

MINUTES OF A SPECIAL MEETING OF THE PLAN COMMISSION OF THE VILLAGE
OF KENILWORTH HELD AT THE KENILWORTH ASSEMBLY HALL,
410 KENILWORTH AVENUE,
AT 7:30 P.M. ON MONDAY, NOVEMBER 6, 2006

A special meeting of the Plan Commission of the Village of Kenilworth was held at 7:30 p.m. on Monday, November 6, 2006. The following Commissioners were present:

Present:	Susan Hoopes	Member
	Tolbert Chisum	Member
	Frank Cavalier	Member
	Henry Mawicke	Member
	Elizabeth Bannon	Member
	Jim Junewicz	Member
	Gwen Sommers Yant	Member
	Tim Dugan	Member
	Tom Feeney	Member
	Dirk Degenars	Member
Other Village Officials Present:	Bradly Burke	Village Manager
	Susan Criezis	Community Development Director
	John Vitt	312 Essex Road
	Cristy Laier	306 Oxford Road
	Jackie Bossu	614 Earlston Road
Others Present:	John Houseal	Houseal Lavigne – Planning Consultant
	Devin Lavigne	Houseal Lavigne – Planning Consultant
	Curtis Barnett	626 Wayland Avenue
	Kathy Barnett	626 Wayland Avenue
	Stanton Cook	224 Raleigh Road
	Mary Remien	542 Kenilworth Avenue
	Mike Del Campo	505 Ridge Road
	Cheryl Del Campo	505 Ridge Road
	J. Patterson	330 Sterling Road
	Jim Hughes	538 Kenilworth Avenue
	N. Roberts	521 Kenilworth Avenue
	John Roberts	521 Kenilworth Avenue
	Beth & Scott Baxter	546 Sterling Road
	Heidi Mangel	205 Melrose Avenue
	John Mangel	205 Melrose Avenue
	Bill Holland	342 Sterling Road
	Louanne Holland	342 Sterling Road
	Antoinette Vigilante	123 Melrose Avenue
	Tina Ruddy-Richards	649 Kenilworth Terrace
	Rich Nordstrom	212 Raleigh Road

Scott McGowan	324 Cumnor Road
Elicia Tippens	532 Kenilworth Avenue
Lois Colberg	353 Sterling Road
Mohan Rao	615 Abbotsford Road
Tom Terrill	122 Woodstock Avenue
Richard Nicolaides	240 Essex Road
Kelli Kobor	620 Abbotsford Road
Nefrette Halim	533 Roslyn Road

The minutes of the September 12, 2006 meeting were placed before the Plan Commission. Commissioner Mawicke expressed reservations about the grouping found in the prioritization list from the community planning workshop. Manager Burke stated the groupings were taken directly from John Houseal's report created as a result of the project initiation meeting and community planning workshop. Manager Burke noted the prioritization listing would be reviewed for accuracy. Commissioner Cavalier made a motion to approve the minutes as presented. Commissioner Yant seconded the motion. Upon a voice vote, the motion to approve the September 12, 2006 meeting minutes was unanimously approved.

Commissioner Chisum introduced John Houseal, planning consultant with Houseal-Lavigne.

Manager Burke announced the meeting is being videotaped by a private individual.

Kelli Kobor announced the taping was being done by the Homeowners for Kenilworth and stated she would provide a copy of the DVD of the meeting to the Village.

John Houseal provided a brief historical review of the project initiation workshop and the community planning workshop. Both workshops identified the need for the Village to address Green Bay Road, which is the number one priority. Mr. Houseal stated his company plans to conduct a visual preference survey at this evening's meeting to obtain an idea visually of what is liked and what is not liked in terms of commercial planning for the Green Bay Road corridor.

Then, Mr. Houseal reviewed the community workshop of June 5, 2006. The three most important issues which emerged were:

1. The Green Bay Road Issue
2. Residential Teardowns
3. The Overall Community Character

These were definitely the most frequently cited issues. Mr. Houseal stated summary documents of both the project initiation meeting and community workshop are available online, and hard copies may be obtained at the Village Hall.

Mr. Houseal next spoke about the online questionnaire, which was meant to provide an additional avenue or means for public input. Mr. Houseal noted hard copies of the questionnaire were available at the Village Hall for those without access to computers.

Mr. Houseal reiterated the questionnaire was not a scientifically valid survey instrument. Mr. Houseal noted there were 241 responses, of which 56% lived east of Green Bay Road and 44% west of Green Bay. Mr. Houseal explained 70% of the respondents have lived more than 10 years in Kenilworth, and only 2% have lived in the Village less than 1 year. He also stated that 1/3 of the respondents were in the 45 to 54 age bracket, 1/3 were 55 +, and 1/3 were below 45. Mr. Houseal stated with regard to age, the respondents were fairly evenly distributed.

Mr. Houseal provided an overview of summary information from the questionnaire responses. Mr. Houseal noted according to respondents to the online questionnaire, taxes, the loss of historic character, and teardowns are the biggest risk factors affecting the quality of life in Kenilworth. Mr. Houseal noted questionnaire responses indicate preferred businesses for the Green Bay Road corridor are restaurants, gift shops, galleries, apparel shops, and accessories shops. Mr. Houseal stated generally people did not want to see multi-family dwellings such as apartments, condominiums, or townhomes as part of the redevelopment of Green Bay Road.

Mr. Houseal stated the information reviewed tonight is simply a generalization of some of the community input received via the online questionnaire. Mr. Houseal noted information from the online questionnaire responses, as well as public input from various public meetings will be used in the development of the Comprehensive Plan. Mr. Houseal stated the questionnaire provides insight along with information from other public meetings, and noted the results of the questionnaire will be posted online at the project website.

Jim Hughes asked if the questionnaire results relate to responses to similar questionnaires used in communities. John Houseal stated typically, in other communities, questionnaire responses reflect a bit more optimism related to questions pertaining to if the community is getting better, staying the same, or getting worse. Mr. Houseal noted 75% of the questionnaire respondents noted they have lived here more than 10 to 30 years which is a fairly unique condition compared to other municipalities.

Commissioner Cavalier asked if, by the low number of respondents to the online questionnaire, he was wrong to assume people do not care. Mr. Houseal stated that 20 to 25% participation is a great number. Devin Lavigne, of Houseal Lavigne, stated the electoral process affords some people the belief they can leave the planning and decision making up to the Village's elected officials.

Bill Holland asked if there is a percentage of respondents concerned about loss of character and teardowns? John Houseal stated the questionnaire was not scientifically engineered, but taxes, loss of historic character and teardowns were the top 3 issues of concern identified through the questionnaire process.

Tom Terrill asked about tracking addresses for the questionnaire as a way to ensure the security of the questionnaire and to identify how many questionnaires were completed by each household.

A discussion regarding the design, execution, and security of the online questionnaire followed.

Mr. Houseal reiterated the online questionnaire was not created or designed to be an infallible device or scientifically designed survey tool. The questionnaire was only another forum for people to be able to participate in the comprehensive planning process. Mr. Houseal stated a good way to look at it was similar to an online workshop.

A discussion followed about the questionnaire validity and process of completing the survey on a single computer for multiple residents in the same home.

Devin Lavigne stated the Comprehensive Plan draft will not be developed as a result of the percentages derived from questionnaire results.

Bill Holland asked what will be the basis of the recommendation for the comprehensive plan document. John Houseal stated public meetings, workshops, expertise, field research, infield research data, the questionnaire, and meetings with residents and business owners will all be input used to develop Kenilworth's comprehensive plan.

Tina Richards express her opinion Houseal Lavigne is taking the right tone with this questionnaire as compared with earlier surveys, and expressed she appreciates the approach.

John Houseal next discussed a vision for Green Bay Road, and stated he is working to capture the community's vision of this corridor. He asked that everyone please complete the questionnaire as we discuss issues pertaining to the Green Bay Road corridor. Mr. Houseal asked what uses residents would like to see on Green Bay Road and Park Drive; what uses residents would not want to see; and solicited attendees' thoughts on second floor residences.

John Mangel expressed his opinion the Village needs to have stores that can operate in small spaces but produce high sales tax such as piano sales, wine sales, apparel/accessory stores, jewelry stores, and art galleries. Mr. Mangel stated it might be difficult to find retailers who can overcome some of the obstacles found along Kenilworth's commercial corridor.

John Houseal stated there are obstacles but they may be overcome to get to the desirable uses.

Commissioner Cavalier expressed his opinion he would like to see the Post Office stay.

Alicia Tippens expressed her opinion the Village needs some high end, upscale shops, and noted the Village is not going to get the revenue needed with coffee or donut shops.

John Houseal stated some uses add to the convenience and community character as opposed to simply supplying revenue; however, Mr. Houseal did note revenue has been identified as a need. Mr. Houseal discussed what could go into an area to maximize tax revenue.

Tom Terrill raised the question of eminent domain. John Houseal stated he had never heard the Village talk of eminent domain, but the Village may consider offering incentives to property owners in the commercial district as a way to secure the desired results.

John Mangel expressed his opinion developing Green Bay Road is not going to solve the Village's financial problems. Mr. Mangel stated the Village needs a transfer tax, and to redevelop Green Bay Road to help with finances.

Mr. Houseal asked attendees what type of uses residents would like to see in this area. Kelli Kobor stated a coffee shop and more trees would make the area more viable.

John Houseal discussed bank uses and noted some communities are requiring a payment in lieu of retail sales tax for bank uses locating in their community.

Various residents stated they would like to see offices and townhouses like in Lake Forest and Winnetka which offer a housing alternative for empty nesters.

John Houseal stated just because people are moving into a new phase of life doesn't mean they have to change their quality of life.

John Mangel stated some people may be concerned about multi-family housing and the effect on Joseph Sears School. John Houseal stated he thought the impact on the school may be the least important issue when discussing housing issues.

Mr. Houseal discussed building and parking orientation, and the location of parking for a development. He stated building height will likely have to be more than one story, because you will likely need 3 or 4 stories to make a potential development viable. A discussion followed about parking solutions for Green Bay Road.

Commissioner Yant discussed the need to consider the front and rear of buildings on Green Bay Road due to the close proximity to residential neighborhoods.

Beth Baxter stated all of Green Bay Road does not need to be treated the same. She said some higher buildings may be preferable at Green Bay and Park Drive versus those areas located further north along the corridor.

Commissioner Yant expressed her opinion the key to redeveloping Green Bay Road is maintaining a residential scale, materials, and vocabulary.

John Houseal stated he is not advocating a particular style for commercial expansion and proceeded to ask attendees about their feelings regarding expanding the commercial area to the west.

A discussion followed about commercial expansion possibilities.

Kelli Kobor stated from a safety and traffic position, the Village may want to consider cul-de-sacs at some of the entry points on Green Bay Road.

Cathy Barnett stated constructing a cul-de-sac at Wayland and Roger and Green Bay Road may negatively affect traffic patterns.

Nefrette Halim stated she was curious about requiring loading space needed for possible development.

Devin Lavigne reviewed numerous slides pertaining to different design elements and alternatives as part of the visual preference survey to give guidance on the creation of design guidelines for the redevelopment of Green Bay Road. Attendees rated their feelings toward the elements reflected in each slide.

Elizabeth Bannon made a motion to adjourn. Henry Mawicke seconded the motion. Upon a voice vote, the motion carried. The meeting adjourned at 9:55 P.M.

Respectfully submitted,

Brad Burke