

# 8 Public Participation

## Overview

Extensive information-gathering sessions were held in the community during the data collection and analysis phase of the Downtown Strategic Plan. Individual and small group interviews were held throughout April 2008, a project website (coordinated by the Village) was created to inform citizens about the planning process and allow public feedback via email, and a three-day Main Street Design Studio and Charette event was held at 476 Main Street. In addition, a Downtown Advisory Committee (DAC) was formed by the Village Board to serve as a “sounding board” for feedback on ideas prepared by the consulting team. The DAC is comprised of many volunteer community stakeholders including: merchants, property owners, other business representatives, members of various community and Downtown organizations, and citizens.

Public participation is an important component of the entire planning process, including post-plan adoption implementation.

## Interviews

One- to two-hour interview sessions were held with various individuals and organizations. In general, the shorter meetings were held in one-on-one settings, and the longer meetings were held in group settings. General and organization-specific questions were prepared for each interview to provide a guide to the discussion; however, open-ended discussion was encouraged as well. In addition, a Downtown Glen Ellyn map and red markers were made available for participants to put their thoughts about the Downtown on paper.

## Participant List

The following individuals and groups participated in interviews at the Glen Ellyn Civic Center. The one exception was the location of the Go Downtown! group interview, which was held at Figo Ristorante on Main Street.

### Monday, April 7, 2008

#### *Chamber of Commerce Executive Board*

- Beth Evans
- Mark Baresel
- Robert Kelley
- Georgia Koch
- Mike Formento

#### *Individual Interviews*

- Janie Patch, EDC Executive Director
- Phil Norton, Police Chief

- Rick Perez, Community Service Officer
- Scott Raffensparger, Fire Company Chief
- Bill Peterson, Historical Society President

**Wednesday, April 16, 2008**

*Downtown Glen Ellyn Alliance*

- Georgia Koch
- E. Jessica Pekny
- Sue Cleary
- Dan Sronkoski
- Janet Avila
- Judi Stojanovic
- Carol Swetka
- Sandy Moore
- Janie Patch
- Tracy Kirchhoff
- Kathryn Hudson
- Tracey Kreiling

**Thursday, April 17, 2008**

*Economic Development Corporation*

- Sandy Moore
- Vicky Hase, Village President
- Janie Patch
- Jim Meyers
- Doug Armantrout
- Bill Pihos
- Chuck Thomas
- Mary Loch
- Beth Evans
- Gary Mayo
- Neil Dishman

**Friday, April 18, 2008**

*Downtown Retail and Restaurant Owners*

- Elizabeth Janus
- Douglas Samuels
- Jim Drury

*Downtown Business Owners*

- Deb Ritter
- Iryl Tortorella
- Todd Buckton
- David Kennedy
- Dave Scatterday

*Individual Interviews*

- Joe Caracci, Village Public Works Director
- Ed Carne, DuPage Medical Group
- Tracy Kirchoff, Harris Bank

*Community At-Large*

- Rene Stratton
- Meredith Salamunovich
- Kay Kendall

*Downtown Property Owners*

- George Kouros, 427 Main Street
- Joe Maude, 475 Duane Street
- Sue Maude, 475 Duane Street

**Tuesday, April 22, 2008**

*Go Downtown!*

- |                      |                         |
|----------------------|-------------------------|
| ▪ Anna Clarke        | ▪ Patricia Lekacz       |
| ▪ Franca Battisto    | ▪ Rich Ducar            |
| ▪ Chris Wilson       | ▪ Annie Johnson         |
| ▪ Genell Scheurell   | ▪ Pete Ladesic, Trustee |
| ▪ Tim Loftus         | ▪ Diane McGinley        |
| ▪ Patricia Dentinger | ▪ Janet Malopy          |
| ▪ Renee Dill         | ▪ Tina Peters Lange     |
| ▪ Barri Maaske       | ▪ Lesley Arlasky        |
| ▪ Ken Kloss          | ▪ Jane Zaccaria         |
| ▪ Lisa Sallwasser    | ▪ Margaret Giffin       |
| ▪ Tom Nelson         | ▪ Ron Kas               |

**Tuesday, April 29, 2008**

*Other Government Agencies*

- Ann Riebock, Superintendent, Glen Ellyn School District 41
- John Perdue, Superintendent, Community Consolidated School District 89
- Dawn Bussey, Director, Glen Ellyn Public Library

*Community At-Large*

- Alex Demos
- Amy Thompson

*Chairpersons of Village Commissions and Boards*

- Julie Fullerton, Plan Commission
- Jim Burdett, Architectural Review Commission
- Lee Marks, Historic Preservation Commission
- Rick Garrity, Zoning Board of Appeals
- Jim Meyers, Economic Development Corporation

*Former Elected Officials*

- Mike Formento
- Mark Pfefferman
- Pat O'Connor
- Phyllis Scanlan
- Patrick Melady
- Mary Jane Chapman
- Greg Mathews

**Friday, May 23, 2008**

*College of DuPage*

- Sunil Chand, President of College of DuPage
- Robyn Johnson, News Bureau Coordinator at College of DuPage

## Interview Summary

### Overview

In April 2008, many individual and small group interviews were held. All but one interview was held in the Civic Center. The evening Go Downtown! group interview was held at Figo Ristorante at the southeast corner of Main Street and Duane Street.

Although questions were prepared for all interviews, they were utilized more as guides to start the dialogue with the participants. The main goal of the interviews was to glean information from individuals who knew the Downtown better than the consulting team, so the team could better understand the community and identify key issues to address for the remainder of the planning process. The standard questions asked were as follows:

1. What distinguishes Glen Ellyn's Downtown from other communities?
2. What do you perceive to be the Downtown's primary advantages?
3. What do you perceive to be the Downtown's primary disadvantages?

Each session had passionate participants who cared about the Downtown. There were many positive comments in addition to the constructive criticisms. All comments will help the Downtown Strategic Plan make the Downtown area a better place for years to come.

The conversations from the multiple interviews are summarized based on frequently-mentioned comments identified below:

### What distinguishes Glen Ellyn's Downtown from other communities?

- Historic.
- Quaint feel.
- Unique stores.
- Walkable.
- Pedestrian-friendly.
- Antique stores.
- Topography – not flat, has hills.

### What do you perceive to be the Downtown's primary advantages?

- Restaurants.
- Family-friendly.
- Prairie Path.
- Metra Station.
- Vintage buildings.
- Stroller-friendly stores.
- Manageable business district size.
- Tudor-style architecture.
- New England charm.
- It's a selling point for homes.
- A status symbol if someone lives in a home within walking distance of the Downtown.

### What do you perceive to be the Downtown's primary disadvantages?

- Parking.
- Dilapidated buildings.
- Signage – difficult to read from a vehicle, need more.
- Business turnover and closures.
- Homeless people.
- Empty, rundown buildings.
- Unmaintained sidewalks.
- Open campus for Glenbard West High School.
- 1970s and 1980s buildings.
- Giesche Shoe Building.
- Duane Street, east of Main – improving but needs more work.
- The Downtown is competing with Danada in Wheaton and Roosevelt Road.
- Real estate tax hike that put a burden on landlords and tenants.
- Need easier ordinances.
- Merchandise is too expensive.
- Traffic flow.
- No daytime or weekend traffic flow.
- Absentee landlords.
- Quadruple property assessments a few years back.
- The Gap won't take a free tenant space in the Downtown.
- Glen Ellynites are fiscally conservative but socially liberal.

### Parking-Related Topics

- Need a garage.
- Needs to be more convenient.
- Needs to be cost-effective.
- Need more employee and customer parking options.
- Confusing – who can park when and where
- Parking is a problem when streets are closed for local events.
- People won't walk a block from their car to their desired destination.
- Too many employees park on the streets.
- Snow removal techniques reduce the number of available stalls in winter.
- Parking needed on the north and south sides of Downtown.
- Need at least two multi-level structures – one on each side of the railroad tracks.
- Repave the Crescent parking lot.
- Need more six-hour meters, free parking after 5:00 p.m., and lower prices for parking permits.
- Need hooded meters and free parking in commuter lots during special events.
- Use a shuttle bus during special events – especially if the public parking lots are utilized for the event.
- The Main Street lot is full on Sundays.
- Too much police ticketing.
- Top three parking issues: location, supply, convenience.
- Police parking enforcement/parking tickets – too efficient.
- Need free (or inexpensive) employee parking areas.
- Need to relax parking rules.

## Circulation

- Need fewer freight trains.
- Encourage people to “go green” and utilize the Prairie Path, Metra, and Pace Bus.
- One-way streets make parking difficult – it results in a lot of “circling” in the Downtown.
- Advertise the Downtown in bicycling magazines.
- Need better placement of buildings along the Prairie Path, Metra, and Pace Bus routes.
- Improve the traffic pattern.
- Need a pedestrian underpass near the train station.

## Property Maintenance

- Need building façade improvements and beautification.
- Worn and dated interiors.
- The burden of HVAC (heating, ventilation, and air conditioning) system replacements have been falling on the shoulders of the business owners, not the building owners. Some lease agreements have a maximum limit to expenditures expected by the tenant; therefore, if a costly maintenance item is necessary, the landlord will pay for the costs that exceed the maximum limit in the agreement.

## Business Assistance and Involvement

- Working with the Village can be a positive experience. Several business owners who wrote their business plans around Village rules and regulations feel that the Village is their ally. These same business owners met with the EDC Executive Director early on in their business planning process. An estimate of 80% of business owners who have had negative experience with the Village didn't tailor their business plan to the Village's rules and regulations.
- Independent business owners have a tendency to think independently; therefore, they do things “their way” first and expect to have the rules match up with their plans, and their business experience may not be extensive enough to know what to do to start up and run a successful business.
- The EDC is establishing a core business hour program, has some money budgeted for marketing the Downtown, and has inserts in the Village water bills from time to time.
- It was recommended that the EDC should visit school functions (PTA meetings, etc.) and announce the core business hour program.
- Consider a Special Service Area (SSA) for sidewalk maintenance, snow removal, etc.
- The EDC has a checklist of steps to take for starting up a new business in Glen Ellyn, and plans on preparing a checklist for items to include in tenant leases. The Village is currently working on a brochure that outlines the steps that need to be taken to open up a business in Glen Ellyn.
- Marketing. Marketing. Marketing.
- The EDC does the following and has the following resources to recruit and retain Downtown businesses: “cold” calls, website, list of available commercial spaces and properties, location assistance, connections (between property owners, real estate professionals, and developers), business start-up assistance, business visits, dispute resolution, façade grants and loans, wayfinding signage for parking, store directories, shopping guides, cooperative merchant marketing, advertising (TV, radio, cinema screen, and print), marketing seminars for businesses, “eBlasts” (Biz Bits) to communicate business news, monthly email newsletter (EDC News), “customer-friendly” core hours promotional campaign, promotes shopping to local residents, and resident surveys to understand shopping behavior.
- Need affordable rents.
- Promote the Downtown and its businesses.
- Need a contact list for new businesses.

- Look into how Hinsdale handled the “too many banks” issue. All new “banks” are not allowed to use first floor spaces – that alone would deter 95% of them.
- Stop conservatism.
- Consider the impact of potential Village expenditures for redevelopment and marketing efforts on the community as a whole.

### Perception

- The Village residents need to embrace Downtown again.
- Need to retain businesses longer.
- There is not enough parking.
- Perception is more important than reality.
- The “average Joe” is forgotten, and people with deep pockets get what they want.
- Eighty percent (80%) of the Village’s zoning requests are approved.
- Glen Ellyn Homes gets 50-foot wide lots, yet someone who owns a 100-foot wide lot nearby (in a neighborhood of other 50-foot wide lots) can’t subdivide their property. It results in a feeling of animosity towards the Village.
- There is a perceived and a real parking shortage.

### Merchants and Merchant Types

- Need an anchor store.
- Need diversity of stores.
- Need more lunch and breakfast restaurants.
- Consider “natural” and “green”.
- Family-oriented.
- Retail-focused.
- More stores.
- Fewer banks.
- Men’s clothing store.
- Not enough big name stores.
- Too many “mom and pop” stores.
- Add more “everyday” stores.
- Like McChesney and Miller Grocery.
- Like Cabs.
- Need a music store.
- Children and teens – affordably-priced merchandise and activities for them to do.
- Need a sporting goods store.
- Need a bed and breakfast or a historic hotel.
- Need regional or national retailers.
- Need a kid’s diner (i.e. Choo Choo Café).
- Need a gift/shabby chic store.
- Open the bowling alley under the Glen Art Theatre.
- Need hip, brand name shoes.
- Need a mom and pop-type deli and sandwich shop.
- Need a hobby shop.
- Need more upscale restaurants.
- Expand the bookstore.
- Need more restaurants in the low-price range.

- Need home fashions – hard and soft.
- The Downtown used to be a community “staple”.
- The Glen Art Theatre is a community asset.

### Activities, Events, and Civic Destinations

- Need more entertainment – music, bowling, theater.
- Consistency results in success for events.
- Downtown events held and/or planned for include:
  - Cicada Mania (2007).
  - Olympic Scavenger Hunt (planned for 2008).
  - Art around Town.
  - Progressive Dinner.
  - Taste of Glen Ellyn.
  - Jazz Fest.
  - Sidewalk Sale.
  - Holiday Walk.
  - Art in the Park.
  - Santa, elves, and carriage rides in December.
  - Music on Main in the summer (the five Saturdays in June 2007 included three or four musical performances per Saturday).
  - Halloween Trick-or-Treating.
- Need more recreation events and options.
- Need more special events.
- Need a recreation area.
- There is no car show in the summer.
- The Public Library is a destination in the greater Downtown area.

### Streetscape

- Clean up garbage in the overflowing public trash receptacles.
- Need better snow removal
- Like the large flower pots and hanging flower baskets.
- Trees, flowerbeds (including the horse trough island at Main and Crescent), awnings, and building architecture contribute to the Downtown atmosphere.
- Like the diverse storefronts.
- Hometown feel.
- Needs to be livelier and busier.
- Need lighting of trees and buildings – not just for the Christmas season.
- Need more flowers and plantings.
- Not enough foot traffic.
- Need brick-paved, clean sidewalks and crosswalks.

### Favorite Buildings and Storefronts

- 482 Main Street, architectural features.
- 490 Main Street, well-maintained, great windows for retail, pretty wooden doors.
- Glen Ellyn State Bank Building at northeast corner of Main and Crescent.

- Civic Center.
- Katy's Boutique storefront.
- Bookstore storefront.
- St. Petronille Church and School.
- Knickers.
- Paul's Shoe Service.
- Shannon's, Cab's, and Figo have attractive, inviting exteriors.
- Horsley Building (southwest corner of Main and Crescent).
- Tap House Grill.
- The Renaissance Art Studio building – Tudor Style.
- The building that houses M&Em's Children's boutique.
- An article "Building Heights Make Statements about Villages" (date unknown) was provided by one of the interviewees. The article discusses how communities struggle balancing the desire for "old-fashioned downtowns" and "old-fashioned tax bills". (Paul Green with Roosevelt University's Policy Studies Department was quoted above.)

### Advertising Opportunities

- The Glen Ellyn Sun
- Glen Ellyn News
- Chicago Tribune – triblocal.com and in print ("Sunday Magazine")
- West Suburban Living Magazine
- Suburban Life Community Newspapers
- Chicago Magazine
- Cinema Screens: Glen Art Theatre, Tivoli (Downers Grove), and York (Elmhurst)
- Cable (Comcast and Wide Open West)
- Radio (WERV, The River)
- Main Street Kiosk
- EDC's publicist is a regular contributor to The Glen Ellyn Glimmer Magazine
- Should advertise in Downtown Chicago

### Means of Communication

- Email
- Meetings
- Direct mail
- Word of mouth
- Social gatherings

### Recommendations for Downtown Organizations

- Encourage foot traffic, increase commerce, and schedule events to promote interest in the Downtown.
- Full-time, paid marketing and event coordinator, with duties such as streetscape maintenance (garbage removal, snow removal, etc.) and business communication/coordination.
- Need adequate funding.
- Since the Chamber of Commerce cannot focus solely on the Downtown, another organization should carry that responsibility.
- Have more influence with Village leaders in supporting Downtown businesses.

- Look at other communities to see what they are doing.
- More recognition for businesses.
- There are too many cross-purpose organizations.
- Do the right thing, even if it isn't a popular decision.

### College of DuPage

The College of DuPage (COD) has numerous resources that could benefit Downtown businesses and residents, and – in turn – the Downtown businesses and residents could benefit the COD.

#### Resources

Several COD resources – including business, hospitality, culinary, and the visual and performance arts – could partner with the Village and Downtown businesses to add to the vitality of the Downtown.

##### *Illinois Small Business Development Center in the Center for Entrepreneurship*

The Small Business Development Center (SBDC) offers training, counseling, and consulting services to Illinois businesses at little or no cost to the businesses. The SBDC serves new and existing businesses alike, and is part of a “statewide network of small business resource providers sponsored in part through state (Illinois Department of Commerce and Economic Opportunity) and federal (U.S. Small Business Administration) grants.”<sup>1</sup> The network includes academic, government, and private business resources.

##### *Hospitality Administration*

The Hospitality Administration Program at the COD includes food service, culinary arts, and hotel/motel management disciplines. It is accredited by the American Culinary Federation (ACF) and acknowledged by the Educational Foundation of the National Restaurant Association as a partner in education.<sup>2</sup>

##### *Fine and Applied Arts*

The Fine and Applied Arts disciplines in the Liberal Arts Division at the COD includes drawing, painting, computer art, ceramics, jewelry, printmaking, papermaking, sculpture, music, theater, advertising, design, illustration, graphic arts technology, motion picture/TV, and photography.

#### Potential Partnerships

Several representatives of the COD have been interviewed to discuss ideas how the College can be further integrated into Downtown Glen Ellyn’s daily life and special events.

The Jazz Fest is a popular event mentioned by many Downtown Strategic Plan interviewees and participants, was scheduled again for 2008, and was highly popular and successful in its second year.

Events held at the McAninch Arts Center have included the opportunity for ticket holders to board a shuttle at the COD, travel to a Downtown Glen Ellyn restaurant for a pre-performance dinner, and take the shuttle back to the COD for the performance.

Additional opportunities for future partnerships include:

- Speaking Engagements through the Chicago Council of Global Affairs
- Global Art Film Festival at the Glen Art Theatre
- Internships with Local Restaurants

---

<sup>1</sup> [www.cod.edu/bpi/sbdc.htm](http://www.cod.edu/bpi/sbdc.htm)

<sup>2</sup> <http://www.cod.edu/academic/occvoced/hospadmi/about.htm>

- Student Participation in the Taste of Glen Ellyn
- An Outdoor Summer Performance Series in the Downtown
- Other Events throughout the Year

### Map Exercise

During most interview sessions, maps were distributed and participants were asked to draw their responses to the following four concepts:

- Draw a boundary around the area you perceive to be the Downtown.
- Circle the three most important destinations in the Downtown area.
- Place an “X” over the worst feature of the Downtown area.
- Draw arrows where you primarily enter and exit the Downtown.

No two maps were alike. The boundaries ranged from “off the page” to all different shapes and sizes. Some of the most important destinations that more than one individual listed included the Civic Center, the Glen Ellyn train station, the Library, McChesney and Miller Grocery and Market, the Glen Art Theatre, and the Post Office. Some of the common dislikes in the Downtown included the Glen Ellyn train station, railroad crossings, and the Crescent/Glenwood public parking lot. Many participants access the Downtown via Main Street, and most trips are to/from the south side of the Downtown via Main Street and Park Boulevard.

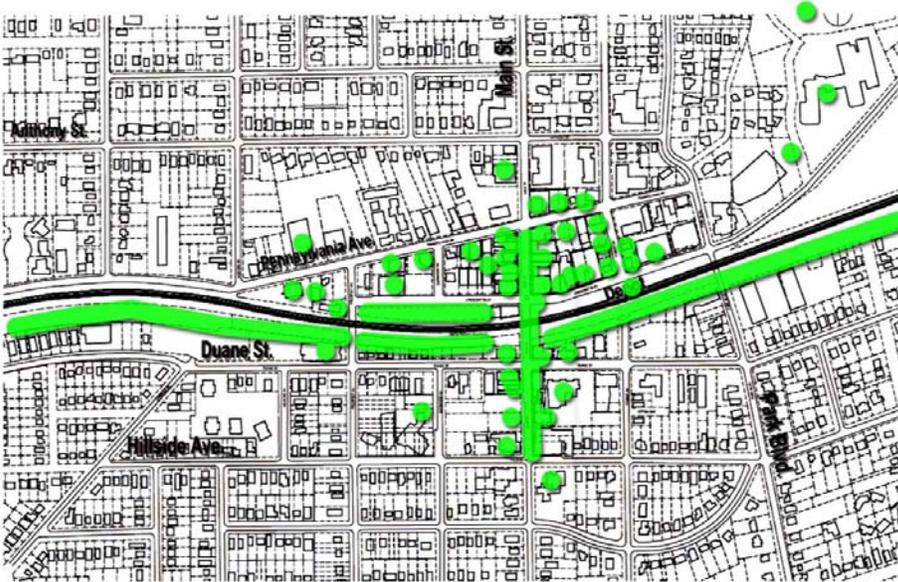
#### *Downtown Boundary*

The most interesting aspect of the mapping exercise was the size of the area of the Downtown that everyone agreed upon. The map exercise participants all agreed to a common area bounded by Pennsylvania Avenue to the north, the railroad tracks to the south, Prospect Avenue to the west, and Forest Avenue to the east. The extreme boundaries ranged from Hawthorne Boulevard to the north, Phillips Avenue to the south, Evergreen Avenue to the west, Montclair Avenue to the east, and Lake Ellyn to the northeast. The red lines represent all the different boundaries outlined by the participants.



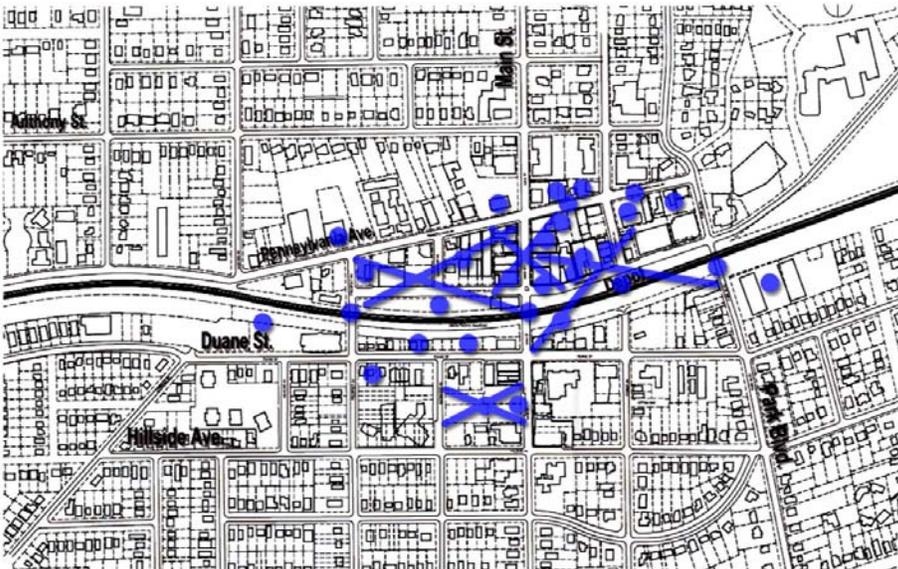
### *Most Important Destinations*

Many features identified by the participants included shopping and restaurant destinations along Main Street, Crescent Boulevard, and Pennsylvania Avenue; civic and institutional destinations such as the Civic Center, St. Petronille Church, the Library, the Glen Ellyn train station, Glenbard West High School, and Lake Ellyn; the DuPage Medical Clinic; public parking lots; and the Illinois Prairie Path. Most of the destinations are located in an area bounded by Pennsylvania Avenue to the north, Hillside Avenue to the south, Prospect Avenue to the west, and Forest Avenue to the east.



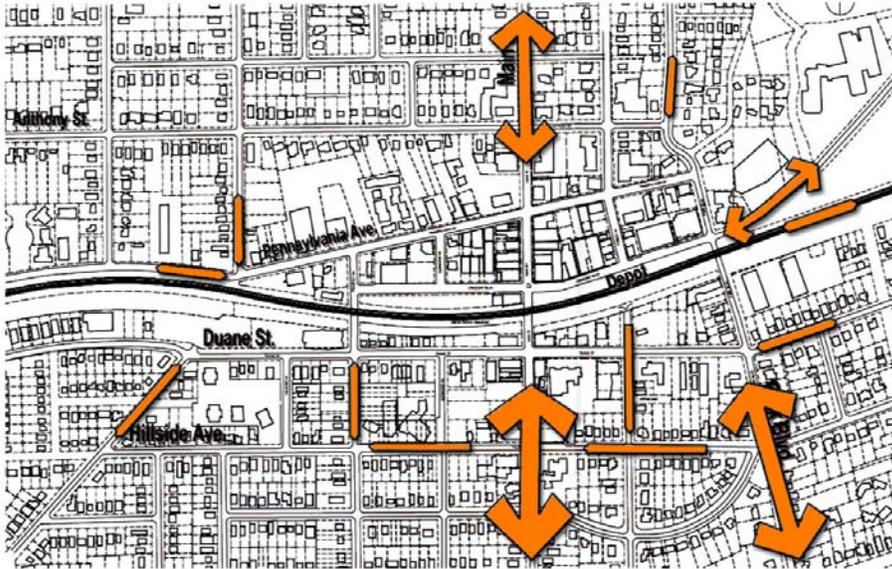
### *Worst Features*

Some of the worst features are also some of the most important destinations identified above, such as the Glen Ellyn train station, the Glen Art Theatre, and public parking lots. Other worst features that were identified aren't necessarily unattractive buildings, but vacant tenant spaces. Most of the worst features are located in an area bounded by Pennsylvania Avenue to the north, Hillside Avenue to the south, Prospect Avenue to the west, and Park Boulevard to the east.



### Access

Many of the participants accessed the Downtown to/from the south (40 trips via Main Street and 31 trips via Park Boulevard). The next most common Downtown access points included Main Street to/from the north (20 trips) and Crescent Boulevard to/from the east (16 trips). Other access points identified include Pennsylvania Avenue, Prospect Avenue, Forest Avenue, Hillside Avenue, Duane Street, Park Boulevard to the north, Western Avenue, Lorraine Road, and Metra. One individual noted his/her walking route from the southwest, through the South Main parking lot, to Main Street.



### Written Comments

In addition to the drawing exercise, people provided other comments on their maps, including:

- The fire station property could be redeveloped to provide a large tax base – one developer proposed an upscale hotel, shops, and parking.
- Don't forget the importance of the underpass.
- Important Destinations
  - Glen Oak Restaurant
  - Glen Art Theatre
  - Einstein Bagels
  - Youngs
  - Paul's Shoe Service
  - Express Press
  - McChesney and Miller
  - Starbucks
  - Tap House Grill
  - Library
  - Shannon's
  - Metra/Train/Depot
  - St. Petronille
  - Cab's

- Restaurants
- Churches
- Ali Kat
- Cosmo's Beauty Bar
- Cleaners
- M&Em's
- Bakery
- Camp Cosmetics
- Good Works
- Bookstore
- Knickers
- Dance Studio
- Post Office
- A respondent's studio
- Honey Modern Comfort Cafe
- Giesche Shoes
- Hair Salon
- Lake Ellyn
- Glenbard West High School
- A respondent's office (a Downtown bank)
- Figo
- Cute Shops on Duane Street
- Santa Fe
- Drury Design
- Civic Center
- Prairie Path
- European Market
- Horse Trough
- Enchantments

- Worst Features

- Train Station is in Disrepair – Especially Exterior
- Flower Clock without Hands – should be a fountain and pond.
- "Bum" (Volunteer) Park
- Patio at Crescent Boulevard and Forest Avenue
- Train Station is in Disrepair
- Condition of the buildings on Main and Pennsylvania
- Little Parking
- Many buildings are not very inviting.
- Oversized, old, and outdated store signs.
- Banyan Tree Mall
- Least Favorite Park at Park Boulevard and Crescent (Dangerous)
- Schocks Park
- Empty Tenant Spaces
- Area Behind Duane Street Buildings
- Need to Remodel Buildings
- Old Karmis Carpet Building

## **Downtown Advisory Committee (DAC)**

The DAC was created to serve as a “sounding board” for the community during the planning process, to inform and guide the planning team in regards to the existing conditions of the community, and to provide feedback regarding potential future scenarios for the Downtown. Each member is a spokesperson of the group he/she is representing. The DAC members are as follows:

- Rinda Allison, Chairperson
- Dan Anderson, Historical Society
- Iain Dickie, Architectural Review Commission
- Linda Dykstra, Plan Commission
- Scott Hamer, Chamber of Commerce
- Beth Howley, Go Downtown!
- Jean Kaczmarek, Resident at Large
- Rob Kelley, Downtown Business Owner
- Tim Loftus, Historic Preservation Commission, Historical Society, Citizens for Glen Ellyn Preservation
- Pat Melady, Downtown Property Owner
- Jim Meyers, Economic Development Corporation (EDC)
- Sandy Moore, Retail Business Owner
- E. Jessica Pekny, Downtown Glen Ellyn Alliance, Downtown Business Owner
- Ann Riebock, School District 41
- Jennifer Shannon, Downtown Restaurant and Property Owner

## Main Street Design Studio and Charette

On June 2, 2008, the TBS Team moved into 476 Main Street to prepare for two "Town Hall" meetings and be available for residents, business owners, and friends of Downtown Glen Ellyn to drop by and discuss their hopes and dreams for the future of Downtown Glen Ellyn. The turnout included over 80 people at the Monday night Town Hall Charette, 40 people during the drop-in Main Street Design Studio, and 50 people at the Wednesday night Town Hall meeting held in the Main Street Design Studio space.



**You are invited!**

The planning process for the **Downtown Strategic Plan** began this spring, and now we need your thoughts and ideas! The purpose of the plan is to create a vision for the future of the Downtown and to identify the steps to make this vision a reality. The purpose of the Main Street Design Studio is to gather dreams, design solutions, and investment ideas that could eventually become a part of the final strategic plan. The Design Studio will be open to the public on Tuesday, June 3, and Wednesday, June 4.

You are invited to stop by to discuss and sketch out your ideas for Downtown Glen Ellyn. Although this is not the only opportunity for your input, this is the most **unique opportunity** during the planning process. **We enthusiastically encourage you to participate!**

**June 2008 Main Street Design Studio Hours:**

Event	Date	Time	Location
Town Hall Charette*	June 2	7:00 p.m.	Civic Center, 535 Duane Street
Design Studio	June 3	9:00 a.m. to 9:00 p.m.	476 Main Street
Design Studio	June 4	9:00 a.m. to noon	476 Main Street
Town Hall Meeting*	June 4	7:00 p.m.	476 Main Street (or Civic Center)

\*Town Hall events for the general public will be held this week in addition to the Main Street Design Studio hours. Please visit [www.glenel.org](http://www.glenel.org) for Town Hall Meeting descriptions and agendas, and for future Downtown Strategic Plan updates.

This event is hosted by Town Builder Studios and sponsored by the Village of Glen Ellyn.  
The studio space is provided by Joe Costello of Costello Jewelers.  
Please contact Steve Hubeberg, AICP, Planning and Development Director, at 630-547-5040, if you have any questions.



### Town Hall Charette

On Monday, June 2, following a presentation of preliminary findings by the consulting team, the participants broke out into five small groups to brainstorm and draw out ideas about the potential future of Downtown Glen Ellyn. When the groups were done with their activities, the large group reconvened, and the spokesperson for each small group presented the ideas to the entire audience. The evening was productive and enjoyable.

### Main Street Design Studio

The doors were open for visitors to drop-in for 12 hours on Tuesday, June 3, and for four hours on Wednesday, June 4. A steady stream walked through the doors, keeping the ideas flowing and the design staff busy.

### Town Hall Meeting

On Wednesday, June 4, the Town Hall Meeting was held in the Design Studio, and a wrap-up presentation of the three-day event was followed by a question and answer session.

The following pages contain the notes and summaries of the meetings and events that occurred in Downtown Glen Ellyn from June 2 through June 4, 2008.

## Town Hall Charette: Market Analysis Overview, Visioning Session and Charette

Village of Glen Ellyn, Illinois

Monday, June 2, 2008

---

### Agenda

1. Introductions  
Moment of Silence for Trustee Sara Lee  
A Show of Hands  
Presentation of Findings
  2. Question and Answer Session
  3. Small Group Discussion and Charette
  4. Small Group Presentations
  5. Meeting Summary  
Overview of Events for Tuesday, June 3, and Wednesday, June 4
  6. Adjourn
- 

### Meeting Notes

The Town Hall Charette was held at 535 Duane Street in the second floor gymnasium. Approximately 60 people were in attendance.

In addition to the following narrative, please refer to the PowerPoint presentation slides titled: "Town Hall Charette".

1. **Introductions, Moment of Silence for Trustee Sara Lee, A Show of Hands, Presentation of Findings**  
The Town Builder Studios (TBS) Team of TBS, Gruen Gruen + Associates, Walker Parking Consultants, and BauerLatoza Studio, was introduced to the audience.

A moment of silence was observed for Trustee Sara Lee. She had an extensive resume of public service and passed away one week prior to this meeting.

The audience was asked to raise their hands if they had participated in interviews or served on the Downtown Advisory Committee (DAC) prior to this meeting. There was a good turnout of individuals who had already participated in the process; however, there were plenty of new participants as well.

The TBS Team members took turns presenting the findings to-date for the "data collection and analysis" and "market analysis and recommendations" segments of the planning process. Highlights of the presentation are as follows:

- a. Town Builder Studios presented an overview of the data collection and analysis process, and the land use and design issues as they relate to the Downtown, including:

## Planning Process

1. Data Collection and Analysis
2. Market Analysis and Recommendations
3. Vision Statement and Two Concept "Bubble Diagram" Concept Plans
4. Refinement of a Preferred Downtown Strategic Plan
5. Parking, Circulation, and Access Analysis
6. Implementation Strategies
7. Draft Report
8. Final Report

## Individual and Small Group Interviews – Common Themes

### Parking

Employee, customer, commuter – need to accommodate these users  
Garage/Structure – need to consider this type of parking facility

### Businesses – recruit

Anchor store, men's, kids, teens

### Businesses – retain

Keep what we've got

### Circulation

Consider eliminating the one-way streets, build a pedestrian underpass

### Design

Buildings, streetscape – good base, needs maintenance and enhancement

### Ambiance

Historic, Tudor style, trees, flowers, plants, awnings, brick sidewalks and crosswalks, signs – good base, needs maintenance and enhancement

### Downtown Organizations

There are many with overlapping functions

### Events

Jazz Festival, Taste of Glen Ellyn, Trick or Treat, Holiday Walk, want more

### Maintenance and Upgrades Needed

Building exteriors, building interiors, streetscape

## Comprehensive Plan Overview

- The Downtown is the "historic commercial and multi-purpose focal point" in Glen Ellyn.
- Retail is primarily along Main Street and Crescent Boulevard.
- In 1999, Glen Ellyn's train station was the Union Pacific West Line's busiest commuter station. In 2006, it was ranked fourth behind Elmhurst, Wheaton, and Geneva, with approximately 350 fewer passengers than in 1999.

- Parking is not well-distributed.
  - “Upgrade the image, appearance and convenience” of the Village’s Downtown streets, buildings, parking lots, and open spaces.
- b. Gruen Gruen + Associates presented an overview of the market analysis, including recommending the following strategies for Downtown Glen Ellyn:
- Facilitate development of a critical mass of dining, cultural and recreational magnets, and market rate residential units.
  - Nurture and retain existing businesses, and incubate new businesses.
  - Enhance connections and engagements with the College of DuPage (e.g. Global Art Festival, a band shell, event programming, business assistance, a culinary market, etc.)
  - Enhance community event programming.
  - Augment parking.
  - Enhance wayfinding and signage.
  - Create an iconic gathering space and greenway, and integrate it with housing.
- c. Walker Parking Consultants presented an overview of the existing parking and circulation issues impacting the Downtown, including the following points of consideration:
- Current parking restrictions (permits, time limits, etc.) – should they be retained or changed?
  - Proximity of parking to destination points
  - Perception of how easy or hard it is to find a space
  - Special events – should there be more parking?
  - Is current traffic flow user-friendly?
  - Is more parking needed in the Downtown area?
- d. BauerLatoza Studio presented an overview of the historic inventory of the Downtown, including the following programming notes:
- Preserve special character of Glen Ellyn
  - Maintain/restore original facades and storefronts
  - Infill and new construction sensitive to the character of the Downtown
    - Materials
    - Details
    - Roof lines
    - Massing
    - Style
    - Scale
  - Glen Ellyn heritage key asset to the development revitalization

## 1. Question and Answer Session

A brief question and answer session was held at the conclusion of the presentation. In addition, two written questions were submitted at the conclusion of the evening. The questions and responses are as follows:

*Will the CBD boundaries be expanded?*

The location of the Central Business District (CBD) will be determined during this planning process. When the concept plan alternatives are developed and then refined into a preferred plan alternative, a better understanding of the potential size and location of the CBD will be known. Please note that the Village's official determination for the CBD boundary will be made when the Downtown Strategic Plan is adopted by the Village Board.

*Are there any building height limitations being considered?*

Yes, building height dimensions will be considered during the concept plan development, plan refinement, and plan implementation steps of the Downtown Strategic Plan process.

## 2. Small Group Discussion and Charette

The participants were asked to break themselves into groups of eight to 10 people and participate in brainstorming and design charette exercises. The activities included:

Part 1 – Brainstorm key words, phrases and ideas that describe an ideal future for the Downtown.

What are the group's three favorite key words or phrases that describe an ideal future for Downtown Glen Ellyn?

Part 2 – Map Exercises.

1. Core Shopping District. Where should the core shopping district boundaries be located?
2. Community Gathering Space. Where should a community gathering space (or spaces) be located?
3. Parking and Traffic. Consider the needs of Downtown shoppers, commuters, residents, and community event participants. What types of parking and traffic changes should be made and where?
4. Downtown Attractions for All Ages. Consider the needs of seniors, families (parents with children), young professionals, and teenagers. What types of activities (both passive and active) should be provided and where?

## 3. Small Group Presentations

Small group spokespersons presented the ideas on the maps and on the accompanying worksheet.

### Key Words

- Connectivity
- Cultural
- Aesthetic Identity
- Lively
- Cohesive
- Financially Viable
- Train Issues
- Parking
- Attractions

- Arts-Related Gathering Place
- New Train Station
- Men's and Teen/Young Adult Clothing Lifestyle Stores

#### Core Shopping District

- Anthony to the north, Hillside to the south, Prospect to the west, and Park to the east.
- Buildings need to be attractive to train passengers.
- Before too much money is invested in a potential project and/or business, the building/zoning codes should be reviewed by the prospective developer and/or business owner.
- Hillside to Anthony, Western to Park.

#### Community Gathering Space

- South – train tracks (Prairie Path area made into greenspace).
- Farmers Market parking lot.
- North – train tracks near train depot.
- Near the Glen Art Theatre and Glen Ellyn train station.
- Centrally-located.
- Six businesses near theater.
- Move clock.
- Look to Oak Park, Illinois, for community gathering space examples.
- Farmers Market and Taste of Glen Ellyn – restaurants are too close.
- Across from Civic Center.
- In an open air mall.

#### Parking and Traffic

- Antique mall area – parking garage?
- A structure behind the Civic Center?
- A structure behind the Fire Station?
- Not good – three-hour rather than all day.
- Second level garage at the Civic Center, the Crescent/Glenwood lot, the Schocks lot, and/or the southeast corner of Park and Crescent (north of the tracks).
- Tall buildings are placed within continuity.
- Design has to be considered behind the Civic Center – there is a slope.
- Move the horse trough.
- Provide parking east of Park for commuters and students or have School District 87 build a parking deck behind Glenbard West.

#### Downtown Attractions for All Ages

- Something for teens.
- Teen center?

- Maximize the Glen Art Theatre (film festival).
- Promote outdoors – fitness/promote biking and walking; outdoor dining/greenspace; and develop central greenspace area north and south of the train station.
- The Floral Clock is not noticeable.
- Harris Bank – was shot down for a teen center.
- Teens are spenders.
- Urban Outfitters
- Old Navy
- Open air malls with two-sided retail stores.
- More food options for students – fast food burgers/"Subway"-types of places.
- Kids clothing stores, Abercrombie, Urban Outfitters, men's stores.

**4. Meeting Summary and Overview of Events for Tuesday, June 3, and Wednesday, June 4**

At the conclusion of the small group presentations, the consulting team discussed concepts identified by the small groups, then invited the participants to stop by the Main Street Design Studio on Tuesday or Wednesday, and attend the Town Hall Meeting at 476 Main Street on Wednesday evening.

**5. Adjourn**

The meeting adjourned at approximately 10:00 p.m.

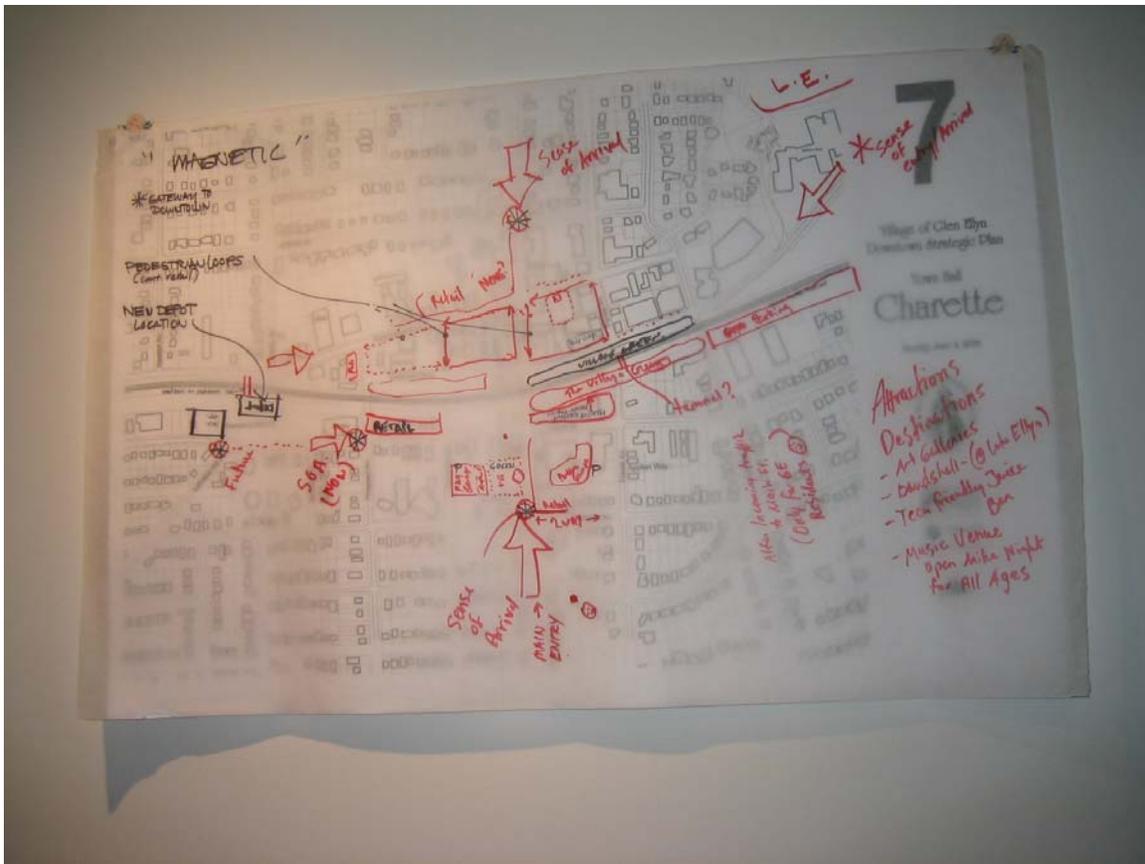
# Charette Illustrations

*The drawings and comments on the following pages are the result of small groups of eight to 10 people collaborating during the Town Hall Charette on June 2, 2008. The maps were illustrated – and notes were taken – by the participants in each small group.*



### Key Features

- Install a parking structure behind the Civic Center.
- Move the Farmers Market from the South Main parking lot to a different location.
- Construct a new Glen Ellyn train station.
- Pedestrian Mall along Crescent between Main and Forest.
- Pedestrian underpass at Main and the railroad tracks.
- Parking garage at Schocks Park parking lot.
- Visitor center at the Fire Department.
- Metered parking along Main and free parking further out.



## Key Features

- "Magnetic."
- Install primary gateways on Main at Anthony and Hillside to establish a "sense of arrival."
- Install gateways at Duane and Lorraine, Duane and Prospect, and Crescent and Ellyn Avenue.
- Pedestrian loops (continuous retail) for two blocks bounded by Pennsylvania, Glenwood, Crescent, and Forest.
- A possible third pedestrian loop west of Glenwood.
- Village greens on either side of the railroad tracks between Main and Park Boulevard.
- Consider a pedestrian tunnel at Forest and the railroad tracks.
- Consider moving the Fire Station.
- Move the train station adjacent to the Duane/Lorraine parking lot and build a parking garage to the southwest of the train station.
- Add attractions and destinations such as art galleries, a band shell at Lake Ellyn, a teen-friendly juice bar, a music venue (open mike night for all ages).
- Construct a parking garage behind the Civic Center.
- Allow two-way traffic on Hillside.
- Redevelop the South Main parking lot into a Village green on the east half, and retail and parking garage on the west half.



### Key Features

- The Downtown boundaries are generally located at Pennsylvania to the north, Hillside to the south, Prospect to the west, and Park Boulevard to the east.
- Potential parking structure locations include: behind the Fire Station, behind the Civic Center, and at Schocks Park parking lot.
- Use permeable pavement at the east half of the South Main parking lot and convert it into a “multi-use” space.
- The boundaries of a large community greenspace are: Crescent to the north, Duane to the south, Main to the west, and Park Boulevard to the east.



## Key Features

- The Downtown boundaries are generally located at Pennsylvania to the north (with a Main Street extension to Anthony), Duane to the south (with a Main Street extension to Hillside), Prospect to the west, and Park Boulevard to the east.
- New development at the Fire Station site.
- New train station in its current location.
- The Glen Art Theatre is a key feature of the Downtown.
- Main Street (between Pennsylvania and the railroad tracks) and Crescent (between Glenwood and the Glen Art Theatre) should be public gathering spaces.
- Greenspace should be located throughout the Downtown, with a new public green directly across the street from the Civic Center main entrance.
- Potential parking structure locations include: Crescent and Glenwood, Schocks Park parking lot, behind the Civic Center, and the west end of Memorial Park (east of Park Boulevard).



Downtown Strategic Plan  
**Main Street Design Studio**  
Village of Glen Ellyn, Illinois  
Tuesday, June 3, 2008, and  
Wednesday, June 4, 2008

---

**Agenda**

1. Tuesday Hours: 9:00 a.m. to 9:00 p.m.
  2. Wednesday Hours: 9:00 a.m. to noon
- 

**Studio Notes**

The Main Street Design Studio was an informal gathering of community stakeholders and consulting team members. The public was encouraged to stop by, look at the maps and ideas generated at the Monday night Town Hall Charette session, and participate in an “annotated conversation” (where individuals met with a consulting team member and he/she drew out the ideas that the stakeholders described) or a “community drawing” exercise (where individuals drew out their ideas on paper while talking with a consulting team member).

The following pages contain images and descriptions of the illustrations created during the Main Street Design Studio hours.

# Annotated Conversations

*The maps and comments on the following pages are the result of conversations between the general public and a design staff member during the Main Street Design Studio event. The maps were illustrated by the design staff member during the conversation.*



# Map B



## Key Features

- Construct a Civic Center parking deck
- Move the Glen Ellyn train station directly across the tracks from Civic Center
- Build a Glen Ellyn Green on north side of Duane Street across from Civic Center
- Build a new retail building at southeast corner of Main and Crescent
- Redevelop the Fire Station property

# Map C



## Key Features

- Install metered parking on Main (Pennsylvania to Hillside) and Pennsylvania (Glenwood to Forest)
- Create a Pedestrian and Auto Esplanade on Main (Pennsylvania to Hillside), Crescent (Glenwood to Forest), and Duane Street (Glenwood to Forest)
- Improve the backs of buildings along the RR
- Provide a bike rental opportunity along the Illinois Prairie Path
- Construct gateway arches at Prairie Path and Main, and north side of Crescent at Main

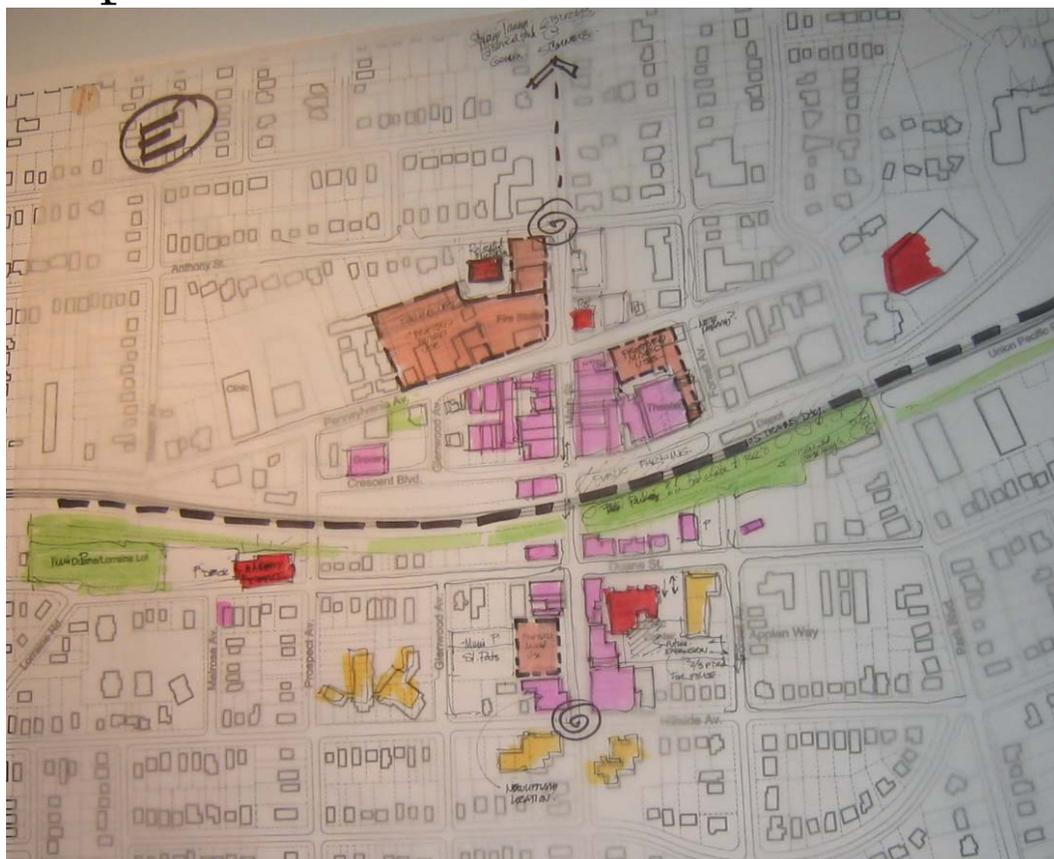
# Map D



## Key Features

- Move the Fire Station to Five Corners, redevelop current site
- Install gateways at Anthony and Main, and Hillside and Main
- Construct parking decks at Crescent and Glenwood (three levels) and Crescent and Forest (two levels)
- Build a new train station near Main
- Construct small pocket parks (40' x 40' square) along Crescent at Prospect, Main, and Park Boulevard
- Create a wintertime "Crescent of Lights" on Main (between Anthony and Hillside)
- Set up a site for a circus at the South Main parking lot
- Install a Civil War Monument in Memorial Park
- Increase the number of parking spots along south side of tracks – Phase I between Main and Forest, Phase II between Forest and Park Boulevard, Phase III two- or three-level deck...would this divide the Village?
- Relocate the Taste of Glen Ellyn to Crescent and Glenwood

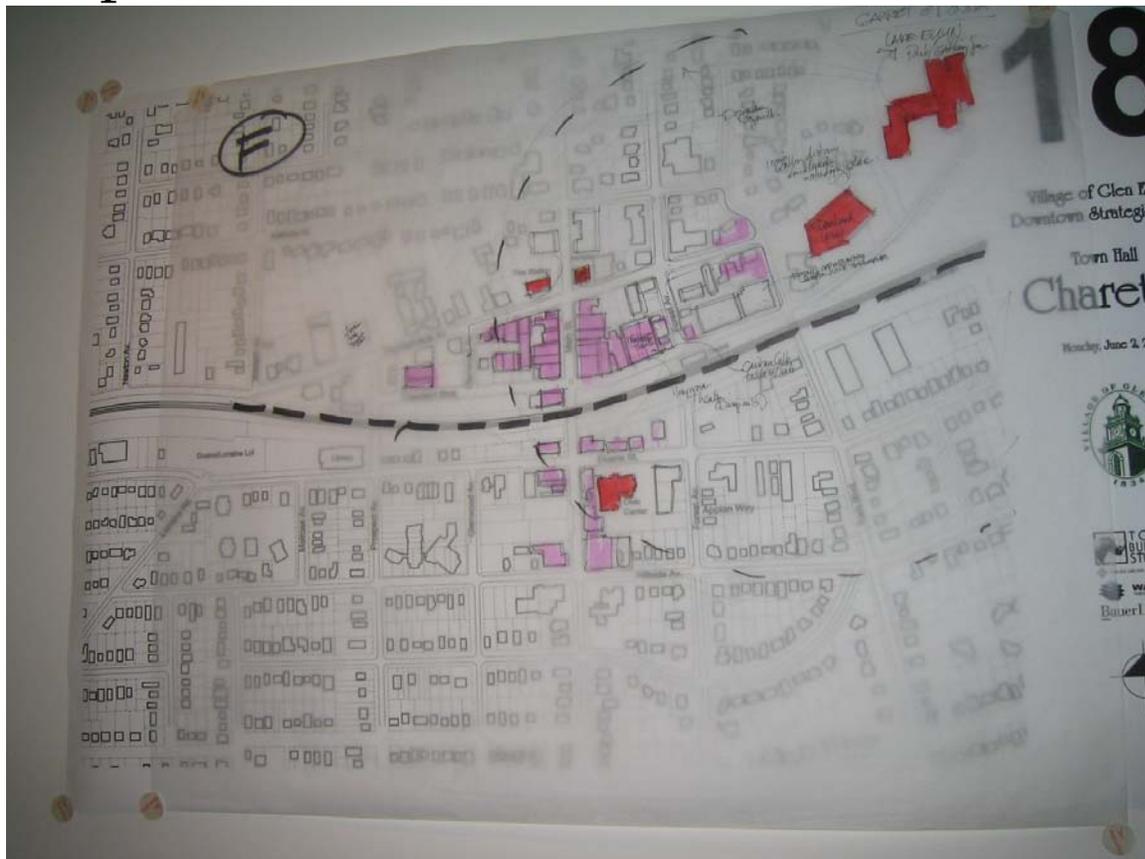
# Map E



## Key Features

- Install gateways at Anthony and Main, and Hillside and Main
- Redevelop the Duane/Lorraine parking lot into a municipal park
- Convert the Library into the train station, relocate Library to the Giesche Shoes location or at the southwest corner of Pennsylvania and Forest, and build a parking deck in the current Library parking lot area
- Convert the Metra lots north of the tracks between Park and Main to customer and public parking
- Convert commuter parking along Illinois Prairie Path south of the tracks into park space
- Construct a mixed-use building at Pennsylvania and Main, Pennsylvania and Forest, and in the Main Street parking lot
- Make a connection to Five Corners, Stacy's Tavern, Historical Park, and Geneva Road six blocks to the north of the north gateway
- Allow two-way traffic on Main
- Relocate the horse trough to Prairie Path Park
- Convert Train Lot B and Train Lot D to greenspace...too close to RR?
- Construct a future Civic Center addition to the south/back side of building (for Police Department), with two- or three-level parking deck (with access off Duane and Forest)

# Map F



## Key Features

- Enhance the public gathering space at Lake Ellyn
- Improve the Glen Art Theatre
- A circle was drawn illustrating the area that is within a 10-minute walking distance of Glenbard West for lunch and studying opportunities for students
- Retail opportunity (e.g. "Jamba Juice" at northwest corner of Crescent and Park Boulevard)
- Bring in "Caribou Coffee" with tables and wifi near the Glen Art Theatre

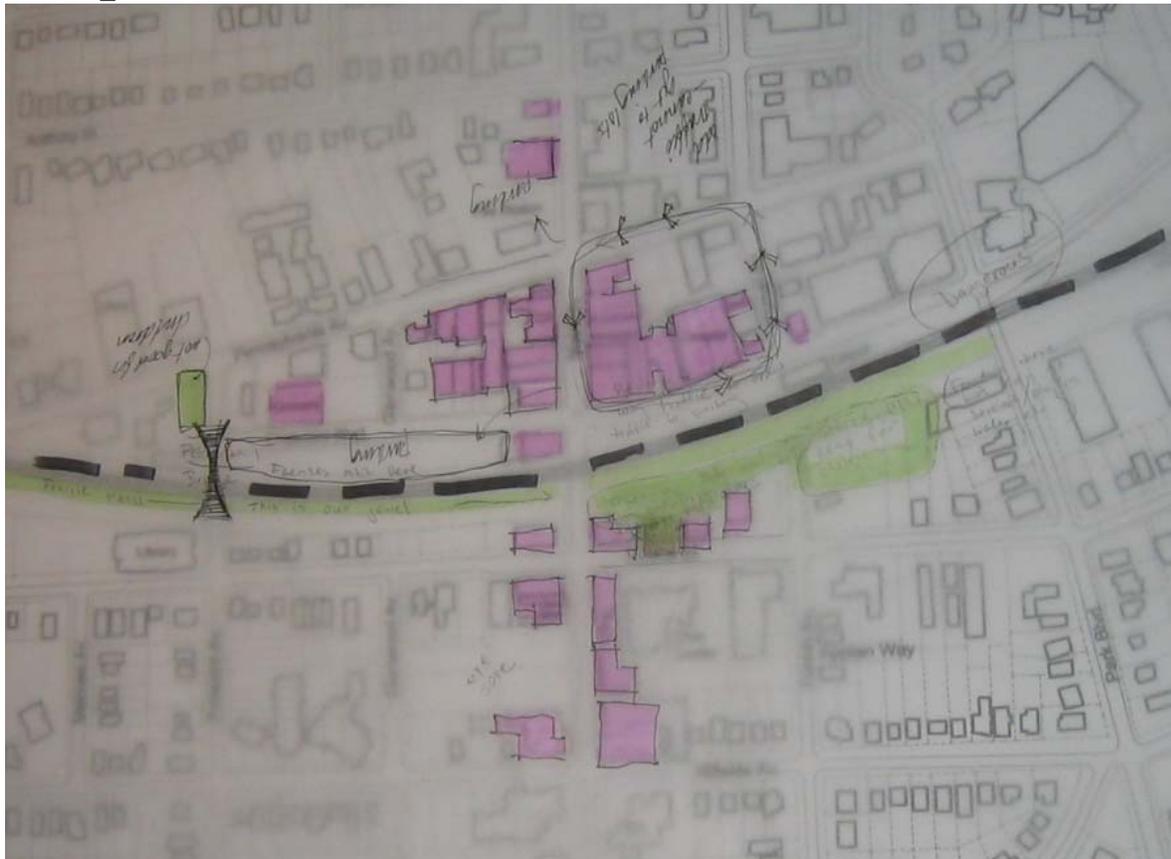
# Map G



## Key Features

- Construct mixed-use redevelopment (residential and office) from Mews to Main on Pennsylvania
- Redevelop area bound by Pennsylvania, Prospect, RR, and Forest
- Construct mid-block parking decks east and west of Main, north of Crescent
- Create a park at the South Main parking lot, including extending the park on top of a new parking garage along Glenwood
- Make Hillside two-way traffic (at least between Main and Forest)
- Construct a Civic Center parking deck with access off Duane and Forest (through existing church property)
- Redevelop NE and NW corners of Forest and Duane, with track-side parking
- Retain one-way northbound configuration, establish new one-way southbound configuration (from southbound Main to westbound on Pennsylvania, southbound on Glenwood, eastbound on Crescent, southbound on Main)
- Create a greenspace on Main between Pennsylvania and Crescent
- Establish a diverse residential housing stock

# Map H



## Key Features

- Main Street parking lot is an eyesore
- Create a small park across the street from Civic Center, expands between buildings and the RR
- Convert commuter parking into a park
- Park Boulevard at Crescent – dangerous intersection
- Purchase buildings on Duane – as they become available, then convert properties into a greenway
- The Prairie Path is the Village's jewel
- Construct a pedestrian bridge on Prospect at the RR
- Relocate the Farmers Market to Crescent and Glenwood
- Volunteer Park is not good for children
- Construct a fountain in Prairie Path Park for kids to go barefoot and play in the water, etc.
- Open up space behind the buildings on Duane and make the area inviting to train passengers and Prairie Path users
- Odd existing traffic pattern, cannot get to parking lots
- Redirect one-way traffic to draw traffic into parking areas

# Map I



## Key Features

- Construct mixed-use at Main Street parking lot, and southeast corner of Duane and Forest
- Redevelop the north side of Duane, between Main and Forest
- Redevelop the train station with retail along Crescent
- Construct a mixed-use development along the west side of Glenwood, between Pennsylvania and Crescent

# Map J



## Key Features

- Move the Fire Station to Five Corners
- Construct a gateway on Main at Anthony and Hillside
- Construct a 50- to 100- bed hotel at current Fire Station site
- Redevelop from Mews to Main; three levels of free parking; pocket park/greenspace at intersection
- Redevelop east of Glenwood (north of Crescent) to back of Main Street buildings, with two levels of free parking
- Establish two-way traffic on Main, and two-way traffic on Hillside east of Main
- Redevelop southwest corner of Pennsylvania and Forest, parking behind
- Construct a new building at the southeast corner of Main and Crescent
- Establish commuter parking at the Duane/Lorraine parking lot
- Construct new mixed-use building on Main Street parking lot, with two levels of free parking behind
- Provide free surface parking at Crescent and Glenwood
- Provide free three-level parking behind Civic Center
- The Volunteer Fire Department is the Village's identity
- Redevelop the NE and NW corners of Duane and Forest
- Install metered parking on Main, Pennsylvania, and Duane
- Construct new mixed-use (retail and residential) redevelopment at northwest corner of Duane and Forest
- Construct new multiple family residential at northeast corner of Duane and Forest
- Relocate the flower clock to Prairie Path Park
- Construct new office and residential on north side of Duane between Prospect and Main
- Construct a new building on south side of Duane in existing parking lot, between Glenwood and Main

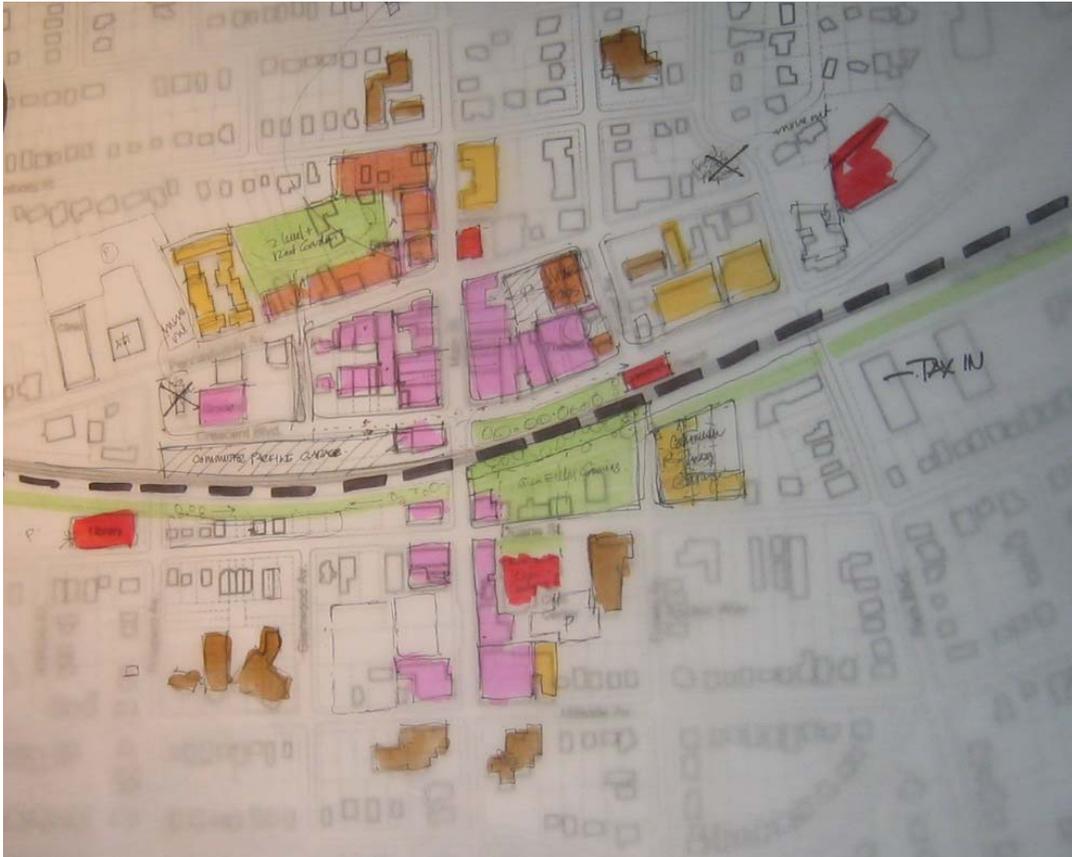
# Map K



## Key Features

- Construct a mixed-use building in the Main Street parking lot
- Build a park at the northeast corner of Hillside and Glenwood
- Construct new buildings surrounding the Fire Station, including two- to three-level parking structure
- Restore the 10-lane bowling alley under the Glen Art Theatre

# Map L



## Key Features

- Construct new two-level parking garage with roof garden east of Mews, connect driveway to Glenwood
- Construct mixed-use development east of Mews to Main
- Move Fire Station to north of St. Charles Road
- Move car service business from Park and Pennsylvania to another location
- Move car service business from Prospect and Pennsylvania to another location
- Build "Glen Ellyn Commons" between the Civic Center and Crescent
- Establish commuter parking at Duane/Lorraine parking lot
- Construct a commuter parking garage at Crescent and Glenwood
- Redevelop the NE corner of Duane and Forest to commuter parking garage with residential
- Bring in Whole Foods at the southwest corner of Forest and Pennsylvania, with parking to the west
- Construct townhomes on north side of Duane, between Prospect and Main

*Note: Map "M" was utilized as a base map during the "Annotated Conversations" and does not contain any information from the public; therefore, it is not included in this report.*

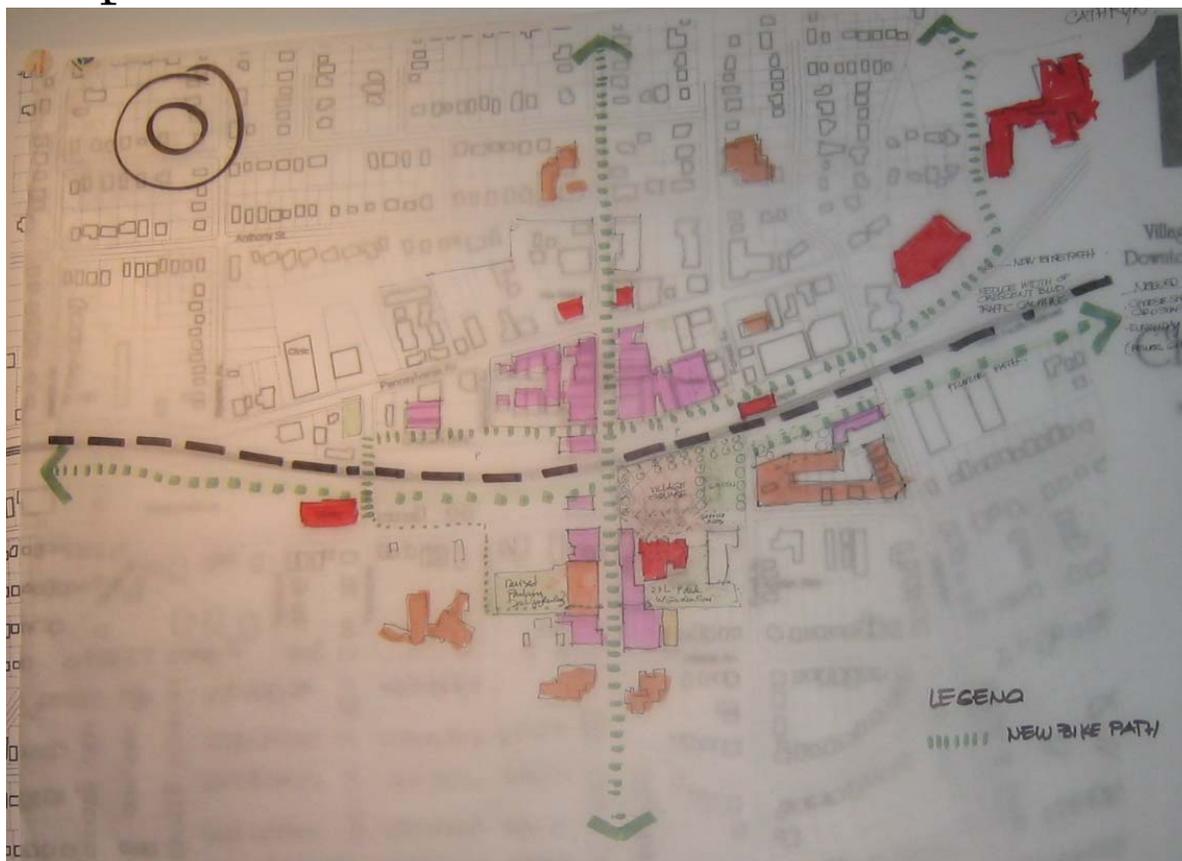
# Map N



## Key Features

- Construct gateways on Main at Anthony and Hillside
- Articulate a pedestrian and bike path connection from the Illinois Prairie Path to Lake Ellyn along Park Boulevard and Deer Path Road
- Establish a bike path connection along Pennsylvania east of Main to Lake Ellyn
- Construct a three-level parking deck east of Mews with rooftop garden
- Construct new buildings at the southeast corner of Pennsylvania and Main
- Relocate the Fire Station to west of Volunteer Park
- Construct mixed-use development at the SW corner of Pennsylvania and Forest
- Construct a new building at the SE corner of Crescent and Main
- Establish two-way traffic on Main, with a traffic circle at intersection with Crescent
- Redevelop the east side of Glenwood to back of Main Street buildings
- Construct a new mixed-use development on the Giesche and South Main parking lot properties, with a parking deck behind
- Build a greenspace entitled "The Village Commons" north of Civic Center, west of Forest
- Construct new residential buildings on both sides of Duane, between Forest and Park
- Redevelop the McChesney block, with grocery along Glenwood, residential above, parking below, and retail at grade

# Map O



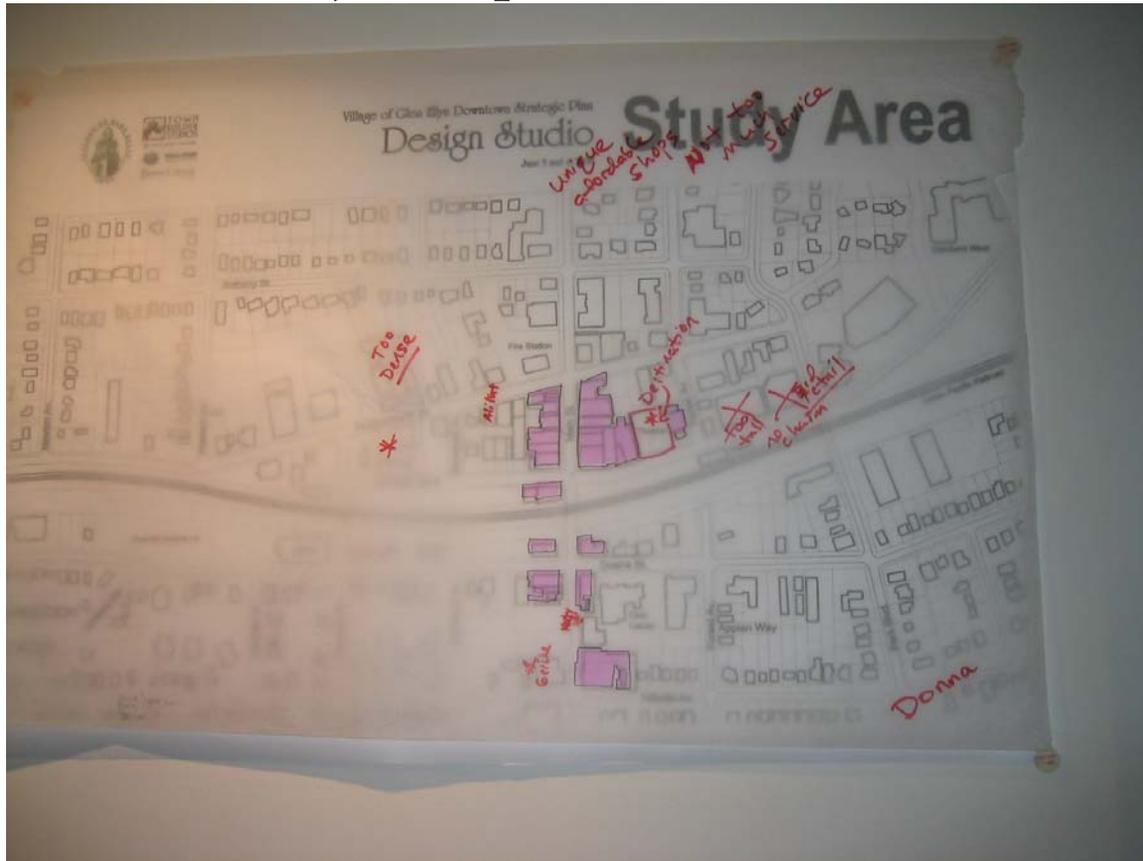
## Key Features

- Install new bike paths along Main, Crescent, Prospect Avenue to Duane to Glenwood, Elynn Avenue
- Reduce width of Crescent, provide traffic-calming
- Redevelop mid-block between buildings on Main and Glenwood
- Redevelop north side of Duane between Forest and Park, keep mall at Park and RR
- Build a Village square centered on Civic Center façade, with a Village green for remainder of block – all across the street from the Civic Center; Duane Street becomes service access
- Construct a mixed-use development in the Main Street parking lot, with a raised parking deck with a garden roof behind
- Construct a two- to three-level parking deck with garden roof behind the Civic Center
- Needed retail: cheese shop, card shop, everyday use stores, fewer gift shops

# Community Drawings

*The maps and comments on the following pages are the result of the general public sitting down with a design staff member or by themselves during the Main Street Design Studio event. The maps were drawn by the individuals and not by a design staff member.*

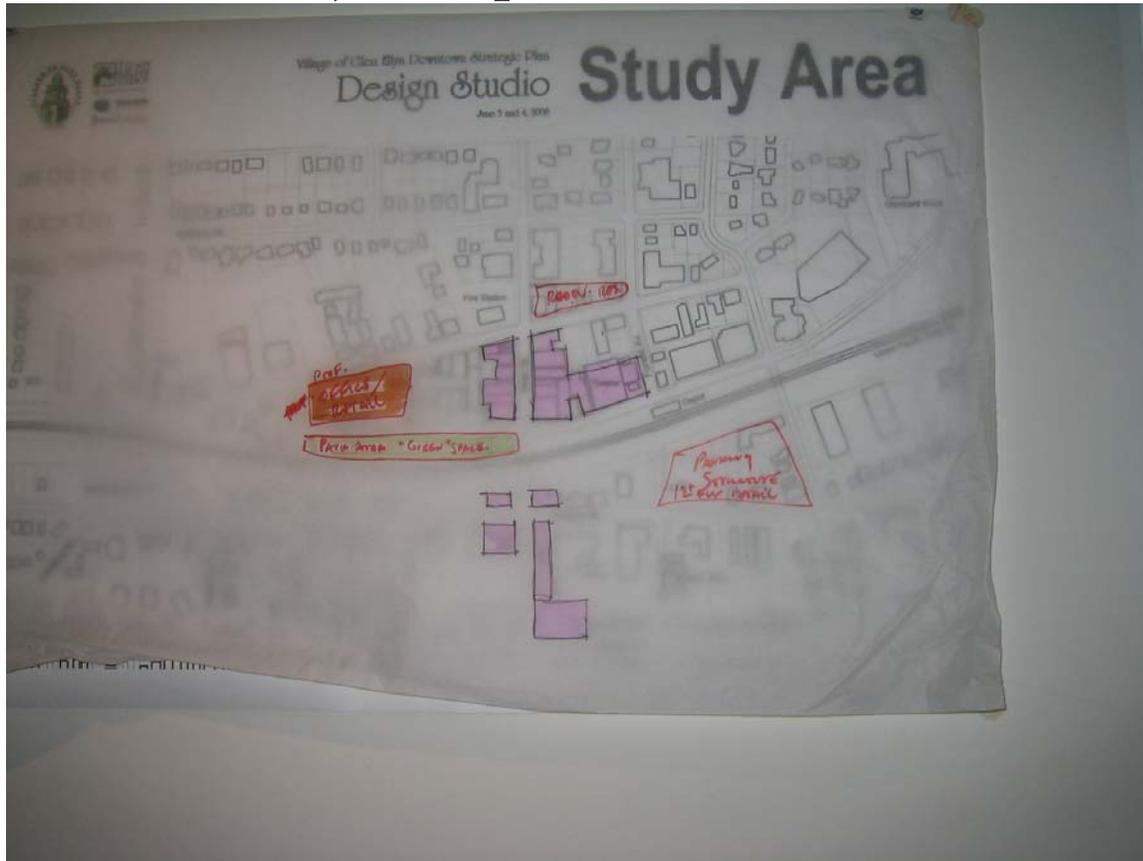
# Community Map 1



## Key Features

- The Mews is too dense
- Need unique and affordable shops, not too much service
- The Glen Art Theatre is a destination
- Mixed-use buildings near Park and Crescent too tall, no charm
- Like Ali-Kat, Giesche, Katy's, McChesney-Miller

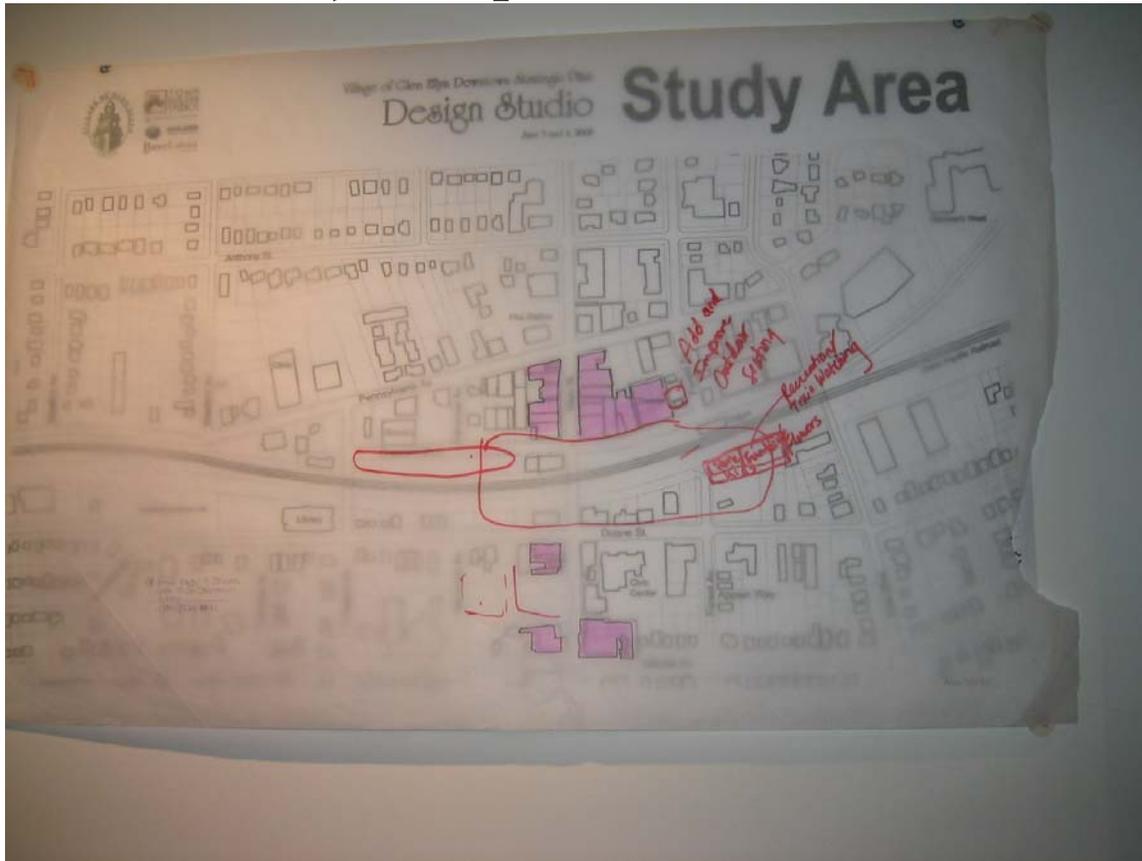
# Community Map 2



## Key Features

- Redevelop north side of Pennsylvania, between Main and Forest, into residential
- Redevelop McChesney-Miller block into professional office and retail
- Create greenspace along south side of Crescent, between Prospect and Main
- Redevelop north side of Duane, between Forest and Park, into parking structure with first floor retail

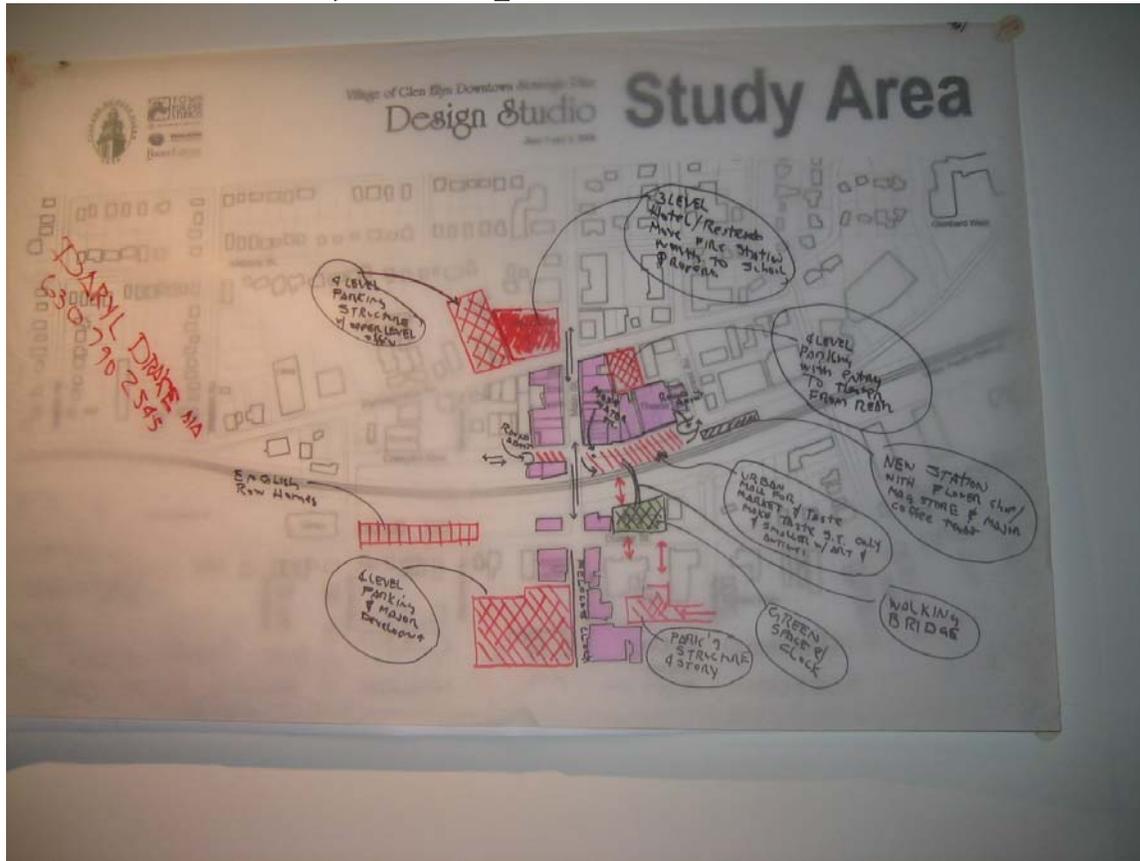
# Community Map 3



## Key Features

- Add and improve outdoor seating at NW corner of Crescent and Forest
- Enhance Prairie Path Park with a fountain, flowers, and an area for kids
- Recreation train-watching opportunities along both sides of the tracks

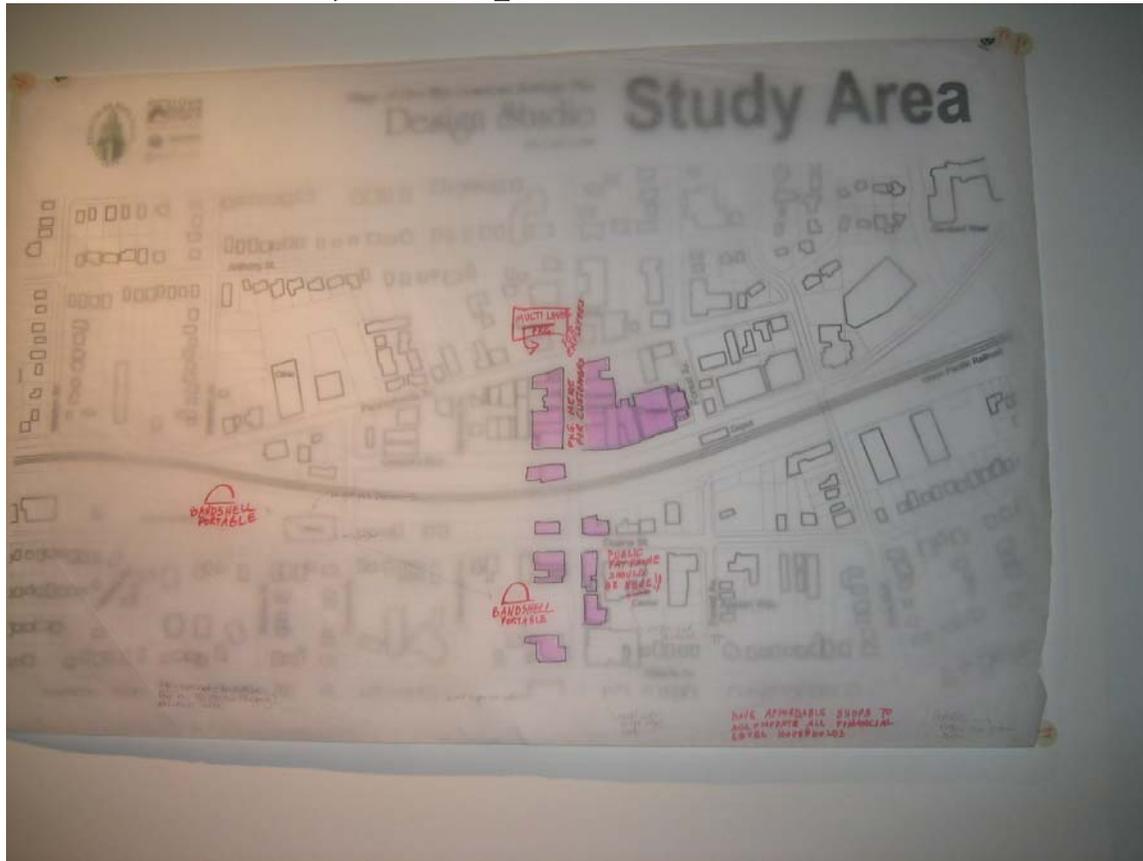
# Community Map 4



## Key Features

- Four-level parking structures on Pennsylvania, Main, and behind Civic Center
- Three level hotel/restaurant, and move Fire Station north to school property
- Two-way traffic along Main
- Another four-level parking structure on Pennsylvania, between Main and Forest, include theater entrance
- Urban mall market on Crescent between Main and Forest, for market and Taste of Glen Ellyn
- There should be Glen Ellyn-only establishments, art, and antiques at the Taste of Glen Ellyn
- English row homes north side of Duane near Library
- Major development from Main Street parking lot south to Hillside
- Relocate flower clock to a new greenspace across the street from the Civic Center
- Construct a pedestrian bridge over RR
- New train station with flower shop, magazine store, and coffee tenant

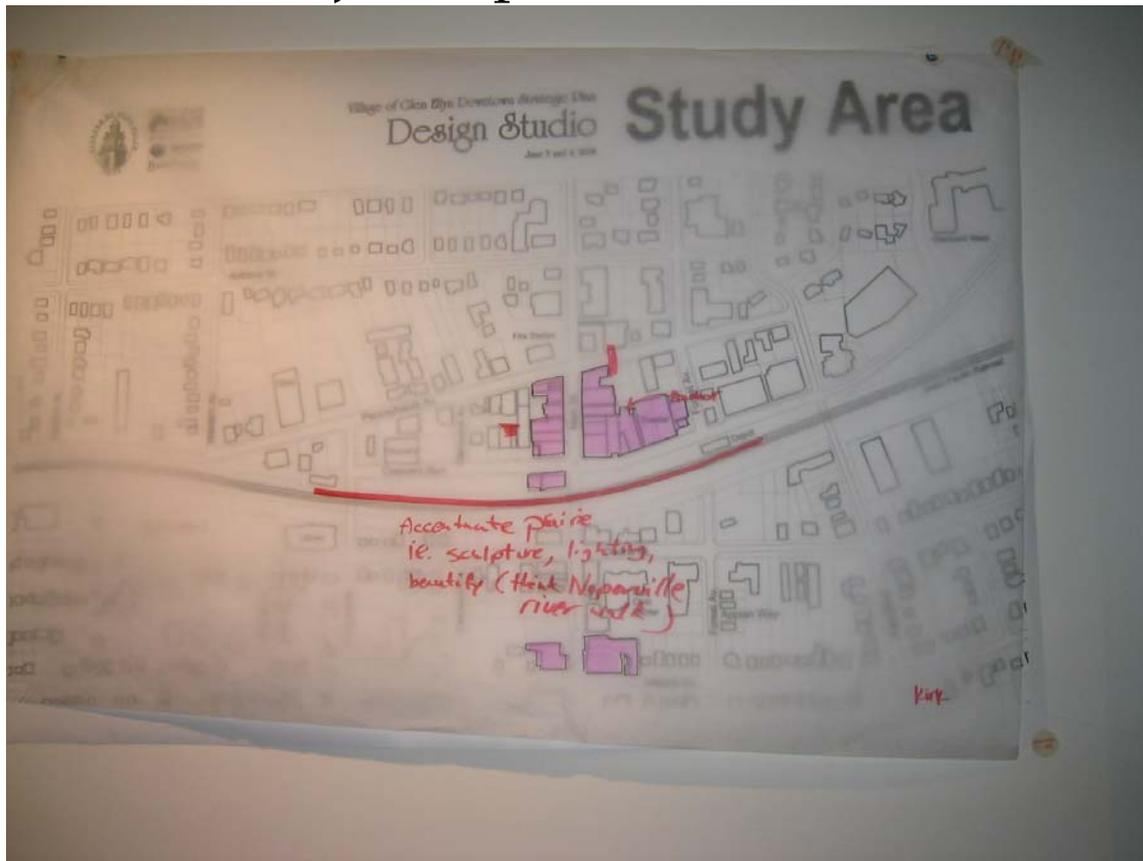
# Community Map 5



## Key Features

- Portable band shell at Main Street parking lot or near Library
- Multiple level parking behind Fire Station, for employees
- Need more affordable shops to accommodate all types of household income levels
- On-street parking on Main for customers only

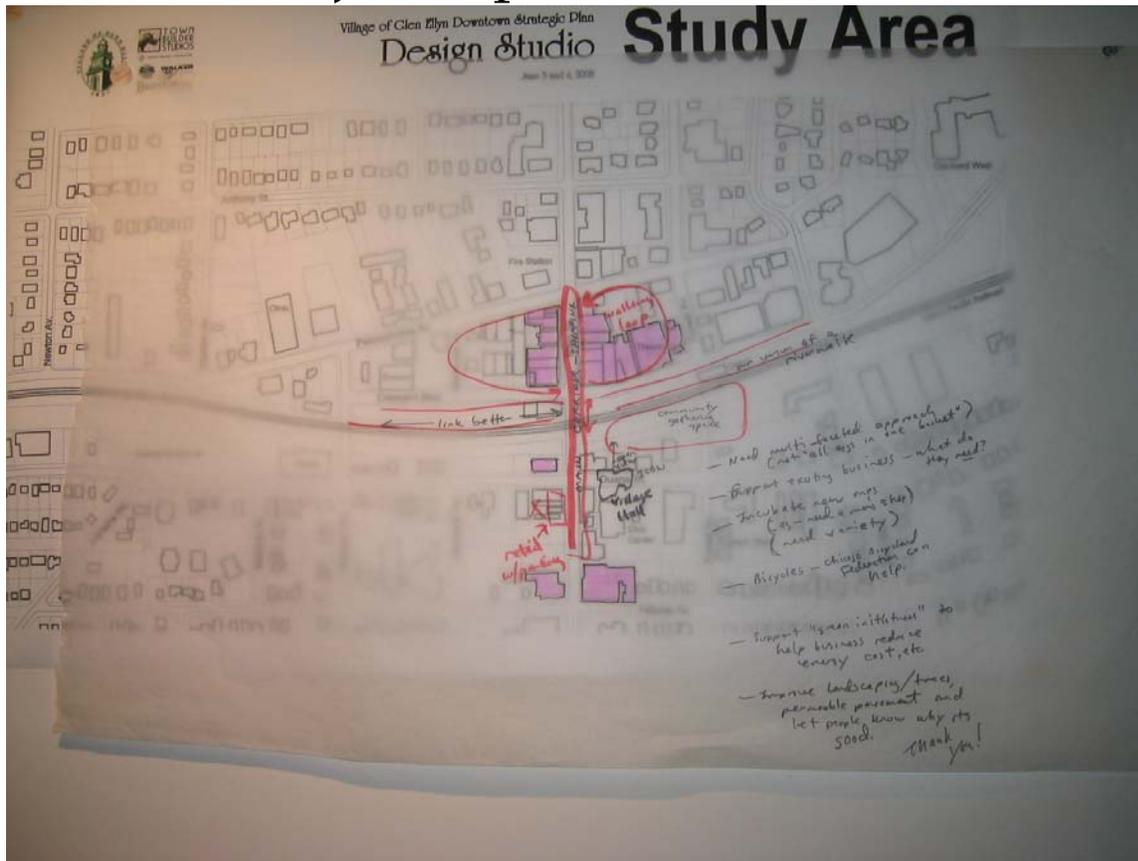
# Community Map 6



## Key Features

- Accentuate Prairie Path with sculpture, lighting, beautify (think Naperville Riverwalk)
- The Glen Art Theatre is the anchor for the Downtown

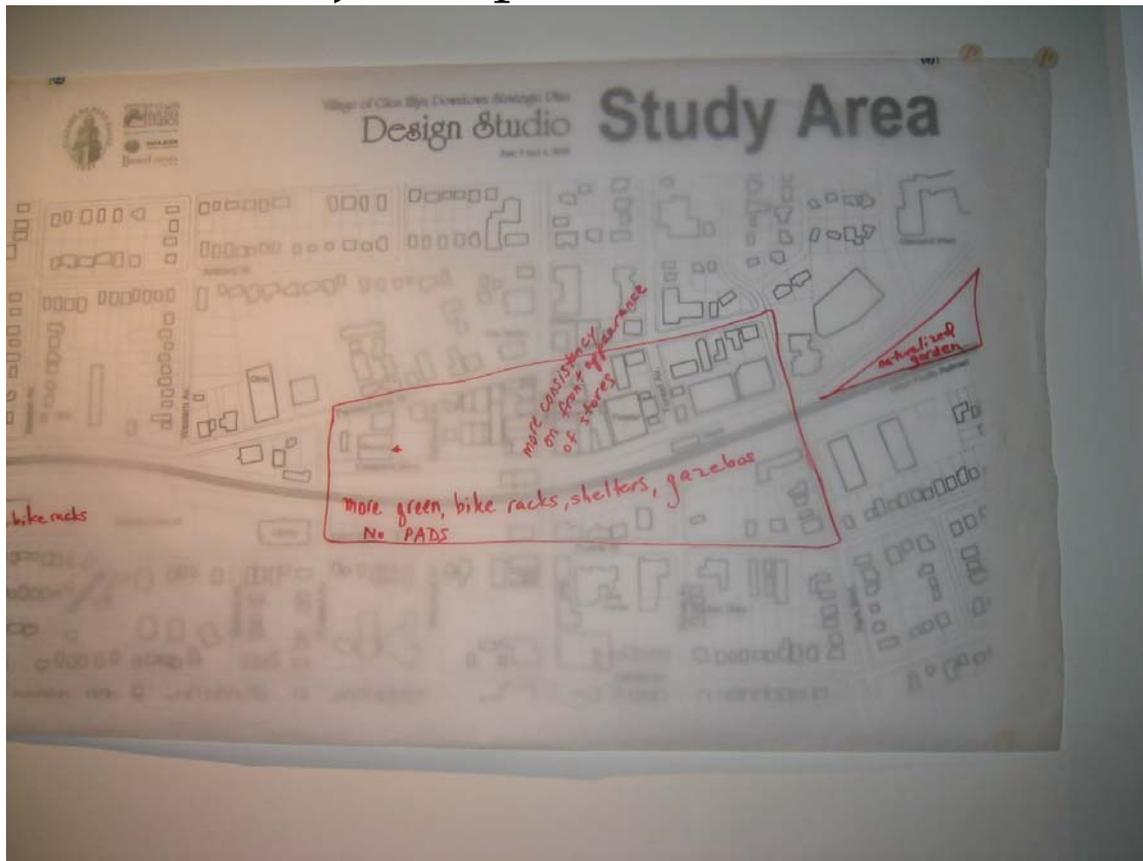
# Community Map 7



## Key Features

- There should be a walking loop – east on Crescent, north on Forest, west on Pennsylvania, and south on Glenwood
- The primary shopping corridor should be along Main Street between Pennsylvania and Hillside
- Need a better link from the Crescent/Glenwood parking lot to Main Street
- Community gathering space south of tracks near Forest
- Glen Ellyn's version of a riverwalk should be along Crescent between Prospect and Park
- Establish an open view from the Civic Center to the railroad tracks
- Need retail with parking at the South Main parking lot
- Need multi-faceted approach (not "all eggs in one basket")
- Support existing businesses – what to they need?
- Incubate new businesses (e.g. need a men's shop, need variety, etc.)
- Enhance bicycle facilities – the Chicagoland Bicycle Federation can help
- Support "green initiatives" to help businesses reduce energy costs, etc.
- Improve landscaping/trees, add permeable pavement, and let people know why it's good

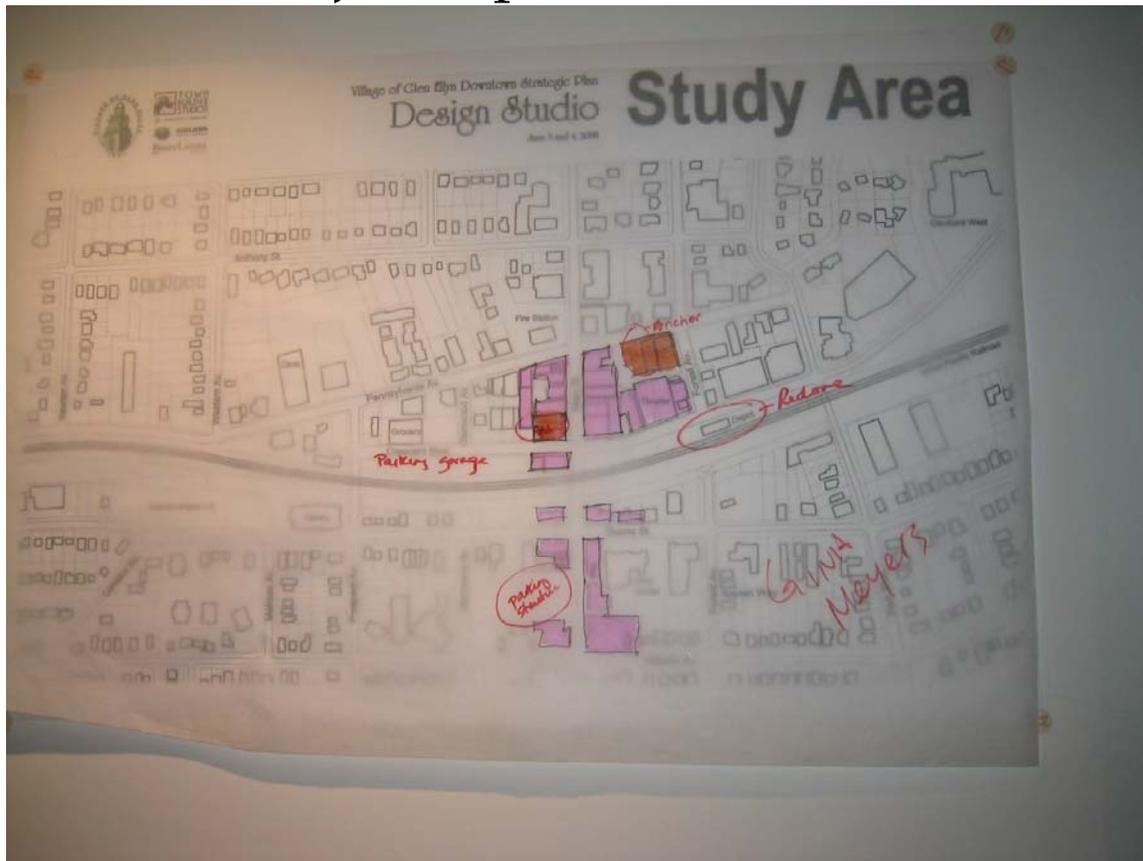
# Community Map 8



## Key Features

- Need more green spaces, bike racks, shelters, and gazebos
- No PADS
- There should be more consistency between the Downtown storefronts
- Add a naturalized garden between Crescent and the railroad tracks, east of Park Boulevard

# Community Map 9

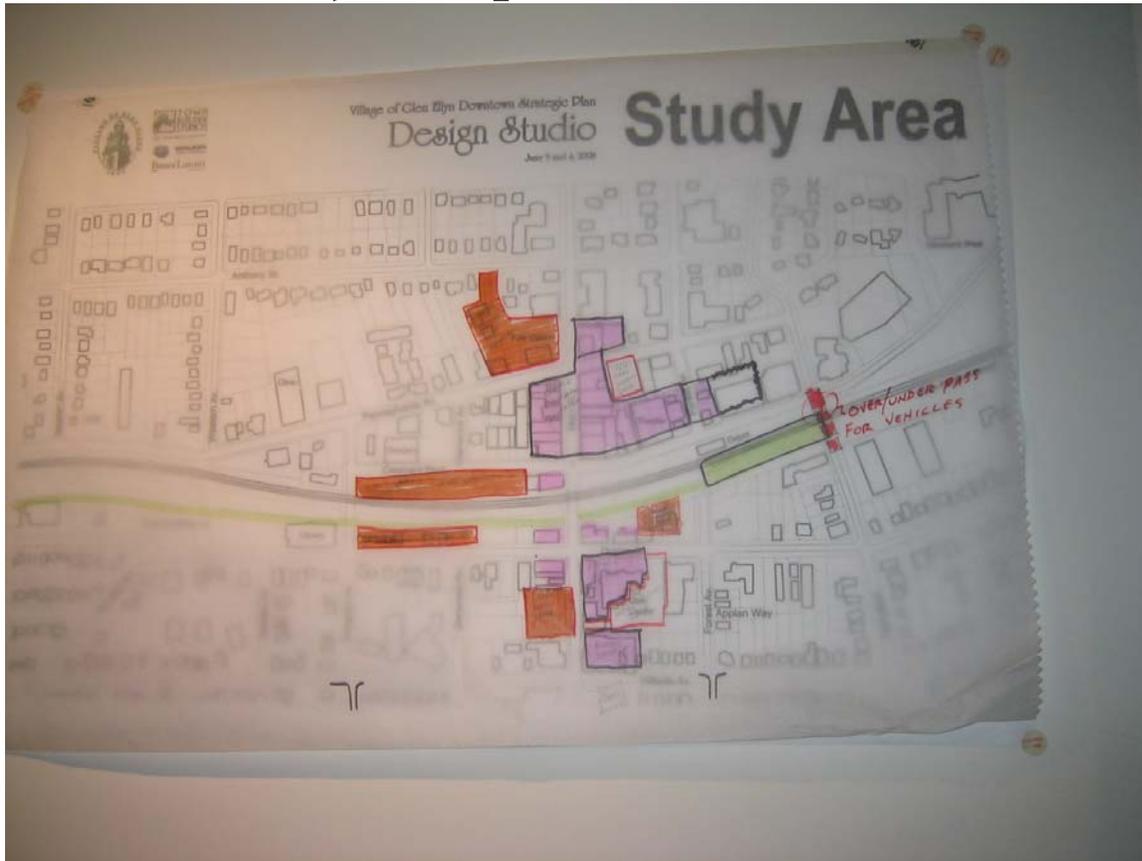


## Key Features

- Parking structures at existing South Main and Crescent/Glenwood parking lots
- Create an anchor business location at the southwest corner of Pennsylvania and Forest
- Redo the Depot



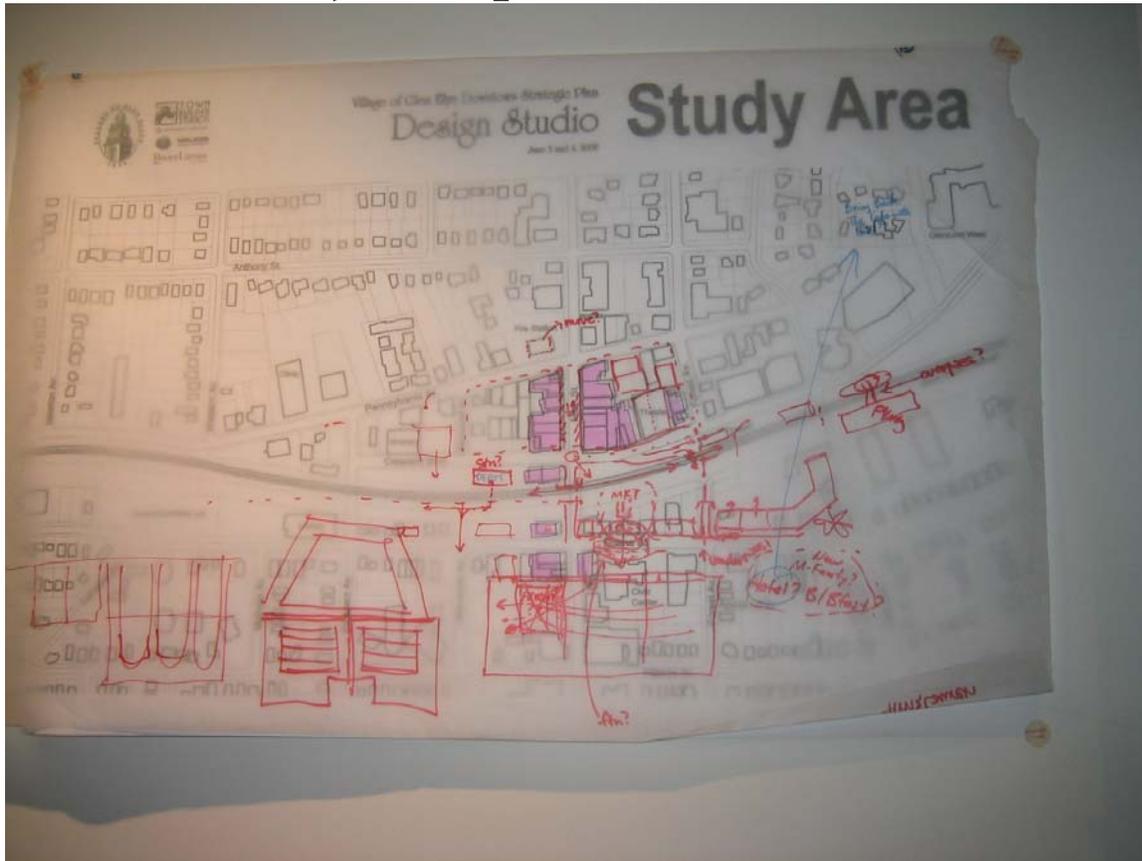
# Community Map 11



## Key Features

- Need an overpass/underpass for vehicles at Park and the railroad tracks
- Create a greenspace south of the tracks, between Forest and Park
- "Village Square" type of retail on the Fire Station property
- Create a historic district on Main Street, with the north side of the tracks bounded by the Post Office to the north, Crescent to the south, buildings on west side of Main to the west, and Forest to the east; and the south side of the tracks bounded by Duane to the north, Hillside to the south, Main to the west, and the Civic Center to the east
- New parking structures at Schocks Park and behind the Civic Center
- Two- or three-level parking with first floor retail at the Crescent/Glenwood parking lot
- New low-rise retail north of Duane between Prospect and Glenwood
- New large retail space in the South Main parking lot and at the northwest corner of Forest and Duane

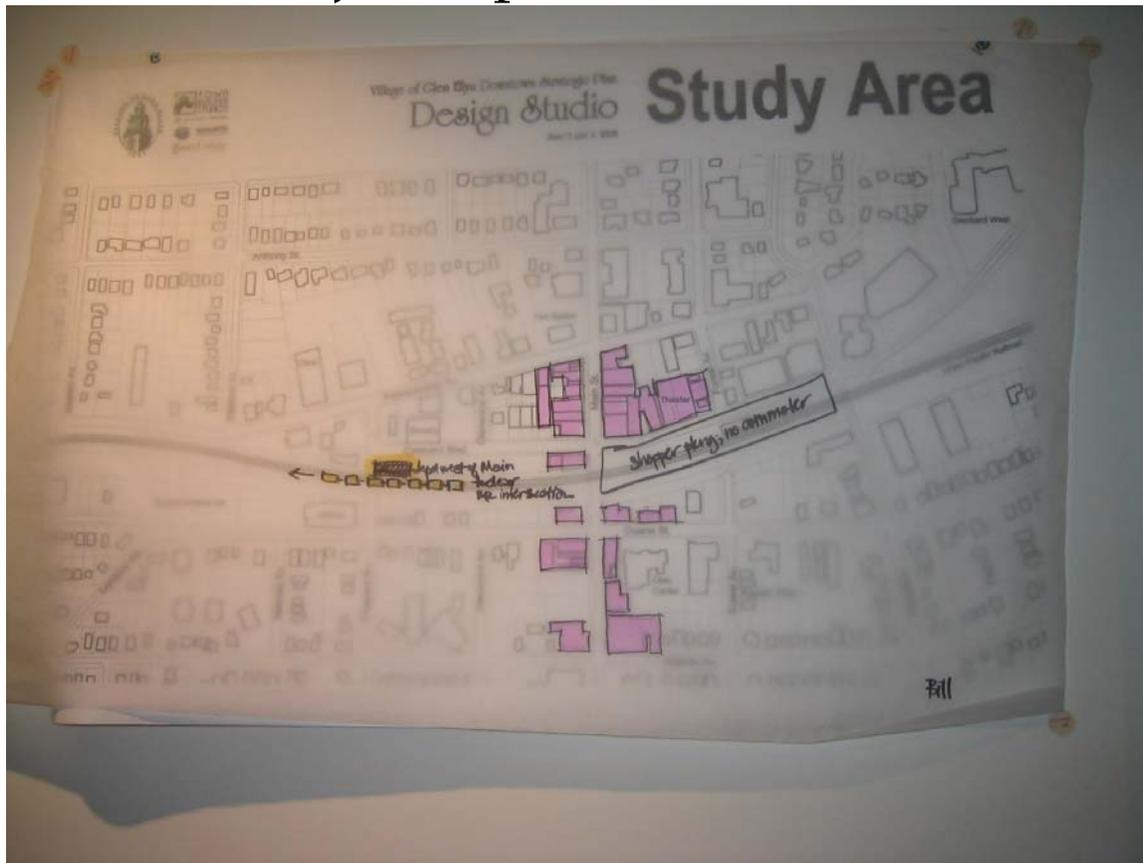
# Community Map 12



## Key Features

- Move Fire Station?
- Two-way traffic on Main
- Relocate train station to Crescent and Glenwood
- Relocate the horse trough to the southeast corner of Main and Crescent
- Locate a market in a formal plaza centered on the front entrance to the Civic Center; incorporate a roundabout-type of feature in the design
- Consider a Forest Avenue underpass
- Redevelop the north side of Duane between Main and Park, with the buildings pulled up to the street and open space towards the tracks
- Bring back the Lakeside Hotel?!?
- New multiple family?
- New bed and breakfasts?
- Structured parking at Park/Montclair with a potential pedestrian overpass

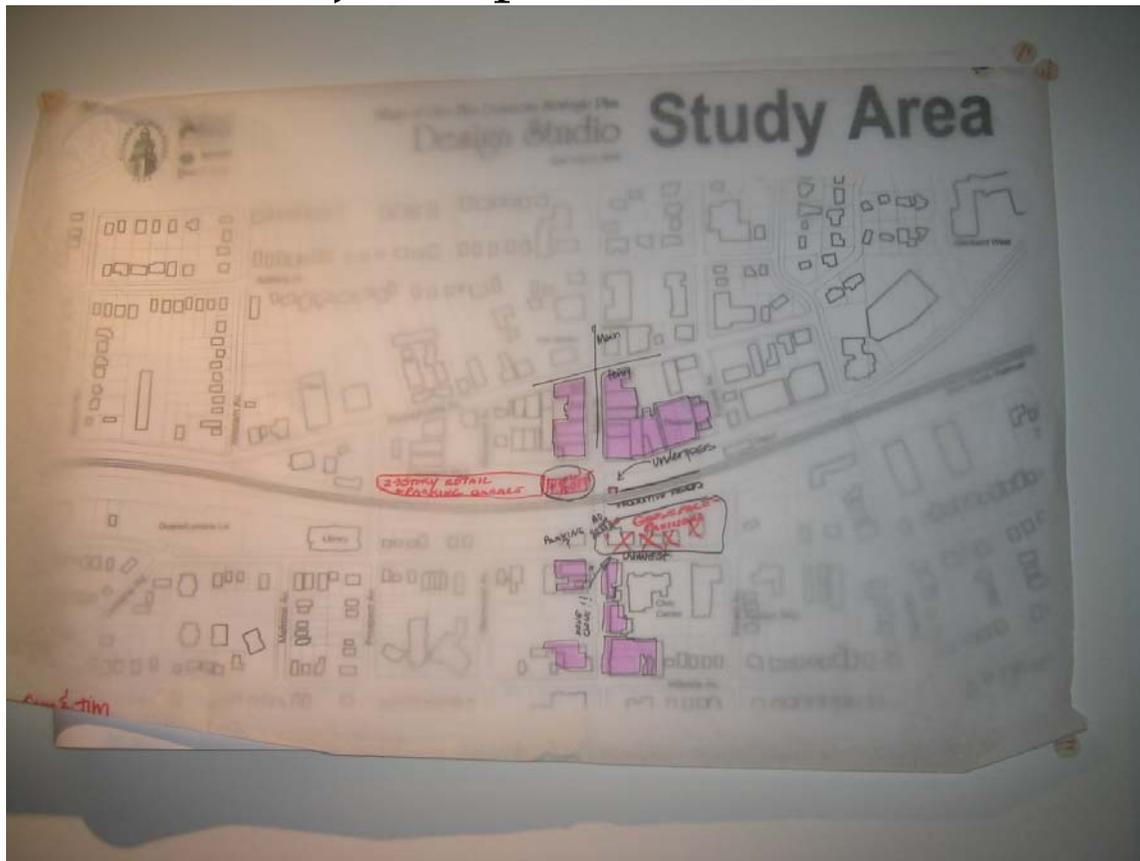
# Community Map 13



## Key Features

- Locate the Depot at the southeast corner of Prospect and Crescent to clear the railroad intersection
- Shopper-only parking along tracks, between Main and Park

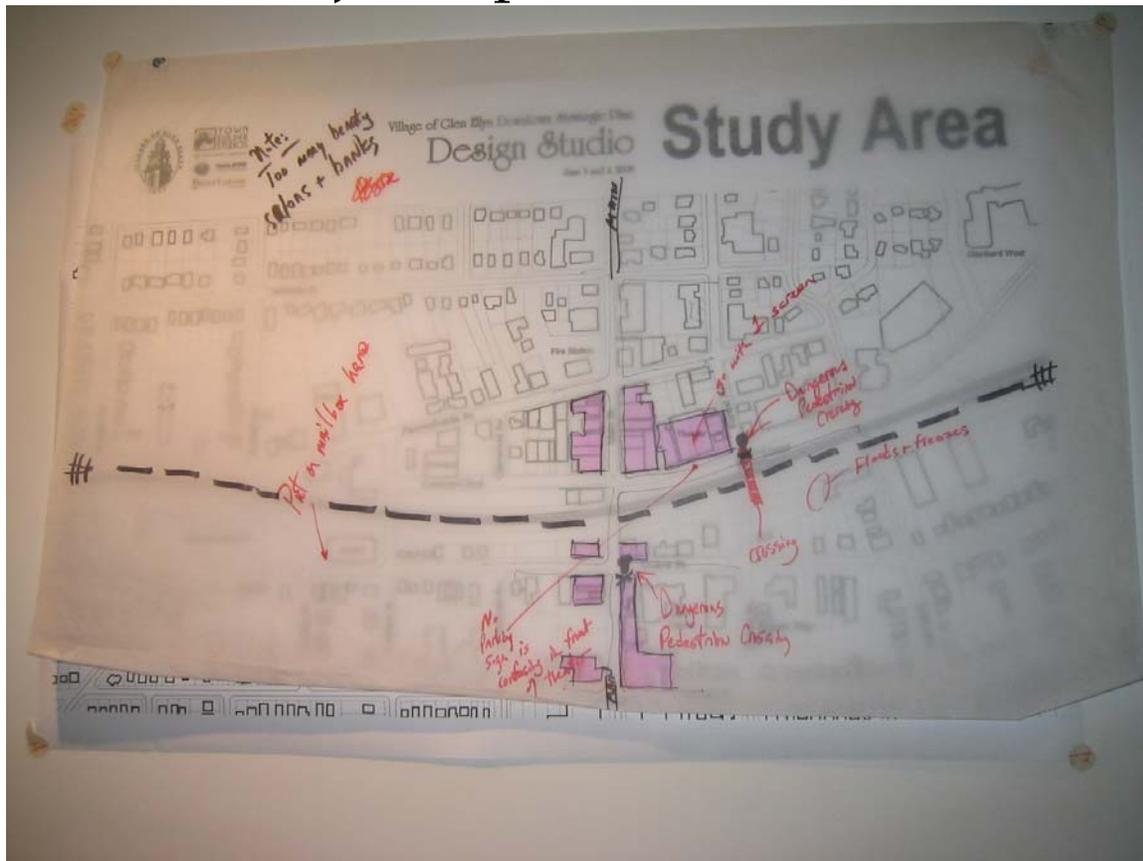
# Community Map 14



## Key Features

- Construct a pedestrian underpass at Main Street
- New Depot at the southwest corner of Main and Crescent
- Two- to three-story retail and parking garage in the existing Crescent/Glenwood parking lot
- Install decorative fencing along the tracks
- A greenspace and pavilion across the street from the Civic Center, between Main and Forest
- Move the clock to the new greenspace and pavilion area

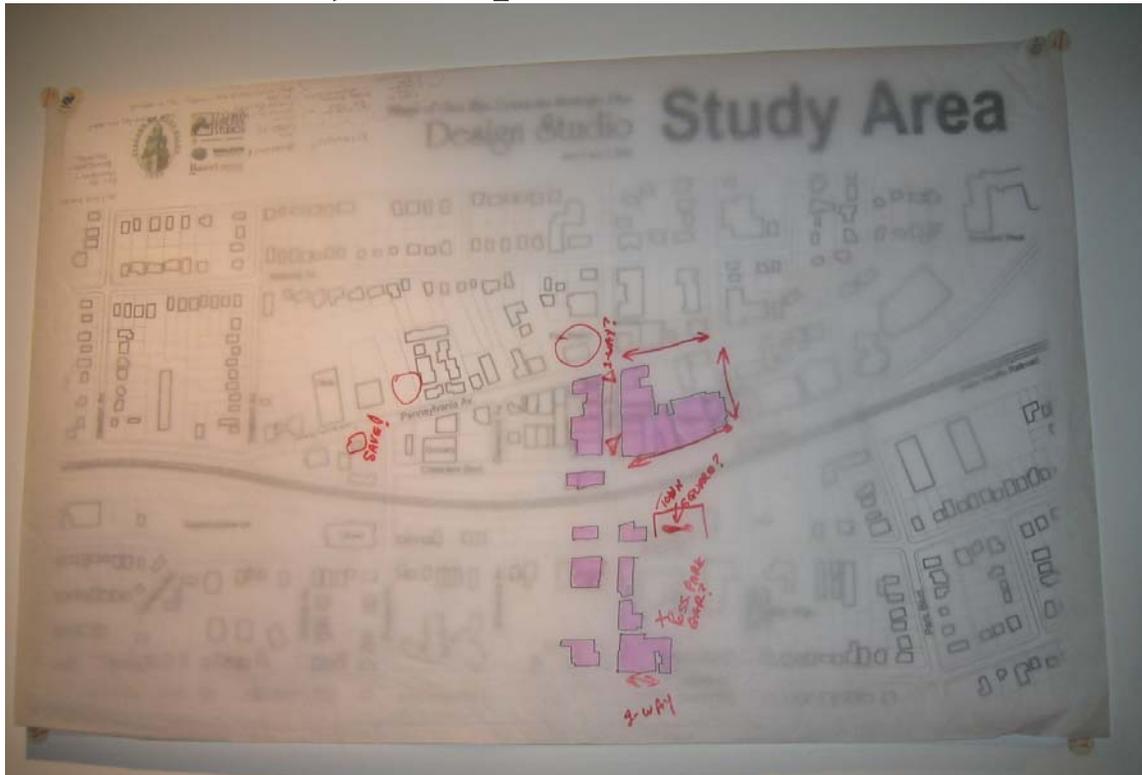
# Community Map 15



## Key Features

- Too many beauty salons and banks
- Place a mailbox by the Library
- Convert the Glen Art Theatre back to one screen
- Dangerous pedestrian crossings at Crescent and Forest, and Main and Duane
- The east end of Prairie Path Park floods and freezes
- Need a pedestrian crossing at Forest and the railroad tracks
- The "no parking" sign in front of the Glen Art Theatre is confusing

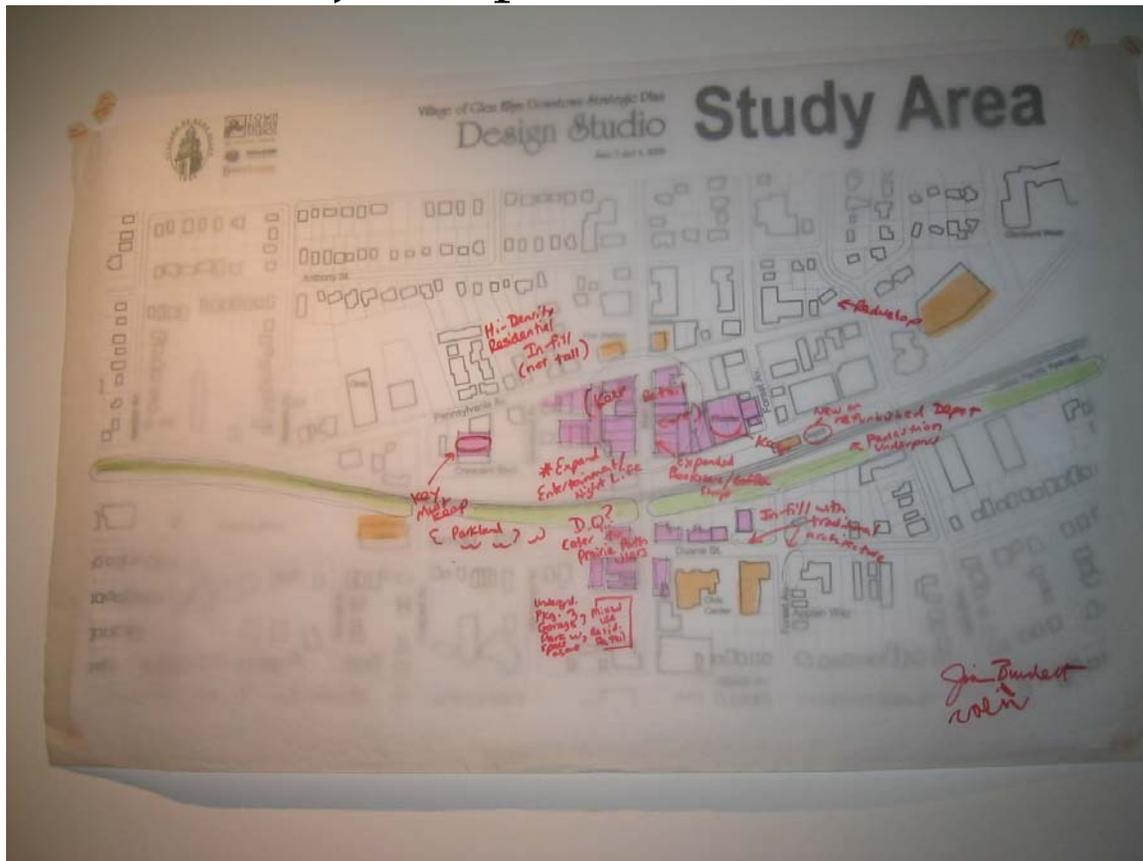
# Community Map 16



## Key Features

- Save the house just west of Volunteer Park – a possible location for a branch of the Historical Society
- Consider two-way traffic along Crescent, Forest, Pennsylvania, and Main
- Consider a town square across the street from the Civic Center
- Consider a parking garage behind the Civic Center
- Two-way traffic on Hillside – especially between Main and Forest
- Bed and breakfast
- National Trust for Historic Preservation Heritage Tourism recommends the following:
  - Maintain the Downtown ambiance of a community
  - Three reasons people visit a community: museums, historic sites, historic communities
- Need affordable- and moderately-priced merchandise stores in the Downtown
- Need a men's store in the Downtown
- Precedents to consider:
  - An artist community in the Lower Town Neighborhood of Paducah, Kentucky – consider creating a similar community in Downtown Glen Ellyn
  - The Naper Settlement has its own board – consider utilizing a similar concept for a historic district in Downtown Glen Ellyn
- Keep and enhance the Downtown banner program
- Bike races – bring back to Glen Ellyn
- Keep the Jazz Fest every year
- Stacy's Corners link to Downtown – utilize a trolley (especially on weekends)

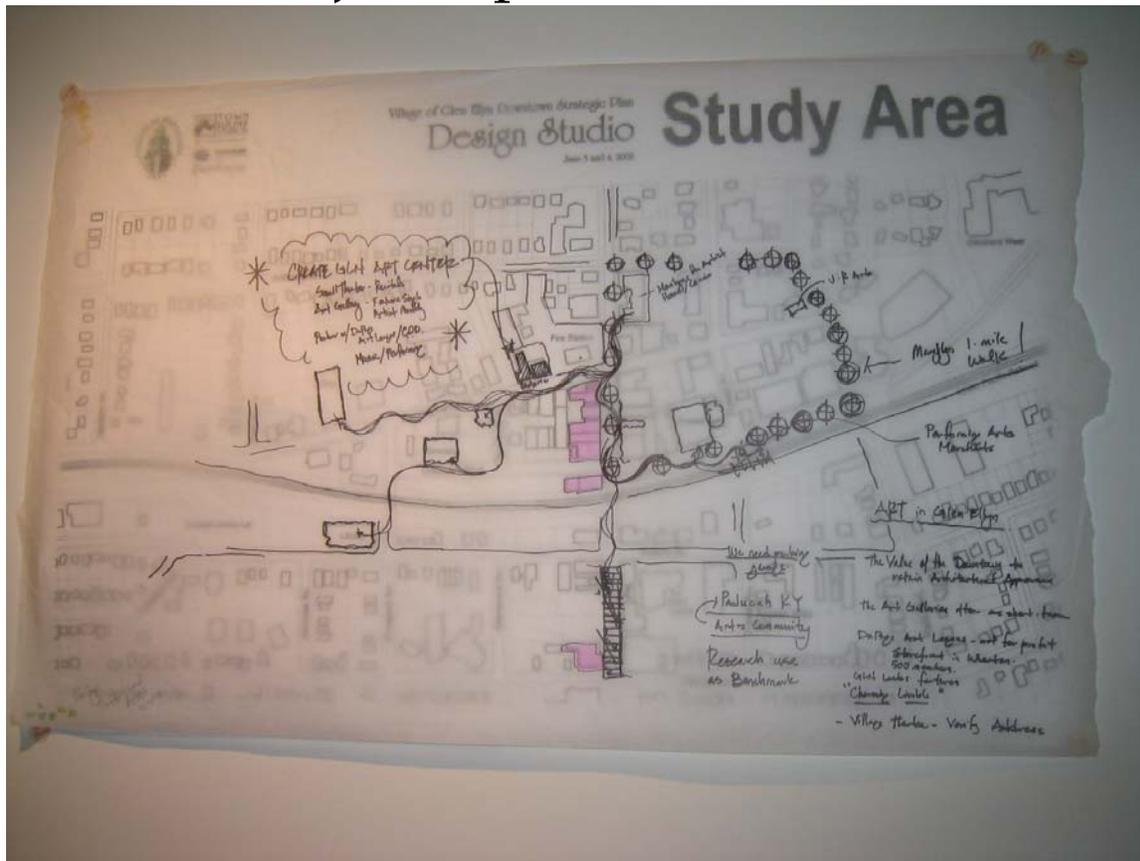
# Community Map 17



## Key Features

- High-density residential infill (not tall)
- Keep retail core on Main between Pennsylvania and Crescent
- Keep the Glen Art Theatre
- Expand the bookstore and coffee shop, and entertainment/night life
- Redevelop the northwest corner of Pennsylvania and Park
- Redevelop or refurbish the train station
- Construct a pedestrian underpass
- Infill the intersection of Duane and Forest with traditional architecture
- Consider bringing in a Dairy Queen to cater to the Prairie Path users
- Must keep McChesney and Miller
- Create parkland south of the tracks and east of Prospect
- Mixed-use development with first floor retail and residential above on the east half of the South Main lot
- Underground parking garage with park space above on the west half of the South Main lot

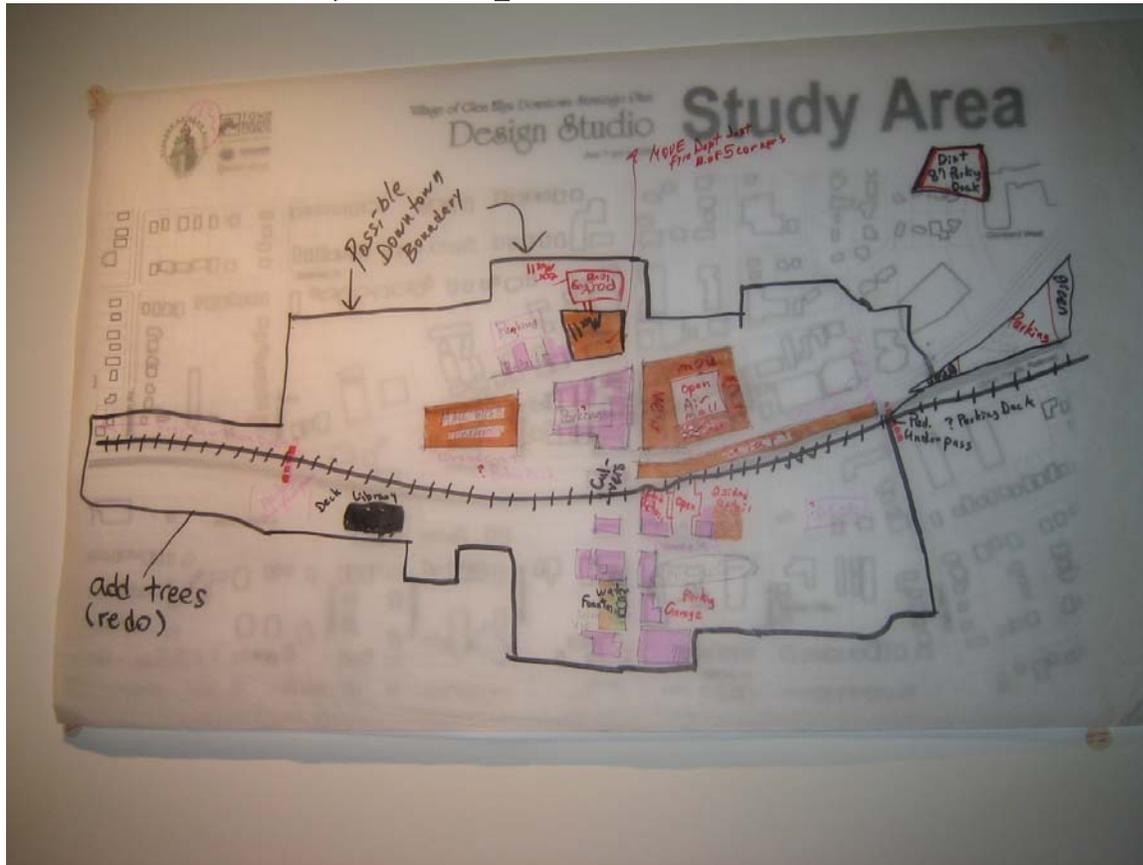
# Community Map 18



## Key Features

- Create a "Glen Art Center" west of the Fire Station, which could include the following:
  - Small theater for recitals
  - Art gallery for monthly single artist features
  - A partnership with the DuPage Art League and College of DuPage for music and performances
- Performing arts merchants next to the Glen Art Theatre
- Need art in Glen Ellyn
- Need a parking garage
- Paducah, Kentucky – an arts community – research, use as benchmark
- The value of the Downtown is to retain its architectural appearance
- The art galleries often are short-term
- DuPage Art League (not-for-profit) located in a Wheaton storefront, and has 500 members
- Glen Ellyn lacks features
- Need "charming" and "livable"

# Community Map 19

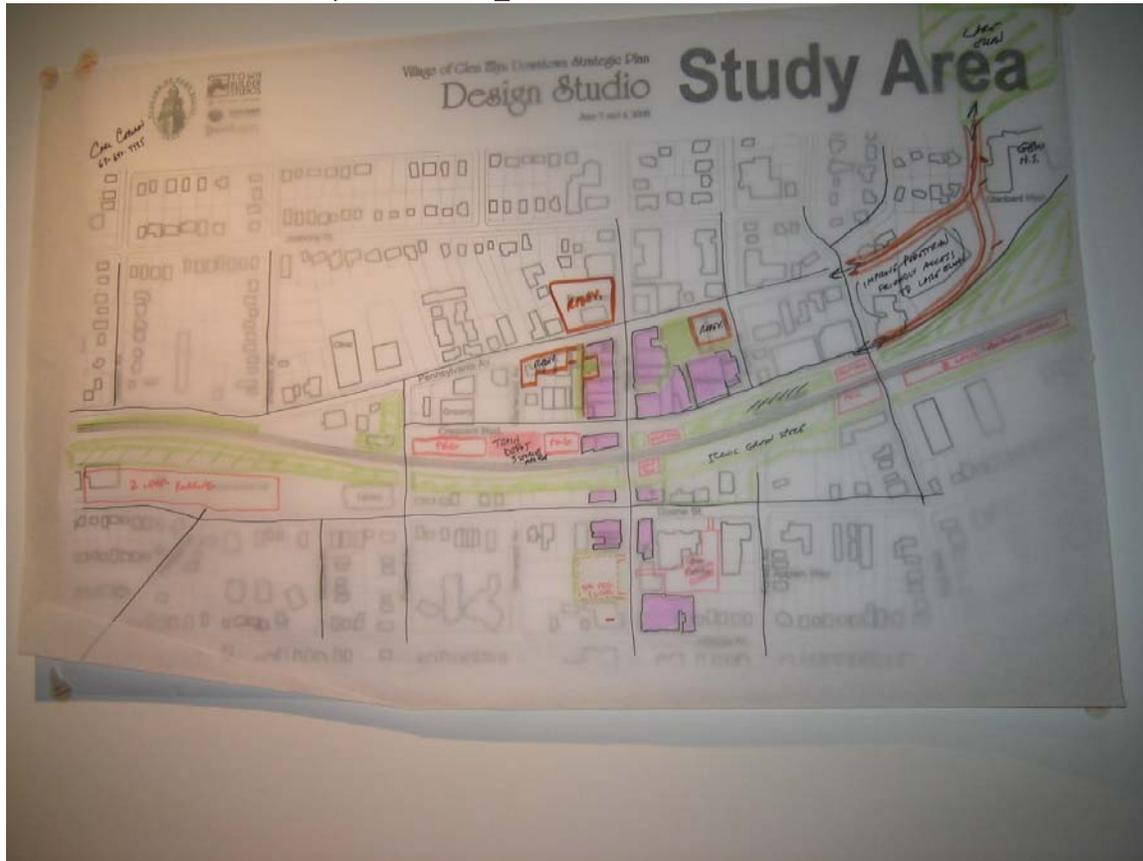


## Key Features

- The possible Downtown boundaries include Anthony to the north, Hillside to the south, Newton to the west, and the school administration building on the east side of Park to the east; add trees throughout the Downtown
- Move the Fire Station to Five Corners
- Develop a mall at the existing Fire Station location, with a level of parking dedicated for mall use
- Parking behind retail along the north side of Pennsylvania, west of Main, and behind the buildings along the west side of Main, north of the tracks
- Develop a mall with a theater in the block bounded by Pennsylvania to the north, Crescent to the south, Prospect to the west, and Glenwood to the east
- Culver's at the southwest corner of Main and Crescent
- Water fountain at the east end of the South Main parking lot, with mixed-use behind
- Possible new train station location west of Western Avenue?
- Parking deck in the Duane/Lorraine parking lot and west of the Library, with an overpass near Western
- Possible parking decks at Crescent/Glenwood, the north side of Duane between Forest and Park, and the Park/Montclair parking lot
- Move the Police Department to south of Roosevelt Road

- New parking garage behind the Civic Center
- Open area across the street from the Civic Center, with two-sided retail to the east and west
- New retail along the south side of Crescent, between Main and Park
- New open air mall bounded by Pennsylvania to the north, Crescent to the south, Main to the west, and Forest to the east
- Pedestrian underpass at Park Boulevard
- Johnny Rockets restaurant at the northwest corner of Crescent and Park
- Parking structure between Crescent and the tracks, east of Park Boulevard, for the high school and commuters; flanked by greenspace along the east and west facades of the structure

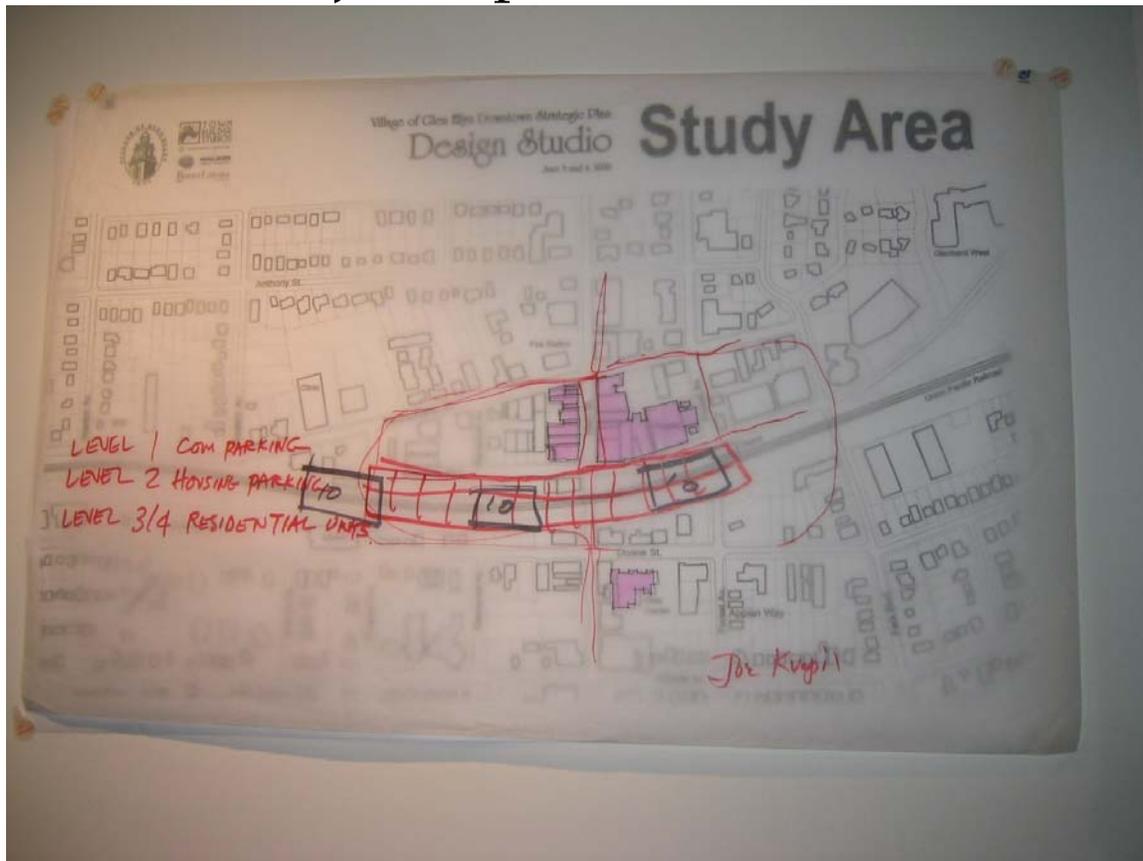
# Community Map 20



## Key Features

- Two-level parking in the existing Duane/Lorraine parking lot
- Redevelop the Fire Station
- Redevelop the southeast corner of Pennsylvania and Glenwood, add greenspace behind the Main Street buildings
- Construct a train depot (with three stories of mixed-uses) at Crescent and Glenwood, with parking to the east and west
- Construct one level of underground parking at the South Main parking lot, with greenspace on top
- Construct three levels of parking behind the Civic Center
- Redevelop the southwest corner of Pennsylvania and Forest, and create a center-block greenspace area with connections to Main and Crescent
- Improve pedestrian-friendly access from the Downtown to Lake Ellyn
- Create an iconic greenspace across the street and across the tracks from the Civic Center, from just east of Main and just west of Park Boulevard
- Construct two levels of parking at the Park/Montclair parking lot
- Construct pockets of parking along the tracks between Main and Park
- Expand Volunteer Park to the south

# Community Map 21



## Key Features

- Create parking structures above the railroad tracks from Prospect to Forest
- First level is commuter parking
- Second level is residential parking
- Third and fourth levels contain residential units

## Town Hall Meeting: Main Street Design Studio and Charette Review

Village of Glen Ellyn, Illinois

Wednesday, June 4, 2008

---

### Agenda

1. Introductions
  2. Charette and Main Street Design Studio Summary Presentation
    - a. Town Hall Charette #1a – Small Group Map Overview
    - b. Annotated Conversation Maps
    - c. Participant-Drawn Maps
    - d. Summary Maps
  3. Question and Answer Session
  4. Adjourn
- 

### Meeting Notes

The Town Hall Meeting was held at 476 North Main Street. Approximately 50 people were in attendance.

After a brief introduction of the consulting team, a summary of the week's events and ideas were presented, including the following maps:

- Town Hall Charette Maps
- Annotated Conversation Maps
- Community-Drawn Maps
- Summary Maps

In addition, other illustrations, Downtown Revitalization proposals, etc., prepared and assembled by the community were on display during this Town Hall Meeting. Some of the ideas generated over the three-day planning event are highlighted below, and summarized on the pages that follow.

- Retain the Character of the Downtown
- Address Parking Needs
- Support Sustainable Retail, Entertainment, Shopping, and the Arts
- Create an Arts District
- Encourage Historic Tourism as an Attraction
- Regularly Perform Retail Exit Interviews
- Consider an Underpass or Overpass across the Railroad Tracks
- There is a Perception of a Parking Problem
- There is a Perception of Red Tape ("You can't Fight City Hall" Concept)
- Add Art Center Buildings

A question and answer session was followed by an adjournment at approximately 9:00 p.m.

## Redevelopment – Suggested Locations



### *Redevelopment*

The image above illustrates the areas in which various participants recommended redevelopment in the Downtown area. Any reinvestment should be sensitive to the historic nature of the Downtown – especially along Main Street.

## Structured Parking – Suggested Locations



### *Parking*

The image above illustrates the areas in which various participants recommended parking structures in the Downtown area. Please note that not all areas – especially the smaller areas – can be considered for future structured parking needs due to the constraints of structure design.

## Iconic Greenspace – Suggested Locations



### *Greenspace*

The image above illustrates the areas in which various participants recommended community greenspaces in the Downtown area. Lake Ellyn is an existing amenity that should be enhanced, while the areas identified within the Downtown are opportunities to foster civic pride and accommodate passive recreation activities.

## Circulation – Suggestions



### *Circulation*

The image above illustrates the traffic circulation ideas that various participants recommended for the Downtown area. Ideas include: improving the safety of dangerous intersections, converting one-way streets to two-way streets, expanding the bikeway system, constructing pedestrian and vehicular underpasses, and creating plaza streets near the Civic Center.

## Train Station – Suggested Locations



### *Train Station*

The image above illustrates the various train station locations that participants recommended for the Downtown area. Suggestions include: the existing location at Crescent Boulevard and Forest Avenue; potential inbound locations at Crescent Boulevard and Glenwood Avenue, the southeast corner of Crescent Boulevard and Main Street, and Crescent Boulevard east of Park Avenue; and potential outbound locations at the Duane/Lorraine parking lot and the existing Library.

## Survey

In addition to the brainstorming and mapping exercise at the June 2<sup>nd</sup> Town Hall Charette, participants were asked to complete a brief survey. Extra copies of the survey were made available to the individuals who stopped by the Design Studio. The following summary includes all responses received during the "Main Street Design Studio" event, from June 2<sup>nd</sup> to June 4<sup>th</sup>.

1. On average, how often do you visit the Downtown? (please check one)

More than 5 times per week	41%
1-5 times per week	50%
At least once per month	9%
Rarely	0%

2. How often do you eat at a Downtown restaurant? (please check one)

More than 5 times per week	5%
1-5 times per week	36%
At least once per month	47%
Rarely	12%
Haven't yet	0%

3. On average, how often do you purchase goods or services from Downtown Merchants? (please check one)

More than 5 times per week	9%
1-5 times per week	34%
At least once per month	40%
Rarely	16%
Haven't yet	1%

4. What do you do when you're Downtown? (check all that apply)

Shop	77%	
Eat	88%	
Recreate	41%	
Commute	40%	(Utilize Metra and/or Pace Bus)
Work	18%	
Other	26%	

5. If you could make two changes to the Downtown, what would they be?

Change #1	Change #2
Add bike lanes on every street	Build a plaza on the north side of village hall
More women's clothing stores	More practical stores for everyday needs
Create a sense of vitality through new businesses, completely fill in vacancies. Have regularly scheduled events that draw residents and others alike.	Market all these changes outside to draw non-residents in.
Parking changes (more and better handicap parking)	Bigger variety of stores
Attract eclectic chain retailers to a shopping district	Parking and a green communal space
Add parking	Bring in "name" stores (upscale) and change store hours
Make downtown into "hang"	Centralize activities
Increase variety of merchandise (type) of stores	More convenient parking- less parking restrictions
Block of Main, Crescent, Forest, and Pennsylvania	-
More shops	More food
Bring in chain-type anchor store (Gap, Ann Taylor, Banana Republic, etc.)	Get rid of high end "boutique" stores (too many)
Add more retail boxes	Add more convenient parking
Revive retail opportunities: men's clothing, women's clothing, toy store, etc.	No vacant stores
More parking	Get rid of PADS
Railroad under/over pass	Longer store hours
More lunch places	More restaurants
Fill our vacancies and retain with something other than salons and banks	Do it sustainably
Ice cream shop	More park space
Better stores; more universal appeal (i.e. upscale "name" stores)	More attractive, well-defined sense of entry into the downtown area, more movie theme nights
Change the mix of stores- hobby store, more affordable clothing	Change the hours to 7 p.m. every night
More "practical" oriented merchants - downtown grocery open after 6 p.m.	Easier parking
Put in a parking deck or 3 (spaces rented to commuters - they could pay for them)	Move the train depot west, by the library
Popcorn shop	-
Pedestrian underpass at Forest and the tracks	Enforce pedestrian street crossings (The drivers that drive through the central business district are pushy and rude), turn theater into 1 screen
More parking - shorter times for diagonal spots	Bike racks- there are NOT enough
Get rid of GE style banners	Add trees on the north side

Change #1

Change #2

Less expensive stores	Some type of department store, and stores open at night
Public green space	-
Over/underpass to train	More green space
Making a parking structure	Make Main Street a 2-lane road
Anchor stores! Reduce services in lieu of retail.	Parking Garage. Half-day school events.
Fewer salons.	Building front upgrades
Under/overpass for tracks	More stores for everyday living
Get stores with moderately priced "general merchandise"	Move the floral clock
Less boutiques and antique stores	More restaurant chains such as Jamba Juice and Potbelly
Consider making government less of a business legislature and more of a business assistant - encourage business!	Better signage along major throughways leading to Downtown
More retail	Less banks
More appropriate retail	Improved architectural design!
Easier reviews (for projects)	Parking deck
New buildings	Parking
Attract stores with items I shop for	Improve the maintenance and aesthetics of the buildings
Preserve charm - No more tall condos with bad retail space	More affordable/unique shops
More dining opportunities with more different ethnic food, street-scaped Alfresco dining	Carryout gourmet food (such as bread shop, homemade pizza, cheese store)
Men & women clothing shop	More shopping
Functional shopping - not just gift shops	Have "festivals" be Glen Ellyn focused, (i.e. Taste of Glen Ellyn s/b GE restaurants)
Convert Volunteer Fire Station into development: parking, boutiques, and offices	Eliminate flower clock in favor of a fountain
More shopping options	Parking
More parking	Village green
Have stores with products that I need	More entertainment venues
Improve traffic flow - more pedestrian friendly and safer	Anchor store with parking
Add a bread shop/ more window service	More outdoor dining
Low structure parking garage	Anchor store (GAP/ Banana Republic)
Renovate the lobby and front of the Glen Art Theater and encourage businesses to support customers before and after	Space for outdoor chess
Full service grocery open past 6 p.m. on weekdays	Parking garage
Improve streetscape- better lights and trees	Promote sustainable development that supports businesses and energy efficient
Make streets 2-way	Railroad crossings are a hindrance
Create destinations, green space	More alfresco dining

**Change #1**

**Change #2**

Make better use of public space at “flower clock”. If this were more inviting, people might linger.	No more out-of-scale development- concentrate on small, unique businesses
We need more takeout dining options- gourmet to-go type places	More events, better publicized
Move depot west and associated parking to create a community space	Enhance ties with COD and local arts groups to transform GE into a cultural center. Refurbish the bowling alley or change the extra space into an IMAX.
More recreational areas for families indoor and outdoor	Anchor restaurant + clothing stores
Have more affordable shops for all income levels	-
Event space	Sandwich/deli - like Cosi
Train station change	Traffic flow
Tunnel of overhead crossing at Metra Station	More mid-range restaurants
Casual deli with counter service that is reasonably priced with quick service.	Couple of key chain boutiques that would be relevant to our customer base. Smith and Hawken garden store. Anthropologie or women’s clothing store – upscale. J Crew clothiers.
Fill empty storefronts with “non-specialty” stores.	No more large condo/apartment projects.
Underpass at tracks.	Knockdown/rebuild small buildings.

If these changes were made, would you...

Visit the Downtown more often?

Yes	91%
No	0%
Not Sure	9%

Purchase more goods and services in the Downtown?

Yes	92%
No	0%
Not Sure	8%

6. Select your favorite Downtown building/architectural style from the images below. (please circle one)



Fifth (7 votes)



Third (11 votes)



First (16 votes)



Second (12 votes)



Sixth (1 vote)



Fourth (10 votes)

### Comment Sheets

In addition to the brainstorming and mapping exercise at the June 2<sup>nd</sup> Town Hall Charette – and the brief survey summarized above – participants were asked to fill out a comment form if they had general thoughts they wanted write on paper. The following summary includes all responses received during the “Main Street Design Studio” event, from June 2<sup>nd</sup> to June 4<sup>th</sup>.

#### Circulation

- Traffic pattern needs to change to have more traffic pass by stores
- Use Taylor underpass to avoid grade crossings
- Build underpass or overpass at RR.
- Walkways – public safety – test with older adults and/or the handicapped
- Re-open the pedestrian RR crossing at the Depot
- Draw people off the Prairie Path
- Better access to the Downtown – needs to be bike- and pedestrian-friendly
- There should be free bus service at certain times of day
- Provide more functional space and amenities in terms of parking and access

- Connect the Downtown to Lake Ellyn
- Make sure traffic is not increased to the point of gridlock
- Do not increase one-way traffic!
- Train – historically- and currently-critical
- Spread out traffic flow – not all at peak times such as 8-9 a.m., noon-1 p.m., and 4-5 p.m. (Monday through Friday)
- Traffic on Roosevelt is growing worse everyday and is benefitting from many new businesses
- Construct a multi-level garage
- Enforce parking regulations in the afternoons
- Consider 90-minute diagonal parking while keeping 3-hour parallel parking
- Construct a low parking structure, two levels above ground, one level below ground
- Need heated sidewalks
- Construct a pedestrian path under railroad
- Establish more one-way streets
- Enhance the Illinois Prairie Path – it's already a draw to the Downtown
- Forest Avenue crosswalk at Crescent Boulevard is dangerous
- Duane Street crossing along east side of Main Street is dangerous
- Need bike racks throughout Downtown
- Reverse Metra train specials to bring people out to festivals
- Need Pace Bus and community taxis
- Move the train station to the east
- Create a pedestrian plaza on Main Street between Pennsylvania and Crescent
- Taxi plan threatened

#### Parking

- Need a parking deck at Glenwood and Crescent.
- Construct first floor retail with parking above along Crescent between Main and Prospect. Relocate the train station to the SE corner of Main and Crescent. Relocate the existing businesses on Crescent to Duane.
- Create more parking with the removal of the floral clock.
- Need a parking garage. South of McChesneys? Behind The Glen? Triangle at NE corner of tracks and Park Boulevard?
- Parking garage where former antique store used to be on south side of Pennsylvania between Forest and Main.
- Change parking, totally – eliminate commuter parking (except for the Park/Montclair Lot). Build a real 3- to 4-story parking garage with top floor reserved for Glenbard West students. Sell or develop lot west of Library. Need more ADA-accessible parking spaces.
- Change parking from 11:30 a.m. to 10:30 a.m. to accommodate the Metra schedule.

#### Greenspace

- Plant trees at SE corner of Prospect and RR, SW corner of Park and RR, and SE corner of Main and RR.
- Move horse trough and floral clock.
- Tear down buildings on north side of Duane Street across from Civic Center and create a greenspace.
- For centuries, successful towns in Europe have thrived with lively green gathering spaces in their town centers – a point that can connect and inspire shoppers, commuters, and walkers, and give them a reason to stop and stay.
- See Scoville Park on Lake Street in Oak Park.
- Convert the Main Street parking lot into an open space that accommodates festivals.
- Establish open areas for Downtown community gatherings.
- Need College of DuPage art/music in the Downtown.

### Village

- Review faster. Add EDC input. Establish design standards. Require citizen input. Only 1 PC and 1 ARC meeting. Village Board first and last.
- Much of the growth in Wheaton is due to an unfriendly business approach by neighboring communities.
- Local communities tend to be more of a hindrance and hurdle, than a help. Slow response to inquiries, lack of assistance, and rental pricing are concerns.
- The Village should be more open to business needs.
- The Village should clean the Downtown streets as scheduled and as-needed.
- Want a quiet but viable Village not an activity center for tourists.
- Tear down old gas station at Stacy's corners and build a new Fire Station.

### Activities

- Jazz festival a huge success! It would be better if the stores were open too.
- Fix or eliminate farmer's market.
- Create band shell for up and coming bands.
- Expand Jazz Fest with 2-4 stages (Main/Pennsylvania, Crescent east of Main, Crescent west of Main, and Main/Hillside).
- Build new permanent band shell at Lake Ellyn. Venues could be added more easily if they are permanent.
- Field trips of residents from other towns to critique each others' towns.
- Encourage bike-riding events into town.
- Need more sculpture festivals, film festivals, true local culinary events, and music events.
- Would like a micro-brew event.
- Include the College of DuPage in culinary events, arts festival, sculpture festival, jazz fest, music fests, and horticulture department in garden projects with town.
- Focus on an arts-related, multi-disciplinary venue (live music, theater, visual, film, media).
- Access and activities for teens and seniors.
- No pool/YMCA in the Downtown.
- Show classic films in the theater.
- Do not hold the Taste of Glen Ellyn in the future.
- Outdoor Village events are great for businesses.
- Allow retailers to serve alcohol during girls' night out and other occasions.
- Outdoor events could include demonstrations, shows, vendors, etc.

### Businesses

- Need chain store and "mom and pop" shop mixes.
- Look to Naperville and Elmhurst for success stories.
- Need a mix of stores that attract more than women and children.
- Stores should be open at night and have Sunday store hours.
- Long-time resident doesn't like to shop Downtown anymore because it's mostly services and boutiques.
- Limit antique shops.
- Perform exit interviews with business owners who chose to close or leave Glen Ellyn.
- Chain store near high school (near Park Boulevard and RR tracks).
- Need a better variety of stores.
- Would like to see gourmet food establishments.
- Longer hours in evening for more businesses
- Retail should include daily essentials as well as boutiques
- Sales tax rebates for Glen Ellyn shopping or credit against municipal portion of real estate tax bill
- McChesney and Miller, Youngs, Dancing Lights, The Bookstore, Gabe's Coins
- Don't need Naperville's chain stores and homogenous architecture
- Need more restaurants, bars, and grills
- Need more affordable stores and merchandise

- Need a Hobby Store (like Elmhurst)
- Need a moderately-priced family restaurant
- Need a chocolate bar
- Need a card/stationery store
- Store hours should be extended until 7:00 p.m.
- There should be a cap on the maximum number of Downtown dry cleaners, salons, and banks
- Need a small bistro at the Boat House on Lake Ellyn
- Reopen bowling alley
- Need a heirloom-quality toy store
- Need a nostalgic drug/ice cream/soda fountain corner store
- Need an art store
- Need a "Smith and Hawken" garden center
- Need an Anthropologie women's clothing store
- Need a Fabric shop
- Need an office supply store
- Need a more affordable clothing stores

#### Signage

- Allow barber poles in front of barber shops.
- Do not include people's faces on the street banners.

#### Residential

- Don't want too much residential in the Downtown, taking space away from retail.
- Need more condos/apartments to appeal to young adults who will spend money in town.

#### Restaurant

- High school student wants good, fast restaurants such as Jamba Juice, Potbelly Sandwich Works, Chipotle, Panera, Dairy Queen, etc.
- Expand Starbucks – more tables, couches, etc. – high school students would drink coffee and study in a fun environment.
- Improve The Glen (Art Theatre) to provide another fun activity for high school students.
- Need unique restaurants.
- Need sandwich shops and family restaurants. Have enough upscale restaurants.
- Recommend alfresco dining at Lake Ellyn.

#### Funding

- Balance fiscal responsibility with spending money for land acquisition.
- Provide funding to organizations that preserve and promote Glen Ellyn's history.
- Establish a TIF District

#### Communication

- Encourage people to post their ideas on the internet and show all those ideas.
- Find ways to communicate to those who don't have computers! (No GE News for longtime residents.)
- Prefer to get news through "School News" over "Glen Ellyn News"
- Need wifi Downtown

#### Office

- Like the new building south of the RR in Wheaton.

### Taxes

- Homeowners are concerned with escalating taxes and de-escalating Downtown.
- Property taxes are on the rise and building owners then ask for more rent.

### Aesthetics

- More continuity in aesthetics and style
- Highlight recreational, historical, and landmark elements
- Keep the quiet charm – no stoplights, underpasses/overpasses for cars, no parking structures more than one floor above grade
- Keep the authentic charm and uniqueness
- Use historic features, landmarks, and Illinois Prairie Path in the plan
- More trees, plants, "greenery", and park space
- Add to the horse trough (in lieu of replacement)
- Build from existing architecture and history
- Messy is OK, welcome

### Train Station

- Recommend a historic-looking train station with shops and restaurants, a history area, and greenspace.
- Need an "iconic" train station (new)

### Maintenance

- Better maintenance of commercial space inside and out
- Create a fund for low-cost, tax-exempt debt-funded renovation and improvement...funds would be repaid by special assessment of property
- Make zoning codes require landlords to be more accountable for building maintenance
- Maintain empty stores/storefronts

### Uses

- Allow schools and daycare in C5A and C5B spaces
- Would the Park District consider a health club Downtown to increase traffic and provide a source for parking sharing
- Relocate the Fire Station – it's a prime commercial and/or parking location

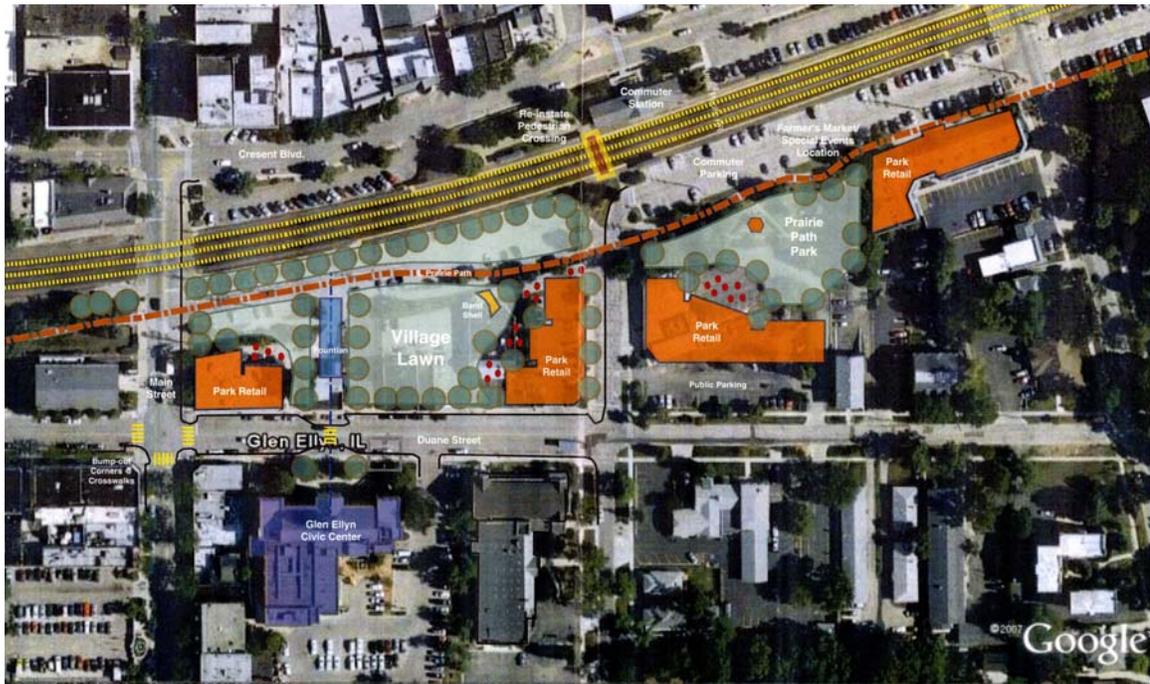
### Needs

- Transition from Downtown Strategic Plan adoption into action
- "Buy Local"
- Village-sponsored snow removal, cleaner sidewalks, and the trash cans should be emptied more often
- Better recruiting for new businesses
- Allow retailers to put out balloons, displays, one-day signs
- Get rid of pan handlers
- Elderly-friendly Downtown (55% of seniors receive public assistance from DuPage Social Services)
- Food pantry
- Elder care
- Teen hangout spot
- Need to link Lake Ellyn and the Downtown
- Encourage Stacy's Tavern visitation
- More outdoor dining close to the Illinois Prairie Path

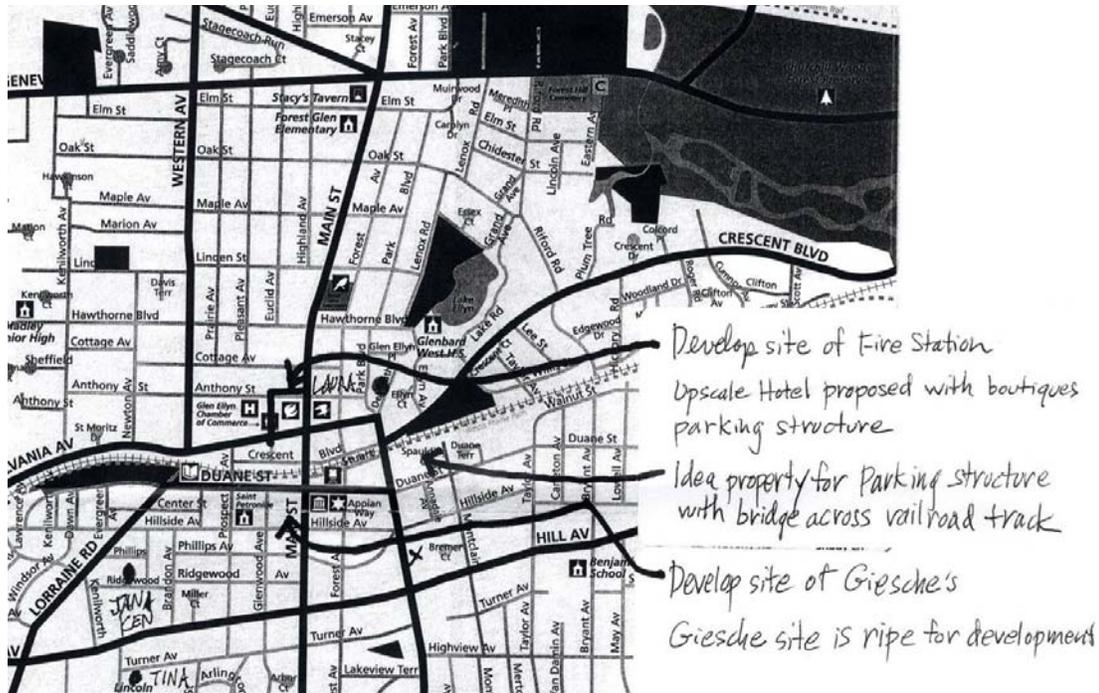
## Other Comments

Miscellaneous ideas arrived through the mail, via email, through the Downtown Strategic Plan website, and by hand-delivery. A summary of these ideas are summarized below:

- Downtown Revitalization for the “Glen Ellyn Center” – a proposal by resident Bert Lachner. Frankenmuth, Michigan, Athens, Georgia, and Leavenworth, Washington, were towns on the brink of being deserted; however, they are very busy today. Oak Brook Promenade is a local precedent that should be considered for the Downtown. Consider redeveloping the block bounded by Pennsylvania to the north, Crescent Boulevard to the south, Main Street to the west, and Forest Avenue to the east – but keep the bank building on the corner of Main and Crescent. Features to incorporate into this redevelopment include: mixed-use development, structured parking, new trees that will produce taller crowns in the distant future, serve food and wine in one of the Glen Art Theatre spaces, create a stage and a 500-seat auditorium in the Glen Art Theatre, remove on-street parking on Main Street to accommodate wider sidewalks, install green roofs, heat a center-block courtyard for year-round outdoor dining (similar to Shannon’s). In addition, instill a sense of urgency for reinvestment in the Downtown to bring it back to life.
- Emulate Downers Grove’s reinvestment efforts.
- Convert the smaller red brick buildings on Pennsylvania east of Schmid’s into an arts center. The Village lacks good art gallery space. The reoccupancy could include a small theater, art classrooms, and/or rehearsal rooms. At least retain the building shell. A coffee shop would keep the people coming through the area. This reinvestment would be in addition to the DuPage Art League.
- Create “park retail” development along the Illinois Prairie Path (buildings illustrated in orange below), create a Village Lawn (with a fountain centered on the entrance to the Civic Center and a band shell) in front of the Civic Center.



- The DuPage County Ride DuPage Program subsidizes the cost of transportation for senior riders to attend the Community Care Program-contracted Adult Day Service. The cost of this program has risen dramatically; therefore, the subsidy will be capped at a fixed rate of \$7.00 per trip. Fifty-five percent (55%) of the Ecumenical Support Services for the Elderly's (ESSE's) clients are receiving assistance from DuPage County. The mission statement of the ESSE is "To provide adult care options that promote the physical, emotional, and spiritual well being of older adults and their families."
- Redevelop the Fire Station property into an upscale hotel with boutiques and a parking structure; the Park/Montclair parking lot is an ideal location for a parking structure and a pedestrian bridge across the railroad tracks; and the Giesche Shoes site is ripe for redevelopment.



- Expand the Depot to include a dry cleaners, convenience store, and a coffee shop. This sports fan loves the burgers at the Tap House Grill.
- Consider hosting a weekend-long chess tournament – in conjunction with the existing Hadley Junior High chess tournament held every February for elementary and junior high students – that includes a high school division at Glenbard West and a blitz (fast chess) to kick-off the weekend.

## Key Thoughts

Many ideas, hopes, dreams, and thoughts have been gathered through this first phase of the planning process. Although summarizing this plethora of information was challenging at times, it provides a great base from which to work to develop alternative concept plans for the next stage of the planning process.