

Hops, barley, yeast, water and love



photo by Paul DelGuidice

Left: The Hops for Humanity group (Motto: Good Beer Doing Good) gathered at Church Street Brewery on Monday, April 13 to decide which charitable cause their contributions would benefit this quarter. Three worthy causes were nominated and the Marklund Children's Home in Bloomingdale was chosen by member vote. Each Hops for Humanity participant donates \$100 and the entire total goes to the selected charity.

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Plan for Addison Avenue site requires more land

Proposed project will enhance City's 'walkable urbanism'

By Dan McLeister
for The Elmhurst Independent

ELMHURST — Developers have proposed a fitness center or residential units for 138 and

142 N. Addison Ave., which is a 22,500 square-foot vacant lot owned by the City across the street from a six-story parking garage, recently approved by Elmhurst City Council.

The fitness center would not require any zoning variations.

The five-story building with four floors of residences over first floor retail would require a variance since it would be higher than the four stories permitted in downtown Elmhurst.

James Hughes, Jr. of Next Generation Development said, in order to be workable, the project would require the purchase of another lot to the north or south. He said the project is not economically viable for multi-story residential with the use of the two municipal lots alone. He added that the lot owners have expressed interest in selling.

"A minimum of one additional lot would be required

to fulfill our concept plan," he said at a Development, Planning and Zoning (DPZ) Committee meeting on April 13. Hughes said the two lots would add 50 to 100 feet in width to the project.

"We consider residential the highest and best use for this site," he said, calling it Transit Oriented Development or TOD, which would be built close to

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Community Bank of Elmhurst

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