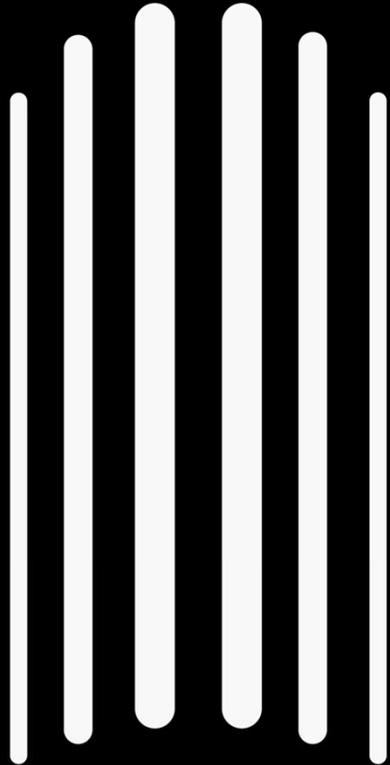


**City of Elmhurst's
ADDISON STREET PARKING GARAGE PROJECT**



**CITIZEN
ADVOCACY
CENTER**

**QUESTIONS
FOR
ELMHURST
OFFICIALS**

**City of Elmhurst's
ADDISON STREET PARKING GARAGE PROJECT**

**The City of Elmhurst
says...**

**City of Elmhurst's
ADDISON STREET PARKING GARAGE PROJECT**

**....we need a
public parking
garage**

City of Elmhurst's ADDISON STREET PARKING GARAGE PROJECT

The initial project

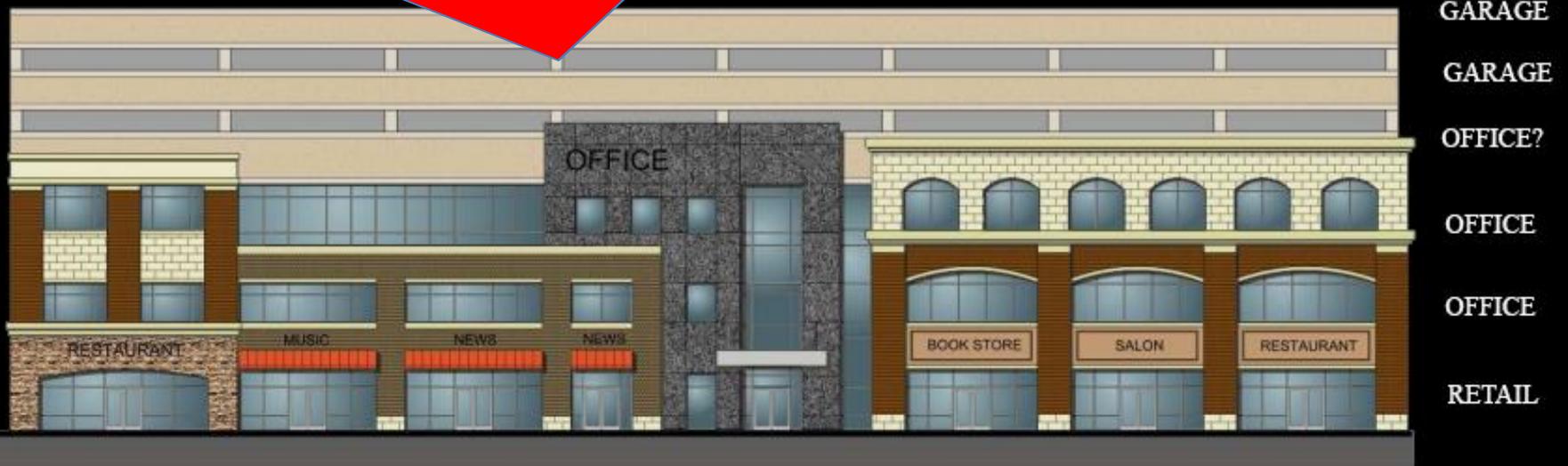


(Source: <http://www.elmhurst.org/DocumentCenter/Home/View/1324>)

City of Elmhurst's ADDISON STREET PARKING GARAGE PROJECT

The initial project

The revised proposal



City of Elmhurst's ADDISON STREET PARKING GARAGE PROJECT

The initial project



The revised proposal



- " 4 stories
- " 450 parking spaces
- " Retail level: 1
- " Parking levels: 2-4

- " 6 stories
- " 620 parking spaces
- " Retail level: 1
- " Office space levels: 2-3, ?4
- " Parking levels: 5-6

(Source: <http://www.elmhurst.org/DocumentCenter/Home/View/1324>)

**City of Elmhurst's
ADDISON STREET PARKING GARAGE PROJECT**

QUESTION

**When did a public parking garage
project turn into an office project?**

**City of Elmhurst's
ADDISON STREET PARKING GARAGE PROJECT**

**The developer proposes a tenant for
the office space: **itself!****

QUESTION:

**If the only viable occupant is the
developer, why is the City considering
construction of new office space?**

(Source: closed session audio tape 9/10/12. <http://www.elmhurst.org>)

**City of Elmhurst's
ADDISON STREET PARKING GARAGE PROJECT**

QUESTION

**Why would the City build new office space
when a City Consultant advised there is
excess vacancy (20%)
in City Centre?**

(Source: <http://www.elmhurst.org/DocumentCenter/View/7711>)

Follow the bouncing ball?

City agrees to be mortgage lender for developer so they can acquire property. (Source:

<http://www.elmhurst.org/archives/35/02-17-09.pdf>)

City purchases property back from developer.

City will pay 100% of construction costs (except interior build-out of retail/office).

City may act as mortgage lender for developer to help fund purchase of retail/ office space being bought from the City.

City will sell back to the developer the retail/ office portion of the building structure.

Follow the bouncing ball?

City agrees to be mortgage lender for developer so they can acquire property.

City purchases property back from developer.

(Source: <http://www.elmhurst.org/archives/35/02-17-09.pdf>)

City may act as mortgage lender for developer to help fund purchase of retail/ office space being bought from the City.

City will sell back to the developer the retail/office portion of the building structure.

City will pay 100% of construction costs (except interior build-out of retail/office).

Follow the bouncing ball?

City agrees to be mortgage lender for developer so they can acquire property.

City will then purchase property back from developer.

City may act as mortgage lender for developer to help fund purchase of retail/ office space being bought from the City.

City will pay 100% of construction costs (except for interior build-out of office/retail). (Source:

<http://www.elmhurst.org/archives/35/02-17-09.pdf>)

City will sell back to the developer the retail/ office portion of the building structure.

Follow the bouncing ball?

City agrees to be mortgage lender for developer so they can acquire property.

City purchases property back from developer.

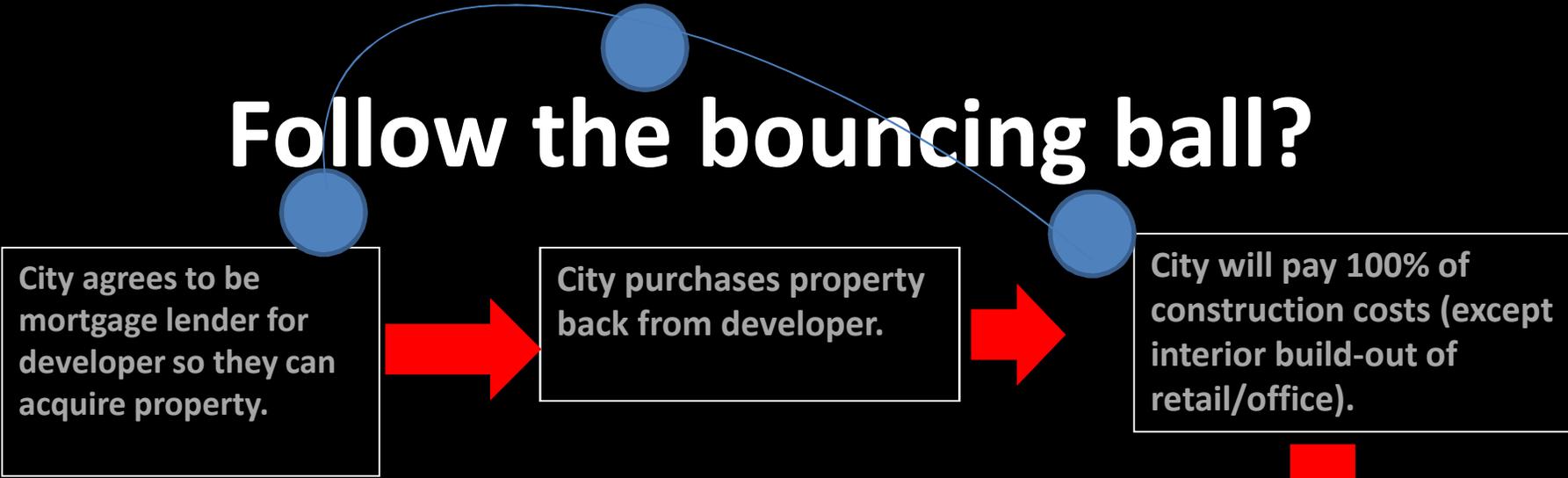
City will pay 100% of construction costs (except interior build-out of retail/office).

City may act as mortgage lender for developer to help fund purchase of retail/ office space being bought from the City.

City will sell back to the developer the retail/office portion of the building structure.

(Source: <http://www.elmhurst.org/archives/35/02-17-09.pdf> and closed session audio)

Follow the bouncing ball?



City agrees to be mortgage lender for developer so they can acquire property.

City purchases property back from developer.

City will pay 100% of construction costs (except interior build-out of retail/office).

City will sell back to the developer the retail/office portion of the building structure.

City may act as mortgage lender for the developer (again) to help fund purchase of retail/office space being bought from the City.

(Source: <http://www.elmhurst.org/archives/35/02-17-09.pdf> and closed session audio tapes.)

City of Elmhurst's ADDISON STREET PARKING GARAGE PROJECT

Bigger Building = Less Day Time Parking?

Building Levels	4	6	6
Office Levels	0	2	3
Total Parking spots (nights and weekends)	450	620	578
Prime daytime parking reserved for developer		120	158
Parking daytime spots for public use	450	500	420

(Source: <http://www.elmhurst.org/archives/35/02-17-09.pdf> and closed session audio tapes; all figures approximate).

City of Elmhurst's ADDISON STREET PARKING GARAGE PROJECT

The City's normal permit fee for unreserved parking is **\$400/year/spot**.

This includes **no additional fee** for reserved parking in prime spots during business hours.

(<https://www.elmhurst.org/DocumentCenter/Home/View/352>)

QUESTION

Will the City require payment for prime reserved parking?

City of Elmhurst's ADDISON STREET PARKING GARAGE PROJECT

The Illinois Attorney General ruled that the **City Council violated the Open Meetings Act** when discussing the project in closed session.

Audio recordings reveal **some elected officials have already expressed their support** for the project.

<http://www.elmhurst.org/index.aspx?nid=95>

**City of Elmhurst's
ADDISON STREET PARKING GARAGE PROJECT**

QUESTION

**How can the Elmhurst City
Council give this project
unbiased consideration?**

**City of Elmhurst's
ADDISON STREET PARKING GARAGE PROJECT**

**On February 28, 2013, the Elmhurst
Zoning Commission heard
3 hours of public testimony **opposing** the
project's **size, height, set backs, and
office space.****

**The hearing could not be completed in
one meeting.**

**City of Elmhurst's
ADDISON STREET PARKING GARAGE PROJECT**

**Come to the continuation of the
Addison Street Public Hearing:**

Thursday, April 11, 2013

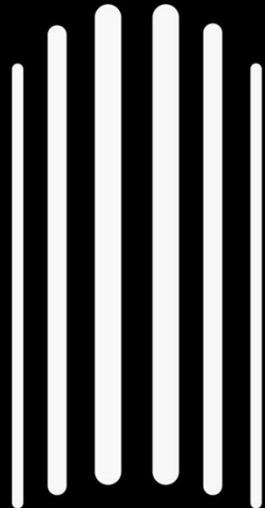
7:30 p.m.

Zoning & Planning Commission

Elmhurst City Hall

**City of Elmhurst's
ADDISON STREET PARKING GARAGE PROJECT**

Learn More Soon



**CITIZEN
ADVOCACY
CENTER**

**Public Parking Project *Turned*
Office Project**

www.citizenadvocacycenter.org