

Greenhills Comprehensive Plan

Steering Team Meeting Summary

Date: December 11, 2008

Time: 7:15 pm – 9:20 pm

Place: Molloy's on the green

Participants: Dr. Camille Nasbe, David Moore, David Adams, Jason Covalcine, Christine McDaniel, Terri Treinen, Ann Krebs, Neil White, Glenn Drees, Ashley Corbett, Erin Coddington, Mike Viola, Barbara Bradford, David Azar, Bev Ventura, Jeff Palmer, Chris Newcomer, Jane Berry, Catalina Landivar HCRPC staff, Todd Kinskey HCRPC staff

Highlights and Agreements:

- Jane Berry, Village Manager opened the meeting. She welcomed participants and introduced new members: Barbara Bradford, representing the Hilltop Elders Club; David Azar, owner of the Greenhills Shopping Center; Bev Ventura representing the Greenhills Historical Society; Jeff Palmer, representing the Greenhills Fire Department; and Chris Newcomer, student representative from Winton Woods High School. Mr. Patrick Kerin, President of the Greenhills Historical Society excused himself from participating in this committee because he has realized his overextended schedule cannot fit in any more commitments.
- Meeting summary from November 20, 2008 was accepted as presented with the request that the third bullet point “Guidelines for Steering Committee” be more precise regarding what constitute quorum. The presence of two-thirds (2/3) of the appointed members of the committee will constitute a quorum. For an issue to pass by vote simple majority of members present will be necessary.
- Debriefing of Community Meeting on December 3, 2008
 - Pleased with turn out
 - Not enough business representatives as participants
 - Participants sat with people they knew. Try to redistribute groups in the future to ensure diversity of opinions/input.
 - Good format, good participation
 - Ensure more participation by coordinating with other local organizations. For example, the night of the kick off session there was a school function going on. Suggested to check out for any possible conflicts with the February Community Meeting date.
 - Committee members can get more participants from the different organizations they belong to.
 - It is important to convey the message that we want to hear from all (we want diversity)
 - Whomever wants to participate is welcomed
 - We want to hear from former residents: what can we do to bring you back to the Village?
 - For those who do not use the internet or the comments/questions email option in the project website, input to the project can be submitted in writing via the “green

box” in the lobby of the Community Building. It is accessible 24/7 year around. Jane Berry will submit a press release to the Greenhills Press about this option.

- HCRPC staff has compiled the results of the SWOT, the landmarks, and the shopping patterns survey. All the originals as well as transcripts from the December 3, 2008 session are posted on the web.
- A Landmarks Map shows with color dots the places identified by the groups. A large print out is presented to the group and will be left with Jane Berry for anyone who would like to study it in more detail without going to the website. There are clusters indicating general agreement as of where landmarks are located. There are also a few places that were picked by only one or two groups. Those are the places that need a closer look from members of this committee to evaluate their potential as landmarks and how to integrate them into future plans/recommendations.
- The committee reviewed the results of the SWOT exercise. Hundreds of ideas were grouped under common themes as a way to narrow down the input into a manageable number of issues. The committee looked in detail to the themed-groups. Some themed-groups were renamed and others were consolidated. The committee distributed the ideas grouped under “Miscellaneous” under the appropriate “theme”. See attachment with final sorting.
- The next step will be to create statements or short paragraphs that summarize the intent of those ideas grouped under “themes.” The following committee members volunteered to create first drafts. They will submit drafts via email as soon as possible but not later than January 15:
 - Glenn Drees and Camille Nasbe: Opportunities
 - Jason Covalcine: Strengths
 - Mike Viola and Chris Newcomer: Threats and Weaknesses
- The committee indicated that there were no surprises with the results of the Shopping Patterns Survey.
- The committee agreed that for the January 15 meeting, a panel that could provide expert advice on redevelopment strategies for communities, such as Greenhills, dealing with issues such as older housing, image & branding, commercial redevelopment, and education would be valuable. Because the information session is limited to 2 hours there was a concern that not all the committee wants to know could be covered. It was noted that as needs for additional information surface, there may be several options: the entire committee or a subgroup could take on the responsibility of researching and presenting to the rest of the committee, other experts could be invited as needed, and/or reference material could be provided by HCRPC staff.
- Two handouts were distributed: (1) a press release about the project, and (2) a description and comparison of the three greenbelt-communities.
- Next meeting date:
 - Planning Committee Meeting/ Expert panel presentation January 15
- Meeting adjourned at 9:20 pm

Strengths

Ref #	Group #	Input
		Theme: Greenhills defined
1		7 Neighbors
2		8 Community Spirit (3 dots)
3		7 Camaraderie (1 dot)
4		6 Community feel (4 dots)
5		7 Friendliness
6		2 Friendly
7		3 Friendly (1 dot)
8		1 PEOPLE, HERITAGE, SPIRIT (6)
9		5 People, plan, place, space
10		4 Pioneer Spirit
11		3 Quiet Community (1 dot)
12		6 Self contained (1 dot)
13		4 Sense of community
14		3 Small close knit community (3 dots)
15		4 Small town community feel (6 dots)
16		8 Small town feel (4 dots)
17		2 Small town feeling (1 dot)
18		8 Stability
19		8 Volunteerism (4 dots)
20		8 Continuity (1 dot)
21		5 Leadership
148		1 NAME "GREENHILLS"
149		5 Passionate Resident

145 5 Good manageable population size

Theme: Green space, greenbelt and parks

- 22 8 Beauty (surrounding, wooded) (2 dots)
- 23 4 Definable boundaries-surrounded by greenbelt (3 dots)
- 24 5 Conserved Green Space
- 25 7 Greenbelt (7 dots)
- 26 2 Greenbelt (9 dots)
- 27 1 GREENBELT COMMUNITY (4)
- 28 4 Greenspace, greenbelt (2 dots)
- 29 5 Intact greenbelt
- 30 5 Mature Tree Canopy
- 31 7 Mature trees (1 dot)
- 32 6 Park surrounds community (4 dots)
- 33 6 The history of greenbelt
- 34 6 Trees
- 35 4 Trees (1 dot)
- 36 4 Winton Woods
- 37 7 Winton Woods (1 dot)
- 38 5 Winton Woods County Park (3 dots)

Theme: Government and community services

- 39 8 Community services (1 dot)
- 40 7 Community service (2 dots)
- 41 6 Community / government services (2 dots)
- 42 8 Infrastructure (1 dot)
- 43 1 OWN FIRE, TRASH, POLICE (3)
- 44 2 Good Police & Fire Dept. (2 dots)
- 45 3 Great Police and Fire Dept.(2)

- 46 4 Parks (1 dot)
- 47 7 Police & fire on bikes
- 48 4 Police Dept
- 49 8 Pool/batting cages
- 50 8 Public services (5 dots)
- 51 7 Salting/clearing streets
- 52 4 Swimming Pool (1 dot)
- 53 7 The GH pool (1 dot)
- 54 7 Golf course
- 55 4 Golf course (3 dots)
- 56 7 Waycross TV
- 57 4 Volunteer Fire Dept. (3 dots)
- 58 7 Volunteer fire dept. (3 dots)

Theme: Public safety

- 59 6 Low crime (5 dots)
- 60 2 Safe (2 dots)
- 61 5 Safe Place
- 62 4 Safety (2 dots)
- 63 8 Safety (3 dots)
- 64 7 Safety (4 dots)

Theme: Location and accessibility

- EASY ACCESS TO THE PARK/LAKE, PARKY'S FARM, FRISBEE GOLF, WATER PARK,
- 65 1 FISHING) (6)
 - 66 6 Close to work (1 dot)
 - 67 8 Central location
 - 68 4 Centrally located
 - 69 3 Access to buses (1 dot)

- 70 5 Accessibility to Community needs (2 dots)
- 71 5 Accessibility to interstate & work commute
- 72 7 Bus line
- 73 6 Convenient
- 74 6 Location/access (4 dots)
- 75 1 PROXIMITY TO OTHER COMMUNITIES/275/DOWNTOWN (3)
- 76 4 Proximity to Parochial Schools|
- 77 5 Public Transportation
- 78 5 Uncluttered main thorough fare (1 dot)

Theme: Pedestrian friendly

- 79 7 Walk to school (used to)
- 80 1 WALK WAYS/EASY ACCESS EVERYWHERE (5)
- 81 7 Walkability
- 82 8 Walkability
- 83 5 Walkability (2 dots)
- 84 2 Walkability (3 dots)
- 85 4 Walkability (3 dots)
- 86 6 Walkable (2 dots)
- 87 3 Walkable-close to jobs (1dot)

Theme: Historic planned community

- 88 5 A unique history- one of 3 greenbelt communities (5 dots)
- 89 5 Historic District (4 dots)
- 90 6 Historic layout of village (2 dots)
- 91 2 History (7 dots)
- 92 4 Planned Community-Historic
- 93 3 Planned greenbelt community w/ affordable homes with well built structures & historic (1 dot)

- 94 5 Quality construction in historic district
- 141 5 Strength in obtaining landmark status
- 150 7 GH historical society (1 dot)

Theme: Distinguishing physical characteristics

- 95 8 Physical layout (compact) (3 dots)
- 96 3 Lots of cul-de-sacs (1 dot)
- 97 7 Sidewalks
- 98 7 Size
- 99 7 Back yards (woods) (2 dots)
- 100 4 Pocket Parks (1 dot)
- 101 3 Pocket parks with walkway connection & access to Winton Woods (3 dots)

Theme: Housing

- 102 2 Affordability (2 dots)
- 103 8 Affordable housing
- 104 2 Diverse housing (2 dots)
- 105 7 Hardwood floors
- 106 6 Housing for all stages of life (5 dots)
- 107 5 Mixture of housing styles & sizes
- 108 7 Mix of architecture (2 dots)
- 109 4 Wide range of home values
- 110 7 Single family
- 111 7 Alois center
- 112 4 Alzheimer's Center

Theme: Diversity

- 113 4 Economic Diversity
- 114 7 Diversity
- 115 4 Age Diversity
- 116 7 Multi-generational
- 117 6 Moderate white neighborhood (1 dot)
- 144 7 Kids

Theme: Community Events

- 118 1 ENTERTAINMENT
- 119 8 Concerts
- 120 1 COMMONS/ACTIVITIES OLR FESTIVAL, CONCERTS (1)
- 121 7 Community events
- 122 2 Community Planning Process
- 143 3 Best kept secret for retiring-Senior Club (2 dots)

Theme: Destination retail and services

- 123 7 Laundry mat
- 124 4 Credit Union-Village Keg
- 125 7 Library
- 126 3 Library (1dot)
- 127 4 Library (1 dot)
- 128 1 LIBRARY/POST OFFICE SELF CONTAINED (4)
- 129 4 Molloy's
- 130 4 Post Office
- 131 7 Post office
- 132 4 Riley's
- 133 7 Shopping center

- 134 5 Town center <Pool, Post Office, Commons, Library (1 dot)
- 135 3 Unique, little Post Office
- 136 3 Johnny's –Landmark (1 dot)
- 151 7 GH journal (2 dots)

Theme: Churches - Places of worship

- 137 1 CHURCHES
- 138 7 Churches
- 139 3 Churches (1 dot)
- 140 4 Churches in walking distance

Theme: Education

- 146 8 Educational level
- 147 5 Cooperative School District

Theme: Green design

- 142 5 Adaptability to new urbanism or “Green Design” (4 dots)

Weaknesses / Liabilities

Ref # **Group #** **Input**

Theme: Housing

- 1 1 26% RENTALS-CHEAP RENTALS (4)
- 2 7 Absentee landlords
- 3 6 Dewitt Landing (2 dots)
- 4 5 Disjointed additions to original designs (1 dot)
- 5 7 Houses are old
- 6 3 Housing-not selling
- 7 7 Lack of background checks on renters
- 8 6 Lack of houses greater than 200k (4 dots)
- 9 8 Lack of housing options (no modern functional)
- 10 4 Low income housing (1 dot)
- 11 4 No curb appeal (1 dot)
- 12 4 Not a lot of support for seniors (housing)
- 13 1 POTTERHILL HOUSING (1)
 Poor housing Stock (Historic Homes)- age of houses (can't be modernized, may
- 14 4 not be financially feasible, lack of square footage) (3 dots)
- 15 6 Town houses with multiple color schemes
- 111 3 Debt and mismanagement of Housing Purchase Program (2 dots)
- 113 5 Hodgepodge planning (1 dot)

Theme: Residential Parking

- 16 8 Parking
- 17 4 Parking (lack of)

18 5 Parking access

Theme: Property maintenance

19 6 Property codes not enforced (3 dots)

20 1 ORDINANCE VIOLATIONS (1)

21 6 Poorly maintained property

22 2 Housing Ordinance (enforcement) (1 dot)

23 5 Government & landlord owned rentals-unable to maintain (2 dots)

24 5 Enforcing codes & ordinances (9 dots)

25 3 Failure to enforce building codes (2 dots)

26 8 Condition of some of the housing stock (disrepair) (2dots)

27 8 Code enforcement (1 dot)

28 1 CONDITION OF HOUSING (2)

29 7 Maintenance problem on rental properties

117 1 TRASH-UNAPPROVED CONTAINERS

Theme: Sources of Revenues

30 5 Commercial tax base (1 dot)

31 4 No commercial or industrial tax base

32 8 No entrepreneurial investments (3 dots)

33 7 No industry

34 8 Tax base (4 dots)

35 2 Taxed to death-too high (3 dots)

36 7 Taxes too high

37 6 High taxes (1 dot)

121 6 Lack of employment

Theme: Population trend

- 38 6 Declining population (County issue as well) (3 dots)
- 39 1 DECLINING STUDENT POPULATION & AGING COMMUNITY (1)
- 40 3 Few young people (5 dots)
- 112 8 Higher % of Transience's of population

Theme: Business district

- 41 2 Condition of shopping center (5 dots)
- 42 1 CONDITION/NOT ATTRACTIVE (3)
- 43 7 Disrepair of shopping center
- 44 6 Empty Johnny's Toys (1 dot)
- 45 7 IGA gone
- 46 7 Johnny's toys
- 47 7 Lack of bakery
- 48 2 Lack of business in shopping center (4 dots)
- 49 1 LACK OF COMMERCIAL SPACES (2)
- 50 5 Lack of cooperation with government & shopping center (4 dots)
- 51 7 Lack of Hitching Post
- 52 6 Loss of prime retail (2 dots)
- 53 7 No gas station
- 54 6 No gas station (4 dots)
- 55 2 No grocery store, used to be able to get everything there (2 dots)
- 56 7 No pharmacy
- 57 2 No signs for Greenhill's Shopping Center
- 58 7 No variety store
- 59 8 Perceived poor demographics for businesses (3 dots)
- 60 4 Shopping Center (6 dots)
- 61 6 Shopping center (6 dots)
- 62 8 Shopping center (7 dots)
- 63 3 Shopping Center- Condition, Selection (4 dots)

- 64 4 Shopping Center not owned by village
- 65 1 SHOPPING CENTER/LOITERING (5)
- 66 1 TYPES OF SHOPS (1)
- 67 7 Lack of medical care (dr's)
- 68 8 High cost of retail space (1 dot)

Theme: Public Image / Branding

- 69 8 Lack of public profile (outside of village) (1 dot)
- 70 1 LANDSCAPING
- 71 5 No beautification plan for the Common areas (1 dot)
- 72 4 No one knows where Greenhills is
- 73 5 No unified aesthetic vision
- 74 4 Not marketable
- 75 8 Poor public image-perception vs. other communities (2 dots)
- 76 5 Overhead utility lines through town
- 77 4 Winton Road cuts town in half
- 114 1 LOW LOYALTY (2)
- 115 3 Nepotism in government/lack of turnover (1 dot)
- 116 5 No follow through with great ideas
- 118 5 Unappreciation to original design
- 120 2 Weak village government-not representative of the people (5 dots)
- 122 1 CRIME IN SURROUNDING COMMUNITIES

Theme: Public facilities and services

- 78 3 Lack of support of seniors by/from the city (4 dots)
- 79 4 Lack of upkeep at recreational facilities
- 80 4 Lack of upkeep in Pocket Parks (1 dot)
- 81 2 Maintenance of Village & buildings, and grounds (2 dots)

- 82 8 Playground facilities
- 83 5 Physical accessibility to village government
- 84 4 dots)
- 85 4 Underutilized recreation facilities
- 86 5 Upkeep of parks/public place (5 dots)
- 87 6 Golf course (underused)
- 88 3 No full time fire & no paramedics

Theme: Youth activities

- 89 7 Loitering children
- 90 7 Programs and activities for children
- 91 8 Nothing for kids to do
- 92 7 Some lack of respect among students walking through village

Theme: Greenhills defined

- 93 8 Parochialism
- 94 5 Polarization in the community
- 95 8 Small mindedness (3 dots)
- 96 8 Undercurrent of negativism
- 97 3 Not a good welcome to new residents (1 dot)
- 98 1 DIVISION & COMPLACENCY TOO BUSY TO GET INVOLVED (1)
- 99 5 Not able to view objectivity as an outsider
- 100 4 Lack of cohesive cooperation-conflicts between organizations, personal conflicts

Theme: Education / Schools

- 101 4 Public schools rating continuous improvement (1 dot)
- 102 2 Quality of school (6 dots)
- 103 4 School district owns majority of available land

- 104 1 SCHOOL DISTRICT STRENGTH (5)
- 105 5 Schools
- 106 6 Schools
- 107 3 Schools-Quality (5 dots)
- 108 7 Lack of opportunity of adult education
- 109 4 No community schools
- 110 4 Lack of alternative education
- 119 6 Vacant OLR building

Theme: Diversity

- 123 4 Economic Diversity

Opportunities / Future development or redevelopment opportunities

Ref # **Group #** **Input**

Theme: Public image/ Branding

- | | | |
|----|---|---|
| 1 | 8 | Better marketing village image (2 dots) |
| 2 | 2 | Apply for landmark status utilize this to market community (8 dots) |
| 3 | 8 | Develop/sell as a “Green Community” (4 dots) |
| 4 | 2 | Capitalize on our history (1 dot) |
| 5 | 5 | Market Greenhill’s to appropriate population |
| 6 | 5 | Make town center a local & regional destination |
| 7 | 5 | Moving Village Administration to Common Core |
| 8 | 5 | Redo sidewalks on existing pathways from original design (1 dot) |
| 9 | 5 | Reinvent as a “new urbanist Green Community” (6 dots) |
| 10 | 4 | Small town atmosphere |
| 11 | 7 | Streetscape on Winton Road (4 dots) |
| 12 | 8 | Take advantage of location within Park (3 dots) |
| 13 | 5 | Use of Winton Woods (2 dots) |
| 14 | 4 | Greenbelt/Winton Woods |
| 81 | 3 | have a more diverse government[Opportunity to] (1 dot) |
| 82 | 3 | have more transparent government[Opportunity to] |
| 84 | 8 | Master planning process |
| 86 | 8 | New village administration |
| 87 | 5 | Obtain landmark status (5 dots) |
| 91 | 2 | Voice of the people to be heard more (4 dots) |

- 92 To create a unified master plan with original design & historical preservation at
- 5 forefront (1 dot)
- 93 4 Sense of community
- 94 5 Volunteers

Theme: Infrastructure

- 15 4 Bike Path/Walking Trail (3 dots)
- 16 3 Build new/better playgrounds (1 dot)
- 17 2 Capitalize on Winton Woods (2 dots)
- 18 6 Addition to Comm. Bldg. Library, meeting room (3 dots)
- 19 5 Beautification of Commons & pocket parks & corridor (4 dots)
- 20 4 Beautiful Town Square-open (7 dots)
- 21 4 Golf Course
- 22 6 Make a gym out of Community Bldg
- 23 1 POCKET PARKS (1)
- 24 4 Pool
- 25 5 Renew public parks & spaces
- 26 8 Renewal of recreational facilities (3 dots)
- 27 8 Re-purpose community building
Work with school district to develop area behind community building as useable
- 28 5 ball fields, gardens, etc
- 29 1 YOUTH ACTIVITY CENTER (4)
- 79 4 Commons (1 dot)
- 80 4 Community Building
- 85 6 Motocross track out GC
- 89 2 Return community Building to it's original intention (2 dots)
- 90 6 Wireless internet (2 dots)

Theme: Activities / events

- 30 4 Concerts on Commons
- 31 4 Dog Show-Mutt March
- 32 1 FARMERS MARKET (2)
- 33 1 GARDEN AREAS (VEGETABLE GARDENS)
- 34 6 Identifiable “Greenhill’s” event (3 dots)
- 35 1 SENIOR CENTER/COMMUNITY CENTER/BLDG ACTIVITIES (5)

Theme: Public safety

- 36 5 More walking & bicycle police visibility
- 37 5 Enforce speeding & red light laws

Theme: Education / Schools

- 38 1 DEVELOP CHARTER SCHOOL (1)
- 39 1 EDUCATION OPPORTUNITIES TO RESIDENT ADULT EDUCATION (4)
- 40 3 improve schools [Opportunity to] (1 dot)

Theme: Housing

- 41 8 (re)develop more housing (4 dots)
- 42 4 Affordable
- 43 4 Golf Cart Community (6 dots)
- 44 7 More townhouses individually owned (7 dots)
- 45 1 NEW HOUSING (BEHIND MIDDLE SCHOOL)
- 46 7 OLR school building potential site for housing (1 dot)
- 47 4 Owner Occupied
- 48 3 raise rents to attract better tenants [Opportunity to] (1 dot)
- 49 1 REDEVELOP OLDER HOUSING STOCK (4)
- 50 4 Updated housing (2 dots)

- 83 6 Incorporate Springfield Twsp (Ligorio)
Place Historic Village owned homes into a professional property management
- 88 3 company (3 dots)

Theme: Redevelopment Sites

- 51 6 Develop Damon/Winton corner (2 dots)
- 52 4 Gambier-future
- 53 6 OLR into docs offices (2 dots)
- 54 6 Teenage skateboard-Johnny's Youth Center
Land on west side of Winton between Cromwell and Damon has potential to be
- 55 7 developed
- 56 4 Unused Greenspace- could be developed (1 dot)

Theme: Business District Redevelopment

- 57 6 Bulldoze Johnny's-medical center (6 dots)
- 58 5 Create shopping center with niche-style-destination businesses (2 dots)
- 59 8 Destination venue (3 dots)
- 60 7 Gas station (2 dots)
- 61 7 Grocery store (7 dots)
- 62 6 Johnny's to senior center/Rec center/Maint. (1 dot)
- 63 4 Johnny's Toy's (1 dot)
- 64 7 Johnny's Toys as a business catering to seniors (2 dots)
- 65 7 Johnny's Toys as a site for grocery (2 dots)
- 66 3 Johnny's Toys building (1 dot)
- 67 6 Johnny's/golf course/develop into retail/resd (4 dots)
- 68 4 Lower fields-behind middle school (3 dots)
- 69 6 New shopping
- 70 6 Outdoor entertainment district (4 dots)

- 71 7 Pharmacy (2 dots)
- 72 2 Revitalize shopping center (6 dots)
- 73 4 Shopping Center (4 dots)
- 74 1 SHOPPING CENTER (8)
- 75 8 Shopping center district (9 dots)
Shopping Center-need to be open and inviting to attract new residents (i.e. use
- 76 3 “for rent” signs) (11 dots)
- 77 1 SMALL “SPOT” BUSINESS SPRINKLED THROUGHOUT GREENHILLS (2)
- 78 5 Small cafes (3 dots)

Threats

Ref # **Group #** **Input**

Theme: Housing

1	6 # of village owned rental units (4 dots)
2	6 % of rental properties (2 dots)
3	7 Absentee landlords (1 dot)
4	4 Continued Housing Decline (1 dot)
5	1 FUNCTIONALITY OF HOUSING (4)
6	1 HOUSING VALUES (5)
7	7 Lack of background checks on renters (1 dot)
8	6 Lack of developable land for new housing
9	5 Lack of enforcement of codes & laws (trash containers) (6 dots)
10	1 LACK OF OWNER UPKEEP (PROPERTY) (7)
11	7 Lack of property maintenance (5 dots)
12	5 Lower standards of housing
13	1 NOT FOLLOWING ORDINANCES (2)
14	4 Rental properties -Single family homes, Section 8
15	3 Redevelopment plans of existing historic homes (2 dots)
16	4 Too many rentals-slumlords (2 dots)
17	7 Undesirable tenants (1 dot)
74	2 Government as landlords (4 dots)
87	6 Non-development of greenbelt
93	3 Village caused devaluation by HC Auditor of 219 historic properties (6 dots)
95	3 Parking RV's, Boats, etc in driveways or yards (13 dots)

Theme: Infrastructure

- 18 7 Aging infrastructure (3 dots)
- 19 4 Aging Infrastructure- waterlines, community facilities
- 77 1 LACK OF COMMUNITY TRANSPORTATION (3)
- 82 4 Loss of American Legion Hall

Theme: Revenues sources

- 20 6 Declining revenue for government services/schools (1 dot)
- 21 4 Instability of Business
- 22 1 LACK OF PROPERTY BASE
- 23 7 Lack of revenue (2 dots)
- 24 4 Loss of employees
- 25 4 Loss of tax base (1 dot)
- 26 6 No salt (2 dots)
- 27 5 Not developing economic base (5 dots)
- 28 7 Not retaining retail industries (4 dots)
- 29 8 Not taking any action with retail district (3 dots)
- 30 8 Passed on government mandated costs, cuts in state funding (2 dots)
- 31 7 Paying for municipal services (3 dots)
- 32 1 TAXES (6)
- 33 3 Village finances (1 dot)
- 34 3 High income tax

Theme: Population trends

- 35 8 Aging population
- 36 6 Aging population (3 dots)
- 37 6 Declining population
- 38 3 Not enough young people to carry on Greenhill's Tradition (9 dots)

- 39 8 Lack of new families moving in (2 dots)
- 44 4 Changing demographics-desirable trends going down (2 dots)
- 45 1 DECREASING MEDIUM INCOME (2)
- 73 4 Good people leaving Village (4 dots)

Theme: Business district unattractive as a destination

- 40 4 Aging Shopping Center- not appealing
- 41 4 Decline of Shopping Center (5 dots)
- 42 3 Shopping Center (1 dot)
- 43 6 Shopping center (7 dots)

Theme: Education / Schools

- 46 7 Closing of OLR school is a lack of alternative education choices
- 47 2 Deterioration of schools- threat to property value (7 dots)
- 48 8 Perception of school-district becoming reality (4 dots)
- 49 4 School District (9 dots)
- 50 7 Status of school ranking (2 dots)

Theme: Image and Branding

- 51 1 CRIME-INNER CITY DRIFT (RENTALS) (2)
- 52 6 Declining surrounding communities (7 dots)
- 53 4 Deterioration of surrounding communities
- 54 5 Developing areas not in keeping with surrounding
- 55 8 Spread of inner city crime (2 dots)
- 56 5 Character (3 dots)
- 57 2 Deterioration of Greenhill's (10 dots)
- 58 4 Fanatic Historical Preservationists (1 dot)
- 59 5 Fear of losing historic district (5 dots)

- 60 2 Financial condition of government (5 dots)
- 61 7 Fire and EMS reliant on public support
- 62 4 Losing Fire Dept, lack of volunteers (1 dot)
- 63 6 Infringement on the greenbelt
- 64 5 Lack of cohesiveness
- 65 8 Negativity in community (4 dots)
- 66 4 Losing Identity
- 67 5 Not wanting positive change
- 68 8 Resistance to change (3 dots)
- 69 2 Too many immediate problems & needs (2 dots)
- 72 7 Good ole boy network (3 dots)
- 75 5 Knee jerk solutions (2 dots)
- 76 7 Lack of citizen input (1 dot)
- 78 1 LACK OF FOCUS & URGENCY
- 79 8 Lack of realization of potential
- 80 5 Lack of respect of people from diverse population, income groups/section 8
- 81 5 Lack of vision (3 dots)
- 83 3 Nepotism
- 84 2 Nepotism in government (5 dots)
- 85 6 Loss of village charm (3 dots)
- 86 2 No communication between government and people (6 dots)
- 89 8 Small thinking-leading to self-realization (self fulfilling behavior) (4 dots)
- 90 5 The “thinking that we need to compete with new suburb towns
- 91 2 Unqualified government employees (2 dots)
- 92 2 Village governments attitude toward our history (7 dots)

Theme: National Trends

- 70 3 Economy
- 71 6 Eminent domain (1 dot)

- 88 8 Regionalization metro government (1 dot)
- 94 8 Potential state (library) cuts (3 dots)