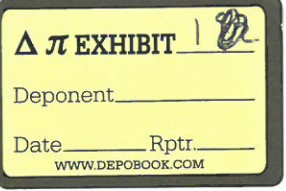


**STATEMENT OF WILLIAM KLING 175 SOUTH KENILWORTH AVENUE
BEFORE THE ELMHURST ZONING AND PLANNING COMMISSION
REGARDING THE PROPOSED DOWNTOWN PLAN
MARCH 23, 2017**



CHAIRMAN WHISTLER AND MEMBERS OF THE COMMISSION. MY NAME IS WILLIAM KLING AND I LIVE AT 175 SOUTH KENILWORTH AVENUE. THANK YOU FOR THE OPPORTUNITY TO BE HERE TONIGHT AND PROVIDE COMMENTS REGARDING THE DOWNTOWN PLAN AND PROPOSED REZONING. IN ADDITION TO BEING A LONG TIME RESIDENT OF ELMHURST, I HAVE BEEN A MUNICIPAL AND LAND USE ATTORNEY FOR MANY YEARS AND WAS AN URBAN PLANNER FOR LAKE COUNTY EARLIER IN MY CAREER.

I HAVE HAD THE OPPORTUNITY TO REVIEW THE PLAN AND TO ASSESS ITS IMPACT ON ME AND MY WIFE AND OUR NEIGHBORS. IN SHORT, WE ARE VERY CONCERNED. OUR NEIGHBORHOOD CONTINUES TO BE ONE OF THE GREAT ATTRACTIONS TO ELMHURST. OUR HOMES CONTINUE TO INCREASE IN VALUE, AND OUR PROPERTY TAXES CONTINUE TO INCREASE AS A RESULT. WE HAVE THE GREAT ADVANTAGE OF LIVING IN WALKING DISTANCE TO THE DOWNTOWN AREA AND THE TRAIN STATION. AT THE SAME TIME, OUR NEIGHBORHOOD IS RESIDENTIAL IN CHARACTER. OUR NEIGHBORHOOD HAS ALWAYS BEEN RESIDENTIAL, ALMOST EXCLUSIVELY SINGLE FAMILY RESIDENCES. IN FACT, OUR HOUSE WAS OWNED FOR MANY YEARS BY REVEREND HELMUT BERENS, ONE OF THE GREAT HISTORIC LEADERS OF OUR COMMUNITY.

WHILE WE UNDERSTAND THAT OUR NEIGHBORHOOD BORDERS THE DOWNTOWN AREA AND MANY OF THE INSTITUTIONAL USES SUCH AS CHURCHES, SCHOOL AND THE SCHOOL DISTRICT HEADQUARTERS, IT IS REALLY ESSENTIAL TO ALL PLANNING AND ZONING PRECEPTS THAT IT MAINTAIN ITS RESIDENTIAL CHARACTER. THERE IS NO NEED TO DESIGNATE ANY OF OUR NEIGHBORHOOD "TRANSITION". THE RESULT OF SUCH A CHANGE IS TO EFFECTIVELY SPREAD THE DOWNTOWN AREA INTO THE RESIDENTIAL AREA. IN FACT, OUR NEIGHBORHOOD HAS NATURALLY EVOLVED INTO A TRANSITIONAL AREA WITHOUT THE NEED FOR SUCH A DESIGNATION.

AS I STATED, I HAVE REVIEWED THE DOWNTOWN PLAN AND I REMAIN VERY CONCERNED ABOUT ITS IMPACT ON OUR NEIGHBORHOOD. YESTERDAY, I HAD THE OPPORTUNITY TO SPEAK WITH MR. WARNER, AND I CERTAINLY APPRECIATE THE STAFF'S AND COMMISSION'S WILLINGNESS TO ADJUST ITS PLANS BASED ON NEIGHBOR INPUT. HOWEVER, I WANT TO TAKE A MOMENT TO STATE THAT THE PROCESS HAS NOT BEEN VERY TRANSPARENT. WHILE I KNOW THAT AS A CITIZEN I HAVE A RESPONSIBILITY TO STAY ABREAST OF WHAT OCCURS IN OUR GOVERNMENT, THE FIRST I HEARD OF THIS PLAN WAS THREE WEEKS AGO WHEN A LETTER ARRIVED DESCRIBING IN GENERAL THE PROPOSED CHANGES. WE AND OUR NEIGHBORS WOULD HAVE APPRECIATED MORE INVOLVEMENT IN THE DISCUSSIONS AT THE BEGINNING OF THE PROCESS. AS AN EXAMPLE, THE CONSULTANTS HIRED BY THE CITY TO CREATE THE PLAN OBVIOUSLY MADE A MISTAKE IN DESIGNATING THE THREE HOMES ON THE NORTH SIDE OF MARION JUST EAST OF ROBERT PALMER DRIVE AS A "DEVELOPMENT OPPORTUNITY" WHICH WAS DEFINED AS "UNDERUTILIZED" MEANING VACANT OR PARKING

LOT. A QUICK DRIVE BY THE PROPERTIES WOULD HAVE SHOWN THAT THEY ARE RESIDENCES AND HAVE BEEN RESIDENCES FOR OVER 100 YEARS!

CHAIRMAN WHISTLER AND COMMISSIONERS, OUR NEIGHBORHOOD IS VERY CONCERNED. I AM PRESENTING TO YOU TONIGHT A PETITION SIGNED BY MANY OF OUR NEIGHBORS ASKING FOR YOUR RECOMMENDATION TO MAINTAIN THE CURRENT ZONING ON THE NORTH SIDE OF MARION (CURRENTLY R-1), THE WEST SIDE OF ARLINGTON (CURRENTLY R-4) AND THE EAST SIDE OF YORK (CURRENTLY R-5). ALL OF THESE AREAS SHOULD REMAIN AS IS—NOT CHANGED TO TRANSITIONAL.

WHILE WE UNDERSTAND THIS IS A PROCESS, AND THAT YOU ARE ONE STEP IN THAT PROCESS, YOU SHOULD ALSO UNDERSTAND THAT WITH ADDITIONAL TIME AND EFFORT, MORE NEIGHBORS WILL BECOME AWARE OF THESE PROPOSED CHANGES, AND MORE NEIGHBORS WILL HAVE THE SAME CONCERNS WE HAVE. WE CERTAINLY LOOK FORWARD TO FURTHER CONVERSATIONS WITH STAFF AND POLICYMAKERS.

THANK YOU AGAIN FOR HEARING MY STATEMENT, AND I ASK THAT IT AND THE PETITION BE ENTERED INTO THE HEARING RECORD.