

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

**WALKER SCHOOL
120 S. WALKER AVENUE
CLARENDON HILLS, IL**

OCTOBER 15, 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, 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, Trustee O'Toole, Village Manager Bahan, Public Works Director Hays, and Assistant to the Village Manager Johnsen presented the following information to the audience:

- a. Recent Village Accomplishments
- b. Development Updates
- c. 2008 Survey Results
- d. 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: Is there anything the Village can do about the skunk population?

A1: The Village cannot become actively involved with the eradication of skunks or any other urban pests, unless and until the immediate health and safety of the general population is thought to be at risk. There are numerous reasons for such a policy. First and foremost is the economic condition of the Village – we simply do not have the economic resources to address urban “pests” on a Village-wide basis.

Second, we live in an environmentally diverse urban community that is very attractive to any number and types of insects, birds, amphibians, snakes, mammals and other vertebrate animals. Coyotes, fox, raccoons, rabbits, squirrels, chipmunks, geese, bats, crows, etc. are also perceived by some as “pests” that require control and eradication. Where do we draw the line? What pests will we choose to battle and which pests will be left alone? A skunk may be stinky, but it also does a great job of eating and eliminating other pests in and around our homes and gardens.

Third, we simply need to learn how to live with our wildlife. There are countless articles about how to prevent skunks from living in your backyard or under you back porch. We have placed some articles on the back handout table. We should and easily can provide residents with helpful information. The best frontline defense is from our citizens. Simple things like not feeding the wildlife – either intentionally or accidentally – will go a long way to reducing the skunk population. Keep all food inside and all garbage tightly sealed. In addition, eliminating potential nesting sites in or about our homes is easy and effective for ridding your home of skunks and a variety of other nesting and borrowing animals. Porches, decks, wood piles, old sheds, window wells, etc. need to be sealed off. Aside from education, the Village does not have the resources for skunk or animal control on private property.

Q2: Can we form a skunk committee to look into the problem?

A2: A committee discussion could be brought up at a Village Board meeting. However, the Village will not finance any portion of the skunk eradication.

Q3: Where is the General Fund held? In other words, is it safe?

A3: The General Fund is held in Illinois Funds, Illinois Metropolitan Investment Fund (IMET), CDs, and Clarendon Hills Bank. Every fund is collateralized that is over the FDIC limit. The collateral is monitored on a weekly basis. Yes, the General Fund is safe.

Q4: Is a tax on services an option for revenues?

A4: No, Illinois state law does not allow a tax on services.

Q5: Has the Village looked into alternatives to rock salt?

A5: Yes, due to the rock salt shortage last year, the Village began experimenting with substances to supplement the rock salt. This year, the price of rock salt in the State bid saw an unprecedented increase from \$38/ton to \$115/ton. As a result, the Village has ordered the minimum rock salt that can be ordered through the bidding process and will supplement the salt with liquid calcium chloride and sand.

Q6: Increase in water, why require sprinkler systems for lawns?

A6: The Village does not require sprinkler systems for lawns.

Q7: With the concerns with future revenue limiting future capital projects, has anyone requested recent quotes for construction projects? Many contractors will be slow and possibly greatly reduced prices may be available.

A7: The Village competitively bids all constructions projects. This year, bids for the 2008 road maintenance program were 20% higher than our engineer's estimate due to inflated fuel and supply prices. Therefore, the Village opted to remove two sections of the road maintenance program. However, in past years when the Village has received a bid that was considerably lower than the engineer's estimate for a construction project, the Village has added additional work to the bid to take advantage of the favorable prices.

Q8: Is it possible to speculate bid prices to save money?

A8: With the changing economic conditions, it is difficult to speculate bid prices. In addition, contractors have shortened the time frame that they will honor an estimate. Contractors are just as unsure about the price of fuel and supplies as the Village.

Q9: What happens when land is purchased and the developer ends the deal due to the economy?

A9: These are unprecedented economic times that have halted two downtown redevelopment efforts. If the developer owns the property, as is the case with 103 S. Prospect, the Village has continuously worked with the developer to maintain the property.

Q10: Would you consider a park for 103 S. Prospect Avenue? If residents were to raise the funds for the park could we turn it over to the Village for the development of a park?

A10: In order to consider a park at 103 S. Prospect, the proposal would have to go through the approval process. During this process, the property would have to be rezoned for a park.

However, the Village Board has issued preliminary planned unit development approval for a proposed development on 103 S. Prospect. The Village Board is excited about the project and is hopeful that the development will occur when economic conditions turn around. With limited space in the downtown, a park would not be a good use of this space and would not generate revenue for the Village. Recently, the Clarendon Hills Park District was awarded a grant for the development of a park on Western Avenue which will increase the amount of open land in the Village.

Q11: Is there a Village ordinance to requiring grass on property that has yet to be developed?

A11: The Village works with developers through a code enforcement officer to ensure that commercial properties awaiting redevelopment are maintained. The Village's priority with 103 S. Prospect is soil erosion. The developer has been notified to plant grass on the property to prevent erosion. The Village will pursue further enforcement actions if necessary.

With respect to 5-23 Walker Avenue, the development has received final planned unit development approval and therefore, the developer has a time limit of 12 months to begin construction. The development will begin next spring or summer and therefore, the Village has not forced the developer to maintain grass on the property.

Q12: We need to allow left turns off Ogden onto Coe and Middaugh.

A12: The Village has attempted to alter the intersections of Coe and Middaugh at Ogden. However, the Illinois Department of Transportation will not permit this change because it will affect the entire signalization of Ogden Avenue. In addition, there are many residents in the Village that would not support opening up Coe and Middaugh to eastbound Ogden Avenue traffic.

As demonstrated, the businesses in the downtown can be successful. For example, our new restaurants in the downtown have succeeded even with the street closed to eastbound traffic. In addition, the Village recently installed way-finding signs throughout the Village that help guide patrons to the downtown.

Q13: With increased regulations, taxes, and fees, aren't you discouraging redevelopment and retail opportunities?

A13: The Village Board approved regulations limiting construction hours on holidays and weekends and the use of heavy equipment in regards to increased residential construction over the last 5-10 years. These regulations, including the addition of in-house code enforcement staff, were done to protect residents adjacent to construction projects.

The Village Board also approved increased building permit fees with an annual escalator to keep up with the rate of inflation. The fees are used to recoup real costs for plan review and permit issuance which is partially conducted in-house and partially contracted out. The fees are not set to penalize developers and were set after reviewing the fees in comparable communities.

Q14: We discussed having grass on properties such as 103 S. Prospect Avenue. What about residential vacant lots?

A14: The Village works with developers through a code enforcement officer to ensure that both commercial and residential properties awaiting redevelopment are maintained. If you are aware of a residential property that is not being maintained, please contact the Village so that our code enforcement officer can address the issue. The Village does maintain a list of active foreclosure properties to ensure that these properties are maintained.

Q15: With regards to the Fire Department and the staffing options, what benefits do the employees receive?

A15: Under state law, full-time fire department employees receive pension and health benefits which is funded by the Village and the employee. The fire service study conducted by the P.A.R. Group recommends the hiring of additional part-time staff which would not be entitled to pension and health benefits. Therefore, this alternative is the most cost effective option for the Village.

Q16: With the number of calls for fire service, it appears that the Village is receiving a call from nearly every home.

A16: The Fire Department receives approximately 1,000 calls per year and there are more than 3,000 households in the Village. Many of the calls are from these households but a large number of calls also come from traffic accidents, mutual aid, and commercial properties.

Q17: Do we charge for fire service calls?

A17: The Village does not charge for fire service calls but does charge for ambulance calls. Ambulance fees are \$650 for basic life and \$1,000 for advanced life support. Under the 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.

Q18: What is being done in regards to the sanitary sewer system?

A18: Flagg Creek Water Reclamation District who owns and operates the sanitary sewers has developed a large scale project which will include a relief sewer on Park Avenue stretching into Hinsdale. The project has been engineered and should begin next year.

Q19: Is there any capital being designated to beautify the area adjacent to the southern train platform?

A19: No, the Village does not currently have any capital budgeted for beautification along the platform. The Village has spent money on beautification in this area but the improvements that are necessary are very expensive.

A key component of the Downtown Master Plan is the redevelopment of the Metra lot and the train station which would include this area. The Village is hoping the redevelopment will take place in the next several years and the beautification can be funded through a public/private partnership which could include funding from BNSF.

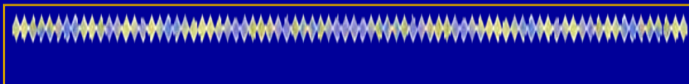
Q20: Why was there an increase amount of train horn blowing which has suddenly ceased?

A20: Recently, tie work was being conducted along the tracks. During this work, the fencing along the tracks was taken down which required trains to blow their horns adjacent to the work. Once the fence was put back up, the trains were not required to blow their horns at this point.

IV. Adjourn

President Karaba thanked everyone for attending the Neighborhood Dialogue. The Neighborhood Dialogue adjourned at 8:35 p.m.

WELCOME



VILLAGE OF CLARENDON HILLS

NEIGHBORHOOD DIALOGUE

October 15, 2008

Walker School Gymnasium

Format For Tonight

- I. Presentation by Members of the Village Board and Staff.
- II. Questions and Answers – 2 Ways to Participate
 1. Raise your hand.
 2. Note cards on your chair.



Recent Accomplishments

- August 2005 – Intergovernmental Agreement for Prospect School Drainage
- November 2005 – Intergovernmental Agreement for Park Pathways
- December 2005 – Police Station Complete at 448 Park Avenue



Recent Accomplishments

- March 2006 – Village Board adopted Downtown Master Plan with resident input from a resident steering committee, workshops, and surveys.
- Formation of a Downtown Design Review Commission to review the architecture of downtown development projects.



Recent Accomplishments

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



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 –
\$89,400 WSMTD Grant for Safety Improvements at the Metra Station.
- November 2007 –
Ranked 31st in BusinessWeek Poll.
- End of 2007 –
Alive at 25 Program in Illinois and Local Schools.
- April 2008 –
\$30,000 Grant for Ambulance Purchase.



Recent Accomplishments

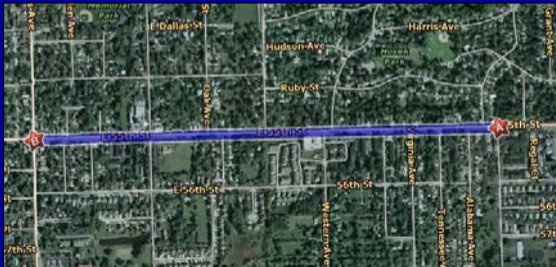
- This May 2008 – www.clarendonhills.us is Launched.
- This Summer – 2008 Road Maintenance Program Completed.
- This Summer- 2008 Dancin' in the Street Concert Series Completed.
- September 2008 – Completion of the 55th St. Water Main.



Upcoming Project Announcement

55th Street Improvements

- DuPage County has issued preliminary plans for improvements to 55th Street at Cass Avenue and Clarendon Hills Road Intersections.
 - Clarendon Hills Road – Signals and Turn Lanes
 - Cass Avenue – Significant Improvements and Turn Lanes



Development Updates

- 1 Walker – Steady progress with the addition of Soul Restaurant to the list of fine Clarendon Hills' restaurants.
- 5-23 Walker – The Pointe at Clarendon Hills – Village Board approved the final P.U.D. on October 6th. Development will contain 31 senior apartments, 3,000 sq. ft. of restaurant space, and 8,560 sq. ft. of retail space.
- 103 S. Prospect – Development has preliminary P.U.D. approval. However, due to economic conditions, development of the property will not occur this year.



Development Updates

- 201 Burlington – Former Police Station – Village Board recently approved a redevelopment agreement. However, due to economic conditions, the developer has elected not to move forward at this time.
- Ogden Avenue – The Mayflower Motel, Sounds Deluxe, and True Imports are currently for sale. The T.I.F. JRB meets on October 29th to review the status of the T.I.F.



2008 Survey Results

Survey Distribution

- Since 2005, the Village has issued an annual Community Needs Survey to evaluate service, seek feedback, and guide budgeting and planning processes.
- In 2008, 349 completed surveys were returned. Since 2005, more than 1,400 surveys have been returned.
- On October 6th, the Village released the results of the 2008 survey which are available online at www.clarendonhills.us and at the Clarendon Hills Library.



Clarendon Hills, Illinois Community Needs Survey
The survey will be used to help the Village determine the best way to provide services to the community.

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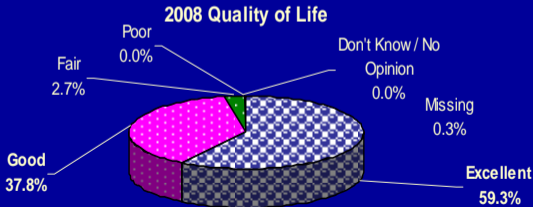


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2008 Survey Results

Quality of Life

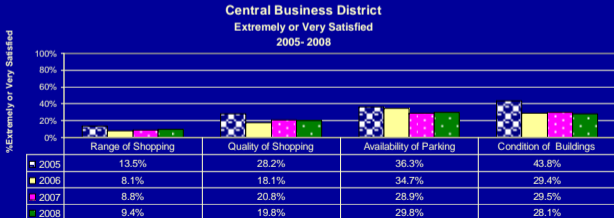
- More than 90% of respondents believe the quality of life is good or excellent.
- Quality of life has remained consistently good for the last 10 years.
- Advantages of Clarendon Hills are location, schools, neighborhoods, residents, transportation, housing quality, size, and a “small town feel.”



2008 Survey Results

Downtown

- Respondents who are satisfied with the downtown has decreased since 2005.
- Since 2005, lack of restaurants and shopping has been site as the #1 least liked characteristic of Clarendon Hills.
- Nearly 50% of respondents shop in the downtown less than 2-3 times a month.
- Village continues to seek redevelopment and retail opportunities in the downtown.



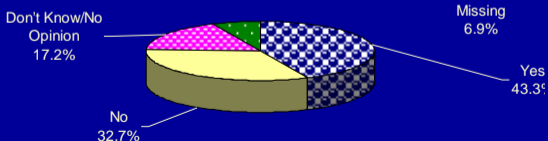
2008 Survey Results

Metra Redevelopment



- Downtown Master Plan calls for redevelopment of the Metra parking lot.
- Redevelopment would consist of a three-story mixed-use building with 6,000 sq. ft. of retail, 22 condominiums, and 68 first-floor parking spaces.
- On the 2008 survey, 43.3% respondents would support the redevelopment of the Metra lot and 32.7% would not support the redevelopment.

**Do You Support Redevelopment of the Metra Lot?
2008 Results**



2008 Survey Results

Fire Department Services

- Due to a decrease in the number of paid-on-call (volunteer) firefighter/paramedics, the 2007 and 2008 survey asked whether respondents would support a tax increase for fire services.
- The goal of the tax increase would be to hire additional fire personnel to sustain minimum service levels.
- 2008 Results –
 - 40.4% would support the increase
 - 17.5% would not support the increase
 - 29.2% don't know or have no opinion



2008 Survey Results

Curb, Gutter, and Stormwater

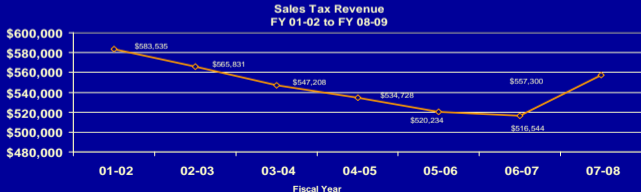
- Replace the current gravel shoulder and culvert system with curb, gutter, and stormwater. Estimated cost - \$50 million in today's dollars.
- Replace the current gravel shoulder with a concrete shoulder and maintain the current culvert system. Estimated cost - \$17 million in today's dollars.
- Maintain the current gravel shoulder and culvert system. Estimated cost - \$7 million in today's dollars.



Challenges

Fiscal Forecasts/Conditions

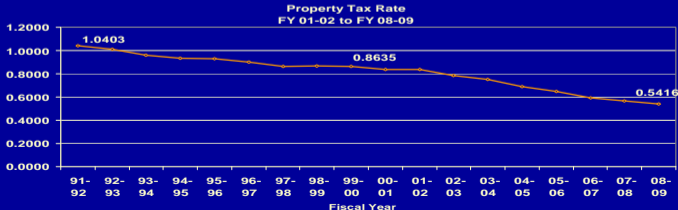
- Over the next 3-5 years, General Fund balance will fall to 20% or 2 months of operating funds.
- Projections assume minimal increases in General Fund Expenditures. Over last 4 fiscal years, average increase was 3.2%.
- Only \$.12 of every tax dollar you pay goes to the Village.
- Since FY 01-02, sales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

Fiscal Forecasts/Conditions

- With the housing market decline, local permit and other revenues are projected to drop by approximately \$240,000 this year.
- Increases in fuel prices and other areas have significantly increased expenditures.
- Five months into this fiscal year, the Village has reduced operating budgets and deferred capital projects.
- Reductions will maintain a balanced budget and save money for next fiscal year.

EXPENDITURES



REVENUES



Challenges

Water Utility



- Current water rate was established in 1992 and has remained unchanged for 16 years.
- DuPage Water Commission (DWC) has established an annual 15% increase for the next three years.
- Rate increases are due to the wholesale rate increases approved by the City of Chicago in 2007.
- Approximately 56% of the Village's water mains are 75 years old and will need replacement. Construction costs have increased 193% over the last 10 years.
- Water Rate Study conducted by Speer Financial has been reviewed by the Finance Committee.
- The Committee is recommending that the rate increases be phased into the Village rates charged to residents.

Challenges

Emerald Ash Borer

- The Village has begun preparing for the onset of the Emerald Ash Borer in Clarendon Hills.
- This year, the Village completed an inventory of all parkway trees.
- The Village owns 868 ash trees which represents 15.7% of all parkway trees.
- 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 on the number of part-time firefighter/paramedics 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.
- The Village Board has accepted the recommendation of the PAR Group and is committed to hiring additional part-time personnel.
- In May, the Village diverted revenue to the Fire Department by consolidating code enforcement and fire inspection services which eliminated the code enforcement position, but added an additional part-time firefighter/paramedic to the daytime staffing at the Fire Department.
- The Village will continue to review revenue sources, expenditure levels, and the provision of services to determine additional funding mechanisms for necessary Fire Department personnel.

Questions & Answers

