



# **WILL COUNTY MASTERPLAN**

WILL COUNTY, ILLINOIS  
UPDATED 07.12.2019





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## Acknowledgements

The creation of a long-range master plan vision for Will County involved the leadership of many individuals. The following list of planning contributors is not meant to be comprehensive but does identify key stewards of the process and primary planning collaborators.

### County Board Members:

Denise Winfrey | County Board Speaker  
Mark Ferry | Majority Leader  
Mike Friclone | Minority Leader  
Steve Balich  
Julie Berkowicz  
Herbert Brooks, Jr.  
Mimi Cowan  
Gloria Dollinger  
Gretchen Fritz  
Don Gould  
Kenneth Harris  
Amanda Koch  
Tim Kraulidis  
Tyler Marcum  
Donald Moran  
Jim Moustis  
Meta Mueller  
Judy Ogalla  
Annette Parker  
Beth Rice  
Laurie Summers  
Jacqueline Traynere  
Ray Tuminello  
Joe VanDuyne  
Rachel Ventura  
Tom Weigel

### Capital Improvements Committee:

Herbert Brooks, Jr., Chair  
Donald Moran , Vice Chair  
Mark Ferry  
Gretchen Fritz  
Amanda Koch  
Tyler Marcum  
Ray Tuminello  
Joe VanDuyne  
Rachel Ventura

### Elected Officials:

Larry M. Walsh | County Executive  
Shawn Walsh | Regional Superintendent  
Duffy Blackburn | Auditor  
James W. Glasgow | State's Attorney  
Mike Kelley | Sheriff  
Andrea Lynn Chasteen | Clerk of the Circuit Court  
Patrick K. O'Neil | Coroner  
Lauren Staley Ferry | County Clerk  
Karen A. Stukel | Recorder of Deeds  
Timothy M. Brophy | Treasurer

### Professional Planning Team:

Wight & Company

## Executive Summary

In June of 2010, the County Board accepted the Space Needs Analysis Report. In June of 2018 the core county departments were revisited for a staffing and space needs projection update to be included with an update of this Master Plan report.

This Space Needs Analysis Report established a foundation of data to allow for effective planning for future facilities that will meet the long-term needs of the County. In August of 2010, Will County began the process of developing a long-range master plan for all County facilities. This masterplan has been updated in 2018 to reflect facility changes that have occurred since 2010 as well as the updated Needs Analysis information. The updated masterplan examines potential solutions for the space needs that have not been addressed with facility changes or updates since the initial masterplan was released.

Through the planning process four primary goals were identified as crucial aspects of the master plan.

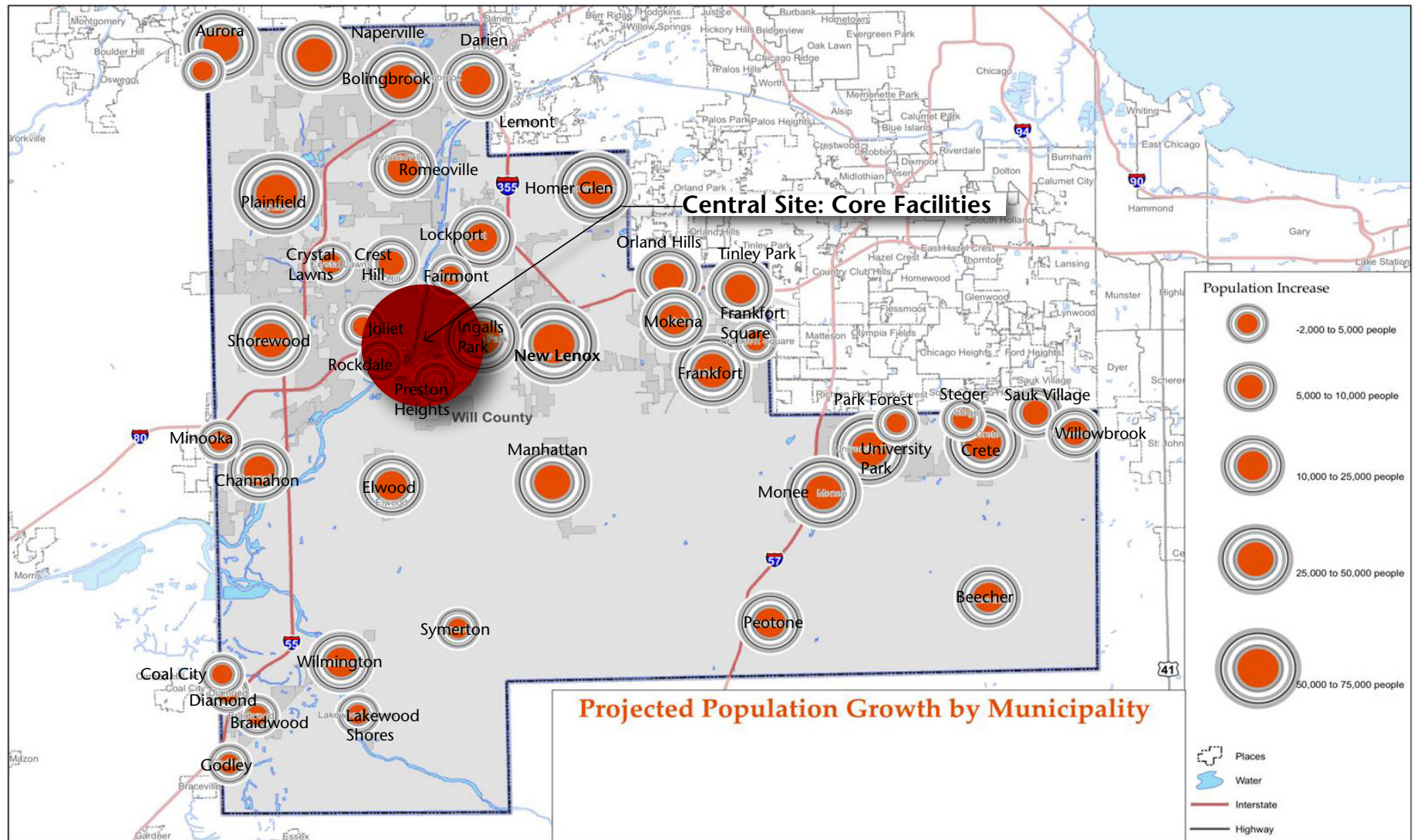
1. Establish a Long-Range Plan to Address Projected Growth
2. Consolidate and Clearly Organize Services
3. Replace Outdated & Deteriorating Existing Facilities with Modern Purpose-Built Facilities
4. Bring Services to the Constituents

## Overall County Organization Concept

Presently Will County has multiple facilities distributed throughout the County that are providing various services functions. In order to clarify and clearly organize service delivery, this master plan proposes to reinforce a concept of providing two core facilities in downtown Joliet. The County Office building will consolidate all primary County Government and administrative functions into one core location. The New Courthouse will consolidate all primary courts and judicial services into a single location at the southern end of town. These individual core facilities will house only the functions key to their focus to promote operational efficiency and simplify accessibility for the public.

In addition to these core facilities the County will continue to utilize operations-specific facilities at key locations throughout the County to provide the balance of services. These operations-specific facilities are focused on specific services and are either located centrally to provide equidistant accessibility (i.e. the Sheriff's Public Safety Complex) or at multiple locations based on geographic service area (i.e. the Highway Department).

## County Facilities Organization Overview



## Project Approach & Project Description

The master plan projects are organized in to two primary categories; core facilities and operations specific facilities. The core facilities represents the bulk of centralized county government services and administration in one facility located near the centrally located new courthouse. Operations specific facilities are focused on a specific function or service and often times are organized based on geographic need or service area.

### Project Descriptions

The **Consolidated Office Building** project is proposed as a complete consolidation of all primary County Government and administrative functions at one location. The new facility may include judicial departments not assigned to the New Courthouse or existing EMCO building. There has also been discussion of the potential for a new Consolidated Office Facility to include City of Joliet government functions through a partnership with the City. The site and conceptual building planning can comfortably accommodate additional office functions as well as some potential for retail space along the street edge.

The **New Courthouse** will complete consolidation of all primary courts and most judicial services in one location with new construction. Upon completion of the New Courthouse the existing courthouse site can be cleared to make way for the consolidate office building. The EMCO/Court Annex Building will be available for the continued interval expansion to accommodate growth for the State's Attorney Offices.

The **River Valley Juvenile Facility** will continue to serve as the core of juvenile justice operations and shows need of additional agency office space expansion over time. The building was originally designed with the ability to add juvenile housing as needed, but this need has been low in recent time.

The **Health Department Central Facility** is proposed to be a purpose-built replacement of the existing central facility that is in poor condition. The building will accommodate varied levels of growth as this is one group that is much harder to predict the future growth. The federally qualified Community Health Center (CHC) on the site which was built recently will be retained as is with no work proposed as part of this plan.





The current **Sunny Hill Nursing Home** and **Records Management Buildings** are proposed to be retained with no new expansion planned.

The **Highway Department** is very much a geographic service based operation. The plan proposes to move the administrative and planning function of this department to the County Office Building for better collaboration, but the balance of the functions will be distributed throughout the County. The main site at Laraway will be retained with cold storage building space added. A new facility is proposed for development in the Southern region with salt dome, maintenance and garage storage buildings. The eastern site in Monee will be retained as is, and the Crest Hill site in the northwestern part of the county will be retained with additional cold storage space added.

Due to its important location in the geographic center of the County, the **Laraway Road Site** is intended for expanded use by some additional ancillary county functions. The Laraway Road Site will also include a planned new **Animal Control** facility to replace current leased space. The **EMA Field Operations & Radio** functions will continue to be housed at Laraway with a proposal to expand building area to replace some leased space and account for growth in space needs.

The new **Sheriff's Public Safety Complex** is a consolidation of all law enforcement functions at one location which allowed for the replacement of the current buildings at Laraway Road and downtown Joliet that are in poor condition. The project includes a primary operations and administrative facility along with a support and training building.

**158 N Scott Street** is a county owned building that houses both the **Coroner** as well as the **Recorder of Deeds**. These two departments will remain at this facility



## Master Plan Process

In the previously completed space needs analysis project, interviews were conducted with all department heads and elected officials to determine the needs as well as preferred operational and service adjacencies. The conclusion of that effort provided the direction necessary to develop a comprehensive county-wide plan to address the projected needs, proper operational adjacencies and facility placement for best possible service to the residents of Will County. The development of the long-term master plan was completed through a series of user group, leadership and committee workshops where concepts were presented and ideas discussed to find the best plan to address future facility needs. During the process the County clarified four goals of this master plan.

1. Establish a Long-Range Plan to Address Projected Growth
2. Consolidate and Clearly Organize Services
3. Replace Outdated & Deteriorating Existing Facilities with Modern Purpose-Built Facilities
4. Bring Services to the Constituents

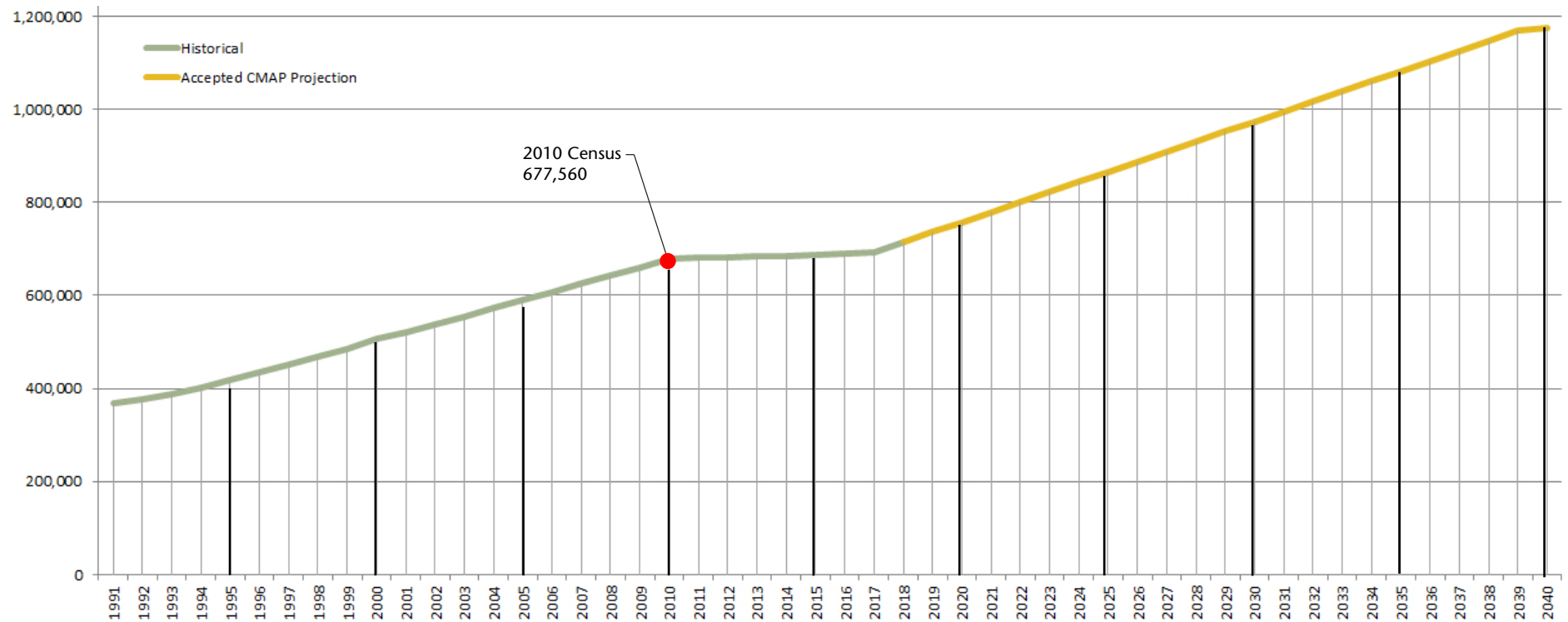
## Background

Will County is currently one of the fastest growing counties in Illinois. Since 1990, the population has grown from 357,383 to 677,560 at the time of the 2010 census. The growth has produced many advantages in the growth of the economy but has also posed significant challenges to the County's facility infrastructure. The judicial system as well as the county government is under consistent pressure to deliver high quality services to the growing population. While the County has worked hard to utilize technology advances to provide service efficiently and manage staffing increases, the county population growth still requires modification and expansion of staff and facilities to address the growing and changing demands.

Many of the staffing and associated space needs of the various departments within the County have a direct relation to population increases. In the previous development of these projections, the accepted CMAP population projects were used. Considering the 2010 Census number was documented at 677,560, which is lower than originally projected, the future projections for staffing and space needs will be safe for future planning purposes.

The updated Needs Analysis completed in 2018 includes CMAP population estimates that have been updated to reflect an estimated 2040 population of 1,175,218. The new staff and Departmental Gross Square Footage (DGSF) estimates have been updated to reflect a target date of 2040. Previous estimates for the Needs Analysis included a CMAP 2030 target population of 1,076,476. Considering the possibility that the CMAP projections may not exactly match the documented growth of Will County, space needs projections take into account other factors such as historical trends, staff workload indicators, and technological changes. Through this methodology planning and projections will not have a significant impact if the actual population does not match the CMAP targets.

## 2040 Population Projection (2018)



**Space Needs Analysis Completion**

In May of 2010, Wight & Company completed the Facility Needs Analysis which was then accepted by the Will County Board in June of 2010. The Facility Needs Analysis provided the county with a systematic evaluation of all County facilities and departmental operations. The final needs analysis report outlines staffing projections and associated building square footage needs for the future at 5, 10 and 20 year intervals. The study addressed both short term and long term needs for all County departments and operations in the Non-Judicial / County Government and the Judicial / Law Enforcement areas.

In June of 2018 the following core county government departments were revisited for a staffing and space needs projection update. The staffing and space needs update is included as an index to this updated Masterplan document:

County Auditor	Finance	Regional Office of Education
County Board	Human Resources	Supervisor of Assessments
County Clerk	Information Communication Technology	Treasurer
County Executive’s Office	Land Use	Veteran’s Assistance Commission
Emergency Management EOC	Purchasing	Workforce Investment Board
Facilities Management	Records Management	Workforce Services Division

As part of the Facility Needs Analysis process, a building Physical Conditions Assessment of all County buildings was completed. The assessment identifies the overall physical quality of the existing building assets to aid in a determination of those assets which can continue to serve the needs of the County long-term and those which have exceeded their useful life and need replacement.

These two documents serve as the technical building blocks for developing a long-term master plan for County facilities that can address the projected needs of the County and provision of services to the constituents well into the future. The following pages summarize the staffing and space needs data developed in the needs assessment report.





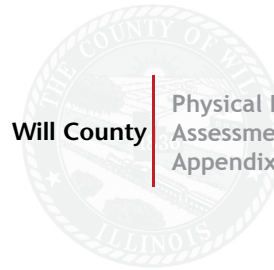
## Will County Facility Needs Analysis



May 14, 2010



## Will County Physical Building Assessments Appendix



May 14, 2010

**Previously Addressed Needs:**

The following departments have had staffing and space needs addressed within the following existing buildings and recent capital improvement projects:

**Judicial (Courts & Law Enforcement)**

Department Category	Facility
Court Administration / Arbitration	New Courthouse
Circuit / Sub-Circuit Judges	New Courthouse
Circuit Court Associate Judges	
Court Bailiffs	
Court Reporter	
Court Secretary	
Circuit Court Clerk	New Courthouse
Circuit Court Clerk Archives	New Courthouse
Circuit Court Clerk Juvenile Facility	New Courthouse
Jury Commission	New Courthouse
Law Library	New Courthouse
Order of Protection	New Courthouse
Order of Protection Juvenile Center	River Valley
Public Defender Juvenile Division	River Valley
Juvenile Probation	River Valley
Sheriff Court Security / Civil Process	New Courthouse
Sheriff's Office Patrol (Enforcement)	Public Safety Complex
State Attorney's Office (excl. Juvenile Division)	EMCO Renovation
State Attorney's Office Juvenile Division	River Valley

**Non - Judicial (County Government & Related Services)**

Department Category	Facility
Animal Control	New Planned Facility
Coroner - Office Space	158 N Scott, Joliet
Coroner - Morgue Space	Caton Farm Road Facility
Emergency Management - Field Operations	New Planned Facility
Emergency Management - Radio Systems	Public Safety Complex
Health Department - Main Office	New Planned Facility
Health Department - North Branch Office	Bolingbrook Facility
Health Department - East Branch Office	Monee Facility
Highway Department - Operations	Laraway Road Site
Recorder of Deeds	158 N Scott, Joliet
Sunny Hill Nursing Home	Sunny Hill Nursing Home

**Unaddressed Needs:**

The following departments should have their space needs addressed:

**County Government & Related Services: Updated 2018**

Department Category	Personnel		Space (DGSF)		% Chg. 2018 - 2040
	Existing	2040	Existing	2040	
County Auditor	5	7	2,808	1,750	-37.7%
County Board	4	6	5,360	9,200	71.6%
County Clerk	28	32	18,516	19,697	6.4%
County Executive	15	18	5,452	9,490	74.1%
EMA - Admin & EOC	6	8	5,414	9,713	79.4%
Facilities Management	7	7	1,374	2,050	49.2%
Finance	7	13	1,211	2,990	146.9%
Human Resources	10	14	1,387	3,500	152.3%
Information Communications Technology (ICT)	24	37	6,787	10,575	55.8%
Land Use	44	48	12,481	9,600	-23.1%
Purchasing	2	1	648	715	10.3%
Records Management	8	9	38,477	40,000	4.0%
Regional Office of Education	9	8	5,742	4,356	-24.1%
Supervisor of Assessments	29	27	8,754	7,350	-16.0%
Treasurer	21	22	8,638	7,500	-13.2%
Veteran's Assistance Commission	8	12	4,071	4,710	15.7%
Workforce Investment Board	3	3	540	690	27.8%
Workforce Services Division	19	22	12,047	8,850	-26.5%
<b>Non-Judicial Government Total</b>	<b>249</b>	<b>294</b>	<b>139,707</b>	<b>152,736</b>	<b>9.3%</b>

**Judicial & Misc. Government Services: Updated 2010**

Department Category	Personnel		Space (DGSF)		% Chg. 2018 - 2040
	Existing	2040	Existing	2040	
Adult Probation	53	88	16,246	26,468	62.9%
Public Defender	57	85	11,869	20,489	72.6%
State's Attorney Drug and Mental Health	-	16	-	5,247	-
<b>Judicial &amp; Misc. Government Total</b>	<b>110</b>	<b>189</b>	<b>28,115</b>	<b>52,231</b>	<b>85.8%</b>

## Existing Facilities

Presently Will County has multiple facilities distributed throughout the County that are providing various services functions. The majority of the facilities are owned by the County, but several are leased space including Land Use, Public Defender, Regional Office of Education, Veteran's Assistance Commission, Workforce Investment Board and Workforce Services Division. This master plan proposes an approach to consolidation of facilities that will allow the County to have all functions housed within owned buildings long-term. There are several exceptions to this. The Veteran's Assistance Commission and Workforce Services Division are currently in leased space at 2400 Glenwood Ave and are planned to continue operating in space independent of other County government and administrative functions. Also, the Workforce Investment Board which is currently in leased space at 116 North Chicago Street in Joliet will continue to operate independent of other County government and administrative functions.

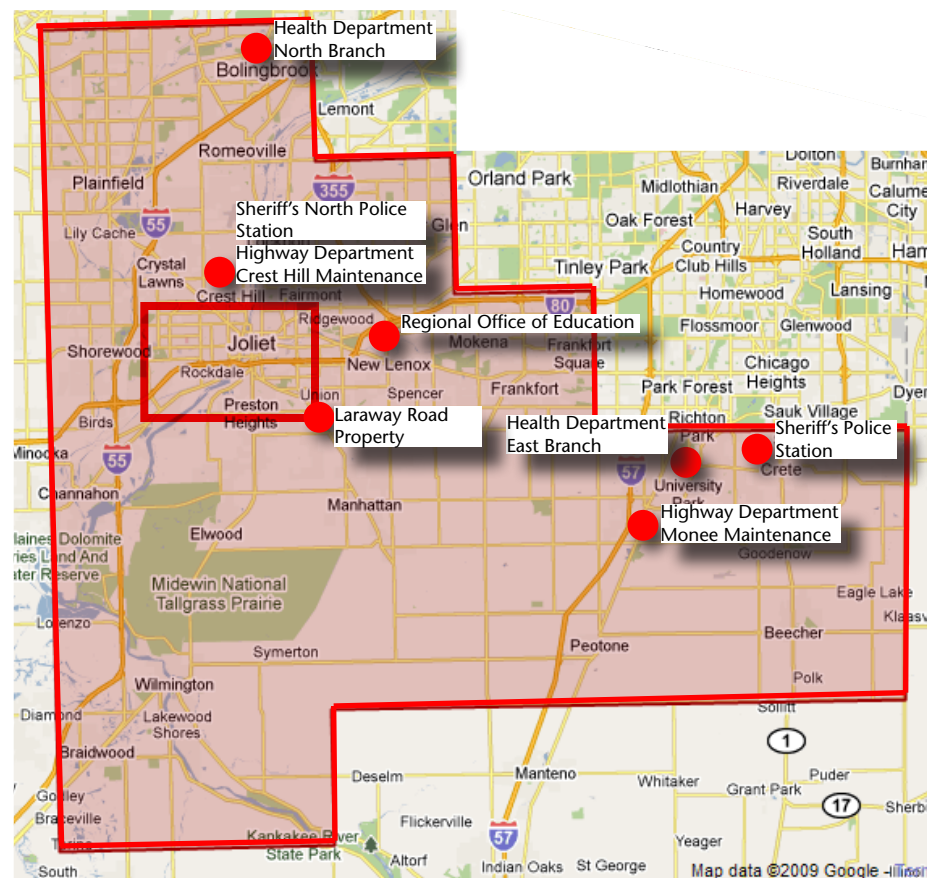
The following map exhibits identify the current locations of County facilities both leased and owned that house various departments and operations.

## Existing Facilities | Will County

The State of Illinois



Will County, Illinois

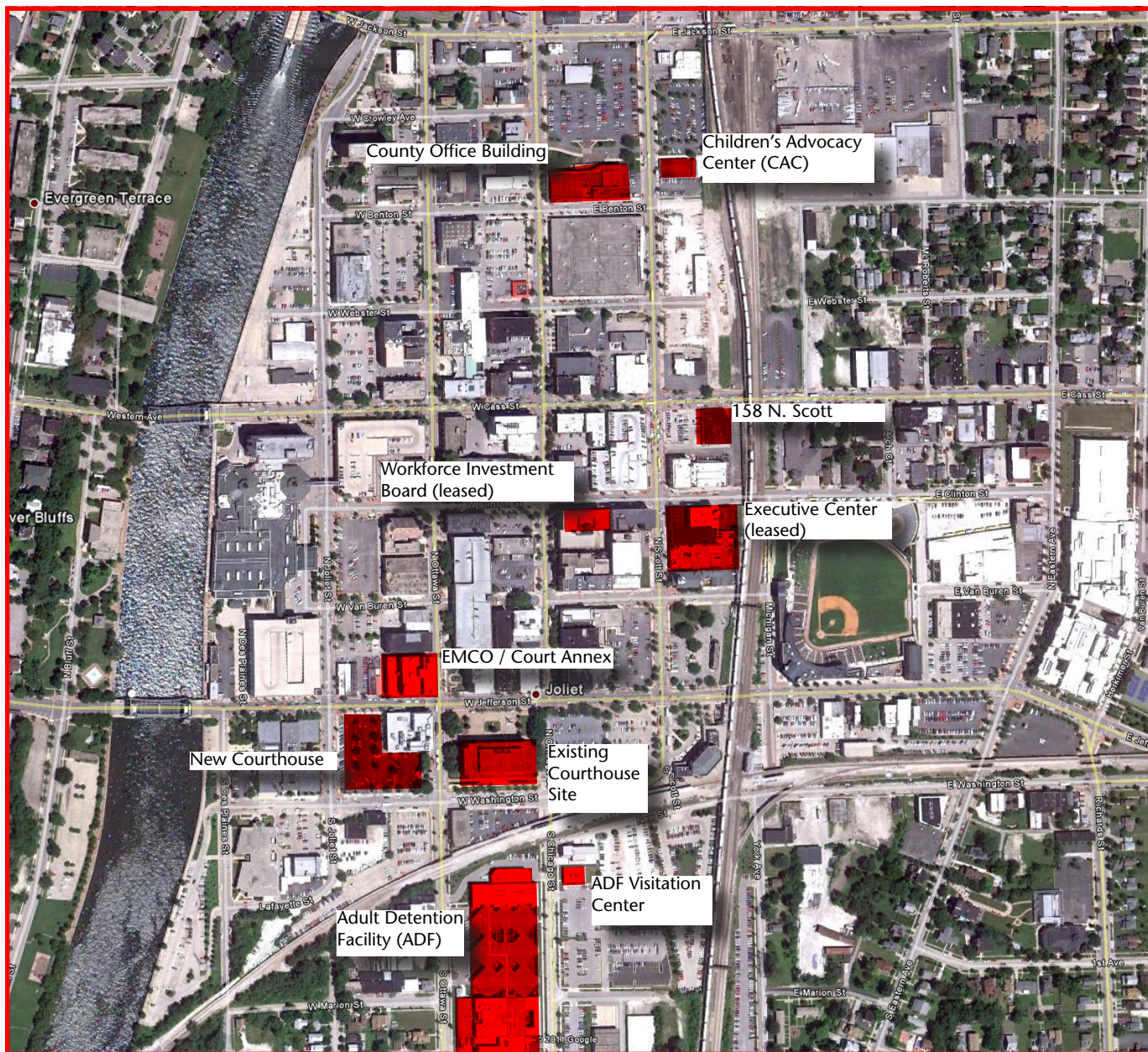




**Existing Facilities | Greater Joliet Region**



## Existing Facilities | Downtown Joliet







## Master Plan Projects

### 1. Core Facilities

- A. Consolidated Office Building
- B. New Courthouse

### 2. Operations Specific Facilities

- A. River Valley Juvenile Facility (*Expansion of Support Functions*)
- B. Health Department - Central Facility
- C. Sunny Hill Nursing Home
- D. Records Management
- E. Highway Department Main Site - New Cold Storage Building
- F. Highway Department West Site - New Cold Storage Building
- G. Highway Department East Site (*Alternate to Expansion at Main Site*)
- H. Highway Department South Site - New Operations Facility
- I. Animal Control
- J. EMA Field Operations Facility
- K. Sheriff's Public Safety Complex
- L. Coroner
- M. Recorder of Deeds

## Consolidated Office Building

### Overview:

This plan supports the County's goal of consolidating the entire County administrative & government functions into a single primary location for ease of use by the public. This consolidation includes the Land Use Department and Public Defender who are currently housed in leased space at the Executive Center in Joliet. It also proposes relocation of the Adult Probation Department which is currently housed in the EMCO building in order to allow for consolidation of the State's Attorney into the EMCO building, of which part of that department is currently in leased space. Additionally, the plan proposes to move the State's Attorney Drug and Mental Health problem-solving courts to the consolidation building.

Concept plans have been developed on the following pages to show options for how the expanded and consolidated County Office Building can be organized on the existing site in downtown Joliet and how the remaining unaddressed departments could be handled.

### Needs / Benefit Points:

- Allows for consolidation of all County administrative & government functions and all other County Miscellaneous and Judicial departments that have not been addressed.
- Includes option to address parking need.
- Modern purpose-built building designed for better operational flow and clear public interface.
- Ability to create strong civic presence with building design and site placement.

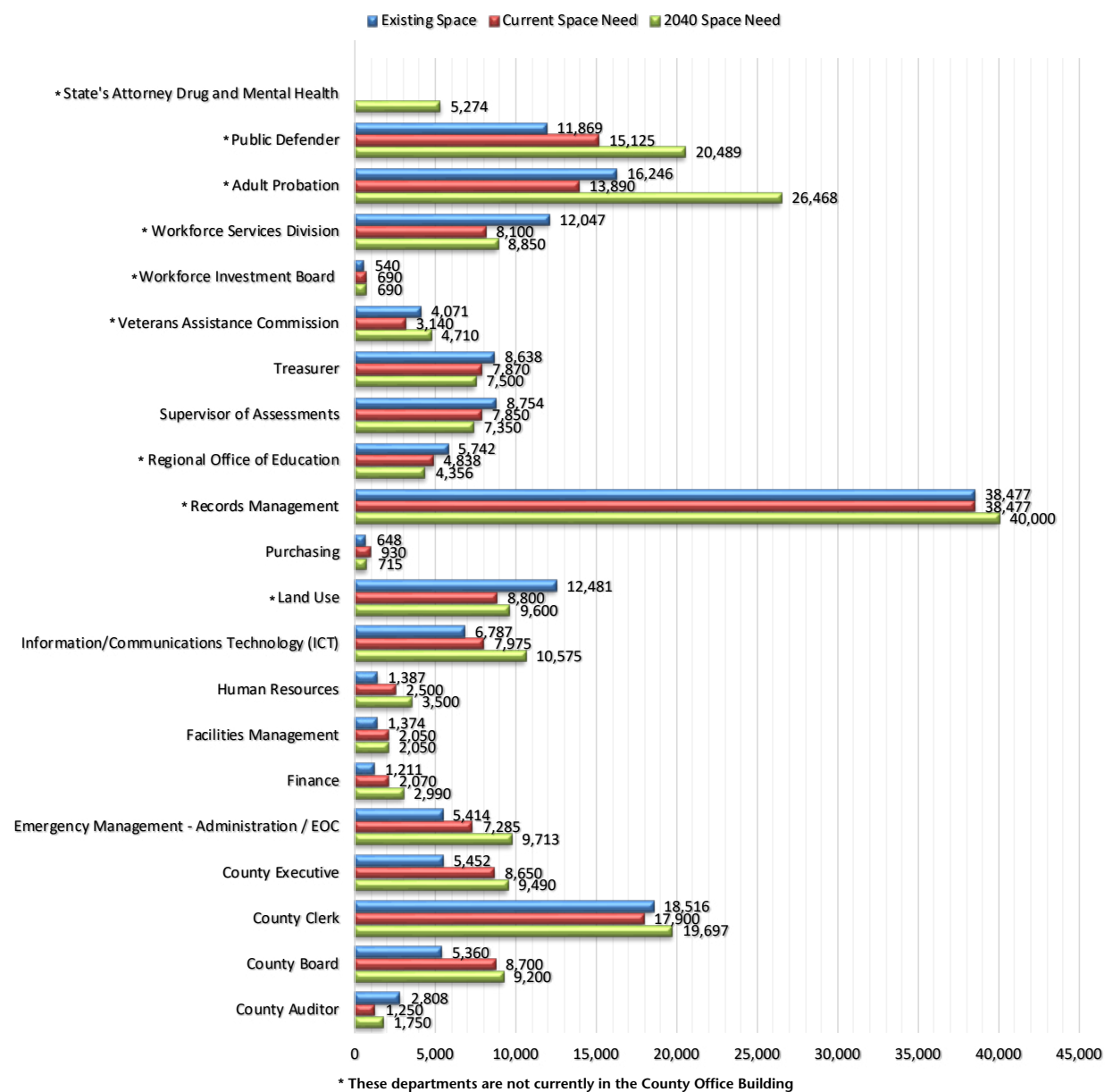
## Consolidated Office Building | Personnel and Space Needs

Department Category	Personnel	Space (DGSF)
	2040	2040
County Auditor	7	1,750
County Board	6	9,200
County Clerk	32	19,697
County Executive	18	9,490
EMA - Admin & EOC	8	9,713
Facilities Management	7	2,050
Finance	13	2,990
Human Resources	14	3,500
Information Communications Technology (ICT)	37	10,575
Land Use	48	9,600
Purchasing	1	715
Records Management	9	40,000
Regional Office of Education	8	4,356
Supervisor of Assessments	27	7,350
Treasurer	22	7,500
Veteran's Assistance Commission	12	4,710
Workforce Investment Board	3	690
Workforce Services Division	22	8,850
<b>Non-Judicial Government Total</b>	<b>294</b>	<b>152,736</b>

Department Category	Personnel	Space (DGSF)
	2040	2040
Adult Probation	88	26,468
Public Defender	85	20,489
State's Attorney Drug and Mental Health	16	5,274
<b>Judicial Government Total</b>	<b>189</b>	<b>52,231</b>

<b>TOTAL</b>	<b>483</b>	<b>204,967</b>
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## Consolidated Office Building | Space Needs



The space needs identified here represent the projections developed as part of the space needs planning process and show existing space, current needs and 2040 projected need all in Department Gross Square Footage (DGSF). In some cases, the future projected space needs are shown to be less than the current space. This doesn't necessarily mean there is a projected reduction in staffing of a group, but more likely means that the current space is not properly optimized for use of the group and when configured for the operation can be done more efficiently with less space. An example of this is the County Auditor space.

Both the County Executive's Office and the County Board are identified for more sizable space increases. The primary driver for this is the required addition for more conference and meeting spaces. In the case of the Executive's office a model of centralized and shared meeting rooms is proposed for all offices under the County Executive and the space for those shared meeting rooms is allocated to the County Executive which yields a larger growth projection. Much of the County Board space increase is to accommodate a larger boardroom and additional properly sized committee meeting rooms.

**Consolidated Office Building | Option 1**

This option to consolidate the County government and administrative functions is to build a new purpose built building and then demolish the existing County office building. The new Consolidated Office Building would be located on the old courthouse site, directly across the street from the New Courthouse and EMCO buildings.

The building would have a public entry off of a public plaza and drop-off area. The County-owned site south of Washington street would be utilized for a parking deck to provide County staff parking and secure judge parking for the courthouse.

One of the primary organizational approaches being considered is to locate all primary service providing departments on the lower level near the entry to allow for clearly visible and convenient access to services by the public. Such functions as the Supervisor of Assessments, County Clerk and Treasurer have greater public service visitation and would be best served by having an adjacent service face at the main entry. The balance of the “back office” spaces and certain other departments that are less frequently visited can be housed deeper into the plan or on upper levels of the building.

The Judicial departments will have their own entry location so clients and visitors can access those suite separately from the County Office functions.

Records Management will not be included in the Consolidated Office Building and will remain at its current location.

Department Category	Personnel	Space (DGSF)
	2040	2040
County Auditor	7	1,750
County Board	6	9,200
County Clerk	32	19,697
County Executive	18	9,490
EMA - Admin & EOC	8	9,713
Facilities Management	7	2,050
Finance	13	2,990
Human Resources	14	3,500
Information Communications Technology (ICT)	37	10,575
Land Use	48	9,600
Purchasing	1	715
Records Management	9	40,000
Regional Office of Education	8	4,356
Supervisor of Assessments	27	7,350
Treasurer	22	7,500
Veteran's Assistance Commission	12	4,710
Workforce Investment Board	3	690
Workforce Services Division	22	8,850
<b>Non-Judicial Government Total</b>	<b>285</b>	<b>112,736</b>

Department Category	Personnel	Space (DGSF)
	2040	2040
Adult Probation	88	26,468
Public Defender	85	20,489
State's Attorney Drug and Mental Health	16	5,274
<b>Judicial Government Total</b>	<b>189</b>	<b>52,231</b>

<b>TOTAL</b>	<b>474</b>	<b>164,967</b>
<b>Total GSF (30% Grossing Factor)</b>		<b>214,457</b>

## Consolidated Office Building | Option 1



EXECUTIVE		HR	BOARD	LOBBY & BOARD RM
AUDITOR PURCHASE		FINANCE		
ROE VETERANS		WSD	WIB	
LAND USE		ASSESSMENTS		
CLERK		TREASURER		
ICT		EMA	FACILITIES	

### COUNTY OFFICE

LOBBY & BOARD RM	PD		PD
	DRUG & M.H.		PROBATION
	PROBATION		PROBATION

### JUDICIAL ANNEX



## Consolidated Office Building | Option 2

This option to consolidate the County government and administrative functions is to build a new purpose built building and then demolish the existing County office building. The new Consolidated Office Building would be located on the old courthouse site, directly across the street from the New Courthouse and EMCO buildings.

The building would have a public entry off of a public plaza and drop-off area. The County-owned site south of Washington street would be utilized for a parking deck to provide County staff parking and secure judge parking for the courthouse.

One of the primary organizational approaches being considered is to locate all primary service providing departments on the lower level near the entry to allow for clearly visible and convenient access to services by the public. Such functions as the Supervisor of Assessments, County Clerk and Treasurer have greater public service visitation and would be best served by having an adjacent service face at the main entry. The balance of the “back office” spaces and certain other departments that are less frequently visited can be housed deeper into the plan or on upper levels of the building.

The Judicial departments will have their own entry location so clients and visitors can access those suite separately from the County Office functions.

Records Management will not be included in the Consolidated Office Building and will remain at its current location.

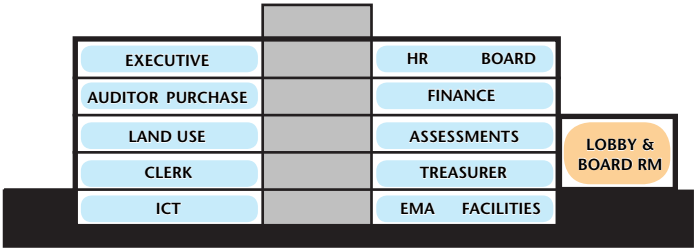
The WIB, WSD, Veteran’s Assistance Commission and Regional Office of Education will remain in leased space or included in a satellite location.

Department Category	Personnel	Space (DGSF)
	2040	2040
County Auditor	7	1,750
County Board	6	9,200
County Clerk	32	19,697
County Executive	18	9,490
EMA - Admin & EOC	8	9,713
Facilities Management	7	2,050
Finance	13	2,990
Human Resources	14	3,500
Information Communications Technology (ICT)	37	10,575
Land Use	48	9,600
Purchasing	1	715
Records Management	9	40,000
Regional Office of Education	8	4,356
Supervisor of Assessments	27	7,350
Treasurer	22	7,500
Veteran's Assistance Commission	12	4,710
Workforce Investment Board	3	690
Workforce Services Division	22	8,850
<b>Non-Judicial Government Total</b>	<b>240</b>	<b>94,130</b>

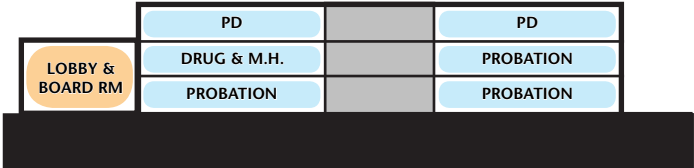
Department Category	Personnel	Space (DGSF)
	2040	2040
Adult Probation	88	26,468
Public Defender	85	20,489
State's Attorney Drug and Mental Health	16	5,274
<b>Judicial Government Total</b>	<b>189</b>	<b>52,231</b>

<b>TOTAL</b>	<b>429</b>	<b>146,361</b>
<b>Total GSF (30% Grossing Factor)</b>		<b>190,269</b>

Consolidated Office Building | Option 2



COUNTY OFFICE



JUDICIAL ANNEX



WIB, WSD, VETERANS SATELLITE

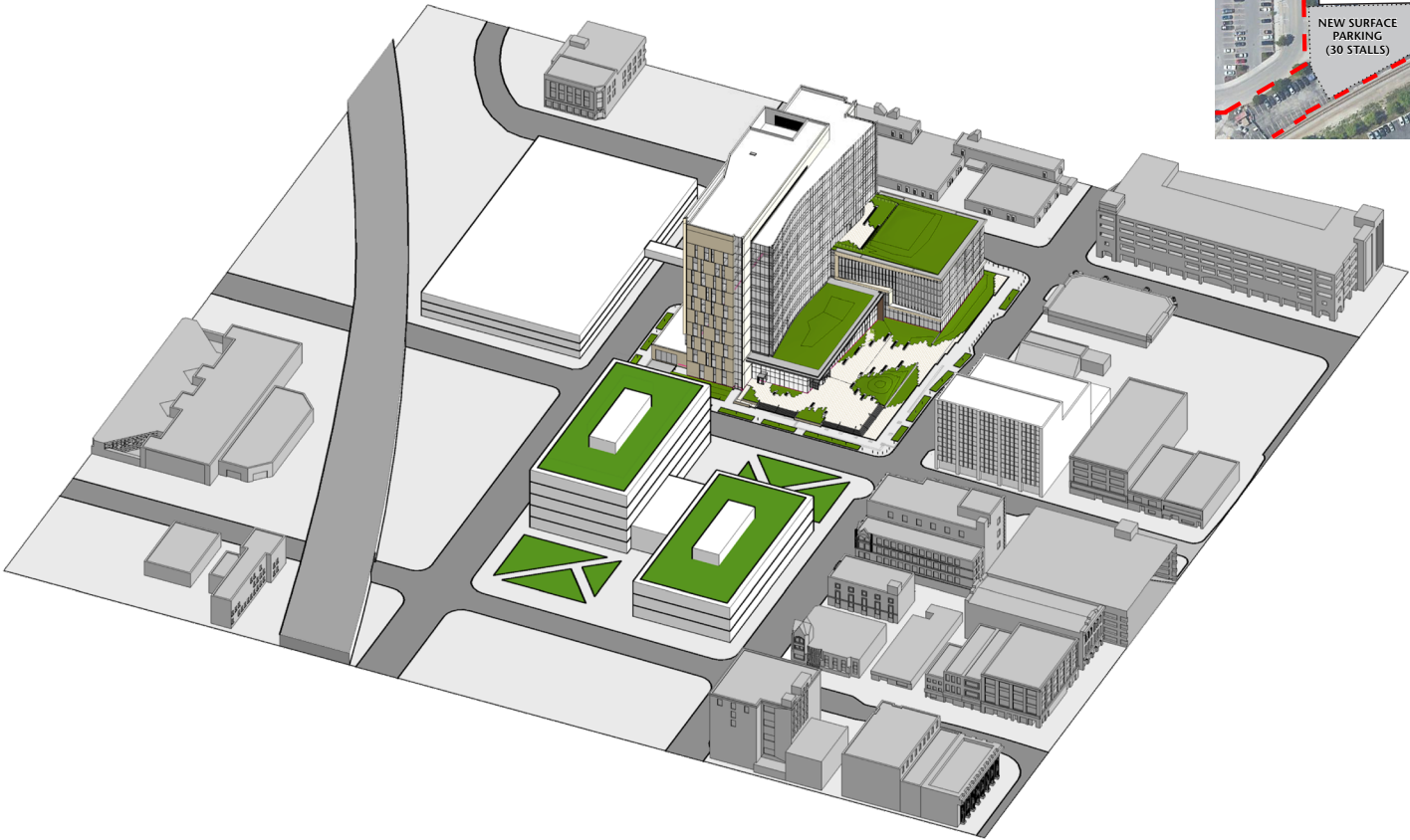


ROE SATELLITE

Consolidated Office Building | Option Comparison

OPTION 1	Personnel	Space (DGSF)
	2040	2040
TOTAL	474	164,967
Total GSF (30% Grossing Factor)		214,457

- Does not include:
- Records Management



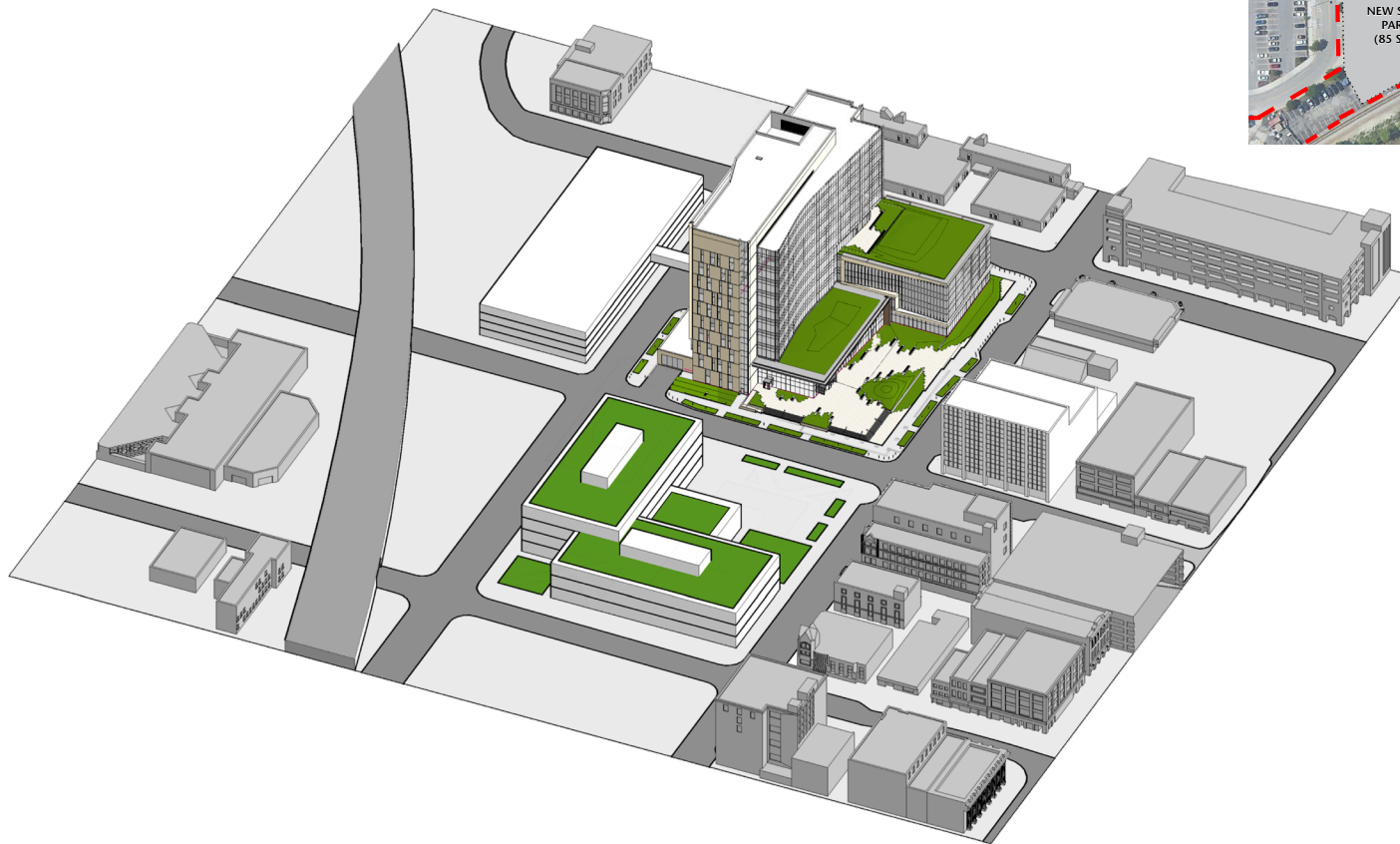
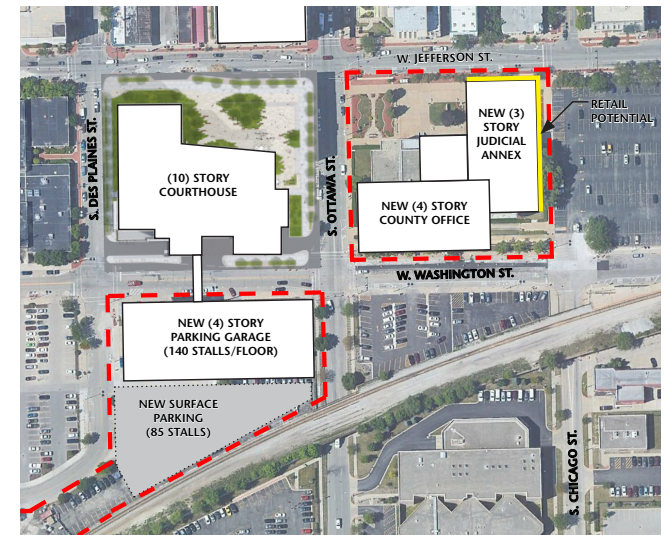


## Consolidated Office Building | Option Comparison

OPTION 2	Personnel	Space (DGSF)
	2040	2040
<b>TOTAL</b>	<b>429</b>	<b>146,361</b>
<b>Total GSF (30% Grossing Factor)</b>		<b>190,269</b>

### Does not include:

- Records Management
- Regional Office of Education
- Veteran's Assistance Commission
- Workforce Investment Board
- Workforce Services Division



## New Courthouse

### Overview:

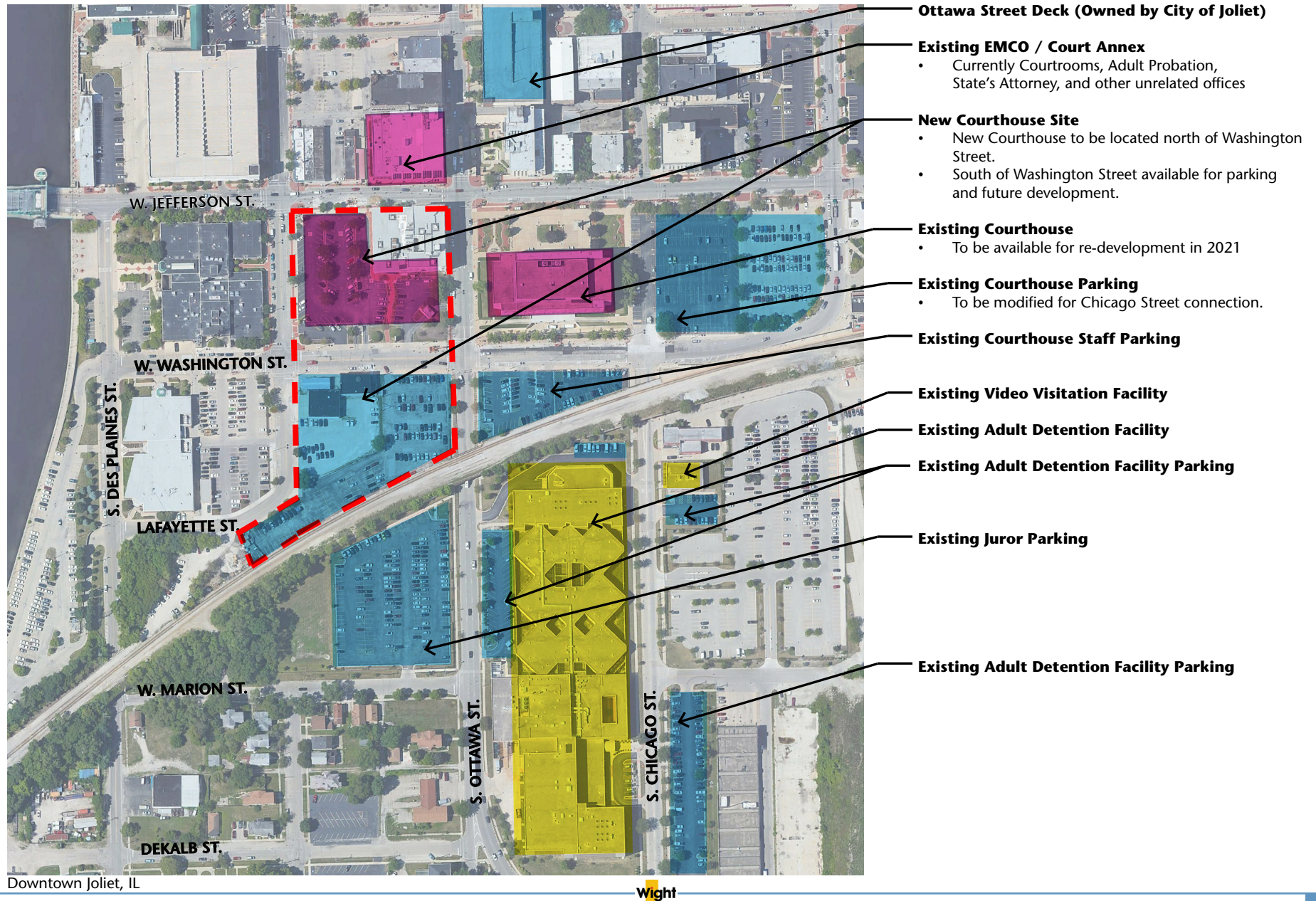
A New Courthouse is currently under construction in Downtown Joliet across the street from the existing Courthouse and EMCO Annex building. With the location of the Adult Detention Facility (Jail) in Downtown Joliet, keeping the criminal courts in close proximity will result in streamlined operations for inmate transfer when necessary. The courts and the associated agency offices will be distributed in the New Courthouse, the EMCO / Court Annex building and the 58 E. Clinton building. The 369,000 GSF New Courthouse is proposed to house all criminal courts as well as civil and family courts as the primary courthouse for the 12th Judicial Circuit Court in Will County. The overall master plan anticipates juvenile courts to remain at River Valley.-

The New Courthouse is currently under construction on the First Midwest Bank property to the west of the existing courthouse. Additionally, a second parcel of land has been acquired south of Washington Street which can be used for expansion or parking.

The New Courthouse will allow for all downtown Joliet courts and agency office functions to be housed together. This consolidation of court system functions will make the court system easier to navigate for the public. The modern design planning will allow for enhanced visitor screening and movement within the building. It is recommended that the Public Defender vacate rental space at the Executive Center - 58 E. Clinton and be moved to a county owned facility.



## New Courthouse | Planning Region





New Courthouse | Planning



1st Floor Plan



8th Floor Plan



3rd Floor Plan



## New Courthouse | Design



View from Northeast



Aerial View



Typical Courtroom



Jury Commission



Lobby Security

## River Valley Juvenile Facility

### Overview:

The River Valley Juvenile Facility is located at 3200 W. McDonough Street, just west of downtown Joliet. It is the current and proposed continued home for all juvenile justice functions. The facility currently has 102 beds in two housing pods for juvenile holding and through an intergovernmental agreement Kankakee County owns 26 of the beds. The building was originally designed to allow for the addition of three more housing pods if necessary in the future. The building also has two courtrooms on the second floor. One is used for juvenile cases and the other for probate. The building also has support space for the juvenile detention functions, and support offices for Juvenile Probation, State's Attorney, Public Defender and Circuit Clerk.

As the New Courthouse is completed, the plan is to move the probate court out and utilize the second courtroom in the building for juvenile court cases. This will address the long-term needs for juvenile courtroom space. The office space for State's Attorney and Public Defender were sized for expansion and will meet projected spaces needs through 2030. If the office spaces for Juvenile Probation and the Circuit Clerk develop deficiencies long-term they may proposed expansion will be to the north for additional office space. Any additional expansion for detention housing is planned to the south although current trends indicate that this will likely not be required. The space needs analysis and the master plan did not include projections on the timing of the juvenile detention expansion and therefore square footages of space are not listed here. The building was originally designed to allow for future detention housing expansion so this building and site location have long-term viability to serve as the campus of juvenile justice operations.

### Needs & Benefits:

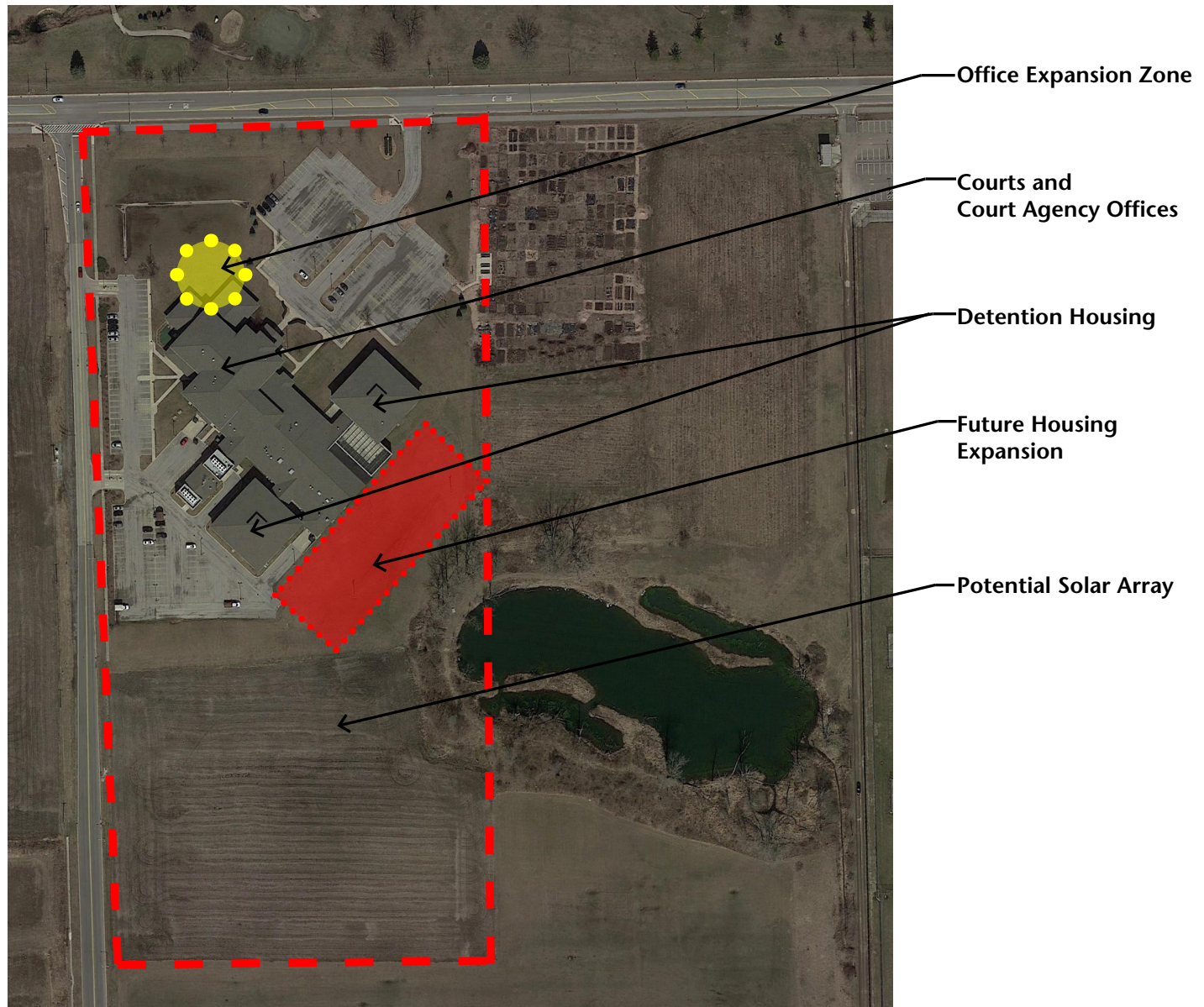
- Maintain consolidated juvenile operations in one location.
- Ability to expand detention housing as needed in the future.
- State's Attorney & Public Defender Offices have space to grow as needs arise.
- Juvenile probation has current space needs and Circuit Clerk has projected future needs.

### Concept Plan:

- 7,600 Gross Building Area (Addition for Office Space Expansion)
- Expansion capability for three additional housing pods.



**River Valley Juvenile Facility | Planning Region**



**Health Department | Central Facility****Overview:**

The County has a well-established “health campus” just south of downtown Joliet at Ella Avenue and Neal Avenue which includes the main Health Department facility, Sunny Hill Nursing Home and the federally qualified Community Health Center (CHC). The Sunny Hill Nursing Home and the CHC are not planned for additional expansion in the master plan, but the Health Department needs new space. The existing main Health Department building on the site was originally building in the 1920s and added on to over the years. It was originally built for a different use altogether and is not configured in an efficient manner to support the current operations of the Health Department. The building is also in poor condition overall with some structural problems causing differential movement in the building and a mechanical electrical and plumbing infrastructure that is in poor condition overall. Because of the improper configuration and poor condition of the existing building, a new Health Department building is currently in planning and design by Kluber Architects.

The new Health Department facility is planned to be approximately 73,120 GSF and will include program areas for Administration, Emergency Preparedness & Response, Environmental Health, Family Health, Behavioral Health and a Tuberculosis Clinic. The programming for the new facility has the following project goals:

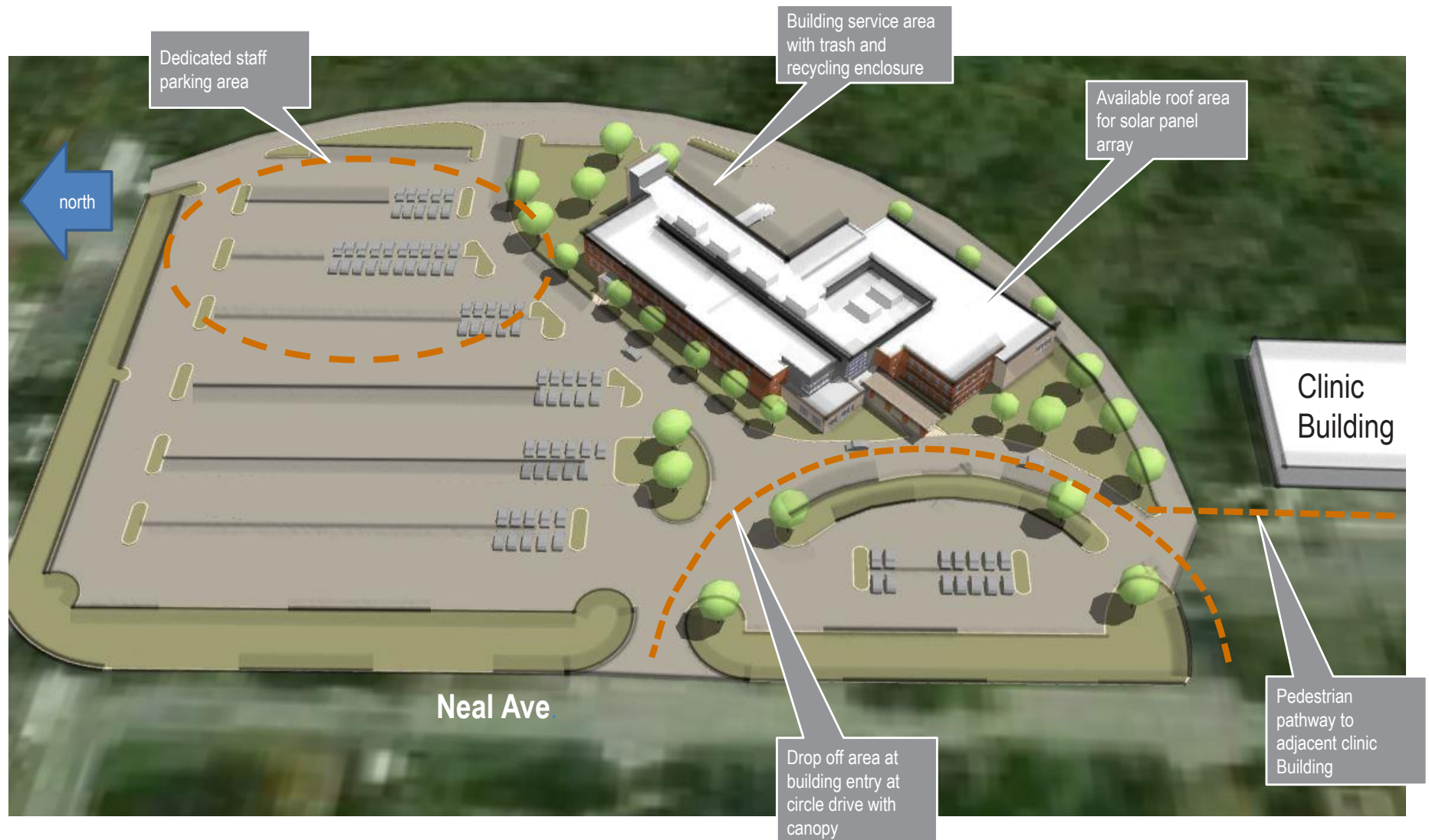
- Ease of Use for patrons / clients
- Security
- Department Efficiency
- Reduction of User Trips
- Operational Flexibility
- Ease of Facility Maintenance
- Energy Efficiency and Sustainability.

**Needs & Benefits:**

- Current facility at Ella Ave. is in very poor condition and has access limitations.
- New facility can be purpose-built to allow for better operational efficiency.
- Design of new facility is in progress as of 2018 and is estimated to complete construction in 2020.



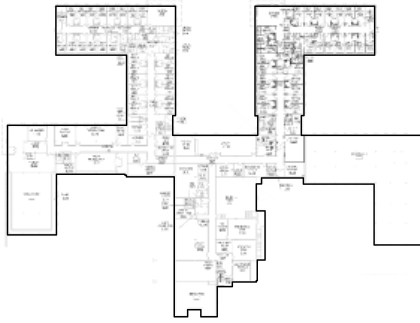
Health Department | Planning



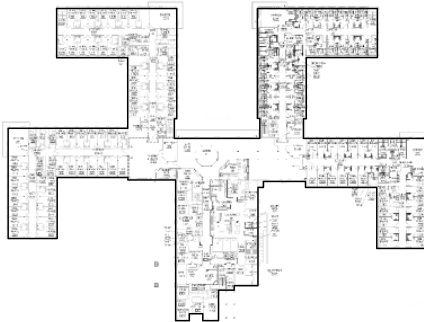
## Sunny Hill Nursing Home

The Sunny Hill Nursing Home is a licensed long-term care facility located at the Northern end of the County's "health campus" southeast of downtown Joliet in proximity to the main Health Department facility and the Community Health Center. The facility is currently undergoing a phased upgrade renovation process of the six "housing avenues." The facility capacity was capped by the County Board at 238 beds and is not intended to change long-term. There are some opportunities to gain additional parking spaces or other outdoor spaces which are noted as part of the project description for the Health Department Central Facility.

There is no additional work planned for this facility as part of the master plan.



*Sunny Hill Nursing Home | Basement*



*Sunny Hill Nursing Home | First Floor*



*Community Gathering Space*



*Outside Space*



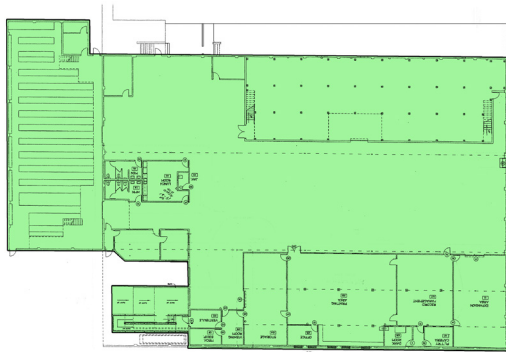
*Program Space*



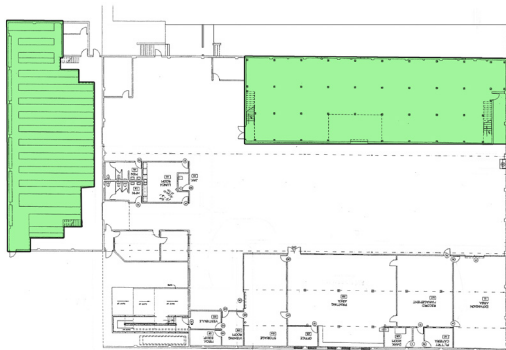
## Record Management Facility

The Records Management Facility is located just northwest of downtown Joliet and serves as the centralized printing, imaging, shredding and archival storage facility for the County. Its proximity to the core county office and justice functions in Joliet is very convenient. The building also houses a sizeable component of the Circuit Clerk's court records. The space projections showed growth needs for additional storage space long-term, but the facility doesn't have the ability to expand on the site. Long-term trends toward imaging and options for more density filing solutions are proposed to address projected needs.

There is no work planned for this facility as part of the master plan.



Archives Building | First Floor



Archives Building | Mezzanine



Warehouse Area - Storage



Paper Supply Room



Printshop Area - Binding Station

## Highway Department

### Overview:

The highway department is well served by geographically located operations facilities near the service areas for efficiency. Three facilities are being maintained and expanded and a fourth site is proposed for development. One of the primary existing space deficiencies at the site is in the area of administrative office space. The operations oversight and administrative personnel would continue to reside with the geographic facility locations. The existing buildings of the Highway Department were determined to be in a high enough quality condition to allow for continued usage to meet the long-term space needs of the County

The long-term facility space needs are outlined below in the priority order in which the Highway Department feels they should be implemented. The southern satellite site is located in Wilmington near the Will County landfill and is being used in the interim by staging equipment in old arsenal buildings.

### Concept Plan:

#### Southern Satellite Site

- 8,000 GSF (Maintenance and Garage Storage) under design and expected to be constructed starting in 2018. A 7200 ton capacity salt dome currently exists at the project site. *There is a potential to expand as needs grow.*

#### Crest Hill (Western Satellite Site)

- 8,000 GSF (Cold Storage Building added)

#### Joliet – Laraway Road (Main Operations Site)

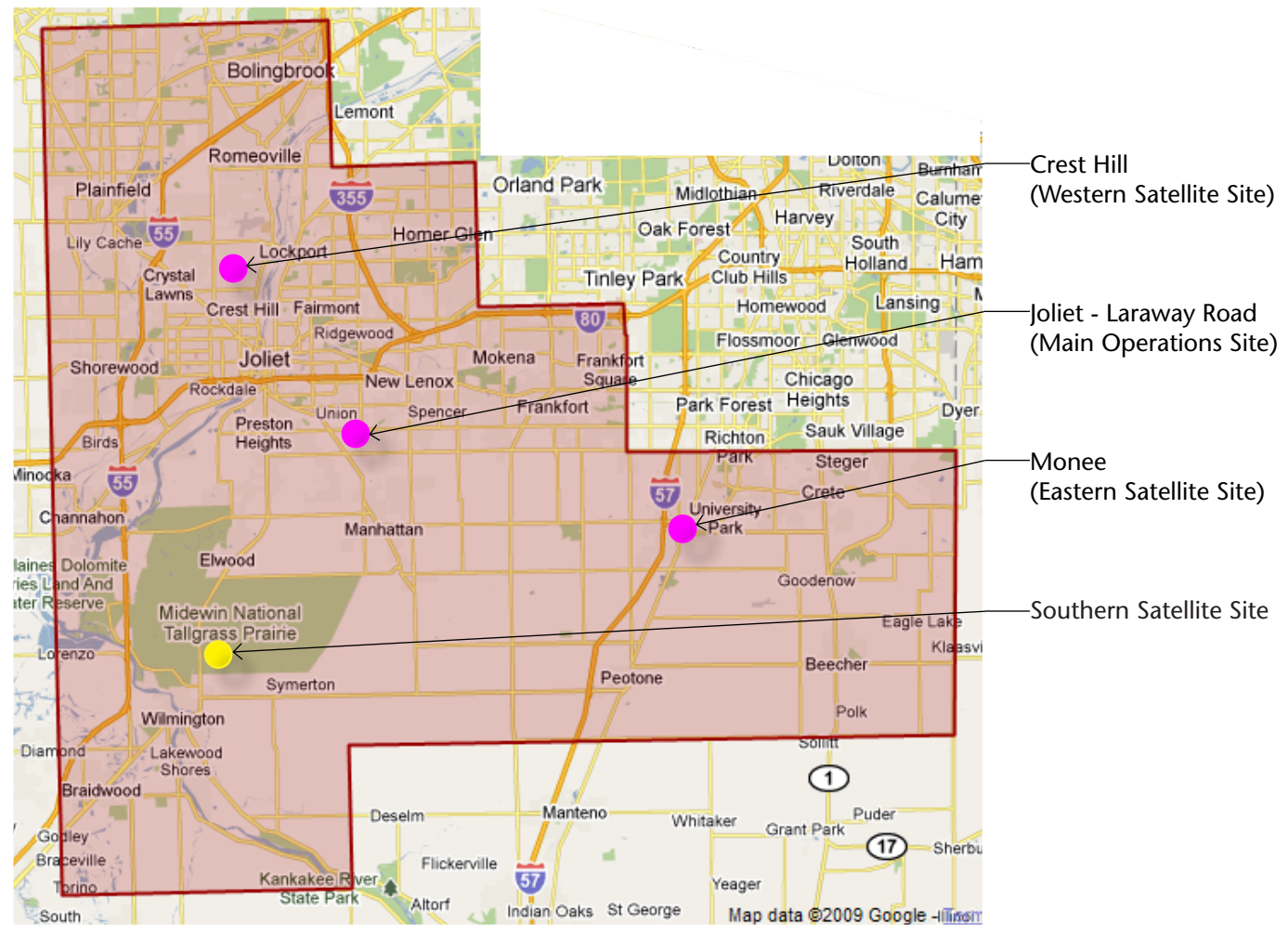
- 8,000 GSF (Cold Storage Building added)

#### Monee (Eastern Satellite Site)

- Maintain existing. Functions include salt dome, warm, and cold storage facilities.



## Highway Department Facility Locations



## Laraway Road Property

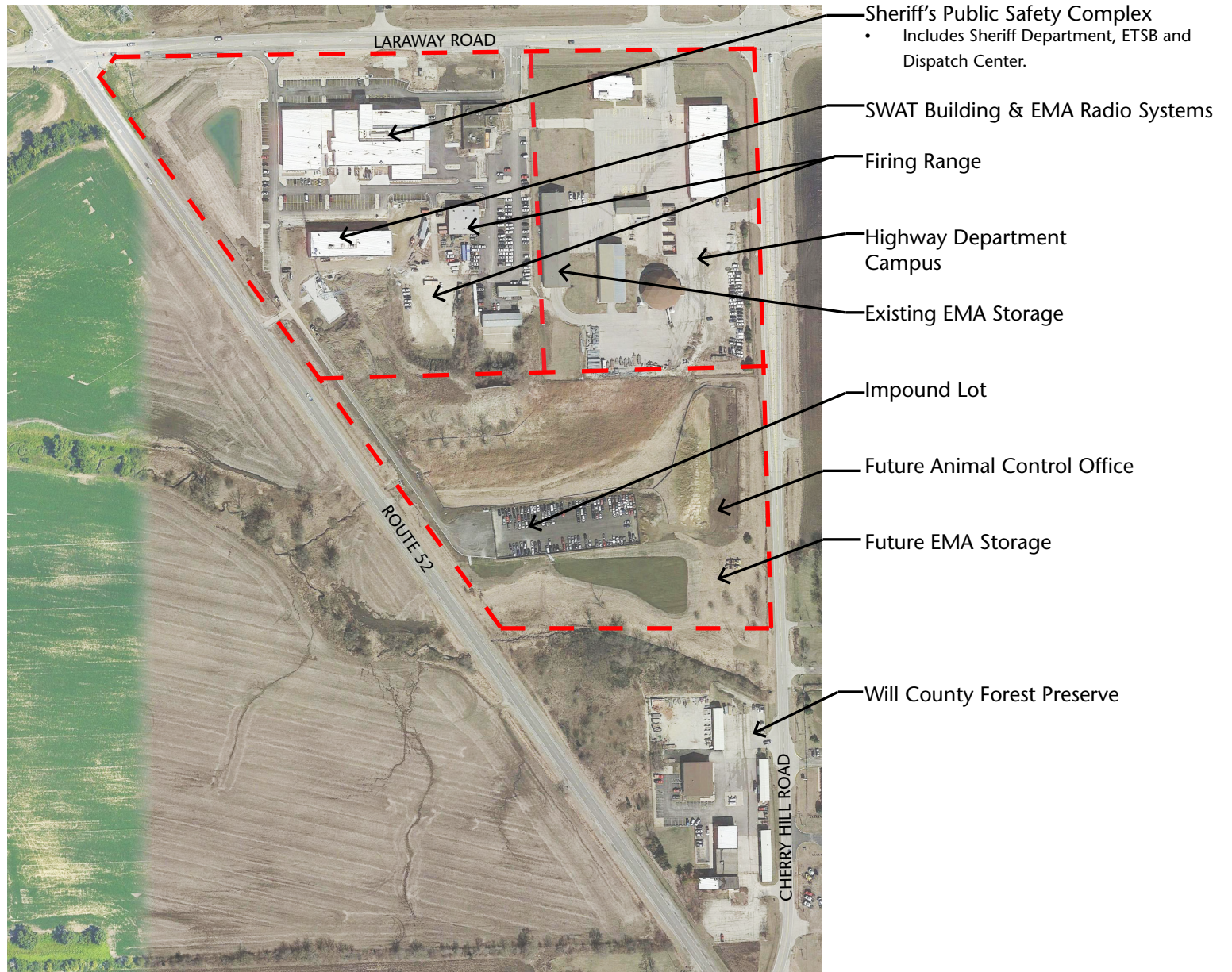
### Overview:

Since the Laraway Road site is located close to the geographic center of the County, it is a good location for centralized operations and support functions. It will continue to serve as the primary **Highway Department** site, and can serve as home to other ancillary functions. The continued expansion of facility space is predicated on the understanding that public sanitary sewer and water service will continued to be extended on the site to replace current wells and septic fields.

The site currently supports the new **Sheriff's Public Safety Complex** which includes the firing range and SWAT building. South of the County owned property is a multi-building development for the **Will County Forest Preserve** serving operations and law enforcement functions. Many of the County and Forest Preserve operations are similar in their service type and could potentially gain efficiency by an analysis of sharing built assets in future planning for the entire site development.

This site has also been identified as the future location for expansion and consolidation of the Emergency Management Agency (EMA) Field Operations, and the Animal Control Office building. The **EMA** group currently shares a building with the Highway Department on the site which houses some of their field operations vehicles and a small training and office space. Currently designs are in-progress for a new EMA building south of the proposed Animal Control Office. The **Animal Control** department currently resides in leased space in New Lenox and this site is currently under design for a new facility.

**Laraway Road Property** | Planning Region



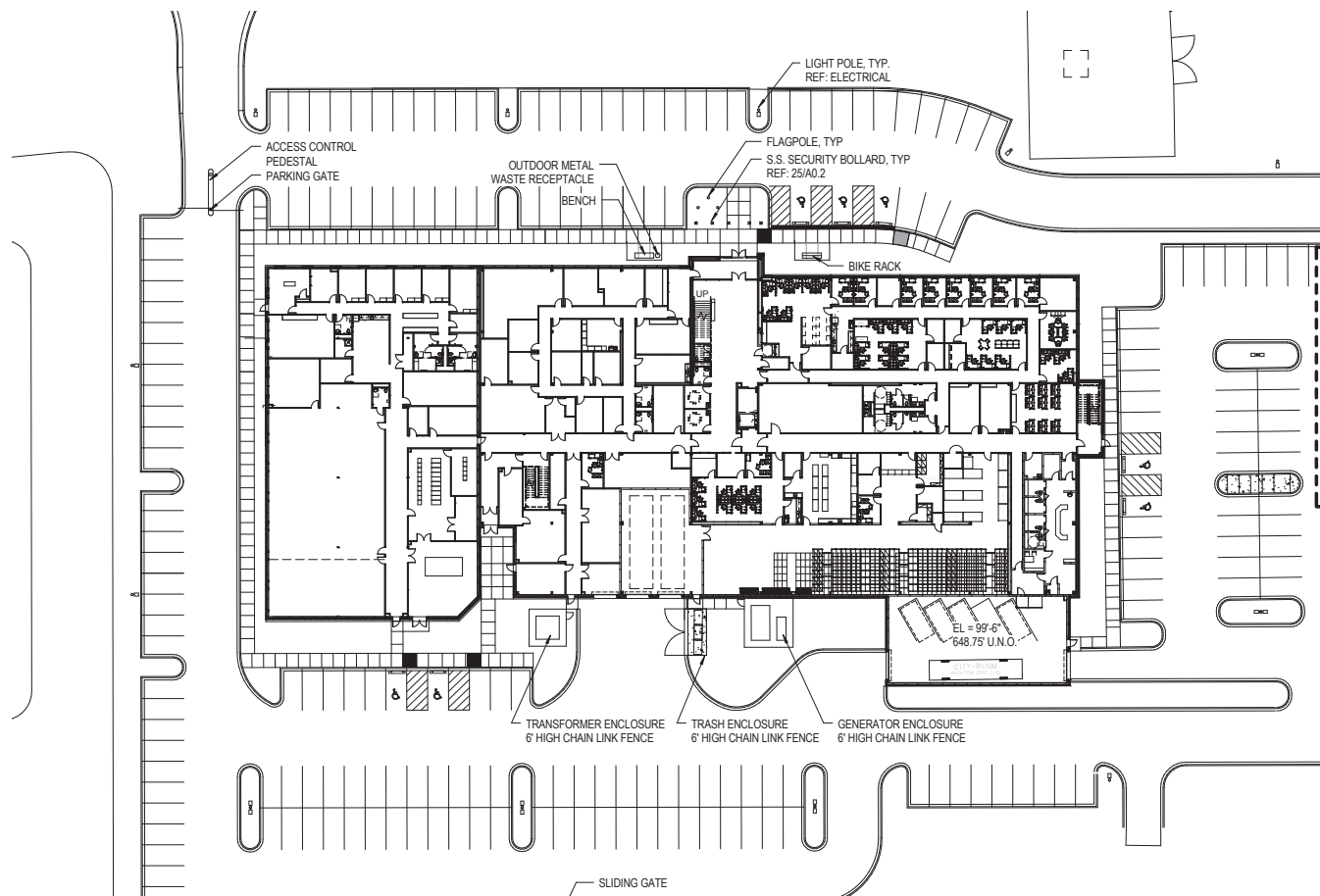


## Public Safety Complex

### Overview:

Currently, the Sheriff has multiple facility location for the operation. The primary Sheriff's office along with Court Security and the Civil Process division will continue to be located with the main courthouse as they are today, and are not included here. The other law enforcement functions such as patrol, investigations, records, evidence and other supportive functions have been consolidated at the new Public Safety Complex located on Laraway Road and Route 52.

The two-story building is located at 16911 W. Laraway Road. Constructed in 2017, the new 85,000 GSF complex is comprised of 66,000 square-foot Sheriff's Department, 6,500 square-foot Emergency Telephone System Board (ETSB) and a 12,500 square-foot Dispatch Center.





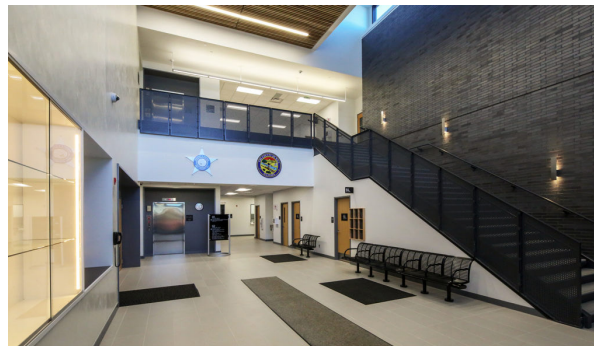
**Public Safety Complex** | Design



Public Entry



Detention



Lobby



Office

## Animal Control

The new Animal Control Office Building is expected to begin construction in the fall of 2018. Designed to county space standards, the 6,700 GSF Animal Control Office Building is designed to accommodate the future needs of the department including the expansion of staff within the plan and a future animal housing wing.

The building will be located on the Laraway Road property south of the Highway Department and north of the Forest Preserve Property. The project takes advantage of shared site development and access with the planned new EMA Field Operations building.

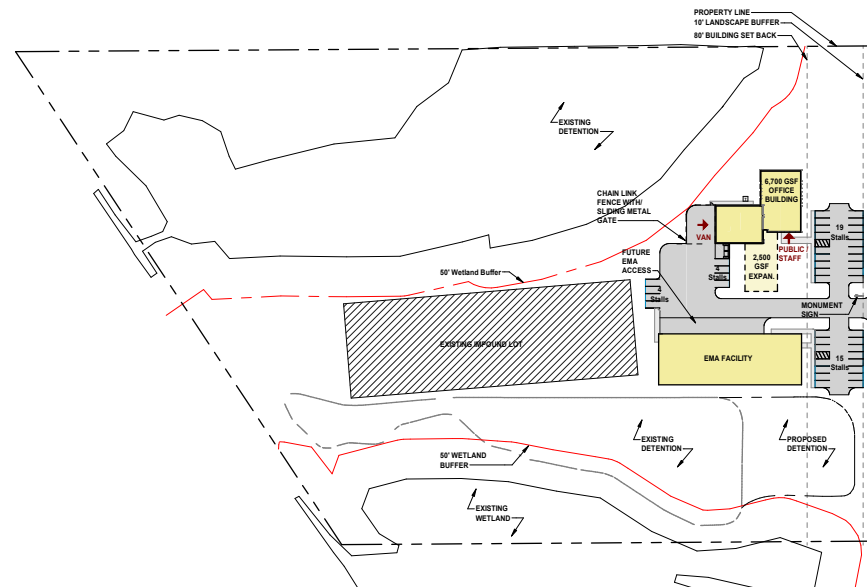
Construction is expected to begin in the fall of 2018.



View from Southeast



Floor Plan



Site Plan

## EMA Field Operations

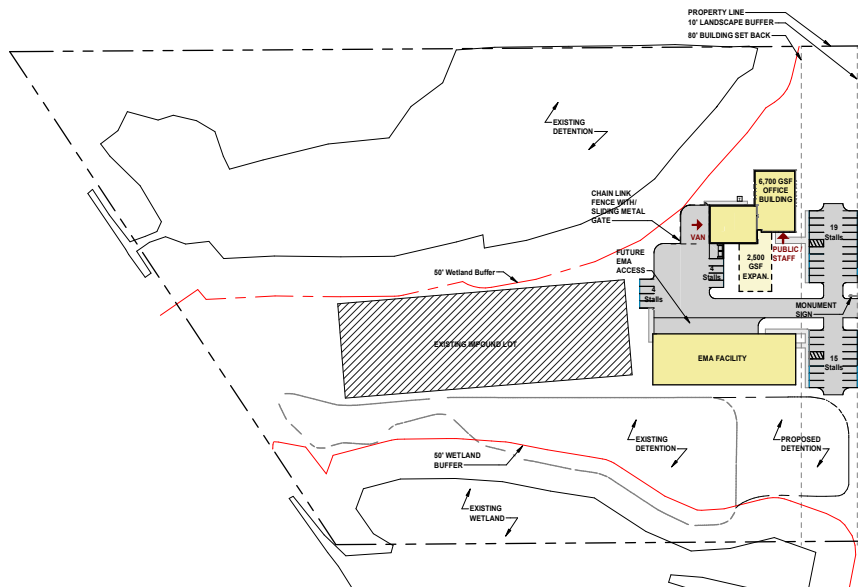
The new EMA facility is expected to begin construction in the fall of 2018. The new 11,500 GSF facility will primarily house equipment storage but also includes training space and offices.

The building will be located on the Laraway Road property south of the Highway Department and north of the Forest Preserve Property. The project takes advantage of shared site development and access with the planned new Animal Control Building.

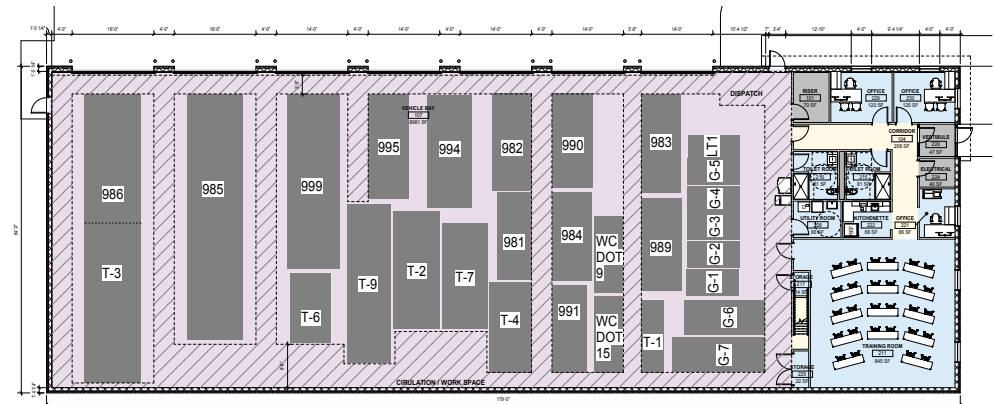
Construction is expected to begin in the fall of 2018.



View from Northeast



Site Plan

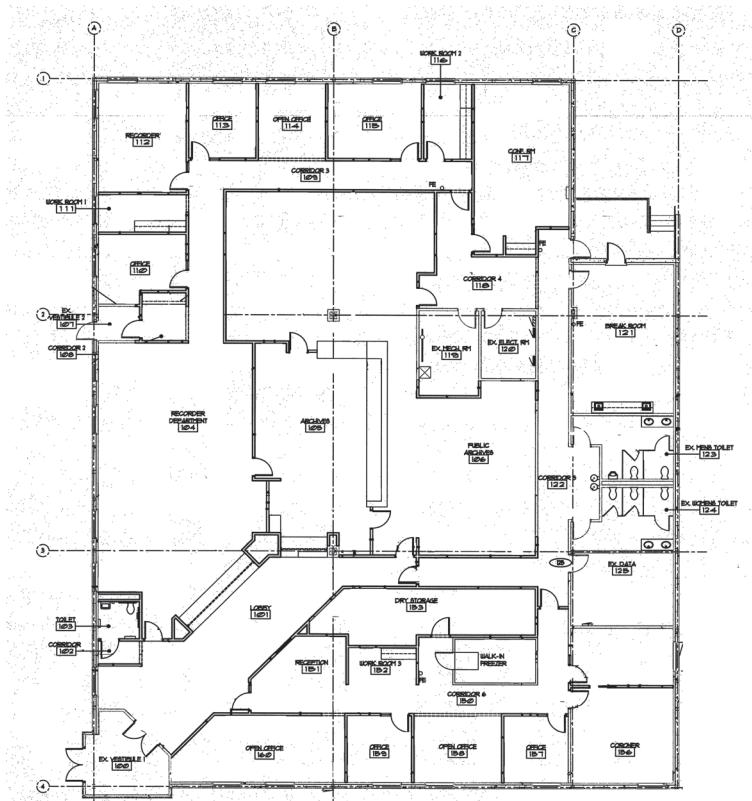


Floor Plan



## Recorder of Deeds & Coroner Building

158 N. Scott was renovated to house both the **Coroner** and **Recorder of Deeds** in 2014. Both departments are housed in this 11,660 GSF one-story building.



Floor Plan



158 N. Scott



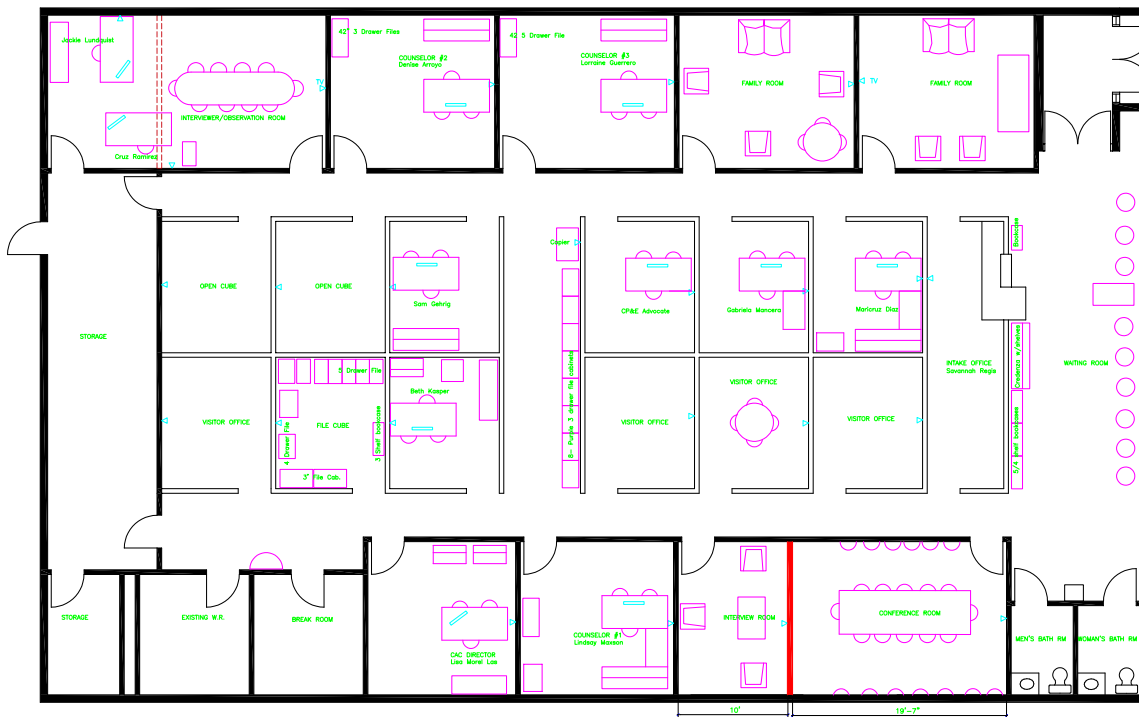
Lobby



## Children's Advocacy Center

The Children's Advocacy Center (CAC) is located at 304 N. Scott Street, Joliet across the street from the County Office Building. The future plan is to move the CAC to a new facility to the southwest of the ADF building off of Ottawa Street to a parcel of land currently owned by the City of Joliet once funds become available.

There is no work planned for this facility as part of the master plan.



CAC | Floor Plan



304 N. Scott Street

## Future Implementation Strategy

The Will County Master Plan has been developed to reflect a long-range solution to the space needs of the non-judicial / County government and judicial / law enforcement functions of Will County. Each project represented in this document has a series of steps that need to be taken in order to achieve the long-range plan. Additionally, in some of the larger project endeavors such as the Consolidated Office Building, there is a potential to phase the implementation which might include staged construction, or construction of a full facility that has unfinished or “shell space” that allows for continued expansion through interior build-out as the space needs continue to grow through the years.

Preliminary assessments of what projects are County priority projects resulted in higher priority ranking for 3 of the master plan projects listed below:

New Courthouse (In progress)  
New Health Department Central Facility (In progress)  
Consolidated Office Building

These projects have varied drivers for their higher priority ranking. Some are needed due to the poor physical condition of the existing facilities. Some based on desires to consolidate and provide better service to the County residents and better operational efficiencies for the departments in the facility. Finally, some are prioritized higher based on more urgent space needs or a combination of several of these factors.

Ultimately, there are many factors that will have to be considered in order to make the decision on when projects should be pursued as part of the implementation phase of the master plan process. Certainly, one of the larger considerations will be the costs to develop the projects. Just as the buildings themselves must be planned, the money to fund the construction should also be part of the planning process so that funds are available when the time comes to move forward.

It is important to note that the projects will have lengthy implementation time frames due to their complexity. Additionally, when considering implementation of the Consolidated Office Building, there are several activities that need to take place prior to implementation. Upon completion of the New Courthouse, court operations can be moved, and the old courthouse can be demolished including any environmental remediation that may be required. The County has had great success in implementing the master plan vision by continuing to take incremental steps in planning, programming and design of specific projects as a lead up to executing the construction. This provides increasing levels of certainty regarding cost and schedule for the projects.

Based on projections for the County, needs will continue to increase, but with thoughtful planning the County will be well positioned to meet those needs without having to execute projects on an accelerated time frame.

