



Village of Clarendon Hills Trustee Topics

October/November 2014

Message from the President and Board

Dear Neighbors,

This year we had over 328 heads of households take the time to fill out the annual Village needs assessment survey. Thank you all! This annual survey provides the Village Board with important information heading into goal setting this fall. The Village Board values your input, and we have already started acting on your feedback.

The number one priority revealed by our survey was the downtown. I am happy to report that the two year Downtown Master Plan process is coming to a close. As detailed in this month's article, the Village plans on voting in October on the draft plan as recently amended. We heard loud and clear from a number of residents who were hesitant to allow five story buildings even under a strict review process, and the new draft plan maintains the existing three story limit in the downtown. There is an upcoming advisory referendum regarding the reduction of current allowable building heights and Planned Unit Developments (PUDs) in our downtown area. Some additional information on the topic of this non-binding referendum has been provided in in the Question and Answers article in this issue. In the short term, the Village is already leveraging a grant funded engineering survey to attract grant funding for improving the area surrounding the Metra Station. A completed Downtown Master Plan would make our application for up to \$1.25 Million in improvements much more competitive.

Stormwater was another issue identified by the survey. The Village Board plans on discussing a new storm water ordinance in October that will require a property owner to store some rain water onsite if the new development includes an impervious surface area greater than pre-existing conditions. This ordinance would be one way to limit the impact new development will have on existing stormwater conditions. The Village continues to explore cost effective ways to lower the stormwater burden for residents.

In lighter notes, thank you to everyone who visited our booth at the Park District's Fall Festival. I have heard great feedback from board members who were able to attend.

Best,
Tom Karaba
Village President

Downtown Master Plan Update

*Plan Amended to Address Building Height/
Joint Governmental Center*

In September, Downtown Master Plan discussions continued at the board level. At the September 15th Village Board meeting, the board voted to amend the draft master plan in two important ways. First, the plan was amended to maintain the three story limit in the downtown as is currently allowed under the zoning code. This action was in response to resident concerns over building height in the downtown and an economic analysis which did not show overwhelming economic benefits from increasing building height.

Second, the Board voted to remove the designation of the Village Hall property to be zoned for single-use back to its current use of governmental. The Board also removed all references of a joint governmental center at the train station lot and instead included wording to allow for a joint center anywhere in town.

The Board continued to show interest in the possibility of a joint governmental center, but

a number of members expressed hesitance to include the building in a plan, at such an early stage of development. As such it was determined to be prudent to leave only language recommending a study for such a development.

These public hearings continue to be well attended by members of the public. Audience members provided valuable input regarding zoning issues, building height and design issues. All members of the public are encouraged to attend upcoming meetings in October.

The Board will continue discussing the plan in October with a first reading expected on October 6th. If approved, the Plan would be up for final vote on October 20th.

Information about the Downtown Master Plan can be found at: <http://www.clarendonhills.us/DowntownPlanning.cfm>. This resource includes the Plan, all meeting minutes, all memos and all committee recommendations throughout the entire process.

Electric Aggregation

*All Bids Rejected- Returning to
ComEd Supplier*

In September, the Village bid out electric rates for residential properties and small commercial users. All bids came in higher than existing ComEd supplier rates. As such, the Village opted to allow the rates to return to ComEd rates. Next September, the Village will rebid rates to protect residents. Residents will still be allowed to independently shop third party rates on their own and are encouraged to do so. However, the Village recommends prudence on the part of residents as some contracts contain confusing language, high cancellation fees, variable or increasing rates.

Due in part to competitive pressure, ComEd has reduced rates and amended rate setting

practice to allow for a more adjustable rate during the year. Now ComEd is allowed to float approximately \$.005 per kilowatt hour monthly above or below rate and is allowed two rate setting dates (one in October, one in June). This flexibility has allowed ComEd to undercut much of the municipal aggregation market, and many communities have returned to ComEd.

Since implemented through a referendum in November 2012, electric aggregation has saved residents of Clarendon Hills over \$500,000 in comparison ComEd Supply rates. These savings will continue until February 2015 when the Village will switch to ComEd supplier rates. The program will continue to protect residents through competitive pressure on ComEd.



Advisory Referendum Fact Sheet

“Shall the Village of Clarendon Hills in order to preserve its historic small town charm maintain building heights at two stories or 30 feet (whichever is less) and no PUDs in the downtown as is consistent with Hinsdale, Illinois?”

Who is the group behind the advisory referendum?

The advisory referendum was submitted by a group called “Saving Clarendon Hills”. This group is also responsible for recent robocalls and an anonymous letter sent to select households in Clarendon Hills. Members of the group are also currently suing the Village over an 8 unit condominium development at 88 Park Avenue as detailed in the August/September Trustee Topics

What is an advisory referendum?

An advisory referendum is designed to poll voters on a certain issue. The result of the referendum does not require any change in law or any action of the Village Board, it is merely meant to inform the board on the thoughts of the people and is open to the interpretations of the board. Under state law the Village Board has responsibility for zoning decisions.

Who decides the language of an advisory referendum?

The petitioner decides the entirety of the language of the petition. The Village has very little grounds to reject a petition based on language, even if the language happens to be misleading, or factually inaccurate.

What are the current height limits for downtown buildings? What is being proposed under the Village’s Downtown Master Plan?

Currently village ordinance allows buildings up to 40 feet (3 stories) tall in the downtown “by right” without Village Board approval. The version of the Downtown Master Plan currently under consideration by the Village Board does not contemplate ANY changes to downtown building height regulations.

What is a PUD?

A PUD is an acronym for Planned Unit Developments. As described by village ordinance, the purpose of the planned unit development (PUD) review process is to encourage creativity and imaginative design for land developments within the village. PUDs may include a mixture of land uses permitted within one single tract of land, subject to the underlying zoning district. PUDs provide public, social or recreational facilities and open space, or other benefits to the health and welfare of the greater community, beyond that which would be provided under the strict application of the zoning ordinance.

Has the Village of Hinsdale forbidden Planned Unit Developments in its downtown as suggested by the language of the referendum?

No. Despite the suggestion to the contrary in the referendum wording, Hinsdale’s Village Code does still allow PUDs (called Planned Developments in their village code) in their downtown and other business districts. Sections 11-603 and 5-103 of the Hinsdale Village Code clearly state that the Village allows Planned Developments in their downtown (B-2) zoning district. The referendum wording in this case is inaccurate.

Does the Village of Hinsdale restrict building height to 2 stories in the downtown area?

Yes, the Village of Hinsdale currently has a building height restriction of 2 stories in its downtown business district.

What is the Downtown Master Plan?

A downtown master plan simply asks the question “if we set aside the obstacles, what do we want to be? Where do we want to go?” The end result, the plan, becomes a guide for day to day decisions, to be sure that limited and precious resources (time, budget dollars and staff time) are aligned with a shared goal. Ideally, it eliminates duplicate efforts and a waste of resources.

The master plan for our downtown is a guide for future decisions. Nothing written in the plan will necessarily come to be just by being identified by the plan. It still takes a willing developer, landowner and approval of the project for development.

What is the Status of the Clarendon Hills Downtown Master Plan?

A master planning committee, made up of more than 20 residents with input from the wider community, has reviewed, analyzed and developed a proposed update to the 2006 Downtown Master Plan over the past 18 months. Their recommendation was submitted to the Zoning Board of Appeals/Plan Commission (ZBA/PC) for public hearings in June, July and August 2014 and was amended and approved by them in August. The Village Board began discussions in September regarding the plan with eventual approval scheduled in October. You can get updates on their efforts here: <http://www.clarendonhills.us/DowntownPlanning.cfm>.



Q+A Continued from Page 2

How does the draft Downtown Master Plan address “small town charm” and building height?

The version of the Downtown Master Plan currently under consideration by the Village Board does not contemplate ANY changes to downtown building height regulations. Earlier drafts of the plan did contemplate taller buildings, but the draft plan has since been modified to keep building height regulations the same. The volunteer Downtown Master Plan Committee and its volunteer sub committees included maintaining small town charm as a tenant of the Downtown Master Plan Vision Statement. These volunteers have spent the last 18 months working on a plan that allows the downtown to maintain its small town charm, but also allows and promotes development. The exact recommendations in the plan can be found on the Village’s website : www.clarendonhills.us.

What is the Village’s response to the anonymous letter I received?

Certain aspects of the letter are misleading

- The letter suggests that the Village was somehow involved in the sale of property to the developer at 103 S. Prospect, when the sale occurred between two private parties with no involvement from the Village.
- The letter suggests that the Village arbitrarily changed its own rules in approving the project. The Village granted preliminary approval to the project with only one variance- allowing a non-retail use on the first floor in exchange for the requirement that the developer provide higher quality streetscaping and landscaping than would normally be required. The approval occurred after several well attended public meetings and after the developer reduced the size of the building in response to concerns from the Village.
- The letter claims the Village Board is planning a five story government “megapolis” building. This is not true. The Village board is considering a recommendation to explore the feasibility of consolidating publicly owned property downtown to allow for more private investment and development downtown. Such a feasibility study was recommended by a community volunteer committee working on downtown planning. The Village Board has not even approved a feasibility study on this idea at this point let alone developed plans for the project.

Other Questions?

Please contact Dan Ungerleider, Community Development Director (630-286-5412 or dungerleider@clarendonhills.us) for questions regarding the Downtown Master Plan or zoning issues. The Village is always happy to hear from its residents regarding these important issues. You can find the most current draft Downtown Master Plan on the Village’s website: www.clarendonhills.us.

2014 Community Needs Survey Results Available Online

Go to <http://www.clarendonhills.us/Administration.cfm> to view survey results as well as an in-depth analysis of the survey results. Thanks again to everyone who participated in this year’s survey.

Around Town

Road Construction

Work will begin the week of September 22nd and will be fully completed by November 19th. Construction includes:

All roads in the Stonegate Subdivision
Naperville Rd. (Middaugh – Jackson)
Coe Rd. (Ogden – Chicago)
Hickory St. (Coe – Jackson)
Maple St. (Coe – Jackson)
Walnut St. (Middaugh – Coe)

Residents in those areas will be receiving direct communications. As a reminder, the new concrete curbs are designed to extend pavement life, lower maintenance costs, and provide aesthetic value.

If you have any questions now, or at any time during the project, please contact our on-site engineer, Bill Sprague at: (224)-315-0201. Or you can call Public Works at: (630) 286-4750 between the hours of 8:00 am and 3:30 pm Monday through Friday. After hours, please dial 911.

Fire Department Open House

Kicking off fire prevention week (October 5th to 11th), the Fire Department Open House is October 4th from 11-2 P.M. The NFPA 2014 Topic is “Working Smoke Alarms Save Lives and Test Yours Every Month”. Join us at the fire station for open fire prevention displays and lunch.

Halloween Information

On October 22nd from 3:00 pm to 5:00 pm, the Chamber of Commerce will be hosting a downtown window painting contest. Everyone is invited to show off their art skills.

On October 25th from noon to 2 pm, the Chamber of Commerce will be hosting a downtown Trick-or-Treat. All kids are invited to attend and show off their costumes at local businesses.

Police hours for trick or treating on halloween are 4 pm to 8 pm this year. Be safe this halloween and look both ways before you cross the street.



Trustee Topics

Village of Clarendon Hills
1 N. Prospect
Clarendon Hills, IL 60514

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

ENHANCED CARRIER ROUTE PRESORT
POSTAL CUSTOMER
CLARENDON HILLS, IL 60514

Contact

Village Board of Trustees

Village President:

Tom Karaba 630-286-5420

Trustees

Don Knoll 630-286-5421

Edward Reid 630-286-5422

Eric Stach 630-286-5423

Paul Pedersen 630-286-5424

Paul Flood 630-286-5425

Ken Hall 630-286-5426

Village Clerk

Dawn Tandle 630-286-5403

Contact the Village

www.clarendonhills.us

Village Hall: 630-286-5400

Finance Press 2

Building Press 3

Administration Press 4

Fax: 630-286-5409

Public Works: 630-286-4750

Non-emergency:

Police: 630-286-5460

Fire: 630-286-5430

Village Manager: Randy Recklaus

Director of Finance: Peg Hartnett

Director of Public Works:

Michael Millette

Directory of Community

Development: Dan Ungerleider

Police Chief: Ted Jenkins

Fire Chief: Brian D. Leahy

Community Numbers

Park District 630-323-2626

Public Library 630-323-8188

Community Schedule: October/November

Saturday, October 4th

Fire Department Open House, 11 pm to 2 pm

Monday, October 6th

Village Board Meeting, 7 p.m.

Thursday, October 16th

ZBA/ Plan Commission 7:30 p.m.

Monday, October 20th

Village Board Meeting, 7 p.m.

Monday, November 3rd

Village Board Meeting, 7 p.m.

Monday, November 17th

Village Board Meeting, 7 p.m.

Thursday, November 20th

ZBA/Plan Commission, 7:30 p.m.

Village Board Actions | August /September 2014

Passage of Ordinances: (1) amending the Village Code regarding municipal purchasing, forfeiture of construction deposits, and noise limitations; (2) authorizing the renewal of an electric aggregation program; and (3) authorizing the issuance of General Obligation Bonds (Alternate Revenue Source) in an aggregate principal amount not to exceed \$700,000 to pay the costs of road improvements within SSA Number 26; **Adoption of Resolutions:** (1) granting approval of the Plat of Subdivision, Reilly's Ridges Resubdivision, located at 317 and 321 Ridge Avenue; and (2) approving a Professional Services Agreement between the Village and GovHR USA for recruiting services.

Authorization to: (1) issue a Tempo-

rary Special Event Liquor License to the Park District for its Family Fall Festival on September 20, 2014; (2) purchase the basic software and Laserfiche Audit Trial module for Village document storage through Gordon Flesch; (3) approve the Village's revised Investment and Cash Management Policy; (4) issue a permit for the Knights of Columbus Council of Notre Dame Church to conduct a roadside fundraiser on September 19 and 20, 2014; (5) issue a raffle license to the Elm School PTO (Burr Ridge) and to waive the fidelity bond requirement; and (6) permit the Clarendon Hills Lions Club to conduct a roadside fundraiser on October 10 and 11, 2014.