

**Citizens for Glen Ellyn Preservation**

**working to preserve  
the historic character  
of our village**

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**CITIZEN ATTITUDE  
SURVEY**

**FALL, 2002**

## Citizens for Glen Ellyn Preservation

**working to preserve  
the historic character  
of our village**

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February 26, 2003

President Greg Mathews  
Village of Glen Ellyn  
535 Duane Street  
Glen Ellyn, Illinois 60137

Dear President Mathews:

As you know, the Citizens for Glen Ellyn Preservation are extremely concerned about the teardowns that are becoming characteristic of our Village. I cannot emphasize enough the significance of the problem and the immediacy of the need for the Village to take significant action before we lose, forever, the character that distinguishes Glen Ellyn from the homogeneity that predominates in the outer ring suburbs of Chicago and other large urban centers.

This is not the opinion of a mere handful of residents. From the feedback we get individually, and as a group, it is apparent that our concerns are shared by a large number of residents of the Village. To quantify how the residents of Glen Ellyn feel about the problem of teardowns, the Citizens for Glen Ellyn Preservation decided to survey the general population.

In our inaugural newsletter last fall, we included a one-page survey consisting of 14 questions designed to probe how residents feel about teardowns and preserving the character of our Village. This was designed to build on the Glen Ellyn Community Attitude Survey conducted in 2000 that identified teardowns and the need to preserve community character as emerging issues.

The conduct of this research is not represented as scientific. Our group does not have the resources to conduct such a survey. However, it was well done and responded to enthusiastically. The results emphasize strongly that the vast majority of citizens are concerned about teardowns and the loss of the Village's character through insensitive development both residential and commercial. The residents also believe that Village government is not doing enough to address the issues and that citizens need to have the greatest say in how Village development progresses.

A copy of the research results are attached. We ask for the opportunity to present – before the Village Board of Trustees – our research findings and discuss recommendations for future action.

Sincerely,

Attachment

cc: Glen Ellyn News  
Glen Ellyn Sun

## EXECUTIVE SUMMARY

### Purpose

The Citizens for Glen Ellyn Preservation surveyed residents as a follow-up to other surveys, petitions, and events concerning teardowns and development that threatens the character of the Village of Glen Ellyn. The survey is meant to quantify the depth and breadth of residents' views on these issues and on potential solutions to the continuing problems.

### Methodology

Volunteers distributed 1,950 surveys door-to-door. A survey was delivered to every home in central Glen Ellyn – new or old, contemporary or historic – but not to condominiums or other multiple family dwellings, and not to businesses.

### Summary of Findings

Approximately 181 surveys were returned resulting in an exceptionally high response rate of 9%. The following summarizes the results of the survey findings:

- Citizens like the vintage atmosphere of Glen Ellyn neighborhoods and its downtown and preserving this atmosphere is important to them.
- Citizens feel that homes that give Glen Ellyn its character are being torn down without regard to their value in the neighborhoods, and that the Village should review a demolition's impact on historic neighborhoods.
- Citizens feel that most new homes/structures currently being built do not reflect our historic character.
- Citizens feel that the Village is not doing enough to preserve older and historic buildings and that the Village should:
  - Support and protect historic neighborhoods and downtown.
  - Identify and designate older and historic buildings for special protections.
- Citizens also feel the Village needs to take action to ensure that new development "fits in" to existing neighborhoods with regard to size and appearance including:
  - The creation of design guidelines for commercial and residential buildings.
  - The adoption of reasonable constraints on new structures relative to lot size and what already exists in the neighborhood.
- A waiting period prior to demolition was deemed appropriate and the addition of a demolition permit surcharge to offset the costs of historic preservation programs was acceptable to the majority of respondents.

It is also important to the residents of Glen Ellyn that citizens have the greatest say in how the Village approached these issues.

# **CITIZENS FOR GLEN ELLYN PRESERVATION**

## **CITIZENS SURVEY FINDINGS**

### **BACKGROUND**

The Citizens for Glen Ellyn Preservation was formed when a small number of people met in June 2001 because of their concern about teardowns in Glen Ellyn. The group was looking for a way to bring together like-minded residents and to try to affect some change in how the Village approached the issue. Over the last year and a half, as the problem has continued to escalate, more and more residents have expressed their dissatisfaction and frustration with the problem.

Since June 2001, Citizens for Glen Ellyn Preservation has circulated petitions, was involved in hearings concerning recent zoning code changes, and has communicated with other residents concerning the issue of teardowns and the viability of alternatives, such as restoration, rehabilitation, and the use of additions.

In 1999-2000, the Village of Glen Ellyn surveyed residents. Preserving the character of the Village and teardowns were identified as emerging issues. Subsequent hearings brought out large numbers of interested persons to talk about the teardown issue. This survey is meant to quantify the depth and breadth of residents' views on these issues and on potential solutions to the continuing problem.

### **METHODOLOGY**

#### ***Survey Development***

The methodology used to develop survey questions was based on the two components of the teardown issue – what is being torn down and what is going up in its place.

To protect a community's historic resources from being forever eradicated, those resources must first be identified and then protected by local preservation ordinances. To protect the character of the neighborhood, a community must control what is being built in place of the torn down structures through land-use planning tools such as zoning codes, design guidelines, conservation overlay districts, etc.

This survey was designed to measure how citizens feel about both of those approaches. A sample of the survey is included in Attachment 1.

## ***Survey Distribution***

The creation and distribution of the survey was driven by a lack of budgetary resources. One member volunteered to create the newsletter and donate the printing costs.

With the ability to print only a limited number of surveys, it was decided to distribute surveys in the area where the greatest concentration of older and historic homes exist, and therefore, where teardowns are most prevalent. The area, bounded by St. Charles Road on the north, Revere Road on the south, Kenilworth on the west, and Riford Road on the east, was selected with input from the Village historian. This geographic area is the same area that was the focus of the Historic Resources Survey recently completed by students from the School of the Art Institute of Chicago Historic Preservation Program.

The survey was created and distributed in conjunction with the Citizens for Glen Ellyn Preservation inaugural newsletter, which introduced the group as a membership organization for the first time. Volunteers distributed 1,950 surveys door-to-door, attaching the newsletter and survey to door handles. A survey was delivered to every home in the area – new or old, contemporary or historic – but not to condominiums or other multiple family dwellings, and not to businesses.

## **FINDINGS**

### ***Response Rate***

The response rate of 9% (181 surveys returned of 1,950) was exceptionally high considering that the survey was hand-delivered; not individually-addressed; and included no self-addressed, stamped return envelope. Respondents were required to find and complete the survey, and then prepare and post their own return envelope.

A response rate of 3% - 5% is typically expected for any direct mail product sent at standard (bulk) rate. If the piece is sent by first class, the response rate will improve 15% to 20% (3.5% - 6%). The response rate will be two times higher if a reply envelope is included in the mailing (6% - 10%) and three times higher if the reply envelope was postage-paid (9% - 15%).

The 9.3% response rate is an indication of how passionately people feel about this issue and about having their opinions heard.

### ***Responses***

The highest positive responses were to the following questions:

- 97% of the respondents indicated they liked the atmosphere that vintage homes and buildings give Glen Ellyn neighborhoods and its downtown. (Q1)
- 96% said that preserving the quality of Glen Ellyn neighborhoods and downtown area was a worthwhile goal. (Q2)
- 88% felt that new development in older and historic neighborhoods should complement and “fit in” with existing structures in terms of size and appearance. (Q3)
- 86% said that Glen Ellyn should adopt reasonable constraints on the size of homes and buildings built in Glen Ellyn relative to lot size and the size of pre-existing structures in the neighborhood/area. (Q6)
- 84% indicated that the Village government should support and protect historic neighborhoods, including the downtown area. (Q4)
- 81% of residents, responding to the survey said the historic character of the Village would benefit through identifying and designating older and historic neighborhoods and buildings for special protections. (Q7)
- 80% of those surveyed said that citizens should “have the greatest say in how Village development progresses”. (Q14)
- Three-quarters (75%) of the respondents favored the review of a demolition’s impact to help preserve historic neighborhoods. (Q11)
- 72% felt that Glen Ellyn should adopt design guidelines for commercial and residential buildings in Glen Ellyn, while 9% said “don’t know”. (Q8)
- 73% said they “feel homes that give Glen Ellyn its unique character are being torn down without regard to their value to the Village neighborhoods.” (Q9)
- 71% of the respondents agreed with the statement, “Do you feel homes currently being built in Glen Ellyn reflect the historic character of the neighborhoods and downtown?” (Q5) Another 14% of respondents wrote in their own ranking which most often read, “some do, most don’t” or “some yes some no” or “sometimes”.
- The questions concerning demolition surcharges and waiting periods prior to demolition showed the most uncertainty in the responses.
  - While 52% of the respondents said “yes” when asked if demolition permits should carry a surcharge for preservation programs, 21% responded “don’t know”. (Q12)
  - Another 57% responded “yes” when asked if a waiting period prior to building demolition would be appropriate and 19% responded “don’t know”. (Q10)

- When asked, “Is the Village doing enough to preserve older and historic homes/ buildings in Glen Ellyn?” almost two-thirds of respondents (64%) said “no” while another 21% of citizens answered “don’t know” to the question. (Q13)

### **Survey Comments**

Many individuals added written comments to the survey form. Attachment 2 lists the general overall comments and Attachment 3 is a list of the comments associated with specific survey questions.

The overall tenor of the comments was supportive of the survey and the work of the Citizens for Glen Ellyn Preservation. There were 23 general overall comments supporting the work of the Citizens for Glen Ellyn Preservation and 11 general comments that indicated a lack of support for the position of the group. One example of a positive response included:

*“No, we complacent residents of Glen Ellyn ‘need you’ to stop the demolition of our beautiful town.*

*But let us suggest a possible short-term remedy for the demolition problem, and that is a moratorium on new residential building permits until the Village of Glen Ellyn has updated and modernized the existing waste disposal sewer system.*

*It is absolutely clear that the system is currently over-taxed and that problem continues to worsen with every tear-down that is rebuilt (or every garage demolished to make way for another condo building). It does seem a bit unjust that owners of homes are now required to subsidize the tear-down process by installing overhead sewers to protect their homes from waste backup.”*

Another citizens wrote,

*“I’m glad a group is finally getting together to protect historic Glen Ellyn. It is too late to save Glen Ellyn’s charm and small town feel. We’ve lost valuable housing stock to developers. The mega-mansions are all over and different people are moving in. ... Our tax \$s will increase, but the charm is gone. The moment the downtown condos got higher than the tree line and pressed against the sidewalk and we could no longer see church steeples downtown, we lost ‘the village’. ...*

*That’s okay. We’re leaving, too. After 33 years in town, we don’t like it much anymore. We are not the only ones leaving either. Many people who have been involved in the community in the 70’s & 80’s are leaving, too. ... Good luck to your organization.”*

Negative comments included the following:

*“This survey wouldn’t pass marketing 101 hardly! What you fail to share is the opinions of those who don’t respond to this.”*

And,

*“Older homes need to be updated and often replaced. They were not built with expectation to exist 100 years+. Let the homeowner determine whether re-model or teardown. Glen Ellyn will stagnate with Village control over this process. Values & tax base will suffer, and Glen Ellyn will lose its place as desirable location. Many stores downtown need similar ability to come into 21<sup>st</sup> century.”*

Similarly, with the comments addressing specific survey questions, 78 of the comments were in support of the positions of the Citizens for Glen Ellyn Preservation and 65 comments did not support the position of the group. (Please note that some individuals made multiple comments throughout the questionnaire.)

## **SUMMARY**

In summary, the survey found that 73% of the respondents feel that the homes that give Glen Ellyn its character are being torn down without regard to their value in the neighborhoods. 75% stated that the Village should review a demolition’s impact on historic neighborhoods. 71% answered that most new homes and structures currently being built do not reflect our historic character. Another 14% said, “some do, most don’t”.

Almost two-thirds of the respondents (64%) indicated that the Village is not doing enough to preserve older and historic buildings. 84% said that the Village should support and protect historic neighborhoods, including the downtown area, and 81% felt that the historic character of the Village would benefit through identifying and designating older and historic buildings for special protections.

88% responded that the Village needs to take action to ensure that new development “fits in” to existing neighborhoods with regard to size and appearance including:

- Creating design guidelines for commercial and residential buildings (72%), and
- Adopting reasonable constraints on new structures relative to lot size and what already exists in the neighborhood (86%).

## **RECOMMENDATIONS**

Based on the findings, it seems clear that Glen Ellyn needs to make preserving the vintage atmosphere of both the neighborhoods and its downtown a priority. Given the severity of the problem, the Village should institute a waiting period before any further teardowns are begun and while a citizen-driven analysis of alternatives can be completed. (This concept was recently supported by the Supreme Court decision concerning Lake Tahoe.) The Village should also begin to disincentivize teardowns by significantly increasing demolition permit fees, assessing a per square foot fee for remediation of water run-off issues, and instituting a performance bond for builders

engaging in teardowns. Damage to trees, streets, etc. would be covered by use of these funds.

## **Protect Historic Resources From Teardowns**

The Village should also do more to preserve older and historic homes and protect historic neighborhoods and the downtown by identifying and designating older and historic buildings for special protections. Glen Ellyn should institute a review of proposed teardowns and consideration of the value of the lost home to the character of the neighborhood. This should be accomplished by:

- Completing the Historic Resources Survey and identifying how many more teardowns should be permitted and where they would have the least negative impact on the neighborhoods.
- Landmarking historic homes and districts using a mandatory preservation ordinance.
- Notifying Village residents of applications for demolition permits allowing opportunity for comment and alternative actions.
- Incentivizing rehabilitation and additions through tax freezes, waiver of permit fees, and facade rebate programs.
- Educating the public about other options the Village has to preserve older and historic buildings such as restoration, rehabilitation, and the use of additions.

## **Control What Is Being Built**

To preserve the character of Glen Ellyn, the Village needs to control what is being built by ensuring that new homes and commercial buildings reflect the historic character of the neighborhoods and downtown. Glen Ellyn can control how well new development fits in with regard to size and appearance by utilizing design guidelines and adopting reasonable constraints on new structures relative to lot size and to what already exists in the neighborhood. This should be accomplished by:

- Creating appropriate residential and commercial design guidelines for use by the Planning Department, Architectural Review Commission, and Historic Preservation Commission.
- Instituting overlay conservation districts in historic neighborhoods.
- Passing more stringent restrictions in the zoning codes concerning setbacks, building height, bulk, and massing.

## **More Aggressively Manage Historic Preservation Planning**

Furthermore, Glen Ellyn needs to become more proactive in its historic preservation planning. The Village should take as a model what other suburbs have done and create a position for a preservation planner in the Planning and Development Department. In addition, Glen Ellyn should create a Village-designated Board, having a majority of citizens appointed to serve. This Board would work in partnership with a historic preservation consultant on issues such as developing design guidelines by

neighborhood, making recommendations on historic designations, and ensuring enforcement of existing zoning codes and demolition work requirements. The cost of these efforts could be offset with the revenue generated by increased demolition permit surcharges and fees for other services.

## **CONCLUSION**

Glen Ellyn needs to take immediate steps to preserve what we have left of the Village's unique character. The same development forces that made Glen Ellyn the unique suburb it is today, are acting to destroy its very character through "teardowns" and insensitive development.

Teardowns are a major threat in Glen Ellyn, as they are in older and historic communities nationwide. Teardowns are having an irreversible, negative impact on the community. They mean the loss of the historic fabric that is responsible for Glen Ellyn's visual character and the loss of a range of housing stock that allows affordable starter homes and homes for retirees on fixed incomes. The new grossly oversized homes being built are of incompatible materials or design features. These buildings crowd out and overshadow their neighbors eliminating open space, destroying mature trees and attendant green space, and creating new water run-off problems.

And the problem is not going away. In fact, builders and developers are becoming more aggressive in their pursuit of teardown candidates of all sizes and conditions. The table below shows how the rate of teardowns continues unabated with a total of 344 homes demolished between 1993 and September 5, 2002, or 4% of the total housing stock.

**Annual Number of Teardowns in Glen Ellyn**

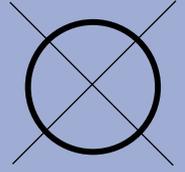
YEAR	NO. OF TEARDOWNS
2002	65
2001	58
2000	46
1999	38
1998	42
1997	17
1996	14
1995	25
1994	24
1993	15

The issue is exacerbated by the geographic distribution of teardowns. The northern half

of Glen Ellyn is where the Village was originally settled and, therefore, where there is the largest number of older and historic homes. This is also the area where the greatest concentration of teardowns has occurred. The Historic Resources Survey, conducted by the School of the Art Institute Historic Preservation masters students, included a reconnaissance survey of 4100 buildings in this area of which 250 were teardowns (75% of the total teardowns in the Village affecting 6% of the housing stock in the area).

Homes are coming down everyday and resources, including mature trees, that can never and will never be replaced are being lost. In addition, condominium developments in the downtown business district overshadow the one- and two-story brick and masonry buildings that are still serving their original purpose, with stores below and apartment residences above.

The visual character of the Village is being dramatically and permanently changed by speculative developers, not current residents. Glen Ellyn is at "the tipping point". If the character of the community is not protected in the immediate future, it will be lost forever to the homogeneous suburban tract housing and faux-Victorian, faux-Four Square, faux-French Provincial, and faux-Prairie styles that abound today.



# 2002 survey

Please complete this questionnaire  
and return it to:  
Citizens for Glen Ellyn Preservation  
342 Montclair Ave.  
Glen Ellyn, IL 60137

You may also complete the membership form and  
return it along with your membership dues and survey.  
We will tally the results and share our findings with you  
and our Village government so that the citizens of Glen  
Ellyn are accurately represented when decisions are  
made that affect the historic character of our community.

**Please return by October 15th!**

	YES	NO	DON'T KNOW
Do you like the atmosphere that vintage homes and buildings give Glen Ellyn neighborhoods and its downtown?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is preserving the quality of Glen Ellyn neighborhoods and downtown area a worthwhile goal?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Should new development in older and historic neighborhoods complement and "fit in" with existing structures in terms of size and appearance?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Should the Village government support and protect historic neighborhoods, including the downtown area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you feel homes currently being built in Glen Ellyn reflect the historic character of the neighborhoods and downtown?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Should Glen Ellyn adopt reasonable constraints on the size of homes and buildings built in Glen Ellyn relative to lot size and the size of pre-existing structures in the neighborhood/ area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Would the historic character of the Village benefit through identifying and designating older and historic neighborhoods and buildings for special protections?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	YES	NO	DON'T KNOW
Should Glen Ellyn adopt design guidelines for commercial and residential buildings in Glen Ellyn?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you feel homes that give Glen Ellyn its unique character are being torn down without regard to their value to the Village neighborhoods?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Would a waiting period prior to building demolition be appropriate in the Village?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Should a demolition's impact be reviewed to help preserve historic neighborhoods in Glen Ellyn?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Should demolition permits carry a surcharge, sufficient enough to significantly offset the cost of historic preservation programs?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is the Village doing enough to preserve older and historic homes/buildings in Glen Ellyn?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Should citizens have the greatest say in how Village development progresses?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**(optional)**

Name	Address
City/State	Zip
Phone	E-mail

## **CITIZENS FOR GLEN ELLYN PRESERVATION Survey Comments**

### **Pro**

1. No, we complacent residents of Glen Ellyn "need you" to stop the demolition of our beautiful town.

But let us suggest a possible short-term remedy for the demolition problem, and that is a moratorium on new residential building permits until the Village of Glen Ellyn has updated and modernized the existing waste disposal sewer system.

It is absolutely clear that the system is currently over-taxed and that problem continues to worsen with every tear-down that is rebuilt (or every garage demolished to make way for another condo building). It does seem a bit unjust that owners of homes are now required to subsidize the tear-down process by installing overhead sewers to protect their homes from waste backup.

2. No more senior citizen buildings - Please. Why do we permit such cheap, tacky buildings? What's with the "brick front"? Do they think we never look around corners? "Brickfront" should be outlawed.
3. The EDC has destroyed (sic) the downtown. At least most new homes replace some old, unsafe homes that might cost (more) to update than rebuild. The rest need a 2<sup>nd</sup> look, but it's all subjective.
4. I've lived in this village 33 years & I love living here. I love everything here & shopping in town. Please don't allow some organization or builder, who wants to make a profit on a site they care nothing about, to name their way. High rises (frown face). Glen Ellyn is a refuge!
5. Please see the home being built between Hill & Hillside, west side of the street. We restored our home – now we have a "hotel" under construction across the street!! Thank you.
6. Not all houses are worth saving but when one comes down, the HUGE new house almost always looks out of place and changes the character of the neighborhood.
7. Are you also working to stop condo development in Main Street parking lot?

## Survey Comments (cont.d)

8. I'm also concerned when an "historic" 250,000.00 bungalow on large lot is replaced by \$750,000.00 mansion. Property values are/is not the only think that matters. What about economic and ethnic diversity? The "character" of a town is about "inclusivity" as well as architecture. I want both historic character and the possibility for people of varied economic backgrounds to live here. Thanks for your consideration.
9. I'm glad a group is finally getting together to protect historic Glen Ellyn. It is too late to save Glen Ellyn's charm and small town feel. We've lost valuable housing stock to developers. The mega-mansions are all over and different people are moving in. ... Our tax \$s will increase, but the charm is gone. The moment the downtown condos got higher than the tree line and pressed against the sidewalk and we could no longer see church steeples downtown, we lost "the village". ... That's okay. We're leaving, too. After 33 years in town, we don't like it much anymore. We are not the only ones leaving either. Many people who have been involved in the community in the 70's & 80's are leaving, too. ... Good luck to your organization.
10. We moved to Glen Ellyn in August of 2001. ... I grew up in Villa Park, so I am no stranger to Glen Ellyn. I have always admired the town and all of its lovely homes. My husband and I love the unique character of this town, and would hate to see it change. It was a major force in our decision to live here. We could have purchased a much larger and newer home in a less distinctive town, but chose to spend our money here because of our admiration of Glen Ellyn.

Obviously some degree of change in Glen Ellyn is inevitable, but is should at least be supervised and planned, and be compatible with the town.

P.S. I have noticed that several homes in Glen Ellyn display plaques indicating the year in which they were built, and, in some cases, the original owner. In order to encourage a sense of heritage and an appreciation for preservation, I would suggest making such plaques available for any home at least 50 years old. Expanding the time frame would allow many additional homes to participate in the plaque program and help to educate citizens about the rich history of Glen Ellyn.

## Survey Comments (cont.d)

11. Thank heavens someone is doing this – finally. I'm afraid I can't send you any money-but I'm behind you 100%.  
P.S. We recently had a neighbor ask for a variance for a large addition to go up to the lot line. He was asked to come in a few feet (not the 6' as I believe is required) in spite of all the neighbors' protests... . The result is a large 3 story addition looming over the only useable part of my yard and my house. Once the leaves fall off our hedge, we shall have no privacy.  
P.P.S. Oh, your newsletter also reminded me...drainage was also a large issue. Yet it too was still approved.
12. In our generation, if I wanted to stay in Glen Ellyn, and raise a family and if every house was torn down and replaced by bigger houses, then my family couldn't afford all of the bigger houses. Glen Ellyn should stay a little town, and not expand into a city. ...It looks pretty bad when you see a small house next to two huge houses. When you drive by a small house, you think about how long it has been there, and how much history it has.
13. It is a crime in what these teardowns are doing. It's all in who you know, the Village is not to be trusted.
14. I am also concerned about the loss of affordable housing in Glen Ellyn.
15. Builders have already built too many mediocre-looking homes of numerous mixed building materials and colors (red brick front, with non-matching stone and then yellow or brown-paneled wood sides) and garages as the front door. People should be able to build whatever they want but should be subject to some quality standards instead of the dumpy things going up in the name of more living space.
16. Great Newsletter! We applaud our efforts & action. You have our support! P.S. We renovated & added on to our then-ranch/split level in 1995. My husband, John, takes pride in architectural integrity and attention to details. He'd like to join your group. Could you call when you need help?!
17. Thank you for your efforts to preserve our villages character!!
18. Most people I have talked to think the proposed Main Street parking lot should not be built on, unless for a 2-3 story parking garage.

## Survey Comments (cont.d)

19. I don't believe our downtown should emulate Oak Park with all the large, multi-story condos. It's too dense, not cozy.
20. I live on the old site of the historic Glen Ellyn hotel. It is a disgrace that Glen Ellyn is rapidly progressing towards being another Hinsdale. Bigger is not better. When are people going to learn that.
21. My family moved into Glen Ellyn eighteen months ago with the intention of adding on to our existing home. Before we purchased the home we consulted with a local architect and were assured that our plans were well within village code. Due to financial constraints, we planned on building our addition in two separate phases. With the new zoning ordinance change, however, we no longer have that luxury. In fact, in order to be "grandfathered" in with the old 25% lot coverage, we must begin our addition (including both phases) by 2/28/03 or our \$17,000 architectural plans become null, void and worthless. This is a huge financial commitment that we weren't prepared to make right now. Yet, we are forced to. (We planned on starting and completing phase one now and holding off on phase two for a couple of years.)

Instead of the new zoning changes rewarding families like ours, who want to preserve the integrity of our 80 year old home, they are penalizing us. These new changes apply the same broad stroke to both teardowns and additions. If the goal is to keep the town's historical integrity, then why? Where's the incentive to work with and maintain one's own existing home? There is certainly NO financial reward. Cost per square foot is significantly higher to rehab/add-on than tear the home down and build new. We're not looking at building a huge obtrusive home, merely making it fit our growing family needs, i.e. more bedrooms, bathrooms and 2 car garage. In fact, under the new 20% lot coverage ratio our plans exceed these new guidelines by only 312 square feet.

In your "Teardown Update" you did not mention a larger lot ratio percentage as a possible solution. This could be the difference between tearing down or adding on.

22. In addition, new homes need to take into account the impact on neighboring homes whether they meet code or not.
23. I am not in favor of starter castles. We moved here because of the diversity of the neighborhood houses.

## Survey Comments (cont.d)

### Con

1. Communities do not remain static. They go “up” or they go “down”. The new homes in Glen Ellyn have added substantially to the “up”.
2. (Preservation, restoration, and rehabilitation) all these tend to be very expensive to homeowner and “restrictions” may make these homes unreasonable for people to purchase. Most people in GE like to retain charm but costs due play a role.
3. The government should have little to say about how and where an individual builds and designs his home.
4. Don’t interfere with rights of alienation!
5. Most of the houses being torn down, need to be. Pls note the home Whalen is building on Taylor and Highview. The home that was demolished was vacant (except for a family of raccoons) for over 2 yrs. How many historic (100+ yr old homes) have been torn down since you have collected data? Don’t jade the facts! Many of these teardowns are ramshackle derelicts!
6. This survey wouldn’t pass marketing 101 hardly! What you fail to share is the opinions of those who don’t respond to this.
7. Survey shows total disregard for the fundamental common law right of a property owner’s “highest and best use of his land”!
8. Our home is our last freedom. Old is not always beautiful or wonderful. People should be able to protect their own home – they pay the taxes – choice should be theirs.
9. Very poorly written questions – all intended to solicit answers to be used in your propaganda – shame on you
10. Older homes need to be updated and often replaced. They were not built with expectation to exist 100 years+. Let the homeowner determine whether re-model or teardown. Glen Ellyn will stagnate with Village control over this process. Values & tax base will suffer, and Glen Ellyn will lose its place as desirable location. Many stores downtown need similar ability to come into 21<sup>st</sup> century.

### **Survey Comments (cont.d)**

11. If your home or business were suddenly put under someone else's idea of historic value, how would you respond? Would you be willing to give up your own property rights?

### COMMENTS ON SPECIFIC SURVEY QUESTIONS

	PRO	CON
Q1.		No. I like vintage home, but I don't do much in GLEN ELLYN town, it's too expensive & merchants not too good on return policy.
		We like the mix we have of old and new.
2	Too late!	Many need updating
	Yes. But too late.	
	Yes. Define "quality" -- will you pay for the upgrades my house needs?	
	Yes/no. downtown yes, neighborhoods, no.	
3	Yes. in <u>all</u> neighborhoods	No. Too late.
	Don't Know. It depends. We have a lot of run down homes that need to be renovated.	No. What about architectural expression?
	Oh please yes!	Sometimes. The marketplace assures this outcome to whatever is demanded
	Absolutely!	Present building restrictions are sufficient
	it should not happen -- we've had too much.	
4	Yes, but not with excessive cost	With what and how?
	Don't Know. Should be on a case by case basis.	No. Too late.
	Yes. Without cost to taxpayers.	Don't Know. Support-yes; "protect" - no.
	Absolutely	
	Yes! Yes!	
	If this can be accomplished without the expenditure of large amounts of money.	
5	Some do, most don't, or some yes some no, or sometimes <b>//// //// //// //// (21)</b>	Sadly...We are not Williamsburg, VA
	25% DO	No. They show <u>individualism</u> .
	But not all homes need to look "historic"	Mostly. Maybe ... but that is not the responsibility of govt. and could only be accomplished at a greater cost.
	Too expensive! Too big!	<u>Most</u> are very attractive and enrich Glen Ellyn
	50% do, 50% don't	Most
	a few try // <b>(2)</b>	In most part, yes
	somewhat... // <b>(2)</b>	

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	No!	
	On some recent occasions they have done so. The more recent trend of detached garages has helped greatly.	
	~1/2 builders do	
	Ray Whalen has built some nice homes on Cottage Ave.	
	not always	
	not many	
6	YES!! // (2)	Don't they already?
	Yes. Some of the zoning now is not reasonable.	Yes. Already has been done.
6	Hurry yes!	No. What areas? Overregulation they did.
	Most definitely	No. Already have.
		No. Don't know. It is not fair to compare the house next door -- if all the other homes in a neighborhood are twice as large as the house next door.
		Present zoning is adequate
		Yes, but they have already gone <u>too</u> far!
		They have a comprehensive plan
7	But must be practical.	Too broad?
	Yes. If the properties are maintained.	Yes. If so requested by owner only.
	No answer. Define it (reasonable) and I'll answer it.	Not if an owner's rights to sell his home are restricted
	Definitely	Only if owners of the properties were compensated or subsidized for loss of capital gains or economic opportunity caused by restrictions imposed by special protections.
		Too vague
8	Yes. But too late.	What more do you need that the building code? Takes away creativity.
	can't control totally! This is a hard one!	No. Zoning code is adequate.
	Yes, but they should be very flexible.	No. (you mean decided "taste"?)
		Present zoning is adequate
		They have common sense should prevail
9	Also, a hard one if owner wants to sell.	No, except for the one on Lenox.

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	Some are most are not.	No. This is an economic impossibility as by definition those responsible would soon be bankrupt.
	It would appear so.	Sometimes mostly no. Most new homes are a neighborhood upgrade
		There have been some
		Of the homes being torn down, do those homes fit with today's family life styles and living requirements?
		Sometimes.
10	Hearings.	No, for what purpose?
	won't matter if they don't protect us	No. Think they have such.
		No. who will pay while owners wait?
		to what end?
11	Another hard one to fairly formulate needs to be fair	No. A demolition impact is already reviewed by a willing buyer, seller & developer.
		need more info
12	Such as?	No. There is a \$500 fee --
	Depends on whether the building is historically significant	No. The homeowner ends up paying for it.
	Yes, and damage to the road surface caused by trucks	No. No--you guys pay for it.
	Don't know, <u>possibly</u>	Absurd!
12	a large one!	The surcharge should be placed on those that are most interested in the preservation.
13	Within reason so that the town stays nice, but homeowner still has rights to sell the home & have the income!	Don't know. Depends who you ask doesn't it?
	absolutely not	No. not the responsibility of government.
		Very much so
		The new zoning changes hur people trying to save their existing home
		too much?
14	Is this gov't by the people? We need to be heard & heeded!	--- Little government as possible.
	Yes. Absolutely. For those GLEN ELLYN's who have lived here 7 or more years!	No. This is the responsibility of the Village Board.

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	Collective, not individual.	Yes. All citizens not just those who speak up.
	Yes, <u>positively</u>	No. What about <u>laws</u> of community, state and constitution!!!
		Use noncitizens? I don't understand the question.
		Citizens already do ... citizens that are buying & selling & redeveloping real estate.
		Not at the expense of homeowners rights to sell his home
		What citizens?
		Depends on the citizens.