

Observer report of the League of Women Voters of Elmhurst, Illinois  
By: Edgar Pal, League Observer

**Zoning and Planning Commission of the City of Elmhurst**  
**Tuesday, September 18, 2018**

7:00 PM

Elmhurst City Hall, Council Chambers  
209 North York Street  
Elmhurst, IL 60126

Disclaimer

The Observer Corps does not guarantee the accuracy or completeness of its reports. You may visit the [City's website](#) to read the agenda and official minutes (when available).

Summary

The Commission conducted a public hearing on the City's proposed zoning regulations on membrane structures. City staff answered questions from the Commission. Rest of the public was invited to provide testimony. The Commission will begin deliberations in mid-October at the earliest.

Supplemental Information

- [Case 18 P 13 Timothy Christian CU and VAR](#) (Timothy Christian parking)
- [Case 18 P 15 Proposed Text Amendments](#) (membrane structures)

A court reporter transcribed the meeting. The transcripts will be posted on the links provided above for each case.

Abbreviations

- DPZ = Development, Planning, and Zoning Committee
- ZPC = Zoning and Planning Commission

Meeting

1. Roll Call / Call to Order (approx. 7:10 PM)

- a. Members present: Susan Rose (Chair), Dave Garland, Susan McCoyd, Kevin Byrnes, Kurt Warnke
  - b. Members absent: Lisa Callaway, Daniel Corrado, Frank Mushow, Jordan Uditsky
  - c. Other officials and staff: Mike Kopp (Assistant City Manager), Emily Egan (Assistant City Planner), Eileen Franz (City Planner), court reporter
  - d. Public: 20 people at beginning of meeting. 33 people when Case 18 P 15 was called
2. Approval of August 21, 2018 meeting minutes (Approved)
  3. Public Comment (None. Testimony is given during the individual cases.)
  4. Case 18 P 13 (Timothy Christian parking lot)
    - a. *The League Observer left the meeting and did not observe the deliberations for this case.*
  5. Case 18 P 15 (Membrane structures)
    - a. Franz (acting as Staff Liaison): Application was submitted and notice was posted in August 2018. This is a text amendment to Zoning Ordinance. Applicant is City of Elmhurst.
      - i. Rose: The City is the applicant. Chair will ask anyone who wishes to speak to stand up and get sworn in. Applicant (City staff) will then testify and answer questions from the commission. Afterwards, there will be public testimony for 5 minutes per person.

Applicant has opportunity to respond to questions. Once that's done, public hearing will be closed. Closing time for this meeting is 10 pm. If needed, public hearing will continue at a date in the future. Other commissioners may vote to extend the meeting past 10 pm.

Commission will not deliberate tonight, as there is a lot of material and communications to review. This is not a simple case. Job is to listen to the petitioner, and to listen to the public. Listening involves listening to the other perspectives, and to listen with respect. This is

critical in this particular meeting. If public is disrespectful, Chair will stop the meeting and ask people to reflect. A lot of people are passionate, which is good. But people need to be respectful.

- ii. The court reporter swore in those persons giving testimony.
- b. Franz's testimony on behalf of City, the Applicant
  - i. Franz: Purpose of hearing is to consider a text amendment requested by City of Elmhurst to regulate membrane structures and add definitions for greenhouses and conservatories. Initially referred by City Council to DPZ to explore ways to extend the growing season through membrane structures. DPZ recommendations are in the staff report. (Rose to Commissioners: Would you like the text changes to be read aloud? Commissioners: Not needed.) Did make two minor changes, but those are already reflected in staff report.

Allowable timeframe be no longer than 6 months, and limited to Oct – April. Size no less than 50 sq ft, no greater than 500 sq ft. Max footprint less than 30% of lot for all structures, including membrane structures. **Other impervious lot to be complied with. 40% of rear yard coverage.** All membrane structures to meet accessory structure requirements. Not in front or side yard. Height not to exceed 8 feet. DPZ couldn't agree on whether fence would be required, and asked ZPC to make recommendation. For purposes of this case, fence requirement is included in the text amendment. Amendments define greenhouse, hoop house, cold frame, low tunnel.

(Garland asked for clarification about revisions.) Application was completed before staff report was completed. Application was slightly modified to match staff report.

- ii. McCoy: No storage can be allowed, except for gardening? (Franz: Correct)
- iii. Byrnes: For low tunnels, why is there slightly different language in the restrictions than for other structures? For low tunnels, amendment allows no storage of inorganic material. For cold frame and hoop

house / high tunnel, amendment allows no storage at all. (Franz: Can be changed so that everything is consistent.)

- iv. Byrnes: Hoop houses would be understood as accessory structures?
- v. Franz: Yes, even though they are temporary in nature, they would be treated as if they are permanent accessory structures. Bulk and stormwater requirements apply. If zoning code is changed, building code would also be changed. Building code amendments are not before ZPC, but DPZ will eventually consider it after ZPC is done.
- vi. Byrnes: Code currently refers to membrane structures. Is it possible to get a permit? (Franz: We have local amendment prohibiting membrane structures in building code.)
- vii. McCoyd: We don't currently allow it as accessory structure? (Franz: Correct) When? (Franz: 2010. Building code amended before that.)
- viii. Byrnes: Reviewed definitions of temporary structures, via Case 10 P 06, which one of the residents posted on BoardDocs. Definition of membrane structure states that it's air inflated or air supported, which means that shape is maintained by air pressurization. Seems that membrane structure is supported by positive air pressure, vs. a tent which is supported by any matter except by air. In terms of text amendment, might not make much difference.

Term "membrane structures" comes up in a lot of written docs from public. Not sure if these are membrane structures under the definition. (Kopp clarified: Definition also includes cable, frame, tube, etc. All of those are membrane structures.)

- ix. Garland: What is reason for 500 sq ft max? (Franz: Not sure.) Limit seems excessive. Not sure if there is rationale.
- x. Rose: There is a wide variation in the DPZ recommendation for 50 – 500 sq ft area. Why? (Franz: Minimum is based on functionality of hoop house. If size is too small, won't work for intended use.)
- xi. Rose: Asks petitioner to think about this. 500 sq ft is 10 ft x 50 ft. Many lots are 50 ft wide, or 60 ft in some of the newer lots. Curious

about discussion on setbacks. Could a 50 x 10 ft membrane structure actually be built and still exist within current zoning code?

- xii. Franz: On typical lot in R2 districts, probably not. Based on typical house and garage size, would be difficult to have such a large membrane structure. If there's a larger lot, or no detached garage, there's more flexibility. Depends on the particular lot.
- xiii. Rose: Many newer homes are build up to 30% coverage. They could not have this structure. (Franz: Correct.) Could you clarify side setbacks? Would structures have to comply? (Franz: Yes. Would depend on size of the lot and what is on the lot.)
- xiv. McCoyd: If you buy the lot next to yours, can you build the membrane structure on that lot? (Franz: You'd have to consolidate the lots.) On the lot that doesn't have the main structure, could you have it? (Kopp: Still can't have it on side yard or front yard.) (Franz: We've seen this before, when someone buys adjacent lot to build a pool, for example.)
- xv. McCoyd: In community gardens, would hoop houses be allowed? (Franz: Not addressed in text amendment.)
- xvi. Rose: What does current code say about home businesses? Some people raised this issue.
- xvii. Franz read the definition on home occupation: No exterior signs. No substantial stock or commodities. All storage completely inside dwelling. No special installations or attachments. Does not require regular receipt or delivery of merchandise. Does not result in simultaneous occupation of 3 or more vehicles in adjacent area, or more than 8 persons on premises on any given day. (Exception for day cares). Does not cause foot traffic at night time. Immediate family occupations only. Not more than 500 sq ft of area. No heavy machinery or any work to repair engines.
- xviii. Rose: Very helpful, thank you. Does this text amendment restrict hoop houses to gardening? What if I wanted to start a sewing class and use this structure? (Franz: Wouldn't be allowed.) Text is clear that this is only for gardening? (Franz: Yes. Definition of hoop house, etc. is for the purpose of protecting or cultivating plants.)

- xix. McCoyd: Homeowner can't run a farm stand? (Franz: No) Crops are for your own family? (Franz: Yes)
- xx. Franz: Home occupation already prohibits using an accessory structure.
- xxi. Garland: Outside the season that this would be up, it would be okay? (Franz: No.) The garden is being used during the summer, but without a hoop house. Do those same restrictions apply? (Franz: Home occupation restrictions always apply.)
- xxii. Rose: So a person can grow anything they want in there. (Franz: Yes)
- xxiii. McCoyd: It's like a lemonade stand. Would our ordinance say anything about this? (Franz: Technically, a lemonade stand is prohibited.)
- xxiv. Rose: Structure not to exceed 40% allowable lot area coverage in rear yard setback. (Franz: Yes, and includes garage and permitted obstructions.)
- xxv. Kopp talked about accessory structures and setback requirements.
- xxvi. Rose requested some visuals on what this would look like in back yard.
- xxvii. Byrnes: Look at separation between buildings, especially if you had a hoop house close to max size. Technically, could you have two of them at least 10 ft apart? (Franz: Yes, provided that all other requirements are met.) One of the public submitted materials. Low tunnels and cold frames tend to be smaller. Maybe contemplate saying that the footprint of the whole thing shouldn't be more than 500 ft, but they could still be 3 ft apart.
- xxviii. Kopp: 10 ft separation is there for fire code reasons. Maybe these are low-risk fire hazards. However, 10 ft separation makes sense for permanent accessory structures.
- xxix. Garland: Aldermen's referral mentions that the only Chicago suburb that permits this is Downers Grove. Bloomingdale doesn't allow it. Is there anything unique in their code that was incorporated here? (Franz: We did look at definition from Downers Grove.) In terms of size and setback?
- xxx. Rose: Could staff provide the information from other communities? (Franz: Yes, there was a link provided to the DPZ meeting material.)

- xxxi. Byrnes: There's nothing in text amendment that addresses aesthetics. Is there any provision in Building Code or Zoning Ordinance for approving or disapproving a use based on any aesthetic standard? (Kopp: Commercial districts do. Not in residential districts.)
- xxxii. Rose: There's been a lot of discussion about that in previous years. Decision was always that we would not dictate aesthetics.

c. Ben Silver

- i. Community lawyer at Citizen Advocacy Center. Thanks City staff for working on this. Some of the written testimony cites codes from other municipalities. A lot of places allow this by right under International Building Code. Elmhurst has explicitly prohibited this in 2010 to prevent storage of cars and personal property, and to address concerns about aesthetics and nuisance.
- ii. Commission has offered a lot of probing questions, showing that hoop houses would be regulated much more strictly than other recreational items in one's back yard, like basketball courts.
- iii. Urged Commission to exclude written expert testimony from real estate witness, unless they have been sworn in.
- iv. Objections were based on aesthetics. Rose has already said that in residential areas, City doesn't regulate based on aesthetics. Onus has been on neighbors to erect fences and place trees to block their view.
- v. Home business activities are already prohibited. Shouldn't be included in the deliberations, as City can already choose to enforce that code.

d. Bill Sanders

- i. Family lives behind Virgils. Experienced significant frustration and loss of use of property. Supports gardening and green activities, but not here to debate virtues of gardening. Difference between allowing a garden and allowing a large plastic structure. These are separate questions.
- ii. No exception should be made to zoning code or comprehensive plan, even though the intentions are good. How can we say that gardening is a more noble purpose than any other?

- iii. Opposes plastic structures and raises alarm on how they infringe upon neighbors' enjoyment of property.
  - iv. Provided photos to Commissioners. Infringement is visual. Sunlight causes it to glow. Infringement is audible. Noisy flapping of plastic. Infringement is tangible. Displaced water runoff collects on neighboring property and along fence posts. Infringement is financial. Has engaged real estate professional. Real estate value drops roughly \$50,000 or 10% due to presence of plastic structure.
- e. Amy Sanders
- i. Favors gardening, but not large hoop houses, which don't meet high quality construction standards. Unclear about distinction between recreation and commercial garden ventures. Should be regulated in same way as neighborhood garage sales.
  - ii. Virgils grow a lot of produce, often have substantial surplus to sell. Alarmed by substantial economic activity. This is not a kid's vegetable stand. Virgils' produce stand is a business, as evidenced by website and professionally printed signage.
  - iii. While hoop house case has been in court and under review, website has been down. Concerned that website and commercial activity will return after this is done.
  - iv. Would like Elmhurst to clarify what is acceptable garden activity. Quality of residential life should be protected.
- f. Rebecca Mihm
- i. Followed hoop house issue for a long time. Supports residential recreational garden, but not large hoop houses. Quality of construction materials. One of arguments at DPZ was that 6 ft was too low. DPZ recommendation was for 8 ft, implying that these hoop houses should be considered a building. Court case rejected argument that it's a permissible recreational item. These should be held to high standards of our building code.
  - ii. There are other options to extend growing season, like cold frames and low tunnels.
- g. Jake Mihm

- i. Spoke about high amount of emotion, energy, and noise.
  - ii. Simple question: Is an 8-ft, 500 sq ft structure reasonable? Imagine you're sitting in your back yard. You have 5 neighbors. Suppose two of them have hoop houses. You then have two 500 sq ft structures adjoining your property. Would these not cause significant flooding issues? These are 8 ft structures with no drainage. Would these not cause fire risk? Would these not increase noise pollution? Would these not result in utilization of City issues for water issues and code enforcement?
  - iii. Would additional hoop houses really add to the aesthetic value of your neighborhood? Would property values not be impacted? You don't need an expert for that. You're allowed to use common sense and your own experience.
  - iv. Are we not on a slippery slope of absurdity where residents request high fences, just to block their view of things they don't like?
  - v. Elmhurst website: ZPC's role is to represent long-term public interest of City. If you can separate the passion, emotion, and noise on this issue, then the best long-term solution is obvious.
- h. Lisa Gerhold-Dirks
- i. Chair of Elmhurst Cool Cities Coalition. Supports sustainability. Strengthens our community with sustainable solutions. Supports growing our own food at home. Hoop houses extend the growing season. Home gardening reduces energy use, greenhouse gas emissions, consumer's vehicle miles traveled, food packaging waste, spoilage. Valuable to community health. Consistent with Elmhurst Sustainability Policy.
  - ii. Commission has obligation to further the long-term sustainability of Elmhurst. Other municipalities are taking steps, one-by-one, to remove barriers to improving sustainability.
  - iii. ZPC should allow fully-functional hoop houses. Virgils were not the first household. Hopefully they will not be the last.
  - iv. Took a tour of the hoop house before it was taken down in 2016. Wasn't loud.

- i. Susan O'Donnell-Warren
  - i. Ward 6 resident. Previously attended DPZ committee meetings and submitted written and public comment. Several residents have testified in favor of sustainable policies. Against overhanded regulation of recreational activities. Finds this undemocratic and arbitrary.
  - ii. Fair outcome is desirable and long overdue. DPZ recommendation is stringent, infeasible for the vast majority of Elmhurst homeowners. Effect is a two-tiered zoning approach, inconsistent with the zoning code and Illinois municipal code.
  - iii. Urges workable, affordable solution to allowing residents to enjoy rights on their own property, while respecting the suburban character of our neighborhood.
- j. Elizabeth Ambrogi
  - i. Supports homeowners' rights, a core issue. Supports growing organic vegetables in a temporary hoop house. Visited the Virgil home. Hoop house was beautiful, sturdy, and well built. Not on concrete, and water runs into the ground. Did not produce any noise. Hoop houses are permissible in Chicago and many nearby communities.
  - ii. Several professional institutions have already provided recommended regulations. No need for Elmhurst to reinvent the wheel or to regulate them as permanent accessory structure.
  - iii. Not flammable. This is made of plastic, and does not burn.
  - iv. 10 ft setback from property lines shouldn't apply to temporary structure. Would be difficult in older lots with awkward configuration.
  - v. Gardening is my passion, and my daughter's. Vegetarian diet is important part of life.
  - vi. Jewel is allowed to have a large hoop house, as are other places that sell flowers. People are allowed to have gazebos. Not much of a difference with a hoop house.
  - vii. Should not make laws based on what someone likes. If someone doesn't like it, then they should put up a fence.
- k. Dan Virgil

- i. Family values sustainability and self-reliance. Solar panels and gardening reflect these values. Vegetables have no harmful chemicals, and we know how they're grown. We can grow vegetables that are not available in stores.
  - ii. Gardening gives children first-hand experience in what is required to grow food. Hoop house allowed us to garden year-round, teaching us about sustainability and self-reliance.
  - iii. Many residents have backyard gardens, Park District supports gardening, and Elmhurst has a garden club. Home was featured in garden walk. What kind of City do we want to be? One that encourages sustainability and self-reliance, or one that's worried about appearance without regards to substance?
  - iv. Interaction with community has been a positive experience. Community supports it, even if they don't want one for themselves. Community wants to keep government out of their backyard.
  - v. 40% rear yard coverage: Along with other restrictions, this seems to make hoop house more impractical.
  - vi. Clarifies garden stand. This was an exercise to teach children about entrepreneurship. There are lots of rules that apply to home-based businesses, but this is a separate issue.
  - vii. Rose: Do you can or freeze the vegetables? (Dan Virgil: We freeze them.)
- I. Rex Irby
    - i. Knows a lot about flooding. Heard about the water runoff concerns from the opposition. Permeability of the property is at stake. Level of the land has to be addressed. If someone has a hoop house, they will make it permeable to maximize harvesting.
    - ii. Heard commissioners say "temporary" and "structure" several times. Downers Grove's code says that hoop house is not a permanent structure. In other areas, garden accessory structures are temporary. Do not need permit or stormwater assessment. Do not need real estate assessment to see how property value is affected.

- iii. We have a sound ordinance. Hopes that the sound ordinance could be used as-written to address that issue. If it's a problem, hoop house could be tightened a bit, or structure could be modified. No need to regulate hoop houses so heavily.
- iv. Member of Elmhurst Cool Cities Coalition. Sustainability Plan is important.
- v. Permanent vs temporary structure regulation would kill the hoop house. Who wants to pay a permit if you don't have to?

m. Joelle Southbern (unsure of spelling)

- i. Supports hoop houses and backyard freedom. Resident for 41 years. In 1977, was pleased to purchase her starter home. Has seen a lot of changes, mostly good. Backyard is her haven. Now has time and energy to work in her garden and in her yard.
- ii. When she wants to modify her backyard, she uses basic, unwritten, neighborly code. How can my actions affect those around me? Basic questions. Neighbors talking to neighbors. Over-regulation of backyard freedom and liberty could prevent others from enjoying what they should be able to do in their own backyard.
- iii. Supports those who wish to grow food for all 12 months of the year. Is it safe? Certainly. There are no risks. Is it unreasonable? No, it's fine. Are there ill effects or impacts on the neighbors? Certainly not.
- iv. Fortunate to have neighbors that have similar expectations to abide by the unwritten code of the neighborhood. People may disagree on aesthetics, but we talk about it and agree to disagree, and move on in the best interest of the neighborhood.
- v. City code is meant to promote people in the town, not to prevent them. Sustainability was not discussed 40 years ago, but it is today. Urges reasonable code to accommodate a town that was once filled with gracious neighbors.

n. Debbie Sandstrom

- i. We can't be arbitrary. We need a City that supports everyone in the City, that supports what everyone wants to do in their backyards. Recognizes that this is a matter of compromise.

- ii. Doesn't want rules to become too onerous. Shouldn't require hoop house owner to put up a fence. If someone doesn't like it, they should put up a fence.
- o. Kim Messina
  - i. Resident for 30 years in Elmhurst. Avid gardener. Fully supports hoop house.
  - ii. Majority of use for hoop house is from Nov 1 to Mar 31. Max 6-month period. Generally, when it's cold outside, people's doors are closed. They're not sitting outside in their back porches, especially with winter weather. Any heavy winds that would vibrate against the membrane wouldn't be heard if the doors and windows were closed in the dead of winter.
  - iii. Hoop house is temporary. It's for gardening. Not for mechanics or other hobbies that would be done in the winter. This is strictly for gardening. Once structure is removed, you have a garden. How this diminishes property values is questionable, since it's temporary.
  - iv. If anyone is serious about gardening, this is an organic garden, free of chemicals.
- p. Nicole Virgil
  - i. Agrees with what Dan Virgil said.
  - ii. There was question about 500 sq ft max. DPZ had question about how much space needed to garden. We had gardening experts from Angelic Organics, and Laura Calvert from Advocates for Urban Agriculture. Rule of thumb is around 0.1 acres to sustain a family of 4. That's a lot of land, so DPZ went from 0.1 acres down to 500 sq ft. DPZ didn't want to be excessive, but rather wanted to consider the lot size.
  - iii. City of Chicago supports hoop houses. USDA provides money for residential homeowners to have hoop houses, to help diversity the food stream. Their sq ft max was 750 sq ft. DPZ wanted to go down from that level.
  - iv. Has one neighbor that unfortunately is deeply disturbed by the presence of a hoop house. Originally didn't think it would be a problem, in same way that trampolines aren't controversial. Went

door-to-door to talk to neighbors. Only one neighbor out of several opposes. The other neighbors have testified in person and in writing that there is no noise. Home is uphill, and due to makeup of soil, there's no flooding.

- v. We already have membrane structures in Elmhurst for charitable or education uses. You could get a permit for that. The construction for those permits are nearly identical to Virgils'.
- q. Nancy Abbott
  - i. Direct neighbor of the Virgils. Concerned about the rights of property owners. Hoop house was never noisy. Wasn't ugly to look at. Applauds the Virgils' for wanting a sustainable gardening solution. Town needs to think about removing too many laws and rules that burden the homeowners.
- r. Bryan Doan
  - i. Not in favor. Part of it is the flooding issue. Doesn't see how hoop house would take water underneath it. Has a shed, and the reason water goes under it is because the shed is above ground. Had swimming pools next to him. They flooded his backyard. Flooding is a major concern.
  - ii. Permanency is an issue. Six months is a long time.
  - iii. Size (500 sq ft) is as large as many garages. It's a lot.
  - iv. Tried to come to a compromise, but not sure that will happen. We have laws and codes for a reason. Building codes ensure that we don't flood. People are complaining about the 30% rule as it is. This has been contentious over the past few years.
  - v. City is being called out for not being progressive. But Elmhurst is progressive. We have good schools, park district, and library.
  - vi. People don't move here to be sustainable. They don't buy million-dollar homes to be sustainable. Likes gardening, but doesn't think people need hoop house to be sustainable.
  - vii. People say they need more space, but need to take setback and other restrictions into consideration.
- s. Elise Fulara (presented photos on the screens)

- i. Ward 7 resident. Supports membrane structures. Concerned about text amendment as proposed. Regulations seem arbitrary. Shouldn't be treated as accessory structures, since they lack foundation. Don't have concrete or floors. Erected for short portion of the year.
  - ii. (Photo: House) This was originally her grandparents' house, now belongs to her.
  - iii. (Photo: Aerial view) Yellow lines around house and garage are where she puts vegetables.
  - iv. (Photo: Garden) Her garden. Not the kind of gardener who would put up a hoop house or a high tunnel. But has considered a low tunnel.
  - v. (Photo: Sample low tunnel) These are mini-hoop houses. Not as warm, since they're smaller. Can be used in early spring or late fall. Since they have no floor, they don't pose a flooding risk. Learned at DPZ meeting over summer that these are currently a violation of City Code because they use membranes. Seems silly, and glad that City is open to change.
  - vi. (Photo: Bean plants and yard stick) Text amendment proposes that low tunnels may not exceed 3 feet. If she wants to cover her beans, she can't use a low tunnel. Instead, she's have to use a high tunnel or hoop house. Needs to put a privacy fence? Seems absurd. Also questions the 50 sq ft minimum. What if she just wants to cover her beans? She doesn't need 50 sq ft for that.
  - vii. (Photo: Aerial view. Thick yellow line on her property) Text amendment requires at least 10 ft spacing from other structures. This is unrealistic because it's too far from house. Too close to storm drain, and easement requirements means that it wouldn't be possible to have any membrane structure. Restriction would be onerous.
- t. Andriani Siavellis
- i. Supports recreational gardening. Doesn't support hoop houses – they don't comply with Building Code. Should be suitable for suburban community. Allowing plastic structures would impair marketability and property values. Real estate agent has performed a market analysis, and concluded 10-15% reduction in value.

- ii. Supports other alternative means of extending the gardening season, like a permanent greenhouse, or lower/smaller membrane structures.

u. Carol Snyder

- i. Ward 2 resident. Everyone supports gardening, but we're not here to talk about gardening. Concerned about membrane structures, and that they may proliferate throughout Elmhurst.
- ii. City already addressed this in 2010, and encouraged ZPC to review the discussion back then. There were considerations about fire code.
- iii. Nature of materials, type of construction, and code enforcement issues. Does the City want to embrace large, plastic structures that cannot be recycled?
- iv. Concerned about materials and construction. Plastic PVC frame which supports plastic, membrane sheeting. Low-density polyethylene film, which is inexpensive. Must be replaced every 1-4 years. Considered recyclable, but is not accepted for recycling in Elmhurst. Contamination issues, as plastic needs to be clean and dry. No market for this material to be recycled.
- v. Previously reached out to Elmhurst Cool Cities Coalition, to no avail. Also reached out to Republic Services manager for Elmhurst. Could not find any broker that could accept this as recyclable material.
- vi. This is a disposable, plastic accessory structure. We need to embrace sustainable practices. Cannot ignore harm of plastic waste. Need to reduce our reliance on plastic.
- vii. There are more viable or durable solutions, like low tunnels, cold frames, or permanent greenhouses.

v. Anton Dimov

- i. Addressed concerns cited by the opposition, including aesthetics and property values. Has relatives in suburban Portland, Oregon. Vegetables are allowed in their front yards. Chickens are also allowed. Their property values have risen over several years, and population has grown as well.
- w. Mark (did not hear last name)

- i. Grows crops in his yard, but is also sensitive to his neighbors. Wouldn't want a hoop house in his backyard or his neighbors' backyard.
- ii. Proposed code is difficult to enforce. Structure is not durable.
- x. Andrew Van Gorp
  - i. President of local non-profit working on sustainability in DuPage. Undergrad was in sustainable community development. In Portland, Oregon, visited a number of sustainability-centered infrastructure sites. Living in a sustainable fashion comes down to morality.
  - ii. Sees growing food as a personal decision a family makes. Growing food locally is objectively good to the community.
  - iii. Structures should not be restricted to being spaced at least 10 ft. Incredibly cumbersome, especially for cold frames or low tunnels.
  - iv. Larger structures also don't need wide spacing, since growers try to be more efficient with their usage of space. Might be advantageous to keeping structures closer to each other. Believes that 10 ft requirement should be removed. Instead, it could be 4 ft, consistent with the ADA requirements for foot paths.
- y. Rose
  - i. Complimented the crowd that was present. Makes democracy work. Thanks public for respectfully listening to each other.
  - ii. Public hearing is closed. Next step is deliberation. (Franz: Not yet scheduled.)
  - iii. Soonest is October 16. At deliberation, we won't take any further public testimony. There will be a transcript from the court reporter for tonight's public hearing.

*The League Observer left the meeting at 9:34 PM.*

6. Other business

7. Adjournment