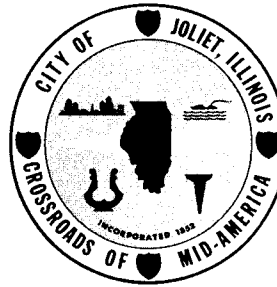


OFFICE OF THE CITY MANAGER  
 ROBERT H. OLDLAND  
 CITY MANAGER

# CITY OF JOLIET



May 10, 1978

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

TO: Mayor and City Council

FROM: City Manager

SUBJECT: Report on South Chicago Street Revitalization Plan

PLANNING SCHEDULE:

The idea of preparing commercial revitalization plans for Joliet's older, deteriorating commercial strips was first presented in the City's 1977 CD Block Grant application. The idea was endorsed by the Housing and Community Development Study Group, the City Council, and HUD, all of which approved the application which set aside planning funds for this purpose. After a preliminary investigation of potential "target streets", the Planning Staff began the preparation of a detailed revitalization plan for South Chicago Street in coordination with the South Side Neighborhood Plan.

Since early August, the Planning staff has been conducting a complete planning study of the area, including data collection, problem analysis, and a substantial citizen participation effort. The Planning staff has met with South Chicago Street merchants and property owners on six separate occasions to determine their ideas for improvement of South Chicago Street. In addition, the staff has conducted interviews with several business owners along South Chicago Street to determine the special needs and problems of each individual business. Preliminary proposals calling for substantial changes in traffic and land use patterns have been presented and discussed.

At the present time, the Planning staff is working with the Traffic Engineering Division to complete work on the long-range (10-year) land use and traffic plan for the area. A proposal was presented to South Chicago Street merchants and property owners at a meeting on April 17, 1978. Work is also proceeding on the preparation of a short-range (3-year) improvements plan. This plan will contain specific program and project recommendations for improvements to South Chicago Street than can be carried out over the next 3 years. It will be an "action plan" that will indicate specific improvements, their phasing, and alternate funding sources to carry them out. A preliminary proposal for this short-range plan will be presented to merchants and property owners at a meeting scheduled for May 22, 1978.

The Plan Commission is initiating review of the long- and short-range plans at their meeting of May 18, and their comments and reviews will be included into the final draft plans. A final draft of both long- and short-range plans with all supporting analysis will be compiled into a single document and will be presented to merchants, property owners, and any other interested citizens at a public hearing in July.

PLAN CONTENT:

The long-range plan calls for significant changes in traffic and land use patterns along South Chicago Street to be phased in gradually over a period of ten years (or more). These changes, to be accomplished through a combination of public and private action, should produce a long-term positive impact on the economic stability and general livability of the entire South Side Neighborhood.

The major components of this plan are illustrated in the attached maps and can be briefly described as follows:

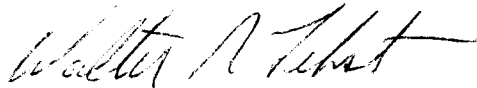
1. Realignment of Route 53. The plan proposes that all traffic circulating between I-80 and the CBD be accommodated on South Chicago Street. This would require the acquisition of right-of-way and the construction of a new length of street immediately south of the Rock Island Railroad tracks to connect Ottawa Street and South Chicago Street. This will divert all southbound traffic from downtown onto South Chicago Street, which will become a two-way thoroughfare between Marion Street and I-80. South Chicago Street will have to be widened and improved to accommodate the additional traffic volumes. This may or may not require the acquisition of additional right-of-way, depending upon the results of a more detailed traffic analysis now being conducted by the Traffic Engineer. Also required will be modification of the I-80 ramp to accommodate the changed traffic flow from Ottawa Street to Chicago Street. The result of this realignment will be the firm establishment of South Chicago Street as a principal traffic artery, and the re-establishment of South Ottawa Street as a local residential street.
2. Consolidation of the South Chicago Street Business District. Currently business uses are scattered in a disjointed strip along the entire length of South Chicago Street. The long-range plan provides for a consolidation of business uses within a more "compact commercial center" between Third Avenue and I-80. Small parking lots to serve the center are also provided for in the long-range plan. These parking lots are located around the periphery of the center to allow compact, continuous storefront development. The plan anticipates a combination of rehabilitation and new construction to produce a more efficient development pattern involving a reduction in total commercial floor space with a specific focus on neighborhood retail uses.
3. New Land Uses North of Third Avenue. The Plan calls for the gradual phasing in of new low-density multi-family housing along the west side of South Chicago Street, and the westward expansion of the light industrial district now located along the Santa Fe Railroad tracks east of South Chicago Street.

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In order to provide a visual buffer between the expanded light industrial district and the new residential development, a bermed, landscaped greenway is called for in the plan. This area will be roughly 30 feet wide and will run along the east side of the South Chicago Street right-of-way between Third Avenue and Marion Street. Those parcels immediately south of the Rock Island Railroad tracks along the new Ottawa-Chicago Streets connector would be suitable for a wide range of potential re-uses from multi-family housing to central business district-type uses.

In order to proceed from the present development pattern to the one implied within the long-range plan, a series of actions must be undertaken by both government and private investors. These actions - at least in these general terms will be spelled out in a Staging Plan and a Strategic Action Plan. This will outline goals and actions leading toward achievement of the long-range plan that will be targeted for the next three years. The Strategic Action Plan will identify potential funding sources, organizational strategies, and specific government actions to be pursued within the context of the short-range plan.

Respectfully submitted,



Robert H. Oldland

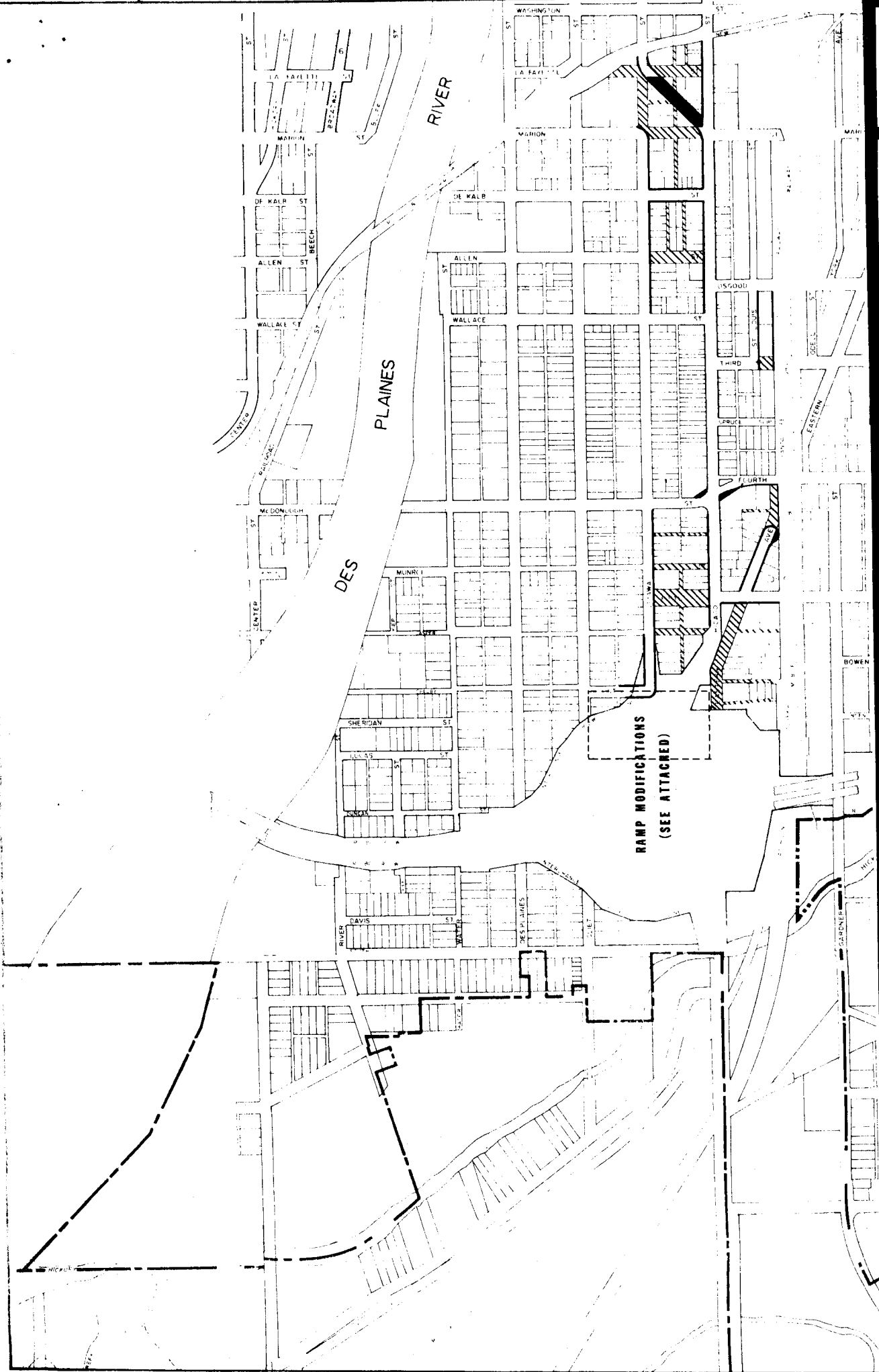
*Dep.* City Manager

CONCURRENCE:



Franklynn B. Albert  
Director of Community Development

Attachments



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 REVISIONS: [blank]  
 SHEET NO.:

**SOUTHSIDE TRAFFIC  
 PLAN  
 STAGE TWO**

TITLE

**LEGEND**

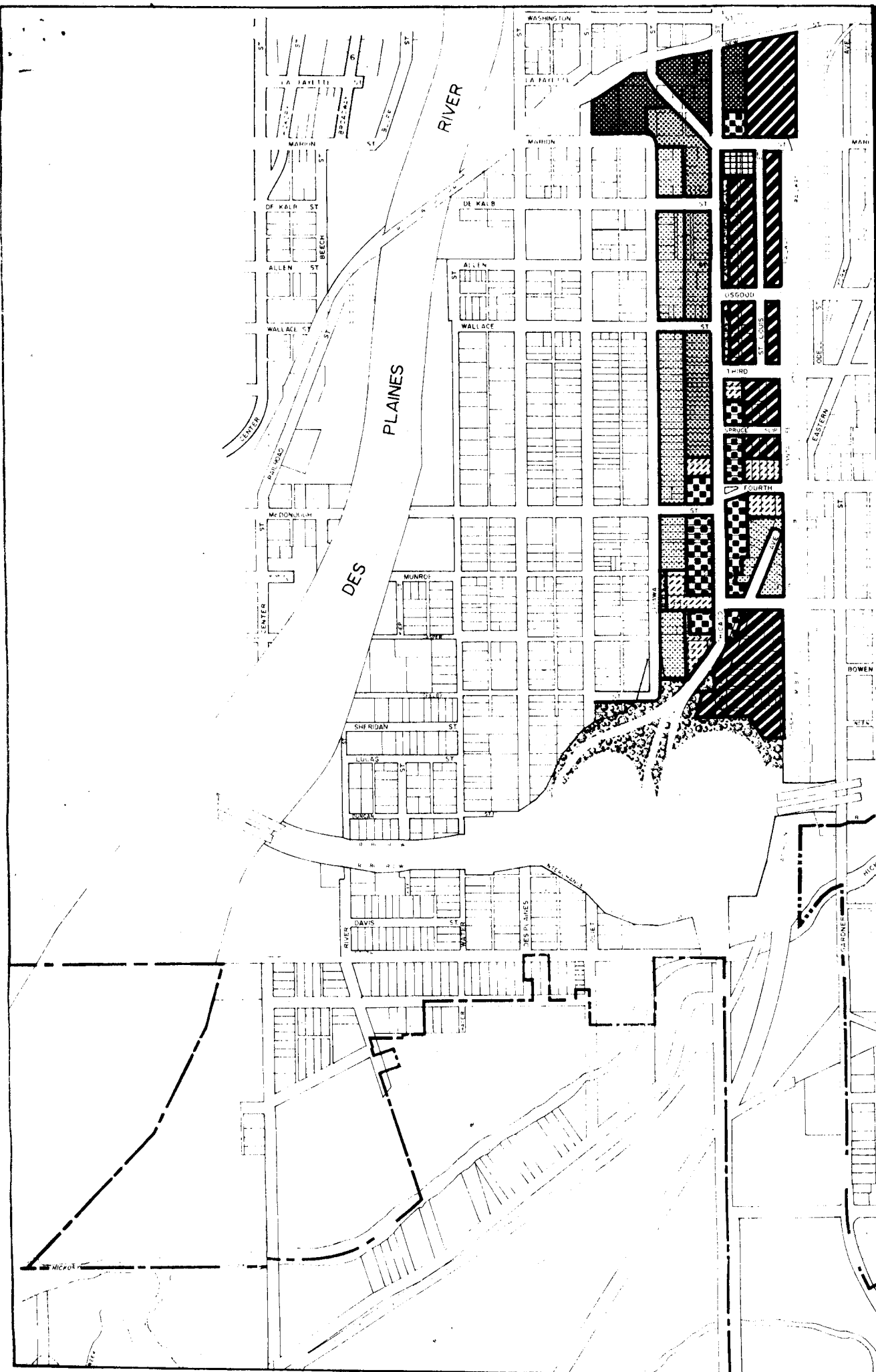
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**SOUTH CHICAGO STREET  
 REVITALIZATION PLAN**

JOLIET, ILLINOIS

**north**









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# LONG RANGE LAND USE PLAN

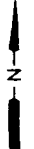
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 PARKING	 LIGHT INDUSTRIAL	 INSTITUTIONS	 GREEN SPACE
 SINGLE-FAMILY RESIDENTIAL	 MULTI-FAMILY RESIDENTIAL	 COMMERCIAL	 OFFICE/BUSINESS

LEGEND

## SOUTH CHICAGO STREET REVITALIZATION PLAN

JOLIET, ILLINOIS

**north** 

SCALE 