
Development Plan

**JOLIET CITY
CENTER**

July 1990

A Project of the
**City of Joliet and
Joliet/Will County Center For Economic Development**

Consultants:
**LDR International, Inc.
Vivian Llambi & Associates**

Table of Contents

List of Exhibits	iii
Acknowledgements	iv
1.0 Introduction	1
1.1 Study Process	2
2.0 Development Context	3
2.1 The Study Area	3
2.2 Regional Context	3
2.3 City Center Assets	3
3.0 Development Plan Objectives	8
4.0 The Development Plan	11
4.1 Business/Retail Core	14
4.1.1 New Development Opportunity Sites	16
4.1.2 Building Rehabilitation Opportunities	20
4.2 River Place	23
4.3 Civic District	26
4.4 Union Station	28
4.5 Railroad Heritage Center	29
4.6 Scott Street Business Corridor	31
4.7 North Point Marina District	31
4.8 Water-Oriented Residential Opportunities - East	33
4.9 City Center Campus	33
4.10 Bicentennial Park	34
4.11 Water-Oriented Residential Opportunities - West	34
4.12 Infill Sites	36
5.0 Public Improvement Recommendations	37
5.1 Streetscape	37
5.1.1 Primary Pedestrian Streets	39
5.1.2 Image Streets	41
5.1.3 Neighborhood Streets	42
5.1.4 Priorities for Streetscape Implementation	42
5.2 The Riverfront	44
5.3 Parks and Plazas	45
5.4 Art in Public Places	47
5.5 Parking	48
5.5.1 Structured Parking	48
5.5.2 Surface Parking	49
5.5.3 On-Street Parking	49
5.6 Circulation	51

5.7	Gateways	53
5.8	Identity Graphics	56
6.0	Private Sector Design Guidelines	59
6.1	Architecture	59
6.1.1	Renovation	59
6.1.1.1	The Storefront	60
6.1.1.2	The Upper Facade	62
6.1.1.3	Side and Rear Elevations	63
6.1.2	Major New Development	64
6.1.3	Retail Facade Design	65
6.1.4	Infill Development	66
6.2	Signs	67
6.3	Site Development Guidelines	69
6.4	Riverfront Development	69
7.0	Management Recommendations	70
7.1	Organizing for Action: City Center Management	70
7.2	Policy and Management Issues	71
7.2.1	Image/Promotion/Events Programming	71
7.2.2	Property Management	73
7.2.3	Public Safety	74
7.2.4	Parking Policy	74
7.2.5	Recruitment of Retailers and Attractions	75
7.2.6	Riverboat Gambling	79
7.2.7	Design Review	81
7.2.8	Maintenance	82
7.2.9	Urban Reforestation	82
7.2.10	Coordinated Strategy for Problem Populations	83
7.2.11	Improvement of Adjacent Residential Neighborhoods ...	84
7.2.12	Access Routes and Gateway Images	84
8.0	Implementation Strategy and Action Plan	87
8.1	Conditions of Development	87
8.2	Cost Estimates	88
8.3	Funding Strategy	89
8.4	Action Plan	90
8.5	Next Steps	98
8.6	Conclusion	99

List of Exhibits

1. Study Area	4
2. Summary Analysis Diagram	5
3. Regional Context	6
4. Development Plan	12
5. Development Plan (key)	13
6. Business/Retail Core (key)	15
7. Rialto Plaza - Phase I	17
8. Rialto Plaza Plan - Phase I	18
9. River Place	24
10. River Place (cross section)	25
11. Railway Heritage Center - Phase I	30
12. North Point Marina District	32
13. Bicentennial Park Promenade	35
14. Streetscape Hierarchy	38
15. Street Furniture	40
16. Streetscape Priority Diagram	43
17. Bridge Lighting Concept	46
18. Surface Parking	50
19. Circulation	52
20. Viaducts	54
21. Gateway Priority Diagram	55
22. Joliet City Center Logo	57
23. Identity Sign Concept	58
24. Synergy of Attractions	76
25. Gaslight Marketplace	78
26. Optional Temporary Riverboat Facility	80
27. Gateway Routes	86
28. Early Action Priority Projects (key map)	96
29. Development Opportunities (key map)	97

Action Plan Matrix (Section 8.4)

Matrix #1-2. Early Action Priority Projects	92
Matrix #3. Private Development Opportunities	94
Matrix #4. Long-term Public Improvements	95

Acknowledgements

The Joliet City Center Development Plan is the culmination of several months of dedicated work by the Steering Committee listed below. The consultant team would also like to thank the many other citizens of Joliet who participated in interviews, responded to questionnaires, and extended hospitality.

Joliet City Center Steering Committee

Charles Adelman - Will County Executive
Cliff Bender - Healy, Snyder, Bender and Associates
Terry Blazevic - Modern Builders/Industrial Concrete Company
Robert Bodach - Rooks, Pitts and Poust, Ltd.
Judith Bredeweg - Will County Board Member
Robert Breidert - AmeriFed Federal Savings Bank
Thomas Brown - Kemmerer Bottling Group
Charles Bullock - First Midwest Bank
Charles Cain - Will County Board Member
Thomas Carey - Schenk Law Firm
Alvin Childress - Childress Funeral Home
David Ciarlette - Kemlite Company
Charles Connor - Mayor, City of Joliet
Jack Daly - Radio Station WJTW-FM
Albert D'Ottavio - First National Bank of Joliet
Rev. Janet Emmons - Unitarian Universalist Church
Robert Eunson - Old House Emporium/Joliet City Council
Thomas Feehan - Rooks, Pitts and Poust, Ltd.
Fritz Fehrenbacher - Fehrenbacher's, Inc.
Donald Fisher - City of Joliet
Ruth Fitzgerald - Joliet/Will County Center for Economic Development
Deanie Gudac - Joliet/Will County Center for Economic Development
James Haller - City of Joliet
William Hanley, Jr. - McGladrey & Pullen, CPA
Jean Hansen - State of Illinois, Department of Employment Security
Bill Jacobs, Jr. - Bill Jacobs Chevrolet, Inc.
Bishop Roger L. Kaffer - Diocese of Joliet
Lynne Lichtenauer - Rialto Square Theatre Corporation
Billie Limacher - Will-Joliet Bicentennial Park, Inc.
Rudy Mahalik - Poehner, Dillman & Mahalik, Inc.
John Mezera - City of Joliet
Louis R. Peyla - Illinois Securities Co.
Dr. Raymond Pietak - Joliet Junior College
Ferdinand Range - Range Funeral Home
Kevin Reardon - First National Bank of Joliet
D. LeRoy Shepherd - AmeriFed Savings Bank
Joseph Shetina - Joliet City Council
Rev. Isaac Singleton - Mt. Zion Baptist Church
Kevin Standbridge - Will County Land Use Department

Consultant Team

Bert Winterbottom - LDR International, Inc.
Diana Rich - LDR International, Inc.
Keith Weaver - LDR International, Inc.
Vivian Llambi - VLA Associates, Inc.
James Polack - VLA Associates, Inc.

1.0 Introduction

This report provides a Development Plan with specific, implementable urban design and development recommendations for the enhancement of Joliet City Center. Each element of the Development Plan was selected based upon its ability to meet four general criteria:

- Development and urban design decisions should build upon and complement the considerable resources already found in Joliet.
- Development and urban design recommendations should consider and respond to future demographic, economic and real estate market potentials in Will County and Joliet.
- Recommendations should focus on building a distinctive, positive identity for Joliet City Center.
- The Development Plan should illustrate how Joliet City Center can increase its regional impact as an urban center.

The recommendations included in the Development Plan should work together to meet these criteria by creating the sort of revitalization action that has been found to be so successful in many other American cities. When implemented, each private or public investment should leverage other City Center development. In time, the overall activity level, competitiveness and liveability of the City Center will be enhanced so that the City Center will be "the place" to do the business of economic development for all of Joliet and Will County.

The Joliet City Center Development Plan is a flexible planning document that identifies the vision and values to be achieved in the City Center over the next two decades or more. The plan is predicated on a general assessment of market conditions and backed up with an action-oriented implementation strategy. The Development Plan should be viewed as a flexible plan -- one that will change and evolve over time in response to changing conditions.

There are no inherent reasons why Joliet cannot become widely known as an enjoyable, productive and economically viable City Center. However, this will only be possible through aggressive action which combines public and private investment. The public improvements recommended in the Plan will contribute significantly to enhancing the City Center's development environment by helping to establish a fresh image and market identity for the area, and by demonstrating a strong commitment to implementation. These