

Appendix E:

Community Workshop

This Appendix section documents the results of the Community Workshop undertaken as a part of Phase 1 of the Glen Ellyn Comprehensive Planning Program.

The workshop was conducted at the Glen Ellyn Civic Center on February 16, 2000. Following a brief presentation by Village officials and the Consultant Team, the workshop focused on five general questions regarding the Village of Glen Ellyn. Those in attendance were asked to answer each question independently, using the questionnaires provided. Several of the key questions were then discussed with the group. Attendees were asked to return their completed questionnaires at the conclusion of the meeting.

A total of 31 questionnaires were returned at the workshop. An additional 25 questionnaires were sent to the Village via FAX or E-Mail during the weeks immediately following the workshop.

The overall response to each question is highlighted below, followed by a detailed tabulation of the responses to each question.

QUESTION 1: Identify five issues confronting the Village of Glen Ellyn.

The most frequently mentioned issues related to Downtown Glen Ellyn and residential “tear-downs.” Downtown issues included: a) the need for additional parking, b) the need to maintain the existing vitality, character and

business diversity, c) the need to “fix up” the area, and d) the need to limit “high-density” housing in the Downtown.

“Tear down” issues included: a) existing homes are being replaced by new homes that are too large for the lot, b) the impact of “tear-downs” on neighborhood character and the historic “streetscape,” and c) the loss of affordable housing when small, older homes are demolished.

Other frequently mentioned issues included: a) the poor condition of streets and the need for an “affordable” street maintenance program, b) traffic congestion, and c) the need to attract strong retailers and fill vacant spaces along Roosevelt Road.

QUESTIONS 2: Identify the one issue or concern that you believe no one else will mention.

The responses to this question were quite diverse. Only five issues were mentioned by more than one person: a) the impact of “tear-downs,” b) the need to retain Glen Ellyn’s “small town” charm and ambience, c) the need for youth areas, d) downtown looks “tired” and needs to be cleaned up, and e) traffic problems, particularly along Roosevelt Road.

QUESTION 3: List, in order of importance, the three (3) most important issues discussed thus far.

Respondents answered this question following a group discussion of the first two questions. The “tear-down” issues mentioned above were clearly ranked the “highest.” Other issues ranked relatively high included: a) the

need to maintain the existing quality and character of the community, b) the need for new businesses to support the growing population and to provide the tax revenues required for a viable village, and c) historic preservation.

Except for limiting the amount of “high density” housing in the Downtown, issues specifically related to Downtown and Roosevelt Road were not among the three most important issues mentioned by the majority of respondents.

QUESTION 4: Identify three specific projects or actions that you would like to see undertaken within Glen Ellyn.

Respondents suggested a diverse range of projects and actions. In general, more projects were suggested for the Downtown than for any other portion of the Village. These included: a) provision of new parking, possibly including a parking structure, b) provision of new retail stores that serve Glen Ellyn’s population, and c) no more “large structures” in the Downtown. It should be noted that a number of individuals suggested appearance improvements and/or new developments along Pennsylvania Avenue between Prospect and Western.

Other frequently mentioned projects included: a) improvement of the commuter station, b) storm and sanitary sewers repairs, c) street repairs, d) new regulations to control “tear-downs” and new residential construction, and e) a new facility to serve youth within the community

QUESTION 5: What are the primary strengths and assets of Glen Ellyn?

The “people” of Glen Ellyn were among the most frequently mentioned strengths and assets, including: a) the sense of community pride, b) dedicated volunteers and the tradition of community involvement, and c) the community’s friendly and “neighborly” atmosphere.

Other frequently mentioned strengths and assets related to: a) the attractive and viable downtown, b) excellent schools, c) beautiful terrain, d) tree-lined streets and private landscaping, and e) the Park District, DuPage College, churches, and various other institutions.

DETAILED TABULATION of RESPONSES:

1. Identify five (5) issues or concerns confronting the Glen Ellyn community.

Downtown: (53)

- Not enough parking in downtown and illogical time limits (8)
- Fix up city center; vitality (7)
- Maintain business diversity (4)
- Need to limit additional high density housing in downtown area (4)
- Revitalization of downtown retail without resorting to ‘condo-zation’ (4)
- Maintain character of downtown (3)
- What type of businesses downtown can support the needs of the many residents moving into the condominium being built (2)

- Perimeter development - buildings too big (2)
- Need to limit building heights to 35/45 feet in C5A & C5B – we don’t want Main St. to be a canyon (2)
- Poor use of the Glen Ellyn Theatre – there is a goldmine in money and wonderful opportunity for all ages (2)
- Alleviate traffic (2)
- Need anchor store/loss of major stores and excess of specialty stores that don’t last (2)
- Property standing empty near downtown (2)
- Limited range of businesses
- Not always healthy economically
- Appearance and updating, i.e. maintaining storefronts, restrict neon signs
- Appropriate reuse and redevelopment of both residential and business properties which are in keeping architecturally and to scale with existing properties
- Downtown retail not serving the demographics of Glen Ellyn in the year 2000; need business for ages 10 – 20 years
- Downtown competing for retail money with other DuPage County municipalities
- Promote downtown redevelopment through economic incentives and village participation/joint ventures
- What will be happening in very visible area from Prospect west to Western along Pennsylvania
- More promoting needs to be done to attract shoppers downtown

- Change the parking at Market Plaza in front of Blockbuster to far west area, to one-way and diagonal parking
- Attracting brand name retailers to physically small stores will demand dramatic yet appropriately esthetic redevelopment

Infrastructure: (32)

- Street maintenance plan that is affordable/Roads – poor condition throughout village (7)
- Storm water/Storm sewers – repair/replacement (6)
- Bury electrical lines when redoing paving of streets (5)
- Insufficient/old infrastructure (sewer/road system) needs updating (2)
- Expense and necessity of infrastructure maintenance vs. available tax base (2)
- Water is always a problem- Attractive and workable water retention that doesn’t consist of big holes for storage (2)
- Replacement/repair of infrastructure through economic incentives and Village participation/joint ventures (2)
- Stress on infrastructure to support over-building and development
- Continual infrastructure repair- repeatedly
- Street parking
- Inadequate and untimely snow removal
- Waste sewers
- High-speed Internet access. It’s available to part of Village (via DSL), but the rest won’t have it (via AT&T cable modems) for a year or two. Nothing we can do to

push on our end of the piece of string...but the fact that we are "behind" is simply a "concern" – it appears that only time will fix this problem

- Very dark streets

Tear-downs: (26)

- With replacement by homes too large for the lot, and the destruction of trees, not enough yard (13)
- Impact on overall community – lack of affordable housing as a result (6)
- Tear-down of historic buildings/homes not well planned (4)
- Regulate tear-downs so that new houses don't seem out of place in the neighborhood (3)

Transportation: (26)

- Traffic congestion (6)
- Excessive speeding in residential neighborhoods, especially Roosevelt Rd (4)
- Over-underpass on Union Pacific Railroad – freight trains (2)
- Trains – Crossings, whistles, stopped at edge of community, physical condition of station (2)
- Consideration for seniors i.e. transportation (2)
- Parking (2)
- Issues such as safety, near now densely populated areas as Rte 53/DuPage Blvd and Park Blvd south of Roosevelt
- Increased railroad traffic tying up downtown traffic
- Safety at busy corners
- Noise pollution from train line by limiting railroad traffic frequency and noise from

horns which have increased substantially in last few years

- Safety issues – south side of town need for additional stop signs on Park Blvd.
- Don't allow the Federal Government push for lifting the ban on unnecessary railroad horns in the suburbs
- Encourage Pace Bus Service to O'Hare Airport
- Hard to read street signs

Community Image & Character: (24)

- Resolving the conflict between those who want to maintain the present tone and tenor of Glen Ellyn as an established, "traditional" residential community and those who want to enhance the value of their property or champion commercial interests in the community (i.e. expensive flower clock, nature center at Churchill Park, Holiday Lights on Park District Bldg and Village Links (4)
- Preservation of historic, natural aspects and street-scapes (3)
- All Glen Ellyn as one town – unified (2)
- Neighborhoods/Residential areas bordering commercial areas/condos (2)
- Lack of identity in community (represented by new, inappropriately sized homes)
- Maintaining the charm and ambience of the community
- Oppressive development so that we now have an urban feel – air shafts, gangways, no larger lots
- A need to better integrate north and south areas of Glen Ellyn- Roosevelt Rd acts

as a dividing line – separate churches, schools, etc.

- Maintaining the visual and emotional status of Glen Ellyn as a homogeneous small village
- Historic preservation of significant structures/landmarks by providing protection and incentives to promote rehabilitation and re-use (i.e. Maryknoll)
- Changing demographics
- Diversity
- Allowing the Baker Hill subdivision is an indication that maintaining the "charm and ambience" of Glen Ellyn is not as important as developer's profits
- Make eyesores of the village look better
- Increasing urbanization of the community
- Significant increase of minorities that have been brought to town by local service agencies and do not have the economic advantages to maintain an adequate standard of living, nor family, church or social supports
- Demographics moving toward a closed, up-scale community with little regard to the diverse demographics which can and do exist in the community

Housing: (19)

- Affordable housing for first time buyers, senior citizens (3)
- A need to maintain economic diversity of housing such as currently exists throughout the community (3)

- Narrowing of options; need to maintain mix (2)
- Seems like we have a large percentage of multi-family housing (2)
- Too much Section 8 and subsidized housing (2)
- Too many condos/big houses don't fit in (2)
- Multi-family vs. single family emphasis
- Appropriate reuse and redevelopment of both residential and business properties which are in keeping architecturally and to scale with existing properties
- Enforce occupancy guidelines at all complexes – start inspections
- High real estate taxes
- Too much high density housing

Economic/Fiscal Development: (18)

- Generate tax base by promoting new or redevelopment of commercial property within the village which will increase sales tax revenue and commercial property tax base; also encourage annexation of contiguous parcels (2)
- Excessive property/real estate taxes (2)
- Revenue source to support community needs
- Expense and necessity of infrastructure maintenance vs. available tax base
- Difficulty in funding community services given the limitations inherent in a community whose tax base is largely residential in nature
- Growth of the Glen Ellyn business community – expanding to increase sales tax
- Maintaining strong tax base
- Is there enough work done to assist landlords to find suitable business
- Lack of significant sales tax base to offset pressure on property taxes
- Regional competition for retail – neighbors out-compete Glen Ellyn in recruitment of new businesses
- Perception by vocal public that economic growth and change is unnecessary/undesirable which creates roadblocks to progress for elected officials
- The health of local business; encouraging or discouraging business growth and development
- Big stores are crowding out little ones
- Some older people have a tough time paying taxes
- Too much property taken off tax rolls – Maryknoll the latest, Patrick Eng. Another
- No industrial base – expand to North Ave./encourage business – expands tax base
- Roosevelt Road: (17)
- Need to attract strong retailers and fill vacant spaces before building new strip malls (fill Pickwick Place) (7)
- Neglect of areas such as Roosevelt Rd and Five Corners (3)
- Revitalization along Roosevelt Rd (2)
- Recognition of importance of Roosevelt Rd to economic viability of Village
- Alleviate traffic along Roosevelt Rd
- Attracting quality business along Roosevelt Rd

- Loss of major stores and excess of specialty stores that don't last
- The continuing North vs. South

Development/Redevelopment: (13)

- Overbuilding and development (3)
- Balancing private ownership rights with issues affecting the common good (2)
- Developer's interests running contrary to community interest; overzealous (2)
- Development for development's sake – desire for the quick buck
- Control of development in unincorporated adjacent areas
- That growth and redevelopment which is allowed is completed in a fashion consistent with the needs of 'B'
- Addressing the issue of redevelopment with the focus of housing to blend in with existing structures and usage
- Busybodies will increasingly want to regulate what people can do with their houses (tear-downs, tree ordinance of last year)
- Poor planning at Market Plaza

Community Facilities: (12)

- Youth facilities – outdoor and indoor; entertainment center (5)
- Loss of our hometown newspaper
- Use of C.O.D. property to build recreational facilities to be used FREE to the public, DO AWAY WITH THE PRAIRIE

- Maintain a professional Police Department – hire more personnel
- Maintaining a high quality volunteer Fire Department
- Unwillingness of Park District to work with adjacent property owners
- Update the computers and user programs in the library
- Announce services better to the elderly

Education: (12)

- Lack of income to support schools (2)
- Keeping schools at a high standard (2)
- Too many students at Glenbard West from areas outside of Glen Ellyn (2)
- Ben Franklin has worked hard to develop an outstanding level of parental involvement that is now being diluted due to the “fairness” policies requiring all schools to receive the same “benefits.” If the Ben Franklin parents want to donate more time, effort, money because they see how hard the teachers work then they should be able to do that without the administration saying the other schools must benefit equally
- Class size at Ben Franklin, as well as other schools, is becoming too large to maintain the quality of education we have come to expect
- School funding – without imposing higher property taxes - again, encouraging new businesses (tax base)
- Access security needs at schools, in light of recent violence

- Too little parking at Glenbard West
- Overcrowding in high schools, need fifth school in Glendale Heights or Bloomingdale

Government: (12)

- Lack of foresight of village officials/governing bodies
- There is no enforcement of the village ordinances (2)
- Needs to keep the public informed of development in the Village
- County municipalities
- Village policy – homeowners rights – balance and review
- Local governments spend too much money: the library board had to be bailed out by the village; the village is spending money on superficial niceties such as antique lamps on Roosevelt, flower clock and a high-end millennium party while the roads are in horrible condition
- Lack of connection between community programs and many of the citizens (lack of programs and activities aimed at the lower income 40% of our community)
- The Village continues to spend more Tel. Tax to pay for Civic Center, still in place, along with about 8 other taxes on my tel. Bill
- The Village Links Charter should be changed so they return some revenue to Village, not everyone golfs
- Over regulation in regards to ordinances of property, recreation, etc.
- Property taxes are being propelled by officials who want a ‘showcase’ community

Green Space/Natural Environment: (11)

- Loss of open space, trees, ‘free’ space that is undeveloped with any use (4)
- Preserve open space (4)
- Ample recreation/open space for all ages
- Continued support of our great park system
- Too many trees being destroyed too rapidly to “facilitate” growth – this area is so highly desired because of the way it is and was

Zoning: (6)

- Currently allows volume of homes/buildings to take up too much area of lot (2)
- Expanses of commercial zoning without consideration of the core, i.e. don’t expand ‘C’ zoning
- Housing prices are high – not much can be done except ease up on zoning restrictions which impose minimum lot sizes, restrict condo development, etc
- Inappropriate zoning
- Zoning needs to be enforced and made more stringent

Annexation: (4)

- Too much annexation in wrong areas – incorporate down to Route 56, north to Great Western, Glen Ellyn woods (2)
- Forced
- Annexation procedures that lead to or cause much controversy – New policy needs to be adopted for an aggressive, but fairer, process

Other: (3)

- Acknowledging drug and alcohol abuse among teens,

other adults, and continuing to work on prevention, law enforcement efforts

- What to do with the Maryknoll property
- Alcohol at the boathouse! And AA meetings, too!

2. Identify the one issue or concern that you believe no one else will mention.

Land-Use and Development: (19)

- Tear-downs – preservation of historic buildings (3)
- The downtown area looks tired, needs some cleaning up; our train station is an embarrassment (2)
- How to coordinate or identify the three business districts and how each relates to each other
- With 6-story buildings allowed in C5B, C5A (Main Street) can become a canyon if we don't limit height and density in C5B
- Safe growth – careful balance of preservation (natural and historic structures) vs. the need to expand tax base
- Need to educate residents regarding benefits and need for economic growth to balance the pressure on property taxes
- Downtown retail not serving the demographics of Glen Ellyn in the year 2000 (keep gyms open for adults and kids)
- More downtown businesses that appeal to younger, more affluent people needed to fuel a stable downtown – not discos/bars, but i.e. Crate & Barrel – will attract attention and dollars; A more diverse retail economy is at

ways safer in a changing business climate

- On the Baker Hill Development – Glen Ellyn does not have enough inspectors to keep up with the amount of work that was performed at Baker Hill – who is inspecting the buildings? Must slow the amount of developments or increase amount of inspectors
- We need more industrial companies to locate here
- Glen Ellyn has become a teardown community – keep the trees
- Too much Section 8 housing (most people are unaware)
- Encourage more middle or fixed income affordable apartments for the elderly and those just starting their careers
- The Village currently discourages homeowners from self-improvements due to complicated permit procedures and too many ordinances. Village policies force use of expensive architects, builders and attorneys who are familiar with the ordinances. Outside professionals are definitely unwelcome by the building department as they are unable to organize and/or complete information i.e. there are too many different agencies to consider when doing a building project – tree preservation, building dept, historical society, zoning committee, village board whose missions are different and often conflict – Village Board discourages teardowns, Building Department discourages zoning variances; Forestry

wants tree preservation, historic commission wants historic architecture. Outside professionals are unable to get a true understanding of what the village as a whole really wants or is unable to receive guidance on what direction to pursue – a variance so that the property owner does not have to remove an old and rare tree or to accommodate non-conforming building or should the architect go for a building that meets all the ordinances without regard to tree preservation or historical architectural style. There is not one agency that can be consulted to help a homeowner of professional work through these compromises – the typical homeowner who wants to do his own home improvements are discouraged by the building dept from representing himself. Consequently, enhancements to home are not being done due to the expense of a professional and fear of being rebuked by the Village.

- The Ben Franklin “neighborhood”, we can hear road noise from 355; There must be a way to extend the sound proof barrier wall
- Forced annexation

Transportation and Parking: (11)

- Traffic problems, especially speeding on Roosevelt Rd. (2)
- Traffic alleviation
- Proper gating of RR crossings to prevent excessive and ‘whistle blowing’

- Alternative underpass/overpass under or over RR tracks other than Taylor Ave. underpass
- Safety issues – need for additional stop signs on park
- Construction trucks (used to build additions or new housing) are speeding on residential roads that were not built for heavy trucks, throughway traffic, pollution, dirt, and noise. Can they be taxed for road improvement?
- Discouraging physical set up for bike riding
- Too much bike, skateboard, roller blade traffic on sidewalks
- Maintenance of adequate public parking for churches located downtown
- Business Parking

Community Image & Character: (7)

- Keeping the appeal that Glen Ellyn had for 30 years; a viable small town that offered business and neighborhood appeal; maintain unique charm and ambience (2)
- Back east they seem to be solving the mix of land/people. Here we do not. What are they doing right that we are doing wrong? Some say easterners care about trees while Midwesterners do not – is that true? We don't want that to be the perception of Glen Ellyn.
- Involvement of both north and south of Roosevelt Road residents
- Disintegration of the community/ lack of alignment

- Historic preservation – it is typically ignored or moved to bottom of list
- Too many places are inflicting music that I consider unpleasant upon me, including the Village when I was on hold

Community Facilities: (6)

- Youth areas (2)
- + 2 Park Districts to serve residents
- Community gardens
- The fact that the Park District regularly makes decisions without taking into account the impact of their decisions on property owners adjacent to Park District property
- Not seriously responsive to villager's concerns

Infrastructure: (5)

- Lack of curbs/sidewalks in many areas
- Out of sight, out of mind: Are leaking underground storage tanks being identified and dealt with to prevent pollution of the ground aquifers?
- We have no storm water control for developments under three acres. Small subdivisions are creating water problems for neighbors
- The Village's control on Commonwealth Edison's policies and practices for line clearance and tree removals around the facilities/lines within the Village limits
- Aging infrastructure

Other: (6)

- The homeless people in downtown Glen Ellyn
- It is ridiculous to focus so much attention on that stupid floral clock, when there

are so many other issues requiring funds - street repairs. I will remember that the Village President was so enthusiastically for this, and consider that in future elections

- The apparent total lack of village support for the Manor Woods Nature Area, one of the largest green spaces left in Glen Ellyn, one that is already owned by the Village (it didn't cost us \$4,000,000). In spite of a number of neighborhood efforts to obtain formal Village support, rather than becoming the low cost, high community asset it could be, this area has been left essentially unattended for over 20 years
- Pretty soon there will be ghetto areas where children will not be able to walk safely
- The "head in the sand" view of the Internet by most of Glen Ellyn's retailers
- What will be done with the extra money for the clock

3. List, in order of importance, the three (3) most important issues discussed thus far.

Most important:

- Tear-downs/re-use of residential lots (quality vs. size/quantity) and its effect on affordable housing (8)
- Maintaining the visual and "emotional" aspect of the homogenization of our village – need for clear community identity if possible (5)
- Limit additional high density housing in our downtown area (4)
- Must have profitable businesses to serve growing

population needs and to provide money for viable village we want (3)

- Historic preservation (3)
- Tax base/commercial development (increase of) (3)
- Eliminate condos (3)
- Balancing individual rights vs. community interests (2)
- Maintain character and charm of village (tree-lined streets) (2)
- Reconciling our desire to maintain the present character of the community and make progress on the wish list enumerated tonight with the community's aversion to higher taxes (2)
- High taxes (2)
- Infrastructure improvements
- Maintaining infrastructure needs within scope of limited budgets
- Need for proactive development to offset pressure on property taxes
- Unite north and south sides of the community
- Prudent use of taxpayer money
- Elimination of affordable housing for the middle class and for those on fixed income
- Underpass at railroad
- Retail mix
- Lack of clear identity
- Conflict between developers and community residents
- Anchor stores in downtown Glen Ellyn
- Too much Section 8 housing
- E-commerce will take business away from local retailers that are unable or unwilling to capitalize on the benefits
- Village needs to work to-

good; issues must be looked at for the total benefit not the self interest of one particular department

Second most important:

- Tear-downs/house size and relation to lot size/teardown vs. character (6)
- Streets and storm sewers upgraded and work /cable lines and phone co. to bury lines at same time (upgrade infrastructure) (5)
- Appropriate redevelopment/development – business and residential (3)
- Lack of tax revenue to support services/schools (3)
- Limit building height in C5A and C5B to prevent canyon downtown/maintain height that molds with existing structures (2)
- Conflict between developers and community interest (2)
- Recognize that Roosevelt Road is Glen Ellyn's economic engine. The quaint downtown boosts property values, but will never be Glen Ellyn's major economic asset (2)
- Economic narrowing of homes (2)
- Equitable balance of homeowner rights with village policy making (2)
- Increased multi-family (condo/townhome) development within walking distance of downtown
- Inadequate and untimely snow removal
- Family and business freedom to innovate; the economic, social and cultural life of a village is too dynamic for the detailed plans of a few

• Increasing loss of the “heart” of the Village as residents’ focus more attention elsewhere and Glen Ellyn becomes a prestigious address, not a hometown

- Inappropriate zoning
- Quality of schools
- Need for open space
- Downtown redevelopment (economic development of same)
- Maintain the charm of Glen Ellyn
- Attracting viable businesses downtown
- Make downtown more accessible to Seniors
- Must deal with the benefit of having train for city commute by dealing with the traffic and noise problem with problem solving investment of money
- Transportation and traffic concerns (2)
- Open (green) areas better playing fields
- Maintain a strong tax base
- Too many small stores downtown; we need anchors – Sears, Jewel, A&P
- Too little parking
- Mission of each department must be meshed with all other departments with final result of serving the community
- Overcrowding at Glenbard West
- Speeding on residential streets
- Existing structure codes or lack thereof

Third most important:

- Preserve open space (3)
- Improved street maintenance (2)

- Infrastructure maintenance and repair vs. revenue sources (2)
- Need to maintain economic diversity of housing throughout the community (2)
- Tear-downs and overbuilding on lots causing drainage problems, etc (2)
- Improvements to “rundown” areas like Roosevelt Road and 5 Corners (2)
- Kid’s places – keep gyms open – we already have them (2)
- Historic preservation (2)
- Viability of the CBD (2)
- Parking in downtown area (2)
- Traffic congestion (2)
- We need a national anchor store
- Funding of budget shortfalls
- Need to rectify desires to maintain small town charm/qualities with the desire for viable downtown business core to set clear direction for the long range future
- Unifying old/new and in/out of town residents
- Attract shoppers downtown
- Opening our eyes to the excesses that are available to privileged, unsupervised adolescents and teens – drugs, alcohol, etc; very little in the way of values being passed on from parents to children
- Impending federal regulations on trains (blow those horns!) impinge on quality of life of those near tracks – has the village government made any noise itself on this subject?
- Less and less intergenerational activities
- Public transportation
- Need to involve more of community – fair ‘sampling’ – in the input process
- Conflict between development and community interests
- Balance commercial needs with those of residents
- No more large structures in downtown area
- Development of condo’s/downtown/appeal/density
- Grow community – Annexations before adjacent communities do the same
- Clear plan for infrastructure development and maintenance
- Downtown/update infrastructure/facilities/utilities etc
- Central business district – preserve, protect, enhance ambiance
- Too much speeding
- Village government should not assume that perfection (a showcase community) should be attained at the cost of individuality, freedom, exorbitant taxes and a community that borders on dictation (the land of “no”)
- Dark Streets in residential areas
- Zoning
- Enforcement of village ordinances

4. Identify three (3) specific projects or improvements that you would like to see undertaken within Glen Ellyn.

Downtown - General: (26)

- No more large structures in downtown (3)
- New retail that fits with the demographics – usage for people that reside here (3)
- Retail stores in CBD coordinate their time to be open (3)
- Attract businesses to downtown; upgrade businesses (2)
- Raze Glenstone condominiums (2)
- Downtown redevelopment - encourage re-use and redevelopment - do not discourage quality development of in-scale proposals (2)
- Fill all vacant buildings (2)
- Glen Ellyn movie theater should be remodeled (2)
- Downtown beautification (2)
- Give the downtown merchants Dale Carnegie courses
- Make downtown more accessible to seniors
- Key business anchors established in downtown
- Sustainable business in downtown
- Make downtown look more rustic

Downtown - Parking: (10)

- Provide adequate downtown parking (garage? Multi-story?) (5)
- Develop increased parking north of RR tracks in downtown area

- Parking structure of appropriate architectural attractiveness
- Mixed-use redevelopment of Village parking lot fronting Main St. to infill with new retail and obtain anchor retailer (replace existing parking and provide for new demand)
- Investigate selling bonds to build multilevel parking garages
- Change the parking at Market Plaza back to one-way lanes and diagonal for the entire lot

Downtown - Prospect and Pennsylvania Area: (6)

- Work to improve Pennsylvania Ave from Prospect to Western Ave – retail or a park – NOT condos (3)
- Prospect and Pennsylvania: Rotary Club would like to develop a garden beautification area on the property that the village would secure from Mr. Letso once the EPA decides the land is no longer polluted by the leaking underground gas tank
- Pennsylvania – Prospect to Western – “Visual” issues
- Careful development and greening of Pennsylvania Ave. between Main and Western

Infrastructure: (29)

- Storm water impacts; “ponding”; sewer repairs (6)
- Street repairs (5)
- Bury power lines in conjunction with street repair over 20 years (4)
- Convert to underground utilities (3)
- Improve infrastructure (2)

- Upgrade of streets, sanitary, and storm sewers without overburdening taxation of village residents (2)
- New equipment and policies concerning snow removal – dead ends and streets with elderly should be plowed first to enable reliable access of emergency equipment
- Too many utility poles along the streets
- Encourage residents to put lights on front of property 0 city picks up percentage – like parkway tree program
- Sidewalks and curbs on all city streets
- Extending the soundproofing walls to limit sound travel
- Improved litter contract
- Better more consistent maintenance programs

Recreation and Open Space: (20)

- Some facility for gregarious youth to get together (4)
- Require developers to plant trees in yard as well as parkway trees
- Keep some of our open space as open space
- Renovate playground at Johnson Center on Kenilworth Ave
- “Passive” park area
- Somewhere for everyone to go
- Upgrade green area
- Halting of all development at Ackerman Park. We don’t need a super-softball and soccer facility
- Green space – Baker Hill was a travesty- Stop all this growth that is only done to increase revenue into village coffers

- Lake Ellyn seems to be dying off – what’s up with GBW filling in the south end?
- The Prairie Path bridge will not only be a safety boost, but a help to cyclists who won’t have to negotiate a steep up-and-down stretch
- Skateboarding place for kids – no boom boxes
- Ice skating has to happen at Lake Ellyn
- Overpass bridge to Memorial Park
- Orchestra at 4th of July! During fireworks
- Keep and improve all baseball fields
- Encourage use of “paved paradises” (parking lots); schools, village lots, churches, parks all have large surfaces that can be used off hours for pick-up basketball games, rollerblading, hockey, skate boarding, etc

Transportation: (18)

- Improve commuter station (6)
- Underpass (west of Main St.) (3)
- Train overpass – beyond Taylor Avenue (better site i.e. Prospect or Western) (3)
- Reduction in train noise/traffic – sound walls adjacent to residential, double gates to eliminate horns, etc
- Another passage across the tracks
- Resolve the congestion around the train station at busy times
- Stop sign at Buena Vista and park
- Bike paths along key arteries or identifying certain streets

as bike paths on 1 side of street sidewalk

- Sound barriers on 355

Land-Use and Development: (15)

- Closer review/more regulations of tear-downs (residential) and new structures (residential) and review of quality compliance (5)
- Redevelopment that fits the appearance and scale of existing structures (2)
- Preservation of undeveloped, unimproved land, NOT ballparks, soccer fields, etc
- Continue to create continuity in the historic area
- Encourage developer to renovate buildings
- Commercial development plan for land within planning jurisdiction that fronts North Ave.
- Be careful of too much density
- Nice, inexpensive housing
- Clean up the 400 Block of Duane Street, near the new library and west of Melrose. Several rental homes are in bad shape and create the appearance of a "white trash" neighborhood. This area could slip further very easily and hurt property values. As a main corridor into the village from Lorraine Road, this block gives commuters and new visitors an incorrect first impression of our village. This area would be a prime site for a new condo/townhome as it is zoned for that use and is close to the rail, civic and shopping amenities popular

amongst younger or more affluent families and couples

- Village Green parking lot without loss of any "green" areas

Community Facilities: (12)

- Better instrument for gathering community input (through direct mail and periodic mailings on specific issues and situations) in the comprehensive plan; and to give practical suggestions from where to plant trees to how to encourage snow removal from sidewalks (2)
- Effectiveness of governing bodies
- Beefed up police presence (or more stop signs) on streets like Hill, Spring, Fairview, where speeding is a problem
- More cooperation between Park District and the Village – should be one common interest
- Regular busses all around town
- Find ways to extend Village into neighborhoods by encouraging, sponsoring block parties
- More community events televised on Community Cable Channel – since Jones moved their offices to Wheaton only the Village Board is regularly televised
- Ensure plan participation
- Elimination of C.O.D. Police. This should be a function of the Village "official" Police Department
- Expand support of EDC (a strange request considering the fact that this year we reduced our budget request...)

- Continue to support my efforts As I work to support and promote the village on the Internet

Roosevelt Road and 5 Corners: (10)

- "Beautify" Roosevelt Road and 5 Corners (4)
- Commercial redevelopment plan for 5 Corners area to maximize economic benefit to community from currently zoned commercial land (2)
- See if it is possible to combine properties to eliminate the number the curb cuts on Roosevelt Road
- Expansion of Stacy's Tavern Museum Complex at 5 Corners possibly including Stacy Park
- Improve the area west of I-355 and north of Roosevelt, where DuPage River crosses Roosevelt and Route 53
- Make Roosevelt more attractive to businesses

Zoning/annexation: (4)

- Stricter building code adopted to regulate house size in relation to lot size
- Review edges of C5 business district to see if still appropriate
- Re-assess the grandfather clauses that allow terrible looking signs in the downtown area (i.e. Evans Insurance on Pennsylvania)
- A "Smart" annexation policy

Maryknoll: (2)

- Save the Maryknoll building – try to protect with landmark status and promote reuse vs. demolition of older building
- Anticipating the completion of the Maryknoll park project

Other: (2)

- Lower class sizes and increase funding to schools
- Improve the Spring/Route 53 intersection

5. What are the primary strengths and assets of the Glen Ellyn community?

Community Image & Character: (68)

- Sense of community pride (8)
- The people who live in this community are the biggest asset (6)
- Dedicated volunteers/community involvement/interest in issues (6)
- Friendly, warm, caring atmosphere (6)
- Population, size 25,000-50,000, attractive demographics (4)
- Neighborliness (4)
- People are willing to pay extra home price for the ambience-they value the "old-time community" concept (4)
- Architecture, 19th Century charm and setting including Lake Ellyn (4)
- Historic (3)
- Diversity – different neighborhoods have distinct characteristics (3)
- Quietness (2)
- A huge variety of home styles and sizes (2)
- Small town community consisting largely of single family homes (2)
- Cleanliness (2)
- Educated, well-informed and responsible citizenry (2)
- Well maintained homes (2)
- Proximity to Chicago (2)

- Spaciousness-lot sizes, house to house ratio, house to lot size ratio
- Progressive community
- Safe
- A village that respects diversity and is not overly concerned with wealth, but integrity
- Community to raise a family
- Conservative posture regarding physical change to the community
- Residential community with "big town" amenities
- Established neighborhoods
- Visibility of church steeples
- Walking village

Community Facilities/Services: (33)

- Excellent schools (8)
- The volunteers in Village Park District activities, schools, churches (6)
- College of DuPage provides needs to the community (2)
- Glenbard West High School (2)
- Location of town relative to major transportation (2)
- Christmas Walk/4th of July Activities (2)
- Municipal services reasonably efficient (2)
- Library building
- This community provides us with many of our needs and wants
- Good snow removal allowing safe movement
- Roadway layout – scale
- Strong business core to support its identity
- Park District is growing and provides a great deal for younger children
- Church Bells
- Seemingly honest govern-

- Seemingly large police force only guarding parking lots all day

Green Space and Recreation: (20)

- Glen Ellyn has a beautiful terrain (6)
- Tree-lined streets and tree-full private yards (4)
- Trees create calm streetscape which is very valued in our area (3)
- Lake Ellyn (3)
- Mature landscape, green (2)
- Parks (2)

Downtown: (13)

- Charming, vibrant downtown (area of focus) (7)
- Great restaurants in downtown (3)
- Theatre
- Benches
- Lovely, historic downtown buildings

Government: (2)

- Voluntary Village government
- Open Village government that allows for this kind of feedback

Weaknesses identified in this category: (6)

- High density housing reduces the sense of community...it's hard to get to know your neighbors in a high rise)
- Alignment – appropriateness of style, size, height, width and proportion is a current problem that affects the strengths and assets of the village
- The Park District has become arrogant with their growth and are non-cooperative with other agencies

- I am sick and tired of people who do not live in these small, old teardown houses complaining of their removal, they are small and not suitable for year 2000. Neighborhoods have benefited from the removal of eyesores; some may have historic value in another location. New houses add value to neighborhoods; we need to continue to have respect for people's property rights
- Bureaucracy will destroy the desire to make positive change
- Convincing busy young adults that they have the time to get involved in the Glen Ellyn Community

Additional suggestions by respondents:

- Put notice, schedule in Glen Ellyn Newsletter (8)
- Planners – look at thriving communities, i.e. Birmingham, MI, Hinsdale to check out what they're doing. We don't have to reinvent the wheel. Look at some residential areas right near downtown that are failing and rezone to commercial
- Glen Ellyn is a niche market community – no other surrounding communities can capitalize or mimic what Glen Ellyn has, so, why do we have to mimic what other communities have? Why not capitalize on our strengths and our history
- Better notification of meetings, and welcome of attendance and input; include more citizens in survey
- Special mailing; Comprehensive Plan is as important as any other news in that Newsletter
- Please have the Village take out a LARGE ad in the Daily Herald
- Are you using the feedback from all the Vision Glen Ellyn surveys?

