Ord. 637
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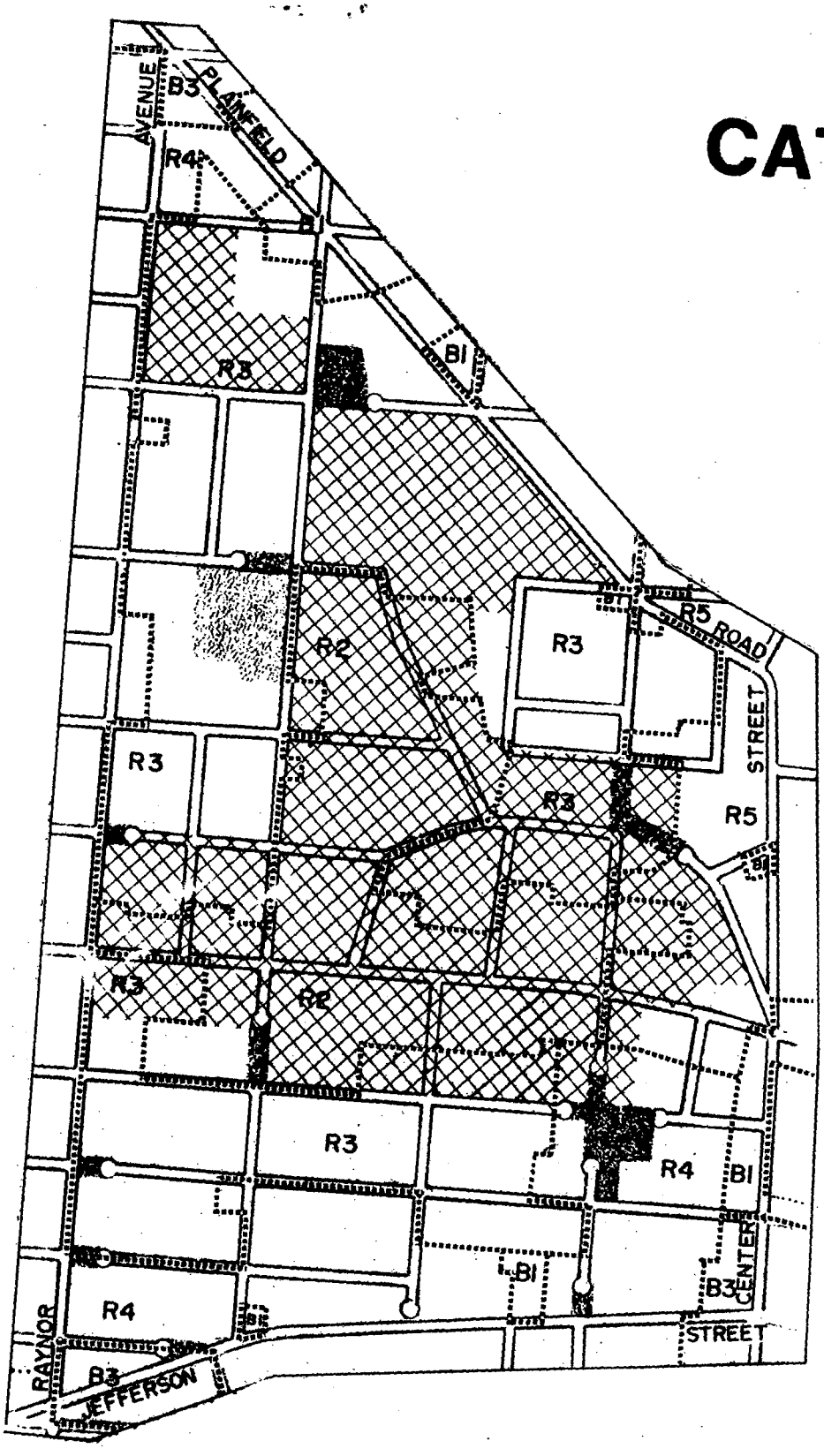
CATHEDRAL AREA PLAN



City of Joliet,
Illinois

June, 1975

CATHEDRAL

AREA

PLAN

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

JUNE, 1975

report number: 301.04–1

JOLIET CITY COUNCIL

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Mayor

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Student Intern

JOHN GLEASON
Student Intern

CATHEDRAL AREA PLAN

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SUMMARY OF FINDINGS AND RECOMMENDATIONS

SUMMARY OF FINDINGS AND RECOMMENDATIONS

Introduction

The Cathedral area is bordered by Plainfield Road on the northeast, Center Street on the east, West Jefferson Street on the south, and Raynor Avenue on the west. Located less than a mile from downtown Joliet and essentially residential in character, it is one of Joliet's older, well-established neighborhoods. Some of its prominent features include: The College of St. Francis, a four-year liberal arts school with enrollment of 900 students; the Cathedral of St. Raymond Nonnatus; Farragut Elementary School; and a number of the City's finest and oldest residential structures, many of which front on curving, tree-lined streets, such as Buell, Whitney, and Brooks.

The following plan is the joint product of Cathedral area residents and City staff working in cooperation. The purpose of this plan is to outline those actions that will preserve and enhance the qualities of the Cathedral area.

Identification of Issues

Resident Input. Resident input in identifying the relevent issues facing the Cathedral area was obtained by holding a public meeting in the Cathedral area May 14, 1975. So that all of the important issues could be identified in a short period of time while still allowing every person in attendance to participate, a process known as the nominal group technique was used at this meeting. The advantage of the nominal group technique is that it enables most groups to quickly identify and establish a consensus regarding their basic goals and priorities.

Nominal Group Results. Based on the results of the nominal group process conducted at the May 14th meeting, land use and zoning and the enforcement of building and housing codes clearly stand out as the most important issues facing the Cathedral area. Residents want the area's densities and character preserved as they presently exist. The trends of continued conversions of single-family residences into multiple-family residences and apartment construction are viewed with substantail disapproval.

While residents are concerned about additional conversions and apartment construction, they are equally concerned about the apparently questionable manner by which some conversions have taken place as well as the general appearance and maintenance of housing. In this regard, residents have suggested a need for more effective housing and building code enforcement.

Additional issues that were identified as major concerns by the nominal group participants at the May 14th public meeting included the following :

- Traffic -- particularly (a) the undesirability of through traffic and escessive speeds on residential streets and nearby areas of potential pedestrian conflict, such as Farragut School, and (b) the volume of illegal truck traffic on Raynor Avenue.

- Parking -- particularly on-street parking congestion near multiple-family residences and on narrow streets.

- Street lighting -- along streets as well as in alleys.

- General maintenance and repair -- of alleys, especially, but also streets, sidewalks, curbs, street lights, and storm sewer covers and inlets.

- Conservation, preservation, and beautification -- particularly the need to plant street trees, to preserve historical and architectural attributes, and to improve the appearance of building exteriors.

- Parks, playgrounds, and recreation -- more of them are needed.

Goals, Policies, and Recommended Actions

The capabilities of city government to improve the livability of any residential area are limited and the constraints are large. Nevertheless, by working with area residents, city government can assist in helping to set meaningful and realistic goals, establish policy guidelines, and within this framework, develop specific courses of action to carry out the policies and achieve the goals. The following outline of goals, policies, and recommended actions is intended to serve this purpose.

Land Use and Housing

Goals:

- TO MAXIMIZE THE NET ECONOMIC, SOCIAL, AND ENVIRONMENTAL BENEFITS DERIVING FROM THE USE, DEVELOPMENT, AND REDEVELOPMENT OF LAND AND FROM THE SPATIAL ARRANGEMENT OF THOSE USES.

- TO PROVIDE AN ADEQUATE SUPPLY AND VARIETY OF SAFE, SANITARY, AND ATTRACTIVE HOUSING AND NEIGHBORHOOD OPPORTUNITIES ACCESSIBLE TO COMMUNITY ACTIVITIES AND WITHIN THE ECONOMIC REACH OF ALL RESIDENTS.

The Cathedral area is characterized by a wide variety of housing and residential land uses, in terms of both types of tenure and structure as well as in terms of price range. This wide mix of housing types is deemed to be a desirable situation, as it is capable of serving the housing needs of a diverse population, young and old, higher income and lower income, large family and small family. The intensity of land use and the overall density of residential development in the area is greater relative to most other areas of the City. This, too, is desirable from the standpoint that it shows an efficient use of land and the good accessibility of this area to shopping, employment, and other community activities. The Cathedral area represents the type and quality of neighborhood which should be conserved where it exists and encouraged in areas of the City where it does not.

Regrettably, certain interrelated forces appear to be operating or beginning to operate in the Cathedral area that may be detrimental to its long-term stability. In short, the growing age of housing in the area, the lower-than-average rate of owner occupancy, the area's in-lying location, and the current zoning which permits additional conversions and increased densities in an area of already relatively high densities, all make the area susceptible to diminishing resident confidence, housing disinvestment, and a possible precipitation of neighborhood decline.

Policies:

1. THE ESSENTIAL CHARACTER AND DENSITIES OF LAND USE AND RESIDENTIAL DEVELOPMENT SHOULD BE PRESERVED AS THEY CURRENTLY EXIST.

2. ZONING SHOULD BE REVISED TO REFLECT THE ACTUAL LAND USES AND DENSITIES IN THE AREA AND TO ALLOW EXISTING MULTIPLE-FAMILY RESIDENTIAL USES TO CONTINUE.

3. COMMERCIAL DEVELOPMENT SHOULD BE RESTRICTED TO THOSE AREAS CURRENTLY ZONED FOR BUSINESS AND, HENCE, SHOULD BE PROHIBITED FROM PENETRATING THE CATHEDRAL AREA. COMMERCIAL DEVELOPMENT THAT IS CLUSTERED IN COMPACT AND INTEGRATED CENTERS SHOULD BE ENCOURAGED, AND DISJOINTED "STRIP" COMMERCIAL DEVELOPMENT ALONG MAJOR STREETS SHOULD BE DISCOURAGED.

4. CITY BUILDING AND HOUSING CODES SHOULD BE MORE AGGRESSIVELY AND EFFECTIVELY ENFORCED IN THE AREA.

5. THE POSSIBILITIES OF AMENDING AND ADMINISTERING THE MUNICIPAL HOUSING CODE SO AS TO ENCOURAGE BETTER MAINTENANCE OF EXTERNAL BUILDING APPEARANCE SHOULD BE INVESTIGATED.

Recommended Actions:

1. THE CATHEDRAL AREA SHOULD BE DOWNZONED AS DEPICTED EITHER IN ALTERNATIVE III ON MAP 13, PAGE IV-3, OR AS DEPICTED IN ALTERNATIVE IV ON MAP 13-A, PAGE IV-4.

2. THE CATHEDRAL AREA,ALONG WITH OTHER PROSPECTIVE AREAS IN THE CITY, SHOULD BE EVALUATED FOR THEIR SUITABILITY AS TARGETS FOR CONCENTRATED CODE ENFORCEMENT EFFORTS. CONCENTRATED CODE ENFORCEMENT EFFORTS SHOULD THEN BE IMPLEMENTED IN EACH AREA THROUGHOUT THE CITY ACCORDING TO THEIR PRIORITY AND AS FUNDING SOURCES PERMIT.

3. RESIDENTS OF THE CATHEDRAL AREA SHOULD BE FURTHER ENCOURAGED TO REPORT QUESTIONABLE BUILDING ACTIVITY AND CONVERSIONS TO THE CITY'S BUILDING INSPECTION DIVISION.

Circulation

Goal:

- TO PROVIDE A BALANCED SET OF CIRCULATION MODES WHICH IS SAFE, EFFICIENT, VISUALLY ATTRACTIVE, MINIMIZES ENVIRONMENTAL HARM, AND MAINTAINS NEIGHBORHOOD INTEGRITY.

Current Situation. The Cathedral area's circulation system is an efficient mover of vehicular traffic from the standpoint of the individual motorist's time and costs, but it is inefficient from the standpoint of the public's costs. The majority of the area's streets have been built to practically the same widths and performance specifications and laid out in a grid pattern. Consequently, the total street coverage is excessive in view of what could adequately serve the area, and the excessive street coverage has made much of the area's ground surface impervious to storm water runoff, thereby adding to the severity of drainage problems in the area.

Perhaps most importantly, however, is that this type of street design and layout affords little economy in the specialization of street types and little economy in the number of intersections. As a result, all streets are quite heavily traveled and tend to encourage through traffic and high traffic speeds. The random usage of local streets by through traffic vehicles makes streets less pleasant and safe for pedestrians, disrupts the tranquility and integrity of residential settings, and creates hazardous situations for vehicular traffic, which are difficult and expensive to control.

Policies. Traffic improvements and other modifications to the Cathedral area's circulation system should be designed and carried out in a manner which is consistent with the following policy guidelines and standards:

1. STREET LAYOUTS SHOULD MINIMIZE OVERALL LENGTH OF STREETS AND NUMBER OF INTERSECTIONS.

2. OBLIQUE AND FIVE- AND SIX-WAY INTERSECTIONS SHOULD BE AVOIDED ON ALL STREETS AND, WHENEVER POSSIBLE, FOUR-WAY INTERSECTIONS SHOULD BE AVOIDED ON RESIDENTIAL STREETS.

3. RESIDENTIAL (THAT IS, LOCAL AND COLLECTOR) STREET WIDTHS SHOULD NORMALLY BE THE MINIMUM CONSISTENT WITH SAFETY REQUIREMENTS AND ADEQUATE FULFILLMENT OF STREET FUNCTION.

4. THE LENGTH AND NUMBER OF PEDESTRIAN STREET CROSSINGS SHOULD BE MINIMIZED.

5. THE FREQUENCY OF DRIVEWAY ENTRANCES AND RESIDENTIAL STREET INTERSECTIONS ALONG ARTERIAL STREETS SHOULD BE KEPT TO A MINIMUM.

6. THROUGH TRAFFIC ON MINOR RESIDENTIAL (LOCAL) STREETS SHOULD BE AVOIDED.

7. PEDESTRIAN AND BICYCLE WAY ALIGNMENTS SHOULD HAVE REASONABLE RELATIONSHIPS TO MOVEMENT DESIRES, PARKING, COMMUNITY FACILITIES, AND PUBLIC TRANSPORTATION LOADING POINTS; THEY SHOULD BE SAFE, SECURE, ATTRACTIVE, AND SEPARATED FROM VEHICULAR TRAFFIC WHENEVER POSSIBLE.

8. ALTHOUGH STREET AND PATH LIGHTING FOR SAFETY AND SECURITY SHOULD BE PROVIDED, NO MORE ILLUMINATION THAN IS NECESSARY SHOULD BE PROVIDED SO AS TO CONSERVE ENERGY AND MATERIAL RESOURCES. STREET LIGHTING LUMINOSITY SHOULD VARY IN PROPORTION TO DESIGN TRAFFIC VOLUMES AND BE LOCATED OR MOUNTED TO PREVENT LIGHT FROM SHINING ON RESIDENTIAL WINDOWS, OR INTO THE EYES OF DRIVERS, PEDESTRIANS, OR BICYCLISTS.

Recommended Actions:

1. THE CITY TRAFFIC ENGINEER SHOULD INVESTIGATE THE FEASIBILITY AND DESIRABILITY OF PLACING FOUR-WAY STOP SIGNS AT THE INTERSECTIONS OF WILCOX WITH DOUGLAS, TAYLOR, GLENWOOD, AND ONEIDA, AND AT BUELL AND NICHOLSON IN ORDER TO REDUCE RESIDENTIAL THROUGH TRAFFIC AND IMPROVE CIRCULATION SAFETY ON AN INTERIM BASIS.

2. OVER THE LONG RUN, DETAILED DESIGN AND ENGINEERING STUDIES SHOULD BE CONDUCTED AND FUNDING SOURCES SHOULD BE SOUGHT TO IMPLEMENT THE PHASE-TWO CIRCULATION IMPROVEMENTS.

Parks and Open Space

Goals:

- PROVIDE AN ADEQUATE SUPPLY AND VARIETY OF RECREATIONAL AND LEISURE-RELATED OPPORTUNITIES, CONVENIENTLY AND EQUITABLY ACCESSIBLE TO ALL RESIDENTS.
- CONSERVE AS OPEN SPACE OR PARKS THOSE AREAS WHICH WILL PROTECT RESIDENTS FROM ENVIRONMENTAL SOURCES OF HARM AND DISCOMFORT, SUCH AS AIR AND NOISE POLLUTION, OVERLAND FLOODING, AND OTHERS.
- CONSERVE AS OPEN SPACE OR PARKS THOSE AREAS WHICH WILL PROTECT THE IMPORTANT VEGETATIVE, TOPOGRAPHICAL, AND OTHER NATURAL ATTRIBUTES OF THE CATHEDRAL AREA.
- CONSERVE AS OPEN SPACE OR PARKS THOSE AREAS WHICH WILL PROTECT OR ENHANCE THE AESTHETIC QUALITIES OF THE CATHEDRAL AREA.

Current Situation. Currently, the only publically-owned recreation space serving the Cathedral area's population of 3500 is the Farragut School playground, consisting of approximately two and one-half acres. There is another vacant parcel in the Farragut School vicinity, which also is being used for recreation purposes, but it is privately owned and not properly developed as a park and recreation area. If five acres of neighborhood parks per 1000 population is the minimum acreage needed to adequately serve a typical neighborhood's needs, then the Cathedral area has a deficiency of parks and open space amounting to 15 acres by this standard. Moreover, both of these existing parcels are located north of Glenwood Avenue and are used for child-centered recreation. Yet, Cathedral area residents tend to be older, relative to residents of the City as a whole, and the majority of the Cathedral area's population, young and old alike, lives south of Glenwood Avenue where there are no recreation areas. Thus, there is not only a scarcity but also a poor geographic distribution and a poor age-group orientation of parks and open space in the Cathedral area.

Unfortunately, practical opportunities for expanding park and open space facilities in the Cathedral area are limited. Most of the area has been developed, leaving very few vacant areas for potential park development. Nevertheless, some vacant parcels still remain or have been created due to building demolitions, plus there are some unneeded portions of streets that possibly could be vacated and converted into park use. While most of these parcels are small and could not be assembled into sites much greater than one or two acres each, sites of this size can still be used for playlots, vest pocket parks, flower and vegetable gardens, tennis courts, and a variety of other uses.

Policies:

1. EXISTING PARK AND OPEN SPACE AREAS SHOULD BE PRESERVED AND EXPANDED WHERE COMPATIBLE WITH OVERALL DEVELOPMENT GOALS:

2. DEVELOPMENT OF EXISTING VACANT OR TO-BE-VACANT PARCELS OF LAND SHOULD BE DISCOURAGED UNTIL THEIR POSSIBILITIES FOR DEVELOPMENT AS PARK AND OPEN SPACE AREAS ARE FULLY EXPLORED.

3. STREET RIGHTS-OF-WAY WHICH ARE NOT ESSENTIAL FOR CIRCULATION OR PARKING PURPOSES SHOULD BE IDENTIFIED AND EVALUATED FOR THEIR POSSIBLE CONVERSION AND REUSE AS PARK AND OPEN SPACE AREAS.

Recommended Actions:

1. SEGMENTS OF THIRTEEN STREETS SHOULD BE CLOSED IN ORDER TO CREATE "GREEN SPACES," AND THE TWO LARGEST VACANT PARCELS SHOULD BE DEVELOPED INTO "MINI PARKS." (See Map 11, Pages 11 and IV-10.)

2. OWNERSHIP OF THE EIGHT "GREEN SPACES," WHICH WILL ADJOIN PRIVATE PROPERTY, SHOULD REVERT TO THE ADJACENT OWNERS EXCEPT FOR ANY PUBLIC EASEMENTS THAT WILL HAVE TO BE RETAINED FOR SIDEWALK AND UTILITY MAINTENANCE.

3. THE FIVE "GREEN SPACES" THAT ADJOIN THE "MINI PARKS" SHOULD BE MAINTAINED BY THE JOLIET PARK DISTRICT. THESE "MINI PARKS" ALSO SHOULD BE DEVELOPED AND MAINTAINED BY THE PARK DISTRICT.

Urban Beautification and Conservation

Goal:

- TO CONSERVE AND BEAUTIFY ALL FEATURES AND ASPECTS OF THE CATHEDRAL AREA, PARTICULARLY THOSE FEATURES AND ASPECTS WHICH HAVE SPECIAL ARCHITECTURAL AND/OR HISTORICAL SIGNIFICANCE.

Current Situation. The Cathedral area is a visually pleasant residential area with a rich heritage. Unfortunately, certain factors have and may continue to mar its visual attractiveness and dilute its heritage. One factor has been the dutch elm disease which left much of the area bare of its former abundance of graceful shade trees. A second factor has been the untrimmed growth of hedges and weeds. A third factor has been the continuing conversions and "modernizations" of residential structures. Many of these conversions and remodelings hase permanently altered the original facades, architectural integrity, and overall charm of the area's homes. A final factor seems to be a simple lack of recognition and appreciation of the many fine architectural and historical attributes of the Cathedral area.

Policies:

1. EXISTING STREET TREES THAT ARE APPROPRIATE FOR THEIR LOCATION SHOULD BE PROPERLY MAINTAINED; AND, WHERE THEY DO NOT NOW EXIST, APPROPRIATE TREES SHOULD BE PLANTED AND MAINTAINED.

2. HISTORIC DISTRICT REGISTRATION SHOULD BE SOUGHT FOR AREAS THAT CONTAIN A SUBSTANTIAL NUMBER OF STRUCTURES/BUILDINGS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

3. HISTORIC STRUCTURE REGISTRATION SHALL BE SOUGHT FOR INDIVIDUAL STRUCTURES/ BUILDINGS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

4. FOR THOSE OWNING NATIONAL REGISTER-LISTED STRUCTURES/BUILDINGS, ASSISTANCE SHALL BE PROVIDED IN OBTAINING FINANCIAL ASSISTANCE FOR RESTORATION OR MAINTENANCE.

5. CITY WEED CUTTING AND SHRUB TRIMMING ORDINANCES SHOULD BE MORE AGGRESSIVELY AND EFFECTIVELY ENFORCED IN THE AREA.

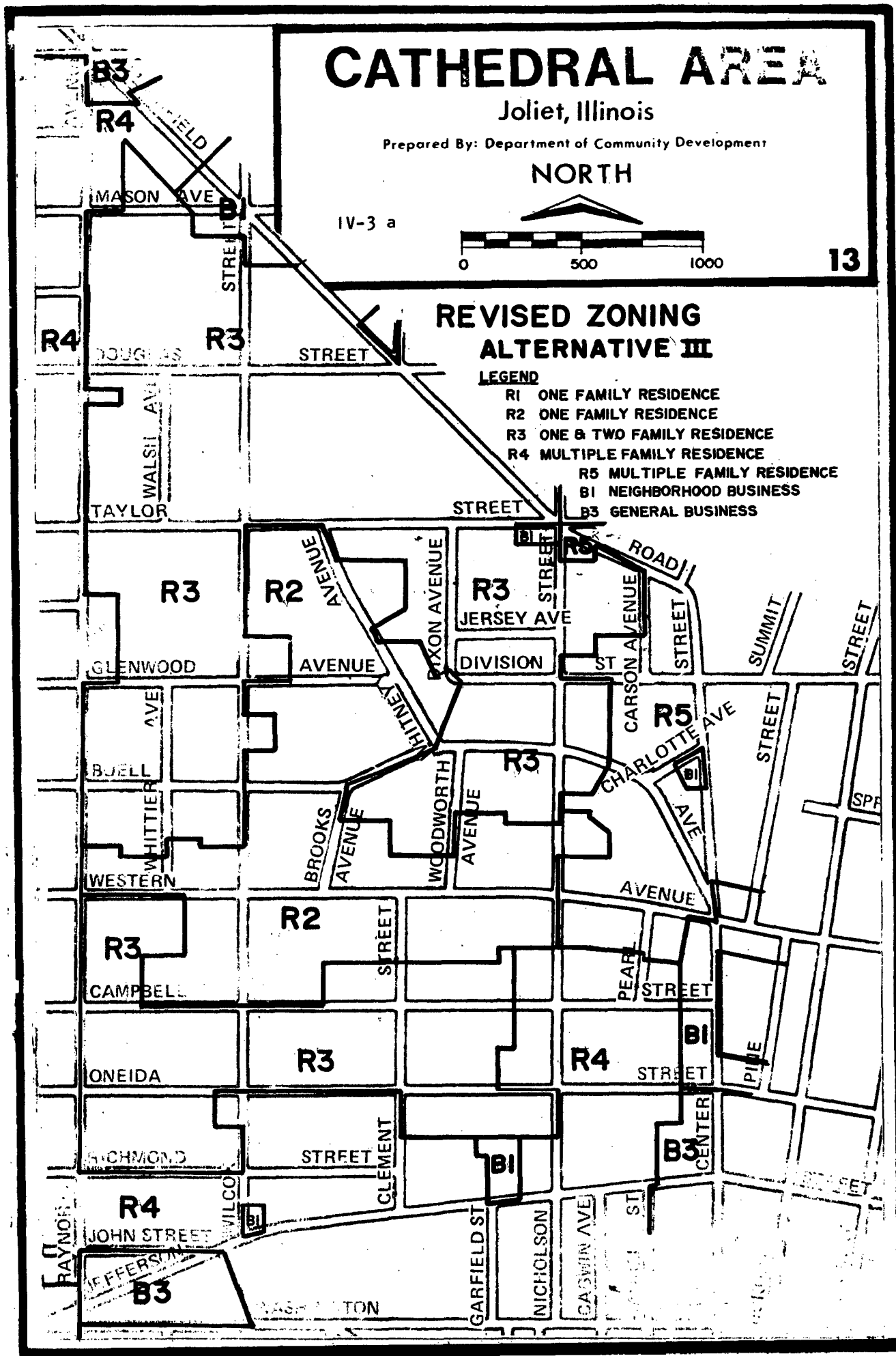
Recommended Actions:

1. ADJACENT PROPERTY OWNERS SHOULD BE ENCOURAGED TO PLANT STREET TREES UNDER CITY DIRECTION AND IN ACCORDANCE WITH THE GUIDELINES AND STANDARDS SET FORTH IN APPENDIX 1. IN ADDITION, CITY STAFF SHOULD ASSIST RESIDENTS IN FORMULATING A PROGRAM FOR THE APPROPRIATE SELECTION AND PLACEMENT OF STREET TREES THROUGHOUT THE CATHEDRAL AREA.

2. COMMUNITY DEVELOPMENT DEPARTMENT PERSONNEL WHO NOW REGULARLY INSPECT AND EVALUATE EXISTING HOUSING OR NEW CONSTRUCTION SHOULD BE DIRECTED TO ASSUME THE ADDITIONAL RESPONSIBILITIES OF IDENTIFYING AND REPORTING WEED AND SHRUB VIOLATIONS TO THE RESPONSIBLE PROPERTY OWNERS AND TO THE CITY'S ENFORCEMENT AGENCY, WHICH IS THE PUBLIC WORKS DEPARTMENT.

3. RESIDENTS ALSO SHOULD BE ENCOURAGED TO IDENTIFY AND REPORT ANY WEED OR SHRUB VIOLATIONS TO THE PUBLIC WORKS DEPARTMENT SO THAT APPROPRIATE ENFORCEMENT ACTION CAN BE TAKEN.

4. CATHEDRAL AREA RESIDENTS, THE CITY OF JOLIET, THE WILL COUNTY HISTORICAL SOCIETY, AND PERSONNEL FROM THE ILLINOIS HISTORICAL STRUCTURE SURVEY, SHOULD COOPERATE IN DEFINING AND NOMINATING A DISTRICT WITHIN THE CATHEDRAL AREA THAT WILL INCORPORATE ALL 16 OF THE SITES IDENTIFIED AS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.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Joliet, Illinois
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REVISED ZONING
ALTERNATIVE III
LEGEND
R1 ONE FAMILY RESIDENCE
R2 ONE FAMILY RESIDENCE
R3 ONE & TWO FAMILY RESIDENCE
R4 MULTIPLE FAMILY RESIDENCE
R5 MULTIPLE FAMILY RESIDENCE
B1 NEIGHBORHOOD BUSINESS
B3 GENERAL BUSINESS
MASON AVE
STREET
DOUGLAS
STREET
WALSH AVE
TAYLOR
STREET
ROAD
JERSEY AVE
DIXON AVENUE
WHITNEY
GLENWOOD
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SUMMIT
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AVE
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WOODWORTH
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CHARLOTTE AVE
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CAMPBELL
PEARL
STREET
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PINE
RICHMOND
STREET
CLEMENT
CENTER
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CADWIN AVE
R3
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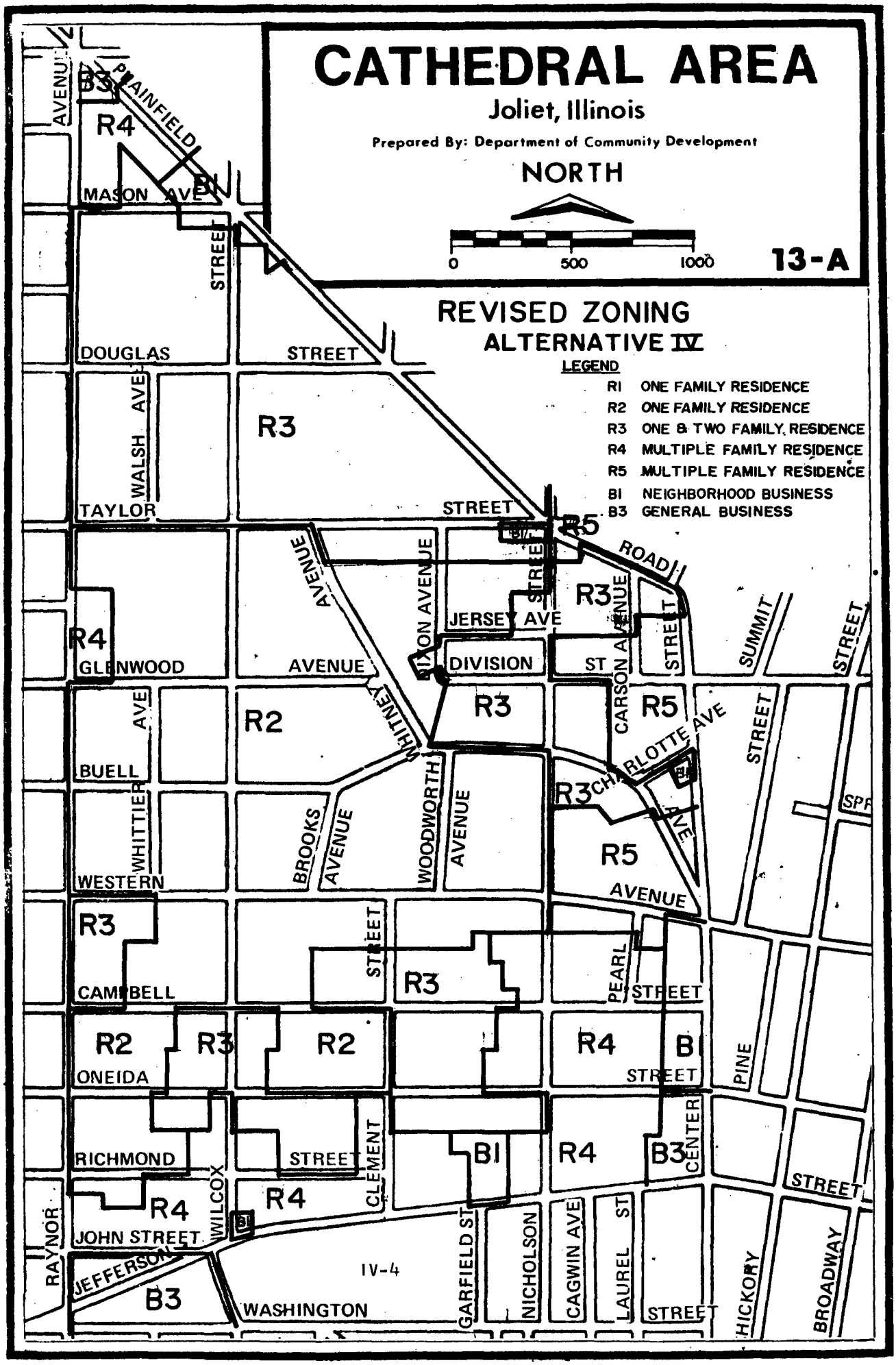
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R2 ONE FAMILY RESIDENCE
R3 ONE & TWO FAMILY RESIDENCE
R4 MULTIPLE FAMILY RESIDENCE
R5 MULTIPLE FAMILY RESIDENCE
B1 NEIGHBORHOOD BUSINESS
B3 GENERAL BUSINESS
PLAINFIELD AVENUE
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WALSH AVE
TAYLOR STREET
JERSEY AVE
DIVISION ST
SUMMIT STREET
GLENWOOD AVENUE
BUELL AVE
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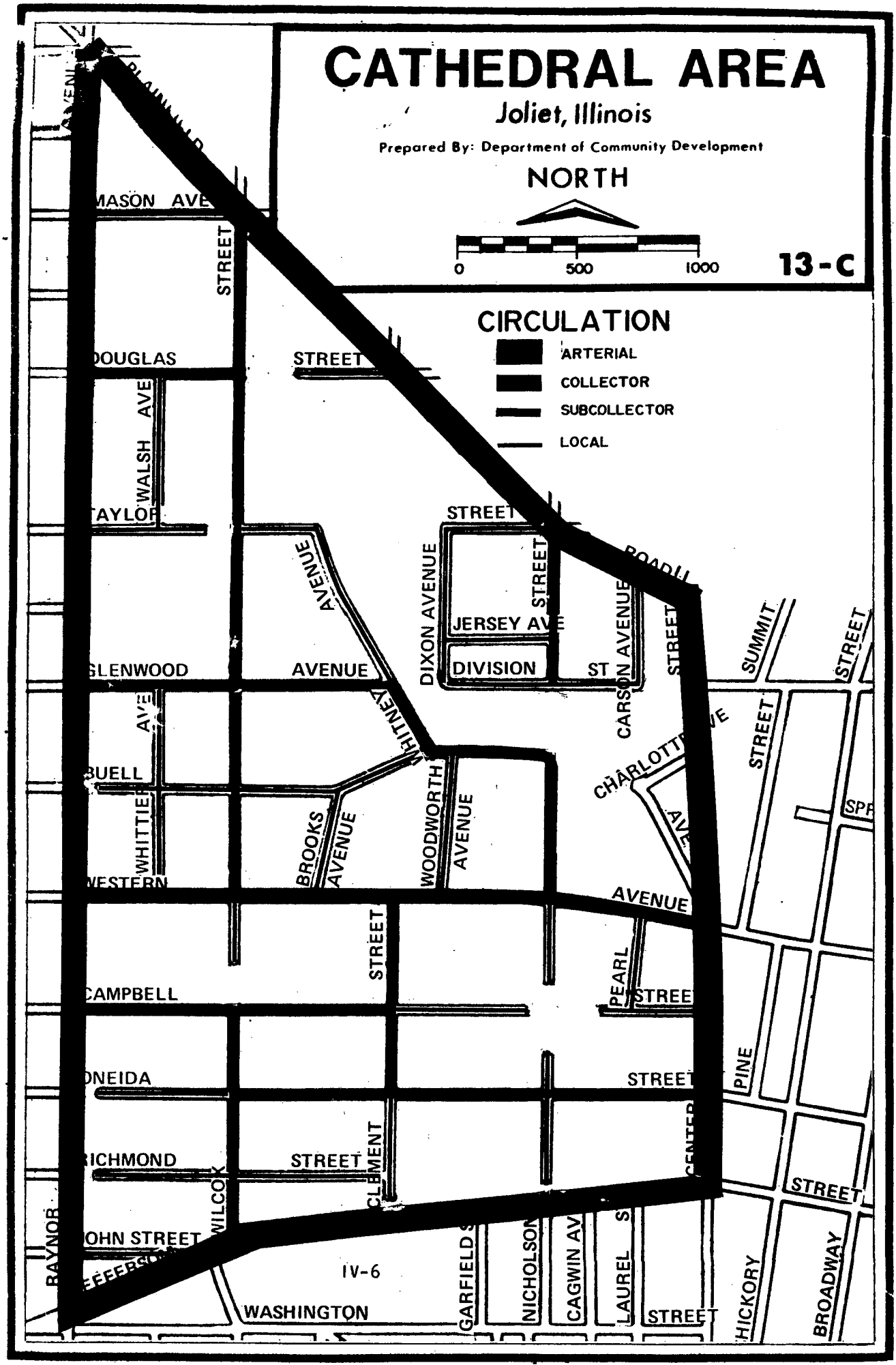
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CIRCULATION
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SUBCOLLECTOR
LOCAL
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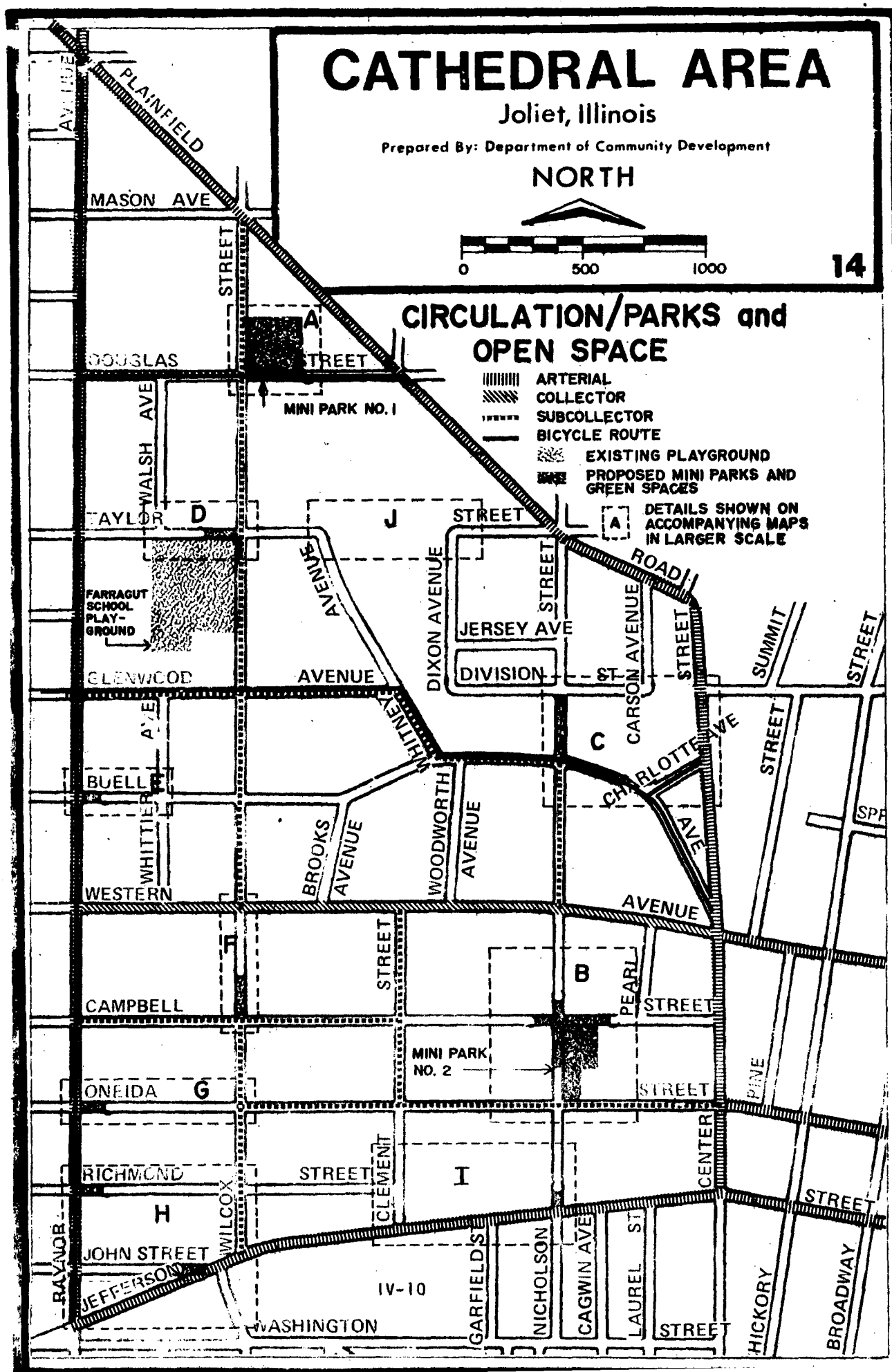
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Joliet, Illinois
Prepared By: Department of Community Development
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CIRCULATION/PARKS and OPEN SPACE
ARTERIAL
COLLECTOR
SUBCOLLECTOR
BICYCLE ROUTE
EXISTING PLAYGROUND
PROPOSED MINI PARKS AND GREEN SPACES
A
DETAILS SHOWN ON ACCOMPANYING MAPS IN LARGER SCALE
PLAINFIELD
MASON AVE
STREET
DOUGLAS
STREET
MINI PARK NO. 1
WALSH AVE
TAYLOR
D
J
STREET
ROAD
FARRAGUT SCHOOL PLAY-GROUND
AVENUE
DIXON AVENUE
STREET
JERSEY AVE
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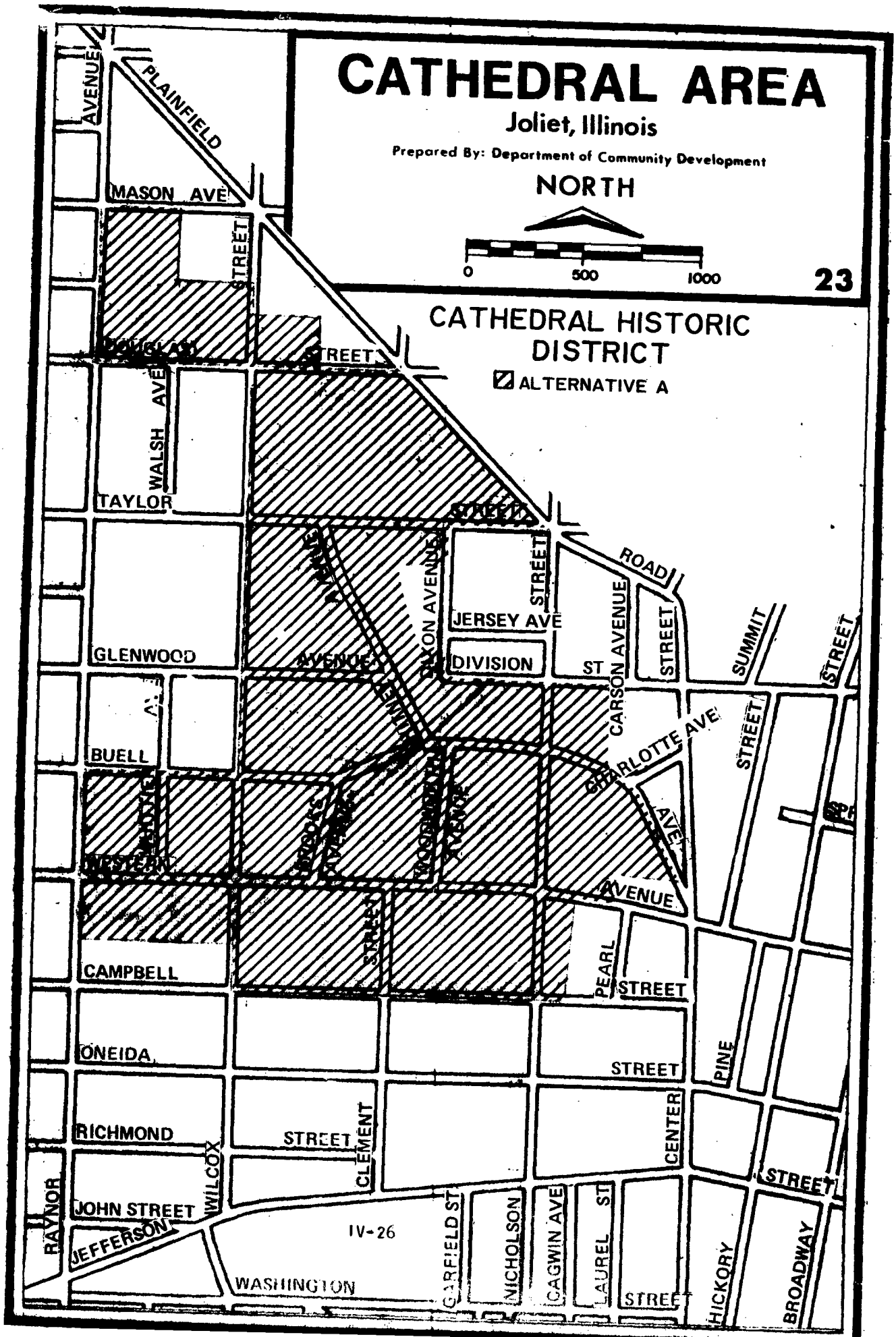
CATHEDRAL AREA
Joliet, Illinois
Prepared By: Department of Community Development
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CATHEDRAL HISTORIC DISTRICT
ALTERNATIVE A
AVENUE
PLAINFIELD
MASON AVE
STREET
DOUGLAS
STREET
WALSH AVE
TAYLOR
STREET
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JERSEY AVE
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I. CATHEDRAL AREA DESCRIPTION

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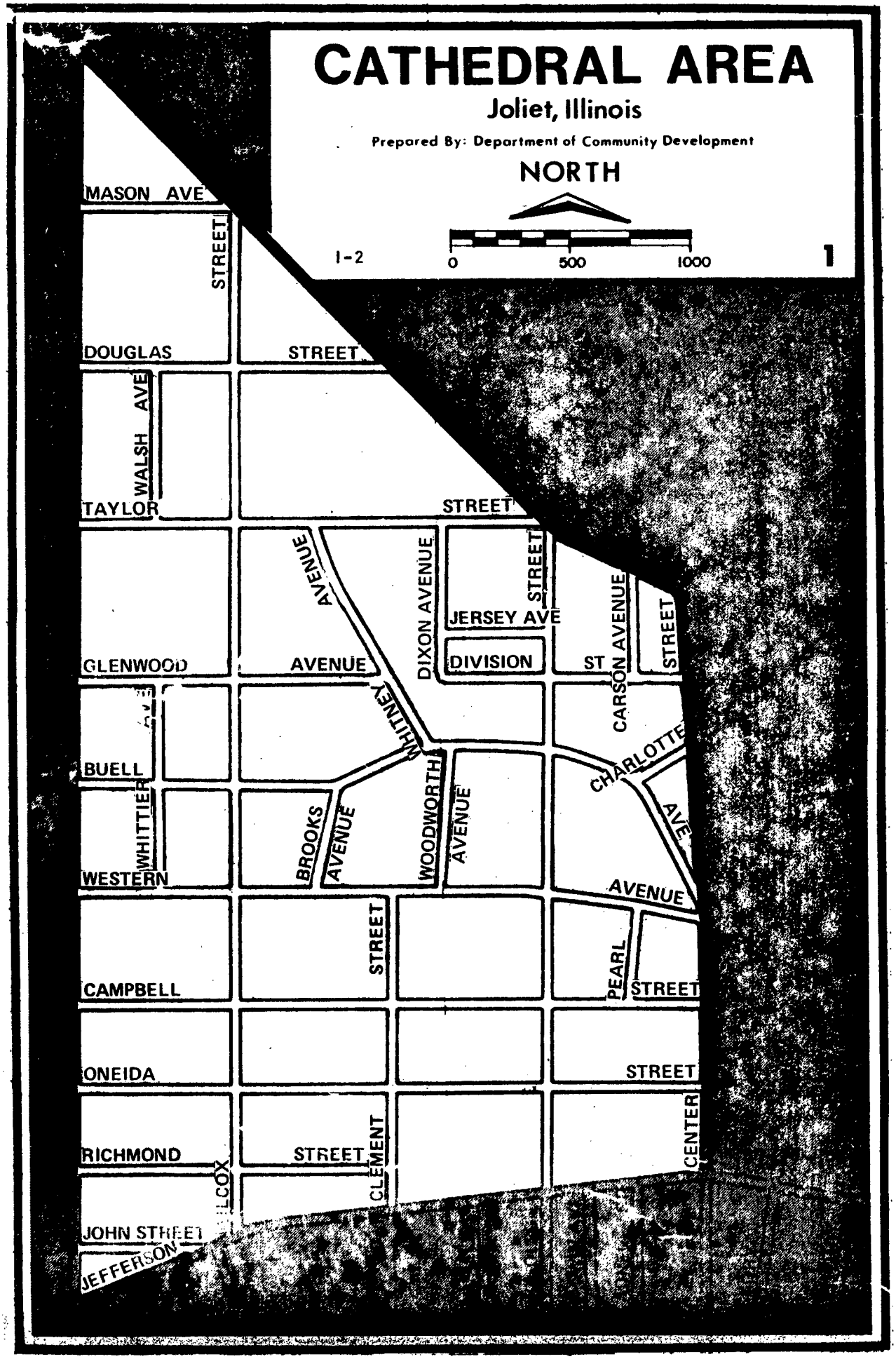
The Cathedral area is defined by Plainfield Road on the northeast, Center Street on the east, West Jefferson Street on the south, and Raynor Avenue on the west. This area is essentially residential in character, being one of the older, well-established neighborhoods of the City. Located less than a mile from downtown Joliet, some of its more prominent features include: The College of St. Francis, a four-year liberal arts school with enrollment of 900 students; the Cathedral of St. Raymond Nonnatus; Farragut Elementary School; and a number of the City's finest and oldest residential structures, many of which front on curving, tree-lined streets, such as Buell, Whitney, and Brooks.

A. Land Use and Zoning

Total Area:	9,386,600 sq. ft.	215.49 acres	100.0%
Streets and Alleys:	2,731,325 sq. ft.	62.70 acres	29.10%
Other Land Uses:	6,655,275 sq. ft.	152.78 acres	70.9%

LAND USES			ZONINGS	
Type		% of Total Area Excluding Sts. & Alleys	Type	% of Total Area Excluding Sts. & Alleys
Single-Family Residences		53.59%	R-1, R-2	0.00%
Two-Family Residences		15.13	R-3	47.88
3-6 Family Residences		4.46	R-4	43.64
7 and More Family Residences		3.21	R-5	3.80
Institutional		17.96		
Private Education	10.77			
Religious	2.65			
Public Education	4.31			
Medical	0.23			
Commercial & Misc. Uses		5.65	B-1	2.98
			B-3	1.70
		100.00%		100.00%

No dedicated parks or open space exists in the Cathedral area.


CATHEDRAL AREA
Joliet, Illinois
Prepared By: Department of Community Development
NORTH
1-2
0
500
1000
1
MASON AVE
STREET
DOUGLAS
STREET
WALSH AVE
TAYLOR
STREET
AVENUE
DIXON AVENUE
STREET
JERSEY AVE
DIVISION
ST
CARSON AVENUE
STREET
GLENWOOD
AVENUE
WHITNEY
BUELL
CHARLOTTE
WHITTIER
BROOKS
AVENUE
WOODWORTH
AVENUE
WESTERN
AVENUE
STREET
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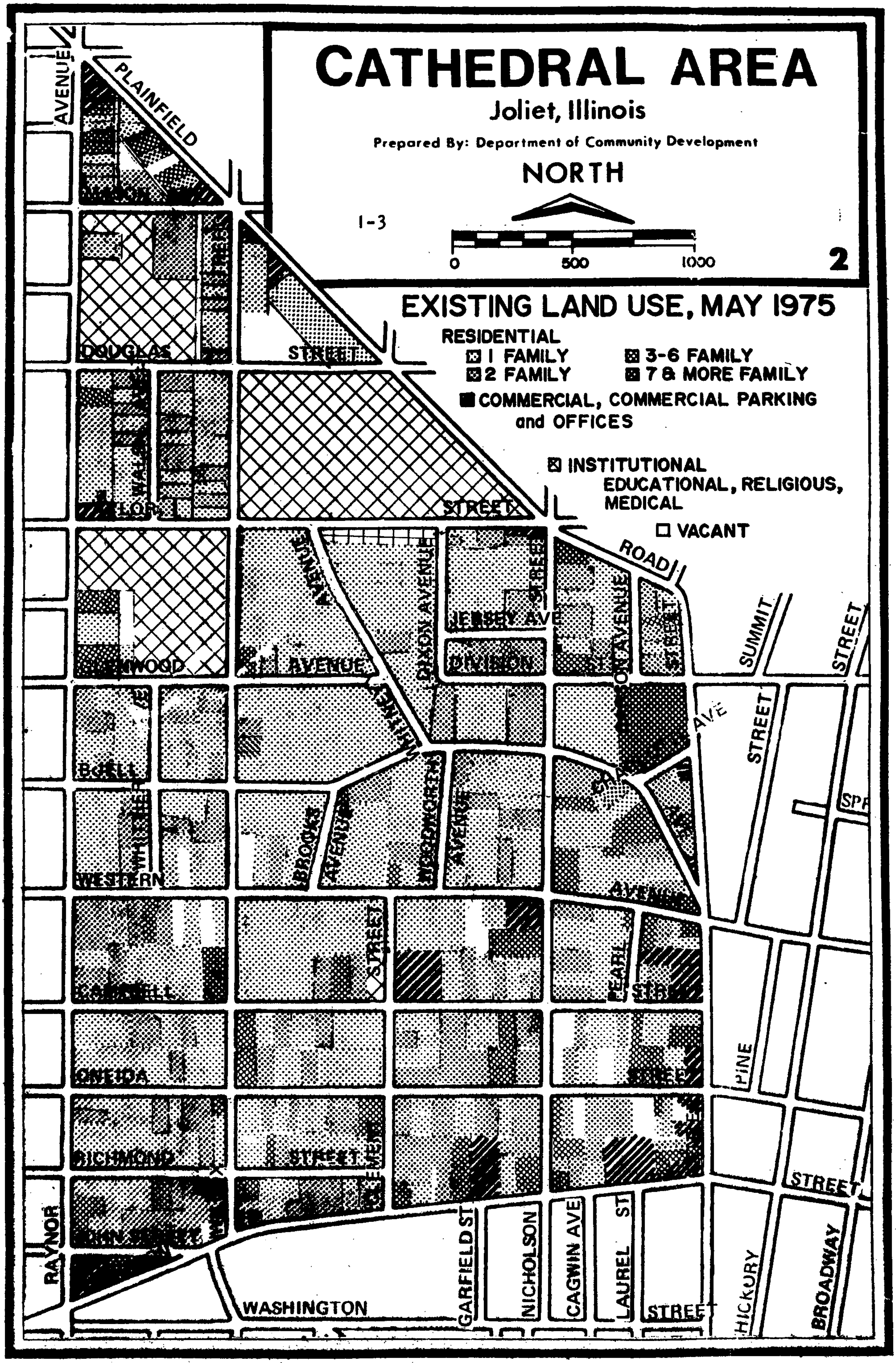
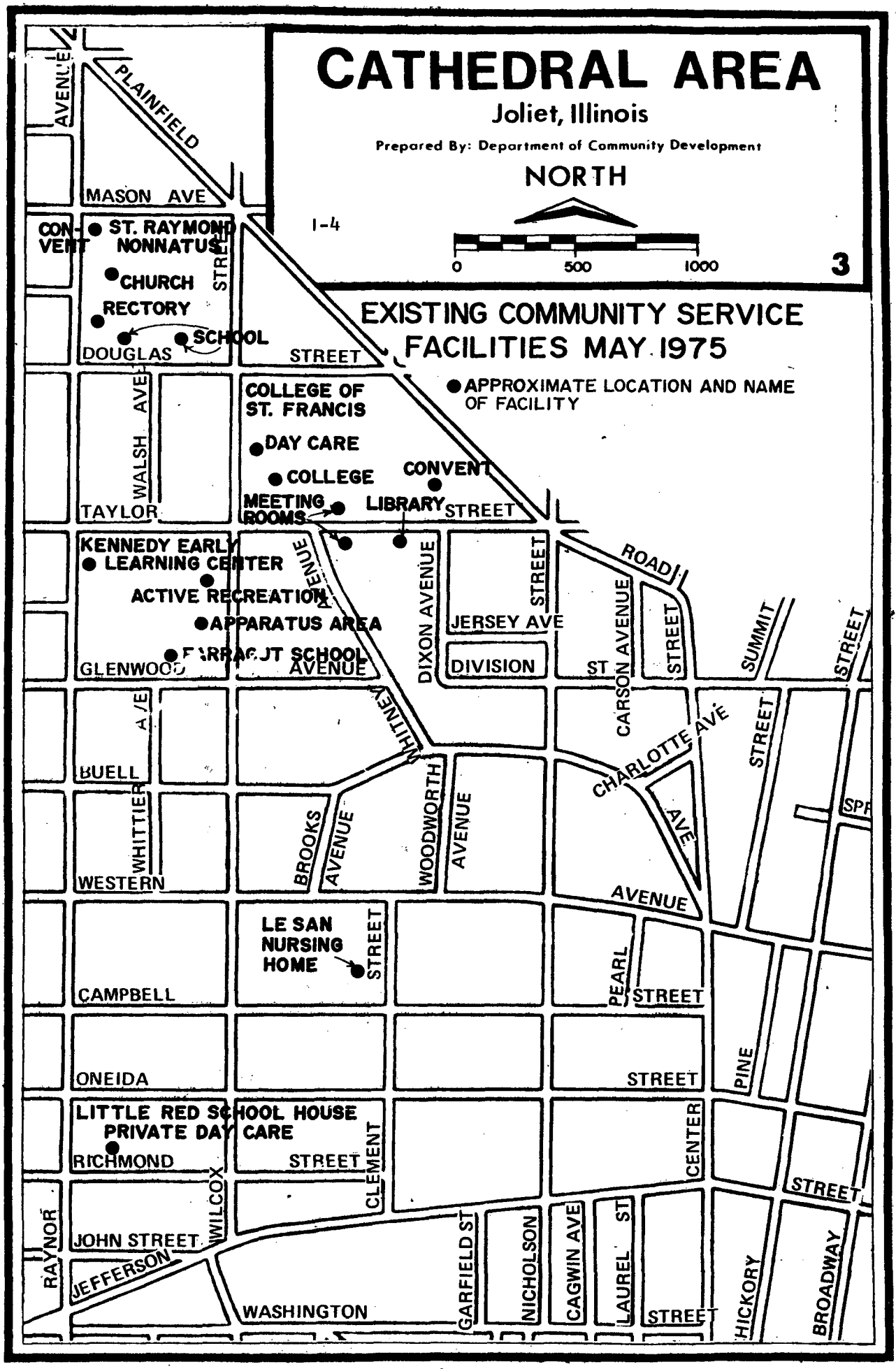
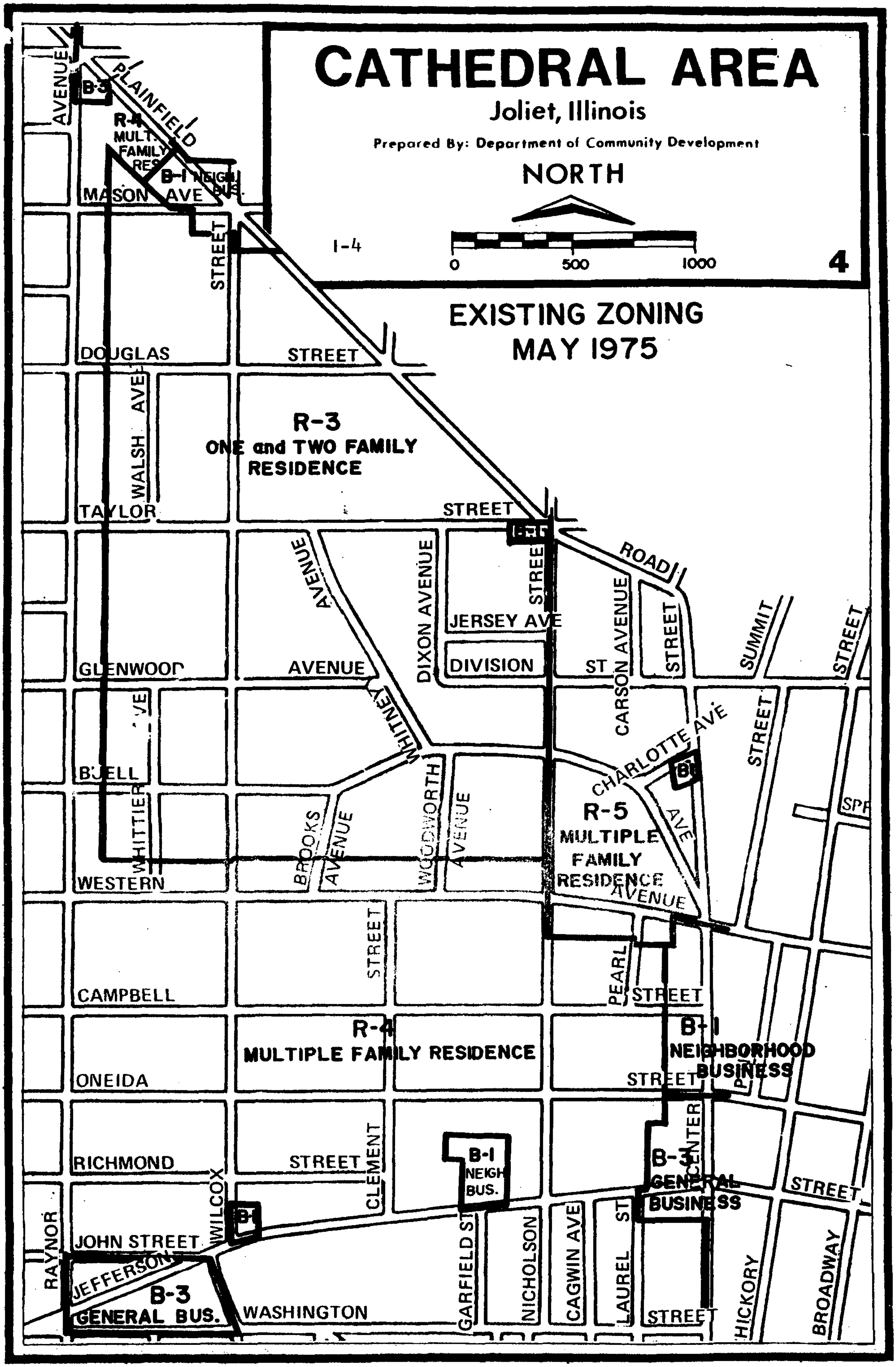
CAMPBELL
ONEIDA
STREET
RICHMOND
STREET
CLEMENT
CENTER
JOHN STREET
JEFFERSON


CATHEDRAL AREA
Joliet, Illinois
Prepared By: Department of Community Development
NORTH
1-3
0
500
1000
2
EXISTING LAND USE, MAY 1975
RESIDENTIAL
1 FAMILY
2 FAMILY
3-6 FAMILY
7 & MORE FAMILY
COMMERCIAL, COMMERCIAL PARKING and OFFICES
INSTITUTIONAL EDUCATIONAL, RELIGIOUS, MEDICAL
VACANT
AVENUE
PLAINFIELD
DOUGLAS
STREET
STREET
ROAD
JERSEY AVE
DIVISION
DIXON AVENUE
AVENUE
SUMMIT
STREET
STREET
AVE
STREET
WESTERN
BROOKS
AVENUE
WOODWORTH
AVENUE
AVENUE
STREET
PEARL
STREET
ONEIDA
STREET
PINE
RICHMOND
STREET
STREET
RAYNOR
WASHINGTON
GARFIELD ST
NICHOLSON
CAGWIN AVE
LAUREL ST
STREET
HICKORY
BROADWAY


CATHEDRAL AREA
Joliet, Illinois
Prepared By: Department of Community Development
NORTH
0
500
1000
3
I-4
EXISTING COMMUNITY SERVICE FACILITIES MAY 1975
APPROXIMATE LOCATION AND NAME OF FACILITY
PLAINFIELD AVENUE
MASON AVE
CONVENT
ST. RAYMOND NONNATUS CHURCH
RECTORY
SCHOOL
DOUGLAS
STREET
WALSH AVE
TAYLOR
COLLEGE OF ST. FRANCIS
DAY CARE
COLLEGE
CONVENT
MEETING ROOMS
LIBRARY
STREET
KENNEDY EARLY LEARNING CENTER
ACTIVE RECREATION
APPARATUS AREA
FARRAGUT SCHOOL
GLENWOOD AVENUE
DIXON AVENUE
JERSEY AVE
DIVISION ST
STREET
ROAD
CARSON AVENUE
STREET
SUMMIT
STREET
BUELL AVE
WHITTIER
WESTERN
BROOKS AVENUE
WOODWORTH AVENUE
WHITNEY
CHARLOTTE AVE
AVE
STREET
AVENUE
LE SAN NURSING HOME
STREET
CAMPBELL
PEARL STREET
ONEIDA
STREET
PINE
LITTLE RED SCHOOL HOUSE PRIVATE DAY CARE
RICHMOND
STREET
CLEMENT
CENTER
STREET
RAYNOR
WILCOX
JOHN STREET
JEFFERSON
WASHINGTON
GARFIELD ST
NICHOLSON
CAGWIN AVE
LAUREL ST
STREET
HICKORY
BROADWAY


CATHEDRAL AREA
Joliet, Illinois
Prepared By: Department of Community Development
NORTH
0
500
1000
1-4
4
EXISTING ZONING
MAY 1975
R-3
ONE and TWO FAMILY RESIDENCE
R-4
MULTIPLE FAMILY RESIDENCE
R-4
MULT. FAMILY RES.
R-5
MULTIPLE FAMILY RESIDENCE
B-1
NEIGHBORHOOD BUSINESS
B-1 NEIGH. BUS.
B-3
GENERAL BUSINESS
B-3
GENERAL BUS.
PLAINFIELD
ROAD
MASON AVE
DOUGLAS STREET
TAYLOR STREET
GLENWOOD AVENUE
BUELL
WESTERN AVENUE
CAMPBELL STREET
ONEIDA STREET
RICHMOND STREET
JOHN STREET
JEFFERSON
WASHINGTON STREET
WALSH AVE
WHITTIER AVE
WHITNEY AVENUE
BROOKS AVENUE
WOODWORTH AVENUE
DIXON AVENUE
JERSEY AVE
DIVISION ST
CARSON AVENUE
CHARLOTTE AVE
PEARL
CENTER ST
SUMMIT
CLEMENT
WILCOX
RAYNOR
GARFIELD ST
NICHOLSON
CAGWIN AVE
LAUREL
HICKORY
BROADWAY

B. Population

According to the 1970 Census, Cathedral area residents:

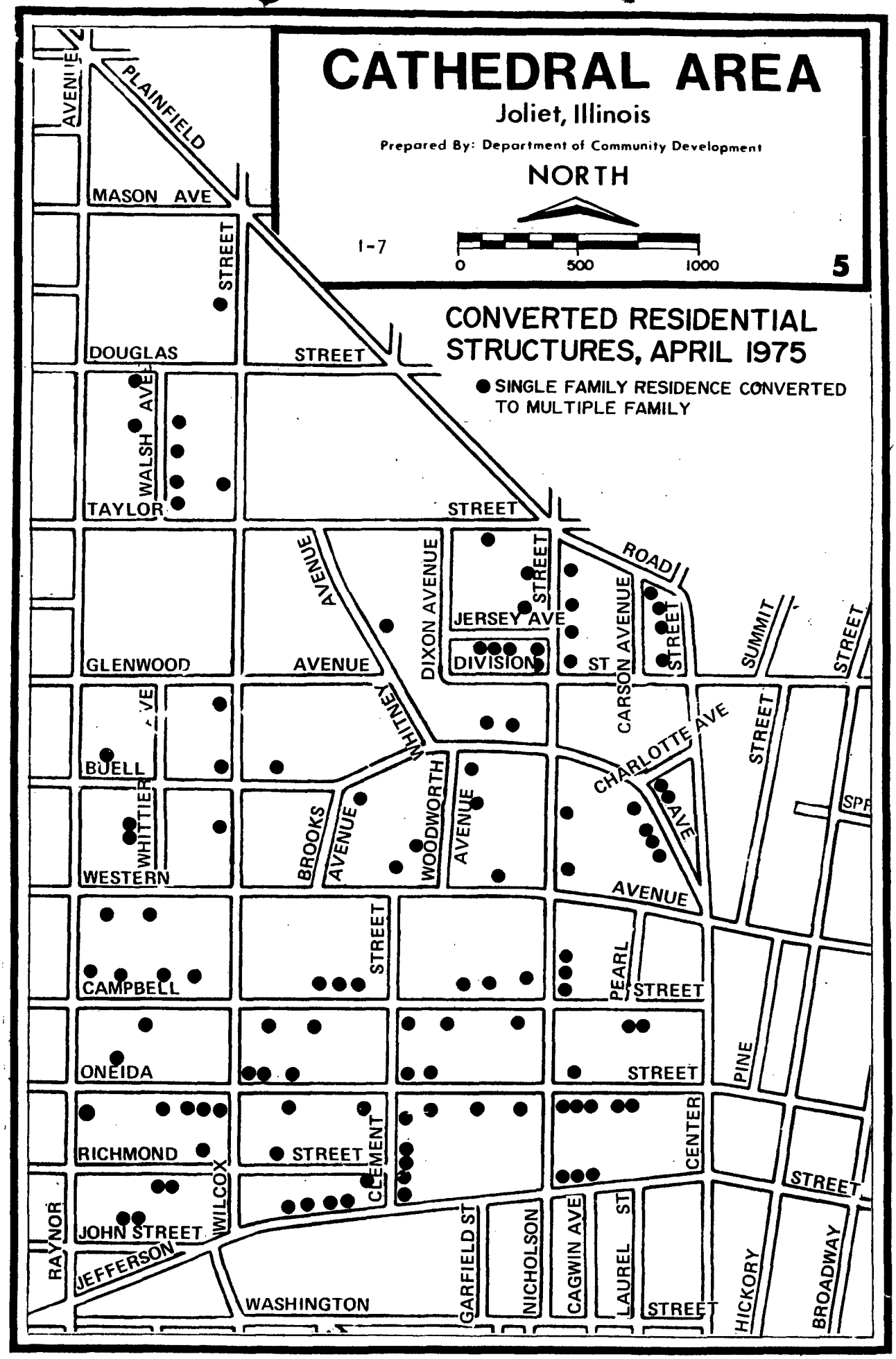
- Are older than the residents of the City as a whole;
- Are less mobile;
- Have, on the average, completed more years of school; and
- Have higher incomes.

C. Housing

The majority of the housing units in the Cathedral area are renter occupied and are generally older than the housing in the rest of the City. Nearly 90 percent of the housing is 35 years or older, and 60 percent of the housing is renter-occupied. Both the average value of owner-occupied housing and the average rent of renter-occupied housing, though, are greater than in the City as a whole. Although multiple-family structures account for only one-third of all residential structures, they contain nearly two-thirds of the area's housing units. Based on field surveys, over one-half of existing multiple-family structures have been converted from single-family structures. Forty-one, or about four percent, of the area's housing units, are in violation of the City's housing code. This figure reflects the City-wide average.

D. Circulation

The Cathedral area is served by a variety of circulation modes, including private automobile, public bus, pedestrian, and bicycle. Of course, the most predominant mode of circulation is the private automobile. While most vehicular traffic is carried on the arterial streets which circumscribe the Cathedral area, many of the interior residential streets are conducive to and are therefore frequently used by through traffic vehicles. Of the five public bus routes serving the area, two of them travel through the area and the remaining three travel on the arterial perimeter streets. Four- and five-foot sidewalks parallel the majority of the streets in the Cathedral area, providing some separation of vehicular and pedestrian traffic. However, numerous street crossings interfere with pedestrian movement, particularly in the vicinities of the Collete of St. Francis, Farragut School, and St. Raymond's School. Finally, while bicycles are used, there are no designated bicycle paths, lanes, or routes in the Cathedral area.


CATHEDRAL AREA
Joliet, Illinois
Prepared By: Department of Community Development
NORTH
I-7
0
500
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5
CONVERTED RESIDENTIAL STRUCTURES, APRIL 1975
SINGLE FAMILY RESIDENCE CONVERTED TO MULTIPLE FAMILY
PLAINFIELD AVENUE
MASON AVE
STREET
DOUGLAS
STREET
WALSH AVE
TAYLOR
STREET
AVENUE
DIXON AVENUE
STREET
JERSEY AVE
ROAD
CARSON AVENUE
STREET
SUMMIT
STREET
GLENWOOD
AVENUE
DIVISION
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WHITNEY
BUELL
CHARLOTTE AVE
STREET
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BROOKS AVENUE
WOODWORTH AVENUE
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CENTER
STREET
WILCOX
RAYNOR
JOHN STREET
JEFFERSON
WASHINGTON
GARFIELD ST
NICHOLSON
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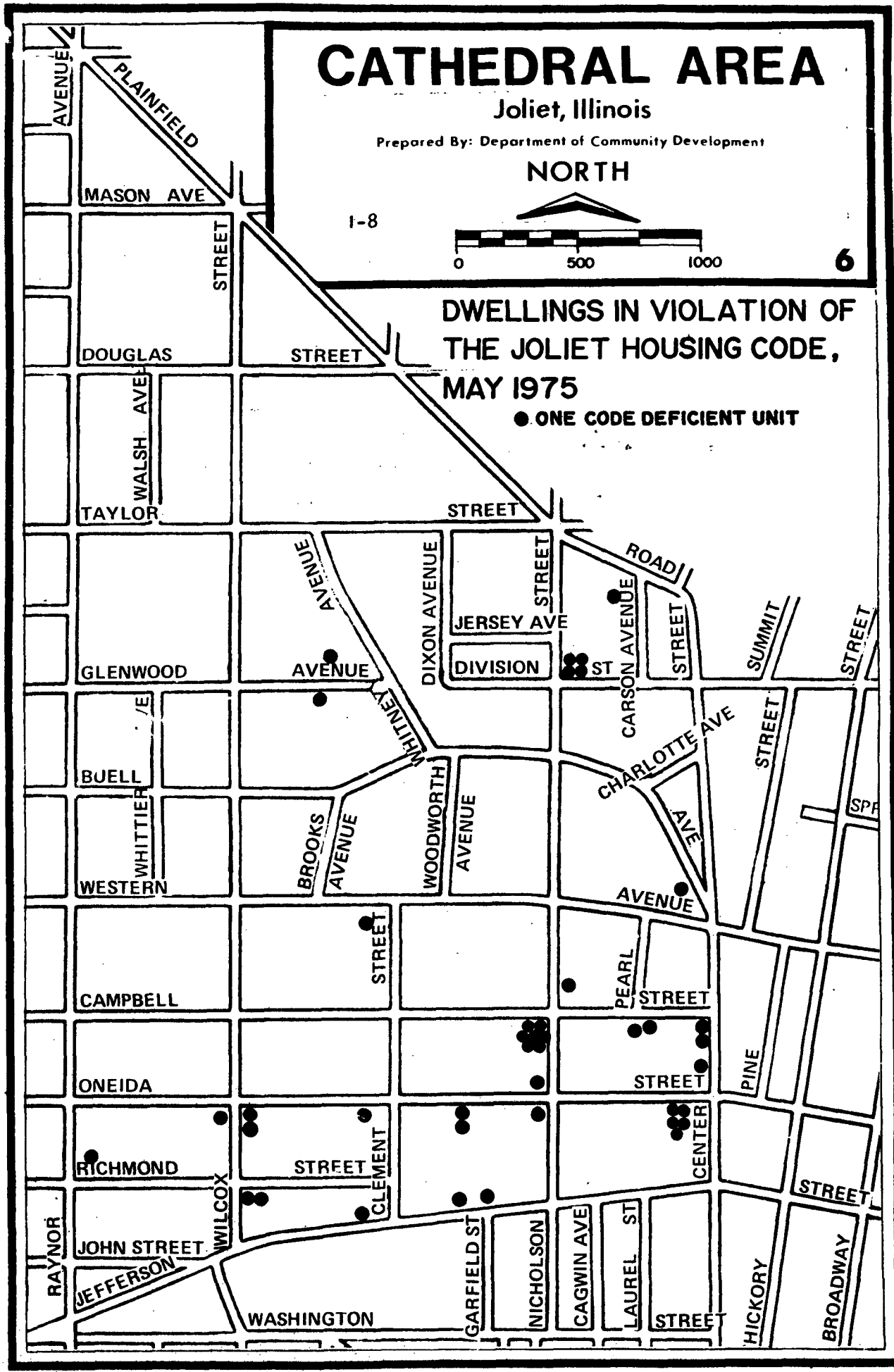
STREET
HICKORY
BROADWAY


CATHEDRAL AREA
Joliet, Illinois
Prepared By: Department of Community Development
NORTH
I-8
0
500
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6
DWELLINGS IN VIOLATION OF THE JOLIET HOUSING CODE, MAY 1975
ONE CODE DEFICIENT UNIT
AVENUE
PLAINFIELD
MASON AVE
STREET
DOUGLAS
STREET
WALSH AVE
TAYLOR
STREET
ROAD
AVENUE
DIXON AVENUE
STREET
JERSEY AVE
CARSON AVENUE
STREET
SUMMIT
STREET
GLENWOOD
AVENUE
DIVISION
ST
WHITNEY
CHARLOTTE AVE
STREET
BUELL
WHITTIER
BROOKS
AVENUE
WOODWORTH
AVENUE
AVE
WESTERN
AVENUE
STREET
PEARL
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CAMPBELL
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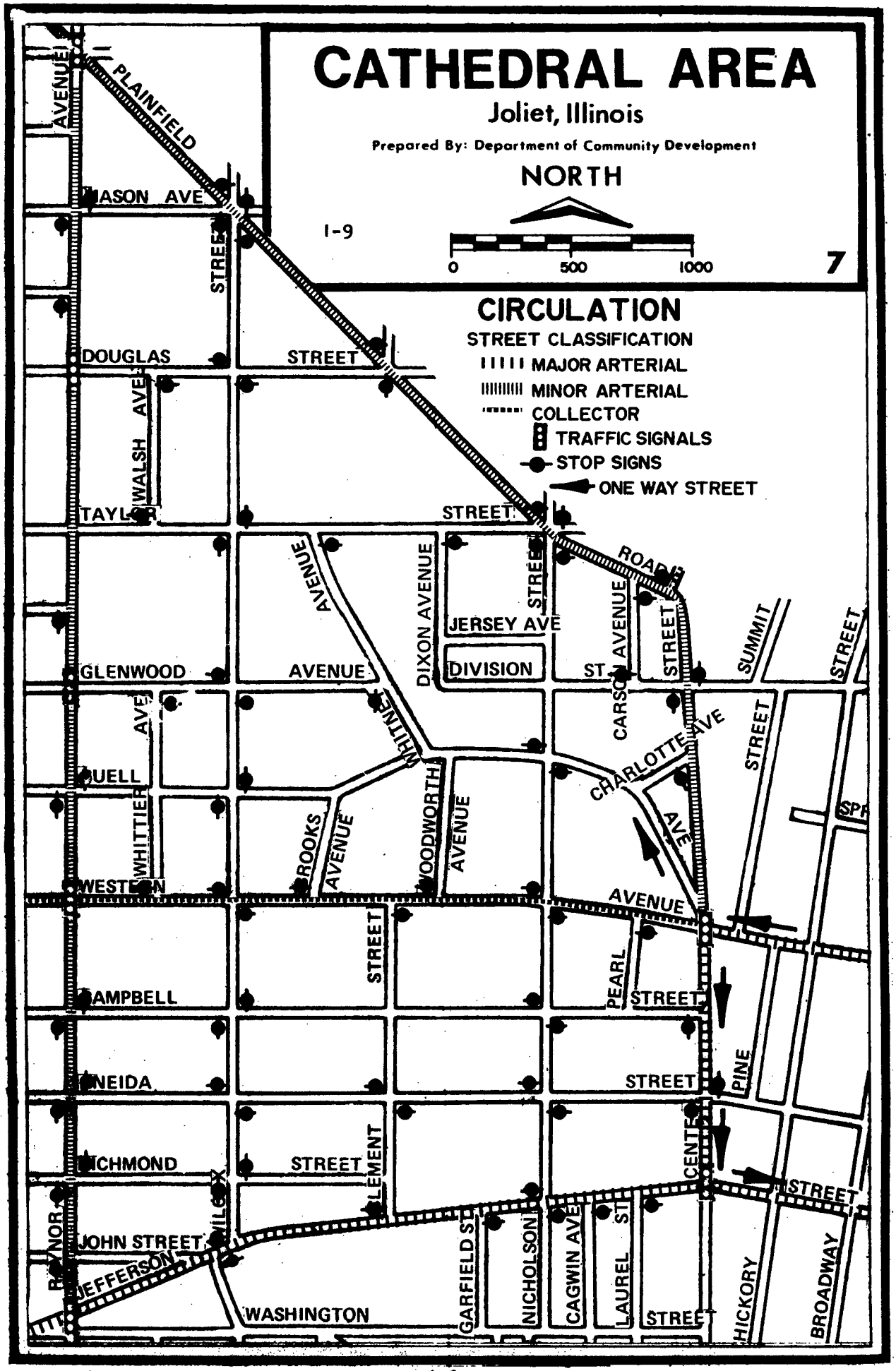
PINE
RICHMOND
STREET
CLEMENT
CENTER
STREET
WILCOX
RAYNOR
JOHN STREET
JEFFERSON
WASHINGTON
GARFIELD ST
NICHOLSON
CAGWIN AVE
LAUREL ST
STREET
HICKORY
BROADWAY


CATHEDRAL AREA
Joliet, Illinois
Prepared By: Department of Community Development
NORTH
I-9
0
500
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7
CIRCULATION
STREET CLASSIFICATION
MAJOR ARTERIAL
MINOR ARTERIAL
COLLECTOR
TRAFFIC SIGNALS
STOP SIGNS
ONE WAY STREET
PLAINFIELD
AVENUE
MASON AVE
STREET
DOUGLAS
STREET
WALSH AVE
TAYLOR
STREET
ROAD
AVENUE
DIXON AVENUE
STREET
JERSEY AVE
DIVISION
ST
CARSON AVENUE
STREET
SUMMIT
STREET
GLENWOOD
AVENUE
AVE
WHITLEY
QUELL
WHITTIER
CHARLOTTE AVE
STREET
BROOKS
AVENUE
WOODWORTH
AVENUE
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WESTERN
AVENUE
STREET
PEARL
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CAMPBELL
ONEIDA
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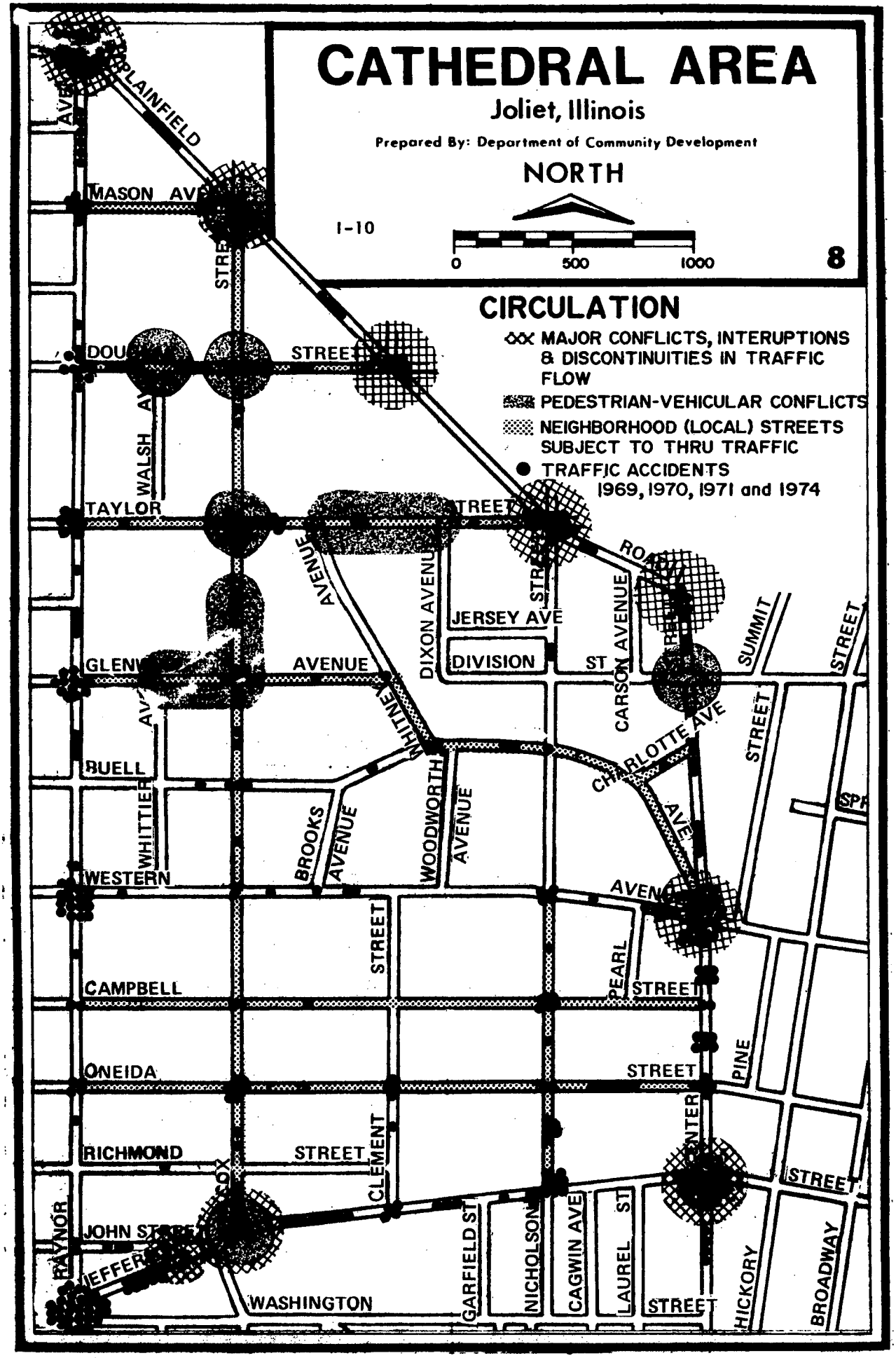
PINE
CENTER
RICHMOND
STREET
CLEMENT
STREET
RAYNOR
JOHN STREET
JEFFERSON
WASHINGTON
GARFIELD ST
NICHOLSON
CAGWIN AVE
LAUREL ST
STREET
HICKORY
BROADWAY


CATHEDRAL AREA
Joliet, Illinois
Prepared By: Department of Community Development
NORTH
I-10
0
500
1000
8
CIRCULATION
MAJOR CONFLICTS, INTERUPTIONS & DISCONTINUITIES IN TRAFFIC FLOW
PEDESTRIAN-VEHICULAR CONFLICTS
NEIGHBORHOOD (LOCAL) STREETS SUBJECT TO THRU TRAFFIC
TRAFFIC ACCIDENTS 1969, 1970, 1971 and 1974
PLAINFIELD
MASON AV
DOU
STREET
WALSH AV
TAYLOR
STREET
AVENUE
DIXON AVENU
JERSEY AVE
DIVISION
ST
CARSON AVENUE
SUMMIT
STREET
GLEN
AVENUE
WHITTIER
BUELL
WHITTIER
BROOKS
AVENUE
WOODWORTH
AVENUE
CHARLOTTE AVE
AVE
STREET
WESTERN
AVEN
STREET
CAMPBELL
PEARL
STREET
ONEIDA
STREET
PINE
RICHMOND
STREET
CLEMENT
STREET
RAYNOR
JOHN ST
JEFFER
WASHINGTON
GARFIELD ST
NICHOLSON
CAGWIN AVE
LAUREL ST
STREET
HICKORY
BROADWAY

CATHEDRAL AREA

Joliet, Illinois

Prepared By: Department of Community Development

NORTH

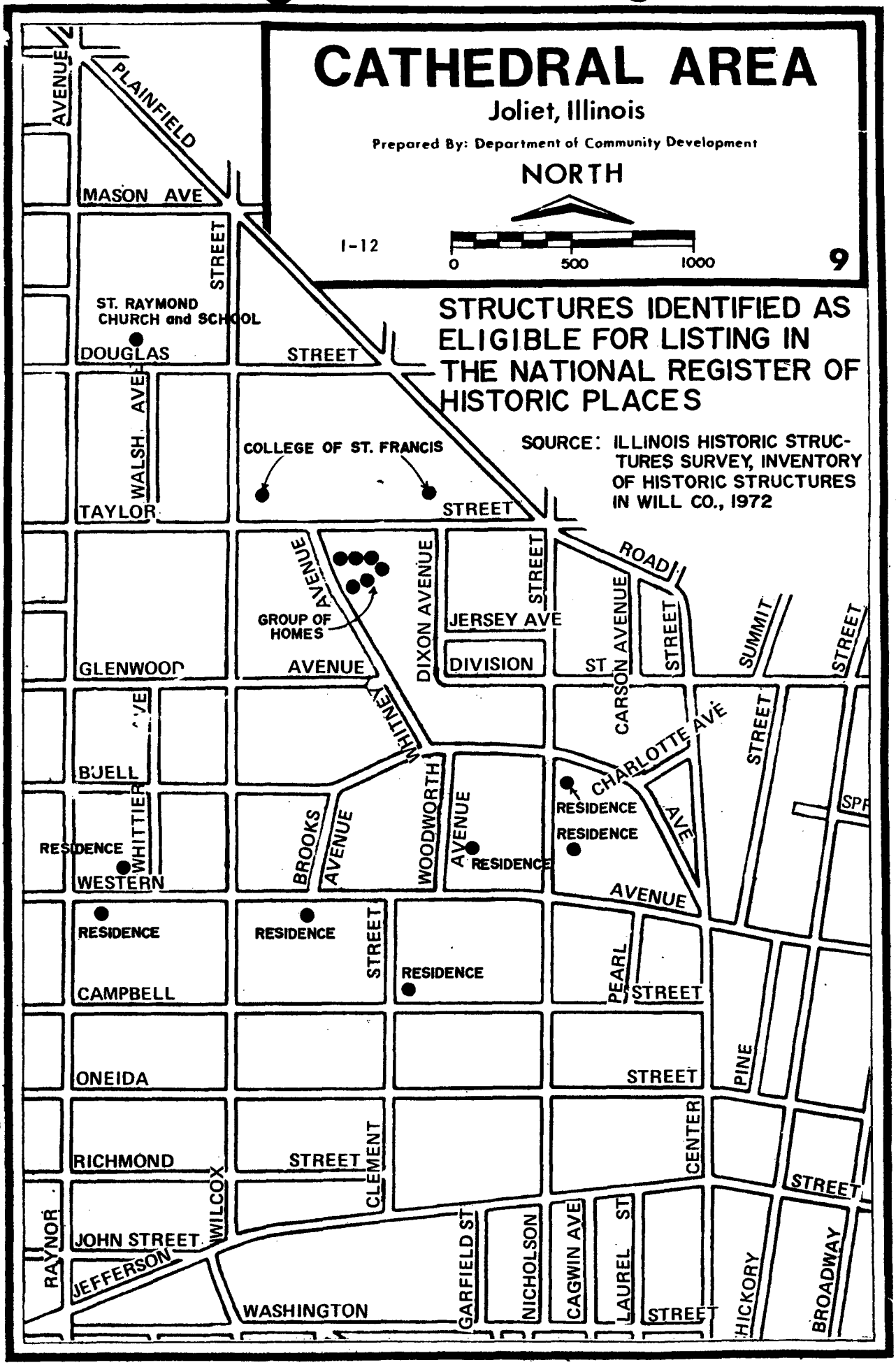
I-12

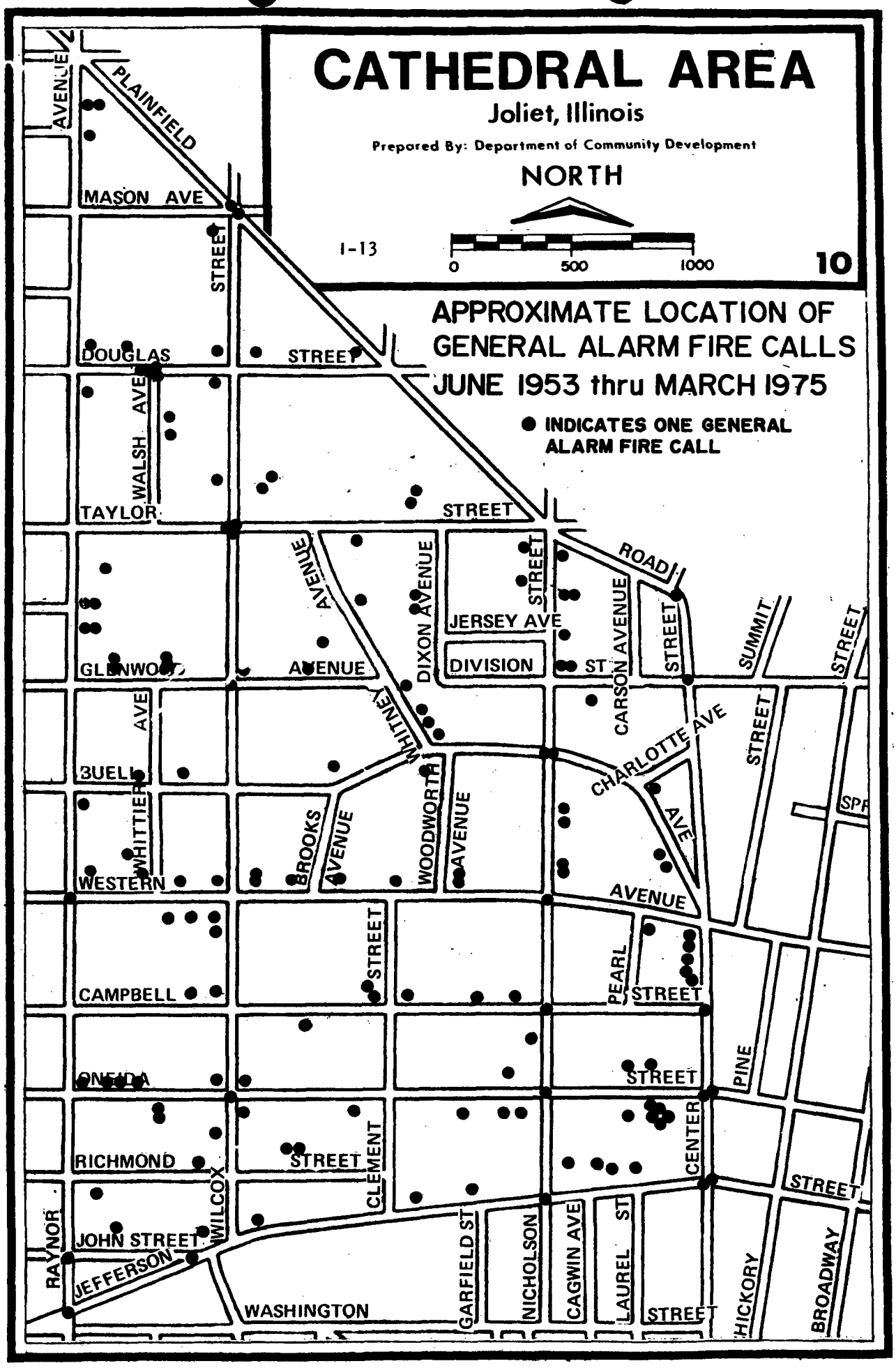
0 500 1000

9

STRUCTURES IDENTIFIED AS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

SOURCE: ILLINOIS HISTORIC STRUCTURES SURVEY, INVENTORY OF HISTORIC STRUCTURES IN WILL CO., 1972



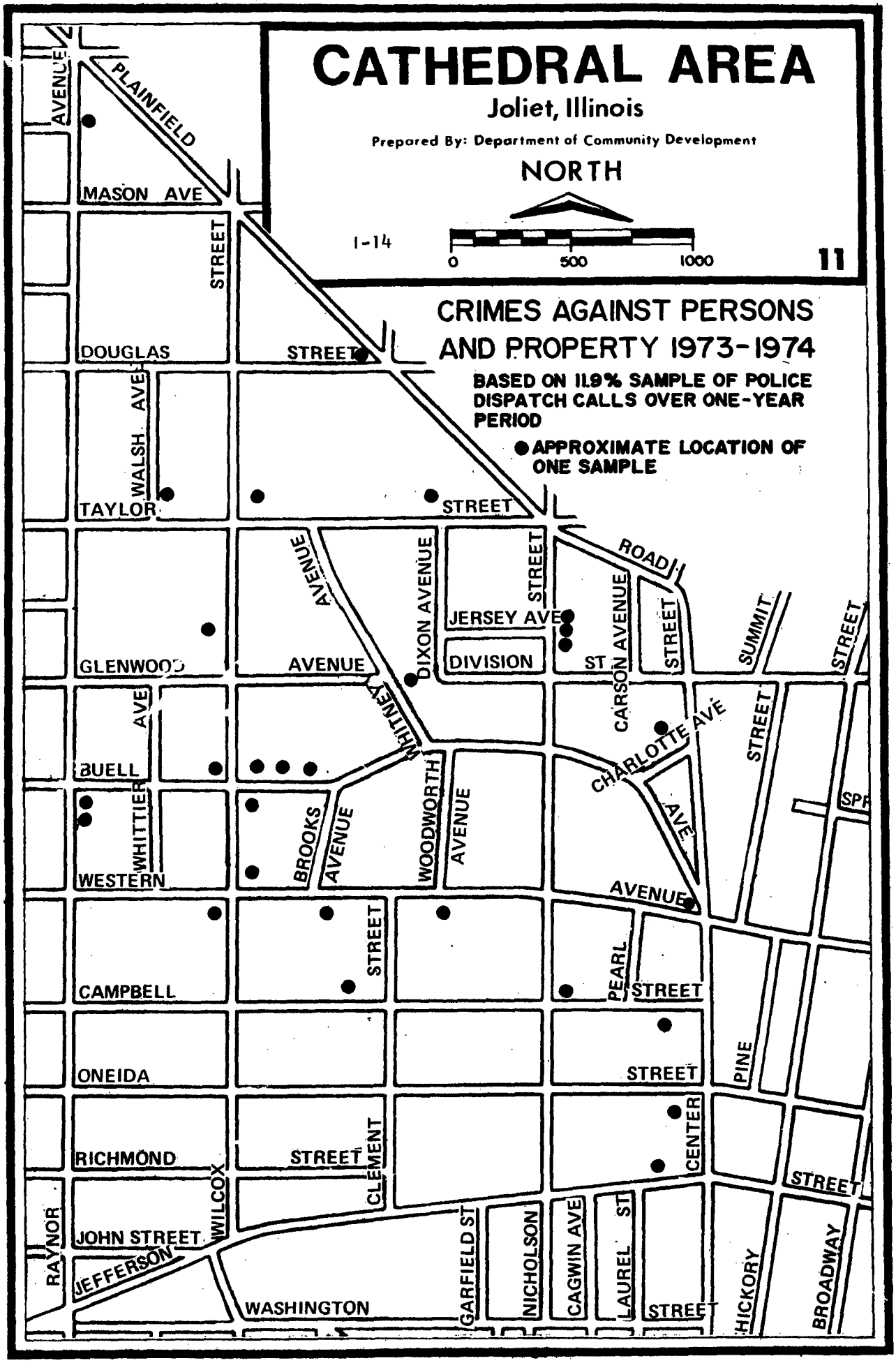

CATHEDRAL AREA
Joliet, Illinois
Prepared By: Department of Community Development
NORTH
I-13
0
500
1000
10
APPROXIMATE LOCATION OF GENERAL ALARM FIRE CALLS JUNE 1953 thru MARCH 1975
● INDICATES ONE GENERAL ALARM FIRE CALL
PLAINFIELD AVENUE
MASON AVE
STREET
DOUGLAS
STREET
WALSH AVE
TAYLOR
STREET
ROAD
JERSEY AVE
DIVISION
ST
CARSON AVENUE
STREET
SUMMIT
STREET
DIXON AVENUE
AVENUE
WHITNEY
AVENUE
BUELL
AVE
WHITTIER
WESTERN
BROOKS
AVENUE
WOODWORTH
AVENUE
CHARLOTTE AVE
AVE
AVENUE
STREET
CAMPBELL
STREET
PEARL
STREET
ONEIDA
STREET
PINE
RICHMOND
STREET
CLEMENT
CENTER
STREET
WILCOX
RAYNOR
JOHN STREET
JEFFERSON
WASHINGTON
GARFIELD ST
NICHOLSON
CAGWIN AVE
LAUREL ST
STREET
HICKORY
BROADWAY

E. National Registry of Historic Places

A total of 16 structures have been identified by the State of Illinois as being eligible for listing in the National Register of Historic Places. Twelve of these structures are being used as residences, and a thirteenth structure that formerly was used as a residence now serves as a funeral home. All 13 of these structures are located north of Campbell Street and south of Taylor Street. Three institutional structures located north of Taylor Street, including two College of St. Francis buildings and a St. Raymond's School building, have also been identified as being eligible for listing in the National Register.

F. Public Safety

From the standpoint of both crime and fire, the Cathedral area is safer relative to the rest of the City. A sample survey of policy dispatch calls over a recent one-year period showed the per capita incidence of crimes against persons and property to be lower than in most other areas of the City. Based on fire data for 1966 and 1973, the incidence of fires per thousand dwelling units also was found to be lower than in most other areas of the City.


CATHEDRAL AREA
Joliet, Illinois
Prepared By: Department of Community Development
NORTH
1-14
0
500
1000
11
CRIMES AGAINST PERSONS AND PROPERTY 1973-1974
BASED ON 11.9% SAMPLE OF POLICE DISPATCH CALLS OVER ONE-YEAR PERIOD
APPROXIMATE LOCATION OF ONE SAMPLE
AVENUE
PLAINFIELD
MASON AVE
STREET
DOUGLAS
STREET
WALSH AVE
TAYLOR
STREET
AVENUE
DIXON AVENUE
STREET
ROAD
JERSEY AVE
DIVISION
ST
CARSON AVENUE
STREET
SUMMIT
STREET
GLENWOOD
AVENUE
WHITNEY
BUELL
AVE
CHARLOTTE AVE
STREET
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CAMPBELL
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RICHMOND
STREET
CLEMENT
CENTER
STREET
RAYNOR
WILCOX
JOHN STREET
JEFFERSON
WASHINGTON
GARFIELD ST
NICHOLSON
CAGWIN AVE
LAUREL ST
STREET
HICKORY
BROADWAY

II. ANALYSIS OF ISSUES

II. ANALYSIS OF ISSUES

A. Resident Input

A plan whose design is both realistic and relevent must address itself to the actual issues, problems, and opportunities facing the population to be served by the plan. While the professional planner can provide analytical insight and perspective, the resident population itself is usually the more capable of identifying the basic concerns. With this in mind, a public meeting was held in the Cathedral area May 14, 1975, as a means of obtaining resident input in identifying the relevent issues.

B. Pre-Meeting Publicity

A large resident turnout at the May 14th meeting was achieved through a variety of pre-meeting publicity efforts. Two hundred thirty-two letters were mailed to Cathedral area residents, notifying them of the meeting's topic, time, and place. Of these 232 letters, 132 were mailed to residents who previously had signed a petition expressing their concerns about zoning and land use in the area. The other 100 letters were sent to residents selected on a systematically random sample basis from R. L. Polk's Joliet City Directory. All 232 letters urged the participants to convey the news of the meeting to as many of their neighbors as possible. Advance publicity was also provided in the press and on the local radio stations. In total, there were 108 persons in registered attendance and approximately ten to 15 additional persons in attendance who did not sign their names to the roster.

C. The Nominal Group Technique

In order to document the important issues in a short period of time and still permit all persons to participate and express their views, a process known as the nominal group technique was used at the meeting. The nominal group technique is a means of structuring meeting activities and discussion, which was developed by the University of Wisconsin and which was first used by the Department of Community Development at the Joliet Goals Conference in 1973. The advantage of the nominal group technique is that it enables most groups to quickly identify and establish a consensus regarding their basic goals and priorities.

Using the nominal group process, participants first were assigned to ten groups, nine to eleven participants per group. Each group was assigned a facilitator who recorded the items identified by the participants, stimulated the discussions, and supervised the voting. The nominal group participants were involved in the following activities:

High-rise units opposed in westside Cathedral area

By LONNY CAIN 5/16/75
Herald-News Writer

At least two Joliet district councilmen want to keep high-density apartments out of the westside cathedral area.

Donald Tezak, 2nd, and Peter Pastore Sr., 3rd, say they will back the majority of residents in the area who want to maintain low-density residences in the area.

More than 100 residents attended a special study session on this issue Wednesday night at the College of St. Francis.

City planners asked those attending to meet in groups of 10 to 12 persons and list the top five items they felt would improve the neighborhood.

"Probably the most common response was that the people felt the R-4 zoning (multiple family) in the area should be rezoned to some lower density," said Community Development Director Frank Albert.

"The most common suggestion was for R-2 or single family," he added.

"We're going to try to put together a plan for the area which would probably be supported by changes in zoning," Albert predicted.

"They (residents) want to preserve the neighborhood as it is. They want to protect it from any drastic changes," Albert added. "The plan would reinforce their needs and desires."

Albert said a preliminary plan will be drafted by his staff in the next four to six weeks. This plan will be taken back for review by the residents, he said.

Eventually the Joliet Plan Commission will have a hearing on any amendments to the city's master plan plus zoning changes for recommendations to the city council for final approval.

Most of the area covers District 3 represented by Pastore.

"I think they should look at the whole area," Pastore agreed. "I feel they should rezone, but I don't know if it should be dropped to R-1 or R-2. Maybe R-3 would be better."

Pastore said he would support what the majority of residents want. The R-3 zoning he referred to, according to the zoning ordinance, would allow two-family dwellings.

"This district (R-3)," reads the ordinance, "Recognizes the existence of older residential areas of the city where larger houses have been or can be converted from single family to two-family residences in order to extend the economic life of these structures..."

The city council in March put a 90-day freeze on building permits requested from the area to allow time for zoning changes.

The council took this action after several residents petitioned for the change. The cathedral area is bordered by Jefferson Street on the south, Raynor Avenue on the west and Center Street and Plainfield Road on the east.

Albert has counted about 644 structures in this area with about 44 per cent being single family.

The zoning in the area, however, predominantly allows for multiple family which now occupies about 22 per cent of the area.

The freeze on building permits would prevent any last minute changes to multiple-family by those who want to beat future restrictions.

Tezak also supports Pastore on the need for some restrictions. His district covers a small portion of the area.

- Silent Generation of Needed Actions: Participants were asked to individually identify and briefly describe in writing those actions which would be needed to improve and preserve the qualities of the Cathedral area.

- Listing of Needed Actions: Each group's facilitator listed the participant's responses in round-robin fashion until all needed actions were listed.

- Serial Discussions: The proposed actions were discussed and clarified within each nominal group.

- First Vote: Each nominal group voted on its list of needed actions to collectively determine the five most important ones. This was accomplished by having each participant select five actions among those cited by his group and then rank them. To rank the five actions chosen, a rating of five points was assigned for the most important action, four points for more important, three points for important, two points for less important, and one point for least important. Group priorities were established by taking the sum of the individual votes.

- Discussion of Voting: The nominal group participants discussed the results of the voting during which time members of the group were given the opportunity to reconsider their positions.

- Final Group Voting: After discussion, group members voted again on the list of needed actions to determine the five most important actions and their final priority.

D. Nominal Group Results

Without question, the most important issues facing Cathedral-area residents concern land use and zoning and the enforcement of building, housing, and zoning ordinances. Residents have also indicated major concerns over issues dealing with traffic, parking, street lighting, street and alley maintenance, public safety and law enforcement, and parks and recreation. These conclusions are easily substantiated by examining what each nominal group identified and ranked as the five actions most needed to improve and preserve the qualities of the Cathedral area. These results are shown below.

GROUP A FACILITATOR: ARLENE ALBERT

1st Priority	Downgrade zoning to R-2 and maintain land use as it is now.
2nd Priority	Maintain freeze on building permits until plan is prepared.
3rd Priority	Provide better police protection at school time for children and night-time patrols.
4th Priority	Stop rooming house variations.
5th Priority	Restrict parking on congested streets (Six Corners).

GROUP B FACILITATOR: JUDY BREEN

1st Priority	Restore original zoning in a planned fashion to R-1 and R-2.
2nd Priority	Enforce zoning laws.
3rd Priority	Permit parking on one side of street only on narrow streets.
4th Priority	Stop high density or 20-unit apartment buildings.
5th Priority	Restore and provide recreational areas to keep children off the streets.

GROUP C FACILITATOR: BARBARA CROSSER

1st Priority	Allow existing development, but rezone to 1 and 2 family.
2nd Priority	Enforce lower speeds on all residential streets.
3rd Priority	Prohibit commercial development.
4th Priority	Provide crossing guard at Wilcox and Glenwood Sts.
5th Priority(ies) TIE	a. Provide stricter enforcement of housing upkeep. b. Develop alleys to full width.

GROUP D FACILITATOR: PHIL DUFF

1st Priority	Downzone area to R-2
2nd Priority	The traffic lights at Six Corners cause problems.
3rd Priority	Improve storm drainage.
4th Priority	Maintain present level of street maintenance.
5th Priority	More frequent cleaning of catch basins.

GROUP E FACILITATOR: WALLY FEHST

1st Priority	Change R-4 to R-2
2nd Priority	Enforce building code and time limit on exterior repairs.
3rd Priority	Repair and enforce no parking in alleys.
4th Priority	Limit zoning to R-3.
5th Priority	Fire and police control maintained.

GROUP F FACILITATOR: GIL CORTEZ

1st Priority	Change zoning to R-2.
2nd Priority	Better maintenance of streets, alleys, sidewalks, curbs.
3rd Priority	Provide more street lighting.
4th Priority	Provide neighborhood parks.
5th Priority	Provide better enforcement of all laws.

GROUP G FACILITATOR: JO LONG

1st Priority	Reduce R-4 zone to R-2
2nd Priority	Reduce R-3 zone to R-2
3rd Priority	Do not force present zoning violations to convert.
4th Priority	Keep dance bands out of college buildings.
4th Priority	Erect 4-way stop signs at Glenwood and Wilcox.

GROUP H FACILITATOR: GUY MUELLER

1st Priority	Keep big apartment complexes out.
2nd Priority	Change zoning to prevent further conversions.
3rd Priority	Provide stricter enforcement of codes on conversions.
4th Priority	Grant permanent variances to apartment buildings, provided they are properly maintained.
5th Priority	More street lighting.

GROUP I FACILITATOR: HENRY PETTIGREW

1st Priority	Rezone to R-2.
2nd Priority	Establish mandatory maintenance on outside of all dwellings.
3rd Priority	Do not let new businesses start.
4th Priority	Authorize variances of existing R-3 and R-4 properties.
5th Priority	Enforce building codes.

GROUP J FACILITATOR: SUE RUNGAITIS

1st Priority	Change zoning from R-4 to R-2.
2nd Priority	No more conversions of single family dwellings.
3rd Priority	Reduce traffic and traffic speeds on Wilcox St.
4th Priority	Enforce speed laws at Western and Jefferson school crossings.
5th Priority	Provide better animal control.

So that the reader may know all of what was suggested at the May 14th meeting and not just those suggestions that made it into the top five priorities, each action identified as being needed in the Cathedral area is listed below. This list is organized by general category and not by priority. Accompanying each category is a narrative describing, interpreting, and summarizing the individual listings.

Land Use and Zoning. The major concern is to preserve and conserve the area's residential densities and character as they presently exist. Most residents view the conversion of single-family residences into multiple-family residences and the construction of apartments with substantial disapproval. They believe that the current higher density zoning should be changed to lower density zoning in order to prevent future conversions and apartment construction. While the consensus for down-zoning is strong, residents do want so see the area retained as is and, therefore, also believe that existing apartments and converted residential structures should be allowed to permanently continue by the granting of zoning variances or other means. Some residents also expressed a need to discourage additional commercial development as well as a need to encourage a higher rate of owner occupancy in the area.

Needed Actions:

1. Keep big complexes out.
2. Retain area as is.
3. Change zoning to prevent future conversions.
4. Grant permanent variances to existing apartment buildings, provided they are properly maintained.
5. Prevent continuation of small business variations.
6. Downgrade zoning to R-2 and maintain land use as it is now.
7. Stop rooming house variations.
8. Downgrade area from R-4 to R-2.
9. Population density.
10. Restore original zoning in a planned fashion: R-1 and R-2.
11. Enforce zoning laws.
12. Number of units in each apartment building not to exceed six in entire Cathedral area.
13. Stop high density, or the 20-apartment buildings.
14. Planning Department should take a tour of neighborhoods that have gone to multiple dwellings.
15. Cut R-4 zone to R-3.
16. Keep R-3 and R-3.
17. Downzone the entire area to R-2.
18. Authorize variances of existing R-3 and R-4 properties.
19. Do not let new businesses start.
20. Rezone in a realistic fashion to keep people from leaving the city.
21. Zoning to R-2.
22. Keep land owners living in the area.
23. Preserve area by restricting structures to four units.
24. Allow existing development, but rezone to 1 and 2 family.
25. No more commercial uses.
26. Rezoning from R-4 to R-2.
27. No more conversions of single family dwellings.
28. Keep single family residential character.
29. No more conversion of single family dwellings.
30. Change R-4 to R-3.
31. Limit zoning to R-3.
32. Don't force present violations to convert.

Codes and Code Enforcement. While most residents are concerned about additional conversions in the area, they seem to be equally concerned about the manner by which some conversions have taken place. Residents would like to see more effective enforcement of building codes and time limits on conversions and on building activity in general. Another major issue concerns the inadequacy of maintenance and repair on some residential structures, particularly their exterior appearance and maintenance. In this regard, residents have suggested a need for more effective housing code enforcement and the possibility of providing economic incentives as potential means for improving dwelling upkeep.

Needed Actions:

1. Stricter enforcement of codes on conversions.
2. Economic incentives to generate improved exterior appearances of dwellings, including landscaping (trees on boulevards).
3. Enforce all and obvious building code violations.
4. Policing of ad hoc business ventures.
5. Improve and enforce fire codes for multiple dwelling units (double exits).
6. Enforce building codes.
7. Mandatory maintenance on outside of all dwellings.
8. Stricter laws to absentee landlords - keep up the dwellings.
9. Eliminate slum landlords.
10. Keep underdeveloped housing out of area.
11. Exact $50 fine from those who litter area.
12. Stricter enforcement of housing upkeep.
13. Stricter code enforcement.
14. Enforce building codes and time limit on repairs.
15. Improve and enforce sanitation laws.
16. Require garbage to be put in garbage cans.
17. Enforce weed-cutting ordinance.

Vehicular, Pedestrian, and Bicycle Circulation. Among the wide variety of issues mentioned here, the most important issue -- or at least the most frequently mentioned one -- concerned the undesirability of through traffic and excessive speeds on residential streets, particularly on streets such as Wilcox, Glenwood, Buell, Whitney, and nearby areas of potential pedestrian conflict, such as Farragut School and the College of St. Francis. Several means of reducing the excessive through traffic volumes and high speeds on residential streets were suggested, ranging from better traffic surveillance and traffic law enforcement, erection of more speed limit signs and caution signs, speed bumps, four-way stop signs, and others. A reevaluation of stop sign placement practices was recommended. Another issue concerns the volume of illegal truck traffic on Raynor Avenue. Residents want better enforcement of the ban on truck traffic on this street. Finally, some residents have expressed a need for better bicycle safety and the designation of special bicycle routes and paths.

Needed Actions:

1. Lower speed limits on residential streets.
2. Enforce speed limits.
3. Provide crossing guard for Farragut.
4. Improve traffic patterns around Farragut and St. Ray's and provide designated pick-up areas inside grounds.
5. Alternate one-way streets to discourage speeders.
6. Better police protection at school time for children (also night patrol).
7. Better street crossing protection at new fire station.
8. Designate bike paths for children.
9. Better enforcement of bike rules.

10. Better enforcement of truck traffic on Raynor.
11. Too much through traffic.
12. Good planning for traffic control and distribution and enforcement.
13. School crossing and yellow line at Taylor.
14. Speed limit signs in school area.
15. Enforce no right turn at Six Corners.
16. Improve pedestrian crossing convenience at Center and Western.
17. Make blind corner at Wilcox and Douglas safer.
18. Enforce speeding laws.
19. Improve crossing safety for children at Six Corners.
20. Change the traffic patterns of Rts. 30 and 52.
21. Four-way stop at Wilcox and Glenwood needed.
22. Restriction of traffic on through streets.
23. Raynor Avenue is not a truck route.
24. Crossing guard at Wilcox and Glenwood needed.
25. Enforce lower speed limits on residential streets: Buell, Whitney, Glenwood, Western, Wilcox, etc.
26. Improve traffic circulation on Wilcox.
27. More police patrol on Wilcox.
28. Western & Jefferson school crossings need police patrol and speed law enforcement.
29. Enforce 5 m.p.h. speed limit in alleys.
30. Center and Taylor intersection has bad visibility.
31. Center and Plainfield intersection has bad visibility.
32. Reroute Plainfield Rd. traffic not through streets
33. Better control on through streets.
34. Better police patrol on Raynor.
35. Reevaluate stop sign placement practices.
36. Four-way stop sign at Wilcox and Glenwood.
37. Put "no truck route" sign on Six Corners (for southbound traffic on Raynor).
38. Caution signs needed ("children at play," etc.).
39. Six-Corners traffic signal.
40. Speed bumps needed: Glenwood to Whitney to Buell.
41. Four-way stop needed at Glenwood and Wilcox.
42. Six Corners traffic light should be removed.
43. Develop alleys to full width.
44. Four-way stop sign at Wilcox and Taylor.
45. Stop signs on Wilcox.
46. Four-way stop at Wilcox and Glenwood.
47. Prohibit all heavy trucks on Raynor.
48. Stop signs for traffic leaving alleys.
49. Keep corners clear of shrubs which cause obstruction of view.

General Maintenance and Repair. Whenever and wherever the planning staff seeks the suggestions of residents on what needs improvement in the City of Joliet, the discussions seldom fail to bring up, as a major point, the need to improve the overall maintenance and repair of streets, alleys, sidewalks, and the like. Residents of the Cathedral area are no exception to this general rule. They especially would like to have their alleys repaired, repaved, maintained, and kept clear of snow and debris. The need for general upgrading and maintenance of curbs, sidewalks, streets, street lights, and storm sewer inlets and catch basins is also important to them.

Needed Actions:

1. Fix crumbling curbs the whole length of the street-not piecemeal.
2. Repair alleys and maintain original surfaces.
3. Keep alley clear of snow and accessible, especially where access is dependent on alleys.
4. All improved lots should have sidewalks in or nearby the area.
5. Improve and maintain alleys (blacktop program without owner participation).
6. Improve sidewalks and curbing.
7. Better snow removal (designated snow routes).
8. Curbing needs work.
9. Preserve maintenance work.
10. More alley maintenance.
11. Better general maintenance.
12. Better repair of alleys.
13. Streets and curbs need attention.
14. Replace sidewalks.
15. Repair curbs and street conditions.
16. Pave all alleys.
17. Repair streets, alleys, curbs, sidewalks.
18. Improve sidewalks.
19. Repair deteriorated curbs.
20. Better alley repair.
21. Repair alleys.
22. Upgrade sidewalks and curbs.
23. Better maintenance of lighting.
24. Maintain street signs and make them permanent.
25. Clean streets and parks.
26. Street cleaning needs to be done.
27. Maintain storm sewer flow after street repair.
28. Fix storm sewer covers and inlets.
29. More frequent cleaning of catch basins.

Parking. Both the conversion of single family residential structures and the construction of apartment buildings plus an apparent shortage of off-street parking in the area, apparently has resulted in a situation of on-street parking congestion, a situation that many residents would like to see remedied.

Needed Actions:

1. Restrict parking to one side of street.
2. Eliminate parking in alleys.
3. Prevent big trucks from parking or driving on streets.
4. Parking on only one side of street where streets are narrow.
5. Restrict parking on congested streets (Six Corners).
6. Required off-street parking.
7. Eliminate one side parking on Buell.
8. Provide better automobile parking arrangements for apartment dwellers to eliminate on-street parking problems; enforce on-street parking regulations.
9. One side parking only on narrow streets.
10. No all-night parking on Whitney.
11. No parking on sidewalks and pavements.
12. Parking restrictions.
13. Provide more parking for rental properties.
14. Enforce no parking in alleys.
15. Provide off-street parking.
16. Restrict on-street parking on narrow streets.

Street Lighting. A number of residents believe that the Cathedral area could be improved with more and better street lighting.

Needed Actions:

1. More street lighting.
2. Improve street lighting.
3. More street lighting.
4. More street lighting.
5. Street lights in alleys.
6. Improve street lighting.
7. Install more street and alley lighting.
8. Street lights at Plainfield and Nicholson.
9. Fix existing street lights not now working.

Conservation and Beautification. The need to conserve and enhance the beauty of the Cathedral area is a concern to most, if not all, of the area's residents. Many residents have urged the development of a street-tree planting program to help beautify the area and replace the trees lost due to the dutch elm disease. Residents have suggested that restoration and preservation of the area's architectural assets combined with a designation of all or parts of the area as an official historical site would add significantly to the area's charm and overall desirability.

Needed Actions:

1. State and national historical site designations.
2. Establish historical architectural committee.
3. Restore beauty of area and encourage homeowners to restore their property (tree planting).
4. Maintain and preserve remaining open area at Farragut School site.
5. General beautification.
6. Replace trees in parkways - proper forestry.
7. Have traffic engineers survey height of ground and shrubbery and/or trees on southwest corner of Nicholson and Western (obstructs view of drivers).
8. Tree replacement program.
9. Replace trees in parkway area - dutch elm diseased tress have been removed.
10. More trees.
11. Economic incentives to generate improved exterior appearances of dwellings, including landscaping (trees on boulevards).

Parks, Playgrounds, and Recreation. Although two persons attending the May 14th meeting specifically indicated a preference for not developing any parks, most residents seem to think that a real need exists for more parks and playgrounds in the area. This viewpoint perhaps recognizes tha fact that the entire Cathedral area is served by only one playground and no parks and that this single playground, at Farragut School, has been reduced in size over recent years.

Needed Actions:

1. No new parks.
2. Develop playground area at Farragut field with supervision.
3. More parks and playgrounds.
4. Provide and restore more recreational areas for children, to keep them off the street.
5. No parks.
6. More parks.
7. Provide more play area for children.
8. Provide park/playground at vacant lot at Nicholson and Campbell.
9. Provide neighborhood parks.

Public Safety and Law Enforcement. A number of residents expressed a need for better police and fire protection and stricter law enforcement in general. The need for better animal control frequently was singled out as a specific public safety problem.

Needed Actions:

1. Maintain and improve police and fire protection.
2. Maintain fire and police control.
3. Put in highrise markers for fire plugs.
4. Enforce no drinking rule in Marian Hall.
5. Stricter law enforcement in the courts.
6. Enforce laws.
7. Enforce unleashed dog ordinance and stop dogs from barking.
8. Better animal control.
9. Stricter dog control.

Miscellaneous. This category groups together a wide variety of items that could not be logically subsumed under the other headings and that were too infrequently mentioned to justify separate categories.

Needed Actions:

1. More pick-up for large objects.
2. Quieter garbage pick-up in the morning.
3. Reduce noise pollution due to air conditioners.
4. Put dances back at Tower Hall.
5. Keep dance bands out of college buildings.
6. Change name to "College Area," not "Cathedral Area."
7. Keep desirable people in area.
8. Make a new name for the area.
9. Set up a neighborhood improvement committee at least twice a year.
10. Improve block development groups.
11. Noise pollution.
12. Do something with children going to Farragut School from Bluff Plaza.
13. Leaf pick-up.
14. Improve storm sewer systems.
15. Better sewers to eliminate basement flooding.
16. Storm sewers overflow during heavy rains (especially on Whitney north of Buell).

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III. CATHEDRAL AREA GOALS AND POLICIES

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A. Goals and Policies Defined

The development of goals and policies are important aspects of the planning process in that they provide the basic impetus and general direction for the preparation and execution of specific action programs. Goals describe the desired state of affairs implied by the citizenry's values. They are the ends toward which all efforts are directed. Policies establish the general courses of action by which the goals can be achieved. More specifically, policies set forth the guidelines and standards for continuous decision making and program development within an overall framework that is consistent with the goals. All proposed actions -- whether they entail zoning revisions, traffic improvements, or other changes -- must be carried out in ways that are consistent with the City's officially adopted goals and policies.

B. Basis for Cathedral-Area Goal Formulation

Formulation of the Cathedral area's goals and policies was based on two criteria. The first criterion was that they reflect and be consistent with City-wide goals and policies. The second criterion was that they reflect and be consistent with the needs and wants of Cathedral-area residents and property owners. To insure that the latter criterion was met, the planning staff carefully studied the comments and discussions which were recorded at the May 14th Cathedral-area public meeting (see Part II).

The goals and policies presented here are intended to encompass all of the Cathedral area's important needs. It is extremely important that this list be an appropriate statement of the Cathedral area's future development. Hence, if any inadequacies are found, or if any improvements need to be made, they should be brought to the Department's attention for consideration and possible revision.

Because many City-wide goals and policies have been ommitted, this statement of goals and policies may appear somewhat abbreviated in scope. City-wide goals and policies were included if and only if they were particularly relevent to the Cathedral area. Even though many of them are not included, all City-wide goals and policies, of course, will remain applicable to all areas of the City, including the Cathedral area. Any policies shown here that are substantially the same as already-adopted City-wide policies are designated with an asterisk(*).

C. Land Use and Housing

Goals:

- TO MAXIMIZE THE NET ECONOMIC, SOCIAL, AND ENVIRONMENTAL BENEFITS DERIVING FROM THE USE, DEVELOPMENT, AND REDEVELOPMENT OF LAND AND FROM THE SPATIAL ARRANGEMENT OF THOSE USES.

- TO PROVIDE AN ADEQUATE SUPPLY AND VARIETY OF SAFE, SANITARY, AND ATTRACTIVE HOUSING AND NEIGHBORHOOD OPPORTUNITIES ACCESSIBLE TO COMMUNITY ACTIVITIES AND WITHIN THE ECONOMIC REACH OF ALL RESIDENTS.

Current Situation. Land use and housing issues are treated together here because of their particularly strong interrelationships in the Cathedral area. The Cathedral area is characterized by a wide variety of housing and residential land uses, in terms of both type of tenure and structure as well as in terms of price range. This wide mix of housing types is deemed to be a desirable situation, as it is capable of serving the housing needs of a diverse population, young and old, higher income and lower income, large family and small family. Notwithstanding this variety, the Cathedral area is characterized by a middle-income dominance, the type of income distribution which, in most cases, is essential to insure a viable neighborhood social organization. The intensity of land use and the overall density of residential development in the area is greater relative to most other areas of the City. Very few unused, vacant parcels of land remain. This, too, is desirable from the standpoint that it shows an efficient use of both land and existing community facilities and utilities, and it also reflects the good accessibility of this area to shopping, employment, and other community activities. In sum, the Cathedral area represents the type and quality of neighborhood which should be conserved where it exists and encouraged in areas of the City where it does not.

Regrettably, certain interrelated forces appear to be operating or beginning to operate in the Cathedral area that may not be conducive to its long-term stability. Additional conversions and the subsequent increased densities in this area of already relatively high densities are likely to be accompanied by increased congestion and reduced owner occupancy rates. As "homeowners" know that the value of their dwellings to themselves or to prospective purchasers depends upon the proper maintenance and repair of their property, a reduction in owner-occupancy rates may lead to a lower level of property maintenance and repair. The congestion caused by conversions and increased densities may manifest itself in a variety of ways, ranging from parking shortages, to more garbage cans, and possibly to overcrowded schools. Conversion of existing residential structures is also likely to be detrimental to the area's appearance and heritage when the facades of fine old houses of architectural and historical significance are permanently altered or "modernized." In short, the growing age of housing in the area, the lower-than-average rate of owner occupancy, the area's in-lying location, and the current zoning which permits additional conversions and increased densities, all make the area susceptible to diminishing resident confidence, housing disinvestment, and a possible precipitation of neighborhood decline.

Policies:

1. THE ESSENTIAL CHARACTER AND DENSITIES OF LAND USE AND RESIDENTIAL DEVELOPMENT SHOULD BE PRESERVED AS THEY CURRENTLY EXIST.

2. ZONING SHOULD BE REVISED TO REFLECT THE ACTUAL LAND USES AND DENSITIES IN THE AREA AND TO ALLOW EXISTING MULTIPLE-FAMILY RESIDENTIAL USES TO CONTINUE.

3. COMMERCIAL DEVELOPMENT SHOULD BE RESTRICTED TO THOSE AREAS CURRENTLY ZONED FOR BUSINESS AND, HENCE, SHOULD BE PROHIBITED FROM PENETRATING THE CATHEDRAL AREA. COMMERCIAL DEVELOPMENT THAT IS CLUSTERED IN COMPACT AND INTEGRATED CENTERS SHOULD BE ENCOURAGED, AND DISJOINTED "STRIP" COMMERCIAL DEVELOPMENT ALONG MAJOR STREETS SHOULD BE DISCOURAGED.

4. CITY BUILDING AND HOUSING CODES SHOULD BE MORE AGGRESSIVELY AND EFFECTIVELY ENFORCED IN THE AREA.

5. THE POSSIBILITIES OF AMENDING AND ADMINISTERING THE MUNICIPAL HOUSING CODE SO AS TO ENCOURAGE BETTER MAINTENANCE OF EXTERNAL BUILDING APPEARANCE SHOULD BE INVESTIGATED.

D. Circulation

Goal:

- TO PROVIDE A BALANCED SET OF CIRCULATION MODES WHICH IS SAFE, EFFICIENT, VISUALLY ATTRACTIVE, MINIMIZES ENVIRONMENTAL HARM, AND MAINTAINS NEIGHBORHOOD INTEGRITY.

Current Situation. The current circulation system is an efficient mover of vehicular traffic to, from, within, as well as through the Cathedral area from the standpoint of the individual motorist's time and costs. It is, however, very inefficient from the standpoint of the public's costs. The majority of the area's streets have been built to practically the same widths and performance specifications and, except for a few areas, have been layed out in a grid pattern. Consequently, the total street coverage is excessive in view of what could adequately serve the area. Because the total area of residential street pavement has a direct relationship to initial costs as well as amortization and maintenance costs, this situation is very inefficient. Moreover, the excessive street coverage has made much of the area's ground surface impervious to storm water runoff, thereby adding to the severity of drainage problems and adding extra demands on the area's sewer system.

While affording little economy in the amount of street coverage, this type of street design and layout also affords little economy in the specialization of street types, and it affords little economy in the number of four-way intersections. As a result, all streets are quite heavily traveled and tend to encourage rather than discourage through traffic and high traffic

speeds. The random usage of local streets by through traffic vehicles and the accompanying automotive fumes and noises tend to make streets and street crossings less pleasant and safe for pedestrians and tend to disrupt the tranquility and integrity of residential settings. The excessive street widths, which encourage this through traffic, increase the potential for pedestrian accidents not only because of the high traffic volumes and speeds, but also because pedestrian accidents have been known to be somewhat proportional to street crossing distance. The lack of street specialization and the large number of four-way intersections create a hazardous traffic situation for vehicular traffic, too, which is very difficult and expensive to control. A safer and more efficient means of controlling traffic would be to concentrate traffic flow on a small number of collector streets that would serve as access between the arterial streets and the exclusively local or residential streets. The total length and coverage of streets and the total number of intersections would be minimized, and through traffic would be restricted to the arterial streets which border the Cathedral area where it could be subjected to more effective control and surveillance.

Policies. Traffic improvements and other modifications to the Cathedral area's circulation system should be designed and carried out in a manner which is consistent with the following policy guidelines and standards:

* 1. STREET LAYOUTS SHOULD MINIMIZE OVERALL LENGTH OF STREETS AND NUMBER OF INTERSECTIONS.

* 2. OBLIQUE AND FIVE- AND SIX-WAY INTERSECTIONS SHOULD BE AVOIDED ON ALL STREETS AND, WHENEVER POSSIBLE, FOUR-WAY INTERSECTIONS SHOULD BE AVOIDED ON RESIDENTIAL STREETS.

* 3. RESIDENTIAL (THAT IS, LOCAL AND COLLECTOR) STREET WIDTHS SHOULD NORMALLY BE THE MINIMUM CONSISTENT WITH SAFETY AND ADEQUATE FULFILLMENT OF STREET FUNCTION.

* 4. THE LENGTH AND NUMBER OF PEDESTRIAN STREET CROSSINGS SHOULD BE MINIMIZED.

* 5. THE FREQUENCY OF DRIVEWAY ENTRANCES AND RESIDENTIAL STREET INTERSECTIONS ALONG ARTERIAL STREETS SHOULD BE KEPT TO A MINIMUM.

* 6. THROUGH TRAFFIC ON MINOR RESIDENTIAL (LOCAL) STREETS SHOULD BE AVOIDED.

* 7. PEDESTRIAN AND BICYCLE WAY ALIGNMENTS SHOULD HAVE REASONABLE RELATIONSHIPS TO MOVEMENT DESIRES, PARKING, COMMUNITY FACILITIES, AND PUBLIC TRANSPORTATION LOADING POINTS; THEY SHOULD BE SAFE, SECURE, ATTRACTIVE, AND SEPARATED FROM VEHICULAR TRAFFIC WHENEVER POSSIBLE.

* 8. ALTHOUGH STREET AND PATH LIGHTING FOR SAFETY AND SECURITY SHOULD BE PROVIDED, NO MORE ILLUMINATION THAN IS NECESSARY SHOULD BE PROVIDED SO AS TO CONSERVE ENERGY AND MATERIAL RESOURCES. STREET LIGHTING LUMINOSITY SHOULD VARY IN PROPORTION TO DESIGN TRAFFIC VOLUMES AND BE LOCATED OR MOUNTED TO PREVENT LIGHT FROM SHINING ON RESIDENTIAL WINDOWS, OR INTO THE EYES OF DRIVERS, PEDESTRIANS, OR BICYCLISTS.

E. Parks and Open Space

Goals:

- PROVIDE AN ADEQUATE SUPPLY AND VARIETY OF RECREATIONAL AND LEISURE-RELATED OPPORTUNITIES, CONVENIENTLY AND EQUITABLY ACCESSIBLE TO ALL RESIDENTS.

- CONSERVE AS OPEN SPACE OR PARKS THOSE AREAS WHICH WILL PROTECT RESIDENTS FROM ENVIRONMENTAL SOURCES OF HARM AND DISCOMFORT, SUCH AS AIR AND NOISE POLLUTION, OVERLAND FLOODING, AND OTHERS.

- CONSERVE AS OPEN SPACE OR PARKS THOSE AREAS WHICH WILL PROTECT THE IMPORTANT VEGETATIVE, TOPOGRAPHICAL, AND OTHER NATURAL ATTRIBUTES OF THE CATHEDRAL AREA.

- CONSERVE AS OPEN SPACE OR PARKS THOSE AREAS WHICH WILL PROTECT OR ENHANCE THE AESTHETIC QUALITIES OF THE CATHEDRAL AREA.

Current Situation. The most outstanding feature of existing parks and open space in the Cathedral area is their scarcity. A single two-and-one-half acre playground at Farragut School serves the entire area's population of 3500. No other parks or open spaces exist. Although the average age of the Cathedral area's population is somewhat older relative to the rest of the City, a full one-quarter of the population in Census Tract 8827, which contains the majority of the Cathedral area, is aged 14 or under according to the 1970 Census. This means that there are about ($\frac{1}{4}$ x 3500=) 875 children aged 14 or under residing in the Cathedral area who are served by only two-and-one-half acres of open space. Most planners agree that five acres of playground, playfields, and neighborhood parks per 1000 population is the minimum needed to adequately serve a typical neighborhood's needs. By this standard, the Cathderal area has a deficiency of parks and open space amounting to 15 acres. When adequate recreational space is not available, children will play in whatever space can be found, including streets and other hazardous areas.

Of course, parks and open spaces serve other uses in addition to that of providing outdoor recreation opportunities for children. Parks can enhance the appearance and livability of a residential setting by providing green breathing spaces and natural relief from the patterns of urban development. They serve the outdoor and recreational needs of adults with the provision of scenic walkways, tennis courts, and other outdoor facilities. And, they can provide a buffer between different land uses, such as residential and commercial uses.

Unfortunately, practical opportunities for expanding park and open space facilities in the Cathedral area are quite limited. Most of the area has been developed, leaving very few vacant areas for potential park development. Nevertheless, there are some vacant parcels that remain or that have been created due to building demolitions, plus there are some unneeded portions of streets that possibly could be vacated and converted into park use. While most of these parcels are small and could not be assembled into sites much greater than one or two acres each, sites of this size can still be used for playlots, vest pocket parks, flower and vegetable gardens, tennis courts, and a variety of other uses.

Policies.

1. EXISTING PARK AND OPEN SPACE AREAS SHOULD BE PRESERVED AND EXPANDED WHERE COMPATIBLE WITH OVERALL DEVELOPMENT GOALS.

2. DEVELOPMENT OF EXISTING VACANT OR TO-BE-VACANT PARCELS OF LAND SHOULD BE DISCOURAGED UNTIL THEIR POSSIBILITIES FOR DEVELOPMENT AS PARK AND OPEN SPACE AREAS ARE FULLY EXPLORED.

3. STREET RIGHTS-OF-WAY WHICH ARE NOT ESSENTIAL FOR CIRCULATION OR PARKING PURPOSES SHOULD BE IDENTIFIED AND EVALUATED FOR THEIR POSSIBLE CONVERSION AND REUSE AS PARK AND OPEN SPACE AREAS.

F. Urban Beautification and Conservation

Goal:

TO CONSERVE AND BEAUTIFY ALL FEATURES AND ASPECTS OF THE CATHEDRAL AREA, PARTICULARLY THOSE FEATURES AND ASPECTS WHICH HAVE SPECIAL ARCHITECTURAL AND/OR HISTORICAL SIGNIFICANCE.

Current Situation. The Cathedral area is a visually pleasant residential area with a sound heritage. Unfortunately, certain factors have and may continue to mar its visual attractiveness and dilute its heritage. One factor has been the dutch elm disease which left much of the area bare of its former abundance of graceful shade trees. A second factor has been the untrimmed growth of hedges and weeds so that alley and street visability and access have been limited. A third factor has been the continuing conversions and "modernizations" of residential structures. Many of these conversions and remodelings have lead to the permanent alteration and loss of the original facades, architectural integrity, and overall charm of the area's homes. A final factor seems to be a simple lack of recognition and appreciation of the many fine architectural and historical attributes of the Cathedral area.

Policies:

1. EXISTING STREET TREES THAT ARE APPROPRIATE FOR THEIR LOCATION SHOULD BE PROPERLY MAINTAINED; AND, WHERE THEY DO NOT NOW EXIST, APPROPRIATE TREES SHOULD BE PLANTED AND MAINTAINED.

2. DISTRICT REGISTRATION SHOULD BE SOUGHT FOR AREAS THAT CONTAIN A SUBSTANTIAL NUMBER OF STRUCTURES/BUILDINGS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

3. STRUCTURE REGISTRATION SHOULD BE SOUGHT FOR INDIVIDUAL STRUCTURES/BUILDINGS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTRY OF HISTORIC PLACES.

4. FOR THOSE OWNING NATIONAL REGISTER LISTED STRUCTURES/BUILDINGS, ASSISTANCE SHOULD BE PROVIDED IN OBTAINING FINANCIAL ASSISTANCE FOR RESTORATION OR MAINTENANCE.

5. CITY WEED CUTTING AND SHRUB TRIMMING ORDINANCES SHOULD BE MORE AGGRESSIVELY AND EFFECTIVELY ENFORCED IN THE AREA.

IV. CATHEDRAL AREA ACTION PLAN

IV. CATHEDRAL AREA ACTION PLAN

A. Land Use and Housing

Zoning. Five alternatives were developed with regard to zoning for the Cathedral area. The first alternative considered was to retain the boundaries and classifications of the zoning districts as they currently exist. (See Map 4, Page I-5). This alternative was quickly rejected for the reasons outlined in Part III-C, Page III-2, of this report.

The second alternative downzones the Cathedral area in the manner shown on Map 12, Page IV-3. This alternative does not downzone all portions of the Cathedral area to the maximum extent possible. Specifically, a large single-family residential area in the middle of the Cathedral area which could be downzoned to an R-2 (single family) classification, without the creation of very many non-conforming uses, was left at or downzoned to only an R-3 (two-family) classification.

The advantage of this second zoning strategy is the flexibility that it provides to owners of currently single-family dwellings while still moderately downzoning most of the Cathedral area. Owners of single-family dwellings zoned as R-3 will be able to maintain the option of keeping their dwellings single-family, or converting them to duplexes for a source of income or for other reasons. Moreover, unconverted single-family dwellings can be marketed to a wider range of prospective purchasers, to those interested in single-family dwellings as well as those interested in coverting single family dwellings.

The disadvantages of this second alternative which allows additional conversions to occur are delineated in Part III-C of this report. Briefly stated, additional conversions will lead to increased densities and possible overcrowding, will threaten the integrity of the area's many architecturally and historically significant residential structures, and may lead to a general diminishment in the overall desirability of the area. Thus, instead of increasing the marketability and liquidity of property in the area, allowing additional conversions may result in a reduction in the long-term marketability and liquidity of Cathedral-area properties.

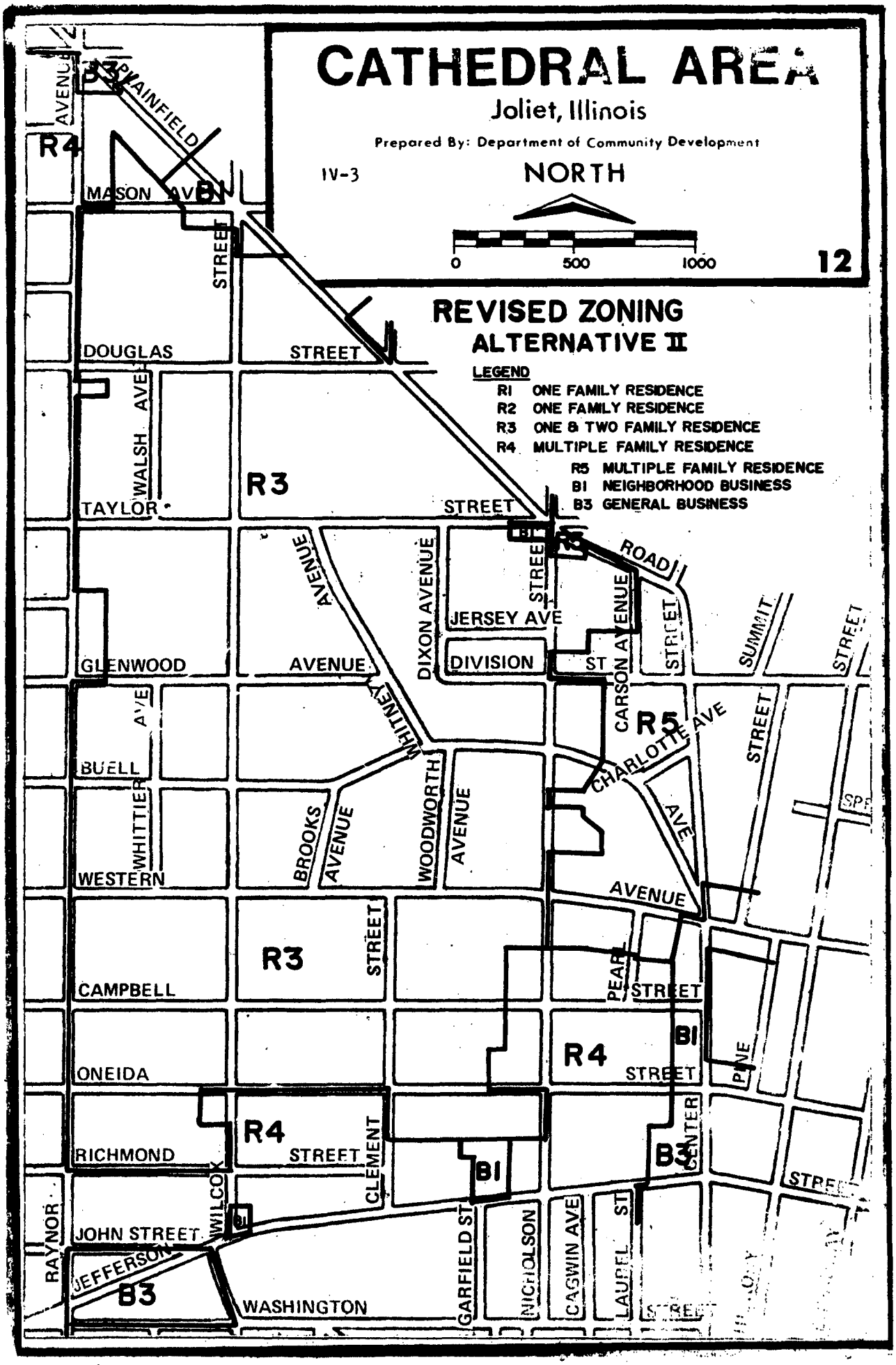
The third alternative revises the Cathedral area zoning in the manner shown on Map 13, Page IV-3a. This alternative downzones the Cathedral area to a reasonable extent without creating any new spot zones so that zoned land uses better reflect actual land uses. Any zones which appear to be spot zones in this alternative or any other alternatives are existing and are not newly created by any of the rezoning alternatives presented herein.

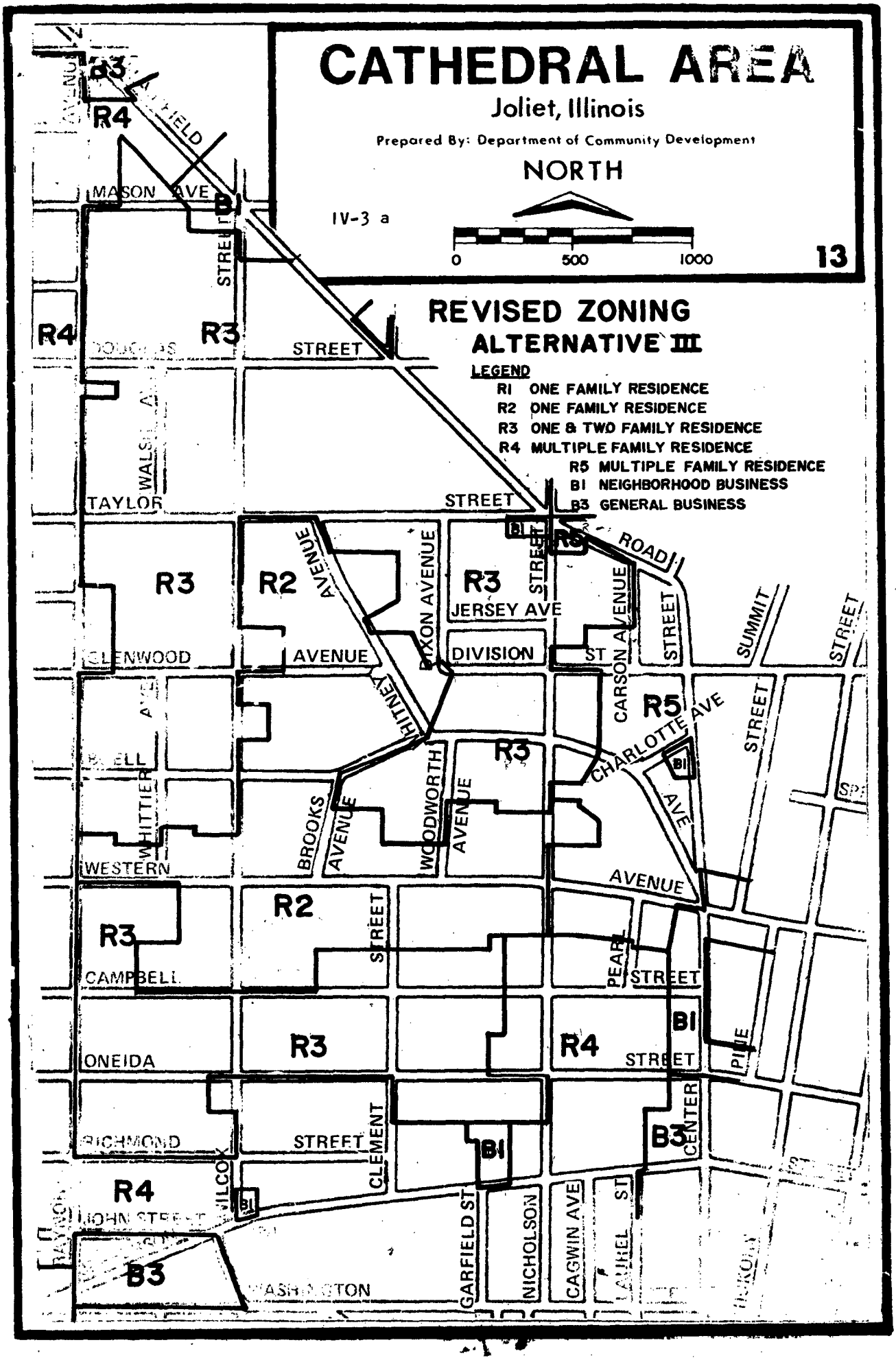
The fourth alternative revises the Cathedral area zoning in the manner shown on Map 13A, Page IV-4. This alternative, like the second alternative, downzones the Cathedral area to a fairly reasonable extent without creating any new spot zones. The major differences between the third and fourth alternatives are that: (1) the fourth alternative is more extreme in the extent to which it downzones the Cathedral area, and (2) the number of non-conforming uses created by the fourth alternative is greater (approximately 25, as opposed to five) due to the fourth alternative's more extreme downzoning.

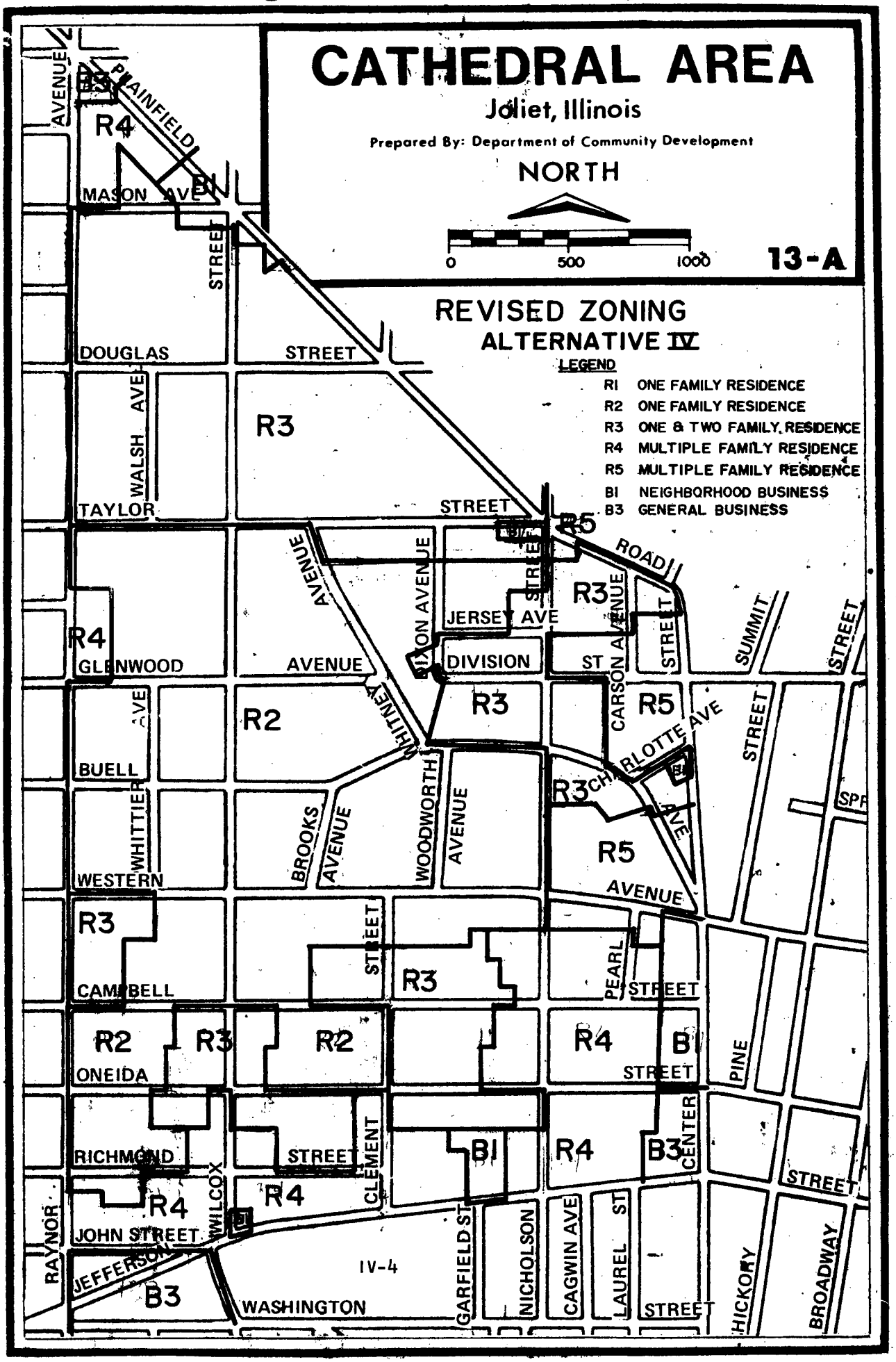
The fifth alternative, shown on Map 13B, page IV-5, constitutes a blanket downzoning of nearly the entire Cathedral area to an R-2 classification. This last alternative has serious disadvantages: Firstly, it restricts the use of private property the most. Second, it creates numerous non-conforming uses. Thirdly, it rests on questionable legal grounds, because it substantially ignores existing land use patterns and therefore could be judged to be arbitrary and capricious in its design. Finally, it perhaps puts the Plan Commission and the City Council in a potentially difficult position of having to apply the same type of zoning treatment to similarly situated areas, such as those located on the City's near-west and east sides. The potential obligation of having to extend equal treatment under equal circumstances with this type of zoning strategy may be difficult if not infeasible to fulfill.

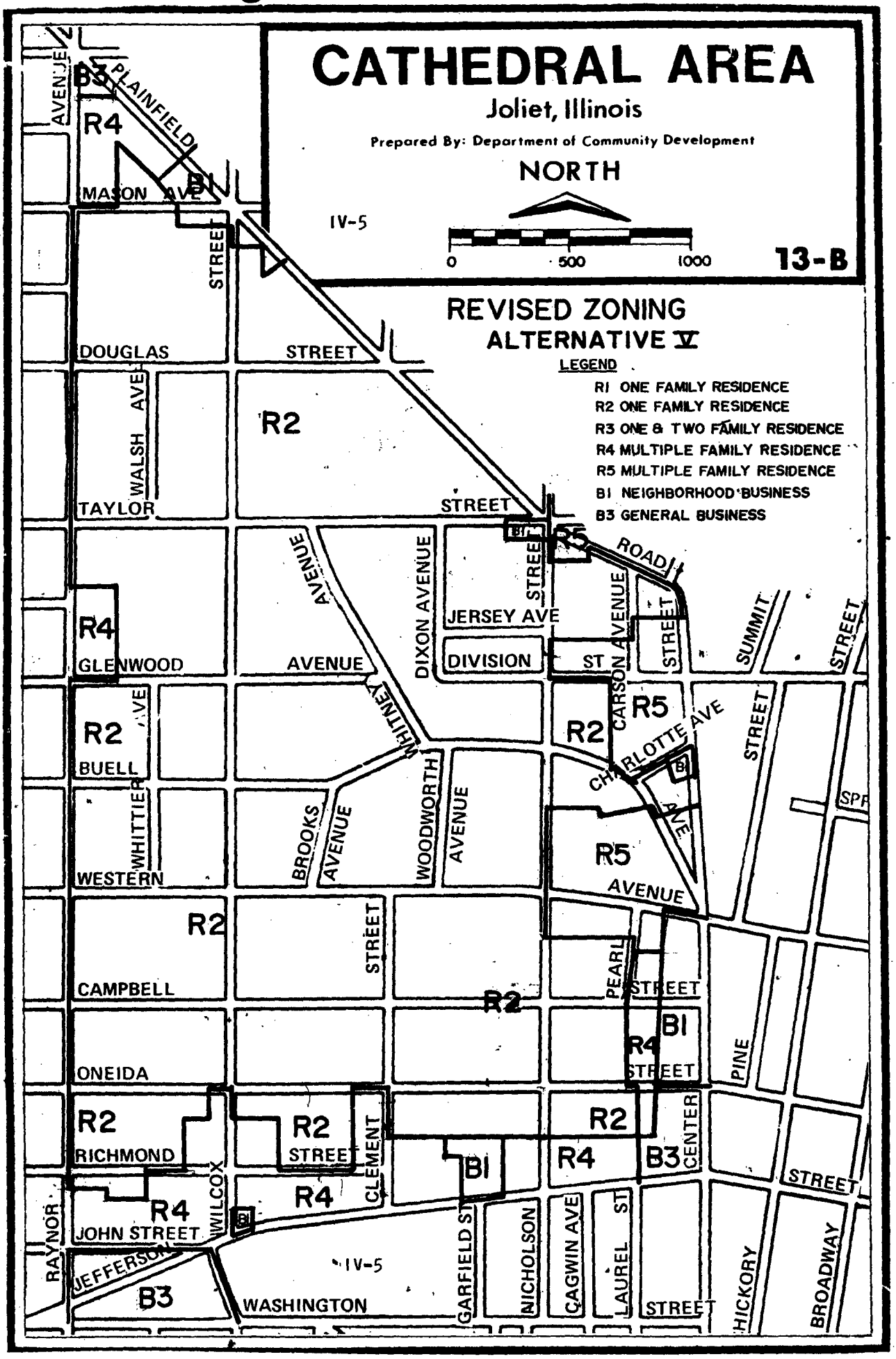
Compared to the first, second, and fifth alternatives, the third and fourth alternatives are most effective in carrying out Policy 1, Page III-3, which recommends that the Cathedral area's current residential character and densities be preserved. For this reason, and the other potential consequences of the first, second, and fifth alternatives, the recommendation of this report is as follows: THE CATHEDRAL AREA SHOULD BE DOWNZONED AS DEPICTED EITHER IN ALTERNATIVE III ON MAP 13, PAGE IV-3, OR AS DEPICTED IN ALTERNATIVE IV ON MAP 13-A, PAGE IV-4.

The alternatives presented and recommended herein should be viewed more as conceptual alternatives than as exact delineations of possible zoning district boundaries. As such, one of these five alternative zoning concepts, preferably the third or fourth alternative, should be adopted. Once a zoning concept is adopted, various revisions and refinements may be made before the adopted alternative is finally implemented.


CATHEDRAL AREA
Joliet, Illinois
Prepared By: Department of Community Development
IV-3
NORTH
0
500
1000
12
REVISED ZONING
ALTERNATIVE II
LEGEND
R1 ONE FAMILY RESIDENCE
R2 ONE FAMILY RESIDENCE
R3 ONE & TWO FAMILY RESIDENCE
R4 MULTIPLE FAMILY RESIDENCE
R5 MULTIPLE FAMILY RESIDENCE
B1 NEIGHBORHOOD BUSINESS
B3 GENERAL BUSINESS
PLAINFIELD AVENUE
MASON AVE
STREET
DOUGLAS STREET
WALSH AVE
TAYLOR STREET
ROAD
JERSEY AVE
DIVISION ST
DIXON AVENUE
AVENUE
WHITNEY AVENUE
GLENWOOD AVENUE
BUELL AVE
WHITTIER AVE
BROOKS AVENUE
WOODWORTH AVENUE
WESTERN AVENUE
CARSON AVENUE
CHARLOTTE AVE
SUMMIT STREET
PEARL STREET
PINE STREET
CENTER STREET
CAMPBELL STREET
ONEIDA STREET
RICHMOND STREET
CLEMENT STREET
WILCOX
JOHN STREET
RAYNOR
JEFFERSON
WASHINGTON
GARFIELD ST
NICHOLSON
CAGWIN AVE
LAUREL ST
R3
R4
R5
B1
B3


CATHEDRAL AREA
Joliet, Illinois
Prepared By: Department of Community Development
NORTH
IV-3 a
0
500
1000
13
REVISED ZONING
ALTERNATIVE III
LEGEND
R1 ONE FAMILY RESIDENCE
R2 ONE FAMILY RESIDENCE
R3 ONE & TWO FAMILY RESIDENCE
R4 MULTIPLE FAMILY RESIDENCE
R5 MULTIPLE FAMILY RESIDENCE
B1 NEIGHBORHOOD BUSINESS
B3 GENERAL BUSINESS
MASON AVE
STREET
DOUGLAS STREET
TAYLOR STREET
ROAD
JERSEY AVE
DIVISION ST
SUMMIT STREET
CLENWOOD AVENUE
WESTERN AVENUE
CAMPBELL STREET
ONEIDA STREET
RICHMOND STREET
JOHN STREET
WASHINGTON
PEARL STREET
CHARLOTTE AVE
AVENUE
WALSH AVENUE
DIXON AVENUE
WHITNEY AVENUE
BROOKS AVENUE
WOODWORTH AVENUE
CLEMENT STREET
WILCOX STREET
GARFIELD ST
NICHOLSON
CAGWIN AVE
CARSON AVENUE
CENTER
PINE
R1
R2
R3
R4
R5
B1
B3


CATHEDRAL AREA
Joliet, Illinois
Prepared By: Department of Community Development
NORTH
0
500
1000
13-A
REVISED ZONING
ALTERNATIVE IV
LEGEND
R1 ONE FAMILY RESIDENCE
R2 ONE FAMILY RESIDENCE
R3 ONE & TWO FAMILY RESIDENCE
R4 MULTIPLE FAMILY RESIDENCE
R5 MULTIPLE FAMILY RESIDENCE
B1 NEIGHBORHOOD BUSINESS
B3 GENERAL BUSINESS
PLAINFIELD AVENUE
MASON AVE
DOUGLAS STREET
WALSH AVE
TAYLOR STREET
ROAD
JERSEY AVE
DIVISION ST
SUMMIT STREET
GLENWOOD AVENUE
BUELL AVE
WHITTIER AVENUE
WESTERN AVENUE
BROOKS AVENUE
WOODWORTH AVENUE
CARSON AVENUE
CHARLOTTE AVE
CAMPBELL STREET
PEARL STREET
ONEIDA STREET
PINE
RICHMOND STREET
CLEMENT
CENTER
JOHN STREET
WILCOX
RAYNOR
JEFFERSON
WASHINGTON
GARFIELD ST
NICHOLSON
CAGWIN AVE
LAUREL ST
HICKORY
BROADWAY
R1
R2
R3
R4
R5
B1
B3
IV-4


CATHEDRAL AREA
Joliet, Illinois
Prepared By: Department of Community Development
NORTH
IV-5
0
500
1000
13-B
REVISED ZONING
ALTERNATIVE V
LEGEND
R1 ONE FAMILY RESIDENCE
R2 ONE FAMILY RESIDENCE
R3 ONE & TWO FAMILY RESIDENCE
R4 MULTIPLE FAMILY RESIDENCE
R5 MULTIPLE FAMILY RESIDENCE
B1 NEIGHBORHOOD BUSINESS
B3 GENERAL BUSINESS
PLAINFIELD
MASON AVE
DOUGLAS STREET
WALSH AVE
TAYLOR STREET
GLENWOOD AVENUE
BUELL AVE
WESTERN AVENUE
CAMPBELL STREET
ONEIDA STREET
RICHMOND
JOHN STREET
JEFFERSON
WASHINGTON
RAYNOR
WILCOX
CLEMENT
WHITNEY AVENUE
BROOKS AVENUE
WOODWORTH AVENUE
DIXON AVENUE
JERSEY AVE
DIVISION ST
CARSON AVENUE
CHARLOTTE AVE
SUMMIT STREET
PEARL STREET
PINE STREET
CENTER STREET
GARFIELD ST
NICHOLSON
CAGWIN AVE
LAUREL ST
HICKORY STREET
BROADWAY
IV-5

Housing and Building Code Enforcement. Several recommendations seem reasonable with regard to actions that are needed in the area of code enforcement. Firstly, as Policy Number 4 , Page III-3, recommends, efforts should be made to more effectively enforce the Municipal Housing Code in the Cathedral area. The planning staff currently is examining a number of innovations that are designed to improve the effectiveness of housing code enforcement on a city-wide basis and, therefore, in the Cathedral area, too. These innovations, which will be developed and evaluated over the coming year, include the following: A dwelling unit priority rating system for the allocation of code enforcement efforts, a housing code performance-oriented information system, mandatory and/or voluntary inspection programs at the time of property transfer, and others.

A more specific code enforcement measure that could be implemented in the Cathedral area itself and not necessarily on a city-wide basis is a concentrated code enforcement program. A concentrated code enforcement program entails systematic house-by-house inspections and compliance efforts within a designated area. The greatest benefits returned from the money invested in a concentrated code enforcement program usually can be obtained from an application in the so-called "gray" or transitional areas of a community. These are the areas having essentially sound housing, but which are experiencing or are being threatened with some degree of moderate, incipient decline. While the blighting influences in a gray area usually stem from a multiplicity of social, economic, and physical sources, a primary source of blighting influences in a gray area usually stem from the proximity of nearby or adjacent areas of more accutely blighted housing. Although no quantitative measures have been developed to objectively and precisely determine the "grayness" of a residential area, we believe that most of the Cathedral area, particularly the southerly and easterly portions, could be appropriately defined as gray areas and, thus, would be appropriate targets for a concentrated code enforcement program.

There are two major obstacles or considerations that must be reckoned with before a concentrated code enforcement program can be implemented in the Cathedral area. The first obstacle is the full-time obligation and commitment of the Housing Evaluation Division's staff to regular City-wide code enforcement activities as well as the one concentrated code enforcement program scheduled for implementation on the City's east side later this year. Because of this commitment, immediate implementation of a concentrated code enforcement program could not be undertaken without expanding the existing City payroll and budget -- an unlikely possibility given the fact that many other near west-side and east-side areas in the City also could serve as suitable targets for a concentrated code enforcement program. Ideally, a rational means of identifying the most important gray areas from among all those possible should be developed so that resources can be devoted to these most important areas first. Due to these considerations, the recommendations of this report is as follows: THE CATHEDRAL AREA ALONG WITH OTHER PROSPECTIVE AREAS IN THE CITY, SHOULD BE EVALUATED FOR THEIR SUITABILITY AS TARGETS FOR CONCENTRATED CODE ENFORCEMENT EFFORTS. CONCENTRATED CODE ENFORCEMENT EFFORTS SHOULD THEN BE IMPLEMENTED IN EACH AREA THROUGHOUT THE CITY ACCORDING TO THEIR PRIORITY AND AS FUNDING SOURCES PERMIT.

Although measures can be taken to make housing code enforcement more aggressive in a neighborhood such as the Cathedral area, making building code enforcement more aggressive is a more difficult and perhaps prohibitively expensive undertaking. A unit that falls into a state of disrepair and acquires code violations usually remains in a substandard condition for a long time and thus can be readily identified. Monitoring illegal building activity and residential conversions, activities which can be done somewhat secretively, and within a relatively short period of time, is more difficult. One can see that any attempt to effectuate a surveillance program to monitor each and every building in the City on a continuous basis would require a tremendous outlay for personnel costs. Because of these costs and difficulties, the recommendation of this report is as follows: RESIDENTS OF THE CATHEDRAL AREA SHOULD BE FURTHER ENCOURAGED TO REPORT QUESTIONABLE BUILDING ACTIVITY AND CONVERSIONS TO THE CITY'S BUILDING INSPECTION DIVISION.

B. Circulation

The overall plan for circulation is illustrated on Map 14, and its details are illustrated on Maps 15 through 22. This plan is based on a design concept of street specialization that results in a distinct heirarchy or ordering of street types. Currently, there is very little specialization or differentiation in the types of functions that streets perform. As explained in Section III-B, this lack of specialization results in an inefficient, disruptive, and hazardous situation with all streets being heavily traveled and at relatively high speeds.

In this proposed heirarchy of streets, through traffic is forced to use the arterial streets which circumscribe the Cathedral area. Traffic destined to or originating from the area, but not traveling through the Cathedral area, is facilitated by a system of interior collector and subcollector streets which connect local and arterial streets. Finally, a branching system of local residential streets expedite the movement of traffic to and from individual residences and other uses within the Cathedral area. Thus, the proposed Cathedral area street layout is designed so that, if implemented, traffic will flow more or less sequentially from one class of street to the next (that is, from local to collector, from collector to arterial, and vice versa).

Indeed, if this plan is implemented, many of the problems associated with the existing street layout will be reduced, if not completely eliminated. The following list itemizes the improvements that this plan will provide:

- Neighborhood through traffic will be virtually eliminated (except for the through traffic using Western Avenue).
- The number of parking spaces in the vicinity of higher density uses will be increased through the provision of cul-de-sac parking bays.
- Seven intersections will be completely eliminated, and nine four-way intersections will be replaced with three-way, T-type intersections, thereby reducing accident probabilities for vehicles and pedestrians alike.

- Street-crossing distances at several intersections will be shortened, thereby improving pedestrian safety.

- Vehicular, pedestrian, and bicycle traffic all will be better separated.

- Approximately 1700 fewer linear feet of streets will require annual expenditures for maintenance, repaving, and related activities due to the vacation (abandonment) of portions of certain streets. This will also reduce the amount of storm water runoff in the Cathedral area and enable the development of two mini parks and eight "green spaces" (see Section IV-C).

- The number of access points along the bordering arterial streets will be reduced and better spaced so as to improve traffic flow and safety along these arterial streets.

While there will be a slight disadvantage under this plan resulting from the reduced vehicular accessibility of some residences to arterial streets, on the balance, this one disadvantage seems to be outweighed by the numerous advantages.

Implementation of these proposed circulation improvements, of course, will require detailed engineering studies and substantial capital outlays. Transforming the plan into reality will be largely dependent on the possible use of senior governmental grants-in-aid, the funding capabilities of the City from local sources, as well as the willingness of Cathedral area residents to contribute financially through the use of special assessments, special taxing districts, and other fund-raising mechanisms. Recognizing the difficulties and delays that are likely to be encountered in effectuating this plan, an interim phase-one plan has been developed to provide some temporary circulation improvements until the final/phase-two plan can be implemented.

This interim/phase-one plan simply calls on the City traffic engineer to investigate the feasibility and desirability of placing four-way stop signs at the intersections of Wilcox with Douglas, Taylor, Glenwood, and Oneida, and at Buell and Nicholson. Wilcox, Oneida, Taylor, and Douglas all invite substantial amounts of high-speed through traffic because of their excessive widths and their straightness. Douglas, Oneida, and the Glenwood, Whitney-Buell connection also invite through traffic because vehicles on these streets are not required to stop even once along their entire passage through the Cathedral area.[1] Updated traffic counts alone probably would justify the placement of four-way stop signs at the Wilcox-Douglas and Wilcox-Glenwood intersections. The proximity of the Wilcox-Douglas, Wilcox-Taylor, and Wilcox-Glenwood intersections to the College of St. Francis, St. Raymond's School, and Farragut School, which are large generators of pedestrian traffic, is further justification for the placement of four-way stop signs at these intersections.

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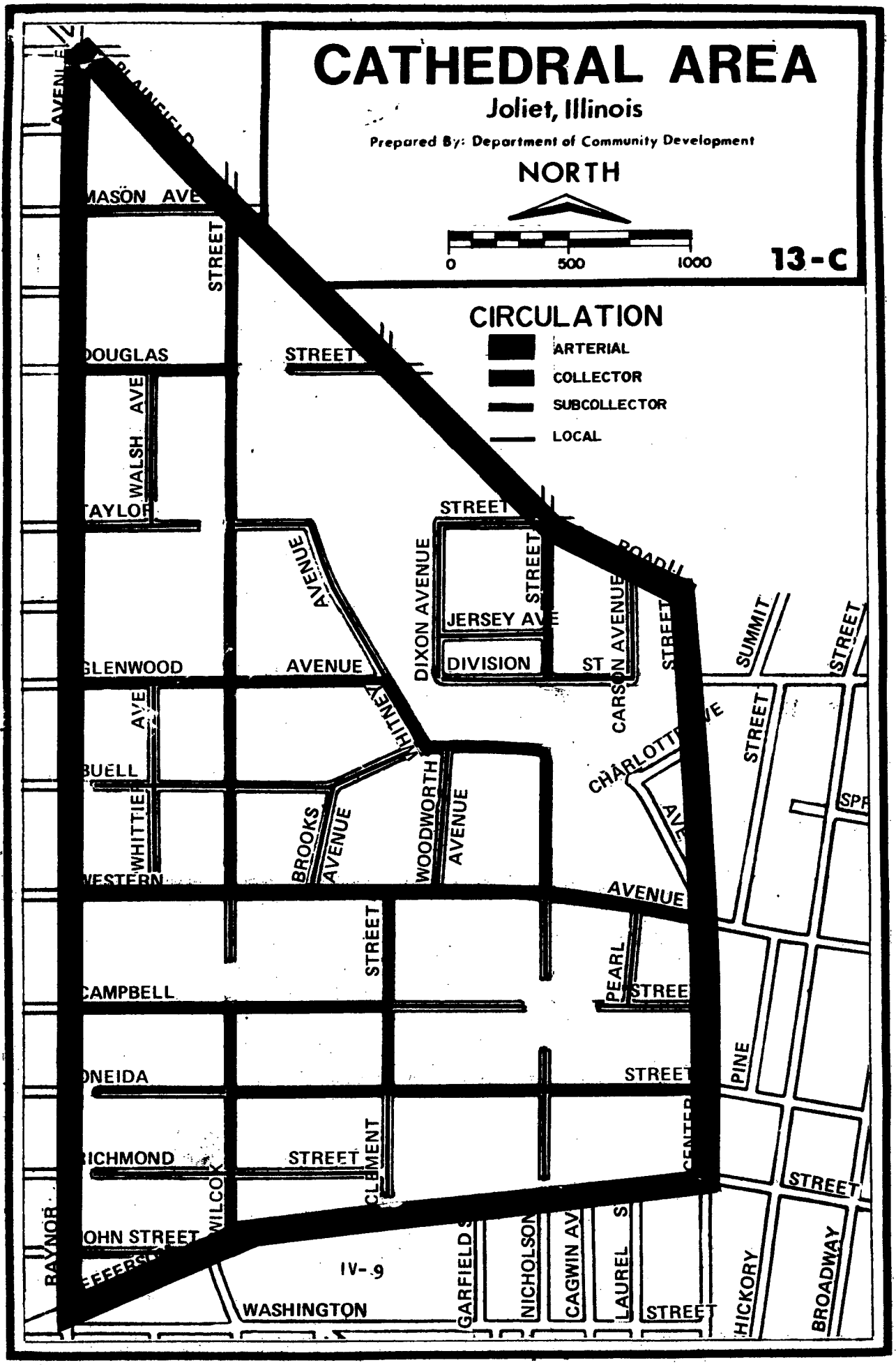
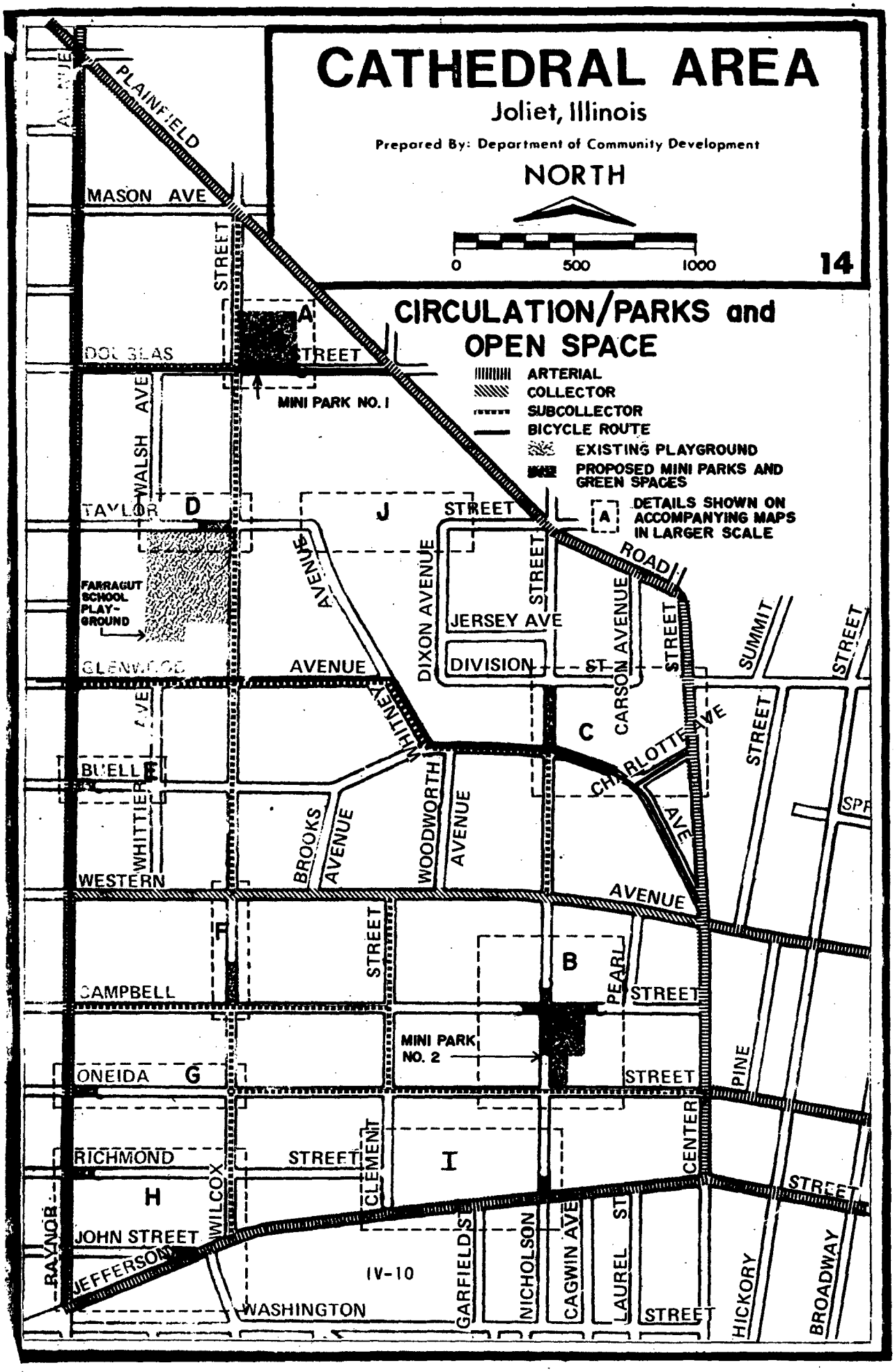
[1] Except for east-bound traffic on the Glenwood-Whitney-Buell connection, which must stop once.


CATHEDRAL AREA
Joliet, Illinois
Prepared By: Department of Community Development
NORTH
0
500
1000
13-C
CIRCULATION
ARTERIAL
COLLECTOR
SUBCOLLECTOR
LOCAL
MASON AVE
STREET
DOUGLAS
STREET
WALSH AVE
TAYLOR
STREET
AVENUE
DIXON AVENUE
STREET
JERSEY AVE
DIVISION
ST
CARSON AVENUE
STREET
SUMMIT
STREET
GLENWOOD
AVENUE
WHITNEY AVENUE
BUELL
AVE
WHITTIER
BROOKS AVENUE
WOODWORTH AVENUE
CHARLOTTE AVE
STREET
WESTERN
AVENUE
STREET
PEARL
STREET
CAMPBELL
ONEIDA
STREET
PINE
RICHMOND
STREET
CLEMENT
STREET
RAYNOR
WILCOX
JOHN STREET
GARFIELD
NICHOLSON
CAGWIN AV
LAUREL
STREET
HICKORY
BROADWAY
WASHINGTON
IV-9


CATHEDRAL AREA
Joliet, Illinois
Prepared By: Department of Community Development
NORTH
0
500
1000
14
CIRCULATION/PARKS and OPEN SPACE
ARTERIAL
COLLECTOR
SUBCOLLECTOR
BICYCLE ROUTE
EXISTING PLAYGROUND
PROPOSED MINI PARKS AND GREEN SPACES
A DETAILS SHOWN ON ACCOMPANYING MAPS IN LARGER SCALE
PLAINFIELD
MASON AVE
STREET
DOUGLAS STREET
MINI PARK NO. 1
WALSH AVE
TAYLOR
FARRAGUT SCHOOL PLAY-GROUND
GLENWOOD AVENUE
WHITTIER AVE
BUELL
WESTERN AVENUE
CAMPBELL STREET
ONEIDA STREET
RICHMOND STREET
JOHN STREET
JEFFERSON
WASHINGTON
RAYNOR
WILCOX
CLEMENT
WHITNEY AVENUE
BROOKS AVENUE
WOODWORTH AVENUE
DIXON AVENUE
JERSEY AVE
DIVISION ST
CARSON AVENUE
CHARLOTTE AVE
ROAD
SUMMIT STREET
PEARL STREET
MINI PARK NO. 2
PINE STREET
CENTER STREET
HICKORY STREET
BROADWAY
GARFIELD ST
NICHOLSON
CAGWIN AVE
LAUREL ST
A
B
C
D
G
H
I
J
IV-10

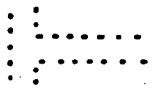
DETAIL MAPS A-J

LEGEND


DRIVEWAYS and PARKING LOTS


STREETS


SIDEWALKS and PLAZAS

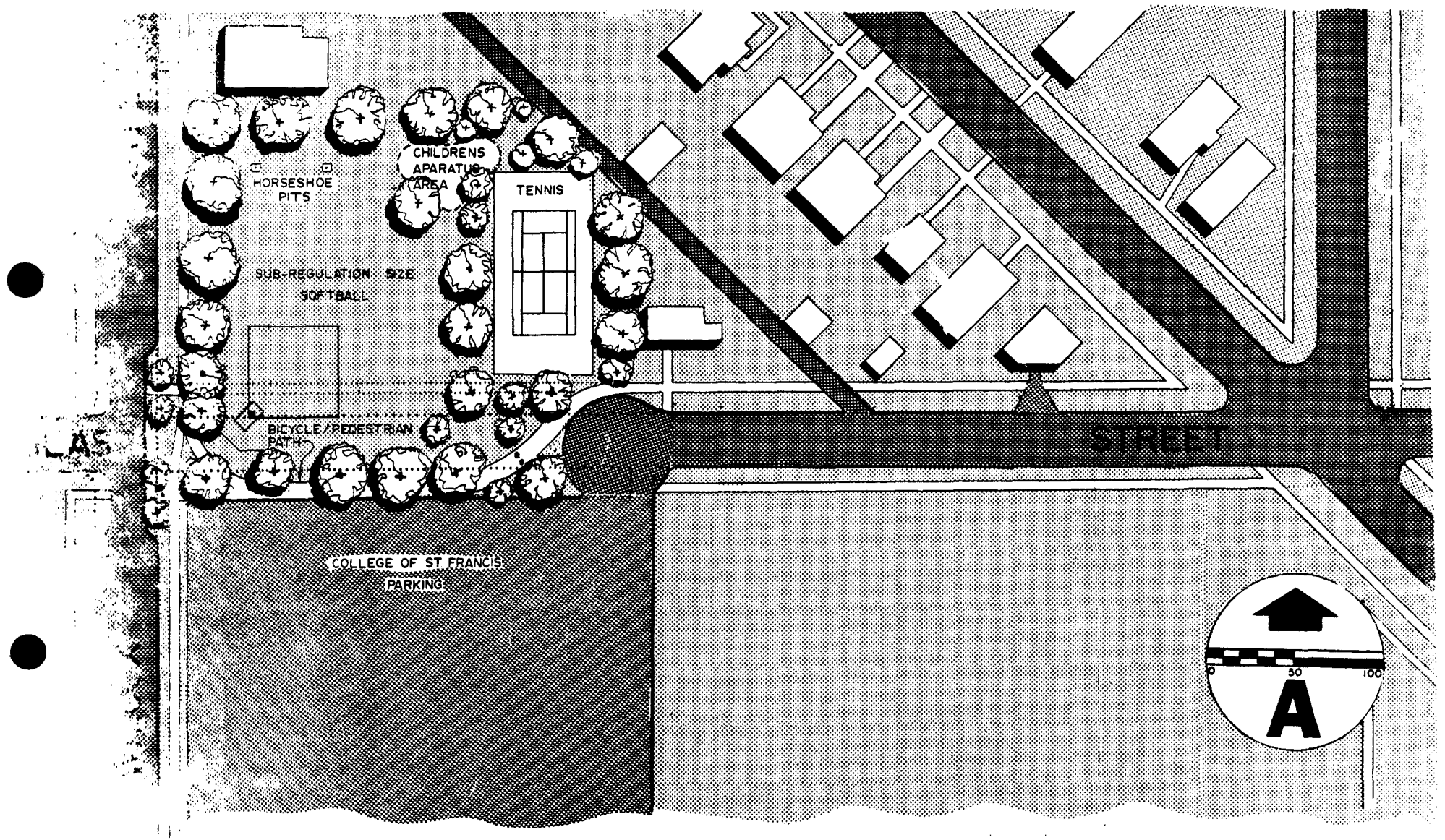

SIDEWALKS and STREETS TO BE VACATED/ABANDONED


BUILDINGS


EXISTING STREET TREES

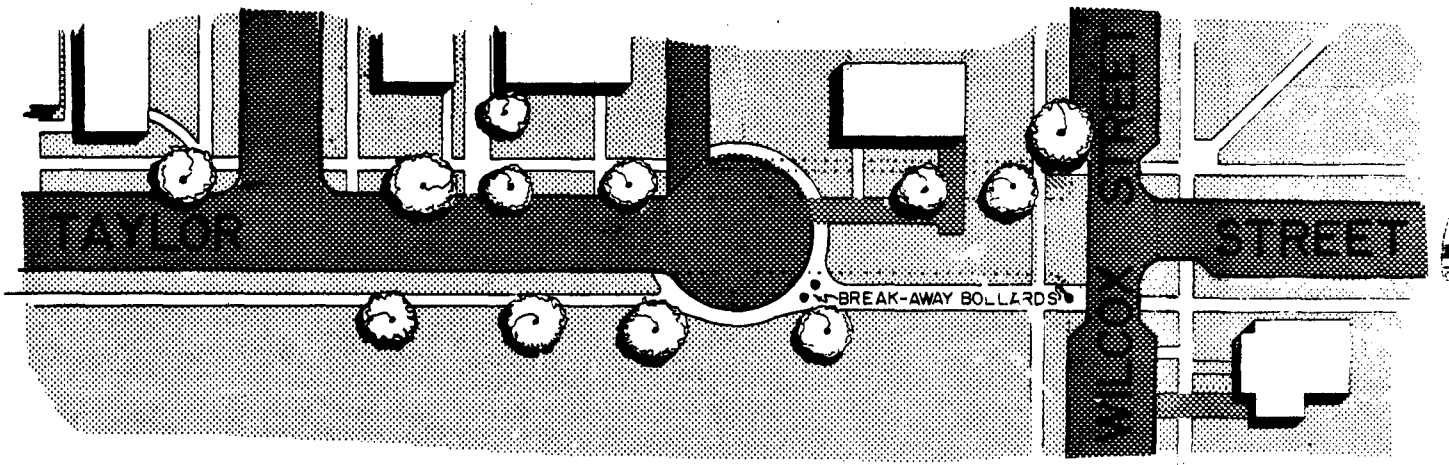

PROPOSED STREET TREES

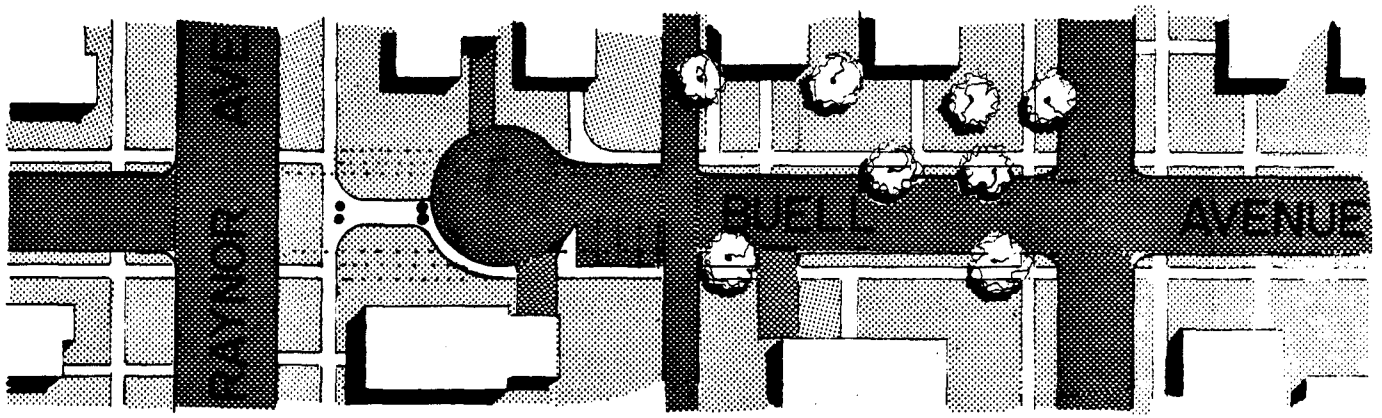

GRASSES and OTHER FLORA

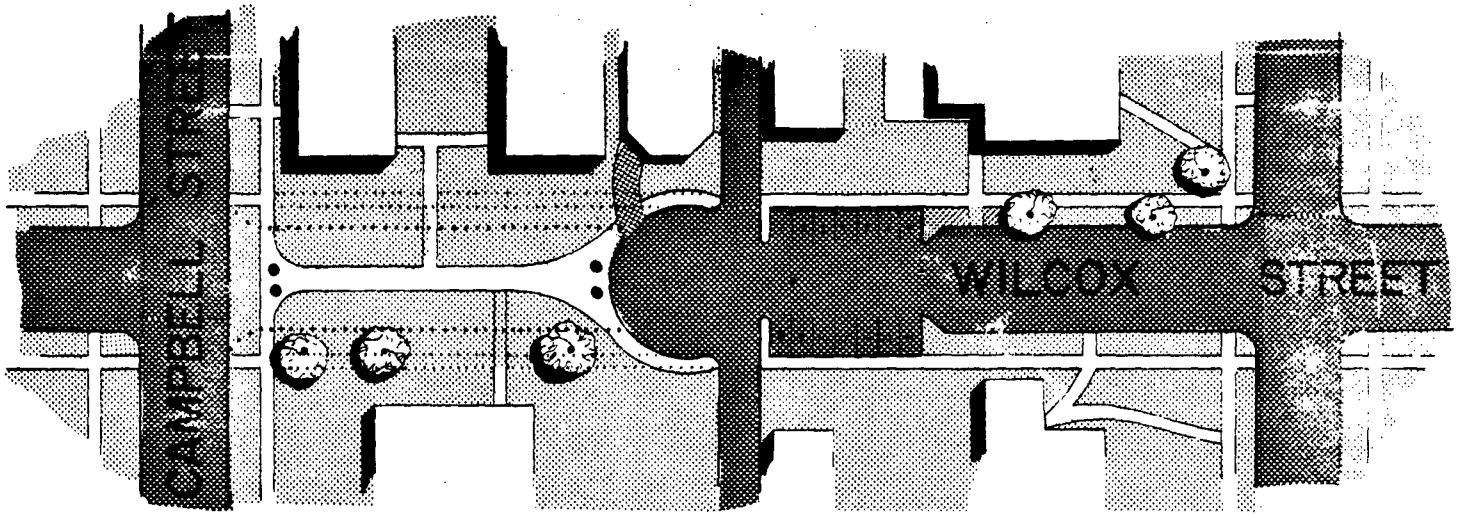

HORSESHOE PITS
CHILDRENS APARATUS AREA
TENNIS
SUB-REGULATION SIZE SOFTBALL
BICYCLE/PEDESTRIAN PATH
STREET
COLLEGE OF ST FRANCIS PARKING
0
50
100
A

CAMPBELL
NICHOLSON
HOP SCOTCH
SCULPTURE
STATUE
HANDBALL COURT (can be used for tennis practice)
HALF-COURT BASKETBALL
CHILDERNS APPARATUS AREA
STEEP SLOPE DOWN

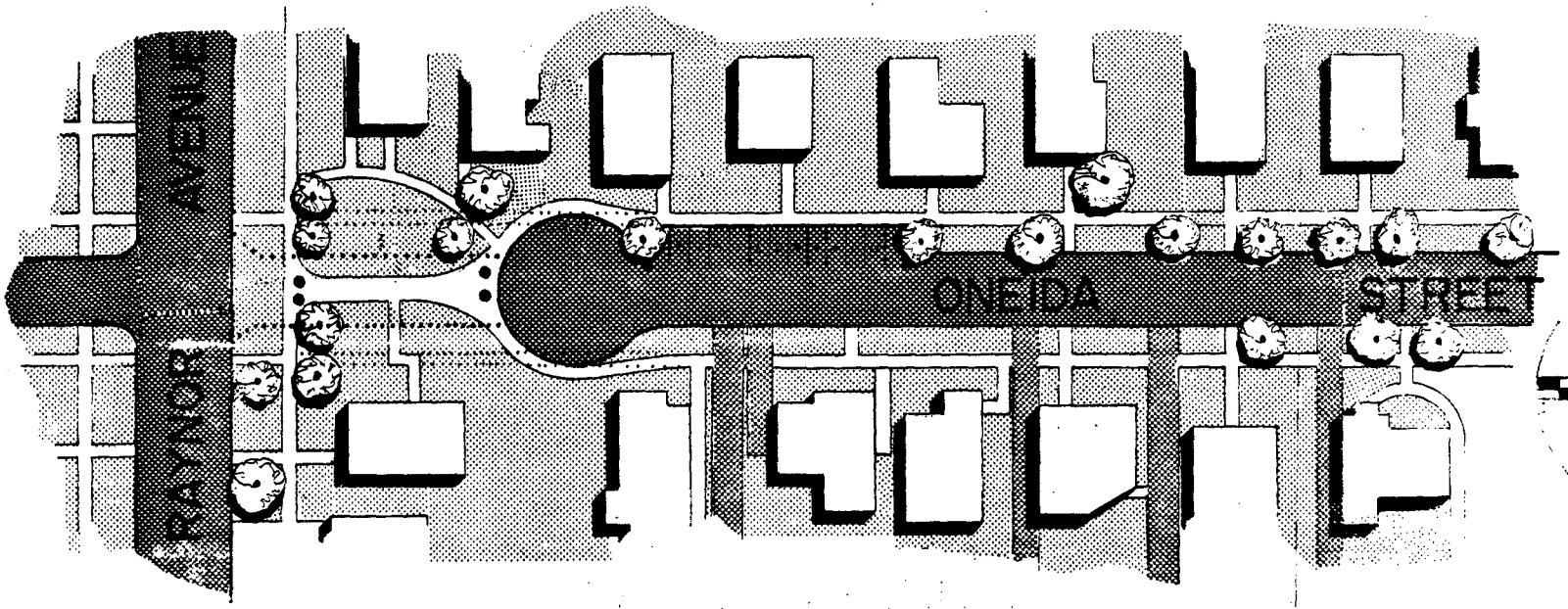
HOLSON ST.
CENTER
STREET
C


TAYLOR
STREET
BREAK-AWAY BOLLARDS
D

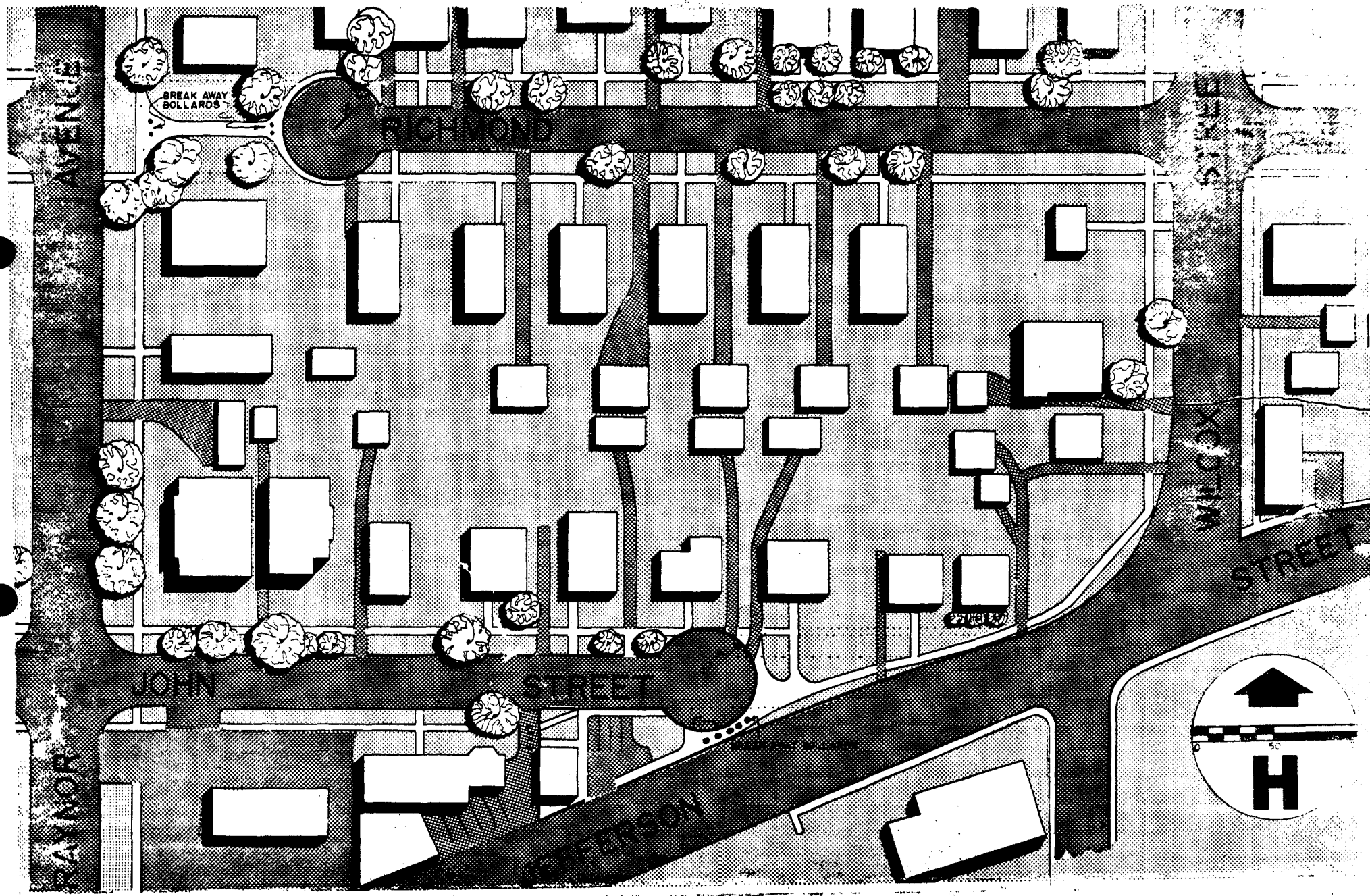

RAYNOR AVE
BUELL
AVENUE
E


CAMPBELL STREET
WILCOX STREET

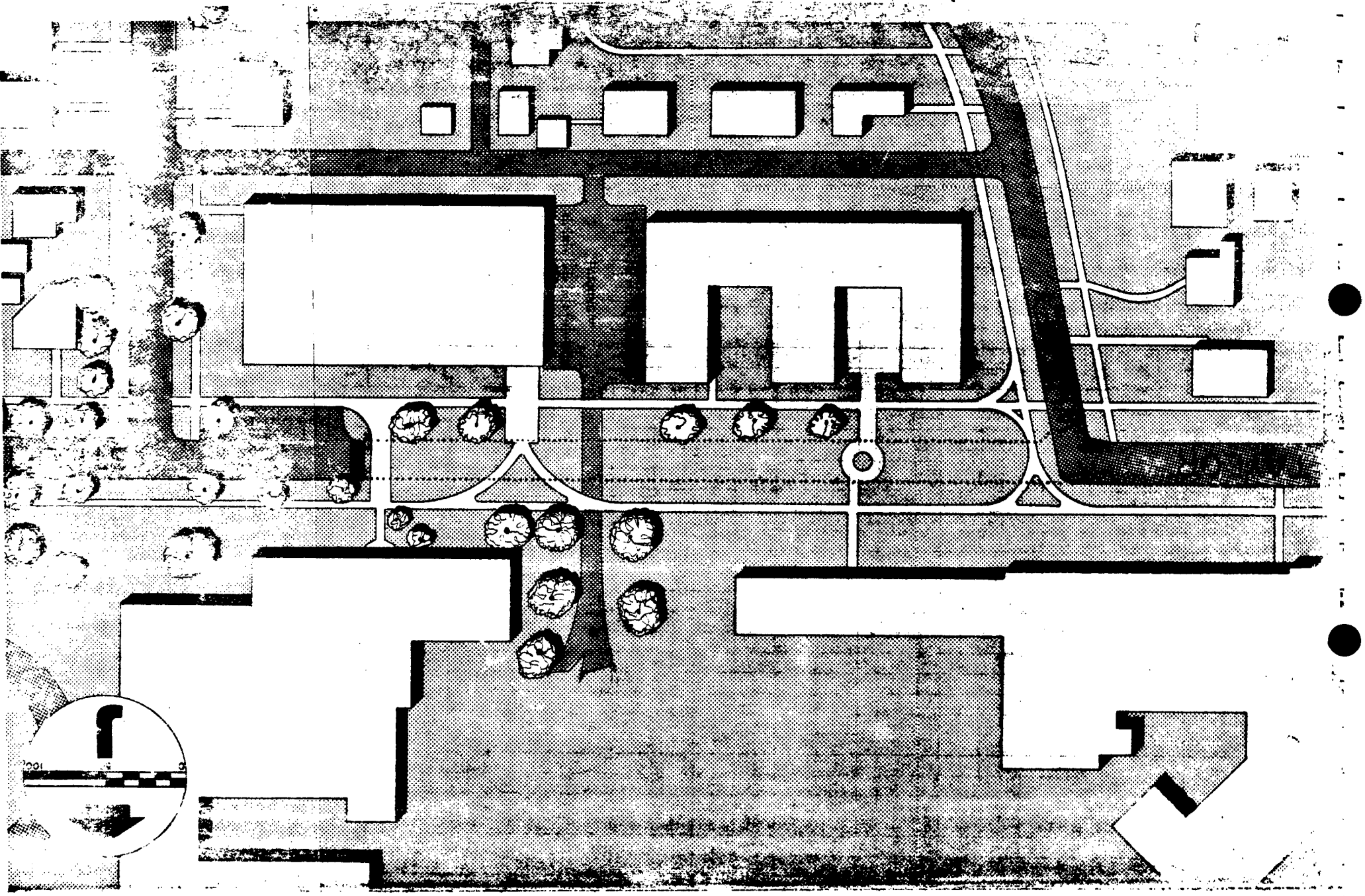
F


RAYMOR AVENUE
ONEIDA STREET

G


BREAK AWAY BOLLARDS
RICHMOND
AVENUE
JOHN
STREET
RAYNOR
JEFFERSON
STREET
H

CLEMENT
NICHOLSON
STREET



To summarize, the recommendations of this report are as follows: THE CITY TRAFFIC ENGINEER SHOULD INVESTIGATE THE FEASIBILITY AND DESIRABILITY OF PLACING FOUR-WAY STOP SIGNS AT THE INTERSECTIONS OF WILCOX WITH DOUGLAS, TAYLOR, GLENWOOD, AND ONEIDA, AND AT BUELL AND NICHOLSON, IN ORDER TO REDUCE RESIDENTIAL THROUGH TRAFFIC AND IMPROVE CIRCULATION SAFETY ON AN INTERIM BASIS. OVER THE LONG RUN, DETAILED DESIGN AND ENGINEERING STUDIES SHOULD BE CONDUCTED AND FUNDING SOURCES SHOULD BE SOUGHT TO IMPLEMENT THE PHASE-TWO CIRCULATION IMPROVEMENTS DELINEATED ON MAP 14, PAGE IV-4 OF THIS REPORT.

C. Parks and Open Space

Existing Facilities. Currently, the only publically-owned recreation space in the Cathedral area is the Farragut School playground, consisting of approximately two and one-half acres. There is another vacant parcel in the Farragut School vicinity, which also is being used for recreation purposes but it is privately owned and not properly developed as a park and recreation area. Both of these parcels are located north of Glenwood Avenue and are being used for child-centered recreation. However, Cathedral area residents tend to be older, relative to residents of the City as a whole, and the majority of the Cathedral area's population, young and old alike, lives south of Glenwood Avenue where there are no recreation areas. Thus, there is not only a scarcity but also a poor geographic distribution of parks and open space in the Cathedral area.

Recommendations. The recommendations of this report are as follows: THIRTEEN STREET INTERSECTIONS SHOULD BE CLOSED IN ORDER TO CREATE "GREEN SPACES," AND THE TWO LARGER VACANT PARCELS SHOULD BE DEVELOPED INTO "MINI PARKS." OWNERSHIP OF THE EIGHT "GREEN SPACES," WHICH WILL ADJOIN PRIVATE PROPERTY, SHOULD REVERT TO THE ADJACENT OWNERS, EXCEPT FOR ANY PUBLIC EASEMENTS THAT WILL BE RETAINED FOR SIDEWALK AND UTILITY MAINTENANCE. THE FIVE WHICH WILL ADJOIN THE "MINI PARKS" ALSO SHOULD BE DEVELOPED AND MAINTAINED BY THE PARK DISTRICT. (See Map 14.) One of the mini parks and seven of the green spaces should be developed south of Glenwood Avenue, thus forming a more balanced distribution of recreation areas in the Cathedral area. One mini park should be located on t the east side of Nicholson Street between Campbell and Oneida Streets, and the second at the northeast corner of Douglas and Wilcox Streets.

Maps 15 and 16 illustrate one way in which each of the mini parks could be developed. These maps are intended to be illustrative only; detailed analysis of resident's recreational needs will have to be undertaken before detailed design plans can be drawn. The exact recreation and design features to be included in each mini park should be decided only after additional consultation with Cathedral area residents.

In addition to the five street segments to be closed in conjunction with the development of the mini parks, the following street segments should be closed to create green spaces:

1. The east half of the block between Walsh Avenue and Wilcox Street on Taylor Street.

2. Buell Avenue at Raynor Avenue for a one-half lot depth.

3. Oneida Street at Raynor Avenue for a one-lot depth.

4. Richmond Street at Raynor Avenue for a one-lot depth.

5. John Street at Jefferson Street for a one-lot depth.

6. The south half of the block between Campbell Street and Western Avenue on Wilcox Street.

7. Nicholson Street at Jefferson Street for a one-lot depth.

8. The west half of the block between Charlotte Avenue and Nicholson Street on Buell Avenue and the full block between Division Street and Buell Avenue on Nicholson.

In most cases, a cul-de-sac will be constructed at the end of the closed street and at the approximate depth indicated above. The area between the end of the cul-de-sac and the former inetersection should be planted into a combination of trees, shrubs, ground covers, or grasses. In addition, sidewalks and bicycle paths should be provided in these green spaces. Maps 17 through 22 illustrate possible ways that these green spaces could be developed. Again, it is important to point out that the final development of each green space should be decided only after additional consultation with Cathedral area residents. These green spaces and cul-de-sacs will cut down on the amount of neighborhood through traffic movement, and will help to create a feeling of neighborhood privateness and open space.

Implementation of this plan will depend upon completion of final design plans and the scheduling of these capital improvements by the City of Joliet and the Joliet Park Board. In addition to General Corporate, Revenue Sharing, and Block Grant funds, Special Assessment and Special Taxing District mechanisms are available. These mini park and green space imrovements logically should be programmed for implementation at the same time that the Phase II circulation improvements described in Section IV-B are programmed for implementation.

D. Urban Beautification and Conservation

This section presents three programs for neighborhood conservation and beautification: The first deals with the planting and maintenance of street trees, the second with weed and brush control, and the third with National Historic Structure/Site designations.

Street Trees

The Need for Street Tree Replacement. The Cathedral area of Joliet is an older area whose streets, until recently, were almost all lined with graceful trees. Unfortunately, many american elm trees (Ulmus americana) had to be removed after succumbing to dutch elm disease. A concern that was voiced by half of the groups participating in the May 14th area meeting (see Section II, Page 3) was for the planting or replacing of street trees.

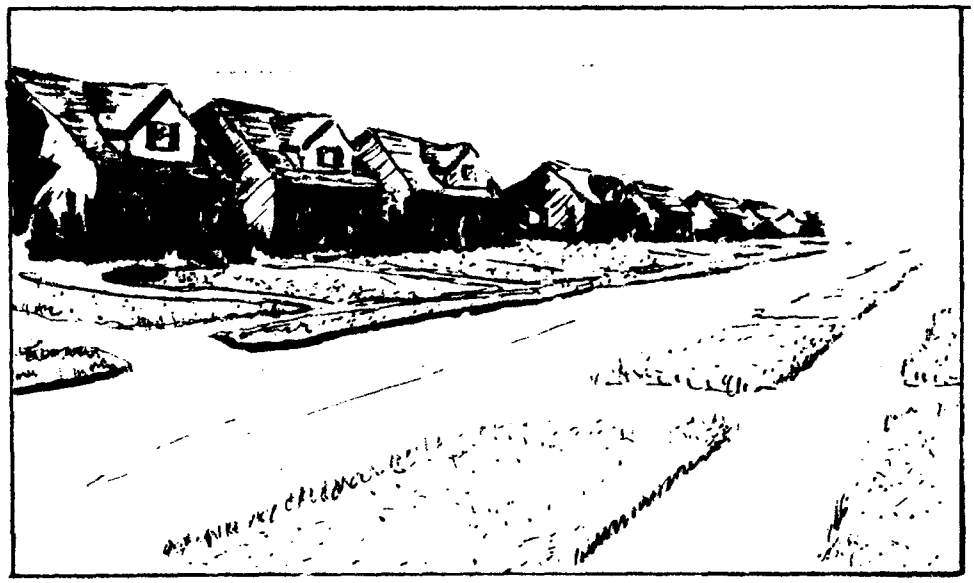


Illustration 1: Typical Street Without Street Trees

Illustration 2: Typical Street With Street Trees Replaced

Purpose of Street Trees. The primary function of street trees is to shade the street and curbside parking areas. A secondary function is to frame or soften the streetscape by providing pleasing patterns of shade and light for the street and ajdacent private properties. Because they are living vegetation, street trees also absorb noise, dirt, heat, and glare from the pavement and thus contribute not only to cooler walkways and yards, but also to a more pleasing

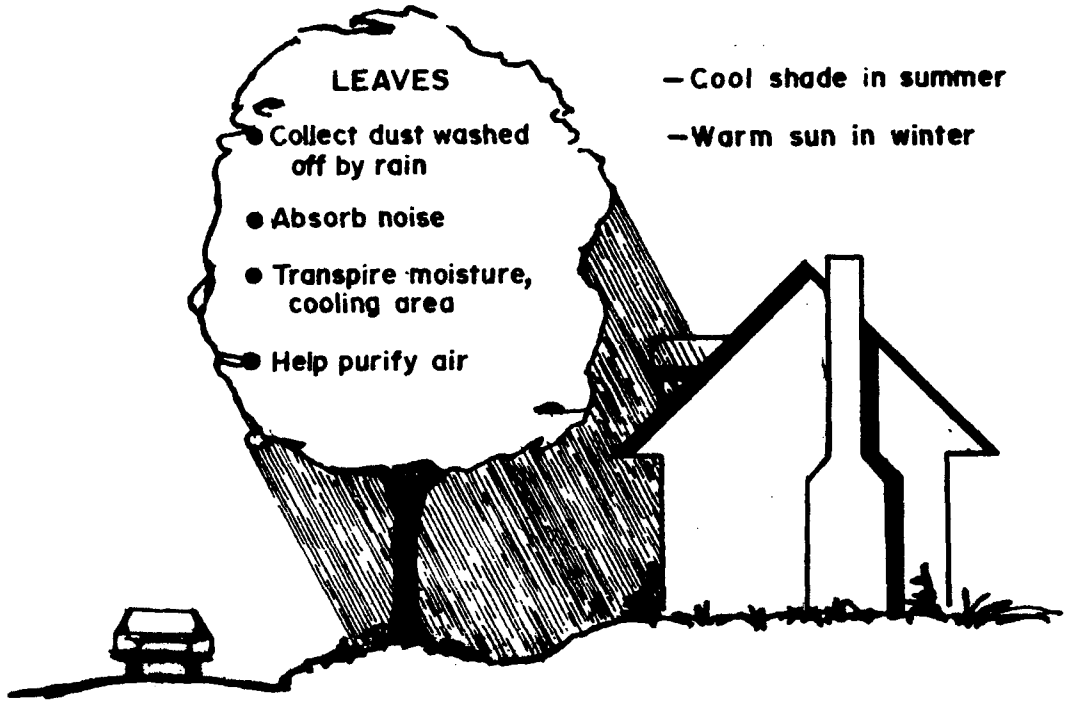


Illustration 3: Function of Street Trees

urban environment. Street trees may be planted either in the parkway (the earth strip between sidewalk and curb) or on private property behind (adjacent to) the sidewalk but overhanging a street right-of-way.

Street Tree Planting Alternatives and Recommendations. There are two basic ways to implement a street tree planting program:

1. City funded and operated, or

2. Planting by adjacent property owners under City direction.

Under a City-funded and operated program, City staff would be responsible for planting and maintenance of all trees and shrubs on parkways, although private planting under City direction would be allowed. In addition to the placement of new trees, tree trimming and similar maintenance functions would be the responsibility of the City. In communities with similar programs, City staff are also used to remove trees which do not meet the standards set or which have been planted without City permission. Such programs can be financed in Illinois through: (a) general taxes, or (b) a forestry tax, if City-wide in scope. The

initiation of a forestry tax, which can yield up to 0.05% of assessed valuation, requires a City Council resolution and referendum passage. It is also possible that special assessment procedures or special taxing district procedures could be used, if a one-time-only, geographically limited program of tree planting were to be undertaken. The initiation of a City-wide planting and maintenance program in Joliet could not be accomplished without expanding the existing City payroll and City budget for these purposes.

The mechanism for a City-directed private tree planting program already exists in the current Joliet Code of Ordinances in Article III of Section 29. In addition, the City's subdivision regulations require that all developers of new subdivisions provide street trees. These articles require that a permit be obtained from the Department of Public Works for planting and maintenance. The trees to be planted must not interfere with the growth of adjacent trees nor create a public danger or nuisance. There is no charge for the permit.

Due to the unavoidable fiscal implications of a City-funded and operated tree planting program, the recommendations of this report are as follows: ADJACENT PROPERTY OWNERS SHOULD BE ENCOURAGED TO PLANT STREET TREES UNDER CITY DIRECTION AND IN ACCORDANCE WITH THE GUIDELINES AND STANDARDS SET FORTH IN APPENDIX 1. IN ADDITION, CITY STAFF SHOULD ASSIST RESIDENTS IN FORMULATING A PROGRAM FOR THE APPROPRIATE SELECTION AND PLACEMENT OF STREET TREES THROUGHOUT THE CATHEDRAL AREA.

Weed Cutting and Shrub Maintenance

Current Requirements. Current City ordinances require that:

1. Weeds be cut at least four times during the summer and that they not be allowed to grow to be taller than 8 inches, and

2. Shrubs which are planted in public rights-of-way (streets and alleys) or which could overhang such rights-of-way be maintained and trimmed so that they do not interfere with access or visability along such rights-of-way.

Furthermore, the City can require that property owners cut their weeds and trim their shrubs. If a property owner does not cut weeds or trim shrubs, the City may itself cut or trim them and bill the property owner.

Recommendations. In order to more effectively enforce these existing ordinances, the recommendations of this report are as follows: COMMUNITY DEVELOPMENT DEPARTMENT PERSONNEL WHO NOW REGULARLY INSPECT AND EVALUATE EXISTING HOUSING OR NEW CONSTRUCTION SHOULD BE DIRECTED TO ASSUME THE ADDITIONAL RESPONSIBILITIES OF IDENTIFYING AND REPORTING WEED AND SHRUB VIOLATIONS TO THE RESPONSIBLE PROPERTY OWNERS AND TO THE CITY'S ENFORCEMENT AGENCY, WHICH IS THE PUBLIC WORKS DEPARTMENT. RESIDENTS ALSO SHOULD BE ENCOURAGED TO IDENTIFY AND REPORT ANY WEED OR SHRUB VIOLATIONS TO THE PUBLIC WORKS DEPARTMENT SO THAT APPROPRIATE ENFORCEMENT ACTION CAN BE TAKEN.

National Register of Historic Places

The National Historic Preservation Act of 1966 and the Preservation of Historic and Archaeological Data Act of 1974 have established procedures and guidelines for identifying and registering sites and structures of significant historic, architectural, or aesthetic merit. Before properties can be listed in the National Registry, the state in which the properties are located must prepare an inventory of sites which met the criteria. The Illinois Department of Conservation has prepared such an inventory. Sixteen structures in the Cathedral area have been identified as eligible for listing in the National Register of Historic Places (see below and Map 9).

Property	Original Use	Current Use
428 Buell Ave.	residence	residence
519 Campbell St.	residence	funeral home
713 Douglas St.	church	school
306 Nicholson St.	residence	residence
603 Taylor St.	college	college
608 Western Ave.	residence	residence
715 Western Ave.	residence	residence
412 Whitney Ave.	group of homes	group of homes
500 Wilcox St.*	college	college
304 Woodworth Ave.	residence	residence

*Listed in inventory as "College of St. Francis, possibly 651 Taylor St."

Nomination Procedure. Now that this inventory has been completed, the following steps must be taken before a property is listed in the National Register of Historic Places:

1. A site or group of sites forming a district must be nominated by a local unit of government, interested citizens, civic groups, etc. Nominations must be made to the Illinois Department of Conservation.

2. After notification to affected property owners, the nomination is presented to the Illinois Historic Site Advisory Council for their recommendation.

3. The Advisory Council recommendation for designation is forwarded to the U. S. Department of the Interior for concurrance in the National Register. When the Department of the Interior concurs, the property or district is listed in the National Register of Historic Places.

Effects of Listing. Once properties or districts have been listed, any Federal projects or other actions which might affect the properties must be evaluated to ascertain the short- and long-term primary and secondary impacts on the listed properties. If such actions would adversely impinge upon the integrity of a historic site, the actions must be modified to eliminate or lessen the adverse impacts.

In addition, owners of listed properties may apply to the State of Illinois for financial assistance of up to 50 percent of the cost of stabalizing, restoring, or reconstructing such properties. If property owners in the Cathedral Historic Area were to apply for assistance, it would be for either stabalization or restoration.[2] Certain restrictions[3] are placed on the uses of such assistance and on the visability of the properties thus assisted. Stabalization or restoration activities cannot be assisted if they change the identified characteristic(s) for which a property was listed. Likewise, the characteristic of an assisted property must be visable to the public. If the characteristic is exterior(i.e., facade, architectural style, etc.), the property must ve visable from a public right-of-way, or the grounds must be open to the public at least twelve times during the year. Similarly, if the characteristic is interior, the strucutre itself must be open to the public at least twelve times during the year.

Recommendations. To preserve the historical, architectural, and aesthetic attributes of the Cathedral area, the recommendations of this report are as follows: CATHEDRAL AREA RESIDENTS, THE CITY OF JOLIET, THE WILL COUNTY HISTORICAL SOCIETY, AND PERSONNEL FROM THE ILLINOIS HISTORICAL STRUCTURE SURVEY, SHOULD COOPERATE IN DEFINING AND NOMINATING A DISTRICT WITHIN THE CATHEDRAL AREA THAT WILL INCORPORATE ALL 16 OF THE IDENTIFIED SITES. Such a district could coincide with the area illustrated on Map 23 . If this nomination is accepted and the district is listed in the National Registry of Historical Places, it will be the first such historic district recognized in Will County.[4]

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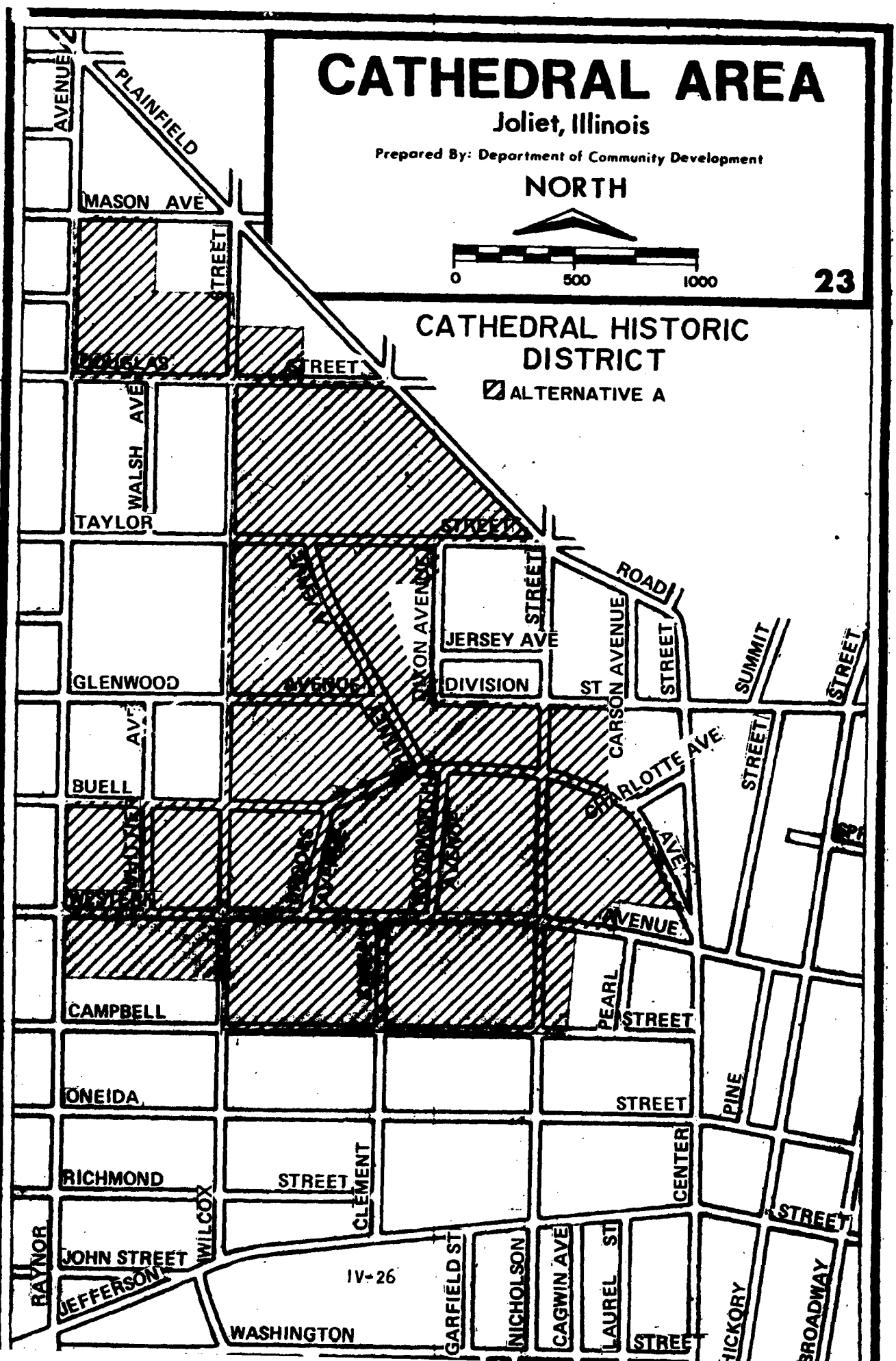
[2] Stabalization is defined as "the process of applying measures designed to sustain the form and extent of an historic resource essentially as it presently stands. Stabalization aims at halting further deterioration and enhancing safety. It does not contemplate rebuilding or re-creating lost historic features. Stabalization includes: (a) techniques to arrest or slow deterioration of a site, building, structure, or object; and (b) improvements in physical conditions to make the property safe, habitable, or otherwise useful." Restoration is defined as "the process of accurately recovering the form and details of all or part of an historic resource and its setting as they appeared at some point in history. Restoration includes: (a) full restoration (exterior and interior, in the case of historic buildings); and (b) partial restoration (adopted only when parts of an historic resource contribute significantly to an appreciation of history)." Reconstruction is defined as "the process of accurately reproducing, from documented research and by new construction, all or parts of the form and details of a vanished historic resource as it appeared at some point in history." (Source: United States Department of the Interior. Historic Preservation Grants-in-Aid: Policies and Procedures.)

[3] These restrictions apply only to properties which have received financial assistance through the State of Illinois for stabalization, restoration, or reconstruction. They do not apply per se to properties listed in the National Register of Historic Places.

[4] Two properties, the I & M Canal Locks in Channahon, and the I & M Canal Office in Lockport, have been listed in the National Register of Historic Places.


CATHEDRAL AREA
Joliet, Illinois
Prepared By: Department of Community Development
NORTH
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CATHEDRAL HISTORIC DISTRICT
ALTERNATIVE A
AVENUE
PLAINFIELD
MASON AVE
STREET
DOUGLAS
STREET
WALSH AVE
TAYLOR
STREET
ROAD
DIXON AVENUE
STREET
JERSEY AVE
DIVISION
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CARSON AVENUE
STREET
SUMMIT
STREET
GLENWOOD
AVENUE
AVE
BUELL
CHARLOTTE AVE
STREET
AVE
AVENUE
CAMPBELL
PEARL
STREET
ONEIDA
STREET
PINE
RICHMOND
STREET
CLEMENT
CENTER
STREET
RAYNOR
WILCOX
JOHN STREET
JEFFERSON
IV-26
WASHINGTON
GARFIELD ST
NICHOLSON
CAGWIN AVE
LAUREL ST
STREET
HICKORY
BROADWAY

APPENDIX

Appendix I - Street Tree Planting Guide

Desired Characteristics.[5] No one species of tree is the ideal street tree. A tree that looks beautiful and provides sufficient shade on a wide street would probably overpower a narrower street; one that does well in a ten-foot parkway may do poorly in a five-foot parkway. However, there are certain primary characteristics that are desired for street trees:

1. hardiness,
2. disease resistance,
3. freedom of insects,
4. tolerance of urban conditions,
5. strong wooded, and
6. clean.

1. A HARDY TREE is one that can grow in northern Illinois.[6] Such a tree would require no special treatment to withstand our winter or summer climate. All trees native to northern Illinois would meet this criterion as would many introduced species, such as norway maple, pyrimadal english oak, and maidenhair tree.

2. A DISEASE RESISTANT TREE is one that is not subject to any tree diseases or insect bores which would kill or seriously maim the tree. American elm, honey locust, and paper birch are trees which are not disease resistant.

3. While all trees harbor some insects, certain trees, such as the box elder, are insect plagued. Thus, an INSECT FREE TREE is one that does not harbor more than the normal amount of insects.

4. The urban environment is not especially suitable to vegetation growth. The use of de-icing salts on roadways in the winter, the compaction and confinement of soils in parkways, and the pollutants found in urban air are all limiting to the varities of trees which are able to survive or TOLERATE URBAN CONDITIONS. Such trees as honey locust, sycamore, and little leaf linden are especially tolerant.

5. Some trees, because of their branching and/or wood characteristics, are particularly susceptible to wind and storm damage. Silver maple, box elder, cottonwood, and tree of heaven are four such trees. Trees such as sugar maple, burr oak, and tulip trees, on the other hand, are said to be STRONG WOODED.

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[5] In the following section, words or phrases which appear in bold type are used as column headings on Table II , Page A-5.

[6] Northern Illinois lies within Hardiness Zone 5, according to the "Plant Hardiness Zone Map" prepared jointly by the U. S. National Arboretum and the American Horticultural Society, U.S.D.A. Miscellaneous Publication #814, 1960. Hardiness Zone 5 is that area of the U.S. whose range of average annual minimum temperature is from -20°F to -10°F.

6. A CLEAN TREE is one that does not drop an excessive amount of debris. All trees lose their leaves at some point; however, some trees drop flowers, seed pods, fruit, and small branches that clog storm sewers, make sidewalks unpleasant and sometimes unsafe, and litter cars and other objects left under them.

In addition to the primary tree characterists listed above, there are a number of site characteristics which necessitate a group of secondary tree characteristics. These site characteristics are:

7. street width,
8. overhead utilities,
9. underground utilities, and
10. parkway width.

7. When discussing street tree planting, street width refers to the distance between the centers of two tree planting sites across the street from each other. Thus, on a street with a pavement width (including curbs) of 33 feet, parkway width of seven feet, and sidewalk width of five feet, the street width is 40 feet if each tree is planted midway in the parkway. If each tree is planted 4 feet outside the sidewalks (i. e., on private property) the street width increases to at least 65 feet. The street width less five feet determines

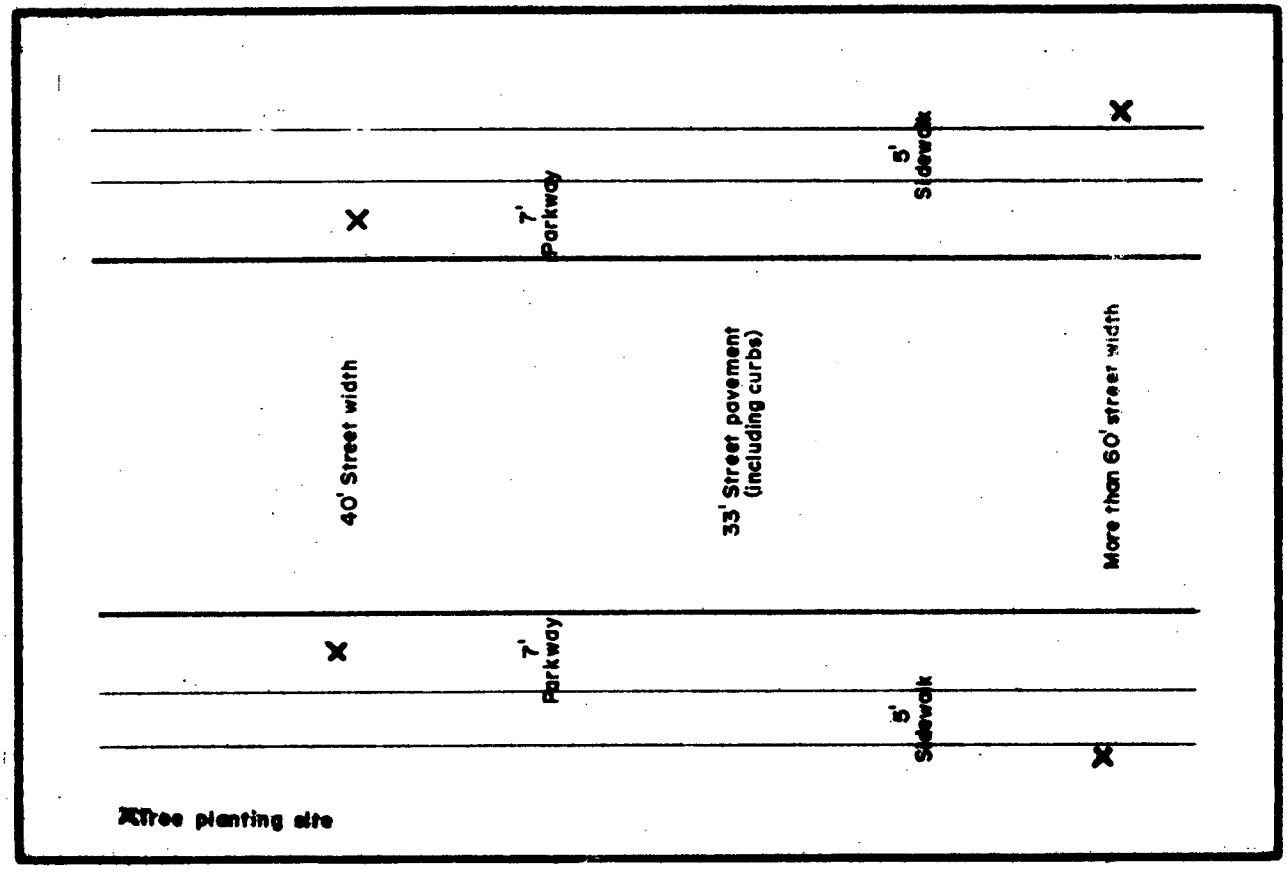

Illustration 4: Street Widths for Tree Planting

the suggested maximum MATURE SPREAD of a proposed street tree. Thus, if the street width is 40 feet, a tree with a maximum mature spread of 35 feet would be recommended. The mature spread of street trees is also used to determine the suggested minimum spacing between two trees planted on the same side of a street. The formula to be used to determine this spacing is $\frac{1}{2}A + \frac{1}{2}B + 10$, where A is the mature spread of the first tree and B is the mature spread of the second tree. Thus, if the two trees to be planted have mature spreads of 35 feet and 25 feet, respectively, the recommended spacing would be 40 feet. If denser, more coplete shade of a street area is desired and if full development of the tree's mature spreads and shapes is not deemed to be essential, trees with larger mature spreads and with closer spacing intervals may be planted.

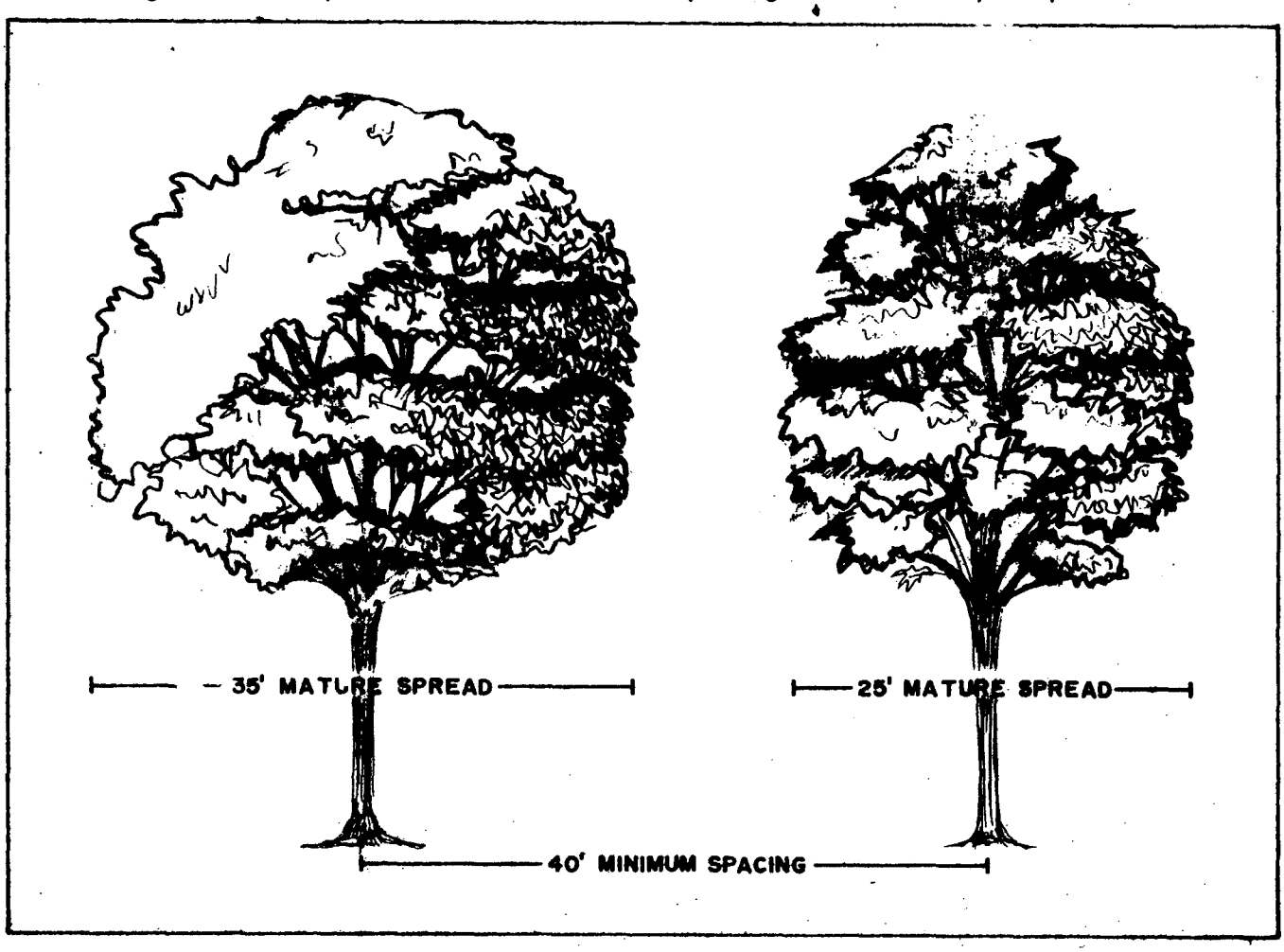

Illustration 5: Spacing and Mature Spread of Trees

8. The location and height above ground of overhead utilities (i.e., cable television, telephone, and electric lines) defines the maximum MATURE HEIGHT, SHAPE, and PLANTING LOCATION of the tree to be planted. Thus, if utility lines run along the parkway and are 25 feet high, trees with mature heights in excess of 25 feet should not be planted in the parkway. However, if a pyramidal or columnar tree were to be planted behind the sidewalk, a tree with a mature height greater than 25 feet could be planted.

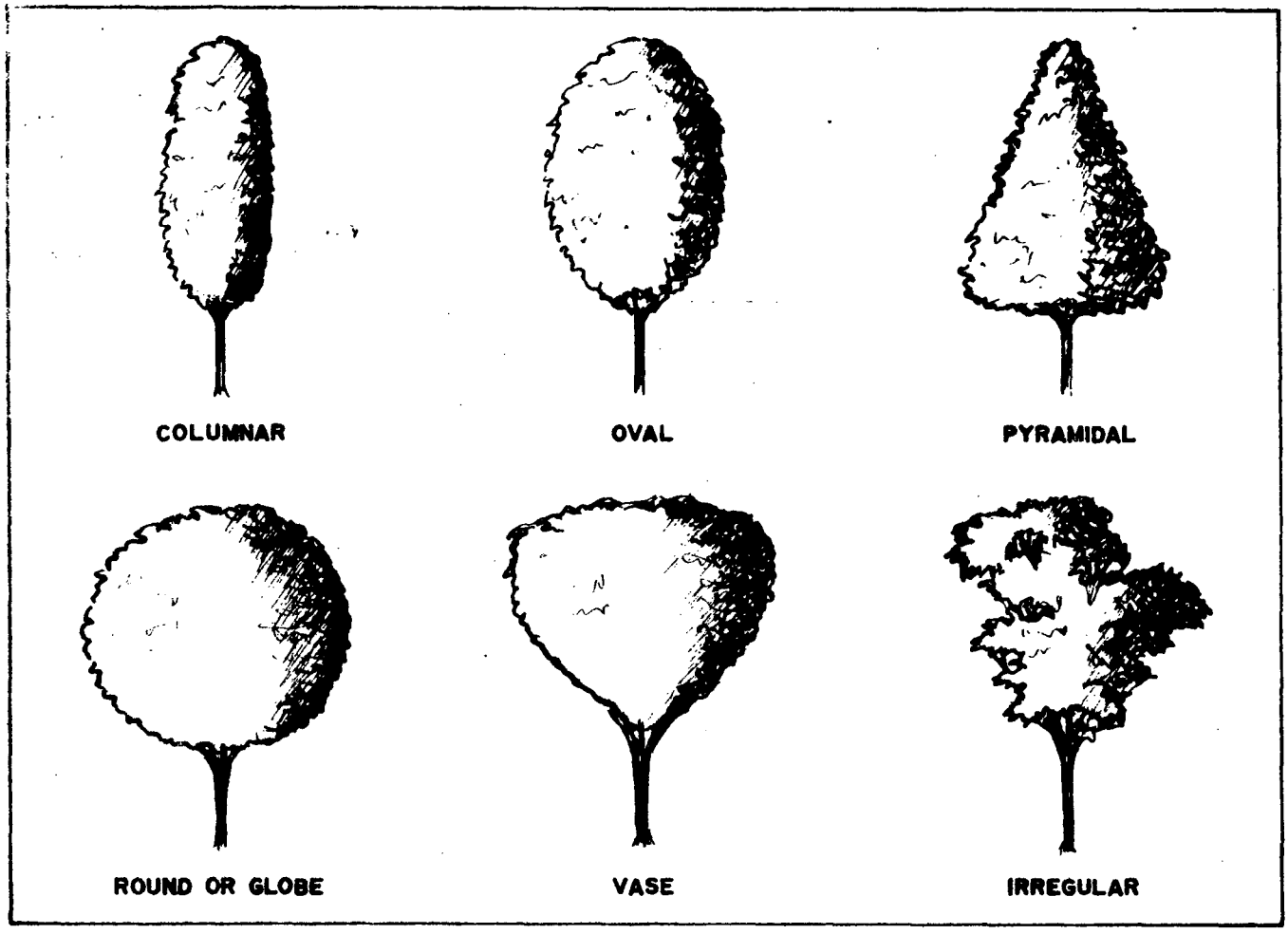

Illustration 6: Tree Shapes

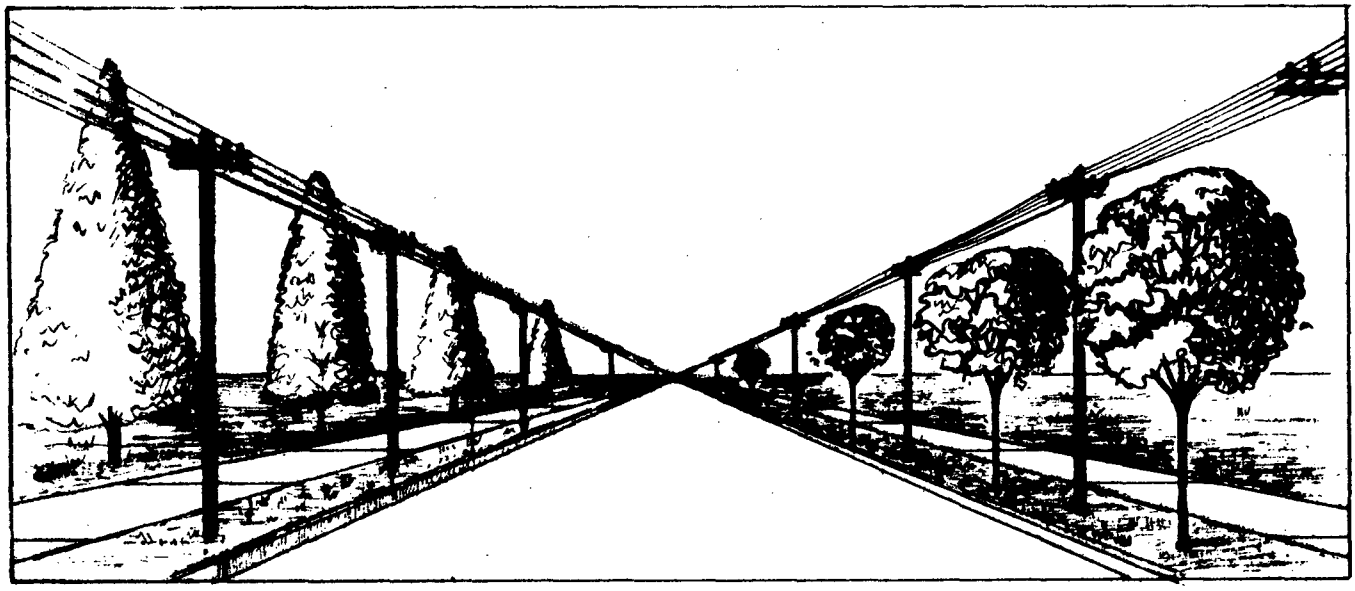

Illustration 7: Tree Placement Under Overhead Utility Lines

Table 2: Characteristics of Trees Readily Available in Northern Illinois#

TREE NAME	SHAPE	MATURE HEIGHT	MATURE SPREAD	HARDY	DISEASE RESISTANT	INSECT FREE	TOLERATE URBAN COND.	STRONG-WOODED	CLEAN	REMARKS
L A R G E T R E E S										
Ash, Blue *(Fraxinus quadrangulata)*	round	50-60'	40-50'	yes	no	yes	yes	yes	yes	Moderate growth rate. Prefers deep, rich, well-drained soils.
Ash, White *(Fraxinus americana)*	round, broad	60-70'	60-75'	yes	no	yes	yes	no	yes	Fast growth rate, resistant to heat and drought.
Birch, River *(Betula nigra)*	irregular	50-60'	35-40'	yes	yes	yes	yes	no	yes	Fast growth rate, short-lived. Prefers deep, rich soil.
Coffee Tree, Kentucky *(Gymnoclacus dioicus)*	oval	50-80'	40-50'	yes	yes	yes	yes	yes	yes	Slow growth rate. Seed pods on female can cause litter problem; they do not appear on male trees. Select male tree only for street tree.
Ginko *(Ginko biloba)*	irregular	60-70'	30-50'	yes	yes	yes	yes	yes	yes	Select male trees only for street tree; female tree bears "ill smelling" fruits.
Hackberry, Common *(Celtis occidentalis)*	vase	50-60'	40-60'	yes	yes	yes	yes	yes	yes	Fast growth at first, then moderate. Good street tree.
Locust, Thornless Honey *(Gleditsia tracanthos inermis)*	round	60-70'	45-60'	yes	no	yes	yes	yes	no	Fast growth rate. Podless varieties, such as "Moraine" are available. Not recommended for extensive street tree planting, as tree is subject to mimosa webworm damage.
Maple, Norway *(Acer platanoides)*	round	50-60'	50-65'	yes	yes	yes	yes	yes	yes	Moderate growth rate. Good street tree; casts dense shade, but may be difficult to maintain lawn beneath.
Maple, Red* *(Acer rubrum)*	oval	50-60'	40'	yes	yes	yes	yes	yes	yes	Moderate growth rate. Good street tree, but needs water during dry weather. Should not be planted where air pollution is a problem.
Maple, Silver* *(Acer saccharinum)*	irregular broad	70-80'	60-70'	yes	no	yes	yes	no	no	Fast growth. Not recommended for street tree use due to spreading habit and bitterness of wood.
Maple, Sugar* *(Acer saccharum)*	round	70-80'	40-50'	yes	yes	yes	no	yes	yes	Moderately slow growth rate. Should not be planted where air pollution is a problem or where road salt is used extensively. Good street tree.
Oak, Pin *(Quercus palustris)*	pyrimidal	50-60'	30-40'	no	yes	yes	yes	yes	yes	Moderate growth rate. Not recommended for street tree use, as it is not tolerant of the alkaline soils generally found in Joliet.

TREE NAME	SHAPE	MATURE HEIGHT	MATURE SPREAD	HARDY	DISEASE RESISTANT	INSECT FREE	TOLERATE URBAN COND.	STRONG-WOODED	CLEAN	REMARKS
L A R G E T R E E S (CONT'D.)										
Oak, Red* *(Quercus rubra)*	round	60-70'	40-50'	yes	yes	yes	yes	yes	yes	Moderate growth rate. Good street tree. May be sold under the name *Quercus borealis.*
Tulip Tree* *(Liriodendron tulipfera)*	oval	60-80'	40-50'	yes	yes	yes	yes	yes	yes	Fast growing at first, then moderate. Needs plenty of moisture.
M E D I U M T R E E S										
Alder, European Black *(Alnus glutinosa)*	irregular	40-50'	30-40'	yes	yes	yes	yes	no	yes	Fast growing. Often has multiple trunks; not recommended for street tree use.
Ash, Marshall's Seedless Green *(Fraxinus pennsylvania subintegerrima* Marshall's Seedless)	round	50'	30-40'	yes	yes	yes	yes	yes	yes	Moderate to fast growing rate. Good street tree.
Buckeye, Ohio* *(Aesculus glabra)*	oval	30-40'	25-30'	yes	no	yes	yes	yes	no	Moderate growth rate. May suffer from leaf scorch and leaf blotch. Produces poisonous glossy brown nuts; not recommended for street tree use.
Cherry, European Bird *(Prunus padus)*	irregular	45'	35-40	yes	yes	yes	yes	yes	yes	Moderate growth rate. Low branching habit; not recommended for street tree use.
Cork Tree, American *(Phellodendron amurense)*	round	40-50'	30-40'	yes	yes	yes	yes	yes	yes	Fast growing when young, moderate later. Good city tree.
Ironwood* *(Ostrya virginiana)*	round	30-40'	20-30'	yes	yes	yes	yes	yes	yes	Slow growing. Tolerates dry conditions, may be difficult to transplant.
Katsura Tree *(Cercidiphyllum japonicum)*	pyramidal or round	40-50'	35-45'	yes	yes	yes	yes	yes	yes	Moderate growth rate. Male form is pyramidal with single trunk; female form is round with multiple trunks. Not recommended for street tree use if planted in parkway; may be planted behind the sidewalk.
Linden, Littleleaf *(Tilia cordata)*	pyramidal	50'	35-40'	yes	yes	yes	yes	yes	yes	Moderate growth rate. Tolerates most urban conditions.
Yellowwood *(Cladrastis lutea)*	oval	40-50'	40-50'	yes	yes	yes	yes	yes	yes	Moderate growth rate. Pollution and drought tolerant.

TREE NAME	SHAPE	MATURE HEIGHT	MATURE SPREAD	HARDY	DISEASE RESISTANT	INSECT FREE	TOLERATE URBAN COND.	STRONG-WOODED	CLEAN	REMARKS
SMALL TREES										
Beech, Blue* *(Carpinus caroliniana)*	round	25-30'	15-25'	yes	yes	yes	yes	yes	yes	Slow growing. May be multiple trunked.
Crabapple, Flowering *(Malus florbunda)*		15-20'	15-20'							All have moderate growth rates and showy flowers; fruits drop in the spring. Can be used for street trees where ornamental flowers are desired.
Zumi *(Malus zumi calocarpa)*	round			yes	yes	yes	yes	yes	no	
Purple *(Malus purpurea)*		20-25'	20-25'							
Dogwood, Pagoda *(Cornus alternifolia)*	irregular	20-25'	15-20'	yes	no	yes	yes	yes	yes	Moderate growth rate. Flower clusters showy. Does not tolerate drought. Flowering dogwood *(Cornus florida)* does not do well in alkaline soils such as those found in Joliet.
Fringetree *(Chionanthus virginicus)*	round	15-25'	15-25'	yes	yes	yes	yes	yes	no	Slow growth rate. Produces dark blue grape-like fruits which may be a problem for a street tree; not recommended.
Hawthorne, Washington* *(Crataegus phaenopyrum)*	columnar to round	25-30'	20-25'	yes	yes	yes	yes	yes	yes	Moderate to fast growth rate. Would need trimming of lower branches if used as a street tree.
Magnolia, Saucer *(Magnolia soulangiana)*	oval	20-25'	20-25'	yes	yes	yes	yes	yes	yes	Moderate growth rate. Showy flowers when in bloom; if caught by late frost may not bloom.
Magnolia, Star *(Magnolia stellata)*	round	15-20'	10-15'	yes	yes	yes	yes	yes	yes	Slow to moderate growth rate. Profuse white flowers in April. May be multiple trunked; not recommended for street tree.
Maple, Amur *Acer ginnala)*	round	15-20'	20-25'	yes	yes	yes	yes	yes	yes	Moderate growth rate; may be multiple trunked. Lower branches may need to be trimmed if used as a street tree.
Maple, Hedge *(Acer campestre)*	round	20-25'	20-25'	yes	yes	yes	yes	yes	yes	Slow growing tree. May be multiple trunked. Acceptable street tree.
Maple, Japanese *(Acer palmatum)*	oval	15-20'	10-15'	no	yes	yes	yes	yes	yes	Moderate growth rate. Not recommended as a street tree; this and broadleaf variety are not reliable in our climate.
Plum, Wild* *(Prunus americana)*	round, irregular	15-20'	15-20'	yes	no	yes	yes	yes	no	Moderate growth rate. Edible fruits may drop on widewalks. Should not be planted in heavy clay soil; not recommended for use as a street tree.

TREE NAME	SHAPE	MATURE HEIGHT	MATURE SPREAD	HARDY	DISEASE RESISTANT	INSECT FREE	TOLERATE URBAN COND.	STRONG-WOODED	CLEAN	REMARKS
S M A L L T R E E S (CONT'D.)										
Redbud *(Cercis cadadensis)*	irregular flat-topped	15-30'	15-25'	yes	yes	yes	yes	yes	yes	Slow to moderate growth rate. Hardy if northern-grown stock is planted. Showy red flowers in April and May. Recommended as a street tree.
Shadblow, Downy* *(Amelanchier arborea)*	rounded	20-30'	15-20	yes	yes	yes	yes	yes	yes	Moderate to fast growth rate. Produces delicate white flowers in early spring. May be sold as *Amelanchier canadensis*. May be multiple trunked.

‡Source: The Morton Arboretum, Plant Information Bulletin, Nos. 1, 2, and 3.

*Trees native to the Joliet region.

9. The LOCATION OF UNDERGROUND UTILITIES dictates where street trees can be planted. If any utilities are located in the parkway, street trees must be planted behind the sidewals and not in the parkway. When a tree is planted, it should not be planted over or adjacent to any utility service lines.

10. While a parkway width of ten feet or more is required for LARGE TREES, street trees of appropriate size can be planted in narrower parkways; SMALL TREES can be planted in parkways as small as five feet, and MEDIUM-SIZED TREES can be planted in parkways as small as seven feet. On streets with parkways too narrow to accomodate the size of the tree desired to be planted, either a smaller tree will have to be planted or the larger tree would have to be planted behind the sidewalk (on private property).

Planting Requirements. Having defined the desired characteristics of street trees and identified trees readily available in northern Illinois, there are four other factors that should be taken into consideration before buying or planting a street tree:

1. time of year and tree size,
2. root ball characteristics,
3. neighborhood planting scheme, and
4. setbacks.

1. It is generally agreed that trees should be transplanted during the time when they are dormant. In northern Illinois, the dormancy period is from the end of leaf drop in the fall to the beginning of leaf or flower budding in the spring. While trees can be planted at any time during that period, most planting in this area is done in early spring. Current ordinances require that street trees have as a minimum, a diameter of two and one-half inches when planted.

2. Trees for transplanting are said to be "balled-and-burlapped" if their roots have been dug up with a generous ball of earth which has been wrapped in burlap. Trees which are transplanted without the earth ball are said to be "bare-root." While the initial cost of bare-root stock is often less than that for ball-and-burlap stock, the long term costs may actually be greater, as the survival rate for bare-root stock is significantly lower. It is estimated that one out of every four trees planted bare-root will not survive, while for ball-and-burlap stock, the figures are one out of 20. After planting a tree either bare-root or ball-and-burlap, it must be pruned back approximately one-third to compensate for those roots that have been lost in the transplanting. In addition, a newly planted tree should be staked or supported with guy wires. (See Illustration 8 following for two recommended means of staking a newly planted tree.)

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[7]Where any wire or rope which is used to secure a tree comes in contact with the tree, a non-abrasive collar such as a length of rubber or plastic hose should be used to protect the tree from injury.

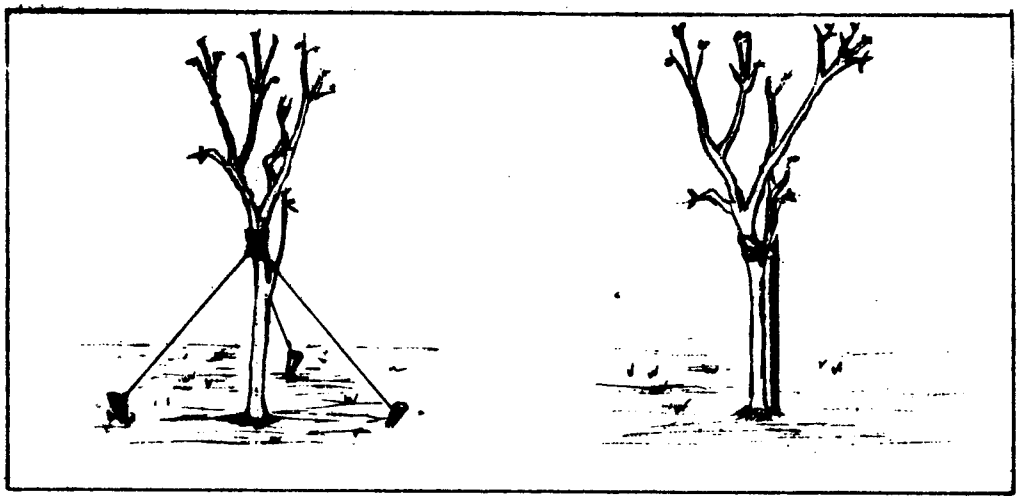

Illustration 8: Two Ways of Staking Newly Planted Trees

3. As a result of the devastation caused by dutch elm disease, many communities have become leary of planting only one type of street tree in an area. These communities now encourage mixed plantings along streets, allowing individual property owners to decide which of a number of approved street trees will be planted in front of their property. If carried to an extreme, this could create a chaotic street scene with each property having a different street tree. A planting of only two or three types of street trees on a street creates a pleasing, harmonious scene and lessens the possibility of a tree disease or insect infestation severely damaging or killing all the trees on a block. Thus, it is recommended that, before an extensive street tree planting program is begun, the affected property owners, together with city staff, decide upon the varieties of trees to be planted and that, if possible, only those varieties be planted.

4. Because of the possibility of tree branches obscuring a driver's vision at street intersections, it is recommended that street trees be set back 25 feet measured from the curb line from all street intersections (see Illustration 9 below.)

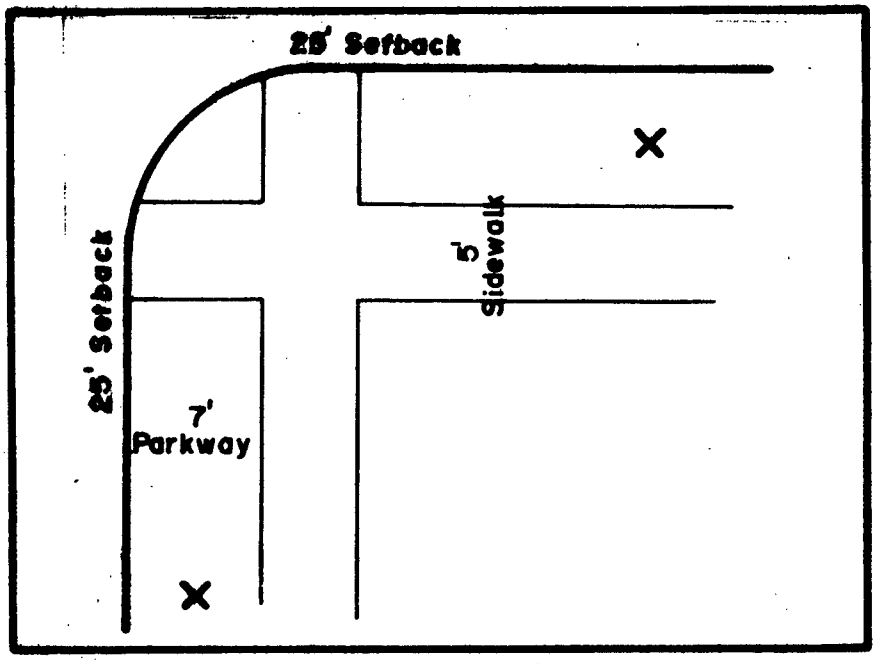

Illustration 9: Intersection Setbacks for Street Trees