

**MINUTES OF A
NEIGHBORHOOD DIALOGUE
VILLAGE OF CLARENDON HILLS**

**PROSPECT SCHOOL
100 N. PROSPECT AVENUE
CLARENDON HILLS, IL**

TUESDAY, MAY 20, 2008

President Karaba called the meeting to order at 7:00 p.m.

Present: President Karaba, Trustee Alongi, Trustee Flood, Trustee O'Toole, Trustee Pedersen, Trustee Robertson, Trustee Wallace, Clerk Tandle, Village Manager Bahan, Finance Director Hartnett, Police Chief Anderson, Fire Chief Leahy, Public Works Director Hays, Community Development Director Brown, Assistant to the Village Manager Johnsen, and Administrative Assistant Pierce.

I. Introduction

President Karaba welcomed attendees, described the format for the night, and introduced the Village Board and staff.

II. Presentation

President Karaba, Trustee Pedersen, and Manager Bahan presented the following information to the audience:

- a. General Village Information
- b. Overview of Village Services
- c. Recent Village Accomplishments
- d. 2007 Survey Results
- e. Village Challenges

A complete copy of the presentation is attached to these minutes.

III. Questions and Answers

The following questions were taken and the following responses were provided by various members of the Village Board and staff.

Q1: How soon will the minutes of the meeting be posted to the Village's website?

A1: The minutes of this meeting will be posted to the website in approximately one week. They will be posted on various pages of the website. The minutes from Village Board meetings are posted after they have been formally approved by the Village Board.

Q2: What is the cost difference between basic life support fees and advanced life support fees for ambulance service? Have you thought about increasing these fees to support the Fire Department?

A2: In 2006, the Village increased ambulance fees to \$650 for basic life and \$1,000 for advanced life support. Under this new fee structure, residents pay no “out of pocket costs” because they subsidize a portion of the ambulance service through their property taxes. The burden of payment for residents falls solely on insurance companies. Nonresidents are required to pay the balance of what their insurance does not cover.

At the time of the fee increase, the Village also changed billing services which charges the Village a lower rate while processing the claim within one to two days. The new ambulance fee program has generated an additional \$22,000/year in revenue.

Q3: Are there any plans to incorporate the unincorporated areas of Clarendon Hills into the Village.

A3: If someone petitions the Village for annexation, we can annex the property as long as it is contiguous to the Village and complies with the Village’s current boundary agreements. The interest to annex into the Village south of 55th street has largely been driven by the desire to connect to the Village’s water system. Several areas along Western and Alabama have annexed into the Village over the last few years.

Q4: Clarendon Hills is known as the Volunteer Community. How can we further encourage volunteerism in the community?

A4: The attendance tonight is evidence of community involvement. Typically, any vacancies on Village committees have been filled rather quickly.

At this point, President Karaba turned the question over to the audience. Members of the audience recommended a babysitting pool, yearly recognition of volunteers, and posting volunteer opportunities on the website.

Q5: The Clarendon Hills Woman’s Club and the Clarendon Hills Historical Society are both dedicated to the enhancement of life here but sometimes feel that there is little recognition of their efforts. It would be nice to have them mentioned in Trustee Topics.

A5: This question was left on the concession table and therefore was not answered during the meeting. As space permits, the Village will try to recognize all Clarendon Hills’ organizations and volunteers in Trustee Topics including the Woman’s Club and Historical Society.

Q6: What is the status of the Ogden Avenue T.I.F. district?

A6: The Mayflower Motel has been for sale for some time. The “for sale” sign has been removed because the Motel’s contract with their previous broker has expired. There have been several inquiries made by developers.

- Q7: What will the Police Department do when the Mayflower Motel is gone?
- A7: The Police Department stays very active especially with community and school education. These programs include D.A.R.E, Alive at 25, and Stop Teenage Alcohol Together. For more information, see the Police Department Annual Report on the Village website at www.clarendonhills.us.
- Q8: Have you involved the States Attorney's office with the problems at the Mayflower Motel?
- A8: Yes, the States Attorney filed a nuisance abatement action against the motel owners. The nuisance abatement settlement prohibited the renting of rooms to convicted felons, required the motel to install a surveillance system, prohibited hourly rentals, etc. The Village also created a motel license to hold all motels to additional standards such as safety inspections and identification checks when signing in guests.
- Q9: For the sake of the merchants, provide easier access into town from Ogden Avenue.
- A9: The Village reviewed this issue a few years ago and cannot change the access into Clarendon Hills from Ogden Avenue. Access is controlled by the Illinois Department of Transportation and they will not change the intersections. The Village has incorporated way-finding signage to assist with this problem. Restaurants and businesses in town have helped draw outsiders to our town.

Additional Information: Access to the downtown from Ogden exists from Richmond Avenue, Woodstock Avenue, and Oxford Avenue.

- Q10: Are there plans to open up an alternate to Prospect Avenue to ease traffic and untangle the bottleneck effect in the center of town?
- A10: The Downtown Master Plan does not call for an alternate route to Prospect Avenue. However, the Village has implemented truck routes and way-finding signage to guide traffic to other streets such as Holmes Avenue and Richmond Avenue.
- Q11: I and a neighbor from Blackhawk Heights attended a meeting such as this 10 years ago concerning a street renewal program. We expressed that our street, Iroquois Drive didn't need resurfacing but adequate drainage and culverts. Nothing was ever done and we flood more than ever when it rains.
- A11: The goal of the 1995 program was to look as drainage with respect to pavement life. We do maintain the culverts but ask that residents assist with cleaning if they are blocked with debris or in need of minor ditching.

On the 2008 survey that was mailed yesterday, we have included a question about installing curbs and gutters. The question indicates that the installation of a curb and gutter system would be approximately \$50 million. As an alternative, we are also inquiring about concrete shoulders which would cost approximately \$17 million. The shoulders would slightly improve drainage and would significantly improve aesthetics, decrease maintenance, and preserve the life of the pavement.

Q12: The flower planters enhance our downtown – thank you.

A12: The flower planters are part of the Village’s Planting Partners Program that originated out of the former Beautification Committee. However, this year we did not receive enough sponsors for the pots. Please let us know if you are interested in sponsoring a pot next year.

Q13: Trustee Topics is a great communication tool.

A13: An archive of Trustee Topics is available on the Village’s website at www.clarendonhills.us.

At this point, President Karaba asked for a show of hands to determine who in the audience reads Trustee Topics. Nearly all hands were raised.

Q14: I think uniformed police officers should walk the downtown streets more often. Business owners say they do not see them even in summer.

A14: Police officers stay in the downtown during each concert in the summer and special events such as Daisy Days. Since the downtown closes early, the police officers focus on 55th Street, Ogden Avenue, schools, and residential property. Downtown is the easiest place to get to and businesses will call if anything unusual occurs. Last year during the burglaries in downtown, the police dedicated substantial efforts to the downtown and in a short time caught the criminal in the act.

As part of a grant from West Suburban Mass Transit District, we have also installed a surveillance system at the train station. We have applied for a separate grant that, if awarded, could expand the system throughout the downtown.

Q15: Does the Village use bike patrols?

A15: Yes, the Village uses bike patrols during the summer months when there are sufficient officers to do so. We only have 15 sworn officers and with 163 trains/day, we try to keep one officer on each side of the tracks to maintain good response times.

Q16: The vacant lot at 103 S. Prospect is now an eyesore and trash repository. Can’t the property owner be forced to clean it up?

A16: The Village has been in constant discussion with the developer regarding maintenance of the property, and the developer has been instructed to remove the garbage, mow the grass, and remove the weeds. This should happen shortly.

Q17: Regarding the property at 103 S. Prospect, I have heard that the owner of that property is in financial difficulties. Is there any good news about making that property usable or developing it?

A17: Due to the current economic conditions, development of this property will probably not occur this year. However, the developer does have preliminary P.U.D. (planned unit development) approval for the property, and will most likely seek final P.U.D. approval in the near future.

- Q18: As a Metra commuter for 22 years, I'd like to know why on weekends, when the weather is quite extreme, the station cannot be opened? Last winter, several weekends had wind chills severe enough to cause physical harm. Does the threat of vandalism outweigh public safety under these conditions?
- A18: The train station is closed during specific times because of the bombings at Hinsdale and Downers Grove and several instances of vandalism that has occurred at our station. The Village has looked into this issue before and the Clarendon Hills train station is open longer hours than many of the surrounding communities.
- Moreover, the Village currently has an antiquated locking system at the train station that makes it difficult to change the locks. Under a grant awarded from West Suburban Mass Transit District, the Village will install a new locking system that will be easy to change. The hours may change but the Village must find the appropriate balance with regards to safety.
- Q19: Automobiles, trucks, and motorcycles with no mufflers are very loud on Ogden Avenue. What law enforcement arm is responsible to control these violators and speeders on Ogden Avenue?
- A19: A great portion of Ogden Avenue is under Westmont or Hinsdale jurisdiction. The Village tries to work with these and other surrounding communities for law enforcement efforts on Ogden Avenue. Recently, the Village worked with each municipality from Western Springs to Naperville for a 2-day program to change driver behavior along the Ogden corridor.
- Q20: Who is responsible for law enforcement on Route 83?
- A20: The Village controls a section of the west side of Route 83. The police officers strive to find a balance between chasing speeders into the next town and limiting the risk to other drivers.
- Q21: What types of businesses are being "recruited" to locate in the Village?
- A21: The priority of the Village is to keep our existing businesses. As you have noticed, there has been outreach to restaurants and a wine shop will soon be moving into the downtown. Highlighted in the Downtown Master Plan, the Village is also interested in children's clothing shops, active wear, or any other business that could compliment the current mix of retail and service in the downtown. Grocery stores are being sought, but are difficult to attract to our downtown.
- Q22: I am deeply concerned about the density of buildings that are planned for our small downtown area.
- A22: The Downtown Master Plan, that was approved after much resident input, does call for increased density, but the density is much less than most surrounding downtowns. Please find the entire plan posted to the Village's website at www.clarendonhills.us.

Q23: Are there completion dates for any of the buildings downtown?

A23: Construction at The Pointe at Clarendon Hills (5-23 Walker) should begin in August and should be completed within eighteen months. Soul Restaurant at 1 Walker should be open by the end of June. An agreement for the redevelopment of the former police station (201 Burlington) should be approved in June. The development agreement is for a two-story building with retail/restaurant on the first floor and office space on the second floor. The economic market has slowed the progress of 103 S. Prospect.

Q24: Who pays for the new train station parking lot?

A24: Redevelopment of the Metra station and commuter parking lot will be accomplished through motivated developers and grants from transportation agencies, state, and federal governments.

Q25: Will parking spaces throughout town be adequate for the number of buildings planned?

A25: For all residential property, the Village Code requires that the developer provide the required parking. For commercial property, the Downtown Master Plan calls for methods of accommodating parking needs that do not create an overflow of parking in the downtown. For development projects and new retail, the Village encourages shared parking agreements between businesses that operate at different times of the day. The Village has also set up a process to encourage valet services for peak parking times.

In addition, developers who cannot meet commercial parking requirements, can pay a fee-in-lieu of parking equivalent to \$10,000/space. This money will be held by the Village in a separate fund to help pay for future parking needs.

Q26: How are we going to fund the increased cost for the Fire Department?

A26: In order to fund additional part-time personnel for the Fire Department, we will need to look into different funding alternatives. One alternative is to go to referendum for a tax increase. However, if we increase sales tax through our economic development efforts for downtown and Ogden, that will go a long way to supporting the Fire Department.

The Village will have to be watching the State of Illinois for legislation that may prohibit full-time firefighters/paramedics from working part-time for another department. This type of legislation would have a significant negative financial impact on the Village.

Q27: Is it possible to have a post office drop box placed on the north side of the railroad tracks? I have spoken to the post office and I have gotten no response.

A27: The post office will have to be involved but this is something the Village can look into.

Q28: If we have development similar to Burr Ridge with upscale restaurants and retail, will the problems of the Fire Department be solved?

A28: This type of development is our goal as it will improve Village finances. However, we may need redevelopment on Ogden to completely improve the financial outlook of the Village and fund the needs of the Fire Department.

Q29: What are the plans for Blue Lake?

A29: A few years ago, the Village commissioned Christopher Burke Engineering to develop a report on the best and most cost effective solution for Blue Lake. The report recommended that Blue Lake serve as an area for storm water detention and, if left to develop, Blue Lake would turn into a natural wetland. The option to turn Blue Lake back into a wet lake was estimated at \$750,000 and therefore was not selected. The report on Blue Lake is available for review at the Public Works facility located at 452 Park Avenue, and will be posted on the website.

Q30: Is the health of Jewel sound?

A30: The Jewel in Clarendon Hills is the Village's top sales tax generator. Approximately two to three years ago, Jewel renovated its store and all indications point to the store being financially viable. As a reminder, please shop at the Jewel in Clarendon Hills instead of the Jewel in Westmont on Ogden.

Q31: How can the Village stress the importance of supporting local merchants?

A31: A couple of times a year, the Village runs an article in Trustee Topics asking residents to shop locally. In addition, the Dancin' in the Street concert series came out of the Economic Development Committee as a method of attracting patrons to the downtown. Many businesses have made use of the concerts to spur their business.

The Village could work with the Chamber of Commerce to develop a plan to encourage residents to shop in town. Ultimately, more diversity of retail and restaurants will make residents want to shop in town.

Q32: What is the average general fund balance?

A32: Currently, the general fund balance is at 40% which is in compliance with the Village's General Fund Balance Policy. However, current projections indicate that if the economy does not turn around and revenue sources do not increase, the fund balance will fall to 20% over the next 3-5 years.

IV. Adjourn

President Karaba thanked everyone for attending and stated that the Village will hold another dialogue this fall. The Neighborhood Dialogue adjourned at 9:00 p.m.



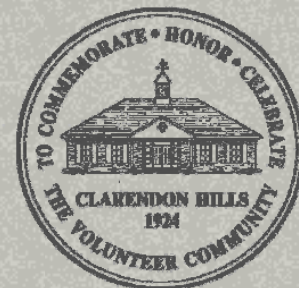
WELCOME

VILLAGE OF CLARENDON HILLS

NEIGHBORHOOD DIALOGUE

May 20, 2008

Prospect School Gymnasium





Format For Tonight

- I. Presentation by Village President Tom Karaba, Village Trustee/Finance Chair Paul Pedersen, and Village Manager Robert Bahan
- II. Question and Answers – 2 Ways to Participate
 1. Raise your hand.
 2. Note cards on your chair.



General Village Information

Form of Government

- Village President, Six Trustees, & Village Clerk
- Board Meetings Held 1st & 3rd Monday of the Month
- Agendas, Minutes, & Village Code Available Online at www.clarendonhills.us





General Village Information

Village Departments

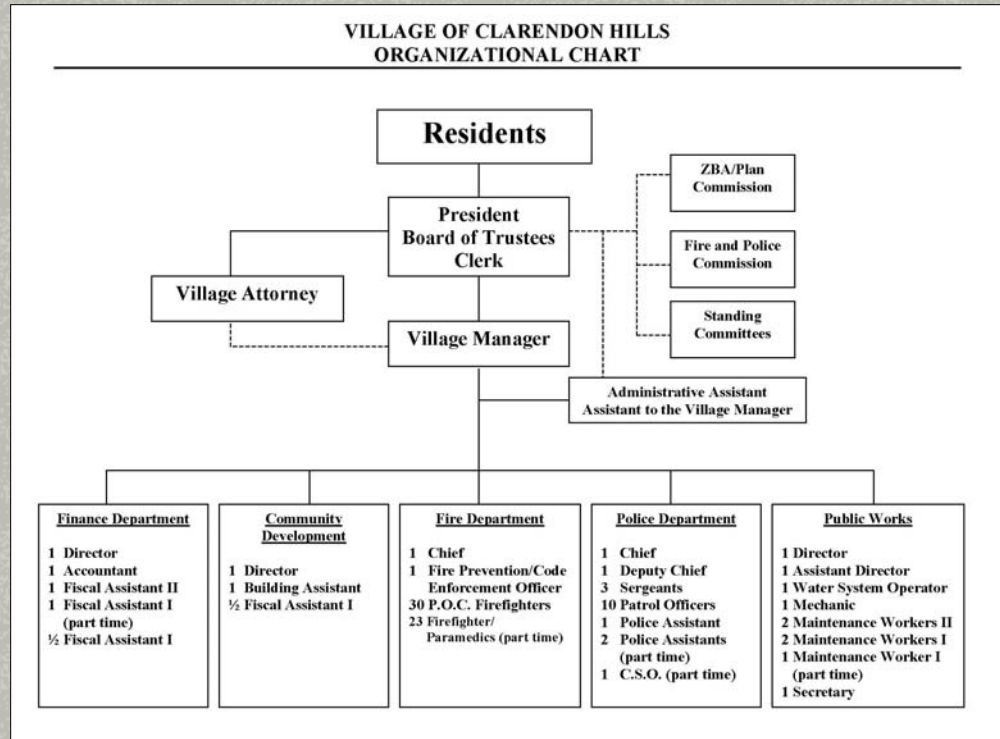
- Managed by Village Manager Robert Bahan
 - Administration, Finance, Community Development – 1 N. Prospect Avenue
 - Public Works – 452 Park Avenue
 - Police – 448 Park Avenue
 - Fire – 316 Park Avenue



General Village Information

Village Employees

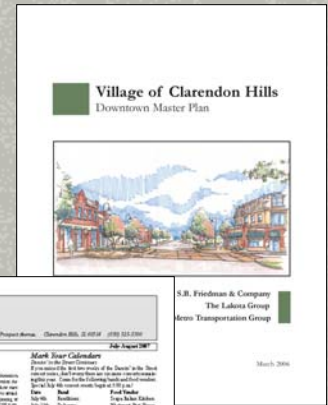
- 37 Full-Time Employees
- 58 Part-Time Employees – 53 are Paid-On-Call or Part-Time Firefighters



Overview of Village Services

Administration

- Provides staff support to Village President & Board.
- Oversees all Village department operations.
- Pursues economic development initiatives – Downtown Master Plan & Ogden Avenue TIF District.
- Manages intergovernmental agreements and relations.
- Coordinates Communication & Distributes Information.
- Coordinates Community Events.

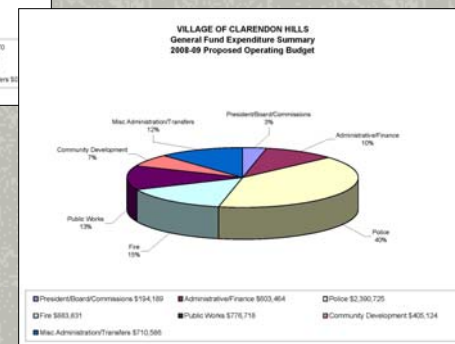
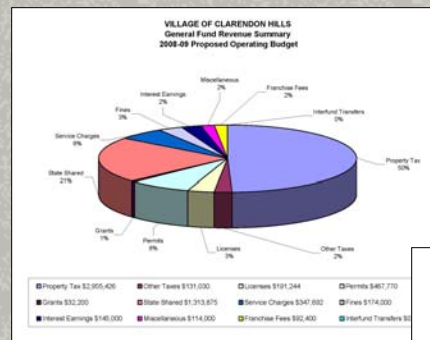
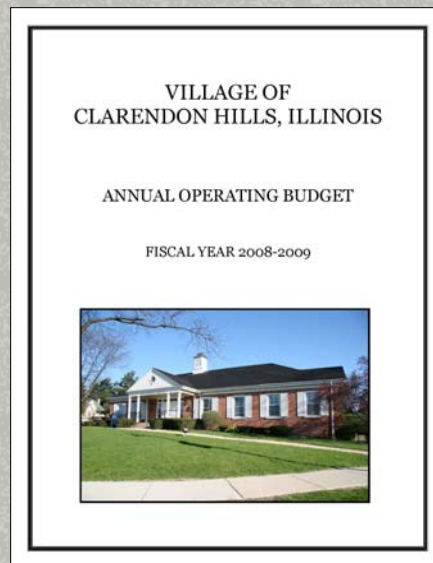




Overview of Village Services

Finance

- Village finances, investments, fiscal forecasting, & capital projects funding.
- Coordinates the annual budget and audit.
- Billing for the water utility and the distribution of information to new residents.





Overview of Village Services

Community Development

- Regulates the building function and the issuance of building permits.
- Responds to zoning and variance cases.
- Responds to complaints regarding property maintenance and construction.
- Assistance with economic development initiatives and architectural review.





Overview of Village Services

Public Works

- Maintains streets, streetscape, and water infrastructure.
- Responsible for publicly owned trees including trimming and planting.
- Plows snow and removes ice on streets during winter months.
- Assists in the set-up and clean-up efforts for community events.



Overview of Village Services

Police



- ▣ Responsible for the safety of all residents.
- ▣ Enforces the law and conducts investigations as necessary.
- ▣ Education through community programs such as D.A.R.E. and Alive at 25.
- ▣ Issues Village vehicle stickers.

D.A.R.E.



Overview of Village Services

Fire



- Responsible for fire prevention and suppression efforts.
- Responds to emergencies and provides medical services.
- Coordinates emergency management to prepare for disasters.



Recent Accomplishments

- August 2005 – Intergovernmental Agreement for Prospect School Drainage
- November 2005 – Intergovernmental Agreement for Parkway Paths
- December 2005 – Police Station Complete



Recent Accomplishments

- March 2006 – Adopt Downtown Master Plan
- Downtown Design Review Commission
- Development –
1 Walker, 103 S. Prospect, 5-23 Walker, 201 Burlington
- Restaurants – Scapa Italian Kitchen, Maijean, Soul

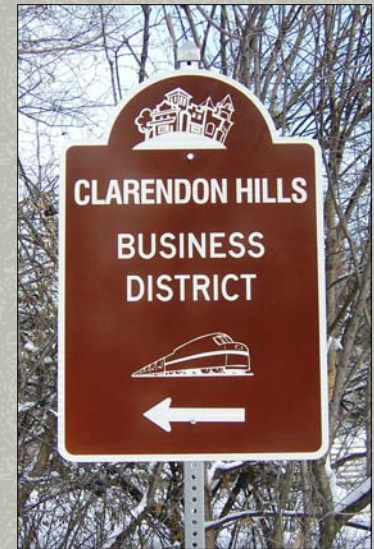


Recent Accomplishments

- New Marketing Brochure, Logo, and Tagline are Complete.
- Way-Finding Signs are Placed Throughout the Village.



Clarendon Hills...Building a Brighter Future

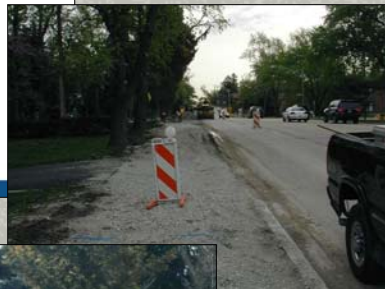


Recent Accomplishments

- Throughout 2006 & 2007 –
Building Regulations are Strengthened.
 - Annual Increase in Building Permit Fees.
 - Limiting Construction Hours on Weekends & Holidays.
 - Limited Use of Heavy Equipment.
 - Enhancing Code Enforcement.
- Spring 2007 –
Heritage Hall Completes *25 First* Campaign.
- Spring 2007 –
Reconstruction of Chicago Avenue Completed.
- May 2007 –
New Finance Director Peg Hartnett Appointed.



Recent Accomplishments



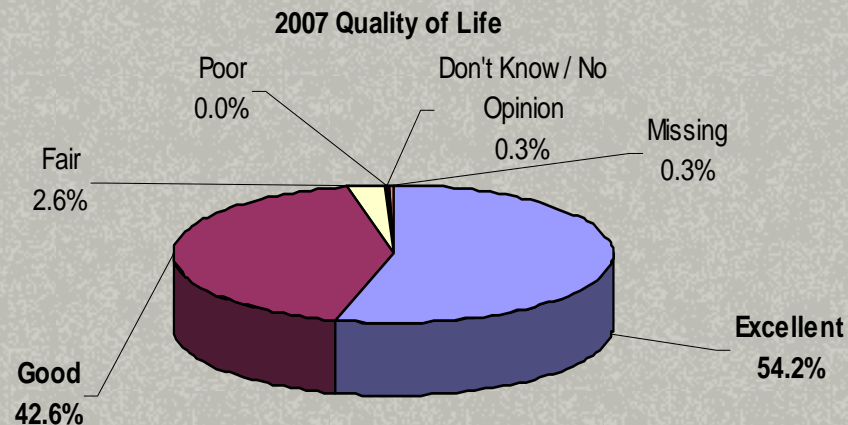
- June 2007 –
WSMTD Grant for Safety Improvements at the Metra Station.
- November 2007 –
Ranked 31st in BusinessWeek Poll.
- May 2008 –
www.clarendonhills.us is Launched.
- This Summer –
5-Year Road Maintenance Program.
- This Spring –
Replacement of 55th Street Water Main.
- April 2008 –
\$30,000 Grant for Ambulance Purchase.



2007 Survey Results

Quality of Life

- More than 90% of respondents believe quality of life is good or excellent.
- Quality of life has remained consistently good for the last 10 years.
- Advantages of Clarendon Hills are location, schools, neighborhoods, residents, transportation, housing quality, size, and a “small town feel.”

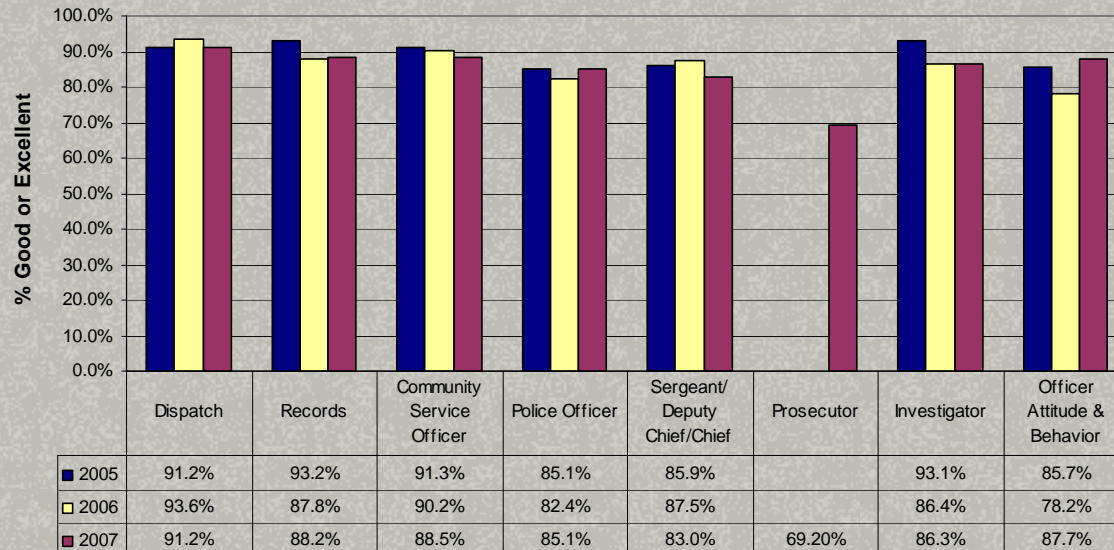


2007 Survey Results

Police Department

- 95% of respondents feel safe and secure in their neighborhood.
- Services provided by dispatch, records, c.s.o, police officer, sergeant/deputy chief/chief are excellent.
- Officer attitude and behavior and response times are excellent.

Adequacy of Police Department Services
2005 - 2007

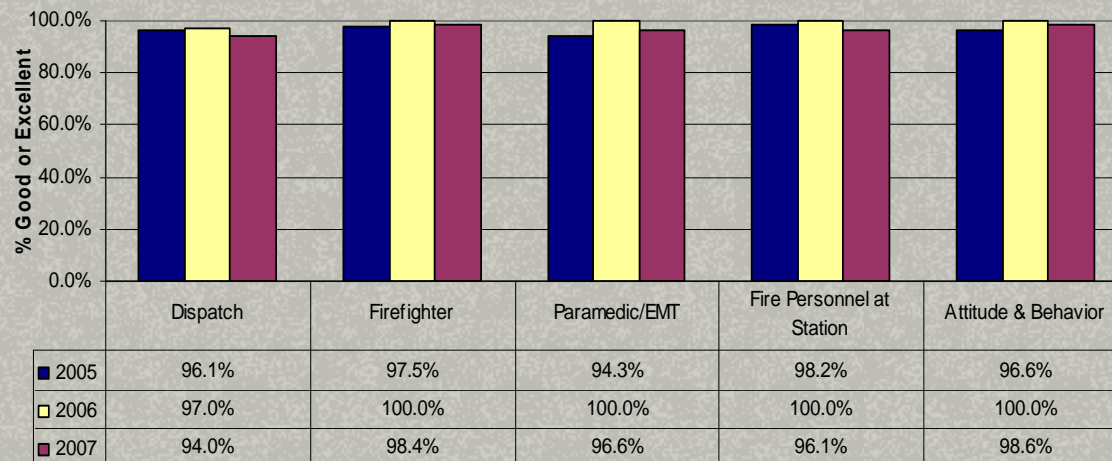


2007 Survey Results

Fire Department

- 94% or more ranks fire department services provided by dispatch, firefighters, paramedic/EMT, fire personnel and attitude and behavior as good or excellent.
- Non-emergency and emergency response time are excellent.

Adequacy of Fire Department Services
2005 - 2007

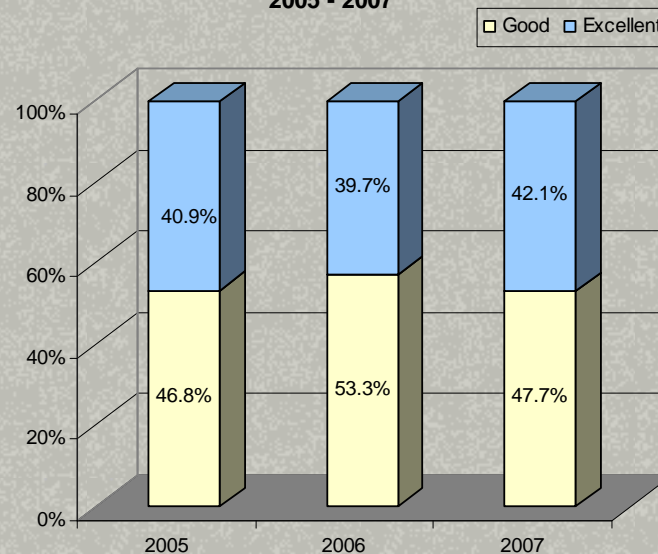


2007 Survey Results

Public Works

- Approximately 90% think snow plowing services are good or excellent.
- Approximately 75% think streetscape maintenance is good or excellent.
- 71% think street conditions are good or excellent - 8% increase since 2005.

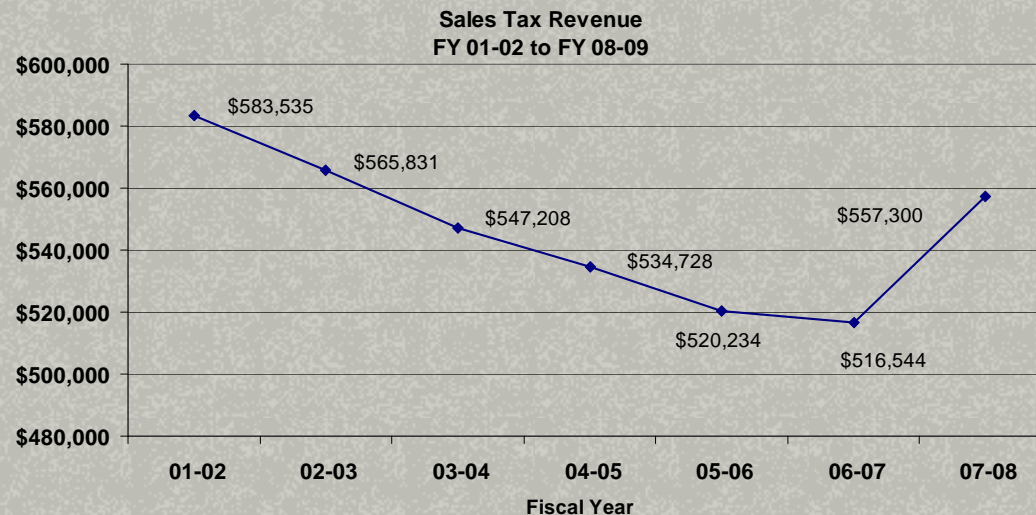
Snow Plowing
2005 - 2007



Challenges

Fiscal Forecasts/Conditions

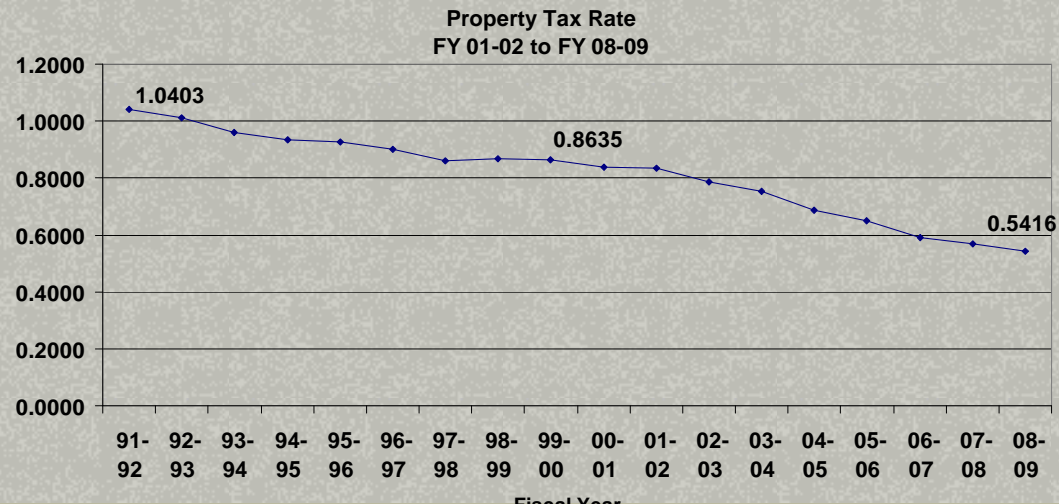
- Over the next 3-5 years, General Fund balance will fall to 20% or 2 months of operating funds.
- Projections assume minimal increases in General Fund Expenditures. Over last 4 fiscal years, average increase was 3.2%.
- Only \$.12 of every tax dollar you pay goes to the Village.
- Since FY 01-02, sales tax revenue has decreased 4.5%.



Challenges

Fiscal Forecasts/Conditions

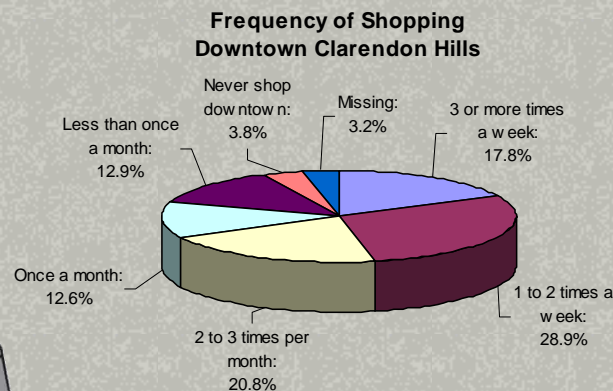
- Since 1991, property tax revenues have been limited by the Property Tax Limitation Act.
- Under this act, property tax increases are limited to the rate of inflation or 5%, whichever is less. Village tax rate has been compressed from 1.0403 to .5416.
- Overall economy and housing market decline could further affect revenues.
- Village passed a places for eating tax which attributes an additional 1% sales tax on food and beverage items purchased in the Village.



Challenges

Downtown

- Lack of restaurants and shopping was cited as #1 least liked characteristic of Clarendon Hills on the annual survey.
- More than 50% of respondents of the 2007 survey indicates that they shop in downtown less than 2-3 times a month.
- Key component of Downtown Master Plan is the redevelopment of the Metra Lot into a 3-story mixed-use building with 6,000 sq. ft. of retail, 22 condominium units, and 68 first-floor parking spaces.



Challenges

Water Utility

- Current water rate was established in 1992.
- DuPage Water Commission (DWC) has established an annual 15% increase for the next three years.
- Rate increases are wholly due to the wholesale rate increases approved by the City of Chicago in 2007.
- The Village will conduct a water rate study to ensure that the Village can continue to fund operating costs for water and necessary capital improvements to its aging water infrastructure.
- Approximately 56% of the Village's water mains are 75 years old and will need replacement.



Challenges

Emerald Ash Borer

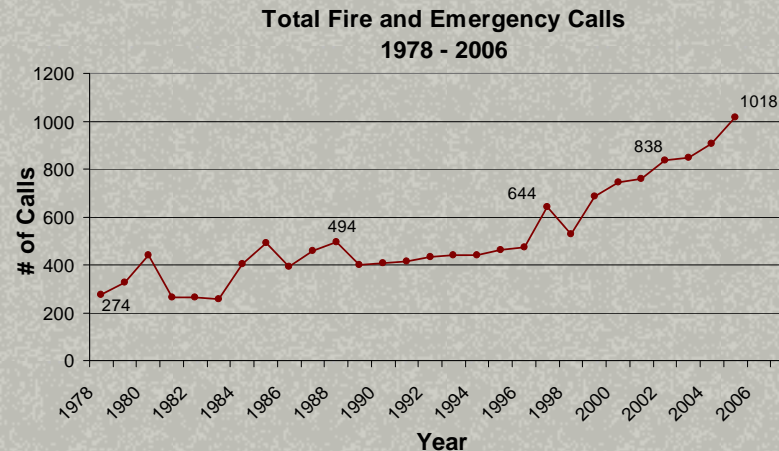
- The Village has begun preparing for the onset of the Emerald Ash Borer in Clarendon Hills. This year, the Village will be conducting a survey of all parkway trees in town to determine the percentage of ash trees that will eventually need to be replaced.
- Staff estimates that the Emerald Ash Borer could cost the Village between \$500,000 – \$800,000 for removal of ash trees and another \$300,000 for reforestation.



Challenges

Fire Department Staffing

- The Fire Department is primarily supported by paid-on-call (volunteer) and part-time firefighter/paramedics.
- The FY 2007-08 expenditures were \$833,420. Based on a home with a taxable value of \$800,000 the Fire Department is costing homeowners approximately \$464/year.
- However, since 1974, the number of paid-on-call firefighter/paramedics has decreased 33% while calls have increased 450%.
- The Village hired The PAR Group to conduct a fire service study.





Challenges

Fire Department Staffing

- The PAR Group looked into the following staffing alternatives for the Fire Department and the increase in cost to homeowners.
 1. Creating a full-time fire department similar to the Hinsdale Fire Department. Option would cost homeowners an additional \$805/year.
 2. Contracting with a private provider and using part-time personnel. Option would cost homeowners an additional \$175/year.
 3. Contracting with another municipality such as Westmont for service. Option would cost homeowners an additional \$337/year.
 4. Dissolving the fire department and joining the Tri-State Fire District. Option would cost homeowners an additional \$948/year.
 5. Adding additional part-time personnel. Option would cost homeowners an additional \$90 - \$158/year depending upon the number of part-time firefighters added.





Challenges

Fire Department Staffing

- In October of 2007, The PAR Group released the results of the Fire Service Study. As demonstrated, the results indicate that the most cost effective staffing option was the hiring of an additional 2-3 part-time firefighter/paramedics per shift.
- Over the next year, the Village will be reviewing revenue sources, expenditures levels, and the provision of services in order to determine an appropriate funding mechanism for the additional firefighter/paramedic personnel.
- As a first step, this month, the Village consolidated code enforcement and fire inspection services which eliminated the code enforcement position, but added daytime staffing to the Fire Department.

