

Appendix C:

Committee Workshop

This Appendix section documents the results of the *Citizens Advisory Committee Workshop* conducted on November 10, 1999.

The workshop consisted of a series of five general questions regarding the Village of Glen Ellyn. Committee members were asked to answer each question independently, using the questionnaires provided. Several of the key questions were then discussed with the group. Committee members were asked to return their completed questionnaires to us at the conclusion of the meeting. A total of 15 (fifteen) questionnaires were returned.

The Committee's 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: a) Downtown Glen Ellyn, b) traffic, parking and other transportation concerns, c) the Roosevelt Road corridor, d) teardowns and related concerns, and e) issues related to community image and character.

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

The responses to this question were quite diverse, and no two Committee members mentioned

precisely the same issue. See the "tabulation" for the full listing.

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

Committee members answered this question following a group discussion of the first two questions. The issues that generally ranked the "highest" included: a) attraction of new commercial development within the small town framework, b) the vitality and support of downtown, c) teardown issues, d) the issue of property rights versus the Village's right to restrict land uses, and e) the condition of municipal infrastructure.

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

Committee members suggested a diverse range of projects and actions. Several frequently mentioned projects included: a) conversion to underground utilities, b) railroad crossing and overpass improvements, c) the attraction of new businesses, d) the re-evaluation of zoning, particularly the CB5 and CB6 districts, e) re-development of underutilized properties along Roosevelt Road, and f) development of a system of bike paths.

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

The most frequently mentioned strengths and assets related to: a) Glen Ellyn's "sense of community," b) the attractive appearance of the community, c) the interested, involved and friendly

people, d) location and access to Chicago, and e) schools.

DETAILED TABULATION of RESPONSES:

I. Identify five (5) issues or concerns confronting the Village.

Downtown: (12)

- Vitality of downtown (2)
- Appearance and updating of downtown area. Need to attract better quality shops – upkeep of existing storefronts – get rid of neon signs (2)
- Redevelopment and/or development of vacant land parcels downtown
- Downtown economic development and "sustainability"
- Land ownership pattern especially in the downtown, which makes it economically difficult/not feasible to assemble property for redevelopment
- Development of Apt/Condos downtown detracts from charm and character of community
- Regional competition regarding business recruitment
- Empty storefronts - need to keep a good business mix
- Absentee and lax commercial property owners that are not reinvesting in the upkeep of properties

Transportation: (11)

- Parking - long-term; centrally located/downtown (3)
- Traffic flow problems in identified trouble spots (2)
- Public transportation and central services in the Village (especially for senior citizens) (2)

- Development of neighborhood shopping to alleviate traffic
- Trains stopped on track east side of Glen Ellyn
- Students crossing tracks from south to get to schools on north side
- Parking for trains

Roosevelt Road: (10)

- Restoration and reclamation of Roosevelt Road corridor from commercial vandalism which has occurred; eyesore (7)
- Roosevelt Road corridor or divider
- North and south of Roosevelt Road – preserve
- Tearing down the “Berlin Wall” along Roosevelt Road

Teardowns: (8)

- Proper balance of regulation (i.e. public interest vs. individual property owner rights) (3)
- Teardowns –the ‘Hinsdalization’ factor of McMansions (2)
- Building large houses on small lots. Side-entry homes look as though they are squeezed into the lot (2)
- Balance between teardowns replaced with appropriate new structures that achieve resident desires which fit with community

Community Image & Character: (7)

- Keeping the existing character of the Village (2)
- Ethnic diversity (or lack thereof) (2)
- Expand architectural diversity
- Fostering a sense of com-

- Mason-Dixon Line dividing the Village, schools, residents, etc and how to make both parts whole

Housing: (7)

- Attracting (or keeping) as diverse a population as possible – keep “mix” of housing (affordable to expensive) (4)
- Multi-family vs. single family housing emphasis
- Redevelopment of existing housing stock
- New Town Homes – what change will they bring – how and what?

Green Space/Natural Environment: (6)

- Tree ordinance -mature tree preservation with housing development (4)
- Adequate balance and supply of green space and recreational facilities (2)

Infrastructure: (5)

- Aging condition and constant repair. streets, sidewalks, sewers, flooding (2)
- Economic wherewithal to support infrastructure improvements (2)
- Addressing installation of underground utilities and improved infrastructure

Commercial Development/Redevelopment: (4)

- Attraction of viable commercial development within the context of the small town we like (2)
- Limited opportunities for new commercial development (mature community – little vacant land left)
- Impact of constraints on redevelopment/development on ability to significantly in-

crease sales tax revenues to take pressure off property taxes

Education: (4)

- Ensuring quality education/high standard school system; low student/teacher classroom ratio (2)
- Having an adjacent town (Glendale Heights) sending high school kids to a Glen Ellyn school
- Proper support of schools with changing demographics

Other:

- Definite need for a vision based on what people will require/want 5 to 10 years from now or longer (i.e. 2050) (2)
- Development or redevelopment of “five-corners”
- Incorporation of unincorporated area

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

Community Image & Character:

- Creation of designated historic districts for the architectural preservation of significant commercial buildings and residential homes
- Architecturally unattractive developments – building with no setbacks – visually ugly
- Aesthetics of deteriorating homes throughout community
- Too much “sameness”

Growth and Development:

- Resolving the inherent conflict between desire to maintain charm with economic reality of keeping business

viable and seeing economic growth

- Trans-regional SR. Village Green Development
- How to maintain a strong retired citizen base in light of an expanding public appetite for money

Infrastructure:

- Parked and “smoking” trains sitting on tracks
- Bury telephone and electrical lines
- Sidewalks and curbs should be a part of every street in Glen Ellyn

Other:

- Homeless people in downtown Glen Ellyn
- Increased population with annexation will put pressure on some of activities available to Village residents – i.e. library, downtown parking, golf
- Keeping people willing to serve in the government and fire department
- Development of a system of bike paths
- Minor subdivisions which are too small to require a look at storm water ordinance

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

Most important:

- Attraction of new commercial development within the small town framework (3)
- Vitality and support of downtown (2)
- Restriction of property use vs. property owner rights (2)
- Teardown concerns (2)

- Incorporating unincorporated areas
- Preserve, maintain and expand green space
- Maintain tree-lined streets and residential character
- Fostering community commitment
- Historic Preservation/Designation (commercial and residential)
- Rebuilding in the downtown – prevent “canyon” atmosphere
- Regional competition for business recruitment
- Second most important:
- Development of vacant parcels near downtown (2)
- Economy to support infrastructure improvements (2)
- Parking (2)
- Condition of municipal infrastructure (esp. flooding) (2)
- Glen Ellyn Clinic – needs in the future
- Growing need for additional public services – meeting future needs
- Preserve, maintain and expand green space
- Regional competition for business recruitment
- Vitality and support of downtown
- Preserving sense of place and community – history
- Conversion to underground utilities
- Roosevelt Road redevelopment
- Improve sidewalks, curbs and streets
- Multi-family housing development
- Third most important:
- Teardown concerns (2)
- Roosevelt Road redevelopment (2)

- Constraints on increasing sales tax revenue to offset property tax increases (2)
- Maintain tree-lined streets and residential character
- Retention/support of the volunteer police/fire departments and other public services
- Attraction of new commercial development within the small town framework
- Multi-family housing development
- Development of vacant parcels near downtown
- Taylor Ave. overpass – hazardous alternative
- Promotion of tourism – opportunities/recreation; historical structures
- Integration of east area
- Impact on the school districts of changing community

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

Infrastructure: (14)

- Conversion to underground utilities (4)
- Railroad crossing, overpass, etc, and less stopped trains and congestion (3)
- Rebuild old AE&J, GE Train Station and other historical structures (i.e. springs, gazebo)
- Railroad Station improvement (like Wheaton)
- Build new overpass or underpass on Prospect Road near downtown to alleviate heavy traffic on Taylor Avenue
- Rework of storm sewers in 200 block of Taylor Ave. feeding into problem areas on Bryant

- Construction of parking facility (perhaps multi level that would “fit” into the charm and character of Glen Ellyn)
- Glen Ellyn public transportation system
- Identify major infrastructure projects to maintain function and safety

Downtown Improvements: (7)

- Attract valuable, viable businesses that are “sustainable” (2)
- Please – no floral clock
- Commercial redevelopment of Main Street block south of rail tracks – location of existing Main Street Parking lot and adjacent properties – in-fill retail along Main Street with Parking deck and mixed use behind
- Architectural standards for Downtown – re-look at C5 boundaries to see if appropriate
- Downtown beautification project – ban neon signs, regulate upkeep of business owners
- Develop Community Town Square (on the parcels of land on Duane Street opposite the Civic Center) as a central gathering place

Zoning/Annexation: (7)

- Re-evaluate zoning codes in C5A and C5B (for today’s market) (3)
- Identify areas of unincorporated property and aggressively incorporate for a stronger tax base (2)
- Specific requirement for teardowns, size, rebuilding age, square footage – make it happen only when the house is in need of razing

- Annexation and commercial zoning along major north and south corridors

Roosevelt Road: (5)

- Redevelopment of underutilized commercial properties along Roosevelt (3)
- Integration of north and south areas (2)

Transportation: (4)

- Development of a system of bike paths (3)
- Address traffic flow problems in identified trouble spots

Parks and Open Space: (2)

- Require trees in new developments other than parkway
- Improvements

Other:

- Proactive assistance to Glen Ellyn Clinic to maintain its presence in the Village
- Youth jury for minor offenses
- Keep Glen Ellyn a safe place to live

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

Community Image & Character: (17)

- Sense of community (6)
- Beautiful community, old houses and trees mixed with newer – “mature” development (5)
- Location and appearance- Access to Chicago (4)
- Village history as a resort (Lake Ellyn)
- Architecturally significant commercial and residential structures stemming from the 1920’s

People: (13)

- The people – interested and involved; family oriented; nice (5)
- Commitment of residents (3)
- Diversity of ages/generations in community; large influx of young residents (3)
- Volunteer spirit (i.e. volunteer fire dept, boards and commissions, this group), good schools, nice people (2)

Downtown: (7)

- Attractive demographics for business recruitment (3)
- Transportation and access ease
- Lack of street lights in downtown area
- Downtown and houses mix
- The infrastructure and the foundation it provides for growth, improvement, expansion

Community Facilities/Services: (6)

- Schools (3)
- Fourth of July festivities
- Churches
- Glen Ellyn Clinic – important part of town

Green space and Recreation: (5)

- Beautiful terrain/geography i.e. Lake Ellyn, hills trees, etc (3)
- Parks
- Golf course

Government: (2)

- Willingness to plan for the future
- The Village Board has set the goal of making the annexation process less adversarial