

DRAFT – 55th Street Sub-Area, Clarendon Hills – Vision, Goals, and Objectives – February 2017

Vision Statement

The 55th Street Sub-Area of Clarendon Hills will be a mix of unique neighborhoods, thriving businesses, and established institutions, with some properties in the Village and some unincorporated or part of adjacent communities. Easy-access and a close location to downtown Clarendon Hills will provide opportunities for shopping, dining, and regional connectivity via the Metra train station. Those living in the sub-area will enjoy the neighborhoods' suburban and semi-rural characteristics, creating an overall well-blended environment. With quality public services and streamlined public processes, governmental interactions will be straightforward, benefiting both residents and government entities. The 55th Street Sub-Area will be a place where residents live comfortably within a unique environment.

Goal 1: Clear understanding of annexation alternatives, concerns, and opportunities.

- **Objective 1:** Provide information regarding cost predictability to local governments and residents.
 - Apply defined standards for likely capital costs when considering possible annexations (roads and water).
 - Apply defined standards for likely costs of municipal services related to possible annexations (police, fire, administration).
 - Acknowledge the existing affordability of housing in the Sub-area and sensitivity to cost of residents related to services, infrastructure, and property taxes.

- **Objective 2:** Provide ongoing information to sub-area and Village residents about the annexation options to allow for informed decisions.
 - Assist residents of unincorporated areas in understanding implications of property tax and other fees of annexation.
 - Create an outreach document (or another form of outreach) as a source for interested persons' questions regarding annexation benefits and processes.
 - Maintain a presence on the Village website related to the Sub-area.
 - Review Sub-Area plan and outreach materials annually at Plan Commission.
 - Define minimum standards and a process for annexation consideration regarding property characteristics (location, size, etc.) while considering existing pre-annexation agreements.
 - Investigate potential incentives for annexation.
 - Acknowledge how annexation would affect existing Village services (such as the long-term impacts on water pressure of ongoing additional users).

- **Objective 3:** Apply established strategies for consideration of proposals for new commercial and residential development.

Goal 2: Dependable water quality and service.

- Objective 1: Understand if and how providing public water to some or all of the sub-area could be possible.
 - Create a plan with nearby governmental entities to determine which entity would provide water to sub-area parcels.
 - Apply predefined circumstances and requirements of the property owners to instigate receiving municipal water service.
 - Work with Clarendon Water Company to improve existing water quality and infrastructure, and/or create a plan to transfer private service to public.
- Objective 2: Establish next steps for the Village if a water emergency were to take place
 - Create a water emergency plan with water service entities involved: nearby governments, private services (Clarendon Water Company), property owners.

Goal 3: A neighborhood with good connectivity inside its boundaries and to northern Clarendon Hills.

- Objective 1: Improve pedestrian and vehicular safety within the sub-area.
 - Add sidewalks where needed, but preserve the semi-rural atmosphere where it exists.
 - Specific locations needing improvement identified at resident open house: the Holmes Avenue/59th Street/MacArthur Drive intersection and Virginia Avenue.
 - Enhance existing pedestrian walkways on vacant rights-of-way to make for a better pedestrian experience; coordinate with Downers Grove Township's maintenance
 - Improve both vehicular and pedestrian circulation.
 - Specific locations needing improvement identified at resident open house: the Virginia Avenue/56th Street intersection (four-way stop/crosswalks needed) and Seton Montessori School's drop off traffic.
 - Work with other jurisdictions regarding improvements (Dupage County, Downers Grove Township)
- Objective 2: Improve availability and safety of crossings on 55th Street.
 - Add signalized intersections with marked crosswalks to ease crossing 55th Street for both vehicles and pedestrians.
 - Specific locations needing improvement identified at resident open house: Clarendon Hills Road/Walker Avenue (pedestrian), Virginia Avenue (pedestrian), Alabama Avenue/Walker Avenue (vehicular), and Western Avenue (vehicular).
 - Emphasize a key connection to northern Clarendon Hills (such as Holmes Avenue).

Goal 4: Preserve the wetland as a community asset

- Objective 1: Address flooding issues related to the wetland.

- Conduct stormwater management.
 - Address overflow onto nearby streets.
 - Consider areas that should not be filled in due to increased flooding elsewhere
 - Specific location needing improvement identified at resident open house: the Clarendon Hills Road/57th Street intersection.
- Objective 2: Identify preservation, recreation, and other opportunities for the wetland.

Goal 5: Respect and preserve fundamental existing design / development characteristics of sub-area portions related to 1) suburban 2) semi-rural and 3) commercial areas.

- Objective 1: Properties in Clarendon Hills or that become annexed should reflect all Village standards to the extent possible.
 - All new development within Clarendon Hills should meet Village standards for streets, drainage, sidewalks, and other requirements of the current Subdivision Ordinance.
 - Already developed properties or groups of properties that annex into Clarendon Hills should comply with Village right of way standards related to sidewalks, drainage systems, etc.
- Objective 2: Maintain semi-rural characteristics of unincorporated areas where possible.
 - Consider an urban design overlay zoning district for Clarendon Hills to maintain semi-rural character of any portions of the sub- area that are annexed.
 - Possible location to apply overlay is bound roughly by 55th Street, Clarendon Hills Road, 58th Street, and Western Avenue (in keeping with existing boundary agreements).
 - District would reflect existing setbacks, streetscape, lot sizes, etc.
 - Add sidewalks for safety (primarily) and connectivity in unincorporated areas where possible.
 - Add sidewalks along Virginia Avenue to increase safety for children at Seton Montessori.
 - Add sidewalks along Clarendon Hills Road, given the existing stoplight at 55th Street and proximity to Walker Avenue (a connection to downtown Clarendon Hills).
 - Design and install pocket parks on portions of unbuilt rights of way to increase public open space in the area.
- Objective 3: Minimal impact on residential properties should result from adjacent or nearby commercial uses.