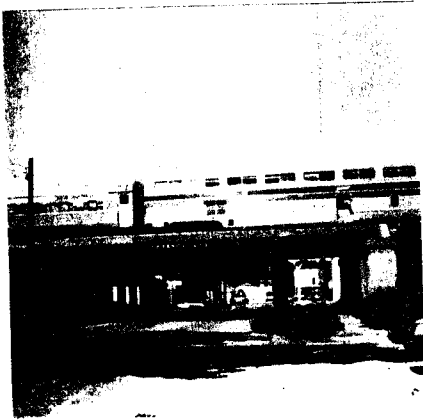
Although Southside residents actively campaigned for several years to be included in the Block Grant Program, a neighborhood organization was not formed until January, 1978. United Southside (US) was formed to deal with neighborhood problems, concerns, and planning issues, and to speak (to the City) for the people of Southside. United Southside has met monthly since its formation, and has been active in approaching city staff and elected officials on a variety of neighborhood concerns.

City planners held the first official planning session for the Southside Neighborhood Plan in January, 1978. At this initial Problem Identification session, a modified nominal group technique was used to obtain lists of neighborhood problems. A lengthy account of problems, needs, and desires was produced, and the meetings which followed were structured to deal with the topics of greatest concern.

Meetings were held monthly through July to discuss these topics: Land Use and Zoning; Capital Improvements; Traffic and Circulation; Housing; Neighborhood Beautification; Recreation, Education, and Social Services; and Commercial Revitalization. Each meeting consisted of a presentation of problems and alternative solutions by planning staff, and discussion and feedback from the meeting participants. Southside residents' major concern is, and has been throughout the planning process, whether the City is actually committed to making improvements in Southside.

The Southside Neighborhood Plan is a series of recommendations derived from observation, discussions, field surveys, and neighborhood planning sessions. The recommendations propose changes in city and other government policies, ask for specific actions on the part of those public bodies, and suggest directions for further planning and study. The Plan is intended to promote and encourage the type of neighborhood redevelopment desired by the people who will be directly affected, and which will be beneficial to the city as a whole. The Southside Plan is comparatively short range in outlook, approximately 5-10 years, and many elements can be acted upon immediately by the City, other public agencies, and Southside residents.

## II. NEIGHBORHOOD DESCRIPTION



## A. NEIGHBORHOOD BOUNDARIES

For the purpose of this planning study, the Southside Neighborhood is defined as the area directly south of Downtown Joliet on the east bank of the DesPlaines River at the fork of Hickory Creek. The neighborhood is bounded on the west by the Chicago Sanitary and Shipping Canal (DesPlaines River), on the north and east by elevated railroad tracks, and on the south by Hickory Creek and the city limits. The Southside Neighborhood Planning area actually encompasses two or more smaller "neighborhoods." Southside is located in three U. S. Census Tracts, 8820, 8825, and 8831, which also include portions of Southeast Joliet and Downtown.

## B. PHYSICAL CHARACTERISTICS

Southside, one of Joliet's oldest neighborhoods, was largely developed prior to 1890. The area is defined by its strong physical boundaries on the north, east, and west. Interstate 80 runs from east to west through the southern portion of the neighborhood and cuts off many residential streets which once connected the north and south parts of the neighborhood. The Chicago Street Interchange occupies a large, formerly residential area. Several major arterials and truck routes run through Southside. I-80 and McDonough Street effectively divide the neighborhood into distinct north, central, and south sections.

The landscape is flat, with only a 0-2% slope throughout the area. Areas of natural vegetation are confined to land bordering the canal wall. The neighborhood is fully developed with single family homes in the southern and central portions, and multiple-family residences toward the north. Large areas of land along the canal wall and along the entire east side are devoted to industry, warehousing, utilities, and commercial uses. The only undeveloped portions of Southside are generally undevelopable tracts of land adjoining the canal wall. South of Southside, and outside the city limits, development is much more sparse and rural in character.

## C. ENVIRONMENT

Southside's location at the fork of Hickory Creek and the Chicago Sanitary and Shipping Canal, and at the crossing of two major regional railroad lines, makes it a natural location for



industry and its associated environmental effects. Noise from trains and truck traffic is a constant factor in the Southside environment. The location of the Chicago Street Interchange at I-80 makes Ottawa/S. Chicago Street a major corridor between the Interstate and Downtown. I-80 rises above neighborhood houses, and is a source of continual noise and vibration.

Only a small part of Southside is located in the 100-year flood plain of Hickory Creek, although almost the entire area is within the 500-year flood plain. The depth to water table is very shallow throughout the neighborhood, resulting in seasonal flooding of basements and potential problems with septic systems.

#### D. POPULATION CHARACTERISTICS

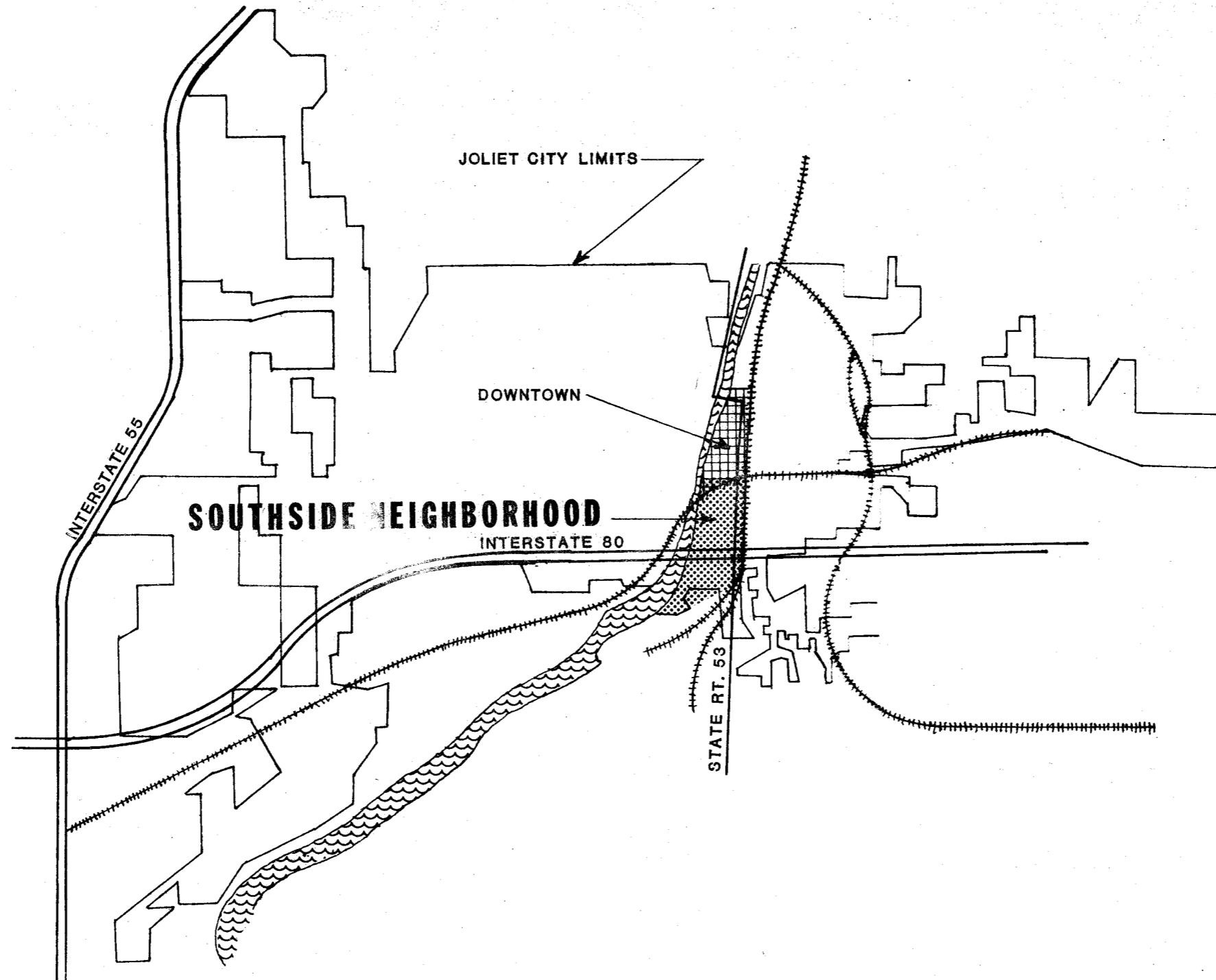
Southside has experienced a steady decrease in number of residents since 1960, almost 300 between 1974 and 1976 alone. The 1976 population is estimated to be 2299, about 3.3% of the city's population. According to estimates taken from a 1975 Special Census, the racial composition of Southside is over 80% black. The income index\* for Southside Census Tracts is well below the City average, although the average income index of people moving into the area south of I-80 is comparatively high. The majority of heads of households are employed as service workers, unskilled workers, operators, or have no occupation. Retired persons make up 22.2% of all households.

TABLE 1: OCCUPATION OF HEADS OF HOUSEHOLDS: 1976

	Southside	City
Professional and Technical	2.5%	7.1%
Managers, Proprietors, Supervisors	3.4%	9.5%
Clerical and Sales	3.3%	6.5%
Skilled, Semi-skilled, Foreman	3.6%	8.9%
Service Workers, Operators, Unskilled	23.3%	15.3%
No Occupation (Jobless)	23.7%	10.2%
Military and Students	0.4%	0.4%
Occupation Not Classifiable	17.7%	15.9%
Retired	22.2%	26.2%
	100.0%	100.0%

Source: R. L. Polk and Co., Profiles of Change, 1975-76.

\* The income index for an area is derived from the average income for each occupation category listed in the table above multiplied by the number of heads of households with occupations in each category.



north



SCALE

200 0 200

**SOUTHSIDE  
NEIGHBORHOOD**

JOLIET, ILLINOIS

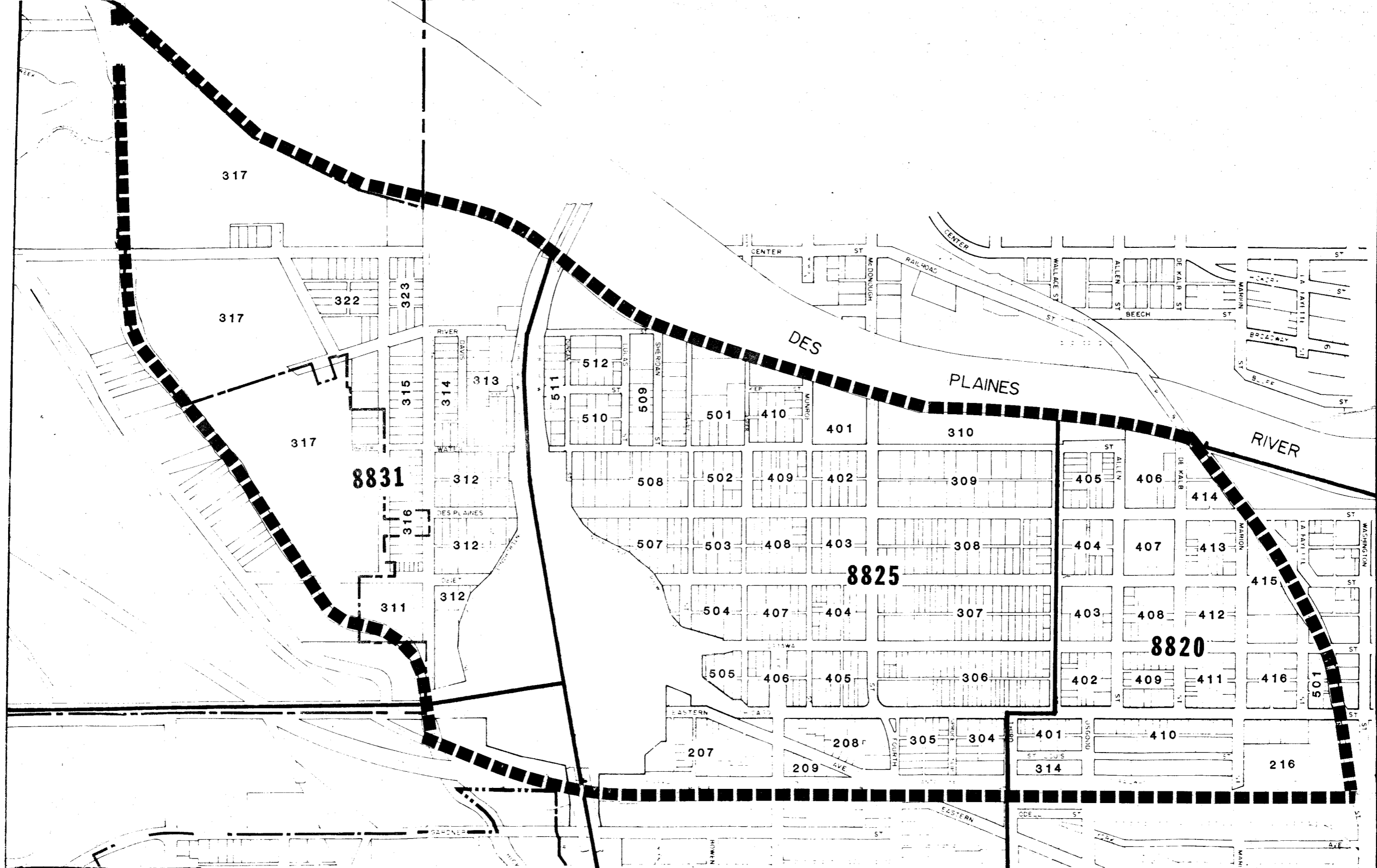
LEGEND

TITLE

**LOCATION MAP**

DRAWN BY **RWB**  
 APPROVED BY  
 DATE  
 REVISIONS

SHEET NO. **11-2A**



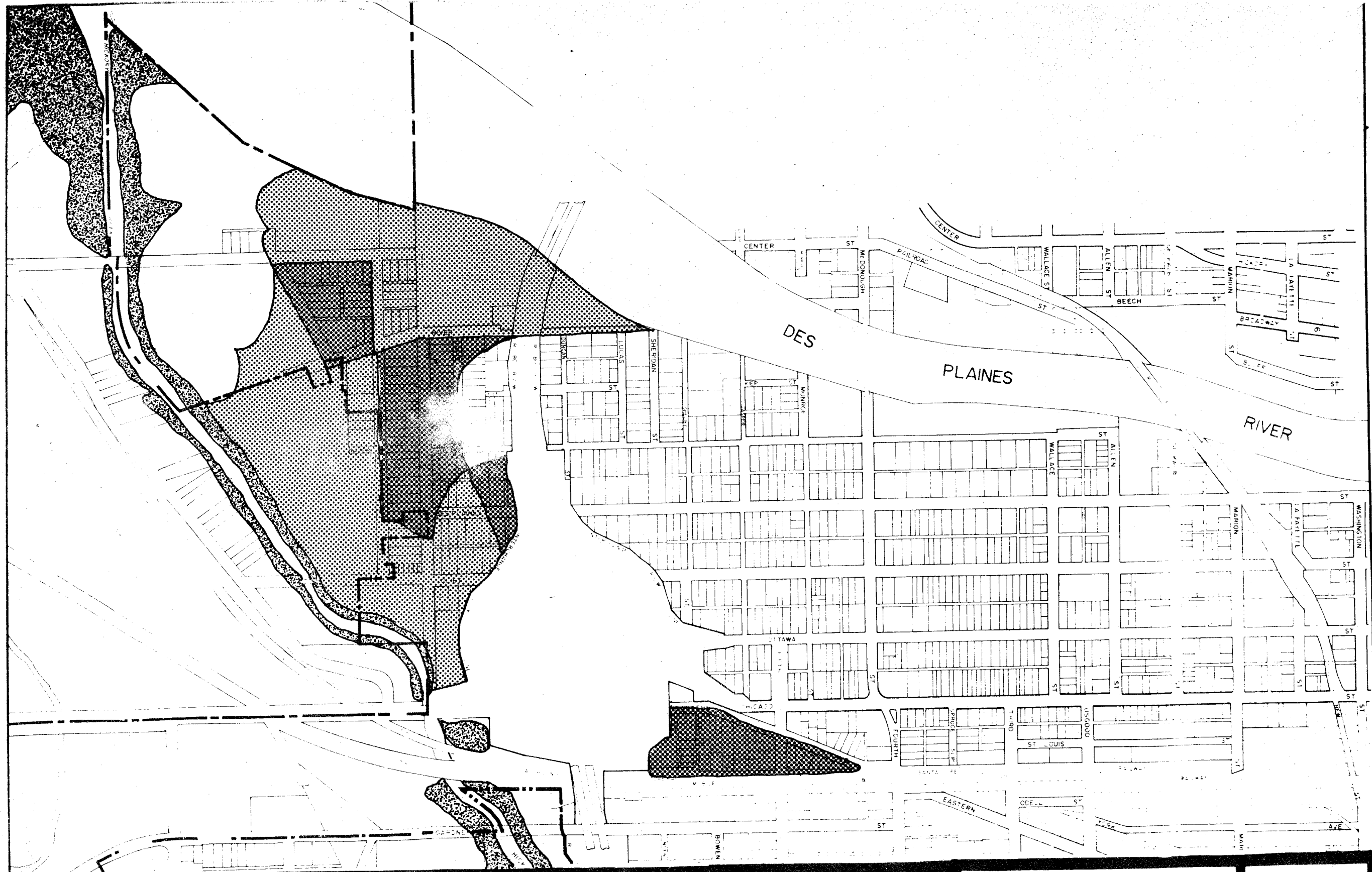
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**SOUTHSIDE  
 NEIGHBORHOOD**  
 JOLIET, ILLINOIS

■■■■■ NEIGHBORHOOD BOUNDARY  
 ——— CENSUS TRACT BOUNDARY  
 ##### CENSUS TRACT NUMBER  
 ### CENSUS BLOCK NUMBER

TITLE  
**NEIGHBORHOOD  
 BOUNDARIES**

DRAWN BY RWB  
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 DATE  
 REVISIONS  
 SHEET NO. 11-28



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**SOUTHSIDE  
 NEIGHBORHOOD**  
 JOLIET, ILLINOIS

**LEGEND**  
 [Dense Dots] 100 YEAR FLOOD PLAIN  
 [Cross-hatch] DEPTH TO WATER TABLE:  
 [Cross-hatch] 1-3 FEET  
 [Diagonal Lines] GREATER THAN 3 FEET  
 REMAINDER LESS THAN 1 FOOT  
**SLOPE FOR ENTIRE AREA: 0-2%**

TITLE **NATURAL FEATURES**

DRAWN BY **RWB**  
 APPROVED BY  
 DATE  
 REVISIONS  
 SHEET NO. **11-2C**

More than forty-four percent (44%) of Southside residents are under 18 years of age, compared to 32.48% city-wide. The average household size (number of persons per household) has gone down since 1970, despite the fact that the percent of persons under 18 (children) has risen considerably. This situation can be explained partially by the increase in one-person and single parent households. The number and percentage of persons under 18 has decreased in Census Tract 8831, south of I-80, as has the percentage of households with children. This decrease has had a marked effect on McKinley Park School which serves that area. (See Chapter VI, Education, Recreation, and Social Services.)

TABLE 2: POPULATION CHARACTERISTICS

	Southside				City
	1960*	1970**	1974†	1976††	1976††
Population	3862	3351	2593	2299	68,141
Households	1277	1086	841	751	23,729
Average Household Size	3.02	3.09	3.08	3.06	2.87
Persons Under 18	1220	1213	1108	1023	22,132
% Population Under 18	31.59%	36.20%	42.73%	44.44%	32.48%
% Households with Children	.....	40.06%	47.68%	48.34%	39.74%
% Female Heads of Households	.....	13.08%	34.24%	34.89%	24.58%
% Female Heads of Households with Children	.....	8.29%	14.27%	15.58%	5.51%
% Retired Heads of Household	.....	.....	20.45%	22.24%	26.24%
% One-Person Households	.....	.....	25.56%	27.70%	22.95%
% Five or More Person Households	.....	.....	20.69%	21.57%	16.47%

\* U. S. Census of Population and Housing, 1960.

\*\* 1970 Census of Population and Housing

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

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

Note: Due to differences in methods of collecting data, Census and R. L. Polk figures are not comparable for counts such as population and number of households. They are reasonably comparable for other categories in the above table.

### III. LAND USE AND ZONING

## A. EXISTING PATTERNS AND ISSUES

The primary land use in Southside is residential, which makes up seventy-three (73%) percent of all street addresses. The City as a whole is 92% residential. McDonough Street separates the neighborhood into two areas of differing character and land use. The northern half of the neighborhood is a mixture of industry and warehousing, single and multiple family housing, and commercial uses. Each block is quite different from the others. Large portions of the northern half of Southside are zoned for business and industry, and the remainder is zoned R-5 (High Density Multiple Family Residential). The area south of McDonough Street consists almost entirely of small single and two family residences with the appropriate R-2 (Single Family Residential) and R-3 (One and Two Family Residential) zoning. A more detailed explanation of the zoning classifications referred to in this plan can be found in Appendix A, Zoning Classifications.

### 1. Residential

Eighty-five (85) percent of the area's residential structures are single family dwellings. Most of the single family (as well as two family) homes are located south of McDonough Street, although Ottawa, Joliet, and the east side of DesPlaines Street between Wallace and McDonough are also predominantly single family. Most of Southside's multiple-family units are in two public housing developments. Most of the rest are in converted older homes.

Conflicts between residential and other land uses occur frequently in the area north of McDonough. In many locations, homes are located across the street from industry, warehouses, and businesses, most notably on Water Street between McDonough and Allen. B-3 (General Business) zoning on S. Chicago Street allows houses, taverns, car washes, and various other businesses to occur side by side. Homes facing Alexander Lumber Company on Water between McDonough and Allen are subject to auto traffic, noise, and disturbances.

The residential portions of the neighborhood's northern part are zoned R-5 (High Density Multiple Family) which allows up to 36 dwelling units (d.u.'s) per acre, but does not permit single family residences. The desirability of R-5 zoning for the entire area is questionable, especially because of the single family homes located there. R-5 zoning allows conversion of single family homes to multiple units, and construction of multi-family structures on vacant lots, although most individual lots in the area are not large enough for multiple family development. R-5 zoning, however, does give property a higher potential value than does a lower density (single or two-family) zoning. It also allows property owners more development options.

## 2. Commercial

Most Southside businesses are located on South Chicago and McDonough Streets. McDonough is zoned mainly B-1 (Neighborhood Business), and South Chicago Street is B-3 (General Business). Both of these business streets suffer from high vacancy rates and increasing numbers of vacant lots. Commercial decay is especially apparent on South Chicago Street because of the length of the commercial strip. In a few cases, business-zoned areas are actually residential in use and are not particularly attractive for commercial development. Commercial buildings have even been converted to residences.

There is an oversupply of commercially zoned land in Southside. The amount of S. Chicago Street business zoning could be cut in half, and still be more than adequate to serve neighborhood commercial needs in Southside and the neighboring Southeast Joliet area, according to a recent market analysis by the City Planning Division.

## 3. Industry and Warehousing

Eight manufacturing firms employing 111 persons are located in Southside. Four of these firms engage in metal fabrication. Land devoted to industry is appropriately zoned and well utilized in the neighborhood's northern section; however, vacant parcels zoned for industry lie along the canal wall south of McDonough Street. These lots are accessible only from small residential side streets and are virtually useless for industry. This unused industrial land is more suitable for parks, open space, or future residential development, for which the present zoning is inappropriate.

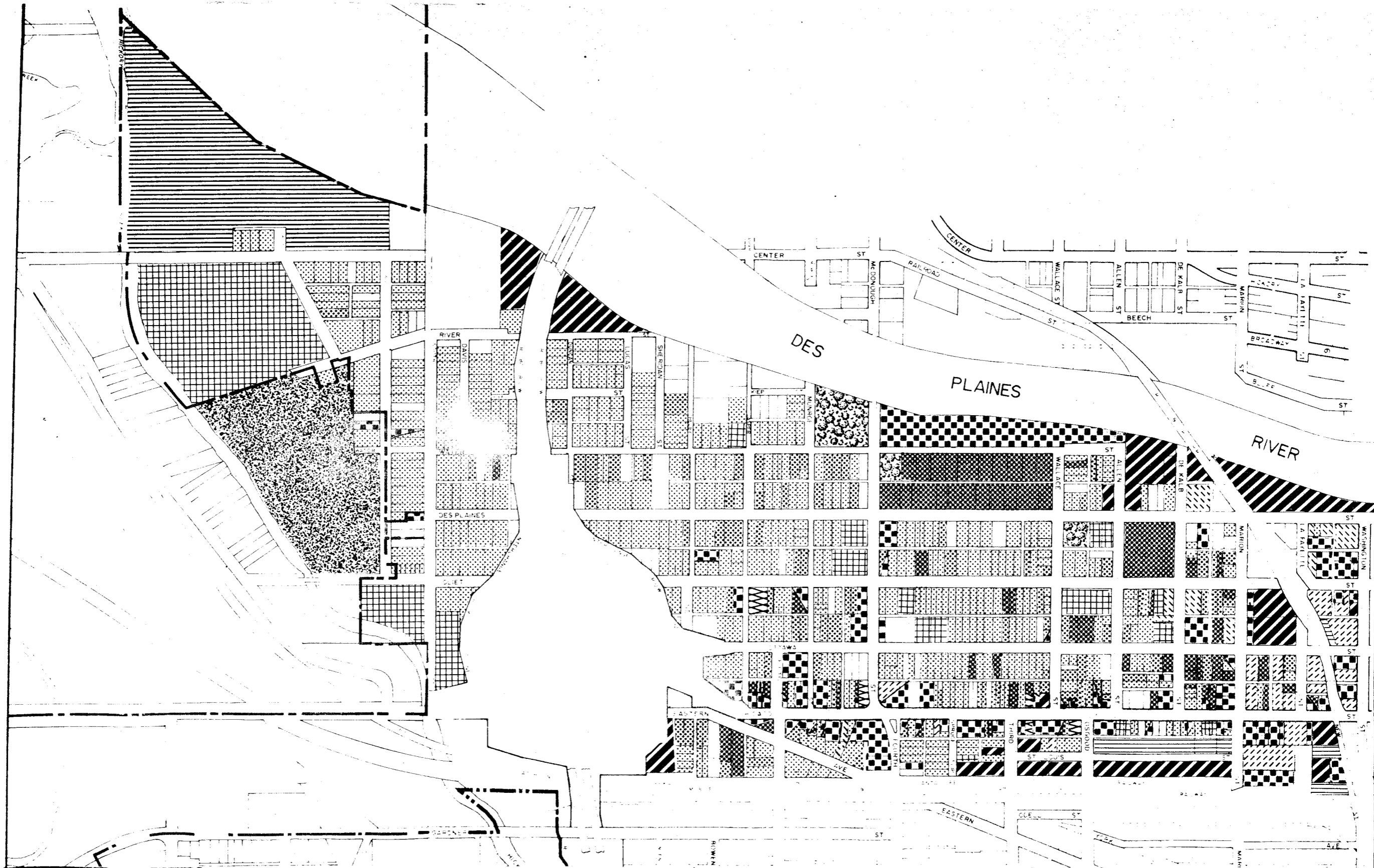
## 4. Parks, Playgrounds, and Open Space

Outdoor recreation facilities are needed in Southside, but the areas available for park and recreation development are not centrally located in the neighborhood. Vacant parcels of land which are suitable in size for development as a neighborhood park lie along the canal wall, south of McDonough Street. An abandoned softball field is located at the corner of McDonough and Water Streets, and the McKinley Park School site is largely undeveloped.

## 5. Community Facilities

Community facilities are public and semi-public buildings and sites. In Southside, churches are important community facilities and are very active in neighborhood affairs. Churches located in or drawing a substantial number of parishioners from Southside include:





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**SOUTHSIDE  
 NEIGHBORHOOD**  
 JOLIET, ILLINOIS

**LEGEND**

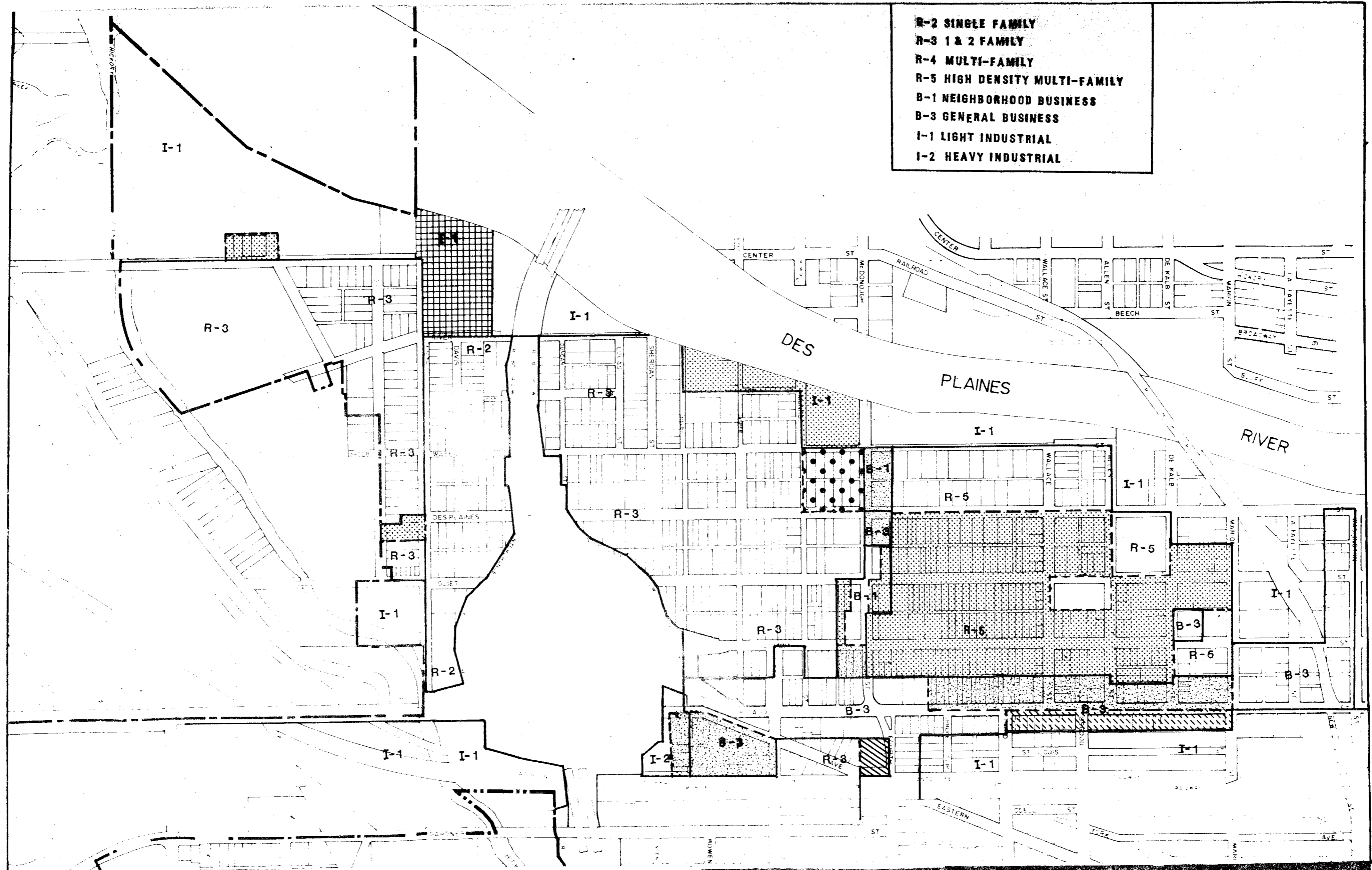
- SINGLE FAMILY
- 2 FAMILY
- MULTI-FAMILY
- COMMERCIAL & OFFICE
- INDUSTRIAL & WAREHOUSING
- CLUBS & HALLS
- COMMUNITY FACILITIES

- TRANSP. & UTILITIES
- PARKS & RECREATION
- AGRICULTURE
- PARKING
- VACANT

TITLE  
**EXISTING  
 LAND USE**

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- R-2 SINGLE FAMILY
- R-3 1 & 2 FAMILY
- R-4 MULTI-FAMILY
- R-5 HIGH DENSITY MULTI-FAMILY
- B-1 NEIGHBORHOOD BUSINESS
- B-3 GENERAL BUSINESS
- I-1 LIGHT INDUSTRIAL
- I-2 HEAVY INDUSTRIAL



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**SOUTHSIDE  
NEIGHBORHOOD**  
JOLIET, ILLINOIS

LEGEND	
[Grid pattern]	TO R-2
[Dotted pattern]	TO R-3
[Stippled pattern]	TO R-4
[Cross-hatched pattern]	TO R-5
[Diagonal lines]	TO B-3
[Wavy lines]	TO I-1

**EXISTING & PROPOSED  
ZONING**

DRAWN BY RWB  
APPROVED BY  
DATE  
REVISIONS  
SHEET NO. III-2B

EXAMPLES OF SOUTHSIDE LAND USES

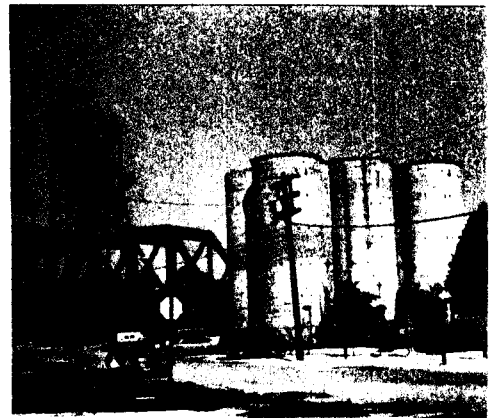
RESIDENTIAL



COMMERCIAL



COMMUNITY FACILITIES



INDUSTRY

AGRICULTURE



All Nations Church of God in Christ, 503 S. Water Street  
All Nations Deliverance Center, 502 S. Chicago Street  
Brown's Chapel, African Methodist Episcopal, 308 Clay St.  
Mt. Olive Missionary Baptist Church, 116 S. Chicago St.  
Mt. Zion Baptist Church, McKinley & Erie  
Sacred Heart Church, 389 S. Ottawa St.  
St. Mark's Church, Christian Methodist Episcopal, 348 S.  
Joliet St.  
Second Baptist Church, 156 S. Joliet St.

Several social service organizations have facilities within the Southside neighborhood (See Chapter VI, Education, Recreation, and Social Services). Two fraternal societies, American Legion and Elk's Club, have lodges in Southside. All other community facilities such as police, fire, post office, and library are located Downtown. No health care facilities are located in the neighborhood, but fifty of the city's physicians have offices Downtown within 1-1/2 miles of all Southside residences. Both Joliet hospitals are several miles from Southside, well within an acceptable 30-minute driving time.\*

## 6. Agriculture

A farm approximately 20 acres in size is located directly outside the city limits, on the south side of Edwards Street along Hickory Creek. At this time, there is no indication that the farm will not continue to remain in operation.

## B. LAND USE AND ZONING RECOMMENDATIONS

The following recommendations should be acted upon, where appropriate, by the Plan Commission and City Council before the end of calendar year 1978.

### 1. Residential

*a. The City should amend the Zoning Ordinance by enacting a screening provision designed to alleviate conflicts between residential and non-residential land uses.*

Residences on Third Avenue and St. Louis Street are located a short distance from a salvage yard, and multi-family public housing is located across narrow Water Street from the Alexander Lumber Company storage yards. Attractive screening will help to eliminate some of the more noticeable aspects of these incompatible land uses. The Zoning Ordinance currently provides for screening where residential and non-residential uses are adjacent; however, it does not address the types of problems found in Southside. (See Appendix B, Model Screening Amendment.)

\* Region IX Health Systems Agency, Inc., Health Systems Plan: 1978-1983 (Joliet, 1978).

b. *The major portion of the residential area north of McDonough Street should be rezoned to R-3 (One and Two Family Residential) to protect the single family character.*

Homes on Ottawa, Joliet, and DesPlaines Streets north of McDonough are almost exclusively single family. These streets are well traveled, highly visible streets, and have the potential to become important neighborhood assets. Downzoning to R-3 from R-5 (High Density Multiple Family Residential) will allow development of single family and two family homes, but will prohibit higher density residential development from intruding.

c. *The west side of S. Chicago Street from three lots north of McDonough Street to Marion should be rezoned to R-5 (High Density Multiple Family Residential) to allow for further development of multi-family housing while reducing the amount of business zoning on S. Chicago Street.*

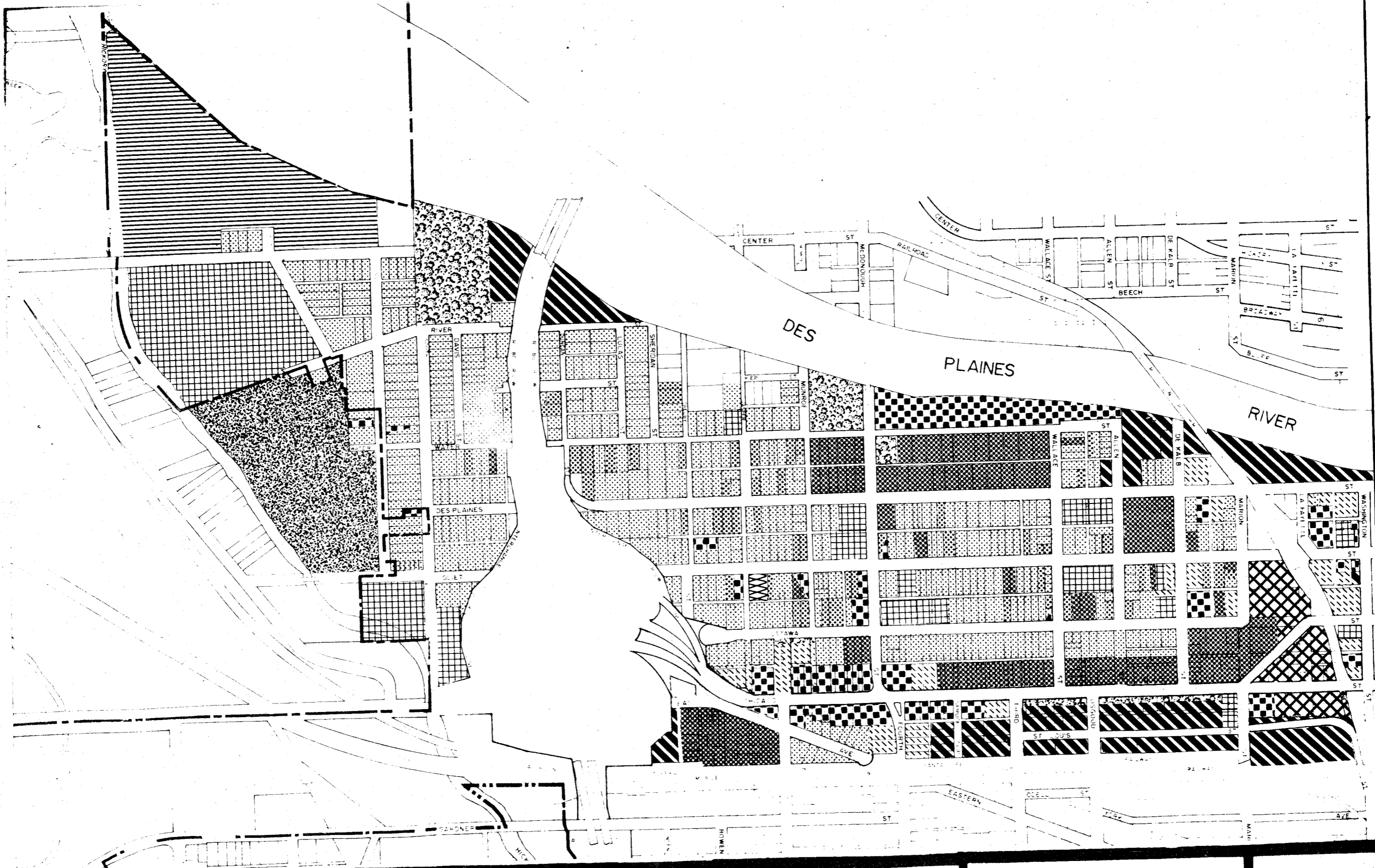
The west side of S. Chicago Street is primarily residential in use, but is zoned B-3 (General Business), thus allowing businesses to locate without regard for neighboring land uses. Rezoning to R-5 will permit strictly residential development of up to 36 d.u.'s per acre. Business development will be limited to the southern half of the street as recommended in the S. Chicago Street Revitalization Plan (See Chapter IV, Commercial Revitalization).

d. *The residential area south of 5th and east of Eastern Avenue should be rezoned to R-5 (High Density Multiple-Family Residential) to encourage the development of elderly public housing in that location.*

This area, although residential in use, is presently zoned B-3 (General Business). This site is suitable for elderly housing because of its proximity to the proposed S. Chicago St. shopping center, and its isolation from incompatible land uses. Elderly housing is compatible with the residences which occupy the site at this time, and R-5 is a more suitable zoning classification for this residential area.

e. *Properties along McDonough Street which are not occupied by businesses should be rezoned to residential.*

- (i) Housing Authority property between Water and DesPlaines Streets should be rezoned from B-1 (Neighborhood Business) to R-5 (High Density Multiple Family Residential) to conform with adjacent Housing Authority property.
- (ii) Vacant commercial property on the northeast corner of DesPlaines and McDonough Streets should be rezoned from B-3 (General Business) to R-5 to limit undesirable business uses. B-3 zoning is intended for automobile oriented businesses which generate and require large amounts of traffic, and is unsuitable for McDonough St. because of the proximity of homes and of Eliza Kelly School.



north  
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**SOUTHSIDE  
 NEIGHBORHOOD**  
 JOLIET, ILLINOIS

	SINGLE FAMILY		CLUBS & HALLS
	2 FAMILY		PARKS & GREENWAYS
	MULTI-FAMILY		AGRICULTURAL
	COMMERCIAL		PARKING
	OFFICE / BUSINESS		TRANSPORTATION & UTILITIES
	COMMUNITY FACILITIES		OPEN SPACE
	INDUSTRIAL & WAREHOUSING		

TITLE  
**PROPOSED LAND USE**

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 REVISIONS  
 SHEET NO. III-4A

- (iii) Residential properties between Joliet and Ottawa Streets should be rezoned from B-1 to R-3 to reflect their actual uses.
- (iv) Vacant properties on the southeast corner of Ottawa and McDonough Streets should be rezoned from B-1 to R-5 to encourage the development of multi-family housing or community facilities.

*f. The block between DesPlaines and Water Streets on the south side of McDonough should be rezoned to R-4 (Multi-Family Residential) to encourage housing redevelopment.*

The block south of McDonough between Water and DesPlaines contains two vacant lots and several deteriorated and boarded-up structures. The zoning should reflect the city's desire to attract new housing of a density which is profitable for developers to build, and which will fit in with the surrounding neighborhood.

*g. Several residential properties presently zoned I-1 (Light Industrial) should be rezoned to reflect their residential character.*

Four homes located adjacent to the Eastside Wastewater Treatment Plant should be rezoned to R-3 (One and Two Family Residential) because residential uses are prohibited in industrial zones; according to the Revised Zoning Ordinance.

*h. Three properties zoned R-2 Residential (single-family only) should be rezoned to R-3 (One and Two Family Residential) to correspond with surrounding zoning.*

These lots are located in an R-3 district, and should be permitted to be developed similar to adjacent properties.

## 2. Commercial

*a. The Southside business district should be concentrated around and south of the intersection of McDonough and S. Chicago Streets.*

Concentration of Southside businesses at the intersection of the neighborhood's most heavily traveled streets will help to create an identifiable commercial center. Scattered mixtures of homes and marginal businesses should be eliminated through zoning and selective property acquisition. Shopping will be made more convenient through creation of a compact shopping center.

*b. The McDonough Street business district should be zoned for a limited number of neighborhood business uses.*

The preceding recommendations in Part B: Section 1: d(1-4) are aimed at downzoning to reflect actual land uses and to reduce surplus retail space within the S. Chicago Street business district.



c. B-3 (General Business) zoning should be expanded to include two vacant lots on the south side of 4th Avenue near the corner of 4th and S. Chicago Street to accommodate additional parking for the business district.

Additional parking at this location will significantly enhance the development potential of commercial properties on the southeast side of the S. Chicago Street/4th Avenue intersection.

### 3. Industry

a. Industrial zoning on St. Louis St. should be expanded west to S. Chicago Street.

Tentative expansion plans for uses in the St. Louis Street industrial district warrant expansion of the I-1 (Light Industrial) zoning district west to S. Chicago Street between 3rd Ave. and Marion Street. Extended I-1 zoning is also desirable because it imposes more stringent screening and setback regulations than are required under present B-3 (General Business) zoning while allowing a greater variety of non-residential land uses.

### 4. Parks, Playgrounds, and Open Space

a. Neighborhood parks and playfields should be developed cooperatively by the City, Joliet Park District, and the Joliet Public Grade School District 86 on suitable sites in the Southside neighborhood.

Recommended park locations are the abandoned YMCA softball field on the southwest corner of Water and McDonough Streets, the vacant tract of land south of I-80 on River Street along the canal wall, and the undeveloped portion of the McKinley Park School site. These sites are owned by the Metropolitan Sanitary District, the City, and the School District respectively, and when developed, will supplement the two neighborhood schools' meager play facilities. See Chapter VII, Education, Recreation, and Social Services, for detailed descriptions of these park proposals.

b. Vacant land along the canal wall which is not suitable for park development should remain as open space until a more appropriate use is found.

Due to lack of accessibility, much of this vacant land cannot be used as a park unless several houses are removed. Residential development is also a potential future use for that land.



*c. Zoning on proposed park and open space sites should be changed to conform with that of surrounding residential areas.*

Both the proposed Water and River Street park sites are zoned for industry. When development agreements are finalized, the sites should be rezoned (Water Street Park to R-3 and River Street Park to R-2) to help insure that they remain available for outdoor recreation. Open space sites should be rezoned to R-3 to allow for future park or residential development.

*d. Landscaped open space should be created on S. Chicago Street to buffer the proposed residential district.*

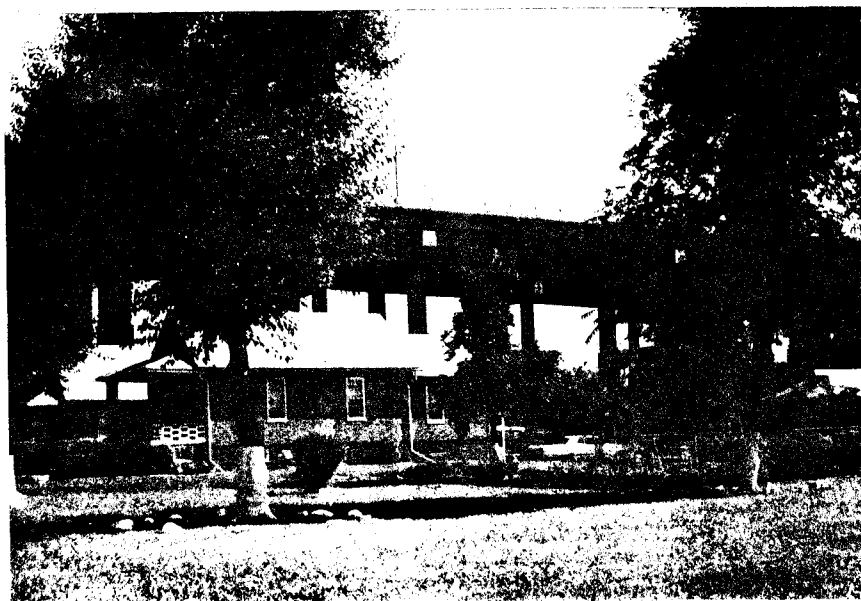
An open space area should be created to benefit residents of multi-family housing proposed for the west side of S. Chicago Street, and to buffer those residences from non-residential uses.

## 6. Agriculture

*a. Farm land south of Edwards Street, on Hickory Creek, should be preserved as agricultural.*

Agriculture is the most desirable use for this parcel of land which is rated Class I Prime Agricultural. Additional development will not benefit the surrounding area which has limited access and excessively narrow streets. If the farm ceases operation in the future, development should be of very low intensity, and should not add to the area's environmental problems. If development occurs, recommended uses are open space, outdoor recreation, extremely low density housing, or clean, well-screened warehousing with minimal truck traffic.

#### IV. HOUSING



## A. EXISTING CONDITIONS AND TRENDS

Southside has experienced a steady decline in housing units since 1970, almost 300, coinciding with its declining population. In 1976, there were 909 residential units in 674 housing structures in Southside. Eighty-three (83) percent of those structures are single units. There was actually an increase in the number of single unit structures between 1974 and 1976. In addition, owner occupancy rates increased from 48% in 1974 to 53% in 1976, showing a greater degree of neighborhood stability.

Housing vacancy rates are high in Southside and have increased in all categories since 1974 except among units for sale. The vacancy rate for rental units was 10.8% in 1976, lower than the city rate, but more than twice as high as the rate among sale units (4.8%). A healthy housing market has a vacancy rate of around 1.5% for single-family homes, and figures indicate that fewer additional housing units are being left vacant each year. New housing is still being built in Southside, mostly single and two unit structures, but more housing units are being added through conversions than through new construction.

Population trends, along with the housing trends described above, indicate a growing need for family housing in Southside. The population under 18 years of age has increased to 44.4%, and 48.8% of all households have children. The number of households with five or more persons has increased to 21.6% (see Table 2: Population Characteristics), and the average size of households moving into the neighborhood has increased to 3.37 persons. The average size of owner occupied housing units has risen to 3.27 persons.

The number of one-person households in Southside has increased, as have the number of retired heads of households (many of them elderly), yet these trends do not appear to have increased demand in the rental housing market, as demonstrated by the vacancy rates, although public housing units are seldom vacant and the Housing Authority maintains a sizeable waiting list. The average household size in renter occupied housing units increased only slightly between 1974 and 1976, and the average number of persons per household in the neighborhood overall has gone down.

TABLE 3: HOUSING CHARACTERISTICS

	Southside				City
	1960	1970	1974†	1976††	1976
Residential Structures	...	...	679	674	20,218
Housing Units	1296	1171	957	909	26,128
Single Unit Structures	...	...	540	558	17,941
Multi-Unit Structures	...	...	136	117	2,277
% Owner-Occupied Housing Units	40.90%	37.20%	48.04%	52.60%	70.25%
% Renter Occupied Housing Units	59.18%	62.80%	52.96%	47.48%	29.75%
Vacancy Rate: All Units	6.49%	7.92%	12.23%	17.27%	9.18%
Vacancy Rate: Sale Units/ % of All Sale Units	...	...	4.94%	4.77%	2.35%
Vacancy Rate: Rental Units/ % of All Rental Units	...	...	9.63%	10.64%	10.42%
Average Household Size (Persons/Household):					
Movers In	...	...	3.07	3.37	2.61
Movers Out	...	...	3.06	3.46	2.73
Owners	...	...	2.83	3.27	3.11
Renters	...	...	2.84	2.87	2.30

\* U. S. Census of Population and Housing, 1960

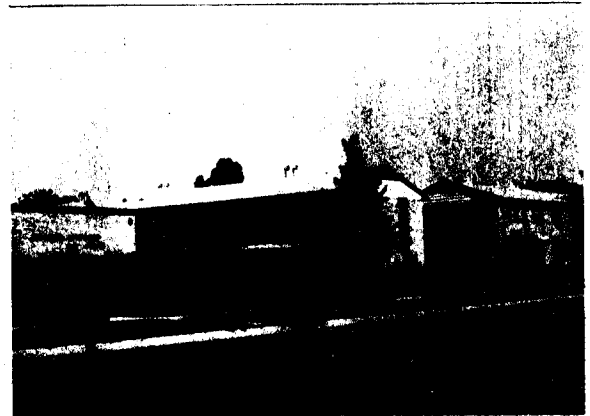
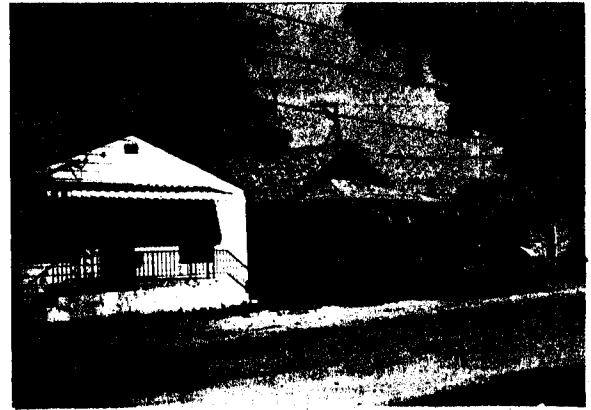
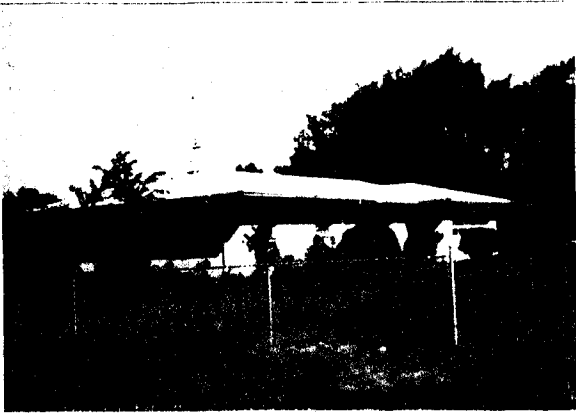
\*\* 1970 Census of Population and Housing

† R. L. Polk and Co., Profiles of Change, 1973-74.

†† R. L. Polk and Co., Profiles of Change, 1975-76.

Note: R. L. Polk vacancy rates for housing units tend to be slightly higher than those recorded in the U. S. Census because the Census counts only habitable vacant units whereas Polk counts all vacancies.

VARIETY OF HOUSING IN SOUTHSIDE



The demand for single family sale structures can be satisfied in Southside in a number of ways:

#### 1. Existing Single Family Structures

As previously mentioned, 83% of Southside's housing stock is single-family. Unfortunately, at least half of these structures appear from the exterior to be substandard in terms of housing codes, or in need of substantial maintenance. In addition, many homes in the area are very small. The poor quality of much of the neighborhood's housing is a deterrent to prospective home buyers. Neighborhood crime and the difficulty of obtaining homeowners insurance also contribute to this problem.

Increased rehabilitation of homes will help to enhance the desirability of neighborhood housing. The City offers several incentives for encouraging housing rehabilitation. Federal Block Grant funded rehabilitation rebates and loans, for instance, can help home owners by assuming part of the cost of home improvements. A similar program assists landlords. Under the Urban Homesteading program, the City awards abandoned homes to people who agree to occupy them and bring them up to code. Continued enforcement of housing codes, with assistance to people who cannot afford to fix up their homes, is a logical means of increasing the desirable housing stock.

#### 2. Existing Converted Single Family Structures

Much of Southside's multiple family housing, which is not public housing, consists of converted single family structures. Although these converted buildings are presently in conformance with the zoning, the zoning can be changed to prohibit further conversions of existing structures. Eventual deconversion of a significant number of these structures to single family will reduce the supply of rental housing, however.

#### 3. New Single-Family Structures

The majority of new single family structures in Southside have been built in the area south of I-80. As the amount of open land presently available for housing decreases, builders of single-family homes will have to look for vacant lots in already developed residential areas. Additional new housing construction will most likely occur on lots made available by demolition of abandoned and obsolete structures in already developed residential areas.

#### 4. Other Housing Types

In addition to single unit structures, Southside's family housing needs may be satisfied by duplexes or by small groupings of attached units. Southside residents are opposed to construction of additional family public housing in the neighborhood, although elderly units are in great demand.

Other planned improvements in the neighborhood, particularly the redevelopment of S. Chicago Street (See Chapter VI, Commercial Revitalization), should increase employment and population, which in turn should increase demand for multi-family housing. Sufficient concentrations of properties zoned exclusively for multiple family housing, at the desired densities and in appropriate locations, will allow these uses to be developed as needed.

## B. HOUSING RECOMMENDATIONS

### 1. Existing Structures and New Construction.

*a. Southside residents should take advantage of Block Grant rehabilitation rebates for home improvements.*

Rebates are granted for all types of interior and exterior home and property improvements, provided health and safety hazards are eliminated.

*b. The City should set up a loan program designed to increase opportunities for target area residents to obtain home improvement and construction loans.*

Due to the difficulty which Southside residents have in obtaining home improvement and construction loans, the City should set up a low interest and/or guaranteed loan program to improve prospects for housing construction and rehabilitation in that neighborhood. In some cases, Southside residents are in need of loans in order to make the initial investment necessary to obtain rehabilitation rebates. A locally run loan program should be used to supplement the federal 312 loan program which is short of funds and cumbersome to use. There are a number of options for funding a loan subsidy program including sale of city bonds, Block Grant, and applying for an Urban Development Action Grant (UDAG) for a designated redevelopment area. A loan program should be developed by the Planning Division during calendar year 1978, and should be approved by Council and ready for implementation by July 1, 1979.

*c. The City should continue and expand its housing inspection program.*

Through the Block Grant program's systematic code enforcements, 90% of all homes in the Southside target area will be inspected within a two-year period, and those having serious code violations will be required to make the necessary improvements. When target areas are no longer part of the Block Grant program, housing inspections should continue to be used to eliminate blighting influences. Through MAINTAIN, a preliminary program proposal developed by the

Planning Division and presented to the Community Development and Housing Activities Committee, all houses in the city would be subject to inspection at the time of sale, and serious code violations would be eliminated by either owner or buyer before the sale could occur. MAINTAIN should be drawn up in final form and resubmitted to the Community Development and Housing Activities Committee by the end of calendar year 1978.

d. *The Block Grant Urban Landsteading program should be implemented by the City to encourage new housing construction in designated areas.*

Although Block Grant funds cannot be used directly for new housing construction, indirect incentives can be devised. Under the Urban Landsteading program, lots can be bought and cleared using Block Grant money, then awarded to interested persons to be developed in a manner specified by the City and in agreement with the Southside Neighborhood Plan. Landsteading should be tried on an experimental basis in several designated redevelopment areas and expanded if successful.

e. *In conjunction with the S. Chicago Street Revitalization Plan, the City should encourage construction of at least 50 units of low-medium density multi-family housing on or near S. Chicago Street by 1990.*

Through continued planning efforts, federal grants, a local loan program, and urban landsteading, the City should help to create an investment climate conducive to the construction of new multi-family housing in Southside.

f. *New and rehabilitated rental market rate housing units should be made affordable to Southside residents.*

In order to allow Southside residents to take advantage of improved housing opportunities in the neighborhood, developers and landlords should make use of federal Section 8 rent subsidies for existing, rehabilitated, and elderly units. Use of Section 8 for new construction should be limited to replacement of housing lost through abandonment and demolition until rental housing vacancy rates decline sufficiently to warrant increased housing construction. Southside landlords should be encouraged to accept tenants who are recipients of rent subsidies.

g. *Development of additional elderly public housing should be encouraged for the S. Chicago St. area.*

Developers of elderly public housing should be encouraged by the City to construct additional units, in the form of a medium or high-rise structure, in the vicinity of the S. Chicago Street business district. Locating such housing close to neighborhood businesses will provide convenient shopping for senior citizens and will increase retail trade activity.



V. CIRCULATION



## A. EXISTING TRAFFIC PATTERNS

### 1. Traffic Flow

Two of the east side's most important thoroughfares, McDonough and Chicago Streets, are also Southside's main streets. McDonough is U. S. Route 6, and the Ottawa/S. Chicago Street one-way pair is both Route 52 and 53. Ottawa is one-way southbound, and S. Chicago is one-way northbound between Wallace Street and I-80. Trucks are routed along McDonough and Ottawa/S. Chicago. In addition, trucks must use DeKalb Street between DesPlaines and Ottawa because only the DesPlaines Street railroad overpass is tall enough to accommodate trucks needing a greater than 12-foot clearance. Unfortunately, DeKalb and Ottawa are residential streets.

Truck traffic now using Ottawa St. can be confined to S. Chicago St., if the street is returned to two ways, but not without making some road and intersection improvements to accommodate the extra traffic volume. S. Chicago Street intersections are already operating at capacity, according to city traffic engineers. Additional lanes can be created by removing parking from one or both sides of the street.

Severe traffic flow problems occur on many of the streets south of McDonough. The neighborhood's major north/south connectors were cut off by the construction of I-80, leaving Water Street as the only through street. Water Street is extremely narrow with homes situated very near the front property lines. Many of the east/west streets in that area of the neighborhood are not much wider than alleys, which adds to the constricted traffic flow.

### 2. Parking

According to field surveys, current on-street parking on S. Chicago Street averages about 1/3 of capacity. If road improvements require elimination of on-street parking, however, additional off-street parking will have to be created. On-street parking in the residential area south of McDonough is limited by the narrow streets, and many people are forced to park on sidewalks and yards.

### 3. Public Transit

Two bus routes serve Southside. The South Joliet-Crest Hill bus, #506, follows a route from the Patterson Road area, through Downtown, to Crest Hill. The Raynor Park-Gardner bus, #504, travels between Raynor Park and Preston Heights by way of S. Chicago/Ottawa Streets. Southside residents must transfer buses in order to travel to westside shopping centers. A Dial-A-Ride bus for the elderly and handicapped has recently been added to the Joliet bus system.

The South Joliet bus, which serves public and elderly housing on DesPlaines Street, runs every 45 minutes during rush hours, but only at 75 to 90-minute intervals mid day. Buses only run until 6:50 p.m. Both bus routes serving Southside have poor ridership, according to the Joliet Mass Transit District Director.

## B. CIRCULATION RECOMMENDATIONS

### 1. Traffic Flow

a. *Truck routes should be located, where feasible, to remove trucks from residential streets.*

The South Chicago Street Revitalization Plan recommends routing all trucks between Downtown and I-80 exclusively on S. Chicago Street, thereby eliminating their detrimental effects on the residences along Ottawa Street. The plan involves changes in intersections, parking, signalization, highway ramps, and road alignments aimed at making both Ottawa and S. Chicago Streets two ways (see Map V-2B), and limiting Ottawa Street to strictly local traffic. DeKalb Street between DesPlaines and S. Chicago must remain a truck route, though also a residential street, to give trucks requiring a greater than 12' clearance access to downtown.

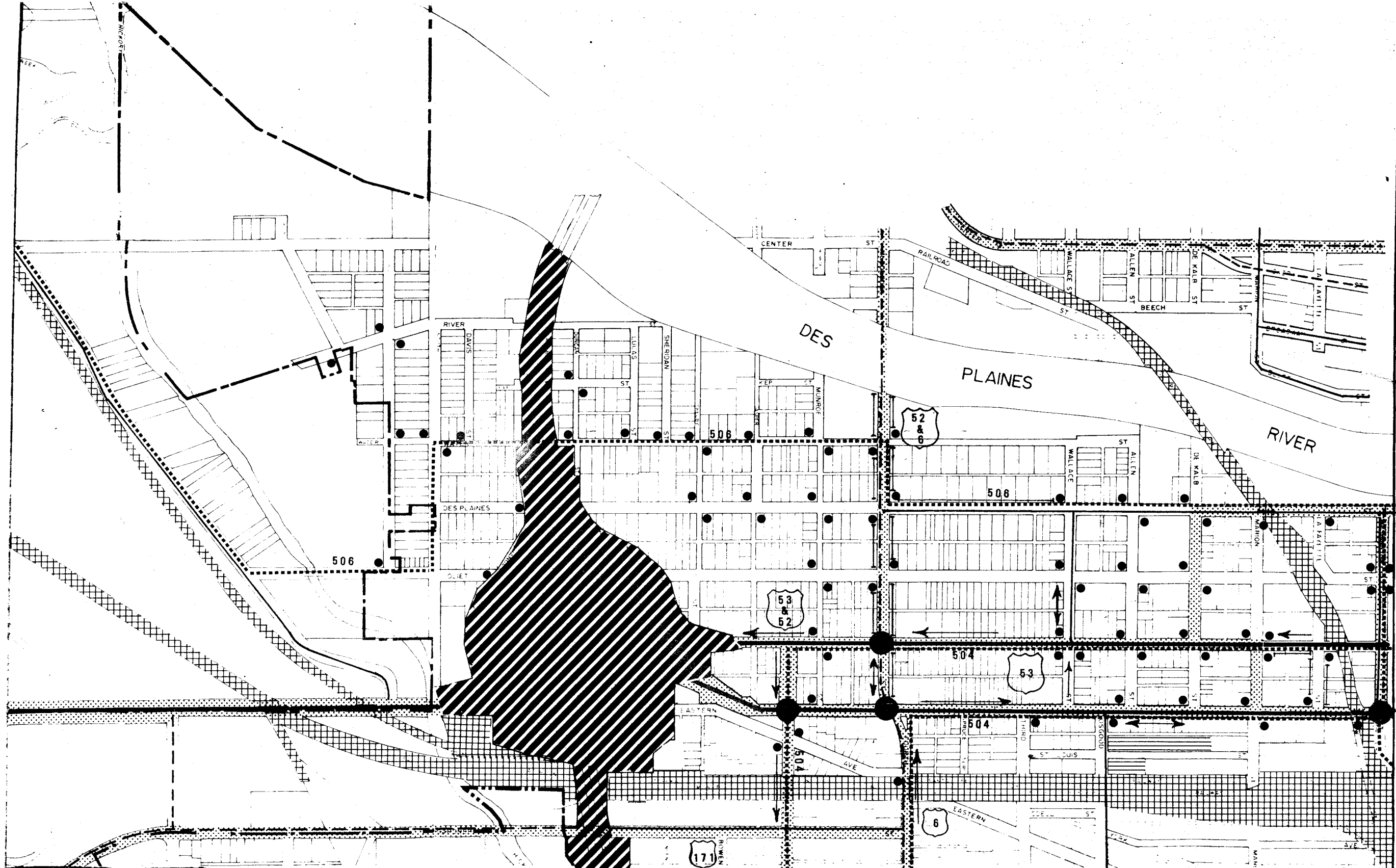
b. *In order to improve traffic circulation in the area south of I-80, the City should dedicate a section of road connecting DesPlaines and Water Streets at Duncan.*

An informal roadway has been created between Water and DesPlaines across a vacant lot. Sufficient flat land exists for the required minimum right-of-way, and land acquisition costs will be low because the properties involved are Interstate highway right-of-way and tax delinquent land. Connecting these roads will help to limit the amount of traffic which is forced to use narrow Water Street.

### 2. Parking

a. *As Southside streets are improved through the City's capital improvements program, consideration should be given to eliminating parking problems.*

On improved streets where homes have access from alleys, on-street parking should be restricted to one side only. Parking should also be restricted on extremely narrow streets. Streets which would be affected under the proposed five-year capital improvements program, (See Chapter VIII, Part C:3), are Water, DesPlaines, and Joliet Streets.



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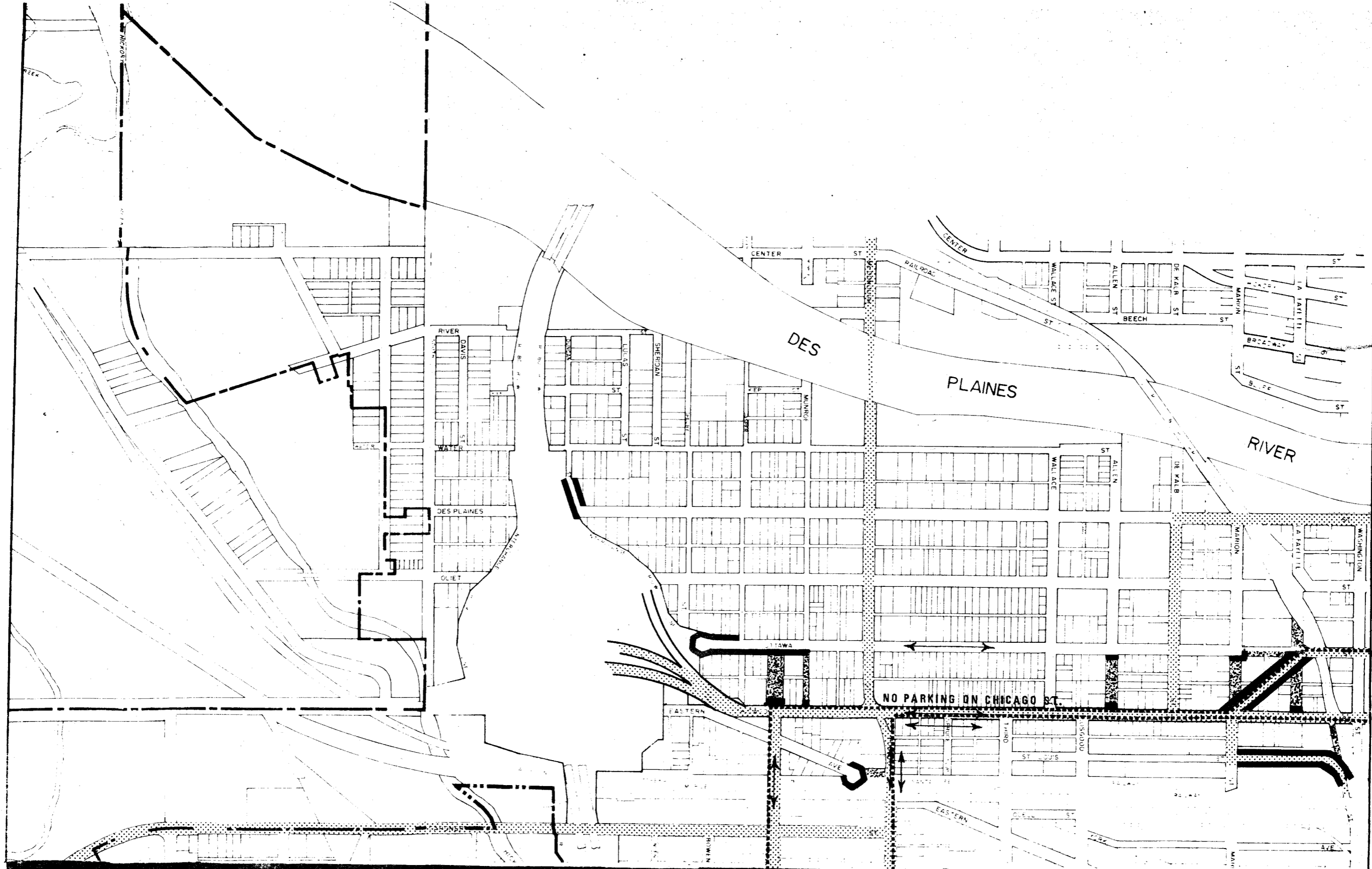
**SOUTHSIDE  
 NEIGHBORHOOD**  
 JOLIET, ILLINOIS

**LEGEND**  
 — MAJOR ARTERIAL  
 - - - MINOR ARTERIAL  
 — COLLECTOR  
 [Cross-hatched] TRUCK ROUTE  
 [Dotted] BUS ROUTE  
 [Diagonal lines] EXPRESSWAY  
 [Grid] RAILROAD  
 [Horizontal lines] BUS GARAGE

● TRAFFIC SIGNAL  
 ● STOP SIGN  
 ← ONE WAY  
 ↔ TWO WAY  
 — NO PARKING ZONE

**EXISTING  
 CIRCULATION SYSTEM**



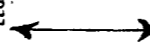


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**SOUTHSIDE  
 NEIGHBORHOOD**  
 JOLIET, ILLINOIS

**LEGEND**

-  TRUCK ROUTE
-  VACATED STREETS
-  TWO WAY
-  BUS ROUTE 504
-  NEW ROAD ALIGNMENT

**PROPOSED CHANGES  
 TO  
 CIRCULATION SYSTEM**

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b. *The Police Department should enforce ordinances prohibiting parking on sidewalks and front yards.*

Parking on sidewalks and lawns increases their deterioration and detracts from neighborhood image. Section 19-139 of the City of Joliet Code of Ordinances prohibits parking on sidewalks, and Section 47-17.17 of the Revised Zoning Ordinance limits parking on front yards to "a designated and improved drive-way area."

c. *Additional off-street parking should be created, in coordination with proposed road improvements, to serve businesses along S. Chicago Street.*

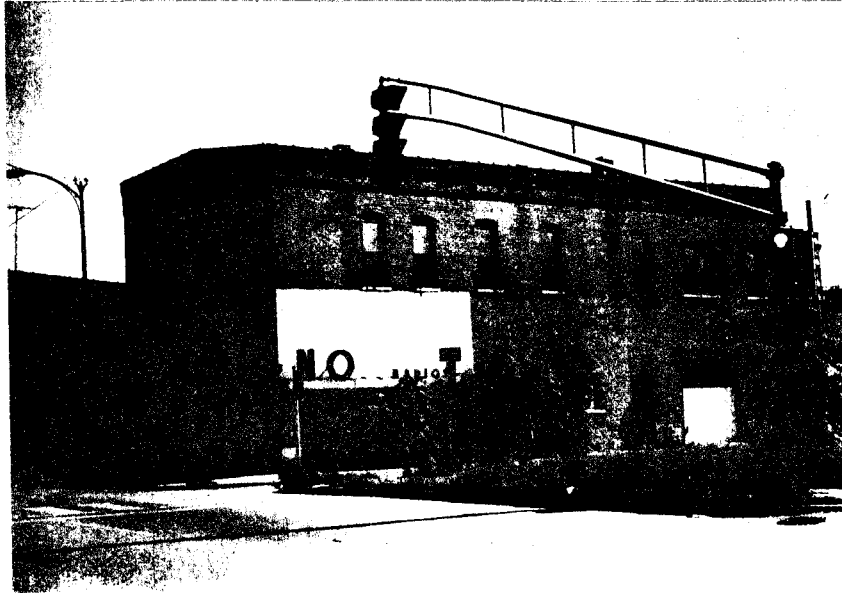
Planned road improvements on S. Chicago Street will necessitate removing all on-street parking. Parking lots should be created near the business district in locations recommended in the S. Chicago Street Revitalization Plan (See Map III-4A, Proposed Land Use).

### 3. Public Transit

a. *Bus service should be extended in the evening on an experimental basis to coincide with the closing hours of stores and shopping centers.*

Some Southside residents depend on buses for transportation to shopping and services, especially senior citizens. Longer bus hours, until 9 or 10 p.m., will allow people to take advantage of shopping opportunities which are not available in Southside. The Joliet Mass Transit District has tentative plans to extend the hours on several of the most heavily traveled routes in September. JMTD should be encouraged to proceed with those plans, and continue this service if ridership is sufficient.

## VI. COMMERCIAL REVITALIZATION



## A. EXISTING CONDITIONS AND HISTORICAL PERSPECTIVE

As cities have grown outward over the past several decades, investment in shopping facilities has shifted to the suburban fringes. With increased car ownership, inner city residents have also found it convenient to use the suburban shopping centers, leading to a decline of their own neighborhood business districts. Unfortunately, not every resident of a center city neighborhood has access to an automobile whenever a particular good or service is needed. Neighborhood business districts cease to be assets when they no longer provide neighborhood residents with a sufficient variety of goods and services. Frequently they become liabilities. Low levels of maintenance, high vacancy rates, and other conditions of decay and neglect adversely affect the surrounding neighborhood. In the end, deteriorating neighborhood business districts are detrimental to the city as a whole by becoming "net tax consumers," or producing insufficient tax revenues to cover the cost of the municipal services they require.

The history of S. Chicago Street has been typical of this pattern of development. At one time it was the principal route to and from downtown Joliet for areas to the south, and businesses developed as a strip of narrow lots terminating downtown. Street cars were routed along S. Chicago Street making it attractive for residential development as well. The construction of I-80 helped to end S. Chicago Street's era of prosperity. The route from I-80 to downtown now actually bypasses S. Chicago Street because the Chicago Street interchange does not have a northbound exit ramp from the east, and southbound traffic leaving downtown is forced to use Ottawa Street to gain access to the Interstate. Traffic patterns on S. Chicago Street are now very confusing, with traffic routed one-way north to Wallace Street, where it returns to two ways (See Map V-2B, Proposed Circulation System).

At the present time, about thirty businesses are scattered along S. Chicago Street, interspersed with residential structures. The businesses represent a variety of automobile-oriented, general, and neighborhood businesses and services. Businesses have continued to leave the district, most notably two grocery stores and a car dealership, leaving 40% of the floor space in the street's 65 commercial structures vacant. Fifteen light industrial and warehousing uses in 16 structures are located just east of Chicago Street, north of Spruce Slip. While many businesses are declining, some actually require expansion but cannot find adequate space on S. Chicago Street due to the presence of residences on adjacent properties.



Residential development on S. Chicago Street consists of 50 structures, the majority of which are single family homes. The rest are small (2-4 units) multi-family structures and apartments built over commercial space. As with the commercial structures, they exhibit a wide range of structural conditions from very good to beyond repair. Residential reinvestment is discouraged by the proximity of businesses and the lack of effective buffering from non-residential use.

The over-riding concern of merchants and property owners on S. Chicago Street is public safety and police protection. Fear of personal harrassment, harrassment of customers, vandalism, and gambling and drinking on the street or in vacant lots have been continually cited as deterrants to improved business activity and property reinvestment. The need for additional recreational programs and facilities for neighborhood adolescents, the need to do something about vacant and abandoned buildings, the need for a grocery store in the area, the need for more and better parking control, the need for storm sewers and sidewalks, and the need to clean up junk and debris have all been mentioned.

It is obvious that S. Chicago Street has numerous problems, and many factors are presently working against its revitalization:

1. Inappropriate zoning (B-3, General Business) allows all types of commercial and residential uses to exist side by side (see Chapter III, Land Use and Zoning).
2. Narrow and shallow lots restrict business expansion.
3. Small lot sizes prohibit on-site parking.
4. Changes in retailing practices have made individually-owned businesses obsolete and unable to compete with larger franchise operations.
5. Changing S. Chicago Street traffic patterns to one-way has removed some of the potential market and has made some businesses less accessible by automobile.
6. Scattering of commercial uses has led to a lack of an identifiable business district center.
7. The business district lacks key elements, such as a super-market, which would enable it to serve neighborhood needs effectively.
8. Many of the existing businesses serve clientele living outside the neighborhood, thus confusing the business district's retail function.
9. There is too much retail space to be supported by the neighborhood market area (approximately 2-1/2 times the amount needed).

10. Through habit, many neighborhood residents have become used to patronizing other shopping centers.

11. Potential customers avoid S. Chicago St. due to fear for personal safety.

As serious as these problems are, they should be possible to solve through a coordinated planning effort.

## B. COMMERCIAL REVITALIZATION RECOMMENDATIONS

The South Chicago Street Revitalization Plan, a separate and more detailed document, was prepared in coordination with the Southside Neighborhood Plan and is a part of this Plan. Many of the recommendations of the S. Chicago Street Plan are contained within Southside Plan recommendations, particularly those dealing with land use and zoning, circulation, and public safety. The goals and objectives of the South Chicago Street Revitalization Plan are as follows.

Goal 1: To stimulate reinvestment along S. Chicago Street so that properties along it will, collectively, become a substantial net tax producer.

Objectives: 1(a): To attract at least \$500,000 in new construction (commercial and/or residential) over the next 5 years.

1(b): To attract at least \$1.5 million in new construction (commercial and/or residential) before 1990.

1(c): To produce at least a 50% increase in the total property tax base during the period 1978 - 1990.

Goal 2: To substantially improve the physical appearance of S. Chicago Street so as to provide an attractive approach to downtown Joliet from I-80.

Objectives: 2(a): To eliminate all vacant structures from the street, either through removal or rehabilitation and occupancy.

2(b): To eliminate all substandard structures from the street, either through removal or rehabilitation.

2(c): To put all properties into productive use by 1990.

Goal 3: To reinforce the character of the commercial area as a neighborhood-oriented business center.

Objectives: 3(a): To reduce total commercial floor area on the street to that typically found in a neighborhood shopping center (i.e., no more than 100,000 square feet).

3(b): To restrict commercial development to a relatively compact area no more than 1/4 mile from end to end.

3(c): To provide for off-street parking in amounts and locations appropriate to a compact neighborhood shopping center.

3(d): To attract a neighborhood level anchor store, such as a large grocery store, to the S. Chicago Street shopping center.

Goal 4: To stimulate land redevelopment of a type and scale appropriate to the Southside neighborhood. (See Land Use and Zoning Recommendations, Chapter III).

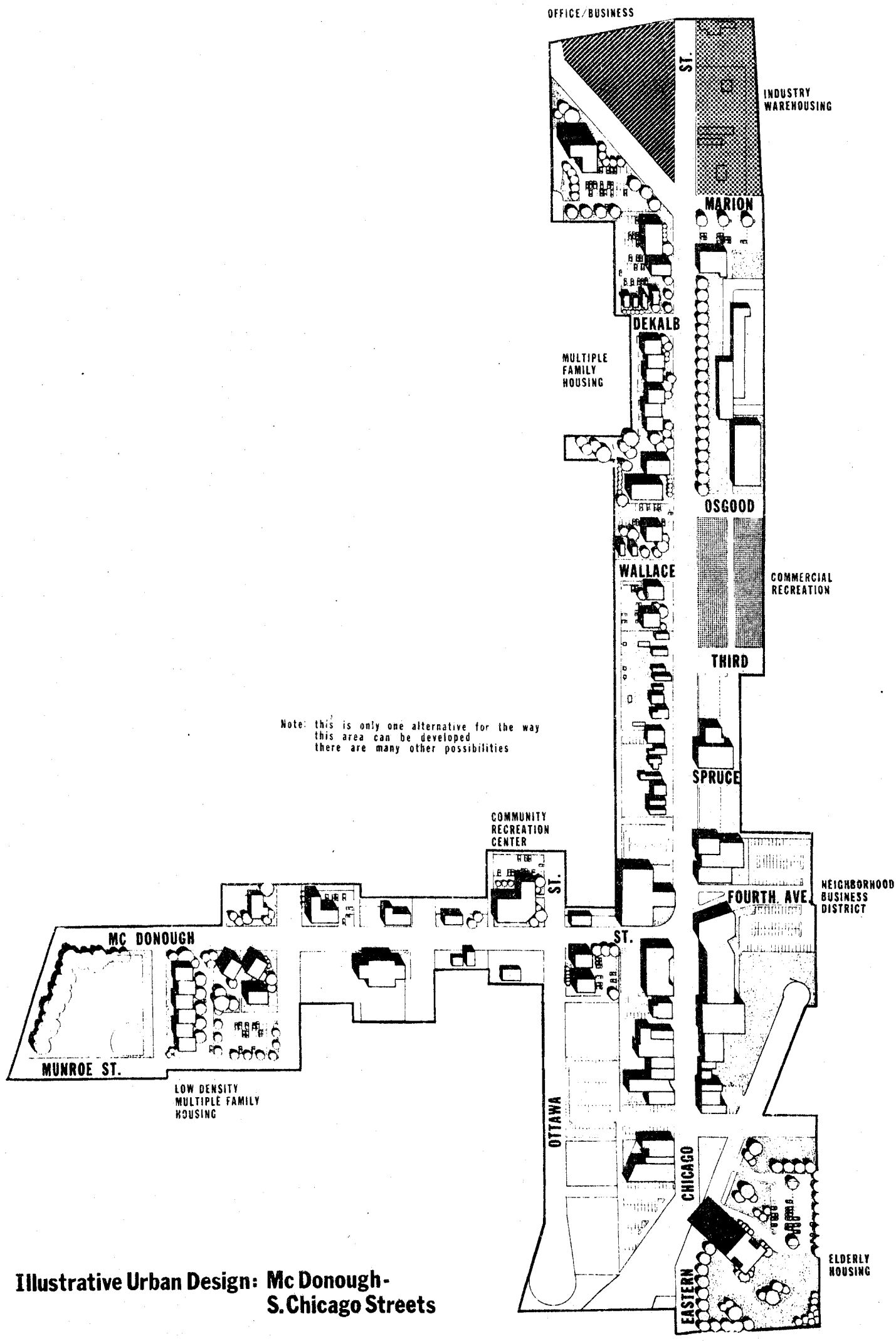
Objectives: 4(a): To provide at least 50 units of new multi-family residential construction of a low-medium density.

4(b): To provide at least 20,000 square feet of new retail floor space within a designated neighborhood commercial center.

Goal 5: To provide for traffic flow patterns which minimize conflict in the neighborhood. (See Circulation Recommendations, Chapter V).

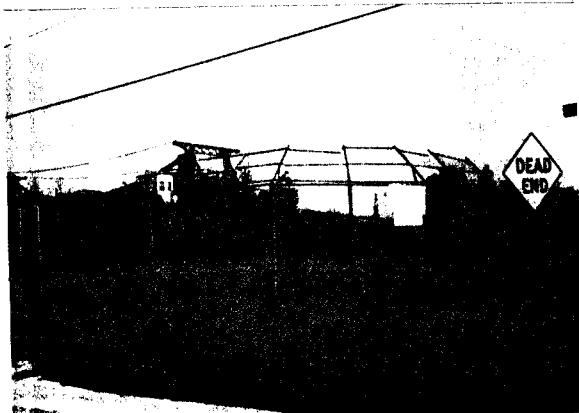
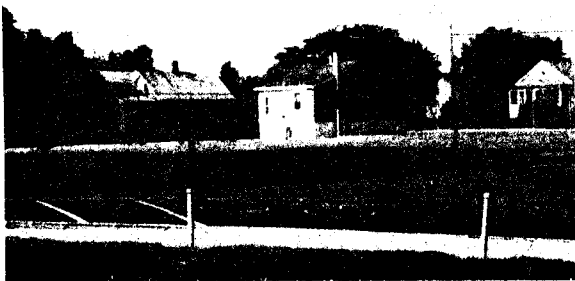
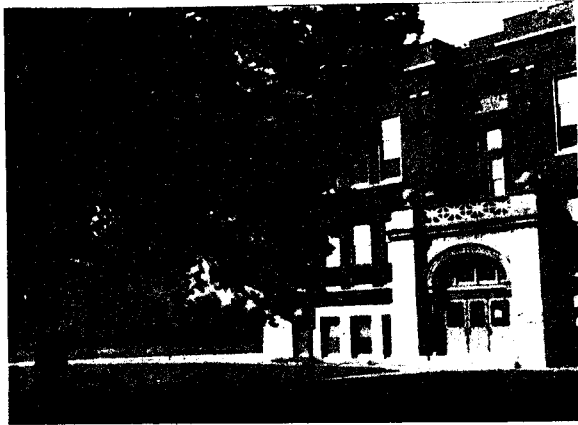
Objectives: 5(a): To separate through traffic and local traffic to the greatest extent possible.

5(b): To provide mutually reinforcing patterns of traffic flows and land uses so as to provide maximum incentive for property reinvestment.



**Illustrative Urban Design: Mc Donough-S. Chicago Streets**

VII. EDUCATION, RECREATION,  
AND SOCIAL SERVICES



## A. PROBLEMS AND OPPORTUNITIES

### 1. Schools

Southside elementary school students (grades K-5) attend either Eliza Kelly, a neighborhood school, or are bused to one of two west-side schools -- Marycrest or Reedswood. The students being bused attended McKinley Park school in Southside until its closing as an attendance center early in 1978 due to low enrollment. School District 86 plans to use McKinley Park for in-service teacher training, Head Start classes, an all-day preschool, and two programs for gifted students during the 1978-79 school year. Kelly is presently operating at 50% of capacity enrollment. The enrollment was 100% minority at Eliza Kelly in 1976, but the school has since been paired with predominantly white Sheridan School.

Both Kelly and McKinley Park school buildings are over sixty years old. Kelly is located on a completely paved 1.3 acre site with no room for expansion. Parking space is limited on the Kelly site. McKinley School has several newer additions, and the site is 13.5 acres in size, most of which is open unimproved fields. Both schools have gymnasiums and classrooms which can be used after school hours for a fee.

Older students who live north of McDonough Street attend Hufford Junior High School, and those south of McDonough attend Washington Junior High in Southeast Joliet. Students who live south of I-80 attend West High School and the rest attend Central. While Central, Hufford, and Washington Schools are below capacity enrollment, West High is over capacity. The distribution of students within the city's schools reflects the overall decline of population in older, inlying areas of the city, and the increase toward the edges of the city. The proportion of Southside residents under 18 years of age (children) has risen since 1960, but in actual numbers there has been a decrease in the under 18 population. (See Table 2: Population Characteristics).

### 2. Parks, Playgrounds, and Playfields

The Southside neighborhood is served by one community park. Nowell Park is 20.2 acres in size: 18.3 acres of open land and 1.9 acres of vegetation. Sugar Creek runs through the site. The facilities include playfields, a picnic area, playground equipment, tennis courts, ball diamonds, a shelter, a swimming pool, and restrooms. According to the Open Space Plan: Joliet, Illinois (Harland Bartholomew and Associates, 1975), the quality of Nowell Park site improvements is poor. The park has no expansion potential, but should be approximately 15 acres larger, according to park standards, to accommodate the number of people it serves (Community Resources: Inventory and Capacity Analysis, City of Joliet, 1977). Much of Southside is outside of Nowell Park's one-mile service radius.

TABLE 4: SOUTHSIDE SCHOOLS

	Total Site Acres	Open Space Acres	Estimated Play Area Acres	Year Built	Estimated <sup>†</sup> Capacity	Enrollment		% of Capacity 1978
						1978	1974	
Eliza Kelly Elementary	1.3	1.1	0.9	1919	450	227	255	50%
*McKinley Park Elementary	13.5	12.9	10.4	1911	570	...	207	...
**Marycrest Elementary	8.1	7.3	5.8	1956	510	311	266	61%
**Reedswood Elementary	2.7	2.1	1.6	1956	450	294	287	65%
Washington Jr. High	8.3	7.0	4.0	1921	1290	802	841	62%
**Hufford Jr. High	16.2	13.4	10.7	1957	1440	860	1068	60%
Central High	21.1	15.6	15.0	1901	3200	2424	2514	76%
West High	50.0	44.7	37.0	1964	2200	2255	2270	103%

\* McKinley Park School is no longer an attendance center.

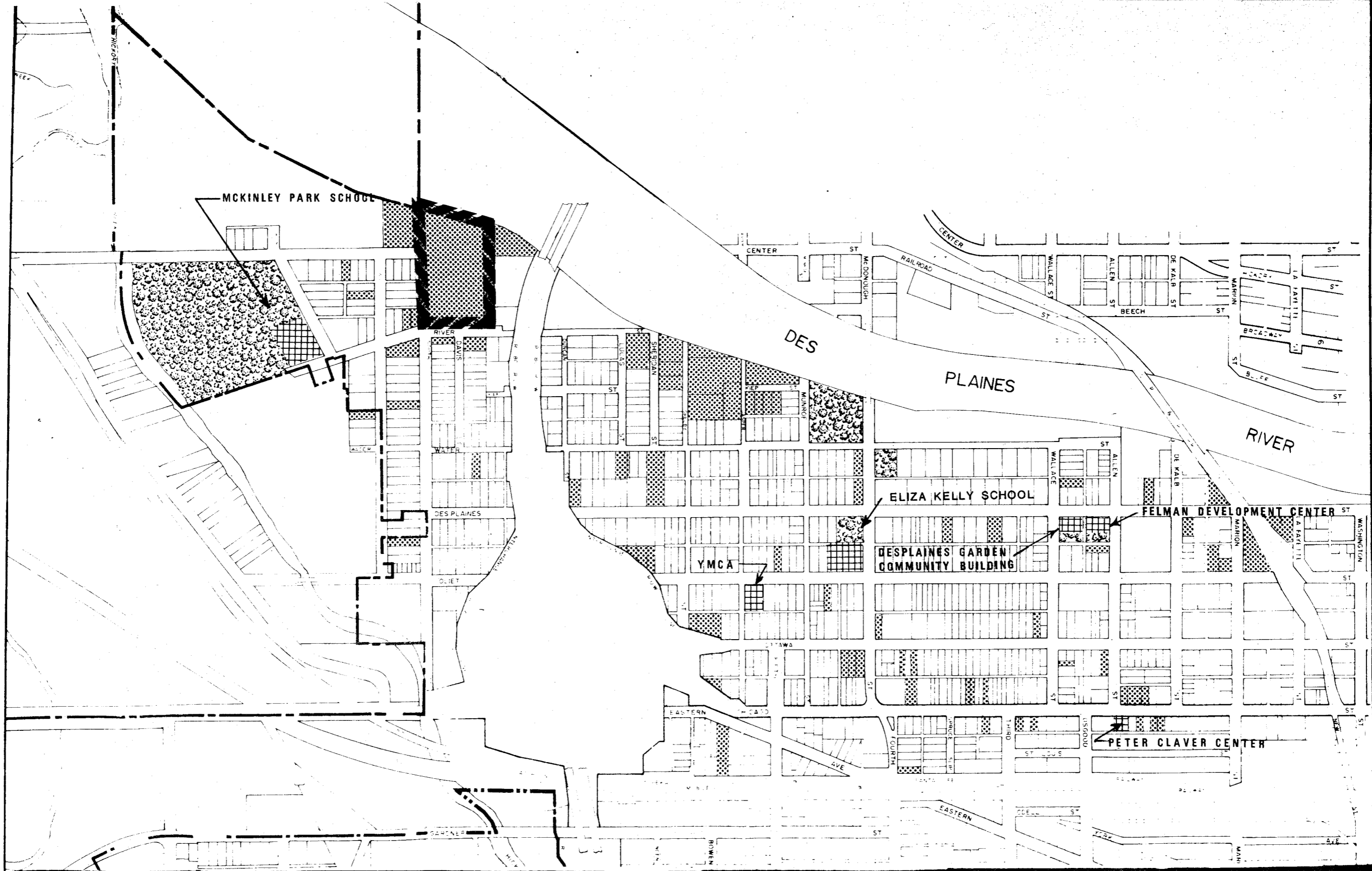
\*\* These schools are located outside the Southside Neighborhood Planning Area.

† Theoretical capacity based on the number of classrooms. Due to site limitations, actual capacity may be much smaller.

Osgood Park, a one-half acre lot located at the fringe of Southside in Southeast Joliet, is inadequate in size. Its only improvement is play equipment, and the Joliet Park District prohibits ball playing on the site due to the proximity of houses. The only other outdoor recreation facilities available to Southside residents are the Kelly School playground (0.9 acres, entirely paved with no play equipment), a small basketball court and play lot maintained by the Joliet Housing Authority, the McKinley School site which consists of 10.4 acres of unimproved fields, and the 4-acre playfield at Washington Junior High School which serves three times its estimated capacity population.

Recreation standards prescribe numbers of acres of outdoor recreation land which should be available per 1000 population within an acceptable distance. Much of Southside, especially the area south of I-80, is unserved by neighborhood parks.

As shown in Table 5: Outdoor Recreation in Southside, the Southside area is in need of an additional 11.5 acres of neighborhood parkland to serve the present population. Although the combined acreage of playgrounds, playfields, and community parks is adequate, individually the sites are too small. Unfortunately, Southside is a fully developed neighborhood, and there is very little open space of sufficient size for the development of a neighborhood park or playfield. The only suitable sites are vacant tracts of land along the canal wall south of McDonough, and McKinley School. These sites combined make up an adequate number of acres, but they are not centrally located in Southside.



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**SOUTHSIDE  
 NEIGHBORHOOD**  
 JOLIET, ILLINOIS

**LEGEND**

- VACANT LAND
- PARKS, PLAYGROUNDS, & PLAYFIELDS
- RECREATIONAL FACILITIES
- PROPOSED NEIGHBORHOOD PARK SITE

**TITLE**  
**RECREATION &  
 OPEN SPACE**

DRAWN BY RWB  
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 SHEET NO. VII-2A



TABLE 5: OUTDOOR RECREATION IN SOUTHSIDE

	Recommended Acreage/1000 Population	Recommended Service Radius	Recommended Size	Existing Acreage	Additional Acreage Required	Notes:
Playgrounds	1.5	1/2 mile	2-4 acres	11.3	0	10.4 acres are unimproved fields. 0.9 acres are unimproved asphalt
Playfields	1.5	1 mile	10-15 acres	4.0	0	Existing acreage serves three times its estimated capacity.
Neighborhood Parks	5.0	1/2 mile	5-10 acres	0.5	11.5	
Community Parks	5.0	1 mile	40-100 acres	20.2	0	Half of Southside is outside Nowell Park's 1-mile service radius
Total	13.0			36.0	11.5	

Sources: City of Joliet, Community Resources: Inventory and Capacity Analysis (Joliet, IL 1977). Harland Bartholomew & Assoc., Parks and Open Space Plan: Joliet, Illinois, (1975).

### 3. Social Service Facilities

A wide range of social, recreational, and educational services offered by many different agencies and organizations is available to Southside (and Joliet) residents. Several of these organizations maintain facilities (buildings) and land in Southside for carrying out their programs.

The social service facilities which are located in Southside are described below. A complete list of programs available to Southside residents can be found in Appendix C of this plan.

a. Clarence C. Warren YMCA, 472 S. Joliet Street.

The Y. M. C. A. is open to all people age 6 and over. It is not presently equipped to serve preschool or day care needs. Full or limited memberships can be purchased, enabling participation in YMCA activities either strictly at the Warren branch or throughout the "Y" system. Activities include all types of recreation classes, crafts, remedial reading, and unscheduled games. The City of Joliet Community Relations Department runs a weekly cultural workshop at the "Y."

The "Y" facilities consist of a game room, a reading room, and a large multi-purpose room which often serves as a gym or a meeting room. Outdoor space is limited to a small, paved, enclosed area in the rear of the building. The "Y" formerly maintained a softball field at the corner of Water and McDonough Streets, but the site was closed several years ago due to questions of liability.

b. DesPlaines Garden Community Building, 220 DesPlaines Street.

The Joliet Housing Authority Community Services Division offers recreation programs, social activities and entertainment for public housing residents at the DesPlaines Center. Certain activities and services are specifically for elderly residents. An after-school study hall for children up to age 13 provides tutoring and assistance with homework. Often the tutors are teenage residents. The public housing Residents Council also uses the facility for social service oriented activities. No fees are charged, but programs are open only to public housing residents. The building consists of one large activity room and lacks different types of spaces for special activities. A sand lot is located behind the building.

c. Felman Development Center, 200 S. Desplaines Street.

The Felman Center, owned by the Joliet Housing Authority, is used by the Community Action Agency (CAA) for its Head Start Day Care program. A maximum of 60 children, ages 3-5, are enrolled in the all-day program. No recruiting is presently being done for the program, yet over 30 children are on the waiting list. In order to be eligible, children must either be handicapped or from homes where parents are working, in job training, or in school, and of low or moderate income. The building is well designed and more than adequate for day care activities. The facilities include a small, fenced, creative playground.

d. Peter Claver Center, 172 S. Chicago Street.

The Peter Claver Center offers a variety of recreation and skills programs for people of all ages including a part-day preschool. No fees are charged. A local Boy Scout troop holds its meetings at the center. The facility consists of two buildings, one of which serves as a gym. The other is a day care classroom. Approximately 150 people use the Peter Claver Center each week, and more could be accommodated if the facility were increased in size. The center lacks an outdoor play area.

e. Others.

Second Baptist Church at 156 S. Joliet St. is the location for one of thirteen Joliet-Will County CAA Community Dining Rooms for the Elderly. Noon meals are served on weekdays for a nominal price. The Patterson Road "Center Within the Community" is another CAA nutrition site and a food stamp outreach center. In addition to elderly lunches, free breakfasts are offered for school children, ages 6 through 12, and a food co-op has been set up. The center is located at 416 Ontario, just outside of Southside, and other social

service agencies offer counseling and programs at that location. Operation PUSH, which has its office at Mt. Zion Baptist Church on McKinley and Erie, investigates complaints from consumer fraud to job discrimination, and maintains price and quality checks on local merchants. Operation PUSH assists in public aid complaints, and offers student financial aid. Most Southside churches have meeting rooms which can be used by outside groups upon request.

Social services available to Southside residents serve most population groups adequately except for preschoolers. Day care is a growing need, especially as the number of single parent households increases. The preschool and Head Start programs which are to begin in the fall at McKinley School will alleviate some of the demand. None of the facilities in the neighborhood are complete in themselves, but together they provide most types of settings for community activities. Between schools, churches, and the community facilities described above, Southside residents have access to meeting rooms, classrooms, multi-purpose play rooms, and gymnasiums. In many cases these rooms are not large enough or are not sufficiently well equipped for their intended uses. Still, better coordination among social service organizations, schools, and churches could increase their use by community residents.

## B. EDUCATION, RECREATION, AND SOCIAL SERVICES RECOMMENDATIONS

### 1. Schools

*a. Joliet Grade School District 86 should facilitate reuse of McKinley Park School as a community building.*

McKinley Park School is available for use by most community groups. Fees are charged for the use of lights and for the janitor's time, and they vary with the size of the room. The School District should continue to allow public use of this facility, and should make improvements to the building and grounds as needed to increase their usability. Means of reducing or eliminating user fees should be examined.

*b. The Joliet Park District should consider the McKinley Park School site for additional playfields.*

The McKinley Park site is the best location for Southside's needed playfields. Softball, soccer, football fields and a track are all appropriate uses for that site.

*c. Joliet Grade School District 86 and the Park District should cooperate to improve play facilities at the Eliza Kelly School site.*

The small, asphalt-paved playground should be improved by the installation of play equipment and the creation of a soft surface (such as sand) area. Improvement of this site is justified by the closing of McKinley Park, the only other neighborhood school.

## 2. Parks, Playgrounds, and Playfields

a. *Joliet Park District, School District 86, and the City should jointly sponsor a renovation of the abandoned YMCA softball field.*

The abandoned YMCA field, owned by the Metropolitan Sanitary District, is the only centrally located play area in Southside. If renovated for softball and for children's play, it will serve residents both north and south of McDonough Street, and supplement the Kelly School playground. As in the following park proposal, funds should be sought from the Bureau of Outdoor Recreation Land and Water Conservation Fund in the form of a 50% matching grant. Additional land south of this site should be considered for an expansion of the park in the future, if access problems can be solved. This project is scheduled to be included in the city's Block Grant budget for the year beginning July 1, 1979.

b. *Joliet Park District and the City should cooperate in creating a neighborhood park on city-owned land south of I-80 along the canal wall.*

Parts of this five-acre site are currently used by surrounding residents for vegetable gardening, a use that should continue until park development occurs. The park facilities should be oriented towards adults as well as children because of the declining population of children in that area.

c. *Joliet Park District should upgrade Nowell Park facilities.*

According to the Park and Open Space Plan: Joliet, Illinois (Harland Bartholomew and Associates, 1975), the condition of Nowell Park improvements is poor. The condition of the restrooms and swimming pool has been a frequent complaint of residents, but vandalism has been a recurring problem which the Park District has been unable to solve. The Park District has current plans to improve the restrooms, shelter, and tennis courts on this site, and should consider maintenance of the swimming pool as well.

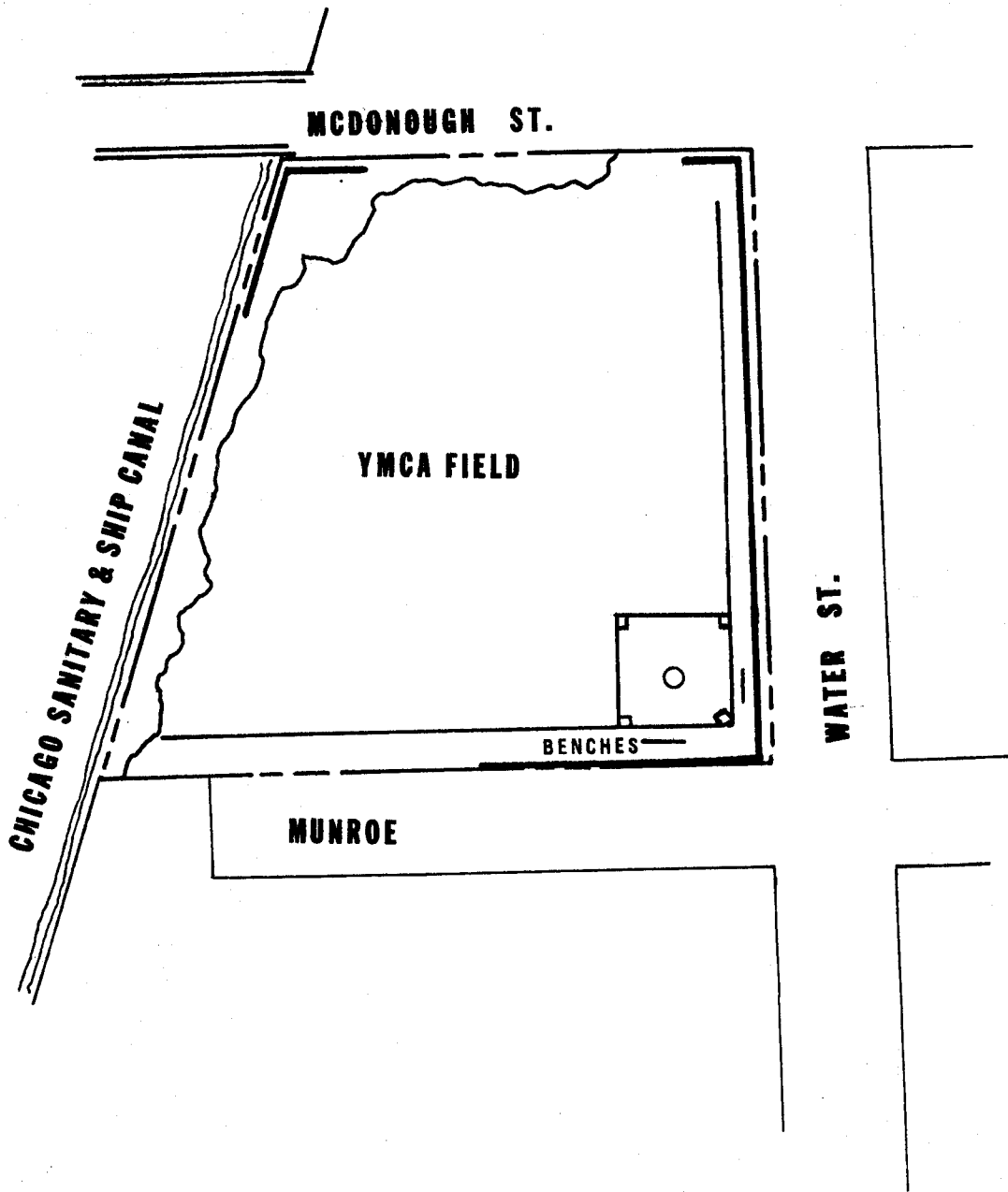
d. *Joliet Park District should expand and improve Osgood Park.*

Osgood Park, located on the border between Southside and Southeast Joliet, is at present too small to be usable for most normal play activities. A proposal for expansion of this park site is described in more detail in the Southeast Joliet Neighborhood Plan (City of Joliet, 1977).

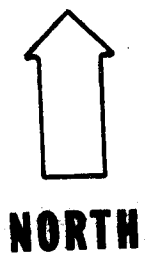
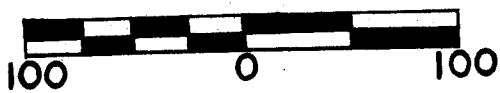
e. *Supervision should be provided for neighborhood parks and playgrounds.*

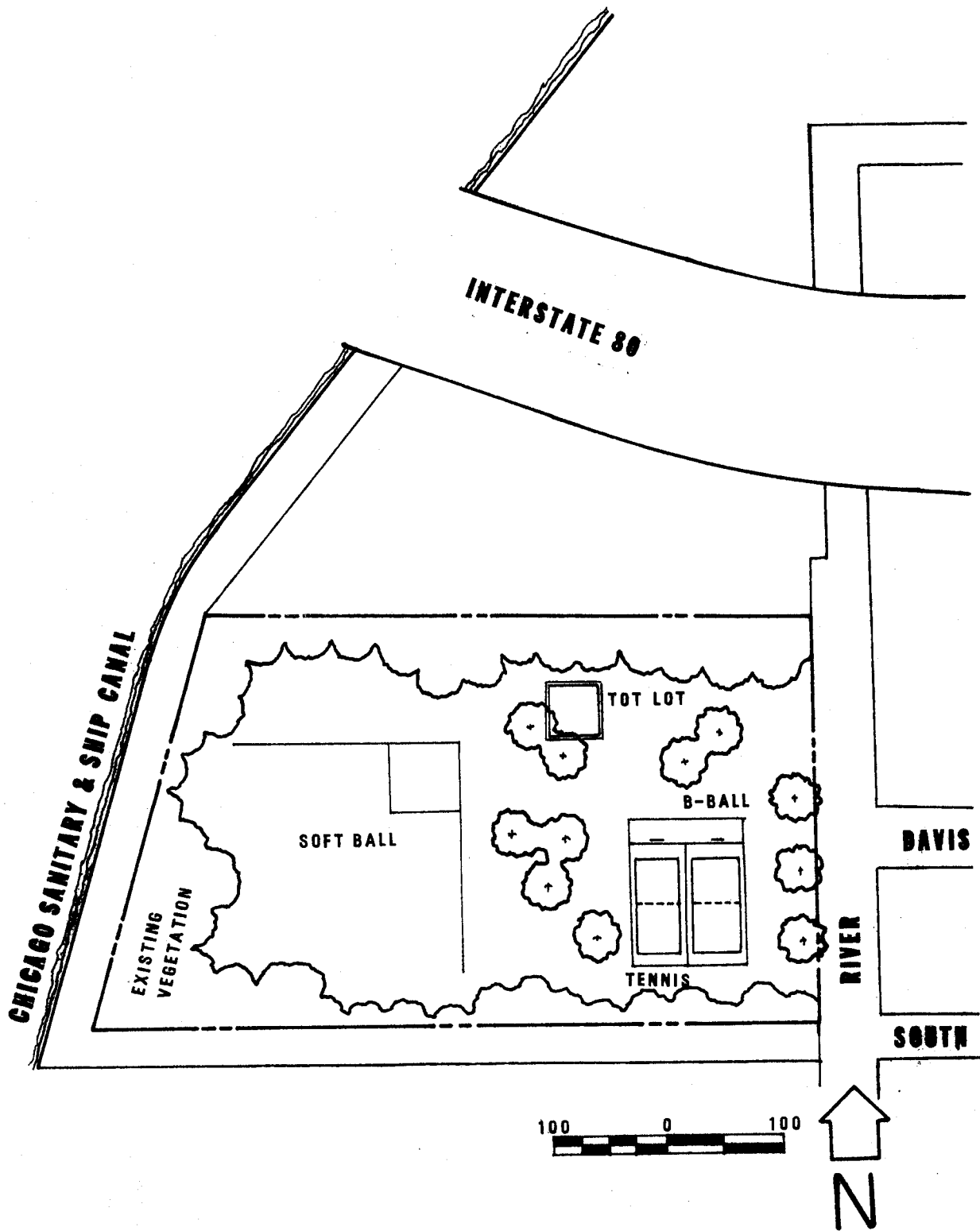
Play supervision considerably increases the use of a park or playground.\* Supervision also improves park security by ensuring that parks are watched at all times. CETA summer employees, administered through the Community Action Agency and managed by the Park District, should be assigned to the city's various neighborhood parks for supervision and direction of recreation activities.

\* Seymour M. Gold, Urban Recreation Planning, (Philadelphia: Lea and Febiger, 1973).



# PROPOSED WATER ST. PARK





# PROPOSED RIVER ST. PARK

### 3. Social Services

*a. Local social service organizations should make better use of existing community facilities.*

Among Southside's existing community facilities, sufficient space is available for the social services and programs presently offered in Southside. Many of these buildings and sites are underutilized, most noticeably McKinley Park School. Most of Southside's community buildings are in need of rehabilitation and equipment, but they have the capacity to serve existing needs.

*b. Day care services should be expanded in Southside.*

Two Head Start classes and an all-day federally funded day care program will be started in fall, 1979, at McKinley Park School; however, day care services will still be needed by parents whose children are not eligible for these programs. With larger facilities, several existing organizations would be able to expand or create day care programs.

## VIII. NEIGHBORHOOD REVITALIZATION





As neighborhoods age, they are subject to a variety of undesirable decaying influence. During the 1960's in many communities throughout the country, the Interstate Highway System was routed through the hearts of older, inlying residential areas like Southside. Southside has never fully recovered from the effects of highway construction which forced homeowners to move out of the area and decreased property values. The increased renter population, unlike homeowners, does not have a direct stake in neighborhood upkeep.

During the past several years, cities like Joliet have been rediscovering their inlying neighborhoods as valuable resources. These neighborhoods are often the location of inexpensive housing of styles and sizes which are no longer available or affordable in newly built homes. The neighborhoods are close to downtowns, employment, and public transportation, making them convenient residential locations for working people. In order to bring the quality of life in Southside and similar neighborhoods up to a level equal to that found in other parts of the city, a partnership of public and private investment is needed.

## A. PUBLIC SERVICES AND PRIVATE ACTIONS

### 1. City Services

Municipal services are necessities for insuring the safety and well-being of city residents. They protect residents' financial investments in their homes and community, and influence an area's potential for reinvestment. Many problem situations in Southside can be improved through the use of municipal services: street maintenance, street cleaning, snow removal, street lighting, alley and vacant lot cleanup, animal and rodent control, and crime prevention. The City and other units of government cannot solve most community problems, however, if they are not first made aware of them by concerned citizens.

The following City departments and divisions provide services which directly affect the quality of life in the community.

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, and requests for street lighting. Except for an annual street survey, most services are performed in response to citizen complaints. Weed cutting and cleanup of privately owned property are not the responsibility of the City, except for persuading the property owner to comply with city ordinances.

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, and are responsible for enforcement of the Zoning Ordinance.

c. The *Neighborhood Services Division* of the *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 including Southside.
- (2) Incentive contracts are rebates for landlords to assist them in improving their rental properties.
- (3) Carpentry crews are available for no cost by contract with the Community Action Agency, for elderly and low income homeowners who are participants in the rebate program.
- (4) 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.
- (5) 312 Loans are low interest loans for people who cannot afford the initial monetary outlay necessary to become eligible for a rebate.
- (6) Clean-up/fix-up monies can be used for alley grading and to haul away trash collected by neighborhood residents.
- (7) Systematic Code Enforcement involves inspection of all homes in target areas for code violations, and eventual elimination of the most serious violations.
- (8) Capital improvements projects are selected by City Council based on a review of priorities expressed by target area residents and the recommendation of the Community Development and Housing Activities Committee.

- (9) Neighborhood organization and citizen participation is aided through the efforts of a Neighborhood Coordinator.
- (10) 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.
- (11) 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. A comprehensive plan is being prepared for the entire city. 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 and requests of various 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. The Crime Prevention van travels to locations throughout the city with crime prevention displays. 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, police protection, and crime prevention.

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 740-4000.

## 2. Public Safety

### a. Crime

Crime is a serious obstacle to neighborhood revitalization in Southside, especially in the business district. The crimes of greatest concern to Southside residents are residential burglary, and nuisance crimes such as loitering, street gambling, and trash dumping. Dumping occurs on vacant land along the canal wall, and loitering and gambling occur mainly in the vicinity of the taverns on S. Chicago Street. Residential burglary is a problem throughout Southside and is especially feared by elderly residents.

For police patrol purposes, Southside was included in Police Zones 15 and 16 in 1977, both of which ranked in the upper four out of the city's 10 zones in number of burglaries and robberies per 1000 population between January and August, 1977. These zones do not reflect neighborhood boundaries, and Zone 16 also includes part of the SENO area of Southeast Joliet. The zone boundaries were changed in April, 1978, to make police patrolling more efficient.

TABLE 6: BURGLARY AND ROBBERY BY ZONE  
JANUARY - AUGUST, 1977

ZONE	BURGLARIES PER 1000 POPULATION			ROBBERIES PER 1000 POPULATION
	Total	Residential	Non-Residential	
15	25.0	20.5	4.5	3.4
16	29.9	19.1	10.8	13.4
City	15.7	11.3	4.5	2.2

Crime statistics for Southside are listed by Census Tract in the table below. Tract 8820 is not included because it contains Downtown which, traditionally, has a much higher crime rate than residential areas of the city.

TABLE 7: TOTAL OFFENSES AND SERIOUS CRIMES\* PER CAPITA

	Tract 8825	City	Dates
Total Offenses/Capita	.442	.314	Jan.-June, 1975
Serious Crimes/Capita	.089	.051	
% Serious Crimes	20.0%	16.2%	
Total Offenses/Capita	.516	.332	Jan.-June, 1976
Serious Crimes/Capita	.117	.063	
% Serious Crimes	22.7%	18.9%	
Total Offenses/Capita	.506	.313	July-Dec., 1976
Serious Crimes/Capita	.106	.063	
% Serious Crimes	21.0%	20.2%	

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

In response to citizen requests, the Police Department is exploring alternatives to current patrolling techniques such as team policing. Under the team policing approach, the same officers are assigned to a particular neighborhood area daily in order to improve their knowledge of specific neighborhood problems and to increase their accountability for performance. Other methods of reducing crime such as foot patrols and stricter control of liquor licensing are advocated by Southside residents.

Crime prevention is another important aspect of reducing neighborhood crime rates. Police department crime prevention programs are aimed at distributing information on safeguarding homes and possessions. The University of Illinois Cooperative Extension Service/Block Grant Housing Education Program is also a source of information on crime prevention through home improvements.

Crime prevention also depends upon citizens caring enough about their neighborhoods to monitor day-to-day activities. Block watches, one form of citizen crime prevention, are organized for block by block surveillance. Suspicious and criminal activities are reported to a designated block captain who contacts the police and follows up on complaints. The block captain acts as a liaison between neighbors, the police, and the neighborhood organization.

b. Fire

Fire headquarters (Station #1) at 150 W. Jefferson Street, and Station #3 at 319 Grover Street serve Southside. Neither station is more than one mile away from any part of the Southside planning area. As indicated in the tables below, general alarm fire calls and fires with suspected arson causes have decreased from a peak in 1975, but have risen alarmingly in 1978. Fire protection has not been mentioned by Southside residents as a neighborhood problem.

TABLE 8: GENERAL ALARM FIRE CALLS PER 100 HOUSING UNITS\*

Year	Tract 8825	City
1973	3.12	1.72
1974	2.96	1.76
1975	3.50	2.12
1976	2.12	2.06
1977	2.71	1.64
1978	5.42	2.20

\* From a 50% sample between January and June each year.

TABLE 9: FIRES WITH SUSPECTED ARSON CAUSES\*

Year	Tract 8825		City	
	Cases per 100 Units	% of All Fires	Cases per 100 Units	% of All Fires
1974	0.092	3.13%	0.086	4.94%
1975	0.292	8.33%	0.098	4.60%
1976	0.192	9.09%	0.054	2.61%
1977	0.290	10.71%	0.100	6.07%
1978	0.968	17.86%	0.276	12.50%

\* From a 100% sample between January and June each year.

A field survey indicates that four additional fire hydrants are needed at various points throughout the neighborhood, one on S. Chicago Street and three in residential areas. The determination of need was made according to State Insurance Services Office minimum standards of one hydrant at each intersection and at intermediate points, spaced from 350 to 600 feet\* Locations were determined both by these standards, and by the availability of existing water mains (See Maps VIII-8A, Utilities, and VIII-8B, Capital Improvement Needs).

\* Great Lakes-Upper Mississippi River Board of State Sanitary Engineers, Recommended Standards for Water Works, (Health Education Service, Albany, New York: 1976), p. 89.

### c. Stray Animals and Pests

Rodents and stray dogs are serious Southside problems. Rats are especially problematic in areas bordering the vacant land along the canal wall. The City has worked with residents in the past to help exterminate rats through cutting weeds, baiting, and deterrents such as the use of enclosed metal garbage containers. Stray dogs, uncut weeds, and illegal dumping aggravate this persistent problem.

In January, 1978, the City's understaffed and ill-equipped Animal Control Program was turned over to Joliet Township. Under the Township, the Animal Program has been expanded to include four control wardens who patrol in two vehicles from 7:00 a.m. to 9:00 p.m. daily, three persons stationed at the center, and a new animal shelter at 2807 McDonough Street. The City now contracts with Joliet Township for animal control services, and residents of Joliet can phone 725-0333 for assistance.

## 3. Utilities and Streets: Capital Improvements

### a. Utilities

The City Sanitary Sewer Map reveals several deficiencies in Southside's sanitary sewer system. Many of the older streets are served by private sewer lines which do not show up on city maps. In some cases, the lines are over 100 years old and are either obsolete (too small) or non-functioning. This is the case on S. Joliet Street between DeKalb and Wallace Streets. On other streets, such as McKinley Avenue and Edwards Street in the newer part of Southside south of I-80, homes use septic systems. The use of septic systems on those streets is ironic because of their proximity to the Eastside Wastewater Treatment Plant on nearby McKinley Avenue. As late as 1972, the use of outdoor privies was reported in Southside.\* Water lines do not appear on the City Water Map for several Southside streets, but it is assumed that the residences involved are served by wells.

All Southside streets are eligible to be served by city sewer and water if residents so desire. The cost of installing trunk lines is borne jointly by all residents on a block, either through a special assessment or increased taxes. Tapping onto the trunk line is arranged and paid for separately by each homeowner, and rehabilitation rebates can be used for that purpose.

### b. Streets and Other Capital Improvements

Capital improvements are projects requiring large expenditures of money for the improvement of publicly owned land and facilities such as street, curbs and gutters, storm sewers, street lights, and parkways. Although sidewalks are within the public right-of-way, the costs of installation and repair are the responsibility of the adjoining

\* Will County Health Department.

property owners, according to the City of Joliet Code of Ordinances, Section 26:28-40. Rehabilitation rebates can also be used for sidewalk improvements. Southside's capital improvement needs are great. Much of the area south of McDonough Street is without sidewalks, for example. Several of the more narrow rights-of-way, such as Water Street, have room for sidewalks on only one side of the street.

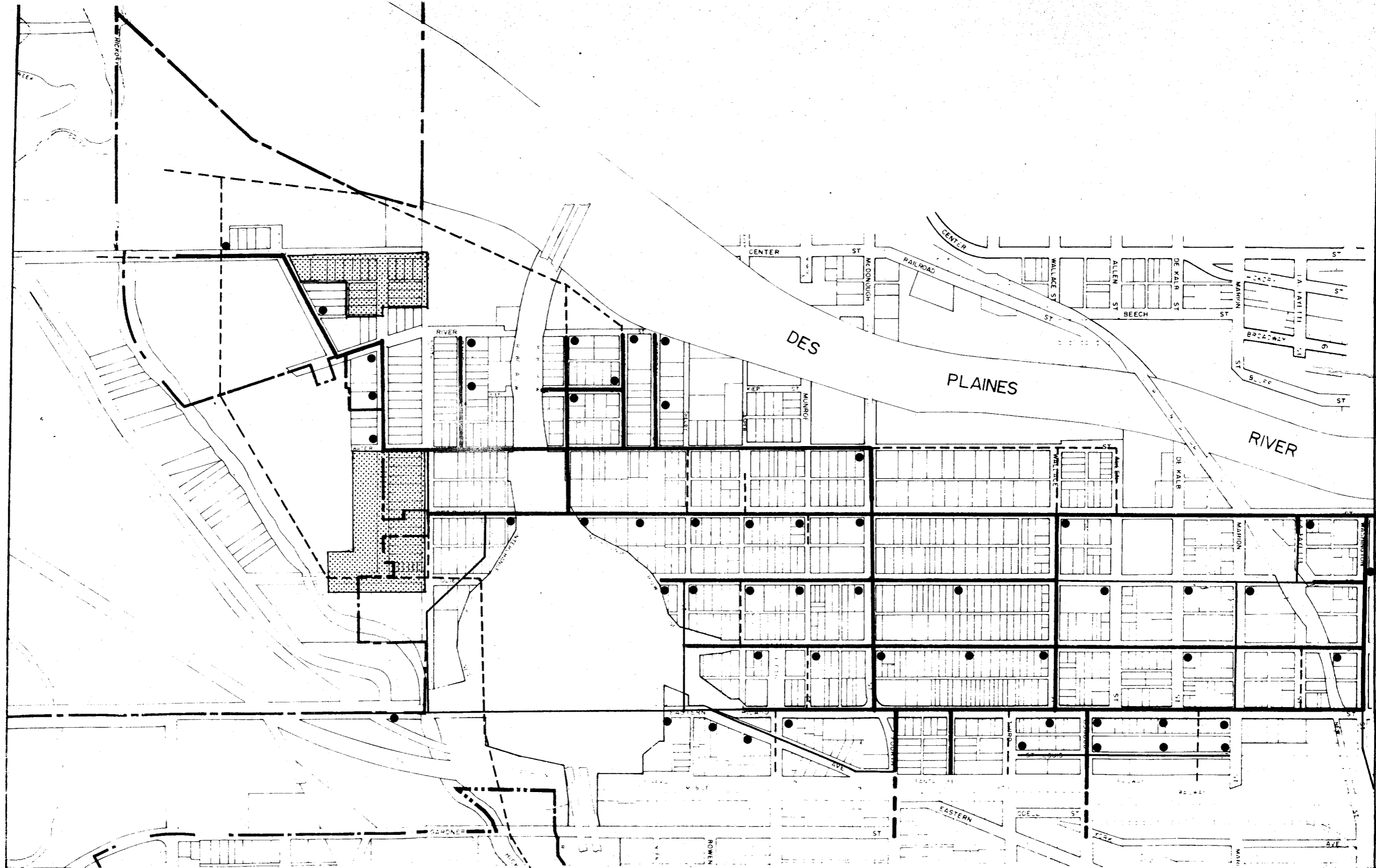
All streets in Southside are oil and chip, or flexible base, except McDonough, Ottawa, 5th, and S. Chicago Streets (all of which are truck routes). An oil and chip surface is not as strong as more permanent asphalt, but is adequate for residential side streets. Oil and chip streets have gravel shoulders instead of curbs and gutters, and generally do not have storm sewers. These deficiencies aggravate drainage and parking problems. According to current Environmental Protection Agency (EPA) regulations, oil and chip streets cannot be repaved with asphalt, and curbs and gutters cannot be installed on streets which are not served by a separate storm sewer system. Installation of storm sewers in Southside will be a very expensive undertaking, however, due to the presence of bedrock near the surface throughout much of the area.

Southside residents have expressed a desire to improve those streets which make up the "heart" of the community. Bringing those streets up to maximum standards includes storm sewer installation, curb and gutter installation, sidewalk repair and installation, and parkway landscaping. This concentrated approach to neighborhood improvement will create visible changes where they will have the greatest favorable impact.

#### 4. Home Improvements

The condition of homes and properties is the essence of neighborhood appeal. A well kept block or area will attract prospective homeowners no matter how grand or modest the properties. Unfortunately, just one deteriorated house can seriously damage an entire block's image. Suburbanization has left many elderly and low income persons living in older, inlying neighborhoods in homes they can barely afford to heat or maintain. In some cases, property owners have moved out of the area and rent their former homes, while not maintaining them.





**north**  
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 SCALE  
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**SOUTHSIDE  
 NEIGHBORHOOD**  
 JOLIET, ILLINOIS

**LEGEND**

- COMBINED STORM & SANITARY SEWER RUNNING PARALLEL TO A WATER MAIN
- - - COMBINED STORM & SANITARY SEWER ALONE
- WATER MAIN ALONE
- FIRE HYDRANTS
- ▨ SEPTIC SYSTEMS

TITLE  
**UTILITIES**

DRAWN BY RWB  
 APPROVED BY  
 DATE  
 REVISIONS  
 SHEET NO. VIII-8A



The City of Joliet's Block Grant-funded rehabilitation rebates and loans are designed to assist homeowners in making improvements which they cannot afford otherwise. These incentives are combined with code enforcement to insure a concentration of private efforts. Code enforcement is a systematic process of inspecting homes for compliance with city housing codes, and when applied fairly, will assure conscientious homeowners that their well-kept properties will not be adversely affected by negligent neighbors.

## 5. Neighborhood Beautification

Neighborhood beautification is the private counterpart of capital improvements. Beautification projects such as landscaping, litter clean-up, weed cutting, sidewalk repair, and lawn care reinforce public improvements and city services. Neighborhood beautification can take many forms, and can be either an individual effort or organized on a block by block or even neighborhood-wise basis.

### a. Design Harmony

Among homeowners on a block, an agreement can be made to coordinate color schemes, details such as doors, porches, and shutters, and use of specific materials when doing significant exterior remodeling.

### b. Landscaping

Landscaping, besides beautifying, helps to make the city more comfortable and livable. Shade trees provide a significant amount of cooling in the summer, besides being attractive. Annually blooming shrubs, flower beds, window boxes, and ivy enhance home improvements. Even vegetable gardens add to a well-kept appearance.

### c. Special Features

A common theme can be chosen by neighbors and carried out in a variety of fashions: yard lights, address numbers, mail boxes, yard furniture, painted fire hydrants, or even entrance markers such as columns and signs.

### d. Clean-up, Fix-up.

Litter and uncut weeds are signs of neighborhood neglect which contribute to other problems such as rats and pests. These conditions usually exist on vacant lots for which the owners are unknown or will not perform the needed clean-up. The City has the power to enforce weed, nuisance, and similar ordinances whereby fines are levied; and as a last resort, the work is done by the City and the cost is extracted as a lien against the property. Vacant lots can become neighborhood assets by serving as open space if they are landscaped and kept free of litter.

The projects described above can be undertaken by block clubs and neighborhood organizations. Home and garden contests can provide incentives for making improvements. Vacant lots can become community gardens for either flowers or vegetables,, and can be "adopted" by block clubs or elementary school classes to assure their constant upkeep. The University of Illinois Cooperative Extension Service, located at the Will County Farm Bureau Building, 100 Manhattan Road, 727-9296, will provide technical assistance in gardening and home improvements. Block Grant Clean-Up, Fix-Up monies can pay for trash dumpsters to be placed in Southside periodically, and summer clean-up crews are presently being coordinated through the Community Action Agency.

## 6. Neighborhood Redevelopment

When a neighborhood organization becomes sufficiently strong, it should consider becoming directly involved in neighborhood redevelopment by forming a Neighborhood or Community Development Corporation (NDC or CDC). An NDC is either a for-profit, or more commonly, a not-for-profit corporation which initiates neighborhood business and residential development projects. The role of an NDC is to coordinate projects, which can range from a parking lot to an entire block of housing, drawing on all possible financial resources and, perhaps, acting as developer as well. One purpose of an NDC is to keep control of neighborhood redevelopment within the neighborhood.

An NDC consists of a board of directors and a director or administrator, paid or unpaid, who can devote time to project planning, management, and funding. The NDC is usually separate from but aligned with other neighborhood organizations. The people involved should have a degree of expertise in planning, development, construction, financing, and legal matters. Not-for-profit development corporations may apply for government and private assistance in the form of grants, loans, and low interest loans. All profits must be used for reasonable salaries in return for services rendered, and for future projects of the same nature. A development corporation is an ideal approach to neighborhood revitalization, as far as neighborhood residents are concerned, but it requires a full-time commitment from the people involved.

## B. NEIGHBORHOOD REVITALIZATION RECOMMENDATIONS

### 1. City Services

*a. The City should increase its program of street shoulder maintenance.*

Many Southside streets are in need of gravel and grading on street shoulders to eliminate muddy and ponded areas.

b. *The City should increase maintenance of alleys.*

Southside residents have expressed a need for alley grading and patching. In several areas of Southside, alleys are the only access which residents have to their homes.

c. *The City should increase enforcement of weed control ordinances.*

The City's weed control ordinances, numbers 6517 and 6706, provide for court action, liens against property owners, and fines of from \$0 - \$500 per day against property owners who are considered to be in violation. Weeds over 8" in height must be cut, according to the ordinance. They pose a health and safety hazard and are a blighting influence on the neighborhood. The vacant land located along the canal wall, owned by private individuals and the Metropolitan Sanitary District, is an especially bad area. The City should pursue a policy of aggressive enforcement towards offenders.

## 2. Public Safety

a. *The Police Department should investigate and experiment with team policing in the Southside neighborhood.*

Team policing can help to improve police effectiveness by increasing officers' familiarity with particular problem situations and accountability for performance. In small, concentrated areas such as parts of S. Chicago Street, occasional use of foot patrols can help to alleviate loitering and other localized crimes. The Village of Oak Park, Illinois, has reduced crime nearly 8% yearly since instituting team policing in 1975.

The Police Department has created a Directed Deterrent Patrol which will focus its efforts on specific problem locations within Block Grant target areas. An evaluation should be made of conditions before and after creation of the patrol to determine its success in reducing crime. In addition, an experimental police team should be assigned to the Southside and Southeast Joliet neighborhoods in order to test the team policing concept in Joliet.

b. *Police should increase enforcement of ordinances prohibiting littering, street gambling, loitering, and other nuisance crimes.*

Nuisance crimes can actually be more damaging to neighborhood image than more serious crimes, and should be more strongly enforced.

c. *Southside residents should organize block watches for preventing and reducing neighborhood crime.*

Under an organized system of block watches, residents can feel more secure about leaving their houses unattended because neighbors will watch for and report suspicious activities.

### 3. Utilities and Streets

a. *The Neighborhood Services Division should publicize the use of rehabilitation rebates for utilities tap-ons and for sidewalk repair and installation.*

Target area property owners can receive rebates for tapping onto existing utilities lines and for making sidewalk and other property improvements. In areas where Block Grant capital improvements funds are not sufficient to take care of all such needs, property owners (individually or in groups) can undertake capital improvements-type projects.

b. *The capital improvements described below should be included in the City of Joliet's current five-year capital improvements program, subject to annual review and revision.*

All projects listed below which are not scheduled during this five-year period should be completed as funds become available, or considered automatically for funding in subsequent years. Improvements should be concentrated in order to maximize their visible benefits to the residents of Southside. Capital improvements for S. Chicago St. are not included in this program, but are discussed separately in the S. Chicago St. Revitalization Plan.

- (1) Water Street Storm Sewer:  
Drains Water Street between McDonough and Duncan Streets.
- (2) Water Street Improvements:  
Includes asphalt street resurfacing, curbs and gutters, and sidewalks on one side of the street between McDonough and Duncan Streets.
- (3) Joliet Street Sanitary Sewer:  
Replaces a non-functioning sewer line on Joliet Street between DeKalb and Wallace Streets.
- (4) Joliet Street Storm Sewer - I:  
Drains Joliet Street between Marion and Allen Streets.
- (5) Joliet Street Improvements - I:  
Includes asphalt street resurfacing, curbs and gutters, sidewalks, parkways, and landscaping between Marion and Allen Streets.
- (6) Joliet Street Storm Sewer - II:  
Drains Joliet Street between McDonough and Wallace Streets, and DesPlaines Street between McDonough and Munroe Streets.
- (7) Joliet Street Improvements - II:  
Includes asphalt street resurfacing, curbs and gutters, sidewalks, parkways, and landscaping between McDonough and Allen Streets.
- (8) DesPlaines Street Storm Sewer:  
Drains DesPlaines Street between Munroe Street and I-80.

- (9) DesPlaines Street Improvements - I:  
Includes asphalt street resurfacing, curbs and gutters, sidewalks, parkways, and landscaping between Munroe St. and I-80.
- (10) DesPlaines Street Improvements - II:  
Includes asphalt street resurfacing, curbs and gutters, sidewalks, parkways, and landscaping between Munroe and McDonough Streets.
- (11) DesPlaines Street Extension:  
Connects the south end of DesPlaines Street on the north side of I-80 (dead end) with Duncan Street by means of an additional 180' of roadway.
- (12) Water Street Park:  
Restoration of existing softball field (formerly managed by the Y.M.C.A.) and the addition of fencing and a children's play area.
- (13) River Street Park:  
Creation of a neighborhood park including game courts, picnic area, and play equipment.
- (14) Fire Hydrants:  
Installation of four fire hydrants where needed.
- (15) Street Lights:  
Installation of 11 standard street lights where needed.
- (16) Street Sign Repair:  
Repair of 6 damaged street name signs.
- (17) Street Name Sign Replacement:  
Replacement of 13 missing street name signs.
- (18) Street Trees:  
Planting of approximately 20 street trees where needed in residential areas not included in street improvements projects.
- (19) Sidewalk Installation:  
Installation of 22,190 lineal feet of sidewalk in residential areas not included in street improvements projects.
- (20) Sidewalk Repair:  
Removal and replacement of 6350 lineal feet of sidewalk in residential areas not included in street improvements projects.
- (21) Curb and Gutter Repair: Removal and replacement of 2300 lineal feet of curbs and gutters.
- (22) Sanitary Sewer Lines: Installation of 8" sewer lines where needed, not including individual tap-ons.
- (23) Water Lines: Installation of 6" water mains where needed, not including individual tap-ons.
- (24) Storm Sewers: Installation of storm sewers to drain and allow upgrading of streets not included in the projects listed above.

TABLE 10: SOUTHSIDE CAPITAL IMPROVEMENTS PROGRAM

FUNDING SOURCE*	PROJECT	TOTAL COST	COST/YEAR (PUBLIC \$ ONLY)				
			1979	1980	1981	1982	1983
BG	Water St. Storm Sewer	\$310,600	\$310,600	\$	\$	\$	\$
BG	Water St. Improvements	167,100		167,100			
BG	Joliet St. Sanitary Sewer	23,900	23,900				
BG	Joliet St. Storm Sewer - I	231,300	231,300				
BG	Joliet St. Improvements -I	69,400		69,400			
BG	Joliet St. Storm Sewer - II	529,000				264,100	264,900
BG	Joliet St. Improvements -II	140,000					
BG	DesPlaines St. Storm Sewer	102,200			102,200		
BG	DesPlaines St. Improvements - I	130,100			130,100		
BG	DesPlaines St. Improvements - II	34,100					
Public	DesPlaines St. Extension	25,000					
Local/ BOR	Water St. Neighborhood Park	8,800		8,800			
Local BOR	River St. Park	33,600					
Public	Fire Hydrants	20,000	20,000				
Public	Street Lights	785/year					
Public	Street Name Sign Repair	240	240				
Public	Street Name Sign Replacement	845	845				
BG/ Private	Sidewalk Installation	221,000					
BG/ Private	Sidewalk Removal & Replacement	84,200					
BG/ Public	Curb & Gutter Removal and Replacement	17,300					
Public/ Private	Sanitary Sewer Lines	166,000					
Public/ Private	Water Lines	155,000					
Public	Storm Sewers	880,000					
<b>TOTAL</b>		<b>\$3,349,685</b>	<b>\$586,885</b>	<b>\$245,300</b>	<b>\$232,300</b>	<b>\$264,100</b>	<b>\$264,900</b>

\*BG: Block Grant Capital Improvements Fund

LOCAL/BOR: 50% Block Grant, Joliet Park District, Joliet Grade School District 86/  
50% Bureau of Outdoor Recreation Land and Water Conservation Fund

BG/Private: Either Block Grant, private, or a combination of private investment and rehabilitation rebates.

Public: All local, state, and federal funds.

Private: Direct payment.



*c. The Public Works Department should prepare a preliminary design of a storm sewer system for the area south of I-80 in Southside to determine costs and feasibility.*

The streets south of I-80 have seasonal drainage problems. A storm sewer system, including cost estimates, should be designed by the end of calendar year 1979 so storm sewers for that area can be included in the City's Capital Improvements Program for upcoming years.

#### 4. Home Improvements

(Other home improvement recommendations are listed under Housing Recommendations, Chapter IV, Part B).

*a. The City should work quickly in requiring demolition of all burned and deteriorated structures, and purchase vacant lots to facilitate new development.*

When structures are burned or deteriorated beyond repair, the City should order their immediate demolition. In locations where a specific type of new development is desired, the City should purchase the lots to use them as development incentives (See Housing, Chapter IV: Part B: 2-6).

*b. The City and Community Action Agency should jointly investigate creating electrical and plumbing crews similar to the carpentry crew now available through the Block Grant program.*

Electrical and plumbing crews should be used to carry out otherwise expensive home improvements for elderly and low income homeowners.

*c. City sponsored housing education programs should emphasize housing self-help for target area residents.*

The Block Grant/University of Illinois Cooperative Extension Housing Education program provides technical assistance in home improvement to target area homeowners. Increased loan opportunities, combined with technical assistance, will enable homeowners to do many of the necessary improvements themselves, thereby eliminating labor costs.

#### 5. Neighborhood Beautification

*a. The City and University of Illinois Cooperative Extension Service should assist Southside residents in organizing special events for the purpose of stimulating neighborhood beautification.*

Events similar to the city-wide spring cleanup --such as beautification contests, formation of block clubs, yearly and on-going clean-up programs, and vacant lot landscaping -- can enhance residents' individual property and home beautification efforts. The University of Illinois Cooperative Extension Service will provide assistance in landscaping and gardening. Equipment and supplies such as dumpsters and trash bags can be obtained through the Block Grant Clean-Up, Fix-Up Program.

## 6. Neighborhood Redevelopment

*a. The City should provide technical assistance to Southside residents in forming Neighborhood Development Corporations.*

Neighborhood Development Corporations are powerful tools for spurring private redevelopment in deteriorated areas. NDC's have the flexibility to be involved in all aspects of planning, design, and project management, while keeping investment and profits almost entirely within the private sector. The Community Relations Department and the Neighborhood Coordinator should assist in initial organizing activities, writing a charter and bylaws, and locating persons, particularly neighborhood residents, who possess the skills necessary for running a successful NDC. Southside residents should also be assisted in developing business management skills. (See Appendix D, Charter, Bylaws, and Incorporation of a Neighborhood Organization.)

APPENDIX A  
ZONING CLASSIFICATIONS

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

1. 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 the Zoning Board of Appeals):

Cemeteries; 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.

2. R-3 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT)

a. Permitted Uses:

All uses permitted in R-2 Districts;  
Two-family dwellings.

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. 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. 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. 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, Revised Zoning Ordinance) 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.

6. 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

7. 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, Revised Zoning Ordinance).
- 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
- e. Screening:  
See Section 47-17.18

8. I-2 (HEAVY INDUSTRIAL DISTRICT)

- a. Permitted Uses:  
Those permitted in I-1 Districts;  
All other industrial uses.
- b. Conditional Uses (when authorized by the Zoning Board of Appeals):  
Particularly offensive and noxious uses.
- c. Prohibited Uses:  
Those prohibited in the I-1 District;  
Any use other than those authorized as a principal use or accessory in an I-2 District.
- d. Building Height Limitations: 50 feet
- e. Accessory Parking:  
See Section 47-17.17
- f. Screening:  
See Section 47-17.18

APPENDIX B  
MODEL SCREENING ORDINANCE

The following screening ordinance is an example of the type of provision which should be adopted by the Joliet Plan Commission and City Council as an amendment to Section 47-17.18 of the Revised Zoning Ordinance. The object of this amendment is to alleviate conflicts between nearby residential and non-residential land uses.

- (1) Screening shall be provided for one or more of the following purposes:
  - (a) A visual barrier to partially or completely obstruct the view of unattractive structures or activities.
  - (b) As an acoustic screen to aid in absorbing or deflecting noise.
  - (c) For the containment of debris and litter.
- (2) Location of screening:

Appropriate screening shall be installed along any side or rear property line of any business use or parking lot, and along any property line of any storage yard or industrial use which abuts or is across a street or utility easement from any residential district.

- (3) Screening considered appropriate shall include one of the following or combinations of two or more:
  - (a) For industrial uses:
    - (i) Solid decorative wall of masonry, wood, or other suitable construction.
    - (ii) Dense evergreen plantings not less than fifteen (15) feet in depth.
    - (iii) Earthen berm, landscaped with grass, ground cover, shrubs, trees, or combinations thereof.

- (b) For business and other nonresidential uses:
    - (i) Solid masonry wall or decorative fence.
    - (ii) Louvered, woven, or cyclone fence.
    - (iii) Dense evergreen plantings.
    - (iv) Deciduous trees and shrubs.
  - (c) Any other similar suitable year-round visual and noise barrier.
- (4) Height of non-vegetative screening shall be between five feet six inches (5'6") and six (6) feet except in front yards where maximum height shall meet the regulations under Section 47-17.6 of this Ordinance.



## APPENDIX C

### RECREATION AND EDUCATION PROGRAMS AVAILABLE TO SOUTHSIDE RESIDENTS

The following programs represent most of the recreation and education opportunities including job training, available to Southside residents. Programs are listed according to the sponsoring agency.

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

Boys ages 8-18 can join. The cost is \$2.00 per year. Individual dens meet at various locations throughout the area.

2. CETA (Comprehensive Employment Training Act)  
68 N. Chicago Street  
727-8757  
9 a.m. - 5 p.m. M - F

Screening and placement of unemployed residents of Will and Grundy counties in various CETA training programs. Job placement, counseling, and referral are also offered.

3. Community Relations Department  
City of Joliet  
150 W. Jefferson Street  
740-2465  
8:30 a.m. - 5:00 p.m. M - F
  - (a) Art Institute: Art classes for high school seniors and adults are taught during the summer by the Community Relations muralist at Bicentennial Park.
  - (b) Creative Writing Workshop: Operated in conjunction with the Community Action Agency Can-Do Program.
  - (c) Cultural Workshop: For six weeks each summer, programs and field trips are held daily from 1:30 - 5:30 p.m. and all day Wednesdays. Children ages 6-14 are eligible for the activities which include arts and crafts, dance, sewing, writing, dramatics, track and self awareness. The workshop is offered at four locations: Bicentennial Park, Clarence Warren YMCA, Hook's Training Center, Mt. Carmel Chapel.

- (d) Ebony Garden Theater: Children's dramatics group.
- (e) Upward Bound: Annual trip to an area college for high school students.

- 4. George Werden Buck Boy's Club  
226 E. Clinton St.  
729-1731  
4 p.m. - 8:30 p.m. M - F, 9:00 a.m. - 5:00 p.m. Sat.  
and school holidays.

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

- 5. Girl Scouts - Trailways Council  
220 N. Broadway St.  
723-3449  
9 a.m. - 5 p.m. M - F

For girls age 6-17. There is a \$2.00 per year membership fee. Troops meet at sites throughout the county.

- 6. Housing Authority of Joliet  
6 S. Broadway  
727-0611  
9 a.m. - 5 p.m. M - F

The Housing Authority Community Services Division offers recreation, social programs, and entertainment for public housing residents. An after-school study hall for children up to age 14 is held during the school year. In Southside, these programs are offered at the DesPlaines Garden Community Building, 220 S. DesPlaines St.

- 7. 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.

- 8. Joliet Metropolitan YMCA  
Greater Joliet Area  
215 N. Ottawa  
740-3310  
8 a.m. - 5 p.m. M - Saturday

Gerald Galowich YMCA 749 Houbolt	Briggs St. YMCA 1350 Briggs St.	Clarence C. Warren YMCA 472 S. Joliet St.
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Recreation and education programs for people ages 6 and over. Fees vary with activities.

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

Recreational sports, art and crafts classes, dancing, day camping, and a nature museum are available for children and adults. Fees vary with programs.

10. Joliet Public Library

Main Branch  
150 N. Ottawa  
727-4726  
9 a.m.-9 p.m. M - F  
9 a.m.-4 p.m. Sat.

East Branch  
606 E. Cass  
726-4360  
8:30 a.m. - 5:00 p.m. T-W-Th.  
11:30 a.m. - 8:00 p.m. Fridays  
8:30 a.m. - 5:00 p.m. Saturdays

Books, magazines, films, newspapers, cassettes, framed prints, talking books for the blind, are available. Arts and crafts programs are offered at the East Branch. No fee for the City of Joliet residents, \$25 for non-residents.

11. Joliet Public School District #86  
Division of Special Services  
420 N. Raynor Avenue  
740-3196  
8:00 a.m. - 4:30 p.m. M-F

Parent and infant education, speech and language therapy, special education, counseling, preschool screening and referral, and hospital or homebound instruction are all available to any child residing within District #86.

12. Joliet Township High School District #204  
201 E. Jefferson Street  
727-6890  
7:30 a.m. - 4:00 p.m.

District #204 offers the Community Service Aid Program to disadvantaged youth ages 14-21. The program assists in career exploration and provides on-the-job training in various career areas, especially in the public service sector. Alternate Schools I and II are for students who are unable to complete school in a traditional setting. Students are referred from District #204 and are given diagnostic testing, guidance, and work experience.

13. Joliet-Will County Community Action Agency  
57 W. Jefferson St.  
8:30 a.m. - 5:00 p.m., M - F

The following programs are offered through the Jefferson St. office unless otherwise noted:

- (a) Can-Do Program (727-8910): Low income mothers who are heads of households are given employment and job training advice and assistance, consumer education, counseling, and encouragement to raise self esteem.
- (b) Foster Grandparents (727-8960): Senior citizens interact with children. Hot meals and monthly trips are provided.
- (c) Head Start (727-7127) 8:30 a.m.-2:00 p.m. M-F: Preschoolers who are handicapped or from low income homes are eligible. Includes physical examinations, hot meals, and free transportation. There are five Head Start Centers:

Bethlehem Luthern Church  
Bluff Street Plaza  
Felman Development Center  
McKinley Park School  
Richards Street Methodist Church

- (d) Manpower, Inc. (726-4406): Work experience, counseling, testing, job referral, skills training, and classroom instruction for unemployed persons 16 years and older. Minimum wage is paid.
- (e) Youth Development Program (723-1351) 8:30 a.m. - 9:00 p.m. M-F: Includes training in auto mechanics, running a retail food cooperative, and a tutorial program for low income youths ages 12-21. The Johari Communicative Skills Workshop improves skills through theater, art, photography, music, and a newsletter.

14. Kankakee-Will County Citizens Council  
Learning Skills Center  
61 W. Clinton  
723-7117  
8:00 a.m. - 8:00 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 (GED) testing, and work experience for a non-profit agency at a minimum wage.

15. 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. Sun.

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

16. 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, day care, career guidance, and team sports for children.

17. 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.

18. SER Jobs for Progress, Inc.  
155 E. Jefferson Street  
727-4545  
9 a.m. - 5 p.m. M - F

For Will and Grundy County residents. Employment, job training, GED testing, and English classes for unemployed and poverty level persons, especially minorities.

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

Cooperative Extension agents will give information and programs on subjects related to home making, nutrition, home maintenance, landscaping, gardening, wildlife, carpentry, and outdoor education. Will County 4-H, for boys and girls age 10 years and older, is also offered through the Extension Service. Activities relate to hobbies, skills, leadership training, and recreation. 4-H will train adults to be 4-H leaders.

APPENDIX D  
CHARTER, BYLAWS, AND INCORPORATION OF  
A NEIGHBORHOOD ORGANIZATION

The initial step in forming a neighborhood organization is to define a purpose and set of goals. The group should lay out a plan of action for achieving those goals during the upcoming year(s). In order to eliminate confusion, especially to outsiders and to new members, the group should also decide upon an organizational structure. A charter (or constitution) with bylaws spells out all aspects of an organization's structure and how it intends to function. The following list of bylaws should be included in an organization's character.

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

In addition to creating a charter and bylaws, organization members will have to decide which sources of funding (if any) to pursue for ongoing activities. Funds can be obtained in the form of grants, membership dues, voluntary contributions, or proceeds from fund-raising activities. If the organization begins to accrue significant amounts of money, or would like to be eligible for government and private foundation grants, members should consider incorporating as a not for profit corporation.

A "not for profit corporation" is a corporation of which any income is not distributable to individual members, except as reasonable compensation for services rendered. Not for profit corporations can be formed to pursue a variety of purposes: charitable, benevolent, educational, civic, religious, athletic, professional, agricultural, commercial, scientific, etc. They have the power to engage in acquisition and sale of properties, enter into contracts, and otherwise conduct affairs according to their stated purposes.

There are several advantages to not for profit incorporation. Incorporation gives the organization a legal and permanent existence, in the eyes of the State, until the organization is officially dissolved. Certain tax exemptions are available to not for profit corporations, and donors can receive tax deductions for their contributions. The most important benefit of not for profit status is that individual organization members cannot be held liable for group actions.

Any community organization wishing to incorporate must file a form with the Secretary of State entitled "Articles of Incorporation." The filing fee is \$25.00. The form must be signed by at least three persons, and must state the name and purpose of the corporation. A Board of Directors and a Registered Agent, or legally recognized representative, must be appointed.\* The following is an example of the Articles of Incorporation for a Neighborhood Development Corporation.

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\* Secretary of State, General Not for Profit Corporation Act (State of Illinois, 1977).

ARTICLES OF INCORPORATION
UNDER THE
GENERAL NOT FOR PROFIT CORPORATION ACT

(These Articles Must Be Filed in Duplicate)

(Do Not Write in This Space)

Date Paid
Filing Fee \$
Clerk

Secretary of State, Springfield, Illinois.

We, the undersigned,

(Not less than three)

Table with 5 columns: Name, Number, Street, Address City, State. Multiple rows for listing names and addresses.

being natural persons of the age of twenty-one years or more and citizens of the United States, for the purpose of forming a corporation under the "General Not For Profit Corporation Act" of the State of Illinois, do hereby adopt the following Articles of Incorporation:

- 1. The name of the corporation is: Center City Neighborhood Development Corporation
2. The period of duration of the corporation is: perpetual
3. The address of its initial Registered Office in the State of Illinois is: 921 A Lane
Street in the City of Joliet (60431) County of Will and
the name of its initial Registered Agent at said Address is: Joseph Martin
4. The first Board of Directors shall be in number, their names and addresses being as follows:

Table with 5 columns: Name, Number, Street, Address City, State. Lists directors: Henrietta North, Edward Johnson, Maria Wade.

- 5. The purpose or purposes for which the corporation is organized are:
(a) The corporation is formed exclusively for scientific, educational, and charitable purposes without pecuniary gain or profit to its members, and to receive and administer funds for these purposes in the City of Joliet and the State of Illinois. Its purpose, specifically, is to initiate and/or assist in the planning and development of projects, studies, and other activities in cooperation and



coordination with Joliet governmental and civic bodies for the elimination of blight and blighting influences with the primary intent of combatting community deterioration and securing adequate housing (new and rehabilitated), community and related facilities, services, and physical and economic conditions, all of which are conducive to the viability, stability, and general welfare of the Center City Community.

- (b) The corporation shall guide, coordinate, and expedite the physical and economic development of the Center City community, an area bounded by A Lane, B Street, C Road, and D Avenue.
- (c) The corporation is empowered:
  - (1) To take, accept, hold and acquire by bequest, devise, gift, purchase, loan or lease any property, real, personal or mixed, whether tangible or intangible, without limitation as to kind, amount or value;
  - (2) To sell, convey, lease property, to invest and reinvest receipts therefrom, if any;
  - (3) To borrow money upon and pledge or mortgage any such property for any purpose for which it is organized, and to issue notes, bonds, or other forms of indebtedness to secure any of its obligations;
  - (4) To initiate, conduct, aid, and assist in projects for the clearance, replanning (including preparation of plans, surveys, studies, and recommendations), development, and redevelopment of blighted and deteriorated areas and/or structures;
  - (5) To hold, improve by construction or otherwise develop, clear, prepare and dispose of real property;
  - (6) To encourage community participation in housing and community improvements programs, and to disseminate information to the general public concerning the objectives and purposes of the corporation;
  - (7) To provide housing, on a non-profit basis, for low and moderate income people through relevant sections of the National Housing Act, and City of Joliet and State of Illinois programs as they may exist;
  - (8) To do and perform all acts reasonably necessary to accomplish the purposes of the corporation;
  - (9) To carry on all activities such that no part of the net earnings of the corporation shall insure to the benefit, or be distributable except as the corporation is empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in this section.