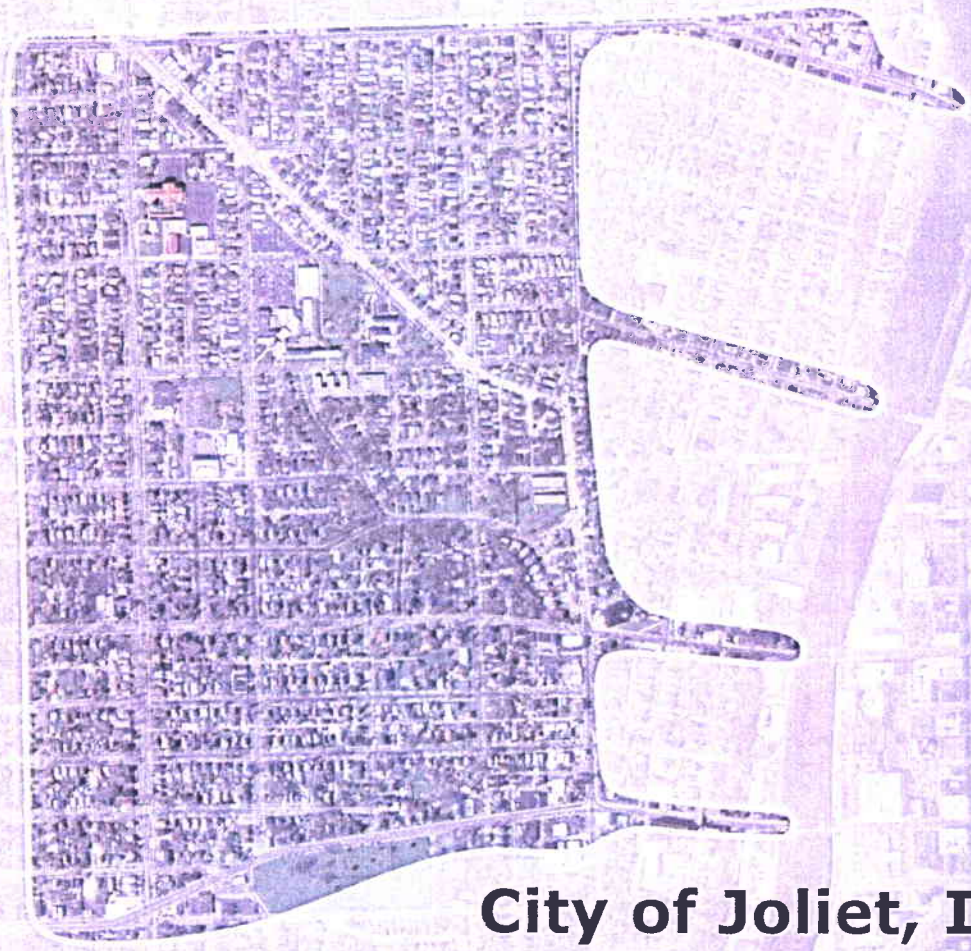


# NEAR WEST SIDE NEIGHBORHOOD PLAN



**City of Joliet, IL**  
April 2007

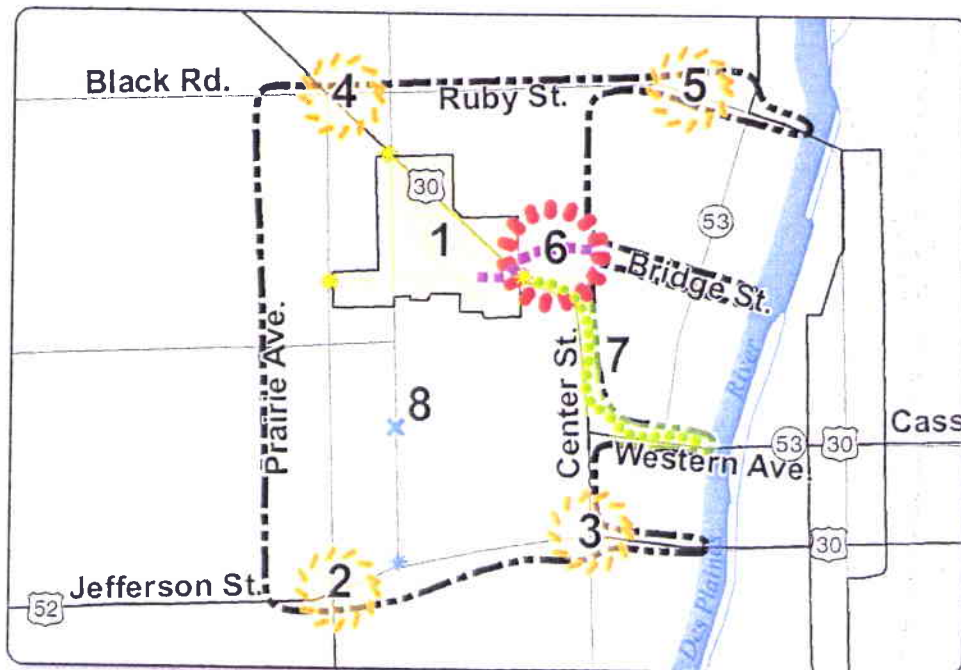
Prepared By:



**Ruettiger, Tonelli & Assoc., Inc.**



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**JOLIET NEAR WEST SIDE  
NEIGHBORHOOD PLAN**

**STAKEHOLDERS**

Joliet Region Chamber of Commerce and Industry  
63 North Chicago Street  
Joliet, IL 60432

Joliet Park District  
3000 West Jefferson Street  
Joliet, IL 60435

Cathedral Area Preservation Association  
809 Buell Avenue  
Joliet, IL 60435

Joliet Regional Landlords Association  
415 Collins Street  
Joliet, IL 60432

St. Mary Nativity Neighborhood Group  
337 Marble Street  
Joliet, IL 60435

Joliet Public Schools District 86  
420 North Raynor Street  
Joliet, IL 60435

Will County Senior Services Center  
251 North Center Street  
Joliet, IL 60435

Cathedral of St. Raymond's  
604 North Raynor Avenue  
Joliet, IL 60435

Diocese of Joliet  
425 Summit Street  
Joliet, IL 60435

First Presbyterian Church of Joliet  
805 Western Avenue  
Joliet, IL 60435

Historic Preservation Commission  
City of Joliet  
150 West Jefferson Street  
Joliet, IL 60432

Neighborhood Oriented Policing Team  
City of Joliet Police Department  
150 West Jefferson Street  
Joliet, IL 60432

University of St. Francis  
500 Wilcox Street  
Joliet, IL 60435

Community and Economic Development Department  
City of Joliet  
150 West Jefferson Street  
Joliet, IL 60432



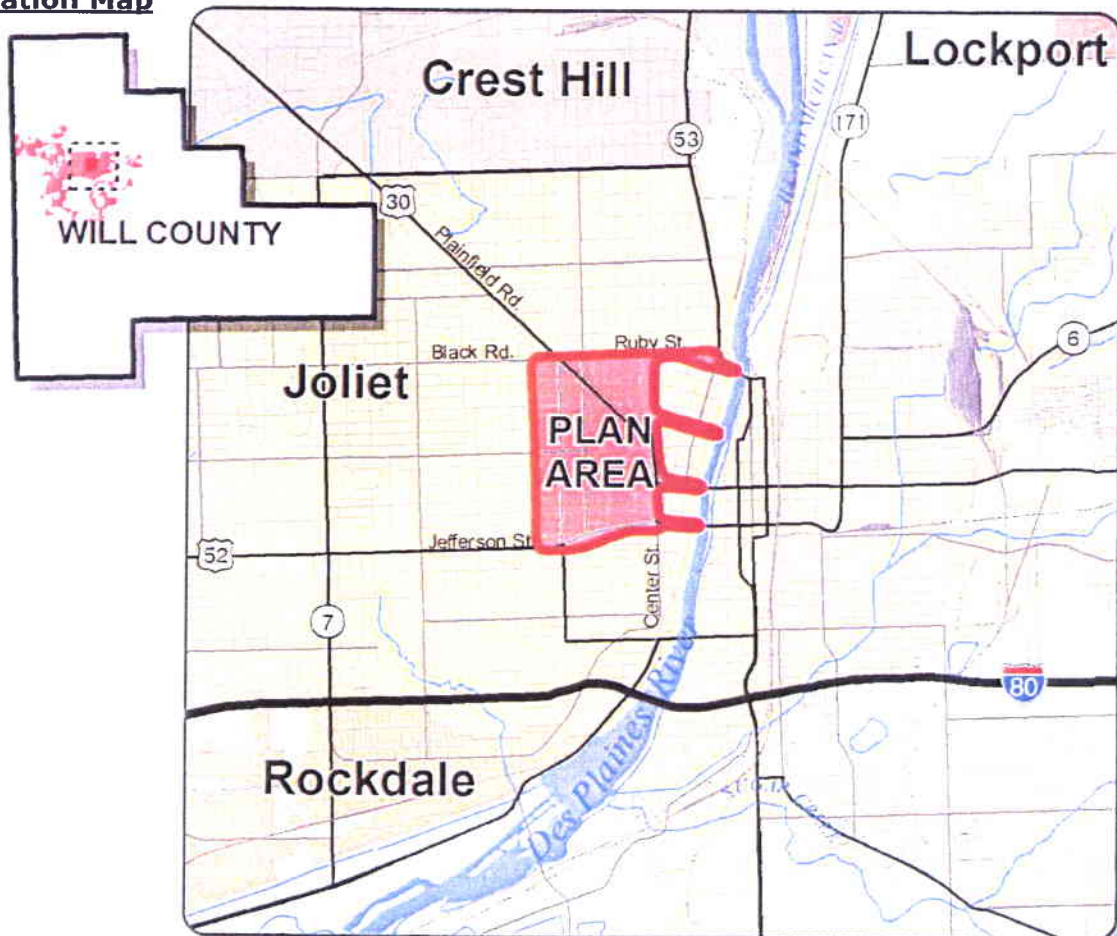
The City of Joliet's Near West Side is a vibrant and diverse urban neighborhood of historic homes, shops, churches and education facilities. It's proximity to downtown, unique historic character and its prevalent religious and education anchors have maintained the neighborhood's character and attractiveness to residents.



Recent years have shown a renaissance in the area as home prices have continually risen and many of the neighborhood institutions have started to implement plans to grow and expand their facilities. Coupled with the resurgence of Joliet's City Center, the Near West Side is an ever-improving jewel in the City of Joliet.

The purpose of this plan is to provide policy level direction to the City and community for key strategies that will further improve and enhance the Near West Side. The planning area covers key intersections that are gateways to the near west side neighborhood as well as downtown Joliet and the Des Plaines River. Generally, the area referred to in this plan is bound by Center Street on the east, Black Road and Ruby Street on the north, Prairie Street on the west and Jefferson Street on the South.

**Location Map**





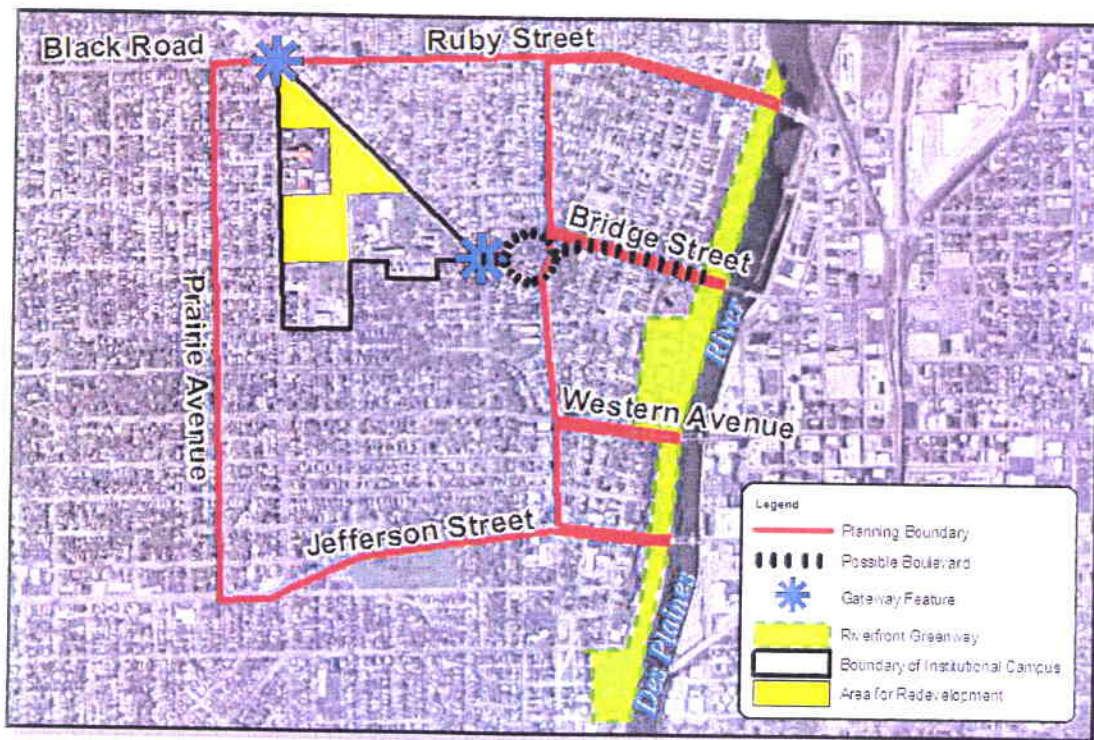
**Planning Process**

The Near West Side Neighborhood Plan has been created through a process of community involvement and participation. The process started with the identification of key stakeholder groups that have a vested interest in the neighborhood. This group consisted of City officials, neighborhood groups, local associations and groups as well as major institutions within the neighborhood planning area.

An initial kickoff meeting was held with the stakeholders to introduce the process, key issues, opportunities and purpose of creating a plan for the neighborhood. This meeting also helped identify planning activities currently in progress by the institutions throughout the neighborhood.

Following the initial kickoff meeting a survey was sent to the stakeholders to gain input into the neighborhood and to acquire and prioritize each group’s goals and objectives for their organization. This information was used to hold a design charrette to bring together the ideas and goals from the stakeholders. The consensus from the stakeholders during this charrette created strategic goals for the neighborhood such as a boulevard entry and gateway to the downtown area via Bridge Street, gateway features to the University of Saint Francis area, redevelopment opportunities for the institutions, greenway opportunities along the riverfront, and a greenway connection to the City Center.

The involvement of the stakeholders throughout the process provided a majority of the input to create the framework for the plan. The consolidation of these ideas and issues formulated Key Planning Priorities for the Near West Side Neighborhood.



Stakeholder Strategic Goals Exhibit

**Historic Preservation**

- ▶ Encourage the preservation and restoration of the historic homes located throughout the neighborhood.
- ▶ Ensure that new development is consistent with the historic character of this urban neighborhood.
- ▶ Protect and preserve existing mature trees as they are a vital part of the community's character.
- ▶ Find new uses for vacant or obsolete structures that can maintain their historic character and architecture.



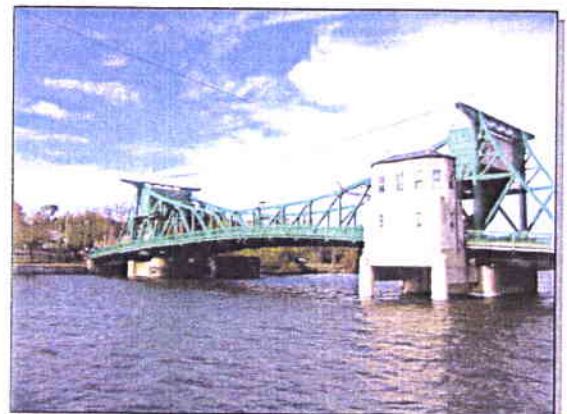
**Institutional Growth and Stability**

- ▶ Plan for adequate land and facilities for the long term needs of the University of St. Francis, the Cathedral of St. Raymond's, First Presbyterian Church and other neighborhood institutions.
- ▶ Ensure long term institutional growth is compatible with and sensitive to existing residential neighbors.
- ▶ Work with institutions to provide shared facilities such as parking to reduce underutilized and overcrowded areas.



**City Center Linkages**

- ▶ Develop new and improve existing transportation and greenway linkages between the Near West Side and City Center.
- ▶ Extend Bridge Street west to provide a new City Center Gateway.
- ▶ Develop Route 30 (Center Street) and Western Avenue Greenway.





### Retail and Commercial Redevelopment

- ▶ Redevelop strategic intersections at neighborhood gateways with mixed use retail and office developments.

**Key Intersections:**

- Jefferson Street and Raynor Avenue
  - Jefferson Street and Center Street
  - Plainfield Road and Black Road
  - Ruby Street and Broadway Street
- ▶ Where appropriate, residential housing opportunities should be incorporated into redevelopment plans in a traditional neighborhood form.



### Neighborhood Improvements

- ▶ Continued maintenance and improvements to neighborhood sidewalks, streets and lights.
- ▶ Work with neighborhood groups to provide assistance to property owners for incentives and landmark designation guidance.
- ▶ Encourage the application for Landmark status for historically significant buildings.



### Neighborhood Green Spaces

- ▶ Increase the amount of neighborhood green space for both active and passive recreation purposes.
- ▶ Incorporate active recreation spaces into institutional growth plans.
- ▶ Develop and enhance gateway and green space features at key intersections.
- ▶ Implement greenway linkages between the open spaces, commercial developments and the City Center.

