

Village of Lyons Comprehensive Plan

Online Public Survey

Summary of the Survey Results

The Village of Lyon's Comprehensive Plan has included extensive public involvement, with input about the community's future received from stakeholders at multiple points during the planning process. The online public survey was one of other tools used to allow residents and stakeholders who could not attend any of the public events an opportunity to provide input into the plan. The online survey was live for a period of three months, from November 2013 through January 2014. The ideas and suggestions that were generated by this activity are outlined in the following summary.

Demographics

Ten people responded to the online survey, helping to identify community issues and concerns and sharing their ideas on how they would like to see the issues addressed in the comprehensive plan. The following is a summary of the results of the online survey.

What is your gender?	Responses	
Female	4	40%
Male	6	60%
Total	10	100%
What is your race/ethnicity?	Responses	
African American/Black	0	0%
Asian	0	0%
Hispanic/Latino	1	10%
Caucasian/White	8	80%
Other/Prefer not to answer	1	10%
Total	10	100%
What is your age?	Responses	
Under 19	0	0%
20 – 34	1	10%
35 – 49	0	0%
50 – 64	7	70%
65 – 79	2	20%
80 years and over	0	0%
Total	10	100%
How are you affiliated with the Village?	Responses	
Resident	6	60%
Business owner	0	0%
Employed in the neighborhood	1	1%
Both live and work in the neighborhood	2	20%
Not from Lyons	0	0%
Other	1	10%
Total	10	100%

Q1. What are the most important issues or concerns regarding the economic and physical growth in Lyons?

Most of the survey respondents were concerned about commercial development, particularly retail. They want the Village to continue to attracting new businesses. They pointed out the need for the Village to have an Economic Development Director to spearhead economic development. They also stated that the Village needs a Planning Commission to help define a vision for the future that will address infrastructure improvements, preservation of open spaces, and redevelopment of underutilized and vacant properties. The issues and concerns raised by survey participants include:

- Retention of the Forest Preserve areas
- Need for infrastructure improvement
- Need for commercial development and more retail
- The village is built out, there is little room for growth
- No more trucking terminals and small offices which provide little in revenue to the Village
- Increase revenue and fix up blighted areas along all our major arterials in the town
- Nothing here to draw families in town other than the low taxes
- Redevelop underutilized and vacant properties
- The Village lacks an economic development director
- Lack of clear vision for future growth
- Lack of a Planning Commission to guide planning and development
- No planned parking development in the retail areas
- Introduce mixed use in B-1 zoning district
- Improve the schools
- Taxes are high
- Transparency in the management of public finances, including water and sewer funds
- Address pollution, traffic, and quality of life issues associated with the quarry. Clean construction or demolition debris (CCDD) used at the site

Q2. Which areas of the community do you think need particular attention from a planning perspective?

From a planning perspective, respondents identified a number of issues to be addressed by the comprehensive plan. These issues are cataloged below by different topic areas including commercial development, transportation, housing, and parks open spaces and recreation.

Commercial Development

- Create and define a Central Business District
- Focus commercial investments on 1st Avenue, Ogden, Harlem, and 47th Street
- Need for more retail. Continue to support retail development along Ogden Avenue
- Need for more sales tax revenue in the Village
- Lack of shopping destinations
- Support retail development along Ogden and First Avenue; transition some industrial properties to retail uses
- Consider limiting trucking firms, auto mechanics/parts stores, and fast food restaurants
- Provide assistance to existing businesses

Transportation

- Insufficient public transportation within the village
- Improve traffic lights and lighting at roadway intersections.

- Create more parking along Ogden and Harlem Avenues.
- Improve roadways within the Central Business District (CBD).
- Improve public transportation on west end of town.
- Consider an internal light rail system that can serve the village.
- Create a terminal hub for (PACE) buses.
- Transportation is fine in the Village.

Housing

- Create housing standards, no more than single housing units
- Use single family houses as just that, do not convert them to multi-family housing
- Provide additional affordable apartments for seniors
- Lack of space for building new housing
- Too many foreclosed and multifamily homes
- Housing density is low
- Housing is plentiful

Parks, Open Space and Recreation

- Maintain current parks and recreation areas
- We are good in this area and growing
- Provide more venues for recreation and entertainment
- The Village provides few recreation programs that are limited in scope. We need more recreation programs like we used to have
- The new parks (Veterans and Smith Parks) are nice but are difficult to access from the west end of the Village
- Protect and maintain the Forest Preserve areas by working with Cook County
- Keep as much open space as possible, don't lose any more

Other Issues

- Need for a 24/7 police station service desk
- Improve educational standard, especially high school
- Excess dust from the Quarry site
- Water loss issues (over allocation)
- Improve transparency in municipal administration

Q3. What projects, actions, and/or partnerships would you like to see completed in the Village (in the next 30 years) to address your concerns?

Survey respondents suggest the Village continue to pursue partnerships among local governments and with the state, and involve the local business community in targeting investments within the commercial areas to stimulate economic development. Other projects, actions, and/or partnerships identified include:

- Revitalization and redevelopment of existing underutilized properties.
- Execute a well-planned development of the new land obtained from the Quarry site.
- Create a Central Business District (CBD) in Lyons.
- Require local businesses to maintain a common façade.
- Consider a light rail surface system in the area.
- Ensure schools are at the forefront of educational programs.
- Merge Lyons and McCook to make both villages better for the residents

- Make streetscape improvements on Ogden Avenue.
- Collaborate with MWRD on flood control projects.
- Encourage partnership with businesses to sponsor community events.
- Make the streets safe for pedestrians and cyclists.
- Bring in riverboat businesses to generate much needed revenues.
- Restructure Ogden and Harlem Avenue commercial corridors to attract more businesses.
- Institute a streetscape program along Ogden Avenue and Harlem Avenue.
- Invest in the river walk area to upgrade water fountain and promote pedestrian use.
- Petition to change the high school district from Morton to Lyons Township.
- Reduce the number of multi-family dwellings in the Village.
- Make streets improvements throughout the Village.
- Take strong action against property owners of abandoned, unused, or rundown buildings.
- Streamline the Village staff and hire a qualified economic development director.
- Promote police integrity initiatives.
- Reinstate neighborhood watch program.
- Enforce the Clean Air Act.
- Audit the water/sewer fund and restructure it to ensure accountability and sustainability.
- Expand and develop the River walk area for more recreational usage for all ages.
- Continue partnerships between local government and the state and include the business community in the partnerships.

Q4. Please describe what you like most about Lyons in one or two sentences. Describe it as if you were talking to someone who has never visited Lyons before.

Overall, survey respondents value the small-home town atmosphere of Lyons, affordable housing, and close proximity to natural amenities and downtown Chicago.

- Very friendly people.
- Progressive young Mayor.
- It is not so big that you get lost in the community.
- Centrally located and 15 minutes from downtown Chicago.
- The small town charm.
- A town moving forward while respecting its history.
- Hometown feel.
- Lyons is a nice quiet town, centrally located in the suburbs of Chicago.
- Small town feel but close to the city and transportation.
- Village services have deteriorated over the last 10 years and our High School district is awful.
- Overall, friendly village with good homes available at a reasonable cost, and is in a good location with respect to transportation.
- Proximity to Des Plaines River, forest preserves, and Brookfield Zoo.
- It was a great community. I would like to see that once again.

Q5. How do you envision the future of Lyons in 2040? What do you want the Village to be known for?

In 2040, survey respondents envision Lyons as a diverse community known for its municipal services, good schools, and vibrant business districts.

- A town that truly lives up to its motto “The Gateway to the West”
- A place to live

- Shopping along both the Des Plaines River and Ogden Avenue
- A town of diversity to share in all its talents
- A town that continues to encourage business investment and growth
- Great river front development
- Its services and schools
- A village known for its honesty and integrity
- A town that people can afford to live in
- A central business district that is inviting

Q6. How would you like to see Lyons grow in the future, what is your definition of growth?

Overall, survey participants would like to see more commercial developments in Lyons. They would also like to see residential development, improvement of open spaces, more recreational activities, as well as transportation improvement.

