

City of DEKALB



**Prepared by the City of DeKalb
Community Development Department**

COMMUNITY
DEVELOPMENT
DEPARTMENT

CITY OF DEKALB

223 SOUTH FOURTH
STREET, SUITE A
DEKALB, ILLINOIS
6 0 1 1 5
815 7 4 8 - 2 0 6 0
874 8 - 2 0 7 0

PLEASANT STREET NEIGHBORHOOD REVITALIZATION PLAN

ADOPTED MARCH 12, 2001
BY
ORDINANCE 01-11

PREPARED BY:
City of DeKalb
Community Development Department

PRINCIPAL AUTHOR:
Paige Bryan, Community Development Intern

Paul Rasmussen, Director
Sue Guio, Community Services Planner
Russell Farnum, Principal Planner

**City of DeKalb
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MAYOR

Bessie Chronopoulos

ALDERMEN

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NEIGHBORHOOD ADVISORY TEAM

Brad Rasmussen

Jena Ward

Steve Tallitsch

Carrie Anderson

Mike Boorsma

Frank Nunez

Ray Theisen

Don Schoo

CITY OF DEKALB PLAN COMMISSION

Bill Monat, Chair

Linda Walt

Jerome Plant

Herb Rubinn

Nancy Vedral

CITY OF DEKALB ADMINISTRATION

Jim Connors, City Manager

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EXECUTIVE SUMMARY

The Pleasant Street Neighborhood is the first neighborhood to receive revitalization efforts in the City of DeKalb’s Neighborhood Revitalization Program. An eight member Neighborhood Advisory Team has been established to partner with city staff to identify possible solutions to resolve concerns of Law Enforcement, Traffic, Code Enforcement, Overcrowding, Neighborhood Appearance and Neighborhood Participation that are believed to be the cause of the neighborhood decline. The result is the Pleasant Street Neighborhood Revitalization Plan that recommends reinvestment activities while empowering the residents to build a sense of community pride.

The City and the Citizens will be responsible for seeing the following recommendations through to success in order to dissolve the neighborhood’s areas of concerns.

LAW ENFORCEMENT OBJECTIVE:

To eliminate the perception of safety concerns and reduce petty crimes through the implementation of a comprehensive neighborhood policing and public safety program.

City

- Graffiti Removal Program
- Additional Lighting
- Neighborhood Police Bike Patrol

- Educational programs and material

Citizens

- Porch Light Campaign
- Neighborhood Watch Program
- Court Watch Program

TRAFFIC OBJECTIVE:

To alleviate traffic concerns by conducting a comprehensive traffic study of the neighborhood and implement the results of that study through the capital improvements program.

City

- Conduct a comprehensive traffic study

CODE ENFORCEMENT OBJECTIVE

To reduce the number of property maintenance violations by a visually appreciable number through the continuation of existing and implementation of new City programs.

City

- Property Maintenance Inspections
- Acquisition/Demolition Program
- Property Maintenance Enforcement Process
- Property Maintenance Education Program
- Rental Rehabilitation Program
- Rental Inspection Program

- Off-Street Parking
- Zoning Assessment
- Driveway Paving Program

Citizens

- Neighborhood Clean-up Day
- Paint-A-Thons
- Court Watch
- Neighborhood Pride

OVERCROWDING OBJECTIVE

Eliminate the perception of overcrowding by eliminating cultural conflicts, enhancing the quality of the housing stock and reducing the parking congestion.

City

- Zoning Assessment
- Rental Inspection Program
- Housing Conversion Program
- Unified Development Ordinance Guidelines

- Off-Street Parking

Citizens

- Get to know their neighbors

NEIGHBORHOOD APPEARANCE OBJECTIVE

To reinvest in private and public property to enhance the aesthetics of the neighborhood and in turn increase the value and the quality of life of the neighborhood.

City and Citizens

- First Time Home Buyer's Program
- Owner Occupied Rehabilitation Program
- Sidewalk Replacement Program
- Storage Replacement Program
- Landscaping Program

NEIGHBORHOOD PRIDE OBJECTIVE

Create a Neighborhood Association that will encourage the interactions of residents in order to build a sense of community pride.

Citizens

- Neighborhood Association
- Neighborhood activities

- Citizen initiative

The Pleasant Street Revitalization Plan

The Pleasant Street neighborhood has been a vital part of DeKalb's history, and it is important to ensure that the future of this area is as fruitful as its' past. As a neighborhood on the verge of change, this neighborhood has experienced a decline in property values and appearance, acquired a perception of an unsafe neighborhood, and developed traffic concerns. In order to prevent further decline, the City of DeKalb (referred to as the City) has designated the Pleasant Street Neighborhood as the first area to receive revitalization efforts under this neighborhood planning process.

This plan is a living document to be supported by the City as well as the residents and property owners (referred to as the citizens) of the Pleasant Street Neighborhood. It is intended to address areas of concern in order to fulfill the Mission of the Pleasant Street Neighborhood Revitalization Plan.

PLEASANT STREET NEIGHBORHOOD REVITALIZATION PLAN MISSION

The mission of the Pleasant Street Neighborhood Revitalization Plan is to enhance the quality of life and create an attractive neighborhood that encourages reinvestment, while empowering the citizens to develop an atmosphere of community pride.

HISTORY

The Pleasant Street Neighborhood is an area rich with a diverse history that has added to the community that DeKalb has become. Located in the third ward, at the turn of the century this neighborhood was considered to be the industrial center of town. Immigrants from all nations were attracted to the Pleasant Street Neighborhood creating the melting pot of DeKalb. The Finnish, Swedish, Norwegian, Polish, German, Russian, Austrian, Danish, English, Irish and Scottish cultures were all attracted to this particular neighborhood because of the close proximity to jobs and affordable housing. More importantly, individuals moved to the Pleasant Street Neighborhood because of the friendly faces and the welcoming voices.

Today, residents continue to identify the same qualities that attracted the City's ancestors to the Pleasant Street Neighborhood. The neighborhood continues to supply affordable housing and secure employment within minutes of resident's front door, but it is the friendly faces and welcoming voices that encourage the residents to stay. It is this atmosphere that allows the Pleasant Street Neighborhood to continue to hold the term of DeKalb's melting pot as the neighborhood is experiencing an immigration of Hispanic and Native American cultures.

Pleasant Street Neighborhood Target Area

The Pleasant Street Neighborhood has been targeted for the first neighborhood revitalization effort because it is an area that is believed to be on the verge of change. The concept to revitalize the Pleasant Street Neighborhood developed from a third ward meeting held in October of 1999 where a number of citizens expressed concerns about the changing conditions of the neighborhood.

When one analyzes the condition of the housing stock, uses of individual properties, and property maintenance it becomes clear that this neighborhood has visual signs of decline and dilapidation. The City conducted an assessment of the neighborhood during the summer of 2000 to measure if the perception of decline and dilapidation was an actual reality. From the results of this assessment, the City has concluded that a revitalization program was needed to deter the obvious decline the Pleasant Street Neighborhood is experiencing. It is the momentum of change that makes this neighborhood the best candidate for revitalization efforts.

Boundaries

The citizens have identified the area in the Pleasant Street Neighborhood they feel is in most need of attention. A variety of neighborhood boundaries were suggested ranging from the entire ward to the location of an individual home. After compiling all of the suggestions, there was a clear consensus that a core neighborhood included roughly the blocks between Shipman Place and Oak Street on the south, and from Seventh Street to Fourteenth Street on the east.

Because it has been experienced that a revitalization plans will make a greater impact if the projects take place in a concentrated area, this primary area will receive a majority of the attention. The City also recognizes that events or activities can affect (positively or negatively) a neighborhood, regardless of any formal boundaries. For this reason, an “extended” neighborhood boundary has been extending to include nearby industries, Little John School, grocery stores and similar service uses located on Sycamore Road, and other nearby residential areas.

Housing Stock

The housing stock available in the Pleasant Street neighborhood is single-family, duplex/triplex, multi-family, and commercial buildings. While single-family homes make up 48% of the housing stock, there are 15 multi-family buildings that represents 6% of the housing stock and an increasing presence of duplex or triplex homes representing 28% of the homes.

The changing nature of the housing stock in the neighborhood was documented in the summer of 2000 visual survey. This survey notes the conditions of individual properties on a 1 to 4 scale indicating if a parcel is in excellent or unsatisfactory condition. The characteristics that were measured are:

- ◆ roofs/gutters
- ◆ exterior walls
- ◆ windows/doors
- ◆ porch/deck
- ◆ foundation
- ◆ sidewalks
- ◆ landscaping
- ◆ Overall appearance

A majority of the homes were felt to have an overall satisfactory condition showing only minor wear (53%). However, aging has become factor for 30% of the properties that are showing signs of showing major wear or to be in unsatisfactory conditions. Unless immediate attention is given to the 30% of the neighborhood that is in the stage of decline, the rest of the neighborhood will experience depreciation.

Zoning

Zoning in the Pleasant Street Neighborhood is designated as two-family residential, general commercial and heavy industry. Due to the age of this neighborhood, many non-conforming uses have risen throughout the neighborhood as individual lots have been approved for rezoning to change the use allowed. These non-conforming uses have created a patchwork look through out the neighborhood and have developed a

perceived problem of overcrowding. Allowing these non-conforming uses to remain interrupts the residential feel a neighborhood needs to build community pride because property values decline as undesirable uses are allowed in a primarily residential neighborhood.

Property Maintenance

A final indication that the Pleasant Street Neighborhood is experiencing change is the number of property maintenance code violations that have occurred. In 2000, the City hired a full time property maintenance officer to concentrate his efforts on ensuring that the older neighborhoods of town are maintained. The officer has focused a great deal of time in the Pleasant Street Neighborhood at the request of the citizens and council members. From January 2000 to December 2000, 263 property maintenance violations were cited as 93 homes in the primary area failed to comply with the City of DeKalb Municipal Codes. Because 37% of the properties in the area have allowed the condition of their homes/buildings to create visible property violations, is another supporting factor that the Pleasant Street Neighborhood will benefit from the suggested revitalization programs.

PLANS TO REVITALIZE THE NEIGHBORHOOD

On September 28, 2000, the City held an informational meeting and declared its commitment to make the Pleasant Street Neighborhood a priority for revitalization efforts. Ninety citizens attended this meeting and provided the City with a list of five general concerns they believed the Plan should concentrate on to reverse the decline and build neighborhood pride up. The five general categories that have been identified by the citizens to be addressed in this Plan consist of:

- ◆ Law Enforcement
- ◆ Traffic
- ◆ Code Enforcement
- ◆ Overcrowding
- ◆ Neighborhood Appearance

NEIGHBORHOOD PARTICIPATION

The long-term success of this Plan is in the hands of the citizens of the Pleasant Street Neighborhood, and for this reason the City has incorporated a team effort approach to create the recommendations to revitalize this neighborhood.

Neighborhood Advisory Team

A Neighborhood Advisory Team was assembled to create a communication link between the citizens and the City. The citizens during the September 28th meeting compiled a list of sixty nominees to serve on the Neighborhood Advisory Team. From this list, the City selected eight members to serve on this team to represent all homeowners, landlords, renters and business-owners of the neighborhood. The team is composed of four homeowners (including one Hispanic representative), two landlords, one tenant and one business owner.

The functions of the Neighborhood Advisory Team are:

1. To contact residents within designated blocks in an effort to generate revitalization ideas, document lighting and parking concerns and be a contact for the citizens with questions.
2. To be a liaison between the citizens and the City. The members have identified specific problems outline the five areas of concerns, and compiled a list of solutions that would resolve these problems in the neighborhood.

Neighborhood Newsletter

The progress of the Neighborhood Advisory Team and the City has been communicated to the citizens through monthly newsletters. In order to reach all of the citizens concerned with revitalizing the neighborhood, the newsletter has been published in both Spanish and English. In the newsletters, citizens could find a number of articles that focused on the different recommendations to address their concerns and ways they could begin making a difference in the neighborhood even before the Plan has been adopted.

Neighborhood Surveys

The citizens who reside in the neighborhood have also had the opportunity to participate in the planning process by expressing in depth views on the condition of the neighborhood. A neighborhood survey was distributed to the citizens in the December newsletter and a Spanish church service to reach all cultures that live in the neighborhood. The information in this survey has been compiled and has given the City a good concept of who lives in the neighborhood, why they live there and what they would like to see addressed in this Plan.

Of the 569 surveys distributed, 83 have been returned. While this is not a large enough return to be called a representative sample, the overwhelming similarity in the responses allows a general feel for the neighborhood.

ABOUT THE RESIDENTS

- ◆ A majority of the residents of the Pleasant Street Neighborhood are employed on a full-time or part-time basis, but the neighborhood also has a large population of retired individuals.
- ◆ The average number of years residents have lived in the neighborhood is 21.66 years, ranging from less than one year to 75 years.
- ◆ Although predominately white, the racial diversity of the area is greater than the city-wide average.
- ◆ The family ages concentrate around the 25 to 59 age group, but there is also a large number of school aged children and retirees.

WHY DO WE LIVE HERE?

- ◆ The primary quality the residents value most in this area is: affordable housing
- ◆ The factors which least attract residents to the area are: its perception of being unsafe and its lack of attractiveness
- ◆ Over two-thirds of the residents are planning on staying the neighborhood for two years or longer and would recommend others to move in. However, there were a number of individuals who remained neutral with this recommendation.
- ◆ Less than 15% of the residents do not wish to remain in the area. Their desire to leave the neighborhood is fueled by the area's poor reputation, the poor conditions of the streets/housing, problems with the neighbors and the perception that the area is unsafe.

HOME OWNERSHIP

- ◆ Fifty-three percent of the residents in the neighborhood own single-family homes or duplex/triplex homes and approximately thirty-six percent rent a home, duplex/triplex or an apartment.
- ◆ The renters of the neighborhood have not purchased a home because feel they can either not qualify for a mortgage or afford a down payment.
- ◆ Over 90% of the residents who took the survey would rate their own home to be in Excellent, Good or Fair condition.

LOOKING AROUND THE NEIGHBORHOOD

- ◆ Over the past few years residents believe that the conditions of the homes have gotten **better**.
- ◆ The neighborhood qualities that have **remained the same** for the residents are: the overall cleanliness of the area, friendliness of neighbors, the number of unsupervised children, the lack of on-street parking and the bus service.
- ◆ Approximately 50% of the responses indicate that the feeling of safety has **become worse** over the past few years.
- ◆ Two-thirds of the respondents feel that the Pleasant Street Business District is important to the neighborhood and should be incorporated into a revitalization plan.
- ◆ The neighbors would like to see more owner occupied homes and they believe there is available affordable housing for those looking to purchase a home.
- ◆ Half of the respondents indicated that there is a need for:
 - ◆ A neighborhood meeting place
 - ◆ More recreational opportunities
 - ◆ More green space.
- ◆ Parking remains to be a problem with approximately 2 cars for every on-street parking space in the neighborhood.

Two goals have been developed to see the success of this revitalization plan. The City will be responsible for encouraging public and private reinvestment to rid the neighborhood of characteristics that are causing decline and dilapidation. The Citizens will be responsible for taking a leadership role in the revitalization process to ensure the long-term maintenance of the reinvestment activities.

The Pleasant Street Revitalization Plan (the Plan) has been a group effort between the residents, property owners and city staff. Because it will take the continued effort from these two groups, the structure of this plan works toward accomplishing two specific goals that fulfill the mission of the Plan.

PLEASANT STREET NEIGHBORHOOD
REVITALIZATION PLAN
MISSION

The mission of the Pleasant Street Revitalization Program is to enhance the quality of life and create an attractive neighborhood that encourages reinvestment, while empowering the neighbors to develop an atmosphere of community pride.

In order to satisfy this mission, the residents, property owners (the citizens) and the City of DeKalb (the City) identified six areas as reinvestment opportunities during the first neighborhood meeting in September of 2000. The different components of this plan will focus on:

- Law Enforcement
- Traffic
- Code Enforcement
- Overcrowding
- Neighborhood Appearance
- Neighborhood Pride

To see the Plan succeed, the citizens and the City will be addressing two separate but complementary goals that work toward the Pleasant Street Neighborhood Revitalization Plan Mission.

NEIGHBORHOOD REVITALIZATION
GOALS

CITY OF DEKALB GOAL

To encourage public and private reinvestment by addressing current issues that negatively affects the quality of life in the neighborhood thereby causing disinvestment. Once addressed, opportunities will arise to encourage reinvestment.

The City will provide a majority of the necessary administrative and financial support for the Plan within 2 to 3 years after its adoption. During fiscal year 2002 and 2003 the City will be working towards its goal by creating a number of programs to address the needs expressed by the citizens.

PLEASANT STREET RESIDENTS GOAL

The residents will become empowered through the revitalization process by providing the leadership necessary to build and maintain a vital neighborhood. Leadership can be demonstrated by remaining involved in neighborhood issues to assure the ongoing maintenance of expected quality of life. This involvement will strengthen the atmosphere of community pride.

Through personal time, energy, and self-driven initiative the citizens will create a network that will develop the community pride needed to fuel the ongoing success of this Plan. This joint effort on behalf of the City and the citizens will result in a successful Plan to be complete by fiscal year 2004 and a vibrant neighborhood that will be able to thrive long-term as a truly pleasant place to live.

NEIGHBORHOOD REVITALIZATION
OBJECTIVES

LAW ENFORCEMENT OBJECTIVE

To eliminate the perception of safety concerns and reduce petty crimes through the implementation of a comprehensive neighborhood policing and public safety program.

The citizens have indicated that Law Enforcement issues pose the greatest concern for the neighborhood. To eliminate any perceived feeling of an unsecured neighborhood, the Neighborhood Advisory Team and the City feel it is very important to develop partnering programs that will rid the neighborhood of:

- Graffiti
- Loitering
- Loud music
- Parking and/or Abandoned Cars
- Poor lighting
- Theft

To overcome these problems that are creating nuisances in the neighborhood, both the citizens and the City will need to work as together to create and implement public safety programs. This Plan recommends the development of four programs that will begin to eliminate the perception of an unsafe neighborhood and deter crime.

Graffiti Removal Program: The fastest way to deter graffiti is to remove it as soon as becomes evident. The City will structure a program that will require graffiti to be removed as soon as it is identified.

Additional Lighting: A dark neighborhood is an invitation for unlawful activities to take place in a neighborhood, such as vandalism and theft. The City will undertake a lighting survey study to determine where pedestrian-level lighting can be installed along sidewalks and alleyways.

Neighborhood Police Bike Patrol: The City has approved the funding for a Police Bike Patrol that will begin in June 2001 for the entire city. The route will include the Pleasant Street neighborhood.

Education programs and material: The City should explore creating a number of safety programs to educate the citizens on proper measures to take in building a safe living environment.

These programs can be complemented by the citizen's participation by incorporating safety measures into their daily activities. Some of the precautionary activities that citizens should explore to help take control of safety in their neighborhood include:

Porch Light Campaign: By turning on porch lights during the evening hours the citizens are taking the initiative to light up their front yards welcoming visitors and creating a sense of comfort for people passing by.

Neighborhood Watch Program: Interested residents can keep a watchful eye on the activity that is occurring throughout the area and report signs of crime or suspicious individuals that are contributing to the sense of an unsafe neighborhood.

Court Watch Program: Interested residents should support the prosecution of criminals who have threatened the safety of the neighborhood.

Through this team effort the Pleasant Street neighborhood will obtain its objective of reducing petty crimes and instilling a stronger sense of safety than currently exists in the area.

TRAFFIC OBJECTIVE

To alleviate traffic concerns by conducting a comprehensive traffic study of the neighborhood and implementing the results of that study through the capital improvements program.

The issue of traffic and its effects on a residential neighborhood is the second issue to be addressed. The Pleasant Street neighborhood lies along the eastern boundary of the City of DeKalb and has nearby industrial and commercial businesses. There are four major collector streets that intersect and border the neighborhood, including Pleasant Street, 7th Street, 10th Street and 14th Street. In addition there are two designated truck routes: 14th Street and Oak Street. Based on the neighborhood location and the characteristics of traffic patterns, the neighborhood is prone to higher commuter and semi-truck traffic patterns, which has created the following concerns from the residents:

- Speeding
- Poor visibility at intersections
- Inadequate signage
- Trucks in a residential neighborhood
- Unsafe crosswalks for pedestrians

The City is recommending that a comprehensive traffic study be conducted during the summer of 2001 to address and resolve these concerns.

The Neighborhood Advisory Team has identified a number of specific concerns to be analyzed in the traffic study, which should review:

- Stop and yield intersections
- Traffic control signage
- Traffic calming devices
- Truck Routes
- Crosswalks
- On-Street Parking
- Alley traffic

Once the study has been completed and particular solutions have been recommended, the City will implement the solutions through its Capital Improvement Program.

CODE ENFORCEMENT OBJECTIVE

To reduce the number of property maintenance violations by a visually appreciable number through the continuation of existing and implementation of new City programs.

The appearance of a neighborhood is an indicator of the pride residents take in their home and community. The presence of property maintenance violations, such as peeling paint, accumulations of debris or inoperable vehicles, leaves the impression that maintenance and upkeep are no longer priorities of the property owner. During the 2000 calendar year, the Community Development Department received many complaints concerning neglected properties and as a result issued 263 property maintenance violations in the Pleasant Street neighborhood. While the entire neighborhood does not show signs of neglect, the properties that do set a negative image for the remainder of the neighborhood. In order to fulfill the mission of the Plan, this plan recommends a number of suggestions that the City should take into consideration, in order to increase the visual appeal of the neighborhood and increase the sense of neighborhood pride.

It is recommended that the City undertake the following programs to address this concern:

Property Maintenance Inspections: The City should maintain the employment of a full time Property Maintenance Inspector to enforce the Property Maintenance Code guidelines.

Acquisition/Demolition Program: The City should develop an Acquisition/Demolition program to take advantage of opportunities to rid the neighborhood of unsound structures.

Property Maintenance Enforcement Process: The City should assess and streamline the current process property maintenance code enforcement, to increase speed and efficiency and to reduce repeated offenses.

Property Maintenance Education Program: The City should explore the development and distribution of educational material to the citizens to inform them of property maintenance regulations.

Rental Rehabilitation Program: The City should explore the creation of a Rental Rehab Program similar to the Owner Occupied Rehab Program to provide financial assistance for the reinvestment of aging rental units.

Rental Inspection Program: The City should explore the possibility of adopting a Rental Inspection Program for the City of DeKalb. Should this program be adopted, this neighborhood would benefit from its purpose because of the age and condition of the housing stock.

Off-street parking: The City should work with property owners to explore the possibilities to create more off-street parking to eliminate congestion on the streets.

Zoning assessment: The City should undertake a thorough review of the existing land uses and zoning to assess the possibility of eliminating potential incompatible uses being introduced into the neighborhood.

Driveway Paving Program: The City should explore the creation of a paving program to amortize gravel driveways and parking lots.

The City can help ensure property maintenance code compliance, but the objective of creating an aesthetically inviting neighborhood will only be successful if the citizens lead by example. The leadership of neighbors maintaining their personal property encourages property maintenance. Other neighbors will follow suit by making investments in their own properties to reduce potential property maintenance violations. The citizens need to take this leadership role and reinvest in personal property, while encouraging the same practice from their neighbors. Some reinvestment suggestions to be initiated by the residents to enhance the attractiveness of the neighborhood are:

Neighborhood clean up days and Paint-a-thons: A Neighborhood Association can generate citizen participation in a bi-annual clean up day or annual Paint-a-Thons to rid yards of debris or help a neighbor apply a coat of paint to rejuvenate an aging structure.

Court Watch: The citizens can gather neighborhood support for prosecution of property owners who go to trial for having numerous or consistent property maintenance violations.

Neighborhood Pride: The citizens need to encourage the maintenance of the surrounding properties.

Through these efforts, the Pleasant Street neighborhood will become very attractive.

OVERCROWDING OBJECTIVE

Eliminate the perception of overcrowding by eliminating cultural conflicts, enhancing the quality of the housing stock and reducing parking congestion.

The appearance of a home does not always reflect its actual use. The Pleasant Street Neighborhood consists of single-family style structures, but many have been converted into duplex and multi-family units. The mixture of single-family, duplex and multi-family housing options present in the neighborhood has invited a diverse population of individuals ranging from students, families, extended families and retirees. However, due to the nature of these structures and their residents, it leaves an impression that there are too many unrelated people living in one dwelling unit.

There are ways to overcome this perception of overcrowding through the effort of the City and the citizens.

Zoning assessment: The City should undertake a thorough review of the existing land uses and zoning to assess the possibility of eliminating potential incompatible uses being introduced into the neighborhood.

Rental Inspection Program: The City should explore the possibility of adopting a Rental Inspection Program for the City of DeKalb. Should this program be adopted, this neighborhood would benefit from its purpose because of the age and condition of the housing stock.

Housing Conversion Program: The City should explore the creation of a Housing Conversion program to restore single-family units from their multi-unit uses.

Unified Development Ordinance Guidelines: The City should continue to enforce the municipal code guidelines regulating the number of unrelated people who reside in one dwelling unit

Off-street parking: The City should work with property owners to explore the possibilities to create more off-street parking to eliminate congestion on the streets.

While the City will provide the technical assistance to eliminate overcrowding, the citizens can assist by getting to know their neighbors. A small gesture of getting to know your neighbors can lead to a more unified community feel as people broaden their knowledge of their neighbor's heritage and culture.

NEIGHBORHOOD APPEARANCE OBJECTIVE

To reinvest in private and public property to enhance the aesthetics of the neighborhood and in turn increase the value and the quality of life of the neighborhood.

The appearance of the neighborhood affects the value, quality of life and image of the neighborhood. This appearance includes the combination of public and private buildings and spaces that people use to judge whether the neighborhood is attractive or undesirable. As the citizens and the City address each of the concerns that this Plan is meant to resolve, the end result will be the creation of an attractive neighborhood.

Because the appearance of a neighborhood encompasses public and private property there are a number of activities that the citizens and the City should undertake to enhance the appearance of the neighborhood. Some of the activities that will be recommended for the area are:

First Time Home Buyer's and Owner Occupied Rehabilitation Programs:

The City should conduct neighborhood meetings to inform the citizens of financial assistance that may be available to them through these existing programs.

Sidewalk Replacement Program: The City has identified a number of sidewalks that are a hazard to public safety. These sidewalks should be replaced in block long stretches to create an environment that invites pedestrians to stroll the neighborhood.

Storage Replacement Program: The City should explore options with the citizens that will encourage the construction of garages and/or other accessory storage buildings to increase off-street parking and eliminate outdoor storage of common household items.

Landscaping Program: A joint effort by the citizens and the City to plant trees in yards and right of ways, landscape the entrances to the neighborhood, and create buffers between the residential area and the nearby commercial and industrial uses should be considered.

The combination of rehabilitated homes, the removal of junk and the beautification of property with greenery will bring a new light to the neighborhood and spur further investment in the future.

NEIGHBORHOOD PRIDE OBJECTIVE

Create a Neighborhood Association that will encourage the interactions of residents in order to build a sense of community pride.

With the completion of the five previous initiatives, the Pleasant Street neighborhood will have fulfilled its mission of enhancing the quality of life and creating an attractive neighborhood. Since the citizens will be involved in this joint effort process from the beginning they will have become empowered to create the atmosphere of community pride.

In order to carry this community pride into the future and maintain the achieved quality of life and attractiveness of the neighborhood, it will take the continued determination of the citizens. To ensure that there is community support to keep this vitality alive, the citizens can form a Neighborhood Association. This Association should work with the City to help prepare the studies and provide input on the plans and programs that are recommended in this Plan.

This Association will be the empowered leaders of the neighborhood to lead the citizens in building the community pride that is necessary to assure that this program thrives long after the City's efforts have come to a close.