

Village of



Notice of Special Meeting

There will be a special meeting of the
Green Bay Road Strategic Vision Committee on **April 13, 2022 at 5:00 p.m.**
at the Kenilworth Village Hall, 419 Richmond Rd., Kenilworth, IL

The meeting will be in-person, but remote attendance is available via the link below:
<https://us06web.zoom.us/j/83705057212?pwd=VHRIN1NhQU5KcCtxNTB3Nm1JMTE1QT09>

If you do not have access to a computer, you may attend via telephone:

+1 312 626 6799 US (Chicago)

Meeting ID: 837 0505 7212

Passcode: 041322

Green Bay Road Strategic Vision Committee

Meeting Agenda

April 13, 2022 at 5:00 p.m.

- I. Call to Order / Roll Call**
- II. Approval of Minutes - November 30, 2021**
- III. Regular Scheduled Business**
 - 1. Continued Discussion Concerning a Renewed Vision for the Green Bay Road Corridor Plan
- III. Business from the Public**
- IV. Adjourn**

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VILLAGE OF



**Village of Kenilworth, Illinois
Green Bay Road Strategic Vision Committee
Special Meeting Minutes
November 30, 2021 @ 4:00 p.m.**

CALL TO ORDER

Chair Mohr called to order the special meeting of the Green Bay Road Strategic Vision Committee Committee (Ad-hoc) of the Village of Kenilworth via video conference at 4:02 p.m. The meeting was held remotely due to the ongoing pandemic and in compliance with the Governor’s Emergency Declaration.

ROLL CALL

Chair Mohr requested Assistant to the Village Manager McFarland call the roll:

Members:

Commissioner Chick Evans	Present
Commissioner Marcus Franklin	Present
Commissioner Cary Johnson	Present
Commissioner Vicky Thompson	Present
Commissioner Liz Watson	Present
Chair Justin (JT) Mohr	Present

A quorum was present.

Others Recorded as in Attendance:

Cecily Kaz	Village President
Patrick Brennan	Village Manager
Heather McFarland	Assistant to the Village Manager
Nicole Ang	Management Analyst
Jordan Schmidt	Management Analyst
Jackie Wells	Houseal Lavigne

Others Signing In:

Jack Merriman	Kevin Czepiel
Eileen Madigan	Richard
Vivian Vahlberg	

AGENDA ITEM II: Approval of Minutes

Chair Mohr inquired if there were any questions, comments, or corrections of the draft minutes. Hearing none, Chair Mohr opened the floor to a motion on the minutes of November 07, 2021 as provided in the committee packet.

1 **Member Thompson made a motion to approve the September 30, 2021 Minutes, and Member Watson**
2 **seconded the motion. A roll call vote was taken and upon a unanimous vote, Chair Mohr declared that**
3 **the minutes were approved.**
4

5 **AGENDA ITEM 1: Regular Scheduled Business – Discussion Concerning the Focus Group Meeting and Next**
6 **Steps Related to the Green Bay Road Corridor Vision**
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8 Chair Mohr opened the meeting and explained that the primary focus of the meeting was to discuss what
9 was learned from the focus group meetings, and determine if there was a common theme. The group
10 began discussing in detail what feedback was received during the six focus group meetings and ad-hoc
11 meetings with real estate professionals.
12

13 To guide the focus group meetings, a series of questions were prepared for the members to facilitate the
14 discussion. The Committee used the questions to help focus in upon the focus group responses. While not
15 exhaustive, the listing below reflects the perceptions frequently expressed during the focus group
16 meetings. The discussion included:
17

- 18 1. **What uses/development would you most like to see along Green Bay Road in Kenilworth?** The
19 group shared responses that included, restaurants, cafés, food establishments, additional parking,
20 and public benches. Upper level high-end housing opportunities were discussed as well as
21 improving the overall appearance of the district.
- 22 2. **What uses/development would you least like to see along Green Bay Road in Kenilworth?**
23 Responses included car dealerships, nail salons, more dentists, high rises, development that looked
24 like the new 600-block of Green Bay in Wilmette. Attendees indicated that enough service type
25 uses existed.
- 26 3. **What are the three most important things the Village could do to improve the commercial areas**
27 **along Green Bay Road?** Responses included: slow vehicular traffic on Green Bay, improve parking,
28 reconfigure Green Bay, change Green Bay to one lane in each direction, improve pedestrian safety,
29 provide safe pedestrian crossing on Green Bay Road, improve the appearance of the district, and
30 find creative ways to fill first floor spaces.
- 31 4. **What examples of development in the other Northshore communities, or elsewhere, do you**
32 **think might be desirable along Green Bay Road in Kenilworth?** Responses included Glencoe's
33 downtown, Chestnut Street in Winnetka, the Market Square in Lake Forest, and requests to avoid
34 looking like the 600-block of Green Bay Road in Wilmette. There was discussion of the appearance
35 of those districts reflecting a warm and welcoming appearance.

36 The responses listed above represent the similar themes that were presented by the residents attending the
37 focus group meetings. The Committee expressed surprise at the number of attendees who expressed that
38 Green Bay Road should be reconfigured in some way to slow traffic, improve pedestrian safety and improve
39 parking. In summarizing the theme of the discussion, the following was offered:

40 Residents expressed a desire for:

- 41 • Places and spaces to gather (e.g, restaurants, cafes, benches)
- 42 • A business district that reflects the beauty of the community
- 43 • A warm and welcoming appearance to the business district
- 44 • Adequate parking for patrons
- 45 • Improved pedestrian safety (e.g., reconfigured Green Bay, slower traffic, safer crossings)
- 46 • Opportunities to downsize and remain in the community

47 The Committee expressed that the summary adequately reflected the common themes of the discussions.

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2 Next, Chair Mohr asked Manager Brennan to discuss the possible next steps. He offered that the
3 Committee should consider:

- 4 Sharing the focus group findings with the Village Board – Target December 13th for an update
- 5 Developing a Community survey in February to validate the focus group findings - January
- 6 Distilling the survey results to be used in crafting a new Vision - February
- 7 Presenting a renewed draft vision to the Village Board - March

8
9 Based upon the discussion, the group reached a consensus to proceed with drafting a survey to be mailed
10 to the community. The intent of the survey would be to validate the themes heard from the focus groups
11 to determine if they were reflective of the feelings of the community as a whole. The Committee asked
12 that Houseal Lavigne assist with crafting the survey. Manager Brennan stated that he would proceed with
13 that task as requested.

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15 **AGENDA ITEM IV: Business from the Public**

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17 Chair Mohr opened the floor to business from the public. Mr. Merriman expressed that the group
18 should not hurry the process of soliciting feedback. He encouraged them to connect with the Park
19 District and beautification groups.

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21 **AGENDA ITEM IV: Adjourn**

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23 With no further business to discuss, Member Watson offered a motion to adjourn the meeting, and
24 Commissioner Franklin seconded the motion. Upon the unanimous results of a roll call vote, Chair
25 Mohr declared the meeting adjourned at 5:42 p.m.

26
27
28 Respectfully Submitted,

29
30 Patrick Brennan
31 Village Manager

Executive Summary of Business District Comments from the Village of Kenilworth Comprehensive Plan of 2008

- Initiation Workshop (6 of 12 re district) (pg. 2)
 - Improvement/revitalization/redevelopment of G.B. – top issue
 - Flat revenue/ lack of tax base diversity
 - Lack of cohesive commercial district on G. Bay
 - Need design review for commercial and residential
 - Development of appropriate and viable commercial area
 - Lack of parking (commercial and residential)
- Most wanted to be undertaken (5 of 6 items) (pg. 2)
 - Develop residential/commercial design review
 - Redevelop Green Bay Road Commercial
 - Create Comp plan for the Commercial District
- Community Workshop – June 5, 2006 (pg. 3)
 - Top issue/concern – Green Bay Rd. Business area
- Community Questionnaire – Q3 2006 – Snapshot Highlights (pg. 4)
 - Location/access to transportation primary strength – 90%
 - Important to attract new businesses – 78%
 - Condition of District – primary weakness – 60% (high taxes second at 53%)
 - Types of businesses, restaurants-68%, gift shops-54%, apparel/accessory store-37%
 - Revitalizing commercial area - #1 need – 33%
- (Vision statement for 2025) (pg. 5)
- Green Bay Road Commercial (pg. 6)
 - Goal – Revitalize commercial area
 - 10 objectives listed
- Transportation and Circulation (pg.7)
 - Goal – Provide a balanced transportation system
 - Six objectives listed
- Community Appearance, Design, and Identity (pg. 7)
 - Goal – Maintain and improve community’s appearance
 - Five objectives listed
- Land Use Plan – Commercial – (pg. 9)
- Existing Conditions – Graphic and photographs (pg. 23)
- Green Bay Road Corridor Plan – (pg. 28)
- Green Bay Road Improvement Plan – (pg. 31)
- Design Guidelines – (pg. 38)

Vision Statement from Comprehensive Plan of 2008

In the year 2025...

The Village continues to maintain its unique identity, its strong sense of community, and its reputation as a village of the highest quality. Kenilworth's important built and natural environments have been preserved, and homes, neighborhood and special places that lend significant aesthetic and cultural value to the community have been maintained. Context sensitive development compliments the character and charm of the original neighborhoods and homes. New improvements and streetscape amenities along Green Bay Road have improved the appearance of the corridor as an attractive gateway into Kenilworth. All new commercial developments are well planned and constructed, attractively landscaped and provide pedestrian amenities. Overall, the Village has better positioned itself for the future. New commercial development has provided residents with an attractive environment to shop and dine resulting in additional sources of revenue for the Village. The Village is now even better situated to continue to provide high-quality municipal facilities and services to the residents of Kenilworth.

Green Bay Road Corridor (pg. 5)

The Green Bay Road commercial area has been revitalized as a vibrant retail/mixed-use corridor. Retail, restaurants, and other quality commercial uses help to create an attractive and inviting pedestrian environment. Although older buildings remain rehabilitated and upgraded, much of the area has been redeveloped with beautiful new multi-story mixed-use buildings.

While commercial and retail uses occupy much of the street level, many of the existing office and service uses remain, adding to and supporting the overall mix of uses and strengthening the success of the corridor. The upper floors of many buildings now provide state of the art professional office space and luxury residential condominiums. Parking has been improved with more parking for customers and for residents.

New street trees, landscaping, street lighting, benches, widened sidewalks, and outdoor seating area have transformed Green Bay Road into a successful, pedestrian-friendly, shopping, service and socializing destination.

The full length of the roadway has been reconstructed, along with Village utilities that run beneath the right-of-way. Attractive gateway/entry features have been installed at both ends of the corridor, consistent with Joseph Sears' original vision for community gateways on Sheridan Road.



July 19, 2021

To: Chair JT Mohr and the Green Bay Road Strategic Vision Committee
From: President Cecily Kaz

RE: Welcome and Direction for Committee

Welcome to the Green Bay Road Strategic Vision Committee and thank you for your participation.

You are about to engage in an important visioning and planning process that will help guide our Village into the future. As you may know, the Board of Trustees has been working toward improving the amenities of our business district for several years. In 2008, the authors of the Comprehensive Plan identified the need for revitalization of the district and established a vision for the Green Bay Road Corridor to be achieved by 2025. This vision, to transform the area into a vibrant retail and mixed-use corridor, has served as the foundation for future land use, infrastructure, transit, and housing considerations. While we are not close to achieving that vision, it is time to assess where we are now and ask ourselves how we would like for the business district to evolve in the future. One of the initial efforts of your ad-hoc committee will be to determine if the vision developed in 2008 remains relevant for the future of the Green Bay Road Corridor.

Updating the vision for the Village’s business district is but one step in a multi-step plan. The following tasks have been identified in order to position the Village properly for improving the business district:

- Nearly complete** — **Phase I** - Collection and distillation of stakeholder opinions (preliminary work completed by the Green Bay Road Corridor Review Committee);
- Now active** — **Phase II** - Review of the vision and objectives for the Green Bay Road Corridor as provided in the Comprehensive Plan of 2008;
- **Phase III** – Review of regulations, guidelines and plans to determine if they remain aligned with the vision; and
- **Phase IV** - Revision of items found to not be in support of the vision.

At this time, the Village Trustees and I would like for your committee to focus on Phases I and II. Please feel free to commence your work as soon as possible. Patrick Brennan will serve as your staff liaison and Houseal Lavigne will provide professional planning services as needed while you conduct your work. Much like the process followed in developing the Comprehensive Plan, obtaining stakeholder feedback in the visioning and planning process will be key to a successful outcome.

As you move forward, please provide an update regarding your progress to the Village Board every other month. It is our hope that by the December 13th meeting of the Village Board you will be able to summarize your work and make a recommendation for us to move into Phases III and IV.

Again, thank you for volunteering your time. I very much look forward to hearing of your progress and recommendations.

Sincerely,



Cecily Kaz
Village President