

about  
1979 or 1980

## SOUTHWEST NEIGHBORHOOD PLAN

### SUMMARY OF RECOMMENDATIONS

#### I. DESCRIPTION

##### A. POPULATION CHARACTERISTICS

The population of the Southwest Neighborhood in 1978 was 3,308. Total households numbered 1,228. Of these households, 33.3% had children under 18; 25% were one-person households; 28.3% of household heads were retired. Average household size (number of persons per household) has been decreasing; in 1960 the average household size was 3.25, by 1978 it had declined to 2.66.

##### B. LAND USE AND HOUSING CHARACTERISTICS

The predominant land use in the approximately 340-acre Southwest Neighborhood is residential. Of 899 residential structures, 79% are single-family dwellings; 15% are duplexes; 6% are multi-family dwellings. Duplexes and multi-family dwellings are dispersed throughout the neighborhood.

Housing units totaled 1320 in 1978. Of these 773 (63.7%) were owner-occupied while 441 (36.3%) were renter-occupied. The vacancy rate in 1978 was 8%.

#### II. GOALS

The goal of the Southwest Neighborhood Plan is the conservation of this neighborhood. Recommendations address problems which have had a deteriorating effect on the neighborhood. The planning recommendations are divided into five categories: Land Use and Zoning, Traffic and Transportation, Environment, Crime, and Property Maintenance. Goals were developed for each of these categories in keeping with the theme of neighborhood conservation.

#### III. LAND USE AND ZONING

##### A. LAND USE AND ZONING GOALS

In keeping with the broad goal of conserving the Southwest Neighborhood, this plan presents several recommendations regarding land use and zoning modifications for the neighborhood. The goals which form the basis for these recommendations are as follows:

1. To decrease the potential for conversions of single-family homes to multi-family units.
2. To revise the zoning in the neighborhood to more accurately reflect established land uses.

3. To retain the option of redevelopment of medium-density in areas where the housing stock is deteriorated.

## B. LAND USE AND ZONING RECOMMENDATIONS

1. *The City should downzone the residentially zoned portions of the Southwest Neighborhood as depicted in Alternative B.*<sup>1</sup>

Three alternative zoning proposals were developed for the Southwest Neighborhood. These downzoning proposals were developed within the following framework. The proposed zoning should:

- a. Decrease the incidence of future conversions, in terms of both the number of conversions that occur and the number of units permitted per structure.
- b. Reflect land uses as accurately as possible.
- c. Create a minimum number of non-conformities.

*Alternative B* downzones the majority of the residential portion of the neighborhood to R-3, One and Two Family Residences. This is a moderate downzoning strategy which still provides owners the option of converting homes for income-producing reasons, but discourages the investor type who wants to create more than two units in a single-family structure. This alternative would decrease the potential for future conversions and at the same time decrease the allowable number of units per structure.

While two units per structure would be the maximum permitted under R-3 zoning, not all lots or houses would be able to support two units. R-3 districts require a minimum lot area of 3,500 square feet per family; thus two units would require a minimum lot of 7,000 square feet.

In addition to the above advantages, *Alternative B* creates the least number of non-conformities - 41 multi-family structures or uses. Thus it is the alternative which most accurately reflects land use.

2. *The area north of Marion Street which is currently zoned R-5 should be downzoned to R4A for redevelopment of low to medium density.*

3. *Eliminate the existing B-1 spot zone on the southwest corner of Marion and Pleasant Streets.*

4. *The two businesses on Laurel Street zoned R-4 and contiguous to the existing B-3 District on Jefferson Street should be rezoned to B-3.*

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<sup>1</sup>Alternative B refers to three zoning alternatives which were presented at the December 18 neighborhood meeting. Neighborhood residents chose Alternative B as the best method of downzoning the neighborhood. All three alternatives are described in the Plan.

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

#### IV. TRAFFIC AND TRANSPORTATION

##### A. TRAFFIC AND TRANSPORTATION GOALS

The following recommendations are made in reference to these goals:

1. To minimize conflicts between residential uses and transportation demands.
2. To improve circulation for neighborhood residents.

##### B. TRAFFIC AND TRANSPORTATION RECOMMENDATIONS

1. The Building Inspection Division of the Community Development Department should increase efforts to enforce the off-street parking provisions of the Zoning Ordinance (Section 47.17.17) for new buildings or new uses of buildings in the neighborhood.

2. The Police Department should strictly enforce city ordinances pertaining to on-street parking. *(Too close to drives*

3. The city should enforce zoning laws prohibiting parking on front lawns.

4. To alleviate parking and traffic congestion, neighborhood residents should request No Parking signs where appropriate.

5. The Police Department should more strictly enforce traffic laws, particularly those regarding speeding and truck routes.

\* 6. The Police Department and Public Works Department should investigate methods of decreasing traffic and speeding on Hunter Avenue from Jefferson to McDonough.

7. The Public Works Department and neighborhood residents should set up a communications system on a block by block basis regarding snow removal.

#### V. ENVIRONMENT

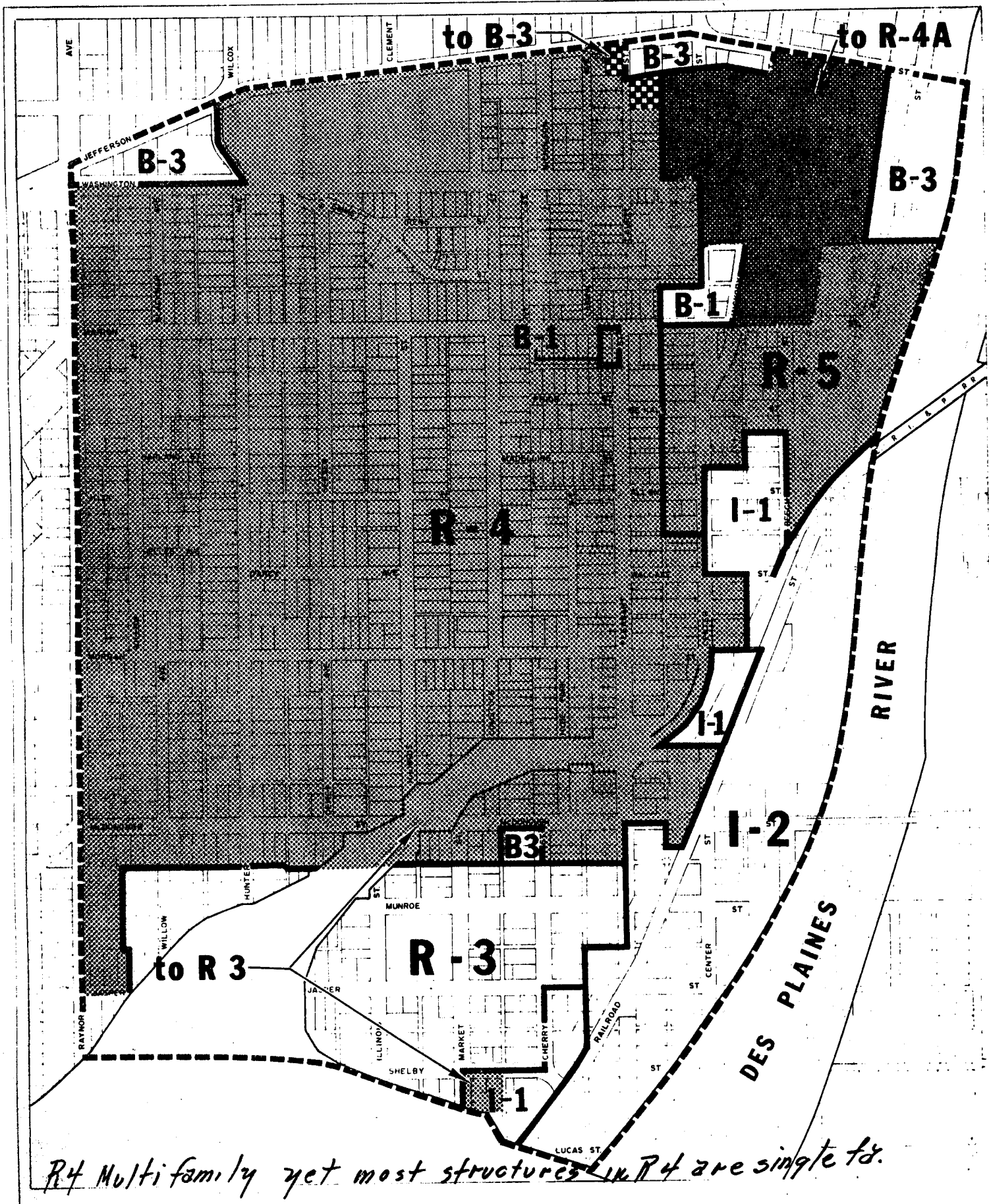
##### A. ENVIRONMENTAL GOALS

The goals which form the basis of the environmental recommendations are as follows:

1. To alleviate flooding problems in the neighborhood.
2. To upgrade open space facilities within the neighborhood.

*Low through streets -  
short streets as  
any - drive  
Hunter thru  
traffic -*

*Down zone R 4 to R 3 (one or two unit structures)  
 Typical lot 7000 - one family*



*R4 Multi family yet most structures in R4 are single fr.*

Open  
out Park  
areas

Area now: 1. since recommendations  
5.2 Acres 24-26 Acres  
We are short 20 Acres.

B. ENVIRONMENTAL RECOMMENDATIONS

1. The State of Illinois Department of Transportation should improve drainage on the Interstate 80 Center Street ramp to correct a serious and frequent flooding problem.
2. The Public Works Department should study alternative methods of alleviating flood conditions at the intersection of Cagwin and Washington Streets.
3. The Public Works Department should schedule more frequent cleaning of catch basins.
4. The Joliet Park District should improve the Seeser Street Park, employing the tot lot concept.
5. The Joliet Park District should consider the possibility of future expansion of the Seeser Street Park.

Access from  
seeser Park.

VI. CRIME AND SAFETY

A. CRIME AND SAFETY GOALS

Both crimes of serious nature and nuisance crimes are detrimental to a neighborhood. The planning recommendations regarding crime in the Southwest Neighborhood relate to the following goals:

1. To reduce crime in the Southwest Neighborhood, particularly the crimes of burglary and vandalism and nuisance crimes.
2. To reduce the fear of crime.

From 1978 to 1979  
Burglary +85%  
Vandalism +80%

Munk Nuisance  
at Day's Night  
Sk Pats  
Wilson Ave. Parking  
Tot

B. CRIME AND SAFETY RECOMMENDATIONS

1. The Police Department should employ the Directed Deterrent Patrol in the Southwest Neighborhood.
2. The Police Department should strictly enforce all ordinances against nuisance crimes such as loitering, public disturbances, dumping, junk cars, and illegal parking.
3. "No Trespassing" signs should be posted in those areas in the neighborhood which are semi-public places but privately owned property.
4. As a crime prevention measure, neighborhood residents should request street and alley lights where appropriate.
5. Neighborhood residents should participate in the Y.M.C.A. Anti-Crime Program.

In operation  
about 2 yrs.

Street lights 250 ft apart  
Alleys - Use crime statistics

Engrave Article

6. Neighborhood residents should participate in the Police Department "Operation Identification" program.

7. As there is a perception that the increase in crime in the Southwest Neighborhood may be drug-related, neighborhood residents should contact drug enforcement agencies and drug education agencies to address this potential problem.

8 Increase intensity of street lights.

VII. PROPERTY MAINTENANCE

A. PROPERTY MAINTENANCE GOALS

(31% vacant boarded houses, 3% in sub standard.

The potential for continued deteriorating property maintenance exists in the Southwest Neighborhood. Recommendations regarding public and private neighborhood rehabilitation efforts relate to the following goals:

1. To improve the level of property maintenance in the Southwest Neighborhood.
2. To improve neighborhood appearance in general.

B. PROPERTY MAINTENANCE RECOMMENDATIONS

1. The Housing Code, the Building Code, and the Zoning Ordinance should be strictly enforced by the Housing Evaluation and Building Inspection Divisions.

2. The City should adopt a program of systematic code enforcement. *Citizen complaint.*

3. Neighborhood residents should report code violations and illegal conversion activity to the City.

4. The Housing Evaluation Division and Legal Department should work toward speedier removal or rehabilitation of vacant boarded structures; the City should employ programs such as Urban Homesteading in this neighborhood as an incentive for occupancy of such abandoned structures.

5. A portion of the Block Grant capital improvement monies available in program year 1983 should be allocated for the Near West Target Area. *20 owners have used this to date*

6. The University of Illinois Cooperative Extension programs should be made available to residents of the Southwest Neighborhood and the programs should be actively promoted.

7. Neighborhood residents should regularly communicate with local realtors to insure proper marketing of their area.

8. The owners of the properties at 700-706 West Jefferson should continue recent efforts at keeping the parking area free of litter.

Real Estate for sale list to be so owners will know.

Doc. #6/1905  
6/19/90

High Rental indicates absentee landlord. 70% of structures before 1940.

\$15,000 Home office for houses for sale  
\$56,000

A sound structure is allowed to be vacant for some time

When for sale a property could be brought up to code.

Federal Money East of Center St. Pamphlets