

Written Responses – Visioning Survey

Is there anything else that you would like to share with the Green Bay Road Strategic Visioning Committee?

The businesses I have selected above would attract more families and visitors to shop in Kenilworth without always having to shop in the surrounding villages for these services.

Pls invite businesses to locate so our property taxes can come down, similar to Winnetka.

The fear of several residents is that Kenilworth is 'slowly dying' given the archaic building regulations, and the totally out of touch with reality Building/Planning Committee led by Ms. Foradass.

I would like to see high end housing at Greenbay and Park, such as the Lucien Lagrange Building proposed and eventually rejected by Winnetka. In my opinion, some of the houses on Park should be acquired by the Village and added to the development. I would prefer housing over businesses of any kind at that location.

Kenilworth needs to offer more businesses that make this town more vibrant. Wilmette has a very vibrant business community & it would be very positive for Kenilworth to get some choices in the village.

Disband

More vegan food stores/restaurants please! For our planet. For our animals. For our health.

Keep up the good work.

We have lived in KW for 25 years. We are aware that parking is always at the forefront of the challenges. Dropping the speed limit on GB road, and perhaps making it one lane, would help. Winnetka and Wilmette also have parking challenges in that it can be a short walk from parking spot to store/restaurant. It would be great if we could make the business district more welcoming with trees, nice lights, perhaps one lane GBR.

The east side of GB road is likely going to have to be used more efficiently, and I understand that there are right of way issues that will have to be dealt with.

This is a very important issue for the community, and I am hopeful that the current efforts will yield not only a strategy, but a strategy that can be implemented within our resources.

A coffee shop that close to the Metra would do well!

The business corridor of Kenilworth has been an eyesore and pretty dreadful for way too long. A community the caliber of Kenilworth deserves to have a safe, clean, classy and sophisticated appearance on Green Bay Road. How fun and energizing for the community it would be if you could walk up and down the corridor to do some of your shopping, dining, errands, and have a place to grab a cup of coffee or an ice cream cone for the kids. I've lived in Kenilworth since 1987. I've never been proud of our business corridor. Thank you!

How about cleaning sidewalks of snow instead of dependent on landlords or tenants
Straighten Greenbay road and dispel this idiotic banter about annexing residents for expansion of commercial district

We should create an a business corridor in our village that reflects, and benefits the citizens that live here, including the actual appearance of physical buildings that fit our historical status. We should also focus on it being attraction for those in our neighboring towns to enjoy. I don't see how ~5 dentist offices in a small section of Green Bay Rd accomplishes this, let alone the numerous other doctors and physical therapy/ wellness businesses. The selected types of business I included in my response above would create a corridor that provided a better sense of community and amenities to residents and neighbors for years to come.

We appreciate this survey and share in the vision of making the business district both more functional and more of a destination for ours and surrounding communities! One additional thought is to create common park area to draw people in. With more parents and kids moving to the area, this would be fantastic.

It is important for our tax base to have some lucrative businesses in our downtown area. Would make Kenilworth a more attractive town if we could lower our taxes. Also it gives a pride of place and community. Need places to gather rather than doctors offices!

Having restaurant or cafe should not interfere with pedestrian traffic.

Please minimize the use of subsidies

Narrowing and slowing traffic on Green Bay Road and widening sidewalk would make the district much more attractive to residents and new businesses.

Went to Great Coast last night - it was packed and really fun running into members of the community there. More places like Great Coast (maybe a bit more casual) would be wonderful.

I think it's important that Green Bay Rd be reduced to one lane for through traffic with appropriate turn pockets.

I would ask that you consider the impact such improvements will have on those living directly behind the planned business corridor. In the past these considerations were given at the beginning of the project and not followed up appropriately. This includes appropriate drainage, parking, and the impact of increased traffic for these residents.

I would welcome any business that can add to the vibrancy of the Green Bay road corridor. If the business has an attractive appearance and can appeal to enough customers to be successful, I think the village should encourage them to come.

Great Coast Commons has proven that there is an interest by our community in supporting a quality business. Having a restaurant that serves good food and alcohol and is welcoming to our neighbors has been a great addition. I haven't heard anything negative from the community. Related businesses and outdoor gathering places will further enhance area and help Great Coast continue to prosper.

I look forward to a revitalized commercial district. We are long overdue.

I was surprised that the newly appointed Green Bay Rd Strategic Vision Committee was composed of a number of Village residents who had served lengthy terms on committees concerned with the Green Bay Rd. Corridor and Business District planning. The Village of Kenilworth has many talented individuals who could serve on the Strategic Vision Committee who could provide new direction for the business district if only they were asked.

Encourage residents to walk or bike by making area less car-centric and providing bike parking areas. While this might involve zoning changes, eliminating the requirement that individual businesses develop dedicated parking and substituting communal parking would allow the village to maintain a small town feel while attracting out-of-towners to the business district.

Put in a Left Coast! And another restaurant!

The area in no way should follow the changes that have occurred in Wilmette on Green Bay. The addition of condos or apartments along green bay would further increase congestion. These developers seek only to maximize their return by adding multistory buildings far taller than the surrounding buildings that extend from lot line to lot line. Those kind of projects should only be allowed in an area with adequate green space. Add a breakfast place. Add another restaurant. Support the business that have been there for years. Btw better address the beach front. If you do not, it will soon be gone!

Lots of young families are trying to relocate from the city and are used to walking everywhere. So little actually in Kenilworth so find we are always going to Evanston, Wilmette and Winnetka. There are too many dentists and doctors offices. Other than one restaurant that is only open at night , there is no where to grab breakfast, lunch, coffee etc

The array of businesses should be of the type that would be frequented by the residents of Kenilworth. The buildings and streetscapes should aesthetically reflect the prominence and exclusiveness of the Kenilworth community.

Traffic should be slowed down significantly on Green Bay Road in the business area and reduced from 4 lanes to 2 or 3 lanes to allow for better, safer parking.

I would be against the creation of a pedestrian “welcoming atmosphere “ if it means the creation of something that looks mall-ish (especially extra lighting). I think there’s no need to do anything other than add small stores, restaurants, and cafes to create community in Kenilworth. Also, to make everything “high-end” would be losing out on opportunities to make it a fun and welcoming community.

Neighboring communities (Wilmette, Winnetka, et al) have business districts that seem to be thriving - in terms of attracting and retaining small local businesses as well as community spaces, outdoor dining, pedestrian traffic. It seems logical to have similar types of businesses and amenities in Kenilworth. While professional services (law offices, physicians/dentists, etc.) will generate revenue, they do not add much to the character or vision of the GBR corridor. Housing (incl. apartments, condos, town homes) units should be strongly discouraged!

The questions are vague..more specific questions will generate different responses and better detail to formulate a plan

Would love to several restaurants, wine bars and/or coffee shops/cafes locate along Park. It’s much more inviting than Greenbay. Plus, the middle parkway is perfect for seasonal outdoor seating.

Though any of the above businesses would be welcome, I am most interested in ones that enhance the social life of our community.

Green Bay Road as a street needs to be addressed. Perhaps moving to a single lane of traffic through business district with angled parking will alleviate parking issues for new businesses. Lights or stops signs with corresponding crosswalks should also be added for safety and the desired pedestrian access.

While appealing and helpful tax-wise, Kenilworth's peaceful and quaint perceptions would be diminished by corridor housing. It would not likely encourage aging, downsizing household residents to stay vs. warmer climes. Instead, you are likely to attract singles/couples interesting in affordability in the "zip code," and access to the train station. It would create an aura and look-and-feel of "corridor commuter" suburbs such as Evanston, Mt. Prospect, Deerfield, Park Ridge, etc. downtowns have become: low-rise housing built for convenience of new residents vs. enhancing the lifestyles of current residents. And the unattractive quality of a more-crowded community that already has parking issues for the respective current businesses or attracting appropriate new ones.

I would like to see a more contemporary building/facade on the commercial building containing the Hairsay Beauty Salon. The parking area there also needs replacing as it is in poor condition. Could the old house at the north end of that strip mall also be replaced with something more visually reflective of Kenilworth. Thank you! XX-50 year Kenilworth resident.

Keep it unified. Safe and pleasing to the eye.

The owners of several buildings in the area have not been fair and upright with tenants. Especially during Covid. Prices are so high or rules so stringent that the community is failing horribly in welcoming good business proprietors. Space has been open on park for months. And a counseling center taking up one of the towns historic and central spaces that could be multi use for the community seems illogical.

What does "encourage" entail? It's hard to say yes or no without knowing how the Village could encourage. I don't think parking is that important, at least for residents, because KW is very walkable. Concentrate on improving visual appeal—Drs Duda and Detjan, KW Cleaners and its neighbors are appealing! RRB is a dump so start there with emphasizing an attractive space.

The Village desperately needs to upgrade the small downtown we have - needs to be charming, inviting, flower boxes, benches and pretty low lighting just like Winnetka installed. Wilmette and Winnetka have caught up with the times - now Kenilworth needs to. NO MORE workout facilities and business that do not help the town. There used to be a soda fountain/cafe in Blanns pharmacy and a grocery store - all of Kenilworth loved it and supposed it. We NEED to create some sort of beautiful business area, albeit small, that reflects are special and incredible village. The Detail shop on Green Bay should be an anchor restaurant - prime space - and all the young families are CLAMORING for another restaurant. Look at Greast Coast - survived the pandemic - and the park drive pizza on the was a big hit drawing from all towns! Please invest so our business area is NOT sleepy anymore! Contact Ballyhoo Group (Sophia steak, Pomeroy) and the Chakiezian family who has Pescadero & Napolita to come.

Easy parking is important to make an area attractive to retail commerce. Appearance of Green Bay corridor is equally important. The Pavlik building and many of the other buildings to the north are not attractive, in part because they are not well-maintained.

Nothing mall-like/pedestrian walkway-ish that is overly lit.

Thank you so much for the time and effort you have put and will continue to put into this project ! Also, because we have few options due to "lack of space," I didn't check yes for restaurant or bar since we have Great Coast Common and I wouldn't want to see customers taken away from Chick Evans !

It would be great to have a coffee shop or place where families can get to gather informally.

Kenilworth is an extraordinarily special town even without trying to copy other towns. Unlike those towns, we do not need to force changes that are artificial and are unsustainable. The TIF tax proposal was a remarkably poor idea. Instead of having business entrepreneurs decide which businesses make most sense, the Green Bay Road Strategic Visioning Committee (even the name speaks of hubris) is pretending to have some divine wisdom to select and initiate new changes. The solution is actually quite simple. Reduce the costs (ie, taxes) to attract businesses. Then compare the initial loss tax revenues against the higher revenues from ongoing businesses. If the businesses do not generate enough tax revenues at the lowered rate, then they should not be subsidized and be allowed to fail. And Kenilworth will continue to be the extraordinary town and the envy of all the neighboring towns.

Downtown Wilmette is doing a great job and might be a good place to mirror.
We don't need any more Doctors on Green Bay

Consider bike lanes, sidewalks on the East side of the street and maybe more street lighting. Can't wait to see the plans. Change is good :)

We are in desperate need of a coffee shop! Something local or a small chain (not Starbucks). I would love nothing more than to walk down the street with my kids to grab a coffee and baked goods! Second priority would be a specialty foods shop/restaurant/wine bar. A place for us to walk to and grab some great food and maybe a bottle of wine to go. Or another dine-in restaurant!! Anything food/beverage/dining related would be an incredible addition to the neighborhood!

No

The corridor should welcome any business that is willing to pay the rent. But realistically, I don't think there will be a lot of them. I can't imagine any retailer that would not prefer to be in plaza del lago, or downtown Winnetka or even downtown Wilmette, at equivalent rents, given the lack of parking and lack of general pedestrian traffic along Green Bay now and for the foreseeable future.

How about artists' studios, workshops and galleries? (They wouldn't pay a lot of rent but would enhance Kenilworth's amenities and class reputation.) Is this already contemplated under your "workspace" categories? Professional offices (doctors, dentists, lawyers, brokers, etc.) might pay the rent and be bothered less by the lack of parking and pedestrian traffic. But that's pretty much what we have already.

Utilize the train station for breakfast/lunch, with newspapers, magazines, wi-fi. The use of the Park Street median by Great Coast was liads of fun and brought lots of people, even from other communities, into Kenilworth . Not clear why they were not allowed to tepeat in 2021. Have a designated night of the week for a food truck to vend in the park or train station parking lot. You've done this before, but with no consistency.

Not high end housing, seriously. Lower income housing.

Yes. Why are you wasting our money on this? If it is profitable, businesses will come.

I would suggest creating an area/ space for youth to meet, hang out and socialize

Parking is a critical consideration; need to address this issue as we encourage businesses and other development. In addition, we should remember these are buildings and property owned by the private sector, and commercial development (whether for businesses or residential) should be investments by the private sector primarily, and not the Village itself.

Your questions sound like "Do you like free beer?" Having lived in many places around the world, it has always amazed me that Green Bay Road through Kenilworth is such a wasteland. Parking is not really that important--just run a shuttle bus around the area (including parts of Winnetka/Wilmette) so people can enjoy their dinner, have a few drinks, and not worry about parking and/or a DUI. A shuttle bus could easily pull off to the side of the road and embark/disembark. Has anybody ever been to Siesta Key in Florida? Parking used to be an issue, until somebody figured out that "free" shuttle buses and "tuk tuks" might work. The tips from wealthy residents would enable free transportation. And the cherry on top--the Kenilworth Beach. There are virtually no restaurants on the water from Chicago to Lake Forest. I know, it was the Prohibition Era that caused it, but somebody needs to figure out that people love to look out at beautiful water and enjoy a meal.

Kenilworth is a beautiful and historic community. A special place to live. The Green Bay corridor is not beautiful and not historic. It would be great to bring the corridor up to community standards. Thanks

The Green Bay commercial buildings are an odd mixture, to say the least. Any redevelopment proposal should only be approved if it meets design standards that the Village should establish. Parking proposals for redevelopment should attempt to place spaces behind the buildings where cars will not be seen. Set backs from the road would also enhance the attractiveness of corridor. The Park Avenue buildings are much better situated, but again, any redevelopment proposal should meet Village established design standards.

Keep it elegant, low rise, and fitting of the history and beauty of Kenilworth. We moved here rather than Winnetka or Wilmette because of the lack of retail. A little bit goes a long way and hospitality services would be welcome but not major retail or financial services. More restaurants and cafes good. Anything else no. And no housing. It's too small and narrow of a corridor for that.

Please don't make Greenbay Rd a parking lot!

The only things you should concentrate on are getting businesses that create pedestrian traffic & sales tax; restaurants, wine bar, cafe/coffee house, clothing/furnishing retail, bakery, dry cleaner, etc. There's enough street parking. High-end condos above retail would be nice but get the retail here first. And please, please, bring back the outdoor dining that Great Coast Common ran on Park Dr. in summer of '20. It was the best thing that "downtown" Kenilworth had in decades. Did you not see the community come out in droves for it?? Chick Evans wanted to do it again last summer but was shot down due to some lame bureaucratic reason. Shame on you Village of Kenilworth.

A coffee shop at/near the train station would be fantastic!

Green Bay road should be reduced to two lanes.

I love the idea of a vibrant family friendly corridor! Thanks for all your efforts. As a family we like to shop and dine locally.

Please focus on a walkable/livable corridor that reflects the quality of the Village ...NOT parking, more biking and walking and taking advantage of the transit corridor

Less banks more coffee shops, bakery etc ...grab and go for commuters before and after work would be my preference

Big picture - we want to preserve the unique and special attributes of Kenilworth that make it a special place to live. We are not Glenview, Northfield, etc ...no big parking lots more walkable living

If there is oppty to be on the committee or be more involved I would be happy to assist - thx

It was really nice two summers ago when the parkway was used by the local restaurant and the road was closed on the weekends to accommodate people gathering. It brought some energy and community to the business area.

Fox Trot us a perfect example of the shop needed- pretty much bakery, bodega, great salads, sandwiches, and a few entrees to go, curated wine and beer. There are spaces with tables tables to eat, work, inside and out, but the main customer will get items to go. There are quite a few in Chicago that have been taking vacated space and repurposing for use. Food all out of a main kitchen and delivered daily, so no crazy kitchen space, and they are appealing spaces. We've been to one on Southport in Lakeview and Armitage in Lincoln Park. Check them out- really professional and would serve pedestrians and walkers from surrounding neighborhoods.

We don't have room or parking for any general retail, nor would I want the traffic. Services businesses generate no tax revenue. Small cafe, restaurant, and/or bar would attract a manageable number of patrons, allow residents to get there on foot, and generate sales taxes for the Village.

It is important to have a comprehensive master plan that includes esthetics consistent with Village, improved streetscape, adequate parking, and possibly reducing Green Bay Road to two lanes. A financing plan should be part of the master plan.

Face the facts:

- 1) Taxes in our village in particular are exceedingly high as a percentage of property values. These taxes and our low population density in village make our corridor unattractive to business owners looking to open/relocate in our area.
- 2) The shift to online sales is here to stay and therefore any focus on retail in the business corridor is probably doomed to failure.
- 3) It's obvious we have a parking shortage in the business corridor, the key problem is that it IS a linear business corridor. We can't expand or reshape our corridor to optimize the use of available parking like in most mall environments.
- 4) The reality is all employees in the corridor are going to have to share the available parking with the people visiting the businesses.
- 6) Expansion of parking will have to be distributed along the entire corridor to be of any practical use since it's not reasonable to think that people will walk 2 to 6 six blocks from their car to visit a business.

Maybe try to mimic the look of Hubbard Woods.

Ideally we would have a place to get coffee by the train station in the morning and a place to get a glass of wine in the evening.

While I welcome improvements in the village, the challenge is to weigh the benefits to the community against the cost to residents and other unintended undesirable consequences. The last few years have witnessed a good number of business closings in the surrounding area leaving many storefronts empty, in addition to rising crimes. The fact that Kenilworth is mainly residential has proven to be a unique strength rather than a weakness. My family move to Kenilworth from Chicago for security, space, good schools, and peace. From hindsight we made the right move. I wish your committee keep the village's characters and unique advantages relative to other villages in Northshore. The village already has spaces for gatherings; the Wilmette business corridor is nearby. I think it is reasonable to spend a moderate amount to improve parking, lights, and sidewalks to attract solid businesses, but it is generally bad economics to subsidize businesses which would not survive on their own.

I love our town, but the Green Bay corridor is an embarrassment. We can and should do so much better. Just do SOMETHING. Here are some suggestions:

- redo the sidewalks on GB, complete with new streetlights and planters
- Great Coast has been a huge hit... younger residents have shown that they will support restaurants / etc... get more, make the village more viable, increase the tax base
- and this is kind of an aside, but should be part of the plan... we need better holiday decorations... seeing the Wilmette and Winnetka retail districts during the holidays all light up is so welcoming and makes residents proud... we can do SO MUCH better!

You need to describe the space you are referring to in all these questions. Answers may be different depending on that.

Please do NOT allow a Goodwill thrift store or any kind of thrift store in our area.

A nutritious plant-based restaurant would be very welcomed by many residents.

Please consider reducing the section of Green Bay road that passes through the business district to a 2 lane road (maybe with a middle turning lane) and eliminating the dangerous curve at the intersection

I find it imperative that the corridor includes places for people from Kenilworth to gather like a cafe. It's the full concept of community that this village seems to believe on, but I see it way more active in other villages due to these common spaces. Kenilworth is a very family-oriented village, a children appropriate cafe / small playing space etc would be so useful. Same with a small convenience store. Also we have so many parents working in the city taking the train, they would really benefit from grabbing a quick coffee and breakfast to-go in the morning.

More businesses that encourage congregation downtown, like restaurants, coffee shops or bakeries/ice cream shops would do so much to get residents out and about and socializing, furthering that community feel that makes Kenilworth so special.

Need to transition from talking/visioning to actually doing. Think I have done this same type of survey multiple times over the last 10 years.

The current businesses and buildings should ideally be left as is. It will be difficult to have a "Wilmette" type of business/store district since the area is small and is only on one side of the street so it does not lend itself to people just stopping by and walking around

Thank you for coordinating our vision for the future. Anything that allows the village residents to “buy local” is a plus. Someone should be able to get coffee/tea/juice in the morning, swing by at lunch to pick up something nutritional and quick, then head home with a loaf of bread and dinner from the train station hub—truly, simple amenities would be a gift.

Keep it classy! Do not fall into the Winnetka model, in which you completely makeover the downtown areas to suit a developer, i.e. Hoffmann. Do not let him get a hook into our quaint community. Nurture the relationships with our current businesses and restaurant. Respect the residents bordering the Green Bay Road area. Otherwise, you'll lose whatever support you would've attained.

No more dentists needed. No nail salons. No more dance/exercise. A bakery would be nice.

It's such a small area that I think the focus should be on the types of businesses that bring residents together. Many thanks for taking this on and helping to improve what the village has to offer.

Very important for changes in retail area to enhance, not degrade, the neighborhoods adjacent to it: i.e. buildings should not be too tall (2.5 stories not 3.5 stories). Very important to plan realistically for parking; I love the idea of narrowing Green Bay, putting in a median strip and widening the sidewalk, which would make east side parking accessible, enhance safety and beauty and greatly help restaurants. All of the uses listed above would be fine. But I think the village should concentrate its promotion on the food and beverage ones, and not ones that we already have in good supply here or close by (fitness & physicians & financial) or ones that are unlikely to succeed (home furnishings or personal goods).

Please ensure you collect a representative mix of perspectives before moving forward. Those who are able to attend the focus groups may not be indicative of the broader community. Surveys like this are a good start. Thank you.

I've lived in the village for 35 years. We once had a small grocery store, a bank, a cafe/bakery, we have dentist and doctors still. We need restaurants and we cannot succumb to residents in Park drive who complain about imaginary rats running up their alley. Our village SHOULD NOT change the parallel parking in Green Bay road. We need the turning lane off Green Bay to Kenilworth Ave. We have two parking lots on the east side of Green Bay road. One is underutilized.

I object to the Village using taxpayer dollars to subsidize developers creating new buildings. My street has not been repaved in over 23 years and is deteriorating radically. The water pressure north of Roger is awful. We need infrastructure improvements, not tax breaks for developers.

Right now there is a MASSIVE disconnect between the look and feel of our GB corridor and the high profile nature of this community. People move to Kenilworth for Sears, in most cases. No reason we can't support that motive with a more relevant "downtown" like our neighbors to the north and south.

Slow traffic and make Green Bay Road safe to cross. Green Bay Road is not human-friendly, and the safety issue is a significant deterrent to visiting the business district. Thank you!

Gift shop. Gathering places - breakfast, brunch, luncheon spot

Don't need more dentists or professional offices. Give me somewhere to shop. Gourmet shop great. Bodega or convenience store not appealing.

Please do not allow pot sales into our village!!!