

## Weaknesses / Liabilities

### Group #    Input

- 1 26% RENTALS-CHEAP RENTALS (4)
- 1 CONDITION OF HOUSING (2)
- 1 CONDITION/NOT ATTRACTIVE (3)
- 1 CRIME IN SURROUNDING COMMUNITIES
- 1 DECLINING STUDENT POPULATION & AGING COMMUNITY (1)
- 1 DIVISION & COMPLIACY TOO BUSY TO GET INVOLVED (1)
- 1 LACK OF COMMERCIAL SPACES (2)
- 1 LANDSCAPING
- 1 LOW LOYALTY (2)
- 1 ORDINANCE VIOLATIONS (1)
- 1 POTTERHILL HOUSING (1)
- 1 SCHOOL DISTRICT STRENGTH (5)
- 1 SHOPPING CENTER/LOITERING (5)
- 1 TRASH-UNAPPROVED CONTAINERS
- 1 TYPES OF SHOPS (1)
  
- 2 Condition of shopping center (5 dots)
- 2 Housing Ordinance (enforcement) (1 dot)
- 2 Lack of business in shopping center ( 4 dots)
- 2 Maintenance of Village & buildings, and grounds (2 dots)
- 2 No grocery store, used to be able to get everything there (2 dots)
- 2 No signs for Greenhill's Shopping Center
- 2 Quality of school (6 dots)
- 2 Taxed to death-too high (3 dots)
- 2 Weak village government-not representative of the people (5 dots)
  
- 3 Debt and mismanagement of Housing Purchase Program (2 dots)
- 3 Failure to enforce building codes (2 dots)
- 3 Few young people (5 dots)
- 3 Housing-not selling
- 3 Lack of support of seniors by/from the city (4 dots)
- 3 Nepotism in government/lack of turnover (1 dot)
- 3 No full time fire & no paramedics
- 3 Not a good welcome to new residents ( 1 dot)
- 3 Schools-Quality (5 dots)
- 3 Shopping Center- Condition, Selection (4 dots)

- 4 Economic Diversity
- 4 Shopping Center (6 dots)
  - Poor housing Stock (Historic Homes)- age of houses ( can't be modernized, may
  - 4 not be financially feasible, lack of square footage) (3 dots)
- 4 Winton Road cuts town in half
- 4 Not marketable
- 4 Lack of upkeep in Pocket Parks (1 dot)
- 4 Low income housing (1 dot)
  - Under utilization of community building ( do not own community building) (2
  - 4 dots)
- 4 School district owns majority of available land
- 4 Shopping Center not owned by village
- 4 Lack of upkeep at recreational facilities
- 4 Parking ( lack of )
- 4 Not a lot of support for seniors ( housing)
- 4 Lack of cohesive cooperation-conflicts between organizations, personal conflicts
- 4 Lack of alternative education
- 4 Public schools rating continuous improvement ( 1 dot)
- 4 No one knows where Greenhills is
- 4 No curb appeal (1 dot)
- 4 No commercial or industrial tax base
- 4 No community schools
- 4 Underutilized recreation facilities
  
- 5 Enforcing codes & ordinances (9 dots)
- 5 Parking access
- 5 Commercial tax base (1 dot)
- 5 Upkeep of parks/public place (5 dots)
- 5 Physical accessibility to village government
- 5 Hodgepodge planning (1 dot)
- 5 Overhead utility lines through town
- 5 Polarization in the community
- 5 Schools
- 5 Government & landlord owned rentals-unable to maintain (2 dots)
- 5 Disjointed additions to original designs ( 1 dot)
- 5 Unappreciation to original design
- 5 No unified aesthetic vision
- 5 No follow through with great ideas
- 5 No beautification plan for the Common areas (1 dot)
- 5 Not able to view objectivity as an outsider
- 5 Lack of cooperation with government & shopping center (4 dots)

- 6 Shopping center (6 dots)
- 6 Declining population (County issue as well) (3 dots)
- 6 Loss of prime retail (2 dots)
- 6 Golf course (underused)
- 6 Empty Johnny's Toys (1 dot)
- 6 Schools
- 6 Dewitt Landing (2 dots)
- 6 Poorly maintained property
- 6 Lack of employment
- 6 Property codes not enforced (3 dots)
- 6 Town houses with multiple color schemes
- 6 Lack of houses greater than 200k (4 dots)
- 6 Vacant OLR building
- 6 No gas station (4 dots)
- 6 High taxes (1 dot)
  
- 7 Johnny's toys
- 7 IGA gone
- 7 Disrepair of shopping center
- 7 No gas station
- 7 Lack of bakery
- 7 No variety store
- 7 No pharmacy
- 7 Absentee landlords
- 7 Maintenance problem on rental properties
- 7 Lack of background checks on renters
- 7 Loitering children
- 7 Some lack of respect among students walking through village
- 7 Lack of opportunity of adult education
- 7 Programs and activities for children
- 7 Lack of medical care ( dr's)
- 7 Lack of Hitching Post
- 7 Taxes too high
- 7 No industry
- 7 Houses are old
  
- 8 Higher % of Transience's of population
- 8 Nothing for kids to do
- 8 Lack of public profile ( outside of village) (1 dot)
- 8 Poor public image-perception vs. other communities (2 dots)

- 8 Shopping center (7 dots)
- 8 Condition of some of the housing stock ( disrepair) (2dots)
- 8 Perceived poor demographics for businesses (3 dots)
- 8 Tax base (4 dots)
- 8 Code enforcement (1 dot)
- 8 No entrepreneurial investments (3 dots)
- 8 High cost of retail space (1 dot)
- 8 Under current of negativism
- 8 Small mindedness (3 dots)
- 8 Parochialism
- 8 Playground facilities
- 8 Lack of housing options ( no modern functional)
- 8 Parking