

Date: November 3, 2005

Subject: Clarendon Hills Community Workshop Summary

From: Jewell Walton, Associate Project Manager

To: Rob Bahan, Village Manager, Village of Clarendon Hills
Mike Brown, Director of Community Development, Village of Clarendon Hills

The purpose of this memo is to summarize the results of the community workshop held on October 27, 2005. This meeting was the third and final workshop out of a three-part series of public meetings scheduled for the Downtown planning process. During this meeting, the consultant team of *S.B. Friedman & Company*, The Lakota Group, and Metro Transportation Group presented the Preliminary Master Plan for the Downtown. The main objective of the community workshop was to gain consensus and obtain feedback from the community at large on the Master Plan. The feedback from this meeting will be used to refine the Master Plan for submission to the Plan Commission and the Village Board.

The consultant team reviewed highlights from the last community workshop in July which included the key elements of the Concept Plans and the corresponding feedback from the public. The consultant team proceeded with presenting the Preliminary Master Plan that incorporated the components of the Concept Plans most favored by the community. After a 30-minute presentation, the attendees were asked to break out into groups of eight to ten to participate in an open discussion about the elements of the plan. Participants at each table were asked the following questions:

1. Does the plan reflect an appropriate vision for the Downtown?
2. What modifications, if any, would you make to the plan?
3. Do you have any other comments or issues that have not been previously discussed or addressed?

Ideas were discussed at each table and recorded on large flip chart sheets. After 45 minutes of open discussion at individual tables, a representative from each group was asked to share their table's feedback with the larger group.

Overall, the table groups liked the Master Plan and believed the Plan reflected an appropriate vision for the Downtown. Participants were comfortable with more density (development at three stories) and having multi-block retail within the Downtown.

Participants offered a number of suggestions to refine the plan. These included direct modifications to the plan as well as some concerns about the general course of development.

Some of the suggested modifications to the Plan are included in the bulleted list below. For full details, please see the attached summary list.

- Use of setbacks for multi-story residential
- Pedestrian walkway across railroad tracks
- Pedestrian walkway from Prospect to Walker
- Secure enough land necessary for the fire station expansion

Some of the issues raised by participants included the following:

- Concern for existing businesses, particularly regarding displacement and higher rents
- Public funding for improvements
- Development phasing and timing

With the final community workshop complete, the consultant team will incorporate the community's feedback into a final draft of the Master Plan and issue a draft report for the Village. After the Steering Committee's review, the plan and report will be submitted to the Plan Commission and Village Board for final approval.

**Village of Clarendon Hills
Community Meeting: October 27, 2005**

Suggested Modifications
Align Streets at Ridge and Walker
Align Streets at Golf and Burlington
Additional Planters at Burlington and Prospect
Pedestrian Walkway to Walker Avenue
Retail use within the Metra station
Convenience store Downtown
Ann Street may be too wide
Architectural element over the railroad tracks
Narrow Streets (Streets are too wide)
Bank (Charter One) needs development and more green
Use setbacks on three-story residential development
Improve sight lines, turning lanes, and pedestrian safety at Burlington & Prospect
Apartments east of station are in good shape, condos may not work
Keep lot between fire station and condos open for fire station expansion
Prospect not wide enough at Ann Street
Shield dumpsters behind shops on wide side of Prospect
Review pedestrian access over tracks
Look at Oxford Street more as a thoroughfare to enter Downtown
Consolidate development inward
Integrate service with commercial and other mixed use
Better signage and direction to the Downtown
Extend Ann Street through to Walker
Improve existing facades
Commercial development should occur on the corner of Prospect and Eastern
No townhomes at Burlington and McIntosh
Beautify railroad tracks/Bury wires

Questions/Concerns/Issues
Cost effectiveness- public vs. private funding
Village funding of streetscape/landscape
Public Incentives for beautification
Stoplight/stop sign at Ann and Prospect
Underground parking- is it providing enough parking?
Scale of Village Hall to the rest of the new development
Is additional land needed for the fire station expansion?
Monitor impact on existing uses
Concern for auto repair shop along Burlington
General concern for existing businesses
Concern for residents living near businesses
Institute the appropriate phasing- start with Metra lot and proceed south
Concern over the loss of housing in Northeast quadrant of the Plan
How do you facilitate the development of Ann Street?
West Hinsdale parking can be used to offset parking needs at the Clarendon Hills station
Better access to parking garage
Make sure visual from the train is visually appealing
How will redevelopment be paid? Has TIF been considered?