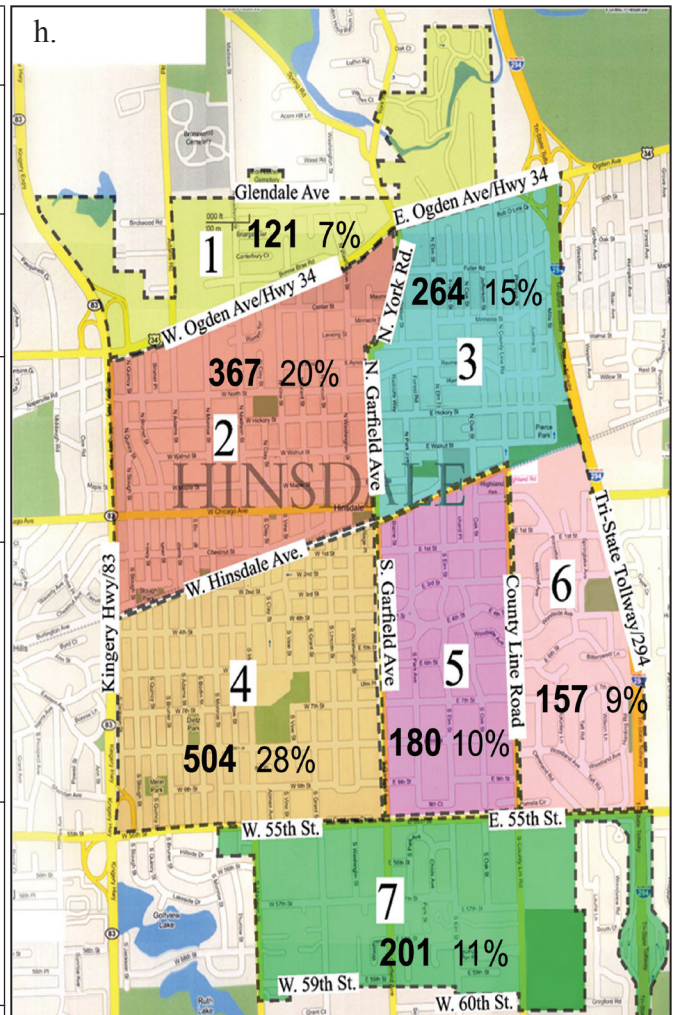


Please provide the following information:

7-25-06 FINAL

I. Background	N = 2096
a. Please indicate your gender: Couples - 64	
1. Male - 863 43% 2. Female - 1124 57%	
b. Do you have children 18 years old or younger:	
1. Yes - 1088 53% 2. No - 984 47%	
c. If Yes, do you drive your children to school more than once per week?	
1. Yes - 699 53% 2. No - 623 47%	
d. How long have you lived in Hinsdale?	
1. Don't live here - 2 0% 2. Less than a year - 45 2%	
3. 1-5 years - 343 17% 4. 6-15 years - 643 31%	
5. 16-25 years - 447 22% 6. 26+ years - 591 29%	
e. Please circle your age range:	
1. 18-29 - 10 0% 2. 30-49 - 921 45%	
3. 50-64 - 717 35% 4. 65+ - 414 20%	
f. Do you have a public sidewalk on your block?	
1. Yes - 1437 70% 2. No - 625 30%	
g. Please indicate whether you live in a single family or multiple family residence:	
1. Single Family - 1893 92% 2. Multiple Family - 175 8%	
h. Please indicate on the map to the right which zone your home is located. (Circle #).	



- Zone 1 - **121** 7%
- Zone 2 - **367** 20%
- Zone 3 - **264** 15%
- Zone 4 - **504** 28%
- Zone 5 - **180** 10%
- Zone 6 - **157** 9%
- Zone 7 - **201** 11%

IMPORTANT NOTICE

The visual illustrations in the accompanying Resource Book are concept scenarios intended to help participants better understand the survey questions through examples. These are not proposed plans but rather reasonable examples of what might be proposed. The properties selected for land-use scenarios have no current plans for redevelopment. They were selected to create “what if” scenarios of what might be proposed if the property was sold and redeveloped in our 20 year planning horizon.

Section 1: Village Improvements

1.01 Elm Tree Treatment

The sight of mature trees along Hinsdale's streets identifies the Village as an established community. The loss of American Elm trees each year to Dutch Elm disease is cause for great concern. At the current rate of loss, it is estimated that Hinsdale will lose virtually all of its Elm trees on public property within 24 years. The Village's current strategy for protecting these American Elms includes treating (inoculating) 75 of the 2085 trees each year. To protect the entire population of public Elms, the number of inoculations per year must be increased and inoculations must occur every three years to remain effective. When treated, these Elms have shown a 90+% chance of survival. Please select the option that best describes your preference.

Circle One

a. Maintain the current level of inoculations (4% rate per year)	Option 1 - 329 16%
b. Increase the number of inoculations to 33% of the public Elm tree population per year so that all Elm trees are protected by year three	Option 2 - 1712 84%

1.02 Tree Protection

The Village currently enforces preservation and protection measures solely for parkway trees. Residents have voiced additional concerns that trees are being lost due to new construction and that private tree removal is not adequately regulated. Some communities, such as Lake Forest and Highland Park, have enacted tree preservation and protection ordinances with restrictions regarding trees on private property. The Village currently enforces tree preservation and protection measures for trees on public property only. Please indicate your level of support for the following tree preservation measure.

	Strong Support	Moderate Support	Little Support	No Support
a. Adopt a comprehensive tree protection and preservation ordinance to include protection of trees on private property	707 34%	600 29%	342 17%	420 20%

1.03 Landscaping and Aesthetic Improvements - [Refer to page 1 in the Resource Book](#)

The Phase I Survey suggested that the Village should implement a beautification program for all business areas in town. Several target areas for beautification are identified below. Please indicate your level of support for each of the following beautification measures.

	Strong Support	Moderate Support	Little Support	No Support
a. Landscape and other aesthetic enhancements along railroad tracks	743 36%	816 39%	353 17%	156 8%
b. Measures to screen and beautify parking lots throughout town (e.g., Grant Square, Commuter Lots, Gateway Square and others)	629 30%	766 37%	462 22%	207 10%
c. Add brick accents to crosswalks and intersections in the downtown	371 18%	509 25%	634 31%	552 27%
d. Select certain key streets that are currently paved with asphalt and restore to a brick surface	228 11%	265 13%	555 27%	1018 49%

1.04 Improve Village Entrances and Streetscapes - Refer to Page 1 in the Resource Book

Village entryways are the first impression of our Village. As people enter our Village from Ogden Avenue, Chicago Avenue or 55th Street, some say we can do more to provide a good first impression through attractive signage and landscaping that communicates the charm and character of Hinsdale. Please indicate your level of support for improving Village entrances at locations like Ogden & I-294, Ogden & RT 83, Chicago & RT 83, Chicago & County Line, 55th Street and RT 83 and 55th Street and County Line.

Village Entrances	Strong Support	Moderate Support	Little Support	No Support
a. Improve Village entrances with attractive signage and landscaping	758 37%	714 34%	399 19%	200 10%

The recent downtown improvements including decorative lamps, benches and landscaping has been positively received and can be expanded to the business area north of the railroad tracks. These could also be added to Ogden Avenue along with sidewalks for pedestrians and bikes. Please indicate your level of support for these additions.

Village Streetscapes	Strong Support	Moderate Support	Little Support	No Support
b. Make these improvements to the business area north of the tracks	831 40%	800 39%	269 13%	162 8%
c. Make these improvements to Ogden Avenue	500 24%	544 27%	561 27%	437 21%

1.05 Decorative Street Lamps - Refer to Page 2 in the Resource Book

The lighting standard in our neighborhoods is a utility pole street light. Hinsdale's downtown area uses a decorative pole and fixture. Select the option that best describes your support for expanding the use of decorative street lamps to beautify the Village.

Circle One

a. Do not expand the use of decorative street lamps	Option 1 - 308 15%
b. Expand decorative street lamps only to other commercial areas similar to downtown	Option 2 - 594 29%
c. Expand decorative street lamps to other commercial areas and major residential thoroughfares (refer to enclosed map side A)	Option 3 - 461 22%
d. Expand decorative street lamps Village-wide including residential areas	Option 4 - 687 34%

1.06 Rank Beautification Opportunities

Hypothetically speaking, assume you have \$100 to spend on beautification improvements. How would you allocate or spend your \$100 among these opportunities? The total of the dollars you spend must add up to \$100.

	Your Answer Average	Example
a. Elm Tree Treatment Program	\$34.03	25
b. Landscape and Aesthetic Improvements	\$19.85	15
c. Improve Village Entrances	\$12.96	10
d. Improve Village Streetscape	\$15.38	30
e. Decorative Street Lamps	\$17.20	20
Total	\$99.42	\$100

1.07 Safety and Convenience - Underpasses and Overpasses - Refer to Page 2 in the Resource Book

Over 180 trains a day pass through the center of Hinsdale. The Oak Street bridge provides one of a few vehicular overpasses/underpasses west of Cicero. The Village does not own this bridge and expansion of it would present significant engineering challenges. In the meantime, traffic volume remains heavy at the three downtown grade crossings. A vehicular underpass could help safely disperse traffic through town and provide a quicker response time for emergency vehicles. Please indicate your level of support for exploring a vehicular underpass.

Vehicular Underpass	Strong Support	Moderate Support	Little Support	No Support
a. The Village should consider building a vehicular underpass	649 32%	498 24%	386 19%	505 25%

Crossing the railroad and our major east/west thoroughfares, Ogden Avenue and 55th Street, creates many safety challenges for pedestrians and bicyclists. Please provide your level of support for consideration of underpasses and overpasses along the railroad, Ogden Avenue and 55th Street.

Pedestrian Overpasses and Underpasses	Strong Support	Moderate Support	Little Support	No Support
b. Consider building overpasses	339 17%	452 23%	449 23%	706 36%
c. Consider building underpasses	410 21%	475 24%	417 21%	672 34%
d. Consider locations along the railroad	570 29%	546 28%	348 18%	513 26%
e. Consider locations along Ogden Avenue	288 15%	395 20%	500 25%	786 40%
f. Consider locations along 55 th Street	311 15%	433 22%	472 24%	761 38%

1.08 Rank Vehicular and Pedestrian Under/Overpasses

Hypothetically speaking, assume you have \$100 to spend on vehicular and pedestrian under/overpass improvements. How you would allocate or spend your \$100 among these opportunities? The total of the dollars you spend must add up to \$100.

	Your Answer	Example
	Average	
a. Vehicular	\$45.85	60
b. Pedestrian	\$46.65	40
Total	\$92.50	\$100

1.09 New Multi-Use Hinsdale Center

A new multi-use Hinsdale Center could provide rooms for a variety of functions, including art, film, theatre and dance instruction as well as a larger performance space for local groups. For example, in a single location this new multi-use Hinsdale Center could house the Hinsdale Center for the Arts, Youth Center and the Parks and Recreation Department while augmenting the current Community House facilities and programs. Please select the option that best describes your preference.

	Circle One
a. Continue with approach of utilizing space in different locations	Option 1 - 1517 75%
b. The Village should consider building a new multi-use Hinsdale Center	Option 2 - 516 25%

1.10 Hinsdale Youth Center

Currently Hinsdale's Youth Center (229 Symonds Drive) serves middle school students only. It provides kids with a supervised place to gather and socialize. The Village provides the building, assists with maintenance and offers other financial support. Many residents who responded to the Phase I Survey noted that additional organized activities are needed for this age group. An enhanced Youth Center facility could become a centralized, supervised location for students to socialize, relax and snack. Please select the option that best describes your preference in meeting the Youth Center's needs.

Circle One

a. Leave it alone: The current facility and programming are sufficient	Option 1 - 815 41%
b. Develop a plan to expand the Youth Center and add more programming in its current location	Option 2 - 740 38%
c. Develop a plan to expand the Youth Center and add more programming at a new location	Option 3 - 410 21%

1.11 Indoor Recreation Facility

Hinsdale Parks & Recreation and other organizations serving the Village offer numerous exercise and athletic programs to residents. Unlike many nearby communities, Hinsdale does not currently have a public facility that provides residents with the additional amenities of an indoor pool and exercise equipment. Please indicate your level of support for the following option.

	Strong Support	Moderate Support	Little Support	No Support
a. The Village should explore building an indoor recreation facility	441 21%	442 21%	457 22%	719 35%

1.12 Park Facilities

Each year there are outdoor programs such as concerts and films offered at several different Hinsdale locations. Each of these events requires the rental of a stage, sound equipment, and temporary location set-up. These events are usually well attended. Please indicate your level of support for the following option.

Band Shell	Strong Support	Moderate Support	Little Support	No Support
a. The Village should build a permanent band shell at one of its parks	378 18%	724 35%	546 26%	424 20%

Given the demand for athletic fields in Hinsdale, Village staff has difficulty maintaining field conditions. A possible solution is the installation of synthetic turf on one of the Village's athletic fields and this could include a lighting component. Please indicate your level of support for the following options.

Synthetic Turf	Strong Support	Moderate Support	Little Support	No Support
b. The Village should install a synthetic turf field in one of its parks	123 6%	367 18%	576 28%	983 48%

Synthetic Turf with lights	Strong Support	Moderate Support	Little Support	No Support
c. Assuming a suitable location for an artificial playing field can be found and agreed upon by surrounding residents, the Village should include lights in the project to permit evening use	177 9%	385 19%	511 25%	961 47%

1.13 Memorial Building Grounds and Burlington Park Integration - Refer to Page 3 in the Resource Book

Although there are no plans for integrating the Memorial Building Lawn with Burlington Park, the addition of the fountain has increased the use of the park. Integrating the Memorial Building Lawn with Burlington Park could provide enhanced gathering space for residents and visually integrate Memorial Building with our historic downtown, thereby creating a Village Green. This could include elements such as: converting Chicago Avenue to a brick street; adding paths and gathering spaces; and adding a dedicated pedestrian grade crossing of the railroad tracks in the center of the Village. Please indicate your level of support for the following options.

Circle One

a. Leave it alone	Option 1 - 1095 53%
b. Consider integration of Memorial Building and Burlington Park	Option 2 - 954 47%

1.14 Ranking Additional Facilities & Park Improvements

Hypothetically speaking, assume you have \$100 to spend on additional facilities and park improvements. How would you allocate or spend your \$100 among these opportunities. The total of the dollars you spend must add up to \$100.

	Your Answer	Example
	Average	
a. New Multi-Use Hinsdale Center	\$12.96	10
b. Youth Center	\$17.51	15
c. Indoor Recreation Facility	\$19.81	25
d. Permanent Outdoor Band Shell	\$17.60	15
e. Synthetic Turf Athletic Field	\$7.61	15
f. Memorial Building Lawn/Burlington Park Integration	\$19.20	20
Total	\$94.69	\$100

1.15 Underground Utility Lines - Refer to Page 3 in the Resource Book

Many utility companies and municipalities have relocated pole-mounted utility lines underground. It is usually done to beautify an area and eliminate the need to excessively prune trees. However, burying these lines may have an adverse effect on the health of trees when underground conduit is installed. Please select the option that best describes your interest in exploring measures to bury overhead utility lines.

Circle One

a. Do not explore any burial options for utility lines	Option 1 - 303 15%
b. Explore burial in limited areas only where overhead lines are prominent, such as along the railroad tracks and in commercial areas	Option 2 - 418 21%
c. Explore burial in limited areas where overhead lines are prominent, such as along the railroad tracks and commercial areas and along major residential thoroughfares	Option 3 - 498 25%
d. We should bury overhead utility lines along all Village streets	Option 4 - 809 40%

1.16 Street Pavement Repair Policy

Most Hinsdale streets are rated in good to fair condition but nearly 14% are in poor or failed condition. The current street repair budget requires the Village to choose between repaving fair streets that are deteriorating quickly or poor streets that are in stable condition. This policy intentionally does not put a premium on repairing the worst streets. In addition, our experience over the past decade suggests that we can only maintain the current condition of our streets with the current street repair budget. Please indicate your level of support for the following options.

Street Policy	Strong Support	Moderate Support	Little Support	No Support
a. Change the street policy to repair the worst streets first even if it means the overall rating declines	409 27%	603 39%	327 21%	194 13%
b. Increase the street budget to pursue a 5 to 10 year street replacement policy to bring all streets up to a “good” rating	732 38%	697 37%	270 14%	204 11%

Most streets built in Hinsdale after World War II have an asphalt surface. Asphalt streets can be constructed for about half the cost of installing concrete streets. Concrete streets last 40 – 80 years while the average service life of asphalt streets is 20 years. The Village usually replaces streets with the same material used in the existing street. Please select the option that best describes your preference for street material replacement.

Street Surface	Circle One
c. The Village should continue replacing streets with the existing materials	Option 1 - 574 28%
d. The Village should replace all streets with asphalt	Option 2 - 270 13%
e. The Village should convert major thoroughfares to concrete, but continue replacing other streets with existing materials	Option 3 - 862 43%
f. The Village should convert all streets to concrete	Option 4 - 311 15%

1.17 Sidewalks

The current Village policy directs installation of new sidewalks under the following instances:

- **Critical gaps:** The Village identified several critical gaps in the network of sidewalks in town. Installing new sidewalks at key locations to fill gaps in existing sidewalks will complete the Village’s plan to provide a connected system of sidewalks for pedestrians wishing to walk to schools, stores, or public places such as places of worship and parks. The current policy is to fill these critical gaps over time at Village expense.
- **Neighborhood request:** In other “non-critical locations” residents can request the installation of a public sidewalk on their block by petition. If a majority of block residents request a new sidewalk, the Village will share the cost of the new sidewalk with residents on that block.

Your response to the following will help the Village re-evaluate its sidewalk policies. Please select the sidewalk policy option that best describes your preference.

Sidewalk Policy	Circle One
a. Provide new sidewalks that fill critical gaps before providing sidewalks at other locations requested by residents	Option 1 - 857 42%
b. Provide a mix of new sidewalks each year to both fill critical gaps and honor requests for sidewalks at other locations from a majority of block residents	Option 2 - 1165 58%

Also, please indicate your level of support for the following option.

Sidewalk Budget	Strong Support	Moderate Support	Little Support	No Support
c. Increase the sidewalk budget to implement a 5 year program to address critical gaps and complete a connected system of sidewalks	506 25%	790 38%	474 23%	261 13%

1.18 Cellular Telephone Service

In the Phase I Survey, residents said cellular telephone service in Hinsdale is “spotty.” In order to provide better coverage throughout the Village more antennas will be needed. Village codes and ordinances allow antennas in many locations and the Village considers the location of new antennas only when service providers propose them. Some have suggested that the Village should more proactively identify locations and work with cellular companies to locate them. Please indicate your level of support for the following option.

	Strong Support	Moderate Support	Little Support	No Support
a. Hinsdale should proactively identify sites for new antennas that will improve service then approach cellular companies to physically install them	914 45%	546 27%	310 15%	281 14%

1.19 WiFi Service

Short for “wireless fidelity,” WiFi refers to networks that can provide computers (and other devices) access to the Internet at high speeds. In the Phase I Survey, 81% of the respondents agreed that Hinsdale should explore providing WiFi service. The Village has various options to provide WiFi service ranging from creating WiFi “hotspots” (e.g. Downtown or around train stations), to investing in a network that would provide WiFi access to all of Hinsdale including residences. Please select the option that best describes your preference for WiFi policy.

Circle One

a. The Village should not provide WiFi connectivity	Option 1 - 522 26%
b. The Village should provide WiFi “hotspots” covering only limited geographic areas such as Downtown	Option 2 - 605 31%
c. The Village should provide WiFi service on a village-wide basis	Option 3 - 851 43%

1.20 Parking in Downtown Hinsdale

In our discussions, we have looked at various parking issues. Please provide your feedback on the following policy and solution scenarios.

Parking Policy	Strongly Support	Support	Oppose	Strongly Oppose
a. The Village, using tax dollars, should create appropriate downtown parking	742 38%	719 37%	256 13%	231 12%
b. Businesses should pay into a parking fund to be used for parking related issues but should not have to physically provide spaces in the downtown area	372 20%	768 42%	405 22%	271 15%
c. The Village should remove meters from the downtown understanding that it would eliminate meter revenue and increase enforcement costs	212 12%	172 9%	695 38%	741 41%
d. The Village should employ a stricter enforcement policy to reduce long term parkers’ abuse of metered parking spaces (e.g., meter feeders, shufflers)	638 35%	551 30%	398 22%	248 14%

If you commute, please indicate how much you support or oppose the following train commuter options:

Commuting Policy	Strongly Support	Support	Oppose	Strongly Oppose
e. Change the parking permit policy to require permit holders to live a minimum distance from the downtown station (e.g. 5 blocks)	537 40%	374 28%	252 19%	183 14%
f. Negotiate with Metra to move some of the Hinsdale stops to the Highlands and add commuter parking in close proximity to the Highlands station	346 26%	488 36%	275 20%	243 18%
g. Provide shuttle service from a Village permit parking lot located within a mile of the downtown station	184 14%	369 28%	416 31%	360 27%

1.21 Parking Structures - Refer to Page 4, 5 and 6 in the Resource Book

One solution for downtown parking would be to build a parking structure. Considering your parking behavior for shopping downtown, please indicate your level of support or opposition for the following choices.

	Strongly Support	Support	Oppose	Strongly Oppose
a. Avoid building a structure and maximize current and potential surface parking	480 26%	319 17%	559 30%	481 26%
b. Build a stand-alone structure for parking on Village property	446 24%	628 34%	366 20%	384 21%
c. Build a public/private mixed-use structure with retail / commercial or residential, combined with parking	465 25%	645 35%	367 20%	379 20%
d. Build an underground parking lot	379 20%	505 27%	457 25%	509 28%
e. Build a parking structure located <i>north</i> of the railroad tracks	503 27%	599 33%	354 19%	383 21%
f. Build a parking structure located <i>south</i> of the railroad tracks	371 20%	602 33%	391 21%	460 25%

1.22 Capital Spending Strategic Priorities

Considering the broad categories of potential capital improvements for the Village, please provide your opinion of the importance of each of these categories.

Improvement Areas	Average	High Importance			Moderate			Low Importance			
a. Beautification opportunities (trees, landscaping, streetscaping & decorative lamps)	6.9	10	9	8	7	6	5	4	3	2	1
b. Vehicular & Pedestrian Under/Overpasses	5.4	10	9	8	7	6	5	4	3	2	1
c. Additional Facilities & Park Improvements	5.5	10	9	8	7	6	5	4	3	2	1
d. Utility Line Burial	5.6	10	9	8	7	6	5	4	3	2	1
e. Village-wide Street Improvement Program	6.4	10	9	8	7	6	5	4	3	2	1
f. Village-wide Sidewalk Improvements	5.7	10	9	8	7	6	5	4	3	2	1
g. Downtown Parking Structure	6.2	10	9	8	7	6	5	4	3	2	1

1.23 Funding Option

Currently sales tax revenues represent approximately 15% of the Village's operating budget. An estimated 60-65% of retail sales in Hinsdale come from non-residents. Hinsdale receives 1% of the 6.75% sales tax that is collected by the State but has the option, through referendum, to add up to an additional 1% sales tax on sales other than food and drugs. One method for obtaining funds for capital improvements is to increase the sales tax in the Village. Please indicate your level of support for a sales tax increase as a means of generating revenue to fund the capital improvements identified above.

	Strong Support	Moderate Support	Little Support	No Support
a. Generate revenues to fund strategic improvements by increasing sales tax by up to 1%	464 23%	668 32%	418 20%	507 25%

1.24 Capital Priorities

Given the capital spending priorities in previous questions, consider your annual property tax bill and tell us how much more you would be willing to pay annually to fund the capital improvements you prioritized in question 1.21. Circle the amount of additional annual property taxes you would be willing to pay for the following capital improvements.

Improvement Areas	Average	Circle one for each improvement							
a. Beautification Opportunities	\$92	\$0	\$50	\$100	\$150	\$200	\$300	\$400	\$500+
b. Vehicular & Pedestrian Under/Overpass	\$67	\$0	\$50	\$100	\$150	\$200	\$300	\$400	\$500+
c. Additional Facilities & Park Improvements	\$72	\$0	\$50	\$100	\$150	\$200	\$300	\$400	\$500+
d. Utility Line Burial	\$72	\$0	\$50	\$100	\$150	\$200	\$300	\$400	\$500+
e. Village-wide Street Improvements	\$83	\$0	\$50	\$100	\$150	\$200	\$300	\$400	\$500+
f. Village-wide Sidewalk Improvements	\$59	\$0	\$50	\$100	\$150	\$200	\$300	\$400	\$500+
g. Downtown Parking Structure	\$88	\$0	\$50	\$100	\$150	\$200	\$300	\$400	\$500+

Section 2: Managing Development in the Village

2.01 Downtown Building Height - [Refer to Page 7 in the Resource Book](#)

While most newer buildings are two stories, current zoning allows three stories as long as they do not exceed 35 feet. This height can result in low interior ceilings and a different architectural look. Please select the option that best describes your preference for downtown building heights.

	Circle One
a. No change from current policy	Option 1 - 557 28%
b. Allow up to 3 stories in the downtown area	Option 2 - 732 36%
c. Permit buildings to be 3 stories on corner lots but restrict to 2 stories between corners	Option 3 - 267 13%
d. Limit buildings to 2 stories in the downtown area	Option 4 - 456 23%

2.02 Building Height in Downtown Buffer Areas - [Refer to the enclosed map side B](#)

Buffer areas are areas of transition between retail/commercial buildings downtown and single family homes.

As we consider managing development in downtown buffer areas, we would like your opinion about building height. The current height maximum for residential areas surrounding the downtown is up to 40 feet, yet the current height maximum downtown is 35 feet. Select the option that best describes your preference for building height in the downtown buffer areas.

	Circle one
a. I think the height in buffer areas should be limited to 35 feet, similar to downtown buildings	Option 1 - 1077 54%
b. I think we should allow 40 foot height in buffer areas, similar to the surrounding residential areas	Option 2 - 923 46%

2.03 Historically Significant Downtown Buildings - Refer to Page 7 in the Resource Book

Although there are no plans for redevelopment, historically significant properties like those on the corners of First and Washington Streets were deemed to be important by residents in the Phase I Survey and could be demolished and redeveloped. What should be the Village's role in preserving them? Please select the option that best describes your preference.

Circle one

a. Permit owners to develop as they see fit	Option 1 - 190 9%
b. Work with the owners to relax building restrictions in order to replicate the original character of the building	Option 2 - 1156 57%
c. Enact ordinances to preserve the structures	Option 3 - 683 34%

2.04 Special Programs for Historic Homes

Village residents indicated in the Phase I Survey that they believed the Village should do more to preserve existing homes. However, Hinsdale has lost many historically significant homes. One of the ways to preserve historic homes is to adopt preservation practices that have been used in many other places including Oak Park, Highland Park, Evanston and Chicago. Please indicate your level of support for the following options.

	Strong Support	Support	Oppose	Strongly Oppose
a. Relax side yard, garage and floor area restrictions for easier preservation, expansion and renovation of homes older than 50 years	688 36%	893 47%	206 11%	131 7%
b. Allow the majority of residents in an area to create a historic district in which new development would be monitored to ensure its compatibility	486 26%	747 39%	389 21%	275 14%

2.05 Concerns Regarding New Homes

Of the 4,800 single-family homes in Hinsdale, nearly 1,500 have been torn down and rebuilt in the last twenty years. Some residents say new homes have added positively to community character and property values. Others say that new homes detract from community character and negatively affect surrounding property values. 75% of the respondents to the Phase I Survey believe that Hinsdale is in danger of losing its charm if its physical appearance and housing changes too dramatically. How important are the following changes in managing new single family home construction and renovation?

	Very Important	Important	Little Importance	Not Important
a. Reduce structure height (the height as seen from the street)	568 28%	660 33%	499 25%	276 14%
b. Increase space between houses (side yard setbacks)	783 39%	749 37%	311 15%	176 9%
c. Reduce lot coverage (house footprint, driveways, decks and patios)	697 35%	659 33%	420 21%	225 11%
d. Reduce bulk (combination of height and width of home and lot dimensions)	815 41%	659 33%	324 16%	202 10%
e. Improve aesthetic relationship of house to neighboring houses	841 42%	656 32%	309 15%	216 11%
f. Improve the aesthetic context of the garage in relation to the house and the neighborhood (i.e., address the proliferation of homes with front loading garages that are a predominant architectural feature)	888 44%	657 32%	305 15%	179 9%

2.06 Appearance Review

Thanks to generations of homeowners, builders and stewards, Hinsdale is regarded as one of the finest residential communities in the nation. In the Phase I Survey, around 90% of residents said Hinsdale's unique character and the beauty of its homes are important to the future of Hinsdale.

The Plan Commission currently has responsibility for site plan and exterior appearance review of multiple family and commercial projects only. An appearance or design review process does not exist for single family homes. Studies have shown that a design review process may preserve and enhance property values by positively influencing new development and renovation.

Communities such as Glencoe, Oak Park, Park Ridge, Lake Forest, Chagrin Falls, OH and Greenwich CT, use a design review process for building plans to ensure that new homes and renovations do not detract from the architectural character of their communities. According to these communities, such practices have benefited property values and allowed for new development while protecting community character. Please indicate your level of support for the following options.

Single Family	Strongly Support	Support	Little Support	No Support
a. Create a design review process to ensure that new home construction continues to enhance Hinsdale's architectural character, charm and legacy as a community of fine homes	950 46%	615 30%	245 12%	242 12%

Multiple Family and Commercial	Strongly Support	Support	Little Support	No Support
b. Enhance the current design review process to ensure that multiple family and commercial construction continues to enhance Hinsdale's architectural character, charm and legacy as a community of beautiful buildings	1194 58%	624 31%	130 6%	97 5%

2.07 Multiple Family Housing - Refer to page 8 in the Resource Book

Currently, 20% of households in Hinsdale are classified as multiple family. Multiple family is defined as duplexes, townhomes, condominiums and rental apartments. In the Phase I Survey, over two thirds of residents believed the Village should do more to provide housing for older residents who want options to stay in Hinsdale. Most of the current multiple family housing is at the north and south ends of town and survey respondents suggested more should be added closer to downtown. A logical location for multiple family housing is in downtown buffer areas.

Downtown buffer areas are areas of transition between retail/commercial buildings downtown and single family homes. **Now refer to the enclosed map side B.** Please indicate your level of support for the following options.

	Strong Support	Moderate Support	Little Support	No Support
a. Do not add any more multiple family of any type within the Village	386 20%	208 11%	461 24%	877 45%
b. Consider allowing condominium buildings in the downtown buffer areas	536 27%	671 33%	306 15%	494 25%
c. Consider allowing duplexes and townhomes in the downtown buffer areas	668 33%	713 35%	277 14%	367 18%
d. Consider allowing condominiums on the second floor of retail stores in downtown locations	645 32%	775 38%	280 14%	321 16%

2.08 What is your intention regarding your home?

In an attempt to better understand the demand for housing options in town, we would like to understand how many households might be looking for multiple family housing in Hinsdale. Please share with us your intent regarding your housing plans within the next five to ten years. Select only one option that best describes your plans.

Circle One

a. I intend to stay in my current home for the next five to ten years	Option 1 - 1397 69%
b. I intend to sell the home I am living in now within the next five to ten years and leave Hinsdale	Option 2 - 190 9%
c. I intend to sell the home I am living in now within the next five to ten years and would prefer to stay in the Village in multiple family housing if it were available	Option 3 - 268 13%
d. I intend to move from the home I am living in now to a single family home in Hinsdale within the next five to ten years	Option 4 - 174 9%

2.09 Preferred type of housing if planning a move - Refer to Page 8 in the Resource Book

If you plan on moving within the next five to ten years, select the one option that best describes your plans.

Circle One

a. Large single family home	Option 1 - 294 29%
b. Small single family home	Option 2 - 236 23%
c. Duplex (two homes with a shared wall built to look like a single home)	Option 3 - 69 7%
d. Townhouse	Option 4 - 242 24%
e. Condominium	Option 5 - 148 15%
f. Rental Apartment	Option 6 - 23 2%

2.10 Multiple Family price range for those considering moving

If you plan to consider moving to a multiple family home in the Village within the next five to ten years, please indicate the price range you would be willing to pay.

Circle One

a. Under \$400,000	Option 1 - 160 21%
b. \$400,001 – \$600,000	Option 2 - 214 28%
c. \$600,001 – \$800,000	Option 3 - 172 23%
d. \$800,001 – \$1,000,000	Option 4 - 98 13%
e. More than \$1,000,000	Option 5 - 117 15%

Section 3: Future Land Use Preferences

The Village is in the process of planning for the next 20 years. In that time it is likely that many parcels in the Village will be redeveloped. While the Village has no control over whether land owners sell their property, it can influence the uses of land being redeveloped. It is important for Trustees to understand resident preferences for land uses so that they can make decisions based on what is acceptable and preferred by the broader community. Your response to land use preferences in the following areas will allow resident wishes to be considered should redevelopment be proposed in these areas.

3.01 Downtown Buffer Areas Surrounding Downtown Hinsdale

Buffer areas provide transition between retail/commercial buildings downtown and single family homes. [Refer to the enclosed map \(side B\)](#) of the five buffer areas north and south of the tracks.

3.01A Downtown Buffer Area A – Refer to Pages 9 and 10 in the Resource Book

When considering Downtown Buffer Area A, which includes the **current funeral home site and surrounding areas**, please indicate your level of support for the following land uses in this area.

Although there are not current plans for redevelopment of the Funeral Home, the Resource Book shows visual “what if” examples of different land uses on this site.

	Strongly Support	Support	Oppose	Strongly Oppose
a. Replace with buildings of similar use and scale	312 18%	739 42%	490 28%	220 12%
b. Mixed - use retail and office	276 15%	949 53%	330 18%	230 13%
c. Mixed - use with residential on the second floor	445 24%	854 47%	258 14%	261 14%
d. Residential - Townhomes	481 26%	733 40%	294 16%	339 18%
e. Residential - Condominium building	312 17%	623 34%	403 22%	473 26%

3.01B Downtown Buffer Area B – Refer to Page 11 in the Resource Book

When considering Downtown Buffer Area B, which includes the **older homes along Garfield across from the Corner Bakery**, please indicate your level of support for the following land uses in this area.

Although there are no current plans for redevelopment of these structures, the Resource Book shows visual “what if” examples of different land uses on this site.

	Strongly Support	Support	Oppose	Strongly Oppose
a. Replace with buildings of similar use and scale	385 22%	688 39%	444 25%	270 15%
b. Mixed - use retail and office	252 14%	894 50%	385 21%	269 15%
c. Mixed - use with residential on the second floor	354 19%	837 46%	330 18%	312 17%
d. Residential - Townhomes	546 29%	675 36%	293 16%	355 19%
e. Residential - Condominium building	317 17%	550 30%	446 24%	518 28%

3.01C Downtown Buffer Area C – Current Hinsdale Middle School – Refer to Pages 12 and 13 in the Resource Book

When considering Downtown Buffer Area C, which is the **current Hinsdale Middle School site and the adjacent soccer field** owned by School District #181, please indicate your level of support for the following land uses in this area.

Although there are no current plans for relocating the Hinsdale Middle School, the Resource Book shows visual “what if” examples of different land uses on this site.

	Strongly Support	Support	Oppose	Strongly Oppose
a. Rebuild a school on this site	533 29%	478 26%	380 20%	466 25%
b. Retail	149 8%	605 34%	565 31%	484 27%
c. Underground parking	323 18%	584 32%	408 22%	530 29%
d. Residential – Single family	108 6%	367 21%	574 32%	724 41%
e. Residential – Duplexes	170 9%	470 26%	501 28%	654 36%
f. Residential – Townhomes	252 14%	580 32%	392 21%	604 33%
g. Residential – Condominiums	183 10%	459 25%	470 26%	692 38%
h. Open / Public green space	508 28%	679 37%	331 18%	322 18%

3.01D Downtown Buffer Area D

When considering Downtown Buffer Area D, which includes the **medical offices and other commercial properties west of Kramer’s Foods**, indicate your level of support for the following land uses in this area.

Although there are no current plans for relocating these office buildings, the Resource Book shows visual “what if” examples of different land uses on this site.

	Strongly Support	Support	Oppose	Strongly Oppose
a. Replace with buildings of similar use and scale	445 24%	854 46%	335 18%	217 12%
b. Mixed - use with residential on the upper floors	327 18%	896 49%	327 18%	288 16%
c. Residential – Duplexes	315 17%	737 40%	383 21%	393 21%
d. Residential – Townhomes	435 23%	858 46%	241 13%	333 18%
e. Residential – Condominium building	304 17%	665 36%	376 20%	497 27%

3.01E Downtown Buffer Area E – Refer to Pages 14, 15 and 16 in the Resource Book

When considering Downtown Buffer Area E, which includes the **Post Office, Police, Fire, public service facilities and other buildings**, please indicate your level of support for the following land uses in this area.

Although there are no current plans for relocating the Post Office, public service facilities or other buildings, the Resource Book shows visual “what if” examples of different land uses on this site.

	Strongly Support	Support	Oppose	Strongly Oppose
a. Keep public services facilities on the site	1043 54%	691 36%	130 7%	63 3%
b. Office buildings	83 5%	557 32%	655 37%	466 26%
c. Medical office buildings only	86 5%	466 27%	725 41%	472 27%
d. Restaurants	248 14%	673 38%	478 27%	392 22%
e. Residential – Duplexes	126 7%	542 30%	599 33%	527 29%
f. Residential – Townhomes	169 9%	650 36%	490 27%	494 27%
g. Residential – Condominium building	129 7%	490 27%	556 31%	609 34%
h. Public parking structure	316 17%	660 36%	408 22%	435 24%
i. New Multi-use Hinsdale Center	220 12%	513 28%	481 27%	596 33%

3.02 Ogden Study Areas

The Ogden Avenue corridor is characterized by a wide variety of land uses. The Hinsdale Office Park has recently been sold. Some properties, like the Institute in Basic Life Principles, have the potential for additional development. Other properties, like the GM Training Center, are likely to come up for redevelopment in the near future.

3.02F Ogden Study Area F – Refer to Page 17 in the Resource Book

When considering Ogden Study Area F, which includes the **north side of Ogden Avenue from I-294 (Tri-State Tollway) to York Road (including the Hinsdale Office Park and surrounding areas)**, please indicate your level of support for the following land uses in this area.

Although there currently are no proposed plans for the Hinsdale Office Park, the Resource Book shows visual “what if” examples of different land uses on this site.

	Strongly Support	Support	Oppose	Strongly Oppose
a. Replace with buildings of similar use and scale	445 25%	839 47%	326 18%	189 11%
b. Office buildings	361 20%	1101 61%	215 12%	141 8%
c. Retail	346 19%	915 50%	375 20%	194 11%
d. Restaurants	544 29%	957 52%	192 10%	153 8%
e. Hotels	284 16%	634 35%	440 24%	466 26%
f. Senior living	392 21%	964 53%	269 15%	206 11%
g. Condominium buildings	300 16%	822 45%	345 19%	358 20%
h. Townhomes	332 18%	900 49%	308 17%	287 16%
i. Auto dealership	89 5%	318 18%	518 29%	890 49%
j. Open / Public green space	394 22%	715 40%	391 22%	305 17%

3.02G Ogden Study Area G – Refer to Page 17 in the Resource Book

When considering Ogden Study Area G, which includes the **south side of Ogden Avenue from I-294 (Tri-State Tollway) to York Road (including the GM Training Center and surrounding areas)**, please indicate your level of support for the following land uses in this area.

Although there currently are no proposed plans for the GM Training Center, the Resource Book shows visual “what if” examples of different land uses on this site.

	Strongly Support	Support	Oppose	Strongly Oppose
a. Replace with buildings of similar use and scale	326 18%	753 43%	418 24%	268 15%
b. Office buildings	293 16%	1030 57%	307 17%	178 10%
c. Retail	368 20%	1030 56%	270 15%	160 9%
d. Restaurants	535 29%	988 53%	177 10%	154 8%
e. Hotels	224 12%	452 25%	565 31%	568 31%
f. Senior living	321 18%	873 48%	364 20%	270 15%
g. Condominium buildings	244 13%	706 39%	441 24%	430 24%
h. Townhomes	269 15%	801 44%	387 21%	353 20%
i. Auto dealership	117 6%	412 23%	491 27%	798 44%
j. Open / Public green space	352 20%	628 35%	454 25%	362 20%

3.02H Ogden Study Area H – Refer to Page 18 in the Resource Book

When considering Ogden Study Area H, which includes the ***north side of Ogden Avenue from Madison to Route 83 (including the Institute in Basic Life Principles property)***, please indicate your level of support for the following land uses in this area.

Although there currently are no proposed plans for the Institute in Basic Life Principles property, the Resource Book shows visual “what if” examples of different land uses on this site.

	Strongly Support	Support	Oppose	Strongly Oppose
a. Replace with buildings of similar use and scale	288 17%	642 37%	463 27%	338 20%
b. Office buildings	216 12%	861 48%	413 23%	304 17%
c. Retail	247 14%	687 38%	517 29%	339 19%
d. Restaurants	368 20%	786 44%	356 20%	291 16%
e. Hotel lodge (2 to 3 levels)	262 14%	618 34%	380 21%	549 30%
f. Senior living	395 22%	958 52%	232 13%	244 13%
g. Condominium buildings	273 15%	740 41%	374 21%	420 23%
h. Townhomes	325 18%	827 46%	325 18%	335 18%
i. Single family homes	238 13%	628 35%	487 27%	431 24%
j. Duplexes	216 12%	649 37%	462 26%	434 25%
k. Public service facilities	282 16%	760 43%	370 21%	371 21%
l. Open / Public green space	577 32%	707 39%	271 15%	257 14%

3.02I Ogden Study Area I – South side (Monroe to Route 83)

When considering Ogden Study Area I, which includes the ***south side of Ogden Avenue from Monroe to Route 83 (including Amling’s, the Manor Care Nursing Facility and surrounding areas)***, please indicate your level of support for the following land uses in this area.

Although there currently are no proposed plans for the Amling’s and Manor Care properties, the Resource Book shows visual “what if” examples of different land uses on this site.

	Strongly Support	Support	Oppose	Strongly Oppose
a. Replace with buildings of similar use and scale	389 22%	769 43%	350 20%	267 15%
b. Office buildings	176 10%	820 46%	445 25%	337 19%
c. Retail	244 14%	806 45%	411 23%	332 19%
d. Restaurants	338 19%	782 43%	356 20%	333 18%
e. Hotel lodge (2 to 3 levels)	151 8%	436 24%	535 30%	674 38%
f. Senior living	355 19%	980 54%	225 12%	261 14%
g. Condominium buildings	213 12%	661 37%	435 24%	482 27%
h. Townhomes	273 15%	821 45%	343 19%	372 21%
i. Single family homes	269 15%	616 35%	455 26%	438 25%
j. Duplexes	189 11%	651 37%	457 26%	471 27%
k. Public service facilities	153 9%	605 34%	498 28%	522 29%
l. Open / Public green space	390 22%	647 36%	389 22%	357 20%