

STAFF REPORT

DATE: December 11, 2025
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2025-53
Applicant / Owner: Glenda McCullum
Location: 111 McDonough Street (Council District #5)
Request: A Special Use Permit to allow a community center within an R-2 (Single-Family Residential District)

Purpose

The applicant is requesting a Special Use Permit to allow a community center within an R-2 (Single-Family Residential) District at 111 McDonough Street. Per the City of Joliet Zoning Ordinance, social or recreational centers of a community nature may be allowed as special uses within a residential district provided that:

- The use is located not less than twenty (20) feet from any other lot located in a residential district.

The following use may be allowed as a special use by the Mayor and the City Council with the advice of the Board of Appeals.

Site Specific Information

The subject property is approximately 15,000 square feet in size and is zoned R-2 (Single-family Residential). The property contains a single-story commercial building that was built 1959. The zoning of the property appears to have changed numerous times over the past several decades. Its original zoning appears to have been B-1 (Neighborhood Business) according to the 1968 Zoning map. The property was rezoned to its current R-2 (Single-family residential) zoning designation in 2004 (Ord. 14713). The City of Joliet granted a variation of use (Ord. 16896) that allowed the property to be operated as a neighborhood store. Past uses of the building have been restaurants, convenience stores, and other businesses.

The property has adequate on-site parking to accommodate the use with 26 spaces. On-site utilities are present, and the property has ingress and egress from both McDonough Street and Des Plaines Street.

Surrounding Zoning, Land Use and Character

North – R-2 (Single-Family Residential), Single family dwellings

South – R-2 (Single-Family Residential), Single family dwellings
East – R-2 (Single-Family Residential), and B-1 (Neighborhood Business District)
West – R-5 (High Density), Residential (Townhomes, duplexes)

Applicable Regulations

- Section 47-5.2(B)(1) Special Uses

Discussion

The applicant is requesting a Special Use Permit to establish a community center at 111 McDonough Street. The Arise Impact Center will offer tutoring, mentoring, arts programs, and other services for the nearby community. Community centers such as this are allowed as a special use with recommendation from the Zoning Board of Appeals and approval from the City Council.

The maximum capacity of the community center would be 50 persons and would be staffed by volunteers or program leaders. The center would serve school-aged children, young adults, and parents. No commercial services will occur onsite. The proposed hours of operation will be from 10 a.m. to 7 p.m. Monday through Friday, and from 9 a.m. to 5 p.m. on Saturday. There is existing on-site parking that is sufficient for the proposed use. The applicant has also indicated that the building would undergo renovations to bring the building up to standard for the new use. Some of the repairs include, but are not limited to, new interior paint, new flooring, and exterior work. The exterior will receive a new coat of paint, and the fascia and roof will be repaired as well. The parking lot will also be repaired. Additional details on the programs and services to be offered at the Arise Impact Center as well as information on the site plan and floor plan can be found as attachments in the staff report packet.

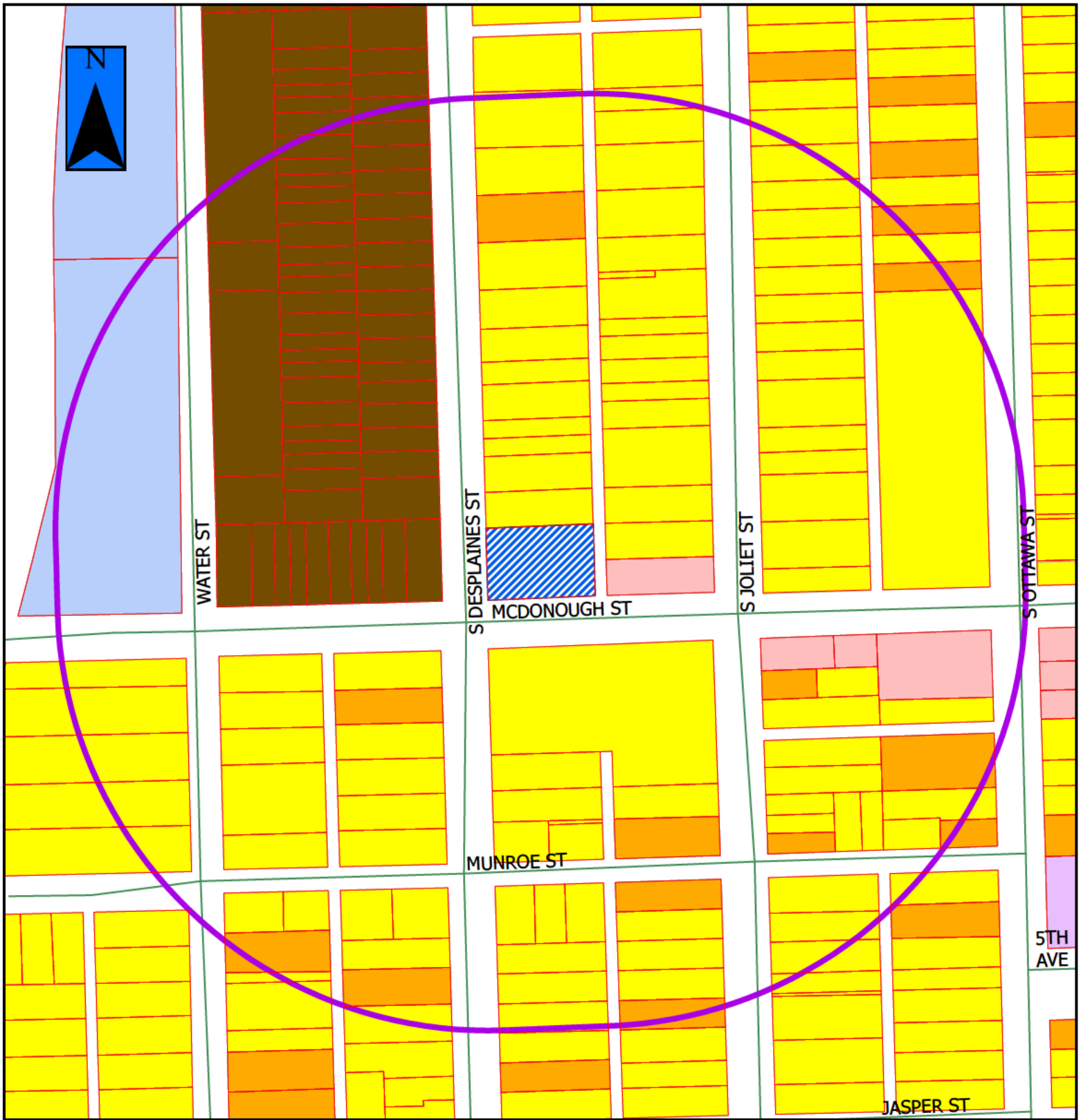
Recommended Action

A community center is an allowed use in the R-2 (Single-family zoning district) upon satisfaction of the City of Joliet's Special Use permit criteria. Staff finds that the special use request meets the criteria in that it will not be detrimental to public health and safety, it will not impede the development of the surrounding area, and the property provides adequate access. The building has sat vacant for some time, and the proposed use will activate this property as well as result in property improvements.

Conditions

If the Zoning Board desires to approve the Special Use Permit to allow a community center, the following conditions should be included:

1. That a building permit shall be obtained prior to any renovations;
2. That the ingress / egress at the southwest corner of the site on Des Plaines Street be removed and returned to grass within 6 months of ordinance approval.
3. That the facility shall not be leased for banquets or parties;
4. Should the property be declared a public nuisance, it shall be subject to rehearing and possible revocation of the Special Use Permit;
5. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained;



2025-53



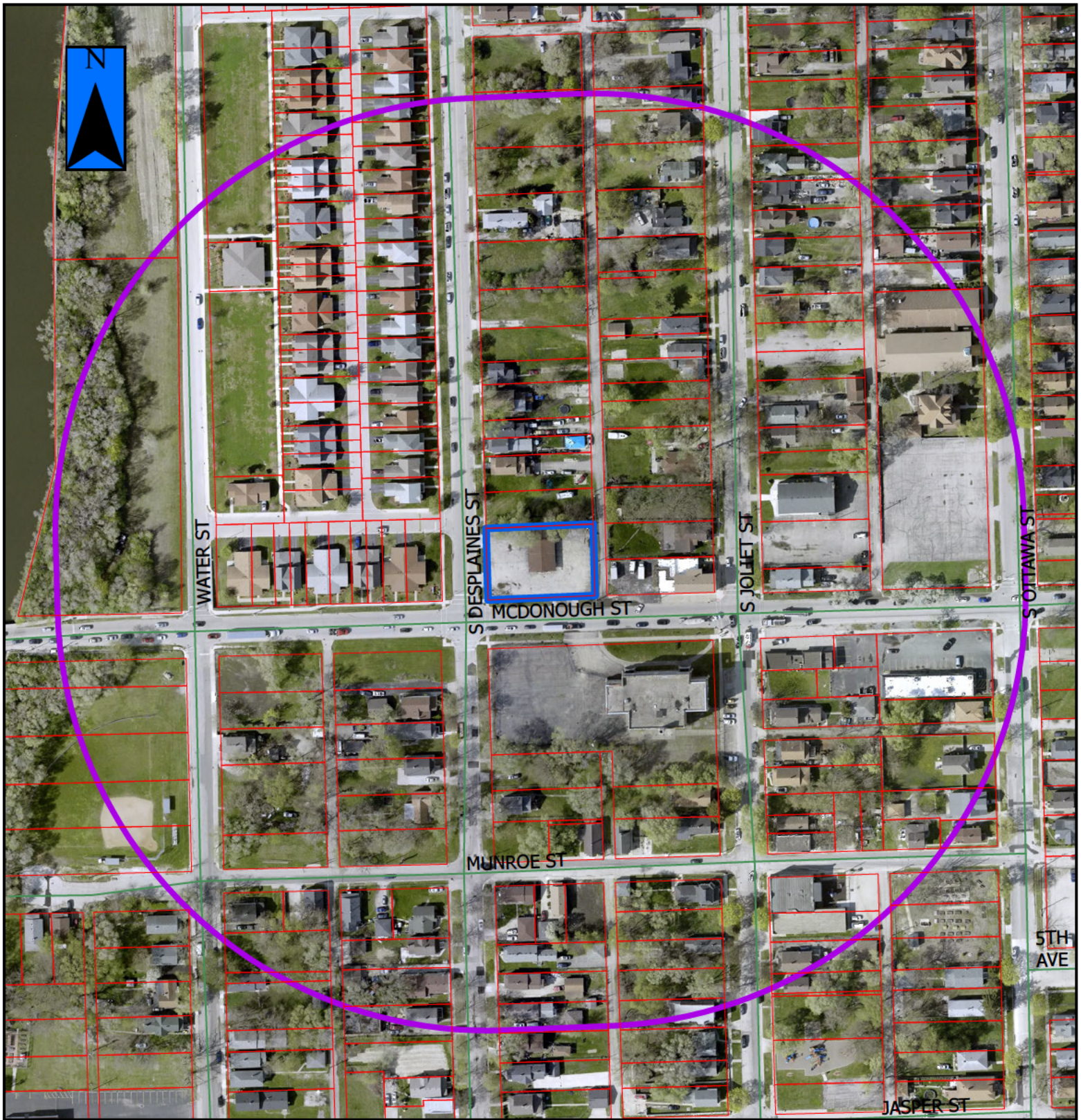
= Property in Question



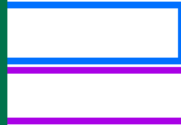
= 600' Public Notification Boundary

Legend

B-1	I-TA	R-2
B-2	I-TB	R-2A
B-3	I-TC	R-3
I-1	R-1	R-4
I-2	R-1A	R-5
I-T	R-1B	R-B



2025-53a



= Property in Question / Propiedad en cuestión
= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



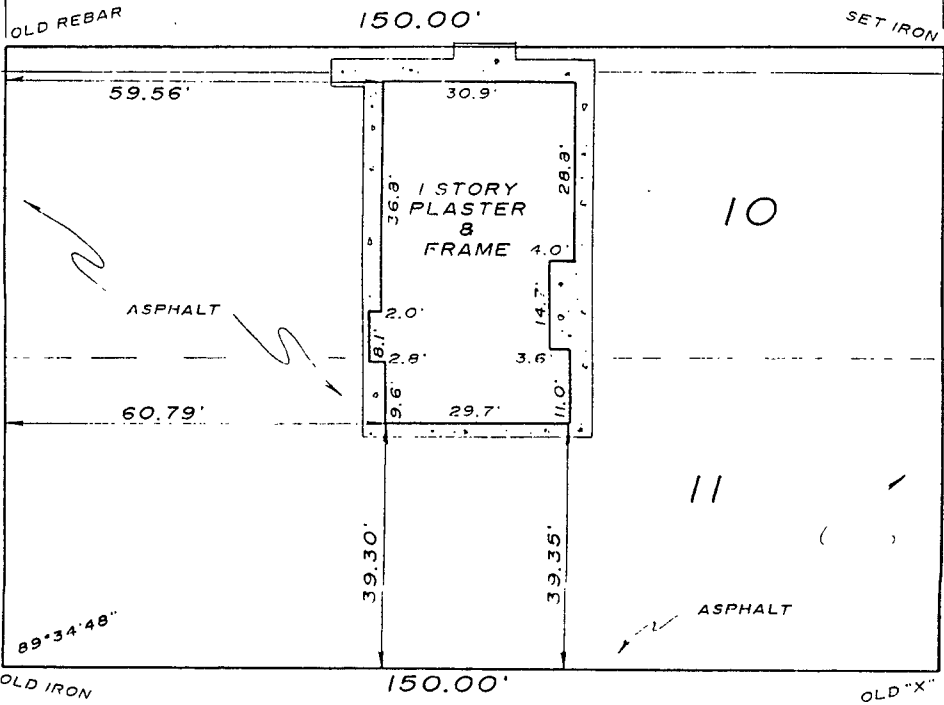
Site Plan

94-105

SCALE: 1" = 20'

DES PLAINES STREET

100.00' (RECD)
99.97' (MEAS)



N



COMMUNITY DEVELOPMENT CENTER

Glenda McCullum, Executive Director
Arise Community Development Center



October 14, 2025

City of Joliet
Planning & Zoning Division
150 W. Jefferson Street
Joliet, IL 60432

RE: Submission of Special Use Permit Application
111 McDonough Street
Joliet, IL 60436

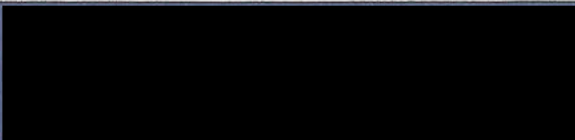
Dear Members of the Planning and Zoning Commission:

On behalf of Arise Community Development Center, NFP, I respectfully submit the enclosed Special Use Permit for the property located at 111 McDonough Street, Joliet, IL 60436. PIN: 30-07-16-234-017-0000. The request seeks approval to allow a non-profit community resource center within the R2 zoning district in accordance with the City of Joliet zoning ordinance.

This Special Use Permit is being requested to provide essential community services, improve neighborhood development, enhance the quality of life for youth and families, through educational opportunities and programs, and will operate in a manner that is consistent with the character of the surrounding area and compatible with the City's Comprehensive Plan of revitalization.

Enclosed with this submission are the following required materials

- Completed Special Use Permit Application
- Filing Fee Receipt
- Legal Description of Property
- Site Plan/Floor Plan/Site Photos
- Project Narrative & Statement of Purpose
- Ownership Disclosure Form
- Renovation Timeline and Monthly Activity Plan
- Mission Statement & Proposed Use
- Articles of Incorporation and IRS 501c3
- Photo ID





COMMUNITY DEVELOPMENT CENTER

We believe this project will:

- Enhance neighborhood revitalization and community engagement
- Promote safe and productive property utilization
- Support economic and social stability within the area
- Align with the City of Joliet's growth and redevelopment goals

Should you require any additional information or supporting documents to complete the review, please do not hesitate to contact me at [REDACTED]. We appreciate your time and consideration, and we look forward to presenting this petition at the upcoming Planning and Zoning Commission hearing.

Sincerely,
Dr. Glenda McCullum

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from: _____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date requested: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR SPECIAL USE PERMIT

City of Joliet Planning Division, 150 W. Jefferson St., First Floor, South Wing, Joliet, IL 60432
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 111 McDonough Street, 60436

PETITIONER'S NAME: Glenda McCullum

HOME ADDRESS: _____ ZIP CODE: 60431

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) _____ (Secondary) _____

EMAIL ADDRESS: _____ FAX: _____

PROPERTY INTEREST OF PETITIONER: Community Development Center

OWNER OF PROPERTY: Amani Albadawi

HOME ADDRESS: _____ ZIP CODE: 60914

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: _____ FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (name, address, phone):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-16-234-017-0000 ;
_____ ; _____ ; _____.

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

Lot 10 and 11, Block 75 1/2 in Merrill and Osborn's Subdivision of Block 75 and 78 in School Section Addition of Joliet,
in Section 16, in Township 35 North, and in Range 10, East of the Third Principal Meridian according to the plat thereto
recorded April 25, 1835, in Plat book 1, Page 169: PIN 11-04-33-328-013 thru 171 in Will County Illinois

LOT SIZE: WIDTH: 230' DEPTH: 215.8' AREA : 49,634 sq. ft.

PRESENT USE(S) OF PROPERTY: Vacant

PRESENT ZONING OF PROPERTY: R2

SPECIAL USE REQUESTED: Special Use Requested for Arise Non-Profit Community Center that will provide
programs to promote social responsibility, character development, economic self-sufficiency, contributing
to the moral and civic fabric of the community. Through financial literacy workshops, mental health counseling,
and revitalization efforts, we create a safe and empowering environment that uplifts individuals and communities.

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

- (1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- (4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and
- (7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

The establishment, maintenance and operation of this special use will positively contribute to the public health, safety, morals, comfort, and general welfare by offering holistic wraparound support to underserved youth and families.

2. How will the special use impact properties in the immediate area? The special use permit will have a transformative and positive impact on communities in the area by providing accessible, community-based services that address both immediate and long-term needs.

3. Will the use impede the normal/orderly development/improvement of surrounding property?

No, the proposed special use will not impede the normal /orderly development /improvement of the surrounding properties. On the contrary, the non-profit's presence is expected to enhance neighborhood vitality and support surrounding property values by promoting safety, stability, and community engagement.

4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?

Yes, adequate utilities, access roads, drainage, and other necessary facilities are currently in place. The proposed site is located in an area already equipped with essential infrastructure, including water, sewer, electricity and stormwater drainage.

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?

Yes, adequate measures have been taken to ensure that ingress/egress are designed to minimize traffic congestion on public streets.

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

Yes, the use conforms to applicable land use regulations of the district with the exception of the necessity of a special use permit. The use does not violate any other applicable laws, ordinances or regulations.

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

There have been no prior applications, within a 1 year timeline for a special use permit that would have authorized substantially the same as all or part of the sites.

REQUIRED SUPPORTING ATTACHMENTS

- ☐ Site plan / concept plan / floor plan / building elevation plan
- ☐ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

[REDACTED] depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

[REDACTED]

(If other than petitioner)



Subscribed and sworn to before me
this 7th day of October, 2025

[REDACTED]

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- ☒ Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- ☐ Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- ☐ Building Permit (Complete Sections II and III)
- ☐ Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

111 McDonough Street, Joliet, IL 60436

PIN(s): 30-07-16-234-017-0000

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- ☒ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☐ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

E-MAIL

FAX:

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☐ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☒ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

E-MAIL

FAX:

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED

DATE: 10/07/2025

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

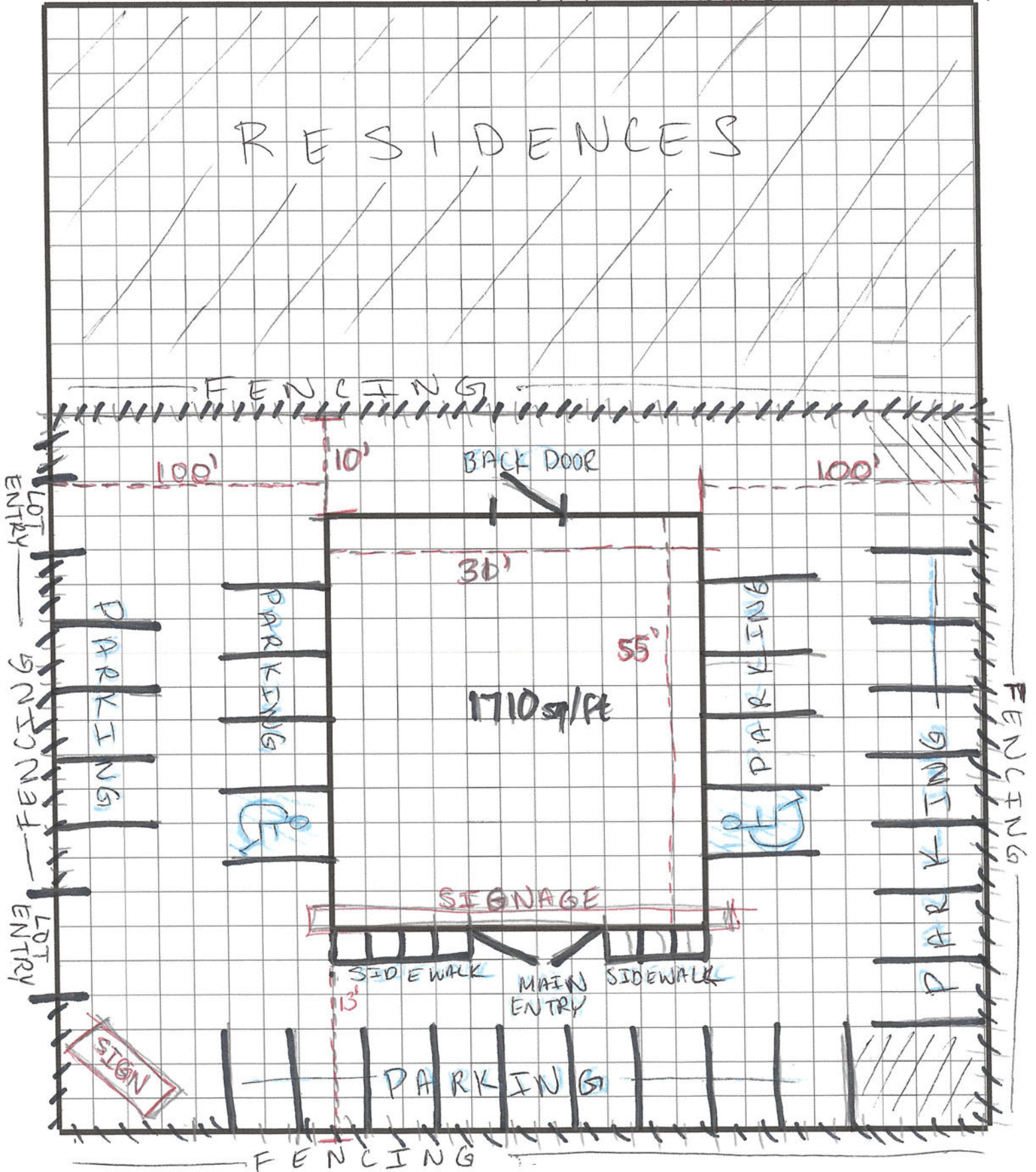
PRINT

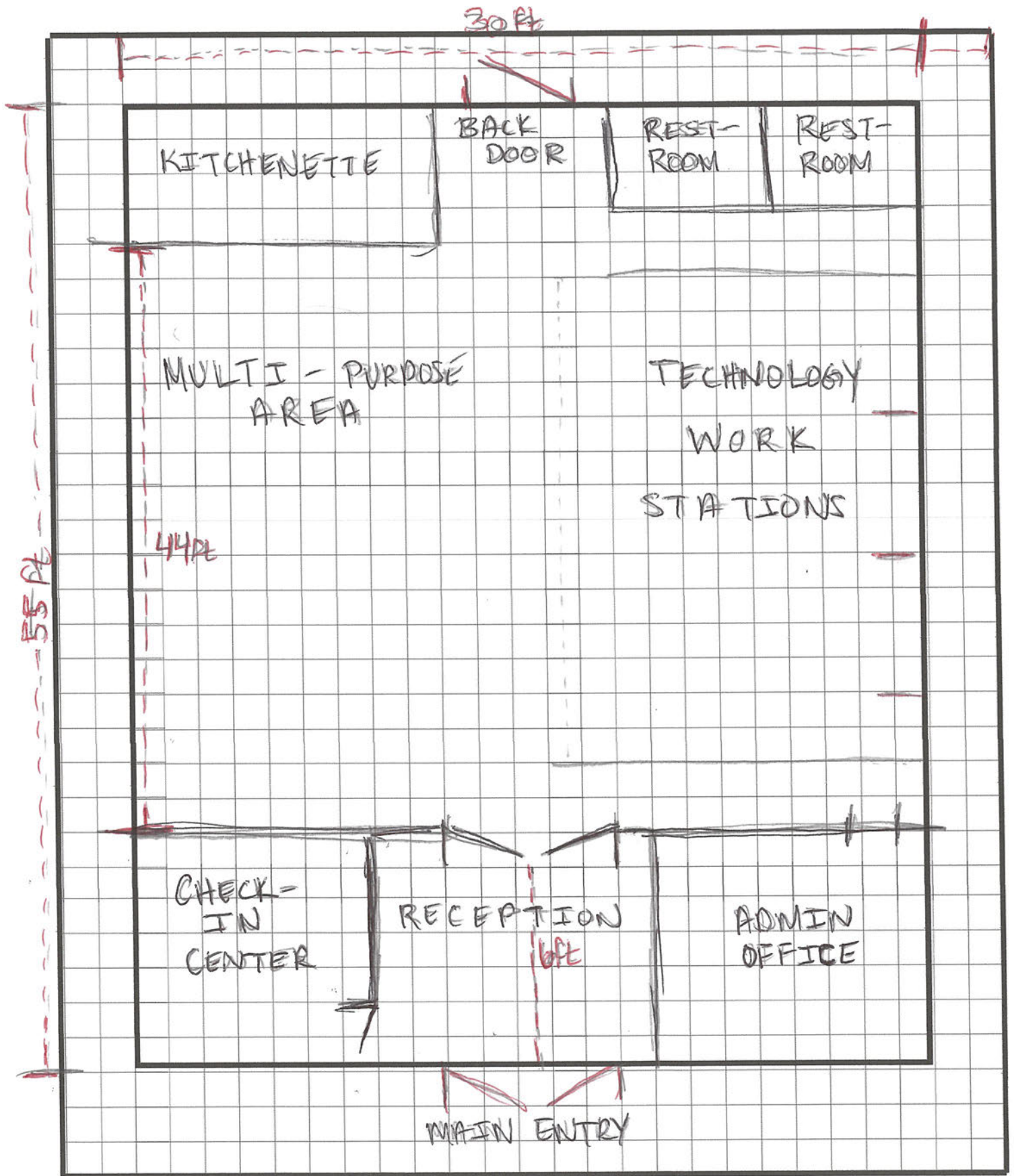
ARISE IMPACT CENTER
SAMPLE SITE PLAN

— EXTERIOR —

111 McDONOUGH ST JOLIET, IL

RESIDENCES





ARISE IMPACT CENTER
SAMPLE FLOOR PLAN

— INTERIOR —

111 McDONOUGH ST. JOLIET, IL

SITE DATA

ADDRESS: 111 McDonough Street

CITY: Joliet

COUNTY: Will

STATE: Illinois

LOCATION: The subject site is at the northeast corner of McDonough Street and Des Plaines Street.

SITE CHARACTERISTICS: Will County public records indicate that the subject site is rectangular in shape with 150 feet of frontage on McDonough Street and 100 feet of frontage on Des Plaines Street. Based on these dimensions, the site area was estimated to be approximately 15,000 square feet. The topography is primarily level.

Verification of the exact size and dimensions of the parcel is subject to a survey that is beyond the scope of this appraisal assignment. Opinions expressed in this report are contingent upon the extraordinary assumption that this estimate of land area is substantially correct. If a more detailed analysis was to reveal a significant variation, any opinion of market value expressed in this report could be affected.

ADJACENT USES: An adult day care center and a residence are immediately east of the subject property. There is a residence immediately north.

FLOOD PLAIN: Flood Insurance Rate Map Panel No. 17197C0164G dated February 15, 2019 indicates that the entire property is in an area of special flood hazard (Zone "AE"). This is generally considered a high-risk flood zone.

WETLANDS: Data provided by the U.S. Fish and Wildlife Service does not indicate any portion of the parcel being designated as wetland area. Verification is subject to analysis by a qualified engineer.

SITE DATA
(continued)

DRAINAGE:	As noted, the property appears to be subject to occasional flooding. Verification of the subject's status is subject to analysis by a qualified engineer. Opinions expressed in this report are contingent upon the assumption that no adverse conditions exist that would preclude continued use of the property in the prior commercial capacity.
STREET IMPROVEMENTS:	McDonough Street and Des Plaines Street are two-lane, asphalt-paved roadways with concrete curbing and storm sewers. There is pole-mounted lighting at the corner.
ACCESS:	There are two entryways on Des Plaines Street and one entryway on McDonough Street.
UTILITIES:	Natural gas and electrical services are in place. The City of Joliet provides water and sanitary sewer services.
ZONING:	The City of Joliet zoning map indicates that the subject property is zoned R-2 / Single-Family Residence District. Recording document R2011-108481 indicates that the City of Joliet granted a variation of use (Ordinance No. 16896) allowing the property to be operated as a "neighborhood store." Conditions of this variation include maintaining a minimum of 11 parking spaces and a restriction on hours of operation (6:00 AM to 8:00 PM Monday through Saturday / 8:00 AM to 7:00 PM Sundays).
ENCROACHMENTS:	No encroachments were noted by visual inspection. Verification would require analysis by a qualified surveyor that is beyond the scope of this appraisal assignment. Opinions expressed in this report are contingent upon the extraordinary assumption that no adverse encroachments are in existence.

SITE DATA
(continued)

DEED RESTRICTIONS:	The appraiser is unaware of any adverse deed restrictions being in effect. Verification would require a title search that is beyond the scope of this appraisal assignment. Opinions expressed in this report are contingent upon the assumption that no extraordinary restrictions regarding the use of the subject property are in existence.
SOIL CONDITIONS:	Visual inspection did not reveal evidence of adverse soil conditions; however, verification would require analysis by a qualified engineer that is beyond the scope of this appraisal. Opinions expressed in this report are contingent upon the assumption that no adverse soil conditions exist that would preclude continued use of the property in the current capacity.
MINERAL RIGHTS:	No extraordinary restrictions regarding mineral rights are known to be in effect. Verification is subject to a title search that is beyond the scope of this appraisal assignment. If any atypical restrictions were found to be in effect, any opinion of market value expressed in this report could be affected.
ADDITIONAL COMMENTS:	The Illinois Department of Transportation estimated the average daily traffic along the subject's frontage to be 9,800 vehicles as of the valuation date. As noted, the site area was estimated based on data available in public records. Visual inspection did not reveal any detrimental conditions regarding access, wetlands, encroachments, use restrictions, soil conditions, or mineral rights. This valuation is being performed based on the extraordinary assumptions that no such detrimental conditions exist. If any variations from these extraordinary assumptions were revealed by a more detailed study, any opinion of market value expressed in this report could be affected.

DESCRIPTION OF IMPROVEMENTS

TYPE AND DESIGN:	One-story, masonry building with a primarily open interior best suited for retail display. There are some partitioned rooms in the rear.
AGE:	Records obtained from the Joliet Township Assessor's Office indicate that the subject was built in 1959.
EXTERIOR:	The building has painted brick / concrete walls, a metal gutter / downspout system, an asphalt-shingle roof cover, fixed-glass / glass block windows, and two entry doors.
INTERIOR:	Most of the interior is open with tile flooring, painted walls, and a suspended-tile ceiling. There is a washroom, a storage room, and a mechanical room in the rear. A partitioned sales area is located in the front portion of the building.
BUILDING SIZE:	The Appraiser field measured the building. Based on these measurements, the floor area was estimated to be approximately 1,710 square feet.
HEATING / COOLING:	A gas-fired furnace was noted in the rear of the building. A central air conditioner was noted behind the structure.
WATER HEATER:	A 40-gallon, gas-fired water heater was noted in the rear mechanical room.
ELECTRICAL SERVICE:	The main service is labeled as having 200-amp capacity.

DESCRIPTION OF IMPROVEMENTS

(continued)

LOADING FACILITIES:	There are no loading facilities in place.
DRIVE-IN DOORS:	There are no drive-in doors.
DRIVE / PARKING:	There is an asphalt-paved parking lot with one access from McDonough Street and two access driveways from Des Plaines Street.
LANDSCAPING:	There is minimal landscaping in place.
REQUIRED REPAIRS:	The interior walls need paint and repairs. The floor covering exhibits wear. Some ceiling tiles are missing. The exterior needs paint, fascia, gutters, and roof repair or replacement. The parking lot needs repairs. Visual inspection did not reveal the need for structural repairs. A building inspection by a qualified professional is recommended given the subject's advanced age and the need for some renovations. The appraiser is not qualified to perform an inspection of this type, and the observations noted in this report should not be relied on in lieu of a more detailed analysis by a qualified inspector. This valuation is subject to the extraordinary assumption that no structural repairs are needed and that no adverse structural conditions exist. If adverse conditions were to be revealed, any opinion of value expressed in this report could be affected.
ADDITIONAL COMMENTS:	The subject is in below average condition as compared to similar properties in the area. It appears to be of average overall quality. The ceiling height is approximately 10 feet. The ratio of land to building area is approximately 8.77 to 1.

AERIAL VIEW



Comment: The site boundaries indicated are approximated. This aerial view should not be utilized in lieu of a property survey nor relied on for any other purpose.

LEGAL DESCRIPTION

Lot 10 and 11, Block 75 1/2, in Merrill and Osborn's Subdivision of Blocks 75 and 78 in School Section Addition of Joliet, in Section 16, in Township 35 North, and in Range 10, East of the Third Principal Meridian, according to the plat thereto recorded April 25, 1835, in Plat book 1, Page 169 PIN: 11-04-33-328-013 thru 171, in Will County, Illinois

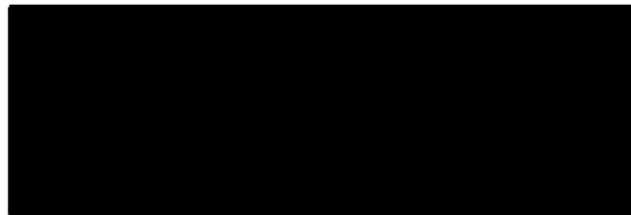
COMMENT: This legal description was obtained from Will County public records (recording document R2020-088685). Verification of the accuracy is beyond the Appraiser's expertise and would require a title search that is beyond the scope of this appraisal assignment. The Appraiser cannot guarantee accuracy and recommends that a thorough title search be conducted in lieu of relying on the description included in this report for any purpose.

PROPERTY TAX DATA

**A MARKET VALUE APPRAISAL REPORT
OF A COMMERCIAL FACILITY
LOCATED AT
111 MCDONOUGH STREET
JOLIET, ILLINOIS**

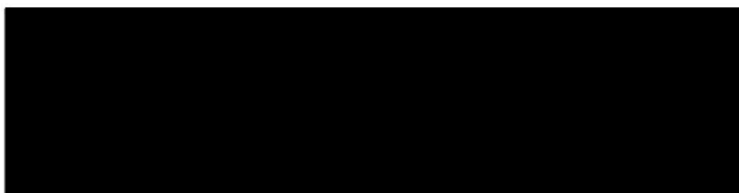


PREPARED FOR



PREPARED BY

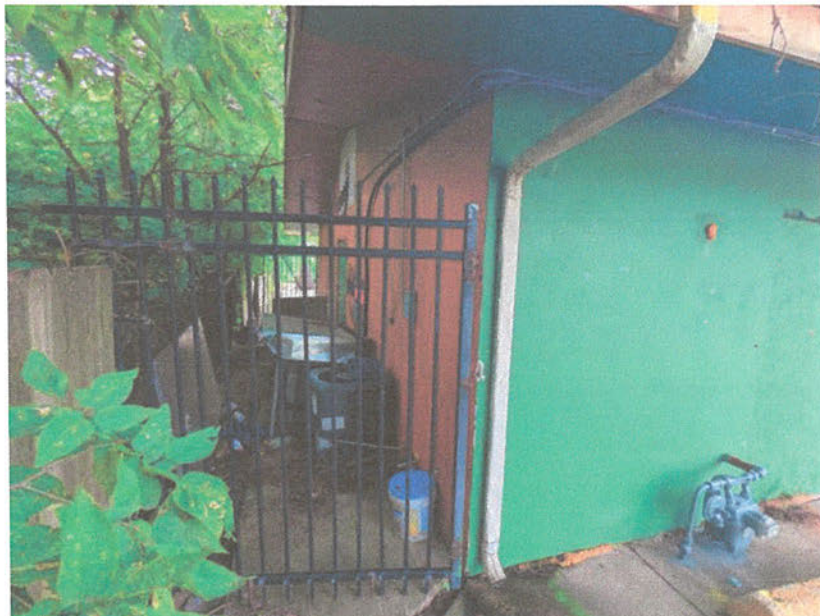
VALUATION DATE: August 18, 2025



PHOTOGRAPHS
(continued)



Subject Viewing East

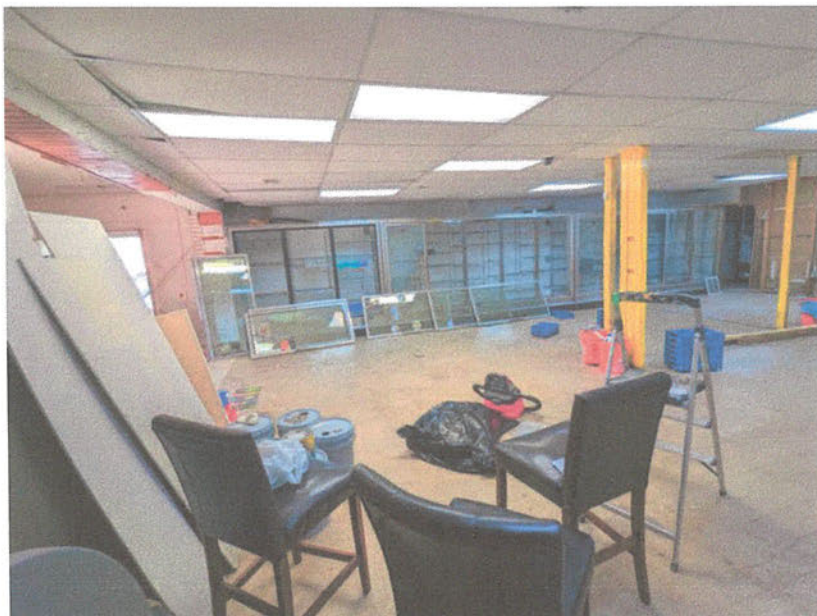


Subject Viewing Southeast

PHOTOGRAPHS
(continued)



Interior View



Interior View

PHOTOGRAPHS



Subject Viewing North



Subject Viewing West

AERIAL VIEW



Comment: The site boundaries indicated are approximated. This aerial view should not be utilized in lieu of a property survey nor relied on for any other purpose.



COMMUNITY DEVELOPMENT CENTER

October 10, 2025

To: City of Joliet – Planning & Zoning Department
150 W. Jefferson Street
Joliet, IL 60432

Re: Zoning Use Description – Arise Impact Center, 111 McDonough Street

Dear Planning & Zoning Department:

Arise Impact Center is a faith-based, nonprofit community organization seeking to operate at 111 McDonough Street, Joliet, IL 60436. The Center's purpose is to serve youth and families in the Joliet community through educational and enrichment programs that promote leadership, creativity, and personal development.

Our Mission

Arise Impact Center empowers youth and families through mentoring, academic support, leadership development, and creative arts programs that build confidence, develop purpose, and strengthen community impact. At Arise, we believe in the power of people and places. Our mission is to revitalize communities through equitable development, creative placemaking, and grassroots collaboration. We work side-by-side with residents, artists, and local leaders to reimagine underused spaces and create vibrant, inclusive neighborhoods where everyone can thrive.

Proposed Use

The facility will serve as a community education and enrichment center offering tutoring, mentoring, leadership classes, and poetry/creative arts programs for school-aged children, young adults, and parents. All activities are free to participants and designed to provide safe, positive, and educational engagement for youth and families.

No commercial retail, daycare, or residential services will occur onsite. No food service or kitchen operations are planned, aside from light refreshments during events.

Hours of Operation

- Monday–Friday: 10:00 a.m. – 7:00 p.m.
- Saturday: 9:00 a.m. – 5:00 p.m.
- Occasional evening programs or workshops as scheduled.

Occupancy & Staffing

- Anticipated maximum occupancy: 50 persons
- Staffed by a combination of volunteers and program leaders.



COMMUNITY DEVELOPMENT CENTER

Arise Impact Center

Revitalization Timeline & Monthly Activity Plan
(Sample 12-Month Roadmap)

Phase 1: Foundation & Mobilization (Months 1–3)

Month 1

- Conduct community survey and listening sessions to gather input from residents, churches, and local businesses.
- Launch volunteer recruitment drive and assign roles (outreach, events, cleanup teams).
- Begin branding and communication rollout, including flyers, social media presence, and local newspaper announcement.

Month 2

- Host neighborhood cleanup and beautification day.
- Convene stakeholder roundtable with city leaders, nonprofit partners, schools, and churches.
- Initiate fundraising campaign through grant applications and sponsorship packet distribution.

Month 3

- Present “Arise Vision Event” to introduce the Impact Center’s mission, goals, and community plans.
- Pilot small group programs (e.g., youth arts workshop, senior fellowship hour).
- Establish monthly Prayer & Vision Circle to maintain spiritual and community alignment.

Phase 2: Activation & Engagement (Months 4–6)

Month 4

- Organize community mural or public art installation to foster neighborhood pride.
- Conduct job-readiness and skills training workshop in partnership with workforce agencies.
- Launch Youth Leadership Council.



COMMUNITY DEVELOPMENT CENTER

Month 5

- Host Health & Wellness Fair including fitness sessions, health screenings, and nutrition classes.
- Facilitate Family Movie Night or outdoor community performance in available lot space.
- Hold resident roundtable for community feedback and mid-phase evaluation.

Month 6

- Implement Entrepreneur Pop-Up Market featuring local vendors and food trucks.
- Present "Arise Talks" — community dialogue panels addressing housing, safety, and education.
- Launch intergenerational mentorship program connecting youth and adults.

Phase 3: Growth & Expansion (Months 7–9)

Month 7

- Designate Senior Engagement Month featuring luncheons, tech workshops, and social outings.
- Begin infrastructure improvements at the Impact Center site (repairs, design upgrades).
- Publish mid-year Impact Report and host community celebration.

Month 8

- Coordinate Back-to-School Rally with supply giveaways and prayer over students and educators.
- Host Arts & Culture Festival highlighting local music, dance, and storytelling.
- Continue monthly service initiatives with local partner organizations.

Month 9

- Organize Workforce & Small Business Expo for entrepreneurs and job seekers.
- Facilitate Neighborhood Night of Worship & Unity Celebration.
- Begin Parent Empowerment Series with classes on financial literacy and advocacy.



COMMUNITY DEVELOPMENT CENTER

Phase 4:

Sustainability & Legacy (Months 10–12)

Month 10

- Launch Community Garden Project promoting sustainability and healthy living.
- Host Volunteer Appreciation Banquet.
- Offer ongoing education programs (ESL, financial literacy, homeownership).

Month 11

- Provide Thanksgiving Community Dinner for local families.
- Present Youth & Young Adult Showcase featuring art, music, and innovation projects.
- Publish next-year's vision statement and program calendar.

Month 12

- Host Annual Impact Gala & Fundraiser to celebrate progress, partnerships, and community testimonies.
- Hold Year-End Worship & Vision Night ("Looking Ahead Together").
- Release Annual Report summarizing metrics, stories, and growth outcomes.



COMMUNITY DEVELOPMENT CENTER

Programs Offered:

- Tutoring & academic support for K-12 students
- Mentoring & leadership development for youth and teens
- Creative arts programs including poetry, music, and visual arts
- Life skills and career readiness workshops
- Family and community engagement events

Funding Sources:

- Grants: Federal, state, and local government grants for youth services, arts education, and community development; foundations like the Illinois Arts Council, CDBG, and local community foundations.
- Donations: Contributions from individuals, churches, and businesses; online fundraising campaigns and annual giving programs.
- Corporate Sponsorships: Partnerships with local businesses to sponsor programs, events, or facility improvements.
- Fundraising Events: Community events such as poetry nights, art shows, or benefit concerts to raise funds and engage the local community.
- Program Fees (Optional / Sliding Scale): While programs are free, optional donation-based contributions from families may be accepted to support sustainability.
- Faith-Based Partnerships: Partnering with local churches and ministries for program support, volunteers, and shared resources.

Renovation & Phased Opening

Arise Impact Center renovation plans include exterior painting, roof and gutter repair, seal coat parking lot, install fencing on east side of property, repair existing fencing, moderate interior renovations (painting, flooring, and minor layout improvements). We request approval for a phased opening, allowing community programming to begin in designated finished areas while ongoing improvements continue under appropriate inspection and safety compliance.

Community Impact

The Center will provide a safe, accessible space for mentoring, youth empowerment, and leadership training. The programs directly support the City of Joliet's goals of community revitalization, youth engagement, and neighborhood development.

We appreciate your consideration and look forward to collaborating with the Planning & Zoning staff to ensure full compliance with city requirements.

Sincerely,
Dr. Glenda Wright-McCullum

