

Good evening Chairperson,

I am Sarah Cole and live at 13520 Arthur Vandenburg Way in Presidential Heights. This letter is being written in regards agenda item number 2 of the Planning and Zoning Commission's special session on November 12, 2020. I would like to lead with a thanks to Scott Dunlop for his kind patience and ready knowledge of the issue at hand. His clear answers and direction to relevant documents greatly aided in my ability to be informed on my following statement. The commission is considering a zoning change for our neighborhood about which I have concern. I appreciate the concept West Elgin Development Corp. and Kimley-Horn and Associates has for the space. If this C-1 zoning change is passed, I hope their concept has staying power. However, there is no guarantee. If and when this concept no longer maintains viability, I am not convinced that the permissions a C-1 would give future businesses is in the best interest of the neighborhood. A C-1 would open Lot 1 Block T to a broader type of business with less required input from the citizens that will be directly affected by it. I do support having commercial zoning for that lot. It would be good to have small businesses in this part of our growing community—a place within walking distance for all of Presidential Heights' members that is in keeping with the feel we want for our area. I hope that the applicants will follow the city's recommendation for a Neighborhood Business designation. It allows for opening our community up to business without exposing us to the possibility of an automotive shop or bar—without a specific use permit—among other options. While I recognize it is not the applicants' intention to utilize these particular non-residential uses, it cannot insulate us from being exposed to them in the future.

Thank you for your time,



Sarah Cole