

1

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

CITY OF ELMHURST  
ZONING AND PLANNING COMMISSION/  
ZONING BOARD OF APPEALS

Thursday, March 23 2017  
7:00 p.m.

Case Number: 17 P-04  
City of Elmhurst Text Amendments

Case Number: 17 P-05  
City of Elmhurst Map Amendments

RECORD OF PROCEEDINGS had before Haley  
Goodwin on Thursday, March 23, 2017, commencing  
at 7:00 p.m. in reference to the above-entitled  
cause.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

APPEARANCES  
ZONING AND PLANNING COMMISSION/  
ZONING BOARD OF APPEALS MEMBERS:

- MR. WHISTLER - Chairman
- MR. CORRADO - Commissioner
- MR. GARLAND - Commissioner
- MS. MCCOYD - Commissioner
- MR. MUSHOW - Commissioner
- MS. ROSE - Commissioner

STAFF MEMBERS:

- MR. NATHANIEL WERNER  
Zoning Administrator
- MS. EILEEN FRANZ  
Assistant Zoning Administrator
- MR. MIKE KOPP  
Assistant City Manager

1 REPORT OF PROCEEDINGS

2 MARCH 23, 2017

3 CHAIRMAN WHISTLER:

4 Ladies and gentlemen, we're going to  
5 begin the meeting of the Elmhurst  
6 Zoning and Planning Commission, and I  
7 would like to open up the agenda with  
8 having the rollcall taken.

9 MR. WERNER:

10 Commissioner Callaway is absent this  
11 evening.

12 Commissioner Corrado?

13 COMMISSIONER CORRADO:

14 Here.

15 MR. WERNER:

16 Commissioner Garland?

17 COMMISSIONER GARLAND:

18 Here.

19 MR. WERNER:

20 Commissioner McCoyd?

21 COMMISSIONER MCCOYD:

22 Here.

23 MR. WERNER:

24 Commissioner Mushow?

4

1 COMMISSIONER MUSHOW:

2 Here.

3 MR. WERNER:

4 Commissioner Rose?

5 COMMISSIONER ROSE:

6 Here.

7 MR. WERNER:

8 Commissioner Uditsky is absent this  
9 evening. Commissioner Warnke is also  
10 absent this evening.

11 Chairman Whistler?

12 CHAIRMAN WHISTLER:

13 Here.

14 MR. WERNER: We have a  
15 quorum.

16 CHAIRMAN WHISTLER:

17 That quorum will allow us to continue  
18 with the agenda that we have before  
19 us tonight. And I know some of you,  
20 or at least I perceive some of you,  
21 are here still for voting or part of  
22 the voting process. Is there anybody  
23 here that is voting? Okay. So,  
24 we'll just move forward with the

1 knowledge that it's a clear and open  
2 runway.

3 And we're going to take  
4 off now, and the first thing I'd like  
5 to remind everybody is that we do  
6 have copies of the agenda. If you  
7 do not have a copy or know what the  
8 agenda is all about, now would be a  
9 good time. They're in the back of  
10 the room. And what's important,  
11 because the two or three things that  
12 are on the back of the agenda are a  
13 set of guidelines relative to our  
14 meetings. And you'll notice that our  
15 meetings, we try to -- promptly at  
16 7:00 o'clock, which we have -- you'll  
17 notice in the instructions on the  
18 back of the agenda are two or three  
19 things that I'd just like to  
20 paraphrase. One of them is that we  
21 will have an open session for  
22 everybody in the room for a public  
23 comment component of our meeting, and  
24 that component does not have anything

1 to do with the public hearings that  
2 we're going to hold later.

3 So, let me ask you, if  
4 there anybody first of all that is  
5 here for the public comment and not  
6 for the public hearing items; would  
7 you raise your hand? Is there  
8 anybody that raised their hand?  
9 Okay. We're going to allow you a  
10 few minutes to speak on anything that  
11 you'd wish to speak to relative to  
12 the City of Elmhurst.

13 Later on, and you'll  
14 see it listed in here, that when we  
15 hold the public meeting, members of  
16 the public, when they give their  
17 testimony will be allowed five  
18 minutes. So, remember there are two  
19 different opportunities to speak  
20 tonight, but the one does not have  
21 anything to do with testimony for the  
22 public hearing. Is that fair?  
23 You'll be timed for both of those  
24 things.

1                   So, the first thing  
2                   that I would like now is to turn to  
3                   those people that would like to make  
4                   a public statement that does not  
5                   refer to the public hearings that we  
6                   have. Anybody in the front row; hand  
7                   up? I know everybody is saying  
8                   somebody raised their hand -- there  
9                   you are. You can go to the mic if  
10                  you'd like to be heard better.

11                               (Whereupon, public  
12                   comment was had off the record.)

13                               CHAIRMAN WHISTLER:  
14                   Okay. Then we want to have a motion  
15                   for the approval of the minutes next  
16                   of our last meeting which was on  
17                   March --

18                               COMMISSIONER ROSE:   So  
19                   moved.

20                               COMMISSIONER MUSHOW:  
21                   Second.

22                               CHAIRMAN WHISTLER:  
23                   There's a motion, second to approve  
24                   -- and a second. Any changes to be

1 made?

2 All those in favor, say

3 aye?

4 (Chorus of ayes.)

5 CHAIRMAN WHISTLER: And  
6 opposed likewise.

7 So, we're down then to  
8 number four on the agenda, and I'm  
9 going to be turning the chair over to  
10 -- not the chair, but the  
11 presentation over to the City as they  
12 are the Applicant in the request  
13 being made for us to hold and conduct  
14 a public hearing tonight.

15 So, Than, you'll be  
16 doing that, will you not?

17 MR. WERNER: Yes, Mr.  
18 Chairman, I will.

19 CHAIRMAN WHISTLER: May  
20 I just ask ahead of -- somebody else  
21 may be asking this.

22 We have two different  
23 listings for a public hearing. Would  
24 you like to clarify it for us; are



1 we having one public hearing for  
2 both, or are there going to be two  
3 different public hearings?

4 MR. WERNER: We're  
5 going to combine them into one public  
6 hearing, both Cases 17 P-04 and 17  
7 P-05. They are interconnected and  
8 interrelated. There will be -- because  
9 one is a text amendment which is  
10 different requirements and one is a  
11 map amendment which has different  
12 requirements. But tonight we will  
13 discuss both in one meeting as one  
14 combined case.

15 CHAIRMAN WHISTLER: So,  
16 tonight you'll make that presentation  
17 for the request?

18 MR. WERNER: Yes.

19 CHAIRMAN WHISTLER: And  
20 then after that, just to let you know  
21 ahead of time, the Applicant gets the  
22 opportunity to present their case to  
23 us. Then we'll turn to the audience  
24 and we'll recognize you for you to

1 enter into the record the information  
2 that you'd like to share with us.

3 It might be appropriate  
4 to remind you the difference in why  
5 you're here tonight of other meetings.  
6 We have kind of a three-step process  
7 in our zoning. The first step is  
8 the formal step, and that is tonight  
9 in terms of gathering information for  
10 the record, for the transcript that  
11 will be shared as the issue goes  
12 forward. Our recommendation in the  
13 case will go to the City Council.  
14 That's after tonight, and we hold our  
15 deliberation.

16 So, this is not a  
17 conversational meeting tonight where  
18 you have questions where you --  
19 rhetorical questions maybe, but we're  
20 not having discussions, not in open  
21 house. Than will explain to you --  
22 that's been done. All that  
23 information has been available.  
24 Tonight we're going to make it a

1 record in the form of your testimony  
2 going onto the transcript. Then the  
3 second step will be the DP and Z  
4 Committee; that is the three-person  
5 Alderman committee. And the City  
6 Council, they will hold their meeting,  
7 they will have all the information  
8 that we've been able to gather  
9 through this process. That will be at  
10 a separate meeting. You're welcome  
11 to come to that, but it's not a  
12 public hearing. And then, of course,  
13 thirdly is the full City Council.  
14 Our request -- pardon me -- our  
15 summary and our information will go  
16 forward, the DP and Z information  
17 will go forward, and then, of course,  
18 the City Council will have a final  
19 jurisdiction.

20 And I know there's a  
21 lot of history, so I'm sure that Than  
22 is going to bring you up to date of  
23 where we were, where we are, and how  
24 we got here. And then we being the

1 City, because this is going on for  
2 months and months, and then, of  
3 course, we'll go to the other process  
4 in talking to you.

5 So, anybody from the --  
6 anybody out there have a question  
7 regarding the process? So, let's get  
8 right into it, Than, and have you as  
9 the Applicant -- and remember that we  
10 do have to have the people sworn in  
11 when they're giving testimony. And I  
12 believe it's appropriate to have you  
13 and the others on your team stand and  
14 take the oath if they're going to at  
15 any time tonight answer a question,  
16 they should be sworn in.

17 (Whereupon, the  
18 witnesses were duly sworn.)

19 CHAIRMAN WHISTLER:  
20 Okay. The record will show the  
21 Applicant's team has been sworn in  
22 mand will proceed accordingly.

23 MR. WERNER: Thank you,  
24 Mr. Chairman. I'll start with the

1 case information.

2 This is Case No. 17 P  
3 -04 and 17 P-05. The date that the  
4 application was filed was February  
5 14th, 2017. This is a request for  
6 text and map amendments for downtown  
7 area rezoning. The Applicant is the  
8 City of Elmhurst. We entrust in the  
9 properties in a municipal  
10 jurisdiction. The date of the legal  
11 notice of public hearing was March  
12 2nd, 2017, the date of the posting of  
13 the sign was March 8th, 2017 -- and  
14 I might say that we posted  
15 twenty-five signs throughout our  
16 downtown in an effort to make sure  
17 everybody was properly notified -- the  
18 date of the first-class mailing of  
19 the notice was March 2nd, 2017, and  
20 that brings us to tonight's public  
21 hearing on March 23rd.

22 And I'm going to stand  
23 up and walk around because I can't do  
24 this sitting down.

1                   The purpose of this  
2                   hearing is to consider a request for  
3                   text amendments and map amendments.  
4                   The background -- the background is  
5                   that the past two decades, the Zoning  
6                   and Planning Commission and the  
7                   Development Planning and Zoning  
8                   Committee have recognized an increase  
9                   in zoning ordinance variations and  
10                  conditional use applications for the  
11                  downtown activities. Its recent  
12                  entitlement request has conflicts  
13                  between our 1992 Zoning Ordinance and  
14                  our 2006 Downtown Plan, and that's  
15                  why this plan is called up for this  
16                  revision.

17                               Based on recommendations  
18                               of the DP and Z, the City Council  
19                               hired Houseal Lavigne and  
20                               Associations, and Mr. Nick Davis is  
21                               here tonight representing Houseal  
22                               Lavigne. Prepared the makeup of the  
23                               downtown plan. The net plan was  
24                               approved in June of last year.

1                                   The City Council  
2       approved this ordinance adopting a new  
3       revised downtown plan. The game is to  
4       create a new, exciting, unique, and  
5       vibrant pedestrian-oriented downtown  
6       atmosphere according to the plan. By  
7       definition, the downtown should really  
8       feel different than the rest of the  
9       community; a mix of land uses, taller  
10      buildings, interesting architecture,  
11      public spaces, and entertainment and  
12      dining options are all vital pieces  
13      that calls for that atmosphere. At  
14      the core, all the plans,  
15      recommendations support the notion  
16      that downtown should be a special  
17      place for all to enjoy.

18                                   Implementation of the  
19      downtown plan is derived from our  
20      regulatory strategies and effort. The  
21      regulatory strategies framework is a  
22      chapter in our plan which essentially  
23      points out those things in the zoning  
24      ordinance that should be changed in

1 order to facilitate recommendations of  
2 the plan. The Zoning and Planning  
3 Commission reviewed the Elmhurst  
4 Zoning Ordinance with respect to these  
5 recommended changes outlined in this  
6 framework chapter on three different  
7 categories in 2016. The Commission  
8 reviewed the bulk regulations and use  
9 list, parking requirements, and other  
10 changes recommended to the downtown  
11 plan, which brings us to tonight's  
12 recommendation going forward.

13 The functional land use  
14 zones were created -- took our  
15 current zoning map, which is our  
16 existing zoning map shown on the map  
17 -- onto the wall, and proposed the  
18 zoning districts based on what you  
19 saw in the functional land use map.  
20 The downtown zoning, the existing  
21 zoning shown in red, C4 District,  
22 purple is C4A, the downtown itself  
23 was rezoned in 1992. There was an  
24 area of R5 on the east side of York



1 just south of Robert Palmer that was  
2 zoned R5 in 1995, and then C4A  
3 between Third and North Avenue on  
4 York rezoned C4A in 2000.

5 The proposed zoning  
6 districts show that the core is  
7 essentially the same shown in red.  
8 The yellow area is the outer core  
9 district, some of which is existing  
10 central business, some of which is  
11 zoned residentially. And then the  
12 outer green is the neighborhood  
13 transition proposed district, and the  
14 blue is the civic/institution zone.

15 The core is essentially  
16 the same as I mentioned, and the  
17 issues that we discussed came --  
18 centered around the outer core and  
19 the neighborhood transition districts  
20 which had more underlying districts of  
21 different types than the core.

22 The four major areas of  
23 discussion, and this was also  
24 something that the DP and Z and City

1 Council requested be considered, are  
2 the four areas that were only asked  
3 for in relief over the last two  
4 decades, so it was density, height,  
5 parking, and setbacks. With respect  
6 to density, we've had density approved  
7 recently in the downtown area ranging  
8 from 41 dwelling units an acre to 130  
9 dwelling units an acre. Over the  
10 past decade, developments were  
11 approved with those densities. These  
12 proposed amendments related to density  
13 were based on minimum unit size  
14 rather than dwelling units per acre.  
15 Proposed amendments are designed to  
16 address the controlled building bulk.  
17 The building bulk, the height, the  
18 minimum unit size, and the parking  
19 requirements are combined together in  
20 the term of the density for any given  
21 lot. The proposed new unit sizes are  
22 studio at 500 square feet, one  
23 bedroom 700, two bedrooms 1,000, and  
24 three bedrooms 1,200. These were

1 based on current downtown zoning --  
2 or building developments in our  
3 downtown.

4 Building height was the  
5 next item. The tallest new  
6 developments in the City should occur  
7 within the core zone. Again, this is  
8 the same zoning that we've seen  
9 numerous requests for relief to six  
10 stories or higher. Greater height  
11 will allow greater density within the  
12 downtown Elmhurst providing a consumer  
13 base for goods, services, and  
14 entertainment. As development moves  
15 away from the core, it should step  
16 down in height to gradually blend  
17 into the surrounding residential  
18 character of the City. This concept  
19 is based on the first floor of a  
20 mixed-use building having fifteen-foot  
21 cleared height, the other floors  
22 having ten-foot clearing, or up to,  
23 and two feet of structural component  
24 between each floor. Today our

1 current zoning, for example, of four  
2 stories or forty-five feet, it's  
3 unlikely to get four stories in a  
4 forty-five-foot-tall building, so this  
5 was now based on real world building  
6 and height consideration. So, you  
7 see there the heights and the stories  
8 that we recommend.

9 The proposed -- the  
10 core district proposal is six stories  
11 or seventy-seven feet, and by right  
12 in ten stories or 125 feet by a  
13 conditional use by the City Council.  
14 The outer core is four stories,  
15 fifty-three feet adjacent to  
16 single-family attached or detached.  
17 Six stories or seventy-seven feet if  
18 the property does not abut a  
19 single-family residence and attached  
20 or detached. Proposed building height  
21 in the neighborhood transition  
22 district is three stories and  
23 thirty-five feet by right or four  
24 stories, forty-five feet by

1 conditional use. Civis institutional  
2 zone, four stories remains the same.  
3 It just changed from forty-five feet  
4 to fifty-three feet to allow, again,  
5 for the floor guide that we discussed  
6 earlier.

7 The next item is  
8 residential parking. Over the past two  
9 decades, the parking requirements for  
10 downtown residential uses has been  
11 reduced somewhat from 2.5 spaces to  
12 two spaces per dwelling unit. Over  
13 here, though, applicants have  
14 requested relief and have been able  
15 to provide sufficient evidence to  
16 indicate the actual parking need is  
17 somewhere in the range of .5 to 1.0  
18 parking spaces per dwelling unit.  
19 Therefore, the parking requirements  
20 for residential uses within the core  
21 -- the outer core are modified based  
22 on one-eighth mile from the Metra  
23 Station -- this is based on a  
24 transportation-oriented sign by the

1 way which is what people live in a  
2 concentrated environment here of a  
3 transportation hub, and they will be  
4 using that transportation hub and not  
5 hold as many cars -- for public  
6 transportation.

7 The plan -- the revised  
8 plan last year did make  
9 recommendations for parking  
10 requirements based on the eighth mile  
11 business from the train station. The  
12 plan, however, recommended that the  
13 first eighth mile only require 0.5  
14 parking spaces per dwelling unit with  
15 a second tier requiring one and the  
16 third tier requiring 1.5 spaces per  
17 unit. This was modified in  
18 discussion by the Commission. The  
19 Commission felt that one space per  
20 unit should be the very minimum --  
21 changed to one space per unit is the  
22 recommendation, 1.25 spaces per unit  
23 in Tier 2, and Tier 3 1.5 spaces per  
24 unit. And you can see the tiers on

1 the map. The third tier is red, the  
2 lighter red, and then even lighter  
3 red.

4 For the parking of core  
5 and outer core, the off-street parking  
6 is not required for commercial uses.  
7 This is the current case. Elmhurst  
8 was one of the first communities back  
9 in 1992 to not require parking in the  
10 downtown area for commercial or office  
11 uses. The residential uses parking  
12 required are the same as I just  
13 discussed. In the neighborhood  
14 transition district, the current  
15 requirement is 2.5 spaces per unit.  
16 With the proposal to reduced, that's  
17 two spaces per unit. The .5 is  
18 generally for guest parking. So, if  
19 you're on the perimeter of downtown  
20 of the City, that makes sense. But  
21 when you're in the downtown area,  
22 it's felt that the parking decks and  
23 street parking could take care of the  
24 guest parking. The

1 civic/institutional district parking,  
2 there's no change suggested there.

3 Setbacks. In the core,  
4 the setbacks we discussed quite a bit  
5 because the idea that downtown -- you  
6 have buildings to the property line.  
7 So, in the downtown core, maintain  
8 the street wall with no front yard  
9 setbacks allowed. The outer core, no  
10 front yard setbacks allowed, except  
11 for residential uses which would be  
12 allowed a fifteen-foot setback.  
13 Neighborhood transition district  
14 proposal, zero front setback, zero  
15 side setback, and rear setback  
16 twenty-five feet. And the  
17 civic/institutional zone, no changes  
18 are proposed.

19 The use list, which  
20 were one of the four major areas of  
21 study, did come up in discussion  
22 because the downtown it was mentioned  
23 earlier area there's supposed to be  
24 an entertainment and service area, and



1 in our code we don't have  
2 entertainment as a permitted use. So,  
3 we went through our use list, and we  
4 modified some quite a bit. For  
5 example, children -- playground use  
6 that weren't around years ago. We'd  
7 probably still be looking at things  
8 like video rentals or things that  
9 aren't in existence anymore, but this  
10 is an attempt to clean up our code  
11 and essentially allows some of these  
12 entertainment service uses as  
13 permitted in the downtown destination.  
14 Outer core is essentially the same  
15 list. Neighborhood transition,  
16 single-family townhomes attached and  
17 multiple-family buildings and  
18 condominiums and apartment. Bed and  
19 breakfast uses would be allowed if  
20 approved by City Council as a  
21 conditional use.

22 The use list for the  
23 civic/institutional zone was changed  
24 to restrict private businesses in this

1 district. It was felt that this  
2 district should be a  
3 civic/institutional zone, and the uses  
4 within that are things like the  
5 college, all the museums that we  
6 have. And so, for example, daycare  
7 centers and preschools will be an  
8 accessory use to the use as  
9 permitted. So, essentially that  
10 district will stay the way it is and  
11 not -- the change is basically that a  
12 private office or a private facility  
13 cannot move into that district.

14 Okay. That brings us  
15 to this -- we had open houses the  
16 last two weeks, and a lot of you  
17 folks that I've seen have come out.  
18 You offered up a lot of suggestions  
19 and concerns, and we heard them. And  
20 the ones that came to the surface  
21 were the outer core district, a lot  
22 of concern about that, neighborhood  
23 transition and uses in that -- in the  
24 neighborhood transition district, and



1 do to is limit the nonresidential  
2 uses of office uses only, so only  
3 dwelling units, professional and  
4 medical offices. There's a lot of  
5 concern we had -- we heard had to do  
6 with the commercial aspect. Density  
7 would be the same as I discussed  
8 earlier, setbacks would be the same,  
9 height the same as the outer core,  
10 and parking is not required except  
11 for residential uses such as proposed.

12 Neighborhood transition,  
13 setbacks, we're recommending setbacks  
14 in the neighborhood transition  
15 district remain made the same as the  
16 underlying districts in the  
17 twenty-foot setback in the front,  
18 corner side ten, interior side five,  
19 and rear twenty-five. And anybody  
20 who's asking about the neighborhood  
21 transition who's zoned R3 or R2,  
22 those are already setback, and also  
23 -- and R4 is the same except the  
24 rear is only twenty feet, so we're

1 essentially saying keep the setbacks  
2 what they are.

3 Also with respect to  
4 single-family dwellings, we heard a  
5 lot of concern about single-family  
6 dwellings not being allowed and if  
7 they were to be burned down or  
8 someone replaced one. And we  
9 discussed this and are recommending  
10 that detached single-family homes be  
11 allowed as of right. So, burnt down  
12 or you have to -- a bug and you want  
13 to redo your house, you can do it as  
14 of right. The lot coverage, however,  
15 you won't get the bonus of forty  
16 percent, which we give to multiple  
17 family, so in this district  
18 multiple-family dwellings will have  
19 forty percent lot coverage and single  
20 family will be held to the thirty  
21 percent which is throughout town.

22 All right. Now let's  
23 get to the maps. The Immanuel  
24 Lutheran property, the staff

1 recommendation on this property  
2 remains R2 single-family residential.  
3 Essentially take it off. Next,  
4 Arlington and Marion, this is the  
5 three single-family residential home  
6 properties. We recommended that this  
7 be changed to neighborhood transition.  
8 Actually, I want to say both the  
9 property at Park and Arlington are  
10 two condominium buildings. The  
11 recommendation for those parcels is to  
12 remain as a neighborhood transition  
13 instead of outer core, and what that  
14 does is they're currently zoned in R4  
15 and it's essentially keeping them the  
16 same.

17 The 111 North Larch  
18 condominium building, we discussed  
19 this as well. We recommended this  
20 change to neighborhood transition.  
21 Part of the rationale for that was if  
22 this is a commercial property, the  
23 only way to access the commercial  
24 property is to come through a

1 residential neighborhood to a dead-end  
2 street. Didn't make any sense, so no  
3 commercial uses there. No offices  
4 uses in the neighborhood transition.  
5 And, again, with this building there's  
6 essentially no change. It's currently  
7 zoned C4 Central Business District.  
8 We recommended the properties on the  
9 east side of York Street south of  
10 Robert Palmer that are R5 currently,  
11 we recommend they remain R5, so this  
12 one also is no change.

13 With respect to the  
14 outer core district, we recommended  
15 the outer core properties along York  
16 Road that face York Road remain outer  
17 core. But those properties that are  
18 inland on Virginia change to outer  
19 core office, therefore, restricting  
20 the commercial uses to office-used  
21 zoning. YMCA, the recommendation is  
22 to change this to outer core office;  
23 this way it would only allow office  
24 uses rather than all commercial uses.

1           Lastly for North and Addison -- I'm  
2           sorry North Addison between North  
3           Avenue and Third on the west side of  
4           the street, again, the recommendation  
5           is to go to outer core office only  
6           allowing office uses on the first  
7           floor. Of course, residential uses  
8           could be on the first floor in this  
9           district as well. It could not be  
10          the first floor in the core.

11                                So, you put it all  
12          together to a new map. Staff  
13          recommended change for zoning  
14          districts. You see Immanuel Lutheran  
15          is off, the R5 properties are off,  
16          the neighborhood transition properties  
17          are wrapping around that building on  
18          the east side of Robert Palmer, and,  
19          again, as I mentioned the 30,000 feet  
20          down -- a year ago when the planned  
21          process was taking place, Dr. Kroner's  
22          (phonetic) building was a commercial  
23          building, it was in use, and it  
24          looked like it was going to be a



1 commercial property for a long time.  
2 Well, that's changed. The park  
3 district has purchased that property  
4 and it's going to be a downtown  
5 pocket park or something for that  
6 park district, and there's no more  
7 commercial uses on that block. Now  
8 it makes a lot more sense to have  
9 the neighborhood transition shown the  
10 way it is.

11 Any questions? I'd  
12 like to say that everyone's getting a  
13 chance at the mic. The questions  
14 right now would be for the  
15 Commission, and then we'll go to you.

16 CHAIRMAN WHISTLER: Any  
17 questions from the Commission members?

18 MR. WERNER: Seeing  
19 none, we can open it up to the  
20 public.

21 COMMISSIONER ROSE:  
22 Sorry, Than. Yeah, I do have a  
23 question.

24 So, this is just to

1 clarify. You are -- now instead of  
2 four of these districts, you are  
3 considering five, and that is that  
4 central business outer core?

5 MR. WERNER: Office.  
6 It's divided into two. We have  
7 central business district core,  
8 central business strict outer core,  
9 central business district outer core  
10 office, neighborhood transitional,  
11 civic/institutional.

12 COMMISSIONER ROSE:  
13 Okay. All right. Thank you.

14 CHAIRMAN WHISTLER:  
15 Other questions?

16 Eileen, were you  
17 raising your --

18 MS. FRANZ: We were  
19 going to check on the voting and  
20 maybe take a two-minute break while  
21 they dismantle everything so we can  
22 get some more chairs in here, if  
23 that's okay?

24 CHAIRMAN WHISTLER: So,

1 we're at the point in our process  
2 we're going to turn to the audience?

3 MR. WERNER: That's  
4 correct. This is their night.

5 MS. FRANZ: Right. But  
6 if --

7 CHAIRMAN WHISTLER: Let  
8 me just prep you for that as we take  
9 a two or three-minute break.

10 Remember I said earlier  
11 that when you're called upon, you  
12 will be given five minutes to speak  
13 to the issue of the proposal being  
14 made. Number two, please keep in  
15 mind that this has been going on for  
16 months. This is a follow up to the  
17 comprehensive plan for the downtown as  
18 accepted and approved by the City  
19 Council, so that's already been done.  
20 That's been around now for several  
21 weeks -- actually, even months, so  
22 we're not going back to reading then  
23 -- what we're going to do tonight is  
24 reflect upon those things that have

1       come to your attention to that  
2       process, those things that -- you may  
3       have come to the open houses, because  
4       that's the place that you get  
5       individual personal questions, staff  
6       was here and you can get answers to  
7       those questions that you have. I  
8       just want to give you that background  
9       because I'm sure with this number of  
10      people, there has to be some people  
11      out there that has the same  
12      observation or the same question, so  
13      keep in mind the five-minute limit to  
14      get on the record. It's not a  
15      question and answer. We're not going  
16      to have dialogue back and forth.  
17      We're going to get your statements as  
18      to why or why not you feel the plan  
19      is okay as presented or whether there  
20      should be changes made on whatever it  
21      is that you have an interest in.  
22      But keep in mind this is not a  
23      discussion situation, and you'll not  
24      get answers based, you know, on your

1 question one by one by one by one.

2 We'll be here forever if we do that.

3 Now, having said that,

4 we do have the staff that will be

5 taking notes based on whatever

6 observations or questions you may

7 have, so I'm trying to get you to

8 think in terms of framing how you

9 want to make your comments. And Than

10 at the end of that process, they will

11 then at one time answer as many of

12 your questions because many of them

13 won't be duplicated.

14 Than?

15 MR. WERNER: Yes, I

16 just wanted to add that we received

17 quite a few letters online and in the

18 mail. All of those letters are going

19 to be entered into the official

20 record of this case, and the cutoff

21 will be midnight tonight. We still

22 had some letters trickling in at the

23 start of this meeting, so I think

24 midnight will be an appropriate time.

38

1 CHAIRMAN WHISTLER: The  
2 what?

3 MR. WERNER: To cut it  
4 off at midnight tonight as far as  
5 anything -- but I wanted --  
6 everything that you've sent or anybody  
7 has sent is going to be part of this  
8 record.

9 CHAIRMAN WHISTLER: So,  
10 what you're saying is that tonight is  
11 the night once we get through the  
12 public hearing testimony the record is  
13 closed?

14 MR. WERNER: Correct,  
15 by the end of this meeting.

16 CHAIRMAN WHISTLER:  
17 Well, that's fine.

18 The other thing to keep  
19 in mind is that we're not going to  
20 stay here no later than 10:00  
21 o'clock, so we've got a few people  
22 out there that have same -- I just  
23 want to say that. Because it's all on  
24 the record. As I said earlier, it's

1 not a debate or it's not  
2 entertainment. It's the person that  
3 gives the best information possible  
4 handling this request to be based on  
5 your inquiry.

6 And you'll notice that  
7 the staff since the open houses and  
8 where people did come out and had  
9 questions, they addressed a number of  
10 things because they followed the  
11 process.

12 So, having said all of  
13 that, if we don't get through  
14 everything tonight, we'll continue the  
15 public hearing to a future date. So,  
16 in other words, when we get your  
17 testimony, five minutes, you're called  
18 upon, if we don't get through all of  
19 those tonight, we'll be closing -- or  
20 suspending the public hearing and  
21 going forward to a future date to  
22 complete it.

23 Now, we're going to  
24 break right now, unless somebody's got

40

1 a real quick question, and take care  
2 of the voting.

3 Than?

4 MR. WERNER: Yep, so  
5 five minutes.

6 CHAIRMAN WHISTLER: All  
7 right.

8 (Whereupon, a short  
9 recess was taken.)

10 CHAIRMAN WHISTLER: As  
11 I explained early on regarding the  
12 three steps, this is merely step one.  
13 So, this is not a workshop session  
14 tonight or it's not a conversation.  
15 Staff will take the comments, and if  
16 there's anything at the end of the  
17 process they will try to respond as  
18 best they can.

19 So, having said that,  
20 you will be sworn in. We're going  
21 to swear everybody in at one time.  
22 Before I go a step further, are there  
23 any questions on anything that I've  
24 said? It's very plain and very



1 simple. It's talk to the subject and  
2 get your voice on the record.

3 So, having said that,  
4 how many people out there by raising  
5 hand are wanting to speak? Okay.  
6 That's a good representation. And  
7 what we'll do is to have you stand  
8 now, all of those that raised your  
9 hands, and take the oath.

10 (Whereupon, the witness  
11 was duly sworn.)

12 CHAIRMAN WHISTLER: Let  
13 me explain, we do this. We start on  
14 the left side. We'll start up here  
15 in front, first person that took the  
16 oath, raised their hand, come to the  
17 podium to speak. And be sure that  
18 you give us your name. That's the  
19 basic information that we need.

20 Yes, Than?

21 THE PRESS: Print names  
22 on the sheet. Not write, print.

23 CHAIRMAN WHISTLER:  
24 Than?

1 MR. WERNER: I was  
2 going to add that. Once someone is  
3 done speaking, if they could, there's  
4 going to be a sheet over by the  
5 stenographer -- oh, never mind --  
6 it's going at this. So, when you  
7 come to speak, when you're done, just  
8 write your name down. That way we  
9 have it and we know how to spell it  
10 and we can pronounce it properly.

11 CHAIRMAN WHISTLER:  
12 Okay. So, let's take the first  
13 person. You've all been sworn in.  
14 And speak to the Commission, and tell  
15 us what your input is relative to the  
16 request.

17 MR. KLING: Thank you.  
18 Chairman Whistler and members of the  
19 Commission, my name is William Kling,  
20 and I live at 175 South Kenilworth  
21 Avenue. Thank you for the  
22 opportunity to be here tonight and  
23 provide comments regarding the  
24 downtown plans and the proposed

1 rezoning.

2 In addition to being a  
3 long-time resident of Elmhurst, I've  
4 been a municipal and land use  
5 attorney for many years, and was an  
6 urban planner myself for Lake County,  
7 Illinois earlier in my career.

8 I've had the  
9 opportunity to review the plan and to  
10 assess its impact, me and my wife and  
11 our neighbors, and I'm here also  
12 speaking on behalf of some of my  
13 neighbors. In short, Mr. Chairman,  
14 we are very concerned. Our  
15 neighborhood continues to be one of  
16 the great attractions to Elmhurst.  
17 Our homes continue to increase in  
18 value, and our property taxes continue  
19 to increase as a result. We have  
20 the great advantage of living in  
21 walking distance to the downtown and  
22 the train station. At the same time,  
23 our neighborhood is residential in  
24 character. Our neighborhood has

1 always been residential, almost  
2 exclusively single-family residences.  
3 In fact, our house was zoned for many  
4 years by Reverend Helmut Berens, one  
5 of the great historic leaders of our  
6 community.

7 While we understand  
8 that our neighborhood borders the  
9 downtown area, and many of the  
10 institutional uses such as the  
11 churches and the school and the  
12 school district headquarters, it is  
13 really essential to all planning and  
14 zoning precepts that it maintains its  
15 residential character. There is no  
16 need to designate any of our  
17 neighborhood transition, quote,  
18 unquote. The result of such a change  
19 is to effectively spread the downtown  
20 area into the residential area. In  
21 fact, our neighborhood has naturally  
22 evolved area into a transitional area  
23 without the need for that designation.

24 As I stated, Mr.

1 Chairman, I reviewed the downtown  
2 plan, and I remain very concerned  
3 about its impact on our neighborhood.  
4 Yesterday I had the opportunity to  
5 speak to Mr. Werner, and I certainly  
6 appreciate the staff's and  
7 Commission's willingness to adjust its  
8 plans based our neighborhood's input  
9 and others. That's a good thing.  
10 However, I want to take a moment to  
11 state a little bit different than you  
12 that the process has not be very  
13 transparent. While I know that as a  
14 citizen, Mr. Chairman, I have a  
15 responsibility to stay abreast of what  
16 occurs in our government, but the  
17 first I heard of this plan was three  
18 weeks ago when a letter arrived  
19 describing in general the proposed  
20 changes. We and our neighbors would  
21 have appreciated more involvement in  
22 the discussions at the beginning of  
23 the process. As an example, the  
24 consultants hired by the City to

1 create the plan obviously made a  
2 mistake in designating the three homes  
3 on the north side of Marion just east  
4 of Robert Palmer Drive as, quote,  
5 unquote, development opportunity,  
6 which was defined in the plan as  
7 underutilized, meaning by definition  
8 -- sorry about that -- vacant or  
9 parking lot. A quick drive by the  
10 properties would have shown that they  
11 are residences, and, by the way,  
12 they've been residences for over a  
13 hundred years.

14 Chairman Whistler and  
15 Commissioners, our neighborhood is  
16 very concerned. I'm presenting to  
17 you tonight a petition signed by many  
18 of our neighbors asking for your  
19 recommendation to maintain the current  
20 zoning on the north side of Marion,  
21 which is currently the R1 right at  
22 Robert Palmer Drive, the west side of  
23 Arlington, currently R4, and the east  
24 side of York, currently R5, which, in

1 fact, that change has been recommended  
2 by staff. All of these areas should  
3 remain as is, not change the  
4 transition.

5 While we understand  
6 this is a process, and you've been  
7 clear about that, and you are just  
8 one step in that process, you should  
9 also understand with additional time  
10 and effort, more neighbors will become  
11 aware of these proposed changes and  
12 more neighbors will have the same  
13 concerns we have.

14 We certainly look  
15 forward to further conversations with  
16 staff and the policymakers. Thank you  
17 again for hearing my statement, and I  
18 ask that my statement and the  
19 petition be included in the record,  
20 and I'll hand it to --

21 CHAIRMAN WHISTLER:  
22 Wait a minute. Before you pass  
23 again, would you read the comment on  
24 the petition; in other words, what

1 the people signed or attested to?

2 MR. KLING: Yes. It  
3 says we the residents of Kenilworth  
4 Avenue, Marion Street, and Arlington  
5 Avenue in Elmhurst, Illinois do hereby  
6 petition the Elmhurst City Council and  
7 the Elmhurst Zoning and Planning  
8 Commission to modify the proposed  
9 zoning changes recommended in the  
10 downtown plan in order to maintain  
11 the current zoning classifications for  
12 the residentially-zoned areas on the  
13 north side of Marion between Robert  
14 Palmer Drive and Arlington, the R1,  
15 the west side of Arlington Avenue  
16 between Marion Street and Park Avenue,  
17 the R4, and the east side of York  
18 Street between Church Street and  
19 Robert Palmer Drive, the R5.

20 And, again, I would  
21 note the R5 is one of the staff  
22 recommendations.

23 CHAIRMAN WHISTLER: Any  
24 questions from the Commission?



49

1 Okay. Thank you very  
2 much.

3 MR. KLING: Thank you.

4 MR. WERNER: This will  
5 we Interested Party Exhibit No. 1.

6 MR. KLING: Thank you.  
7 And 2, please, sir.

8 MR. WERNER: And 2.

9 MR. KLING: Thank you.

10 CHAIRMAN WHISTLER:  
11 Okay. Thank you.

12 Was there anybody else  
13 next to him in that first row?

14 Yes?

15 COMMISSIONER ROSE:  
16 Yes, I just have a question.

17 Mr. Kling?

18 MR. KLING: Yes?

19 COMMISSIONER ROSE: If  
20 you -- it would be helpful if you  
21 submitted at some point a map that  
22 shows what you would -- what your  
23 recommendations are, what you -- what  
24 people on that are recommending.

50

1 MR. KLING: Those three  
2 parcels here --

3 COMMISSIONER ROSE:  
4 Those three?

5 MR. KLING: -- that  
6 transition R5 right here --

7 MR. WERNER: And then  
8 on Arlington right on the east side  
9 -- west side of Arlington; right?

10 MR. KLING: The west  
11 side of Arlington, that that's the  
12 neighborhood transition, and we ask  
13 that stay R4. Those three, if you  
14 put here -- yes, those three that are  
15 R1 remain R1, and those that are  
16 currently R5 we ask to be R5.

17 Thank you.

18 COMMISSIONER ROSE: I  
19 want a visual, so that helps. Thank  
20 you.

21 MR. KLING: I can do  
22 that.

23 COMMISSIONER ROSE:  
24 Okay.

51

1 CHAIRMAN WHISTLER:

2 Second person? There you go.

3 MR. PETERS: My name is  
4 Kenneth Peters. I live at 321  
5 Alexander. I've been a resident of  
6 Elmhurst for over forty years. My  
7 property is just to the left of the  
8 rezoned area that's being rezoned  
9 civic and commercial -- institutional,  
10 and I wanted to raise my concerns and  
11 objections to the changing of the  
12 zoning.

13 There are seven  
14 properties that are to the west -- or  
15 on the west side just south of the  
16 tracks. Those seven properties are  
17 all zoned single family right now.  
18 We're changing the zoning from single  
19 family to civic/institutional, and  
20 those properties directly abut  
21 single-family residences. Mr. -- my  
22 friend Jeff and myself are both right  
23 in that general area, and what we see  
24 is that's going to effect our

1 property values. And we want to  
2 understand the -- these properties now  
3 with -- I mean, they're going to be  
4 rezoned, they are going to be allowed  
5 to have -- up to a fifty-three-foot  
6 tall building placed on that property  
7 which would certainly disrupt the  
8 residential neighborhood that we got  
9 -- we have.

10 Now, we've been very  
11 accommodating to Elmhurst College for  
12 a long period of time of course, but  
13 I think this kind of encroachment is  
14 really unfair, this -- to our  
15 property values and the residents of  
16 that particular area. And I'd like  
17 to understand why this change is  
18 being represented as part of the  
19 downtown reorganizational plan and the  
20 zoning plan when it doesn't really  
21 effect the downtown area at all. It  
22 just simply effects the property  
23 owners of that small area to the west  
24 of the map.

53

1 Thank you.

2 CHAIRMAN WHISTLER:

3 Let's see if there's any questions  
4 from the Commissioners. Are there?

5 There are no questions,  
6 so we'll move forward. While he's  
7 writing his name down, the next  
8 person in the aisle that -- or not  
9 in the aisle -- in the row that he  
10 came from?

11 MS. JENSEN: Good  
12 evening. My name is Sarah Jensen,  
13 and I am here tonight as not only a  
14 taxpayer, but most importantly a  
15 mother. I have three young children,  
16 and I cannot believe the proposal to  
17 rezone the area in which we currently  
18 live.

19 We have lived in our  
20 home on 202 North Indiana for twelve  
21 years, and have enjoyed a very  
22 peaceful neighborhood and community.  
23 We understand that a new downtown  
24 plan has been developed for the

1 purpose of maintaining Elmhurst as an  
2 attractive and vibrant city center,  
3 something that is very important to  
4 us. However, as an owner of a  
5 property within 500 feet of a  
6 proposed zoning change that you wish  
7 to implement, we cannot support the  
8 recommendation to rezone our  
9 residential neighborhood to a  
10 commercial zone.

11 I'm very pleased  
12 tonight to hear the change of plans  
13 when it came to the block where the  
14 current Immanuel Lutheran and school  
15 is, and that's great. But there was  
16 no discussion about the adjacent  
17 property on the corner of Haven and  
18 Elmhurst Avenue which is currently an  
19 apartment building.

20 I wish I had had the  
21 opportunity to attend one of the  
22 public open houses that you had, but  
23 similar to the man before me, we  
24 received a letter with probably eight

1 days notice and we were away on  
2 vacation and couldn't attend either of  
3 the open houses, so this is why I'm  
4 speaking tonight.

5 Rezoning the apartment  
6 building from a limited residential  
7 zone of R4 to a commercial zone of  
8 C4 will not only negatively impact  
9 the valuation of our property, but it  
10 poses a significant safety risk to my  
11 children and many of the other  
12 children in our neighborhood. This  
13 is against the very reason why we  
14 purchased our home in our  
15 neighborhood, a neighborhood community  
16 that is not only safe and quiet, but  
17 we were still able to enjoy the  
18 ability to walk to our school at  
19 Field and the downtown area.

20 Our three children play  
21 with their neighborhood friends  
22 outside regularly, and are frequently  
23 seen biking, scootering,  
24 rollerblading, running, and just

1 playing on the streets of Indiana,  
2 Third, Illinois, Elmhurst Avenue  
3 blocks. Rezoning from a residential  
4 to a commercial zone poses significant  
5 safety risks for my kids, and as a  
6 parent I am an advocate for my  
7 children. Having our children play  
8 across the street from an area that  
9 could be a group hub, a Currency  
10 Exchange, a drycleaning business, a  
11 parking structure, a liquor or a  
12 tobacco shop would be detrimental to  
13 our neighborhood community. And even  
14 with keeping the Immanuel Lutheran  
15 block residential, this property is  
16 still right across the street from  
17 what could be more single-family  
18 homes.

19 Not only would this  
20 lead to increased traffic patterns,  
21 park, and noise, but it could also  
22 invite a different type of clientele  
23 and possible crime to our area. This  
24 is not safe for our children, and it



1 is inconsistent with the neighborhood  
2 community, the very reason why we  
3 moved to Elmhurst. Surely there has  
4 to be another way for Elmhurst to  
5 continue to grow and support its  
6 downtown. Can we not focus on  
7 filling the existing empty commercial  
8 locations in our downtown area and  
9 help these businesses succeed and stay  
10 before we start moving and expanding  
11 into residential areas that are to  
12 the detriment and at the expense of  
13 your current residents?

14 Thank you.

15 CHAIRMAN WHISTLER:  
16 Questions from the Commission?

17 Okay. Thank you.

18 Anybody else in Sarah's  
19 row? Okay.

20 MR. SHAW: My name is  
21 Ron Shaw. I live at 171 Elmhurst  
22 Avenue -- my name is Ron Shaw. I  
23 live at 171 Elmhurst Avenue. I'm  
24 going to mirror -- I'm not going to

1 go through everything that Sarah said,  
2 because she's my neighbor, but I just  
3 wanted to mention a couple things.

4 First of all, my  
5 comment is on the City of Elmhurst  
6 letter that was dated March 1st,  
7 2017. What I thought was interesting  
8 in that letter was the third  
9 paragraph, which I believe is rather  
10 disingenuous, because it starts with  
11 your property is not being rezoned.  
12 That is true, my property is not  
13 being rezoned. But if you take the  
14 apartment building that is on the  
15 corner of Elmhurst and Haven, which  
16 is a nice buffer from the Jewel that  
17 is over there, if you're going to in  
18 and change that from its current -- I  
19 believe it's an R4 and make that  
20 business district outer core,  
21 essentially what you're doing is  
22 you're rezoning my property because I  
23 live directly across the street from  
24 that.

1   What I'm also saying is  
2           that I have a lot of the same  
3           concerns that Sarah does because since  
4           I've been in Elmhurst, I've been here  
5           twenty-eight years, and in the last  
6           few years -- I've raised my family  
7           here. Both my children are grown and  
8           have gone to Elmhurst schools and  
9           have moved out of the area. But now  
10          in the last few years I've seen an  
11          influx of the number of families  
12          moving in with a lot of young  
13          children, and I see them playing on  
14          the sidewalks around my house. And  
15          if you're going to go in and take  
16          that piece of property where that  
17          apartment building is and switch it  
18          from what it's currently zoned to  
19          something else, I don't think that's  
20          going to be very good for the  
21          children in our neighborhood.

22   The other thing, too,  
23          is it's nice to know that you're  
24          going to go in and you've changed

1 your mind about the Lutheran property.  
2 But I don't understand the logic of  
3 changing the Lutheran property and  
4 continuing to keep that at R2 as a  
5 single-family residence over there,  
6 but at the same time take the  
7 property across the street which is  
8 where the apartment building is  
9 located and switching that to business  
10 district outer core. I just don't  
11 think that makes a lot of sense,  
12 because essentially what you're doing  
13 is you're taking that property and  
14 then allowing somebody to come in and  
15 buy the apartment building and then  
16 put in whatever types of businesses  
17 that Sarah was describing a few  
18 minutes ago.

19 So, that's my complaint  
20 and my reasoning for thinking that  
21 you should rethink what you're doing  
22 with that property on the corner of  
23 Haven and Elmhurst.

24 CHAIRMAN WHISTLER:

61

1 Okay, Ron. Questions?

2 MR. SHAW: I brought my  
3 own pen.

4 CHAIRMAN WHISTLER:  
5 That was running through my mind.

6 All right. Anybody  
7 else in Ron's row now?

8 The row behind on the  
9 left side here; anybody in that next  
10 row? Come on up.

11 MR. MALIK: Good  
12 evening. Thank you for having me.  
13 My name is William Malik. I'm a  
14 resident of North Addison Avenue.  
15 And though my case isn't quite as  
16 compelling as a mother or someone who  
17 lives in a house of one of the  
18 founders of our village, I appreciate  
19 having the opportunity to speak before  
20 the group today.

21 With regard to Mr.  
22 Werner's comment talking about really  
23 one of the vital pieces of downtown  
24 including a pedestrian-friendly

1 environment, I believe that that's in  
2 direct conflict with some of the  
3 proposed changes, particularly at  
4 North Avenue -- North Addison Avenue.  
5 The plan as it stands would propose  
6 that that central business outer core,  
7 we're now hearing that that could be  
8 central business outer core office,  
9 would include buildings which would  
10 potentially put a drive-through.

11 One of the things that  
12 attracted me to Elmhurst was the  
13 ability that I can walk -- and it is  
14 a pedestrian-friendly environment  
15 walking to both the train station and  
16 the downtown businesses. But with  
17 the different types of buildings that  
18 can come in and different commercial  
19 uses, I think that would discourage  
20 that type of use particularly.

21 Also, with respect to  
22 the Chairman's comments regarding that  
23 this has been an ongoing process  
24 that's been going on for some time, I

1 think introduction of a new zone, for  
2 example, that central business out  
3 core office, should require some  
4 further explanation and further detail  
5 -- when that's just been presented at  
6 the head of the meeting. A proper  
7 vetting period really hasn't provided  
8 to, you know, that.

9 And finally, with  
10 respect to your comments, Chairman,  
11 regarding that no votes regardless of  
12 the number of people here, I would  
13 ask you to reflect upon how  
14 frequently that these meetings are  
15 attended by this many people as we've  
16 had today. I doubt that you have  
17 to, you know, frequently have  
18 additional rows of chairs to be able  
19 to address it, so I do think that  
20 all of the residents and interested  
21 parties are certainly passionate and  
22 certainly concerned with the direction  
23 of this plan without having the  
24 necessary time to really evaluate it.

64

1                   So, with that in  
2                   closing, I'm happy to hear that the  
3                   staff is willing to collaborate and  
4                   make sure that concessions are made.  
5                   However, I do think that the cadence  
6                   of change after -- given the plan  
7                   does require further vetting,  
8                   particularly, you know, given that  
9                   we're hearing about additional zones  
10                  just tonight.

11                                   Thank you very much.

12                                   CHAIRMAN WHISTLER:

13                   Thank you. Questions?

14                                   Okay. Let's move  
15                   forward. Somebody standing up over  
16                   there against the wall?

17                                   First check to see that  
18                   the pencil is there. The pencil is  
19                   there?

20                                   MS. RAURU: No, it is  
21                   not here.

22                                   CHAIRMAN WHISTLER:

23                   What's going on?

24                                   MS. RAURU: Hello, Mr.



1 Whistler. We've met -- he's a boy  
2 scout, very prepared -- I'm Abby  
3 Rauru, and I live at 286 North  
4 Illinois Street. My husband and I  
5 have been there about ten years. And  
6 don't want to take up too much of  
7 everybody's time, but I will echo the  
8 comments regarding the concern over  
9 the apartment building at Haven and  
10 Elmhurst.

11 I also have young  
12 children. My kids are six and four,  
13 and we often walk the town. And when  
14 we're walking down Illinois, there's a  
15 little bit of paths you cross, and  
16 then you head to Elmhurst Ave. And  
17 in front of that apartment building  
18 there, I often walk around it in kind  
19 of a semicircle, which is essentially,  
20 you know, an L on the sidewalk. And  
21 my kids will always race to take that  
22 curve, and they call it a shortcut.  
23 And it is so peaceful, I couldn't  
24 imagine if that was a parking lot for

1 some kind of commercial enterprise.

2 In addition, I take the  
3 train to the city every day, and that  
4 is often my path to work. And I see  
5 many, many commuters also walking down  
6 that. Again, I couldn't imagine if  
7 that was a parking lot for a  
8 drycleaners or if there was a bunch  
9 of traffic coming in and out. As it  
10 is, Elmhurst, Illinois Ave, they are  
11 busy, especially in the morning. So,  
12 to put a commercial property in that  
13 place -- at that place I think would  
14 just really increase traffic and  
15 really make it detrimental for our  
16 kids, for the students, for all  
17 people that walk around and kind of  
18 embody what it is to live in  
19 Elmhurst.

20 So, thank you all for  
21 your time and your consideration.

22 CHAIRMAN WHISTLER:

23 Questions? Okay.

24 Now, I know you were

1 standing, so I've lost regarding which  
2 row -- somebody pointed at somebody,  
3 so maybe that somebody -- did you  
4 point at the right person; you did?  
5 Is there anybody at that point?  
6 Okay. Somebody get up.

7 MR. WERNER: And  
8 anybody who was not sworn in --

9 MS. STENTON: I wasn't  
10 sworn in.

11 (Whereupon, the witness  
12 was duly sworn.)

13 MS. STENTON: I am  
14 Nicole Stenton. I live at 171 South  
15 Kenilworth Avenue. I just wanted to  
16 say I totally agree with what Billy  
17 Kling, the first person said. I have  
18 -- there are lots of kids on the  
19 corner of Marion by the underpass,  
20 and there are many kids that walk to  
21 and from school, walk downtown. It's  
22 a very congested area, it's very  
23 busy, and I can't imagine those three  
24 properties merely being anything

1       except what they already are which is  
2       R1. We don't need any more density  
3       there. There's ing to be a really  
4       nice buffer there hopefully with the  
5       park district taking that property  
6       back that will do what it's supposed  
7       to do.

8   Thank you.

9   CHAIRMAN WHISTLER:

10       Questions?

11                                        Seeing none -- you  
12       didn't sign in.

13                                        While we're doing that,  
14       the next person over from her?

15                                        Have you been sworn in,  
16       sir?

17                                        MR. LUEDTKE: I have  
18       been, yes.

19                                        CHAIRMAN WHISTLER:

20       That's fine.

21                                        MR. LUEDTKE: My name  
22       is Eric Luedtke. I'm a member of  
23       Immanuel Lutheran Church. Currently  
24       sit on the properties.

1 Suffice it to say, the  
2 concern when we saw the original  
3 proposal, attended both of the open  
4 houses, it was refreshing to hear  
5 many comments from our neighbors  
6 regarding the status of our property.  
7 It's been nice working with Eileen  
8 and Than regarding our property, and  
9 we are pleased that we're staying as  
10 is, so thanks.

11 CHAIRMAN WHISTLER: You  
12 sound like one of those guys quit  
13 while you're ahead.

14 MR. LUEDTKE: Right,  
15 yeah. I like the tone of nice  
16 comments.

17 CHAIRMAN WHISTLER: All  
18 right. You sign in, though.

19 MR. LUEDTKE: I'm doing  
20 that right now.

21 CHAIRMAN WHISTLER: All  
22 right. How are we on the left side;  
23 do we still anybody else over there  
24 that wanted to speak?

70

1 Okay. Come on up.

2 MR. SUAGARQOH: I

3 wasn't sworn in.

4 (Whereupon, the witness  
5 was duly sworn.)

6 MR. SUAGARQOH: So, I

7 don't want to sound like a broken

8 record. I live on 182 Elmhurst

9 Avenue. My name is Athraq Suagarqoh.

10 Me and my wife moved in --

11 CHAIRMAN WHISTLER:

12 Your name, sir?

13 MR. SUAGARQOH: Sorry?

14 COMMISSIONER CORRADO:

15 Your name again; your name?

16 MR. SUAGARQOH: Athraq

17 Suagarqoh.

18 COMMISSIONER CORRADO:

19 Thank you.

20 MR. SUAGARQOH: So, we

21 moved into that property, 182 East

22 Elmhurst, about a year and a half

23 ago. We moved in and we looked

24 across the road and we saw an

1 apartment building. We thought it  
2 would be a great place for us to  
3 raise our family, and we're really  
4 happy with the neighborhood right.

5 Now, it's obviously  
6 really concerning to see that that  
7 property is now potentially going to  
8 be changed to this -- a group house,  
9 a drycleaner, it could be anything  
10 really. Now, we're not really sure  
11 if we want to remain in Elmhurst if  
12 that's really going to change a  
13 potential business.

14 Now, we pay pretty high  
15 taxes. We're comfortable paying those  
16 taxes. We respect the fact that  
17 Elmhurst provides us a community for  
18 us to live in. But we're really  
19 upset about this, change and I just  
20 wanted to point out what was  
21 submitted. So, thank you for your  
22 time.

23 CHAIRMAN WHISTLER:  
24 Okay. Questions?

72

1                   Next person, anybody  
2           left on the left side of the aisle;  
3           my left?

4                   Okay. Then we're going  
5           to move to the -- I'm sorry. They  
6           just pop up.

7                   (Whereupon, the witness  
8           was duly sworn.)

9                   MS. MARQUEM: I just  
10          wanted to address a couple things.  
11          My name is Constance. I actually  
12          live at one of those two properties  
13          at the end of the street. I have  
14          lived there since 1989. I love my  
15          property, and I will stay there.

16                   I will have to say that  
17          I am happy to see that changes in  
18          the things that staff has done with  
19          the comments that we have made, so I  
20          just wanted to let you know that I  
21          appreciate those changes. I  
22          understand what they're doing. I  
23          understand the neighborhood. And I've  
24          grown up -- my kids have grown up





1 Haven and Elmhurst Avenue.

2 The beauty of the  
3 building that's there now is that  
4 it's an L shape, and approximately  
5 two-thirds of the property is  
6 park-like. It's grass, so it doesn't  
7 encroach on us at all. It's very  
8 serene, and it's very peaceful. And  
9 to turn that property into a  
10 commercial district, I don't feel it  
11 would be a good idea, because as  
12 Sarah and Roger have stated, it's  
13 very -- there's a lot of children in  
14 the area, and they play and they play  
15 ball and they play skateboard and do  
16 all kinds of things that kids do.  
17 So, in -- I'm concerned about their  
18 safety, and the look of the corner,  
19 which right now is a beautiful piece  
20 of property.

21 So, that was my point.  
22 Thank you very much, and I will sign.

23 CHAIRMAN WHISTLER:  
24 Okay. Any questions?

75

1 All right. Now, is  
2 that the last person over here on the  
3 left?

4 Let's just jump the  
5 last -- to the row in the right.  
6 Anybody in the -- well, we're going  
7 to -- sorry, well I had you up  
8 first. Would you rather take this guy  
9 up front? You don't have any -- go  
10 ahead. We'll start at the front.

11 MR. DIRKS: Hello. My  
12 name is Eric Dirks. I live just  
13 north of the Y on Elm Street. And  
14 I'm pleased to note that you have  
15 changed your recommendation about the  
16 Y from outer core to outer core  
17 office, which addresses honestly most  
18 of the concerns I had about the  
19 zoning change that was proposed  
20 originally. So, I'd like to say  
21 thank you for that, and thank you for  
22 listening to the comments. I was at  
23 the open houses.

24 I would also like to

**M&M REPORTING  
WORLDWIDE**

(312) 266-4900  
CHICAGO

WWW.MMREPORTING.COM

(847) 517-2579  
CORPORATE

1 say that even with the -- I haven't  
2 had a good chance to review the outer  
3 core office actual specifications  
4 regarding building heights and so  
5 forth. I assume it's fairly similar  
6 to transitional zone, which is what I  
7 would have proposed that I would  
8 recommend for that particular piece of  
9 property, only for the fact that I'd  
10 like the tone to remain mostly  
11 residential.

12 That being said, I have  
13 to honestly say that the Y is very  
14 commercial-like, and the office --  
15 outer core office is a fairly good  
16 compromise between the neighborhood  
17 and the central core. So, I guess  
18 I'm basically making a positive  
19 comment saying I appreciate the  
20 changes that were made. And while I  
21 would personally recommend it to be  
22 more on the residential side, I  
23 believe it's a good compromise.  
24 Thank you.

77

1 CHAIRMAN WHISTLER:

2 Okay. Questions?

3 Seeing none, next to  
4 him, first row? Second row on the  
5 aisle? I see the hand.

6 MR. WERNER: Please  
7 swear in if you were not sworn in.

8 (Whereupon, the witness  
9 was duly sworn.)

10 MR. ARNOLD: My name is  
11 Steve Arnold. I live at 244 North  
12 Addison, which is the -- right below  
13 North Addison -- down the street.  
14 I've lived here about fifteen years  
15 now.

16 I just first want to  
17 say I'm at that age that I just  
18 don't like change, I don't care what  
19 kind of change it is. But one of  
20 the things that does concern me is  
21 that there's been comments that that  
22 it's been going on for months, that  
23 City Council is looking at this, and  
24 the trouble is that I see it is that

1 when you're inside city government,  
2 you have a tendency to start cloning  
3 yourselves. And you'll look outside  
4 your group, and somehow the view of  
5 30,000 feet never included people, and  
6 now you're here today fighting about  
7 people. Just a passing comment.

8 But one of the things  
9 that does bother me, concerns me  
10 greatly at this point, is that we've  
11 had a great deal of amendments to  
12 this plan either through the staff  
13 doing it before they got here or  
14 perhaps additional changes as a result  
15 of these proceedings. Now, I know in  
16 other vendors, other cities, other  
17 states, that the preponderance of what  
18 we're talking about here would send  
19 the proposal people back to putting  
20 up new signs, putting out new  
21 verbiage, consolidating all these and  
22 going through a group process of a  
23 public hearing again. Now, I don't  
24 know if that's the way our city

1 government works, but I would expect  
2 that you at least consider these  
3 people here and the other people that  
4 either, A, weren't part of the  
5 process to begin with, and, B, you  
6 have created such a morass of  
7 changes, that I don't know if  
8 everybody currently understands what  
9 is going to go to the City Council  
10 for a vote.

11 Thank you.

12 CHAIRMAN WHISTLER:

13 Thank you, Steve.

14 No questions? Then  
15 we'll go to the next person.  
16 Somebody back there by Steve? There  
17 you go.

18 (Whereupon, the witness  
19 was duly sworn.)

20 MR. POTTER: My name is  
21 John Potter, P-o-t-t-e-r, and I've  
22 been associated and affiliated with  
23 Elmhurst basically my whole life,  
24 about fifty years. I currently

1       reside at 219 South Hawk, right  
2       behind York High School. Experienced a  
3       lot of change with the school and  
4       traffic problems with pick up and  
5       drop off and all that planning.  
6       Quite frankly, last fall a kid was  
7       hit, so it was a lot of safety  
8       issues. The streets are not that wide  
9       here in Elmhurst, like on a  
10      residential street, maybe twenty-seven  
11      street. Here out on York, maybe  
12      forty feet.

13                               By the way, my  
14      profession is I'm a general certified  
15      appraiser, so I've totally enjoyed  
16      these comments and what's happening  
17      here tonight.

18                               My first observation is  
19      on the presentation about parking.  
20      Parking will be a significant factor  
21      because there's more density. And if  
22      we're looking like at the Elmhurst Y,  
23      you want to change that to an office  
24      use -- I didn't hear anything about



1 number of employees per business and  
2 how many parking spaces would be  
3 needed for employees to park. So,  
4 you put an office building in there,  
5 so where are they going to park? It  
6 becomes kind of contentious for  
7 business owners, because they don't  
8 have places for employees to park,  
9 and I've been through that whole  
10 nightmare many times.

11 Planning for  
12 infrastructure, for instance, what  
13 about bike paths? What about being  
14 able to ride your bike? What about  
15 being able to ride your bike  
16 downtown? What about the streets;  
17 what about Divvy bikes? I didn't  
18 hear anything about bikes. And the  
19 kids also ride bikes. Well, what  
20 about adults? What about riding your  
21 bike to the train station? Where are  
22 they going to park their bikes? I  
23 didn't see any bike racks or nothing.  
24 So, are there any provisions for

1 those bikes racks or more types of  
2 different types of transportation that  
3 we can build in the infrastructure to  
4 make it more easy for people to get  
5 around?

6 So, one of the things  
7 that I do as an appraiser is I go  
8 through four steps in highest and  
9 best use, and the biggest thing to  
10 stand out is the third step in that  
11 process called feasibility. So, when  
12 I sit here and listen to these issues  
13 about residential versus commercial,  
14 when you want to look at the value  
15 of the land -- I can't talk value.  
16 I'm sure the values on the homes.  
17 But when you look at like maybe the  
18 600, \$700,000 townhouses over there on  
19 Third Street and you see how much  
20 that property is per square footage  
21 for residential, and then you would  
22 look at maybe like a commercial use  
23 and you might want to put in over  
24 there, and you're a builder, density

1 -- more density usually attracts a  
2 builder. There's going to be more  
3 value for more density. Floor ratios  
4 -- he's going to look for a better  
5 zone that has more floor ratio for  
6 density because he can be able to  
7 build a better building. But if  
8 you've got a \$700,000 townhouse over  
9 here, and we look at the size of  
10 those lots, is it really feasible?  
11 That's the third step. Is it really  
12 feasible for a builder to come along  
13 and buy that land and to tear it  
14 down and to build a new commercial  
15 building? Because he's going to have  
16 a lot of money tied up in that land.  
17 And my field is that most likely he's  
18 not going to be able to -- buy the  
19 land, put up this building, and make  
20 any money. So, most likely, a lot  
21 of these things will just work  
22 themselves out economically, so a lot  
23 of these things that you're doing is  
24 kind just of creating administrative

1 profit --

2 MS. FRANZ: One minute.

3 MR. POTTER: -- that I  
4 think he finds it -- for a lot of  
5 administrative problems. So, I think  
6 this issue with feasibility hasn't  
7 been addressed very well. I think  
8 that this project should be taken on  
9 in smaller segments so that people  
10 can come up here and they can present  
11 what they want to hear it like they  
12 have know -- that he wants to  
13 minimize.

14 The other thing is I  
15 think if you really want to make the  
16 people of Elmhurst happy, give them a  
17 dog park.

18 CHAIRMAN WHISTLER: Do  
19 we have anybody else up here that  
20 would like to speak? Have we gone  
21 through the --

22 MR. WERNER: Raise your  
23 hands if you want to speak, please.

24 CHAIRMAN WHISTLER:

1 Come on up, quick.

2 MR. MORRIS: Hi. My  
3 name is Tim Morris. I live at 235  
4 North Larch Street, so on the east  
5 side of Larch between Third Avenue  
6 and North -- or Third Street and  
7 North Avenue.

8 I guess first, one  
9 thing that I don't think anybody  
10 talked about is just building heights  
11 in general on this whole plan. I  
12 know something that's been a debate  
13 is this new development here's gone  
14 up, the new parking garages have gone  
15 up, and I know we have limitations on  
16 building heights, and we continue to  
17 go beyond those exceptions. And I  
18 think one of my big concerns in this  
19 whole plan goes to the floor, and if  
20 you move this around -- what is  
21 proposed to be this transition  
22 neighborhood, I think that the  
23 building heights, as those go higher  
24 and higher, they'll become the norm.

1       They're not exceptions, and we've seen  
2       that happening slowly in our downtown  
3       area. And I think this whole plan  
4       over time will continue to get bigger  
5       and bigger, which just don't make  
6       sense for this town to have. I  
7       think it went up to maybe eleven  
8       stories or something was one of the  
9       -- in the downtown area, it just  
10      seems way too large for this area.

11                               And then as you go to  
12      this neighborhood transition zone, so  
13      I think that's obviously where I live  
14      and where I have the greater concern.  
15      I think you look at where I live,  
16      that whole block and whole -- on both  
17      sides of the street right now is all  
18      single-family homes. There's a lot of  
19      kids in those areas -- or in that  
20      neighborhood that are playing outside  
21      and daily. And to see -- I think  
22      the biggest concern is the height and  
23      density again that we're talking  
24      about, to see that go into a

1 single-family neighborhood, that you  
2 can have a building that's four  
3 stories high with apartments and  
4 things like that. And I appreciate  
5 you've addressed the concerns on  
6 setbacks that -- we talked to our  
7 neighbors. That was, you know, one of  
8 the great concerns that everybody had  
9 was on the zero setback, so I  
10 appreciate that that is -- looks like  
11 hopefully that that won't go forward.  
12 But I think the biggest things we  
13 still need to address is building  
14 heights and landline, and I think it  
15 -- to go from east side of the  
16 street that you could have a  
17 four-story building to across the  
18 street to a single-family house that's  
19 maybe two stories, in my mind that  
20 doesn't address transition, right.  
21 You're -- the stepdown just seems too  
22 great for people that are currently  
23 building new houses across the street,  
24 they're going to be looking at a

1 four-story apartment that they did not  
2 count on when they bought that  
3 property. And the fact I could have  
4 that next to my house I think will  
5 greatly effect the property values on  
6 that street, and quite honestly, my  
7 ability to ever sell that house for  
8 the value that I think it's worth.

9 So, I ask is that, one,  
10 either reconsider that -- I understand  
11 maybe you wanted to zone Larch the  
12 same as the lot south of us, which I  
13 think would be okay -- I think are  
14 virtually acceptable for that  
15 neighborhood. But to continue to go  
16 higher and higher in height on this  
17 issue just does not make sense for  
18 what all the residents want.

19 So, thank you.  
20 Appreciate your time.

21 CHAIRMAN WHISTLER:  
22 Thank you. Questions?

23 All right. We're  
24 getting back to the back there I



1 guess. There's a hand.

2 MR. KUNST: Hi. My  
3 name is Steve Kunst, K-u-n-s-t. I'm  
4 a neighbor of Tim's. I live across  
5 the street from him.

6 My concerns are the  
7 same. I realize that there's  
8 townhomes on Larch Street to the  
9 south of us, and they're very nice.  
10 They're tall at not, and my concern  
11 like Tim's is the size and the scope  
12 and the height of what might come to  
13 those properties. I know that -- I'm  
14 worried that they might combine  
15 parcels at the end of a block when  
16 you have a large apartment building  
17 that may only be four stories tall,  
18 but -- or a few stories, but it  
19 still might be much larger than would  
20 fit into that area.

21 My second concern is  
22 the traffic on Larch. We've already  
23 within the last year got parking  
24 booted in one side of the block



1 wanted to talk about was actually a  
2 couple of the regulations directly  
3 related to the multifamily housing.  
4 The size of those units is very  
5 large, and the cost to develop those,  
6 and then, therefore, the associated  
7 costs of renting them would be very  
8 high. I think that you really need  
9 to relook at that and lower those.

10 CHAIRMAN WHISTLER:

11 Okay. No questions?

12 The next -- I think  
13 she's up. Don't sit back down.

14 MS. LAMBKE: Good  
15 evening. My name is Mary Pat Lambke.  
16 I live at 242 Illinois Street.

17 And, first of all, I  
18 want to thank you all for reviewing  
19 the Immanuel Lutheran property, and  
20 changing that back to residential. I  
21 also am here to reiterate the  
22 concerns about the apartment complex  
23 that's at Haven and Elmhurst Avenue,  
24 and specifically requesting that you

1 leave that as R4 zoning instead of  
2 changing it to commercial.

3 My understanding is  
4 there's a rumor going around that the  
5 worse thing that could happen is that  
6 that can change into a loading dock  
7 -- additional loading dock for Jewel.  
8 And as everyone here has iterated, it  
9 is a very serene-looking apartment  
10 complex that transitions very well  
11 into our neighborhood community.

12 Second of all, I want  
13 to reiterate the concerns that we  
14 have about the zoning changes on  
15 Illinois Street. As Abby said, it is  
16 a very busy street. Having  
17 personally been the victim of a  
18 residential burglary, the last thing I  
19 want to see is additional traffic of  
20 nonresidents on our street. And  
21 because of the proximity to North  
22 Avenue, that is one of the reasons  
23 why my home was targeted and had  
24 significant loss; second burglary on

1       our street in nineteen years with  
2       significant loss.

3                               And then third, I would  
4       just like to make a recommendation.  
5       While it's all grand that we have  
6       this great downtown plan, if  
7       developers are clamoring to bring new  
8       development to our town, I would ask  
9       you to encourage them to redevelop a  
10      lot of the empty space that's been  
11      sitting in our town for numerous  
12      years; the old Caldwell Banker  
13      facility there, the -- what I  
14      understand is going to be a new  
15      daycare center where the beauty school  
16      used to be. Instead of expanding out  
17      and impacting the neighborhood and the  
18      people that have chosen and have paid  
19      to live within walking distance to  
20      town, have developers redevelop what's  
21      already in the central business  
22      district.

23                               Thank you.

24                               CHAIRMAN WHISTLER:

1 Thank you. Any questions?

2 Is there anybody --  
3 yeah, there's a hand by the door,  
4 okay.

5 MR. ANGLEWICZ: Good  
6 evening. My name is Mark Anglewicz.  
7 I'm a resident at 188 East Elmhurst  
8 Avenue. I've lived there for nine  
9 years with my family. I have almost  
10 three children.

11 We're -- I just want to  
12 reiterate the comments that were by  
13 Sarah, by Ron, by Lauren, by all of  
14 my neighbors that are here tonight  
15 speaking on behalf of not wanting the  
16 change made to the apartment building  
17 on the corner of Haven and Elmhurst.  
18 It will definitely have a direct  
19 impact on our home values and on our  
20 neighborhood. And none of us want --  
21 just I think everyone spoke very well  
22 about why we don't want it. We  
23 don't really need to cover that  
24 again. Just indicating that, you

1 know, as a small community of that  
2 little part of Elmhurst, we're all  
3 pretty much in unison that we do not  
4 want to see that changed to an R4 --  
5 or excuse me -- to a C4 area, and  
6 would like to see that remain as it  
7 is.

8 So, appreciate your  
9 time. Thank you.

10 CHAIRMAN WHISTLER:  
11 Okay. No questions?

12 Any more hands out  
13 there? In the back row, good.

14 MR. BIRMAN: My name is  
15 Mike Birman. I live at 130 North  
16 Larch family -- or 130 North Larch  
17 Avenue with my family. And I'm --  
18 mostly I want to add to some of the  
19 comments that were made by others on  
20 Larch.

21 I think some of the  
22 changes that have been made are  
23 positive including the setbacks and  
24 setting the condo building at the

1 start of hundred block of Larch, and  
2 ensuring that that is not commercial  
3 property. I think my comments are  
4 really more against what that  
5 neighborhood transition zone is and  
6 how it'll step down to -- I live on  
7 the west side of Larch, and the step  
8 down to that -- right now I live  
9 across from townhomes, which I think  
10 are perfectly fine and nice over  
11 there. I would be more concerned if  
12 a building height increased and more  
13 condo buildings are going up on the  
14 east side of Larch, whether that's  
15 the hundred block or further up north  
16 as you approach North Avenue. So, I  
17 think those -- that's where my  
18 concerns are, and so what goes into  
19 that neighborhood transition zone. I  
20 think if you step down to  
21 single-family homes with condos, I  
22 think that is a more gradual than  
23 preferred stepdown. But when you  
24 start putting in taller condo



1 buildings along that side, I don't  
2 think that is a gradual and, to be  
3 honest, an acceptable stepdown to what  
4 are some nice single-family homes up  
5 and done, especially the west side,  
6 of Larch Avenue.

7 Thank you.

8 CHAIRMAN WHISTLER:

9 Okay. No questions?

10 Is there anybody left  
11 now anywhere in the room would like  
12 to make a comment for the record? I  
13 see a hand. We're back to the left  
14 side again. I get a feeling we're  
15 going around in a circle, but that's  
16 okay.

17 MR. WERNER: Please  
18 swear in.

19 (Whereupon, the witness  
20 was duly sworn.)

21 MS. CALABRESE: Hi.  
22 Sherry Calabrese, 304 North Clinton  
23 Avenue. I side with all of you very  
24 mush, so -- on Clinton Avenue, it's

1 the last street to North Avenue that  
2 you jump on 290, 294. Our street  
3 has twenty-five plus children on just  
4 the 300 block. We have traffic  
5 driving down through there like it's  
6 seventy miles an hour. We've had  
7 truck drive up on people's lawns.  
8 I've stopped them in the middle of  
9 the street myself.

10 With all of this coming  
11 through, I just see a lot more  
12 traffic coming down this street.  
13 There's no stop planks, nothing, and  
14 everybody thinks beat that traffic on  
15 North Avenue, jump on 290, 294, and  
16 you're gone.

17 That's all I got to  
18 say.

19 I've been here thirty  
20 years. All my kids graduated from  
21 York.

22 CHAIRMAN WHISTLER: Go  
23 Dukes.

24 Okay. No questions?

99

1 Is there anybody else?

2 Okay. Then we've given

3 everybody an opportunity to speak for

4 the record. Just want to repeat one

5 more time, all these things that you

6 have said are on the transcript, are

7 now part of the information that will

8 go forward with our recommendations.

9 But we did say we'd return to the

10 Applicant to see if there are any

11 questions or comments that they would

12 like to comment on before we go

13 forward and close the public hearing.

14 Than, would that be

15 you?

16 MR. WERNER: That would

17 be me, sir, and I'd like to just

18 address a few of the things that I

19 can address, because a lot of those

20 that were brought up isn't really for

21 this group to determine and the City

22 Council to determine.

23 First, I'd like to

24 touch on the downtown plan. Folks

1 mentioned that they weren't aware of  
2 it. I just wanted to say -- but I  
3 will do that now -- in April of last  
4 year, the Commission held a workshop  
5 that gave up the downtown plan May  
6 11th and 12th. We had downtown focus  
7 groups; property owners, brokers,  
8 developers, college students,  
9 long-term and new residents, too, from  
10 each ward. We had a downtown  
11 community workshop on May 28th. May  
12 through June of 2016 we had community  
13 outreach through our website; it was  
14 on our website. January 7th, open  
15 house, and February 25th, public  
16 hearing. April 25th the Commission  
17 met with Council, and Council approved  
18 in June.

19 Relative to the bike --  
20 mention of bike facilities in the  
21 downtown plan, Chapter 3 we do have a  
22 bike infrastructure discussion which  
23 references the bike plan that the  
24 City of Elmhurst passed in 2013.

1 That is in our plan, and remains in  
2 our plan.

3 Relative to the changes  
4 in the outer core office district, I  
5 wanted to address that because people  
6 were trying to absorb what the  
7 changes are. And I heard someone  
8 mention he wasn't aware of the bulk  
9 issues, the height. So, essentially  
10 the outer core office that we're  
11 recommending at this point would be  
12 the same as outer core, but the only  
13 use difference would be the office  
14 use would be restricted, all the  
15 other uses that are commercial would  
16 not be allowed. But relative to  
17 building heights and everything, that  
18 will stay exactly the same, so  
19 there's not necessarily a lot to  
20 absorb other than the use is  
21 restricted to just the office use.  
22 So, we do hear you when you're --  
23 when you relayed -- relative to the  
24 bulk, that's a different issue, and

1 we understand that.

2 And that's about it.

3 Unless anybody else has any questions  
4 or anything -- this is the group that  
5 will sit down and discuss and  
6 deliberate and make a recommendation  
7 to City Council, then it will go to  
8 the Development Planing and Zoning  
9 Committee, then the full City Council.

10 CHAIRMAN WHISTLER: Any  
11 questions from Commissioners?

12 Okay. This will be  
13 repetitious. I think that he just  
14 the next step in so many words is  
15 the fact that we will review all of  
16 the information that's been submitted,  
17 we've got a copy of everything that  
18 -- or we have Board Docs, and all  
19 that information is available to us.  
20 We'll get the transcript.

21 So, the role that we  
22 will play is that we will review all  
23 that information, try to do our best  
24 in putting it all together and see



1 attempt to deliberate in the  
2 conference room across the way. If  
3 it appears the crowd is too big,  
4 we'll probably have to move in here  
5 and set up.

6 CHAIRMAN WHISTLER: But  
7 the point being made is it is  
8 deliberation. That means we do all  
9 the talking that night between each  
10 other. It's an open meeting. We  
11 never have a meeting that's not open  
12 to the public. There are just  
13 different rules based on what kind of  
14 meeting we're holding. Tonight was a  
15 public hearing, some might say a  
16 little formal -- keeping track, but  
17 this made the record.

18 And I would just merely  
19 ask now before we close the public  
20 hearing, is there anybody that has  
21 any question on where we're going?  
22 Next step, deliberation, our  
23 recommendation, City Council,  
24 Development Zoning and Planning



1 Committee. All of that information,  
2 and if you want to check on dates  
3 and where they stand, Than, Eileen  
4 are always available here at City  
5 Hall. Give them a ring.

6 So, I'll leave it at  
7 that, unless there's any other  
8 questions? I'm sorry?

9 SPEAKER: I have a  
10 question.

11 CHAIRMAN WHISTLER:  
12 Yeah.

13 SPEAKER: Given the  
14 changes that were discussed this  
15 evening and then potentially from the  
16 deliberations, will those of us that  
17 are within 500 feet of these changes  
18 be notified again by mail, or it's on  
19 us to keep abreast of what's  
20 happening?

21 MR. WERNER: It is your  
22 responsibility to keep abreast of  
23 what's happening. The original public  
24 notice went out obviously is

1 effective, and stay in the process  
2 now.

3 As this changes, just  
4 stay abreast of that. We can't put  
5 out a notice. There's going to be  
6 changes in the text as well.

7 MS. FRANZ: We'll keep  
8 the Elmhurst.org/downtownrezoning page  
9 updated, like the presentation from  
10 tonight will be on there tomorrow,  
11 the interested party submittals will  
12 be on there tomorrow, so as things  
13 progress we will keep that updated.

14 CHAIRMAN WHISTLER:  
15 Okay. Any questions?

16 SPEAKER: Does that  
17 include the properties that are being  
18 effected, too?

19 MR. WERNER: Everything  
20 that was presented tonight will be on  
21 the presentation tomorrow.  
22 Elmhurst.org/downtownzoning.

23 MS. FRANZ: Rezoning.

24 CHAIRMAN WHISTLER:

1 Keep in mind, you know, you can  
2 attend the DP and Z Committee, but  
3 through your Alderman. When they go  
4 over to step two, it will be an open  
5 meeting.

6 So, the only other  
7 thing I say, at any point in time  
8 that people anywhere they live in  
9 town ought to really feel open to  
10 talking to their own Alderman. They  
11 know what's going on, when it's going  
12 on, and I'm sure that the Aldermen  
13 like to hear from you as well. The  
14 record has been made at this point in  
15 time that you can follow up after  
16 tonight and talk about your Alderman  
17 -- talk with your Alderman, don't  
18 talk about them. I'm not sure they'd  
19 like that.

20 Yes, sir?

21 MR. KLING: I did have  
22 -- I'm a little confused -- William  
23 Kling from 175 South Kenilworth again.  
24 I'm a little bit confused about the

1 process, because while we presented  
2 our feelings to you, at what point  
3 does this Commission going to  
4 deliberate about what we talked about  
5 and what the recommendations are?

6 CHAIRMAN WHISTLER:

7 Than gave you that date. It was April  
8 the 13th.

9 MR. KLING: So, that's  
10 for this group to --

11 CHAIRMAN WHISTLER:

12 That is for this group to make its  
13 recommendation.

14 MR. KLING: Got it.  
15 I'm sorry.

16 MR. WERNER: For them  
17 to deliberate, and then who knows if  
18 that deliberation will be accomplished  
19 in one night, who knows.

20 MR. KLING: Perfect.  
21 Thank you.

22 CHAIRMAN WHISTLER:

23 Okay. More questions, okay.

24 SPEAKER: How do we

1 find out when the three Alderman that  
2 propose the zoning commission -- the  
3 zoning committee, how do we find out  
4 when that will be?

5 MS. FRANZ: We'll keep  
6 that updated on the website, or you  
7 can call us.

8 MR. WERNER: That's  
9 also on the general website.

10 MS. FRANZ: It would be  
11 on their agenda. They meet usually on  
12 the second and fourth Mondays, but  
13 we'll keep it updated on the downtown  
14 rezoning web page.

15 MR. WERNER: It won't  
16 happen until this group is done with  
17 deliberation. Once the deliberation  
18 is done, we have to generate a report  
19 which takes a few weeks, so this is  
20 not something that's going to happen  
21 overnight.

22 CHAIRMAN WHISTLER:  
23 Okay. I think it looks like it's  
24 time to close this public hearing. I

1 want to thank you for coming out  
2 tonight. It's always encouraging to  
3 me, and I think other members of the  
4 Commission will agree. I'll say it  
5 rather bluntly, we don't see enough  
6 people at City Hall, because you need  
7 to be involved. The unfortunate part  
8 of it is there's 44,000 people out  
9 there and all kinds of ways to  
10 communicate. So, once again, I say to  
11 you is to try to stay up as best you  
12 can through newspapers, through your  
13 Aldermen, checking City Hall. Board  
14 Docs has all of the meetings and  
15 agendas, topics, copies of  
16 information. So, there's a ton of  
17 ways for you to be up to date every  
18 day if you choose to use any of  
19 those abilities.

20 So, having said that,  
21 we will close this public hearing.  
22 Thank you very much.

23

24

\* \* \*