

VILLAGE OF CLARENDON HILLS

TRUSTEE TOPICS

www.clarendonhills.us

March/April 2016

Message from the President- Downtown Development!!!

Dear Friends and Neighbors:

Private economic development is important to the long-term viability of our Village. Because of this, I am happy to report that many exciting projects are being proposed and executed. The DuPage Circuit Court Judge ruled in favor of the Village in the ongoing 88 Park Development lawsuit. While the plaintiffs have chosen to appeal, at additional cost to all taxpayers in Clarendon Hills, the Village is very confident that the ultimate ruling will favor the Village. In the meantime, the developer has indicated a desire to submit for the final permit on 88 Park and begin construction. This project will result in eight luxury condominium units adjacent to our downtown area.



Two blocks west, is a new luxury, condo-quality apartment development to replace the vacant gravel lot at 23 Walker Ave, which passed first consideration at the February 16th Village Board Meeting. The nearly six month public process, including three meetings in front of the Volunteer CH resident Downtown Design Review Commission (DTDRC) and four meetings in front of the Volunteer CH resident Zoning Board, has succeeded in providing a much improved project. This work done to date maximizes the value of the property and represents a blending of community desires, public interests and private interests while preserving property owner rights as well.

Village staff was able to negotiate significant public benefits for the Walker Ave. project, including a pocket park at the corner, large development fees to the Park District and school districts (\$135,000), and rebuilding of the alleyway. Additionally, the DTDRC review resulted in over \$700,000 in improvements to the design of the building including a full brick façade and a setback top floor which makes the building appear shorter from the ground floor. Approval by the Zoning Board was next, and with it came more public benefits including a new car sharing service that can be utilized by all residents, and a large fee in-lieu (\$204,000) of parking that will be used to secure and maintain additional parking in the downtown. The building allows more residential choices for existing residents, provides an estimated \$265,000 in additional property taxes for the schools and other governmental bodies, and will bring new customers to our downtown businesses. This development fits the downtown Master Plan's determination that bringing more people into the downtown is the best way to improve the business climate. In the pages that follow, you can see additional drawings of the proposed building.

Another great project is currently under construction at 201 Burlington Ave (the vacant lot that used to contain the Police station) and 211 Burlington Ave (the former Village Arts Building). Local business owners are investing in the Arts Building to create a new restaurant and are purchasing the adjacent vacant lot from the Village to construct a large public plaza that can be used for both private and public events in the future. This meets one of the key recommendations of the downtown Master Plan to create a plaza at this location.

On a disappointing note, the Village will be losing its longtime Finance Director Peg Hartnett in March. During the last eight years, Peg has done a fantastic job keeping the Village's finances stable through an exceptionally difficult time, and has been a major part of maintaining the Village's AAA bond rating. In her new role, she will be providing professional education to public finance employees nationally, a testament to her skills and knowledge as a financial professional. We will miss her!

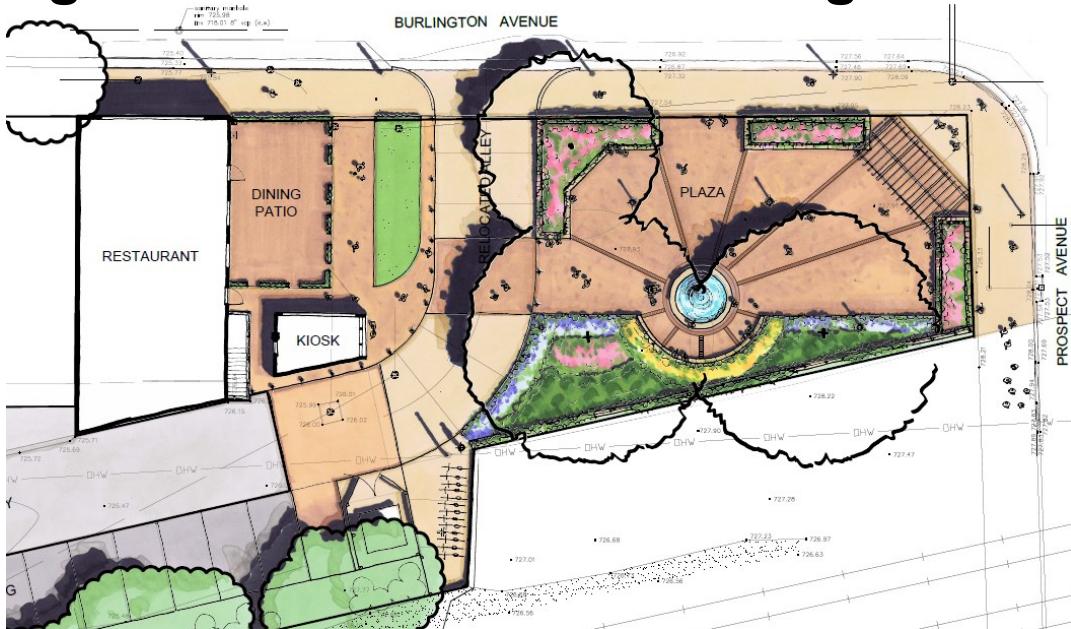
It is great to live in a community that business owners want to invest in. I am excited about the future of our Village! Hope spring comes early for us all.

-Len

P.S. My special thanks to our DTDRC resident volunteers Mike Abraham, Stephanie Bryant, Annie Krug, Dave Yandel and Patrick Plunkett. Thanks also to the ZBA resident volunteers Wil Freve, Chair, Gregory Kuhn, Vice Chair, James Scheer, Jan Morel, Joseph Tobolski and Bob Arnold.

For questions, contact the Village Hall at (630) 286-5400

Burlington Plaza at 201-211 Burlington Ave.



Since last July the Village has been working with two local brothers, Dean and Guy Pisani, interested in renovating the building at 211 Burlington Ave and developing the former police station property as community open space.

When completed the existing building will house a new full-service restaurant with family offices above. The new open space, Burlington Plaza, will include landscaped planters, permeable pavers, a decorative water fountain, downtown streetlights, and a vine covered screen wall along the railroad right of way. Although the plaza will be typically open to the public, the plaza has been designed to accommodate private events hosted by the new restaurant and public events hosted by the Village. The new restaurant will have an outdoor dining area and a seasonal outdoor kiosk serving items from the restaurant. As planned, these improvements will be paid for by the Pisani's at no cost to the Village.

88 Park Avenue

This 8-unit luxury condominium building located at the southeast corner of Park and Prospect Avenue was approved in 2014 and hindered by a lawsuit filed by two residents, Sue Hanlon and Phil Altvater. The suit claimed that the Village did not follow the correct process and did not provide legally required factual findings when it granted approval for this development, and that the Village had not required the development to include a retail component on the ground level. On November 30, 2015 the DuPage Circuit Court ruled in favor of the Village in regards to the 88 Park Avenue (Hanlon v. Clarendon Hills) case in that the Village had followed the intent of the Zoning Ordinance in allowing the development and the Village was justified in using a Planned Unit Development (PUD) to adjust zoning on the property in part because of tangible public benefits provided to the Village. In particular the Judge noted the considerable amount of public input on the development including public review by the Village Zoning Board/Plan Commission, the Downtown Design Review Committee and the Village Board. The Judge also stated that no persuasive evidence was provided that the development would cause an adverse impact on residents and businesses in the downtown and surrounding areas. The developer, a longtime resident of the Village, will be applying for a permit in March in anticipation of a construction start date later this spring.



Around Town

Board Meetings

March 7th and 21st at 7 PM
April 4th and 18th at 7 PM

ZBA/Plan Commission

March 17th at 7:30 PM
April 21st at 7:30 PM

www.clarendonhills.us

Library

Lego Family night -March 24th at 7 PM and April 28th at 7 PM

An Evening with Bette Davis
(adult program) April 28th at 7 PM

www.clarendonhillslibrary.org

Park District

Gear up for summer!!



Pool passes are on sale starting March 14th.

Summer 2016 brochure will be available online to local residents after March 7th. With summer program registration starting March 14th. Watch for the program guide to arrive at your home the second week of March.

www.clarendonhillsparkdistrict.org



Village Hall Closed

Daily from Noon to 1 PM for Lunch



9-23 Walker Avenue

A mixed use luxury apartment building with street level commercial and secure parking is proposed for the vacant lot at the northeast corner of Park and Walker Avenues. The building will feature a new expanded open plaza along Park Avenue, walk-up live-work apartment units along Walker Avenue, and a garden rooftop terrace. If approved, construction is expected to begin later summer 2016.

318 Park Avenue Parking

The Village recently purchased the parking lot west of the Clarendon Hills Fire Station on Park Avenue. The parking lot was offered for sale by its owner, Fifth Third Bank. The Village purchased the property in part using downtown parking improvement funds generated by previous downtown developments. The parking lot is currently used by the Post Office for truck storage and employee parking. The Village plans to offer permit parking for commuters, downtown employees and temporary overnight parking.

GIS Mapping

The Village's first online geographic information system (GIS) map is online available to the public. Developed by the Village to collect, store, analyze, manage, and present all types of spatial or geographical data. This represents hard work and coordination between the Village's Community Development and County GIS departments. Presently the map allows easy search of local property information, including Parcel ID Numbers, Zoning, School Districts. More information will be added as the map evolves. Find it here: www.clarendonhills.us/maps

Yard Waste Clean Up

Republic Services offers yard waste pickup beginning April 1st. Yard waste is collected on regular refuse days. Yard waste must be placed in biodegradable paper bags or 33-gallon garbage bins clearly labeled yard waste. Brush and tree trimmings should be tied into a bundle no larger than four feet long and 18 inches in diameter. Each bag, bin or bundle must include a yard waste sticker, which can be purchased at Village Hall, Clarendon Hills Hardware or Jewel-Osco.

Trustee Topics**Village of Clarendon Hills**

1 N. Prospect Avenue
Clarendon Hills, IL 60514

U.S. POSTAGE
PAID
Clarendon Hills,
Illinois 60514
Permit No. 45



Richmond Education Gardens & Apiary

The Village of Clarendon Hills and the Village of Westmont, in coordination with the Clarendon Hills Park Foundation and others, is in the beginning stages of designing and the development of the Richmond Education Gardens and Apiary (the "Gardens"). This proposed facility will be located on an unused 0.15 acre public road right of way, between the Village of Clarendon Hills Public Works facility and the Downers Grove Township Highway Garage, south of the Burlington Northern Santa Fe (BNSF) Rail Road. As conceived, the Gardens are being designed to include a hobbyist apiary surrounded by native vegetable, wildflower, butterfly, and rain gardens, accessible for all ages and special needs. Each of the elements will include a plaque with basic information and supporting website references describing these elements' purpose and other relative educational information.

In addition to providing a venue for individual education programs, the Gardens will facilitate the development of a common curriculum between schools by encouraging students and classes to share lessons between schools: high school students teaching middle school students; and middle school students teaching grade school students. Hopefully this across-grade collaboration will help drive student interest and understanding in sustainability and science as students move from one grade to another. Currently teachers from Walker School and Hinsdale Central High School are featuring the Gardens Project in their students classwork and lessons. The projected budget for the Gardens Project is between \$100 and \$150k. So far over \$10,000 has been raised for the Gardens by community businesses, local organizations and individual donations. The Village is planning a fund raising event for Earth day, April 22nd. More information will be posted on the Village Website and Facebook page about this event and fun ways to contribute to the exciting/innovative community project.

Find Recent Village Board Actions at
www.clarendonhills.us/AgendaCenter

Contact Us

Village President:

Len Austin 630-286-5420

Village Trustees:

Don Knoll	630-286-5421
Greg Jordan	630-286-5422
Eric Stach	630-286-5423
Carol Jorissen	630-286-5424
Paul Flood	630-286-5425
Don McGarrah	630-286-5426

Village Clerk:

Dawn Tandle 630-286-5403

Village Hall: 630-286-5400

Finance Dept.: Press 2

Building Dept.: Press 3

Administration: Press 4

Public Works: 630-286-4750**Non-Emergency:**

Police: 630-286-5460

Fire: 630-286-5430

www.clarendonhills.us

Community Numbers:

Park District: 630-323-2626

Public Library: 630-323-8188

Online Transaction Safe**Zone Location:**

Police Station (448 Park Ave.)