

# PZBA Meeting

Case #20-08 MA, SU, PUD  
1001 & 999 Oak Ave., Prospect Heights. IL



<b>EXHIBITS LIST</b>			
No.	Date	Description	Prepared
31	Various	Public Written Comments	Public
A	6.23.20	Laura Adair – 1104 N Maple Lane PH	7.7.20
B	7.5.20	John Albrecht – 606 Equsetrian Dr WH	7.7.20
C	6.23.20	<a href="mailto:Chrismb7@netzero.net">Chrismb7@netzero.net</a> – 1105 Oak Ave PH	7.7.20
D	6.23.20	Sara Bialas – <a href="mailto:bialasaraa@gmail.com">bialasaraa@gmail.com</a>	7.7.20
E	6.24.20	Greg Buchberger – 1100 Honeysuckle Dr Wheeling	7.7.20
F	6.25.20	Della Cranks - Wheeling	7.7.20
G	6.22.20	Joy Drake – 7 Prospect Dr PH	7.7.20
H	6.23.20	Steve Drake – PH	7.7.20
I	6.24.20	Mark Fiskin – 1100 Drake Ave PH	7.7.20
J	6.20.20	Paul Gebert – 1105 Drake Ave PH	7.7.20
J2	6.24.20	Paul Gebert – 1105 Drake Ave PH	7.7.20
K	6.23.20	Asad Ali Khan – 114 Eleanor Dr PH	7.7.20
L	6.21.20	Shawn Kilikevce – 102 Drake Terrace PH	7.7.20
M	6.25.20	Susan Kilikevce – 102 Drake Terrace PH	7.7.20
N	6.23.20	Don Kronforst – <a href="mailto:donkronforst@gmail.com">donkronforst@gmail.com</a>	7.7.20
O	6.22.20	Michael Linzing – 1017 Drake Ave PH	7.7.20
O2	6.25.20	Michael Linzing – 1017 Drake Ave PH	7.7.20
P	6.22.20	Bill & Jan Mayyou – 1 Drake Terrace PH	7.7.20
Q	6.24.20	MJ Meier – 1101 Pin Oak PH	7.7.20
R	6.25.20	Bill Meier - 1101 Oak PH	7.7.20
S	6.25.20	Bridgitt Montijo – 12 Drake Terrace PH	7.7.20
T	6.24.20	Eric Neumann	7.7.20
U	6.23.20	Randall Olsberg – 100 Eleanor Dr PH	7.7.20
V	6.23.20	Sheri Piccolo – Oak Ave PH	7.7.20
W	6.24.20	Jim & Anna Piecuch – 13 Prospect Dr PH	7.7.20
X	6.25.20	Victoria Pike Douzamy -	

W  
W  
W

26 c  
24 R

# PZBA Meeting

Case #20-08 MA, SU, PUD  
1001 & 999 Oak Ave., Prospect Heights. IL

<b>EXHIBITS LIST</b>			
<b>No.</b>	<b>Date</b>	<b>Description</b>	<b>Prepared</b>
Y	6.23.20	Margaret Rys -	7.7.20
Z	6.23.20	Steve Schwarz – <a href="mailto:steve@agilitynerd.com">steve@agilitynerd.com</a>	7.7.20
AA	6.25.20	Steve Schwarz – <a href="mailto:saschwarz@hotmail.com">saschwarz@hotmail.com</a>	7.7.20
AB	6.23.20	John & Karen Sibley – 5 Prospect Dr PH	7.7.20
AC	6.23.20	Leslie Smith – Oak Ave PH	7.7.20
AD	6.23.20	Matt Smith – 200 Royal Ct. PH <i>withdrawn</i>	7.7.20
AE	6.24.20	Pat Sylvia – 4 Drake Terrace PH	7.7.20
AF	6.25.20	Elizabeth Thomas -	7.7.20
AG	7.7.20	Robert Brooks – 1111 Drake Terrace PH	7.8.20
AH	7.7.20	Mike C – <a href="mailto:graymanx10@gmail.com">graymanx10@gmail.com</a>	7.8.20
AI	7.7.20	Don Kronforst – <a href="mailto:donkronforst@gmail.com">donkronforst@gmail.com</a>	7.8.20
AJ	7.2.20	MJ Meier- 1101 N Oak Ave PH	7.8.20
AK	7.8.20	Ira Chislof – 718 Equestrian Wheeling	7.8.20
AL	7.8.20	Mohena Kaur – petition	7.9.20
AM	7.8.20	Alexander Demianenko – 1100 N Maple Lane PH	7.9.20
AN	7.9.20	Joalnta Wawer & Wally Ulejczyk – 107 Drake Terrace PH	7.9.20
AO	7.9.20	Mike Stanton- representing Pleasant Run Condominium Assoc	7.9.20
AP	7.9.20	Greg Buchberger – 1100 Honeysuckle Dr. Wheeling	7.9.20
AQ	7.9.20	Yelena Yuriyeva -	7.30.20
AR	7.9.20	Gina Gephert – 1105 Drake Terrace	7.30.20
AS	7.9.20	Ron & Rosemarie Pryer,	7.30.20
AT	7.11.20	Mike Linzing – 1017 Drake	7.30.20
AU	7.12.20	Martin Robinson – 5 Lynbrook Dr.	7.30.20
AV	7.16.20	Steve Drake – 7 Prospect Dr	7.30.20
AW	7.17.20	Kim Rowicki – 10 Drake Terrace	7.30.20
AX	7.20.20	Don Kronforst – 3 Prospect Dr.	7.30.20
AY	7.20.20	Karen McLoughlin	7.30.20





Date	Neighbor	Phone	Email
6/12/2020	DeMuth, Sue		
6/13/2020	Albrecht, Janet & John	338-9220	
6/20/2020	Gebbert, Paul		pgebber229@gmail.com
	Ms. Meyer	847-636-2792	3j1101@comcast.net
	Rys, David	773-318-0437	
6/23/2020	Rys, Margaret		gosiarys65@gmail.com
6/21/2020	Kilikevice, Shawn		05roadkinds@gmail.com
6/22/2020	Drake, Joy		iovrake@comcast.net
6/22/2020	Linzing, Michael		mlinzing@yahoo.com
6/22/2020	Mayyou, William		mayyouwi@att.net
6/23/2020	Piccolo, Sheri		tns9900@aol.com
6/23/2020	Smith, Leslie		leslie0673@gmail.com
6/23/2020	Bialas, Chris		chrismb7@netzero.net
6/23/2020	Bialas, Sara		bialasaras@gmail.com
6/23/2020	Adair, Laura		dbclaura@gmail.com
6/23/2020	Drake, Steve	847-650-9497	drakesteve@comcast.net
6/23/2020	Sibley, John and Karen		kisib3@att.net
6/23/2020	Olsberg, Randall		rholsberg@gmail.com
6/23/2020	Schwarz, Steve		steve@agilitynerd.com
6/23/2020	Smith, Matt		mwsmith189@gmail.com
6/24/2020	Fiskin, Mark		markfiskin@yahoo.com
6/24/2020	Neumann, Eric		neumanneric@hotmail.com
6/24/2020	Khan, Asad		alikhhan237@sbcglobal.net
6/23/2020	Kronforst, Don		donkronforst@gmail.com
6/24/2020	Sylvia, Pat		pandmsylvia@gmail.com
6/24/2020	Buchberger, Greg	847-520-3262	gregbuch2@sbcglobal.net
6/24/2020	Meier, MJ	847-636-2792	mimeier1101@gmail.com
6/25/2020	Meier, Bill	847-421-4215	bronco18@comcast.net
6/24/2020	Piecuch, Jim & Anna	847-229-0406	jimp2371@hotmail.com
6/25/2020	Schwarz, Steve		saschwarz@hotmail.com
6/25/2020	Montijo, Bridgitt	773-447-9668	bridgitt@autofxusa.com
6/25/2020	Thomas, Elizabeth		libthom2014@gmail.com

*Withdrew  
comments*

*\**



A

## Jennifer Myzia

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**From:** Dan Peterson  
**Sent:** Tuesday, June 23, 2020 3:22 PM  
**To:** Laura Adair  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: Zoning and a BIG NO

Dear Ms. Adair,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page.

For your information, the applicant/developer is hosting a neighborhood informational meeting at the vacant school property at 6:30 – 7:30 pm this evening.

Thanks for your interest in the application.

Sincerely,

Daniel A. Peterson  
Director of Building & Development  
City of Prospect Heights, IL  
847-398-6070 ext. 208

-----Original Message-----

From: Laura Adair <dbclaura@gmail.com>  
Sent: Tuesday, June 23, 2020 2:44 PM  
To: Dan Peterson <dpeterson@prospect-heights.org>  
Subject: Zoning and a BIG NO

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Hi my name is Laura Adair and I live on Maple Lane and I am requesting a big no to the new recommendation for 69 units to take up some of our park which we are very quiet area and would like to stay that way please. Thank you Laura Adair 1104 N. Maple Ln., Prospect Heights

Sent from my iPhone



B

**Jennifer Myzia**

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**From:** Dan Peterson  
**Sent:** Monday, July 6, 2020 9:18 AM  
**To:** John Albrecht  
**Cc:** Jennifer Myzia  
**Subject:** RE: John Muir Park Lexington Homes Land Swap  
**Attachments:** AGENDA 7-9-20 Special Meeting.docx

Good Morning John,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter.

The zoom meeting instructions for the July 9, 2020 PZBA meeting are attached and listed on the City's web page. For your information the supporting exhibits are also available on the City webpage. At the bottom of the City's front page there is a link to the Planning/Zoning Board of Appeals Documents where you can find all the exhibits and plans that were submitted with this application.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** John Albrecht <johna606@comcast.net>  
**Sent:** Sunday, July 05, 2020 4:12 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** John Muir Park Lexington Homes Land Swap

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Dan,

Thanks again for meeting with Janet and myself a couple weeks ago and allowing us to review the Lexington Homes plans for the Jolly Fun House/Muir Park properties. I want to get my thoughts on the record for the Zoom meeting this Thursday, July 9.



I am a 33 year resident of the community that surrounds Muir Park and I'm writing to let you know how much I object to any sale and/or land-swap deal with Lexington Homes for a portion of Muir Park. I was extremely disappointed to hear that the Park District has been entertaining this idea since fall of last year. The wooded area between John Muir Park and Pleasant Run Park, which could potentially be destroyed, is enjoyed by the residents of the surrounding neighborhoods, including my family, each and every day. I know the trees that make up the wooded area and that outline the park are not "heritage" trees, but those trees, some of which are 60-80 years old trees, provide shade, scenery and health benefits for the local residents. Additionally, they offer shelter for the birds and other wildlife that inhabit the park, not to mention the all water they consume to assist with flood control. Every neighbor I have spoken with is appalled at the thought of the wooded area being destroyed and the surrounding park trees being removed, especially to allow some townhomes to be developed. John Muir, who was an environmentalist and founder of the Sierra Club and numerous National Parks, would be rolling in his grave at the thought of all these trees being destroyed.

I hope you will not support this deal or any future deals that would go directly against the interests of our community and I ask you to advocate for the preservation and improvement of public park land, not the destruction of it.

Please say no to Lexington Homes!

Sincerely,

John Albrecht  
606 Equestrian Drive  
Wheeling, IL 60090



**Jennifer Myzia**

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**From:** Dan Peterson  
**Sent:** Tuesday, June 23, 2020 3:05 PM  
**To:** chrismb7@netzero.net  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: Rezoning 1001 oak and Muir park

Dear Chrismb7,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. To be able to place your written comments into the public record the City needs your full name. Please forward that to my attention. Once I receive your full name, you be added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page.

For your information, the applicant/developer is hosting a neighborhood informational meeting at the vacant school property at 6:30 – 7:30 pm this evening.

Thanks for your interest in the application.

Sincerely,

Daniel A. Peterson  
Director of Building & Development  
City of Prospect Heights, IL  
847-398-6070 ext. 208

-----Original Message-----

From: chrismb7@netzero.net <chrismb7@netzero.net>  
Sent: Tuesday, June 23, 2020 2:06 PM  
To: Dan Peterson <dpeterson@prospect-heights.org>  
Subject: Rezoning 1001 oak and Muir park

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Dan Peterson

I am writing you to tell you I do not approve or do not 1001 oak to be rezoned. I do not want the proposed development on Muir park. I live at 1105 Oak Ave and will be directly affected by the increased vehicle traffic and pedestrian traffic. I am a resident of prospect heights for over 16 years and made my home purchase based on the quiet, low vehicle traffic area. For you to rezone this area will destroy this neighborhood. It was meant for single family homes with large lots which made it a nice community to live in. And for you to rezone it and construct 69 units is too high of density of families living in the small area. I also ride my bike though the park to go to the paved bike trail that runs East/west under the power lines to Lake Arlington. For you to develop that area is not improving Prospect Heights, it's destroying it! STOP the rezoning!





## Jennifer Myzia

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**From:** Dan Peterson  
**Sent:** Tuesday, June 23, 2020 3:16 PM  
**To:** Sara Bialas  
**Cc:** Jennifer Myzia; Peter Falcone  
**Subject:** RE: Stop Rezoning

Dear Ms. Bialas,,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. To be able to place your written comments into the public record the City needs your full name and address for the record. Please forward that to my attention. Once I receive your full name, you be added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page.

For your information, the applicant/developer is hosting a neighborhood informational meeting at the vacant school property at 6:30 – 7:30 pm this evening.

Thanks for your interest in the application.

Sincerely,

Daniel A. Peterson  
Director of Building & Development  
City of Prospect Heights, IL  
847-398-6070 ext. 208

-----Original Message-----

**From:** Sara Bialas <bialasaras@gmail.com>  
**Sent:** Tuesday, June 23, 2020 2:14 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Stop Rezoning

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Dan Peterson,

As a Prospect Heights resident in the area near the planned rezoning, I am aware of the disturbance the increased density of residence in this area will create. The through traffic through my neighborhood will increase as well as the playground many children rely on as a convenient play space will be disturbed. I don't approve of my peaceful living space being tarnished as a result of this project.



E

**Jennifer Myzia**

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**From:** Dan Peterson  
**Sent:** Thursday, June 25, 2020 8:46 AM  
**To:** Greg Buchberger  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: 1001 Oak Ave. Comments for Plan/Zoning Hearing 6/25/2020

Mr. Buchberger,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter. You have also been added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page. For your information the supporting exhibits are also available on the City webpage. At the bottom of the City's front page there is a link to the Planning/Zoning Board of Appeals Documents where you can find all the exhibits and plans that were submitted with this application. This link should take you directly to the case page.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Greg Buchberger <gregbuch2@sbcglobal.net>  
**Sent:** Wednesday, June 24, 2020 7:38 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Cc:** Nick Helmer <nhelmer@prospect-heights.org>  
**Subject:** 1001 Oak Ave. Comments for Plan/Zoning Hearing 6/25/2020

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Mr. Peterson,

I have several concerns that I feel the board should address regarding the viability and impact of Lexington's proposed development for this site. Before listing them, I need to express my worry about the format of the hearing. This project will have a huge impact on all neighbors. A Zoom meeting is not an appropriate way to answer the many questions that will be raised by a project of this magnitude. Final recommendations should be postponed until an open meeting can be held properly. COVID or no COVID, this is not the way to make neighbors happy or convince them to support such a massive change in their surroundings.



E

I live with my wife and two disabled adult children on the eastern border of the property, and will have to deal with issues like drainage, view, construction pollution, light, noise and the unknowns of future residents. Also, a development of this high a density is out of place in this neighborhood.

My current concerns and questions are as follows:

- 1) What is the purpose of the "special use" zoning?
- 2) Will these units be eligible for subsidized housing?
- 3) Will renting be allowed in the bylaws?
- 4) What are the elevation and grade plans? Will there be a plateau or berm near the east property line?
- 5) What are the details of the "stormwater management"? What kind of basin will it be, detention or retention? How deep will it be? This part of the property used to be a swamp. During heavy rains, water now accumulates below the surface, sometimes reaching our basement foundation drainage line, overwhelming our sump pump and flooding the basement. What effect will this basin have on this situation? When holding water, will it feed into this layer and cause even more basement problems?
- 6) Is there any asbestos left in the school building? This would be a big demolition health hazard.
- 7) How will 69 living units effect the water table of existing neighbors?
- 8) Will you be removing any or all of our trees?
- 9) Will there be a fence?

I respectfully request that the board obtain answers to these questions and address these concerns before making their recommendations.

Sincerely,

Greg Buchberger  
1100 Honeysuckle Drive  
Wheeling, IL

847-520-3262

[gregbuch2@sbcglobal.net](mailto:gregbuch2@sbcglobal.net)



F

**Dan Peterson**

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**From:** Dan Peterson  
**Sent:** Thursday, June 25, 2020 2:28 PM  
**To:** 'Della Cranks'  
**Subject:** RE: Proposed redevelopment of Muir Park. Case No ZBA 20-08 MA, SU subdivision

Dear Della Cranks,

Please provide your address which is needed for the public record.

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter. You have also been added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page. For your information the supporting exhibits are also available on the City webpage.  
Thanks for your interest in the application.

Sincerely,

Daniel A. Peterson, Director  
Building & Development Dept.  
City of Prospect Heights, IL 60070  
847-398-6070 ext. 208

*Dan Peterson*

**Dan Peterson**  
**Building & Development Director**  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Della Cranks <dellacranks@gmail.com>  
**Sent:** Thursday, June 25, 2020 2:17 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Proposed redevelopment of Muir Park. Case No ZBA 20-08 MA, SU subdivision

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

To Whom it may concern:

I received a certified letter regarding information from the developer and met with them as many other neighbors did on June 23.

I chose this area to live because of the park. I do not feel the proposed redevelopment should be allowed.



F

My wife and I were residents of Prospect Heights for 18 years and recently moved to Wheeling adjacent to the park. One of the reasons we selected the community/location was due to this park. I am very much opposed to this proposed redevelopment for a number of reasons.

Green Space - We need the park to help the local wildlife to prosper. Many families and groups in this area enjoy the open space for their children to play, walk, play various contact sports.

Saturation of resident in the proposed area is too high - 69 units is a lot of housing to include in this small area. I don't care what your study's show. If you would get an independent study they would surely agree with me (us).

I would hope that the leaders within the Prospect Height government take a drive-thru the Lexington Pk community to understand what I and most of the people in this area want you to understand what it would be like in the future.

Traffic would be a nightmare – There is only one road in to the proposed area increasing traffic drastically. Living in areas like this proposed area, I could see a minimum of 150 plus cars.

I and the neighbors are strongly against to this development. I am sure if the City put their heads together they could come up with a better use than saturating our area.

We take walk around the park, walk our dogs, and meet with other people that we often see.

**I truly hope that you will STOP the redevelopment.**

Thank you,

Sent from [Mail](#) for Windows 10



G

**Jennifer Myzia**

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**From:** Dan Peterson  
**Sent:** Monday, June 22, 2020 12:56 PM  
**To:** Joy Drake  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: Zoning Public Hearing - Muir Park

Good Afternoon Ms. Drake.

The City is in receipt of your email expressing opposition to the project and it will be placed into the public record during the PZBA meeting on Thursday evening.

Thank you for your comments.

Dan

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Joy Drake <joydrake@comcast.net>  
**Sent:** Monday, June 22, 2020 12:31 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Zoning Public Hearing - Muir Park

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

My name is Joy Drake. I have been a resident of Prospect Heights for over 38 years. I understand there is a Plan/Zoning Board of Appeals meeting this Thursday, June 25, 2020 to discuss rezoning the Muir Park property in favor of building new townhomes. I have seen a plan for the proposed townhomes. I am **NOT** in favor of this plan. There is only one exit for the townhomes in this proposed plan and it will **DOUBLE** traffic through my neighborhood! Not to mention the construction traffic!! How is this acceptable to police & fire for their access to these townhomes? This can't possibly meet emergency access zoning codes. THIS IS UNACCEPTABLE!!!

Many of my neighbors feel the same way.

Please advise what we can do to stop this development.

Regards,

Joy Drake  
7 Prospect Drive  
Prospect Heights, IL 60070



July 1, 2020

Dear Janet,

I am writing to share my concerns regarding the rezoning of the John Muir School at 1001 Oak Avenue in Prospect Heights. I attended both the meeting held by Lexington Homes at John Muir School on Tuesday, June 23rd and the Zoom PZBA meeting last Thursday, June 25th. The meeting at the school had approximately 125-150 area residents in attendance. The residents were all in agreement that rezoning the Muir property from an R-1 to R-2 is **NOT** in our best interests. There were many issues expressed why this property should NOT be rezoned. The neighbors were all very upset and angry with this proposed development.

At the PZBA meeting, it was quite late by the time this agenda item was being discussed. Did you notice that there were 78 people still on the call at 10:00 p.m.? There were many residents who remained on this call to express their views, which they should be able to share at the upcoming meeting on July 9th. The zoom meeting was not able to FEEL the intensity of the emotions experienced by the neighborhood.

The Drake subdivision was developed in the late 1950s made up of around 70 single family homes on half acre lots. The beauty of Prospect Heights is the quiet, country atmosphere including no sidewalks, curbs or street lights. Our neighborhood includes 3 access streets to the major roads - Rt. 83 (Elmhurst Road) and Hintz Road. Lexington Homes is proposing 69 town homes, almost **doubling** the number of homes in our subdivision with **NO NEW ACCESS** roads. The Traffic Impact Study that was submitted by Lexington was done in February. Perhaps the traffic should be monitored during the spring, summer & autumn months when our neighborhood is bustling with activity. Their study shows **480 ADDITIONAL CARS PER DAY** coming through our neighborhood. The study also cites the activities of a school/day care center which operates only Monday thru Friday, 6:00 a.m. - 6:00 p.m. A town home development can create traffic 24 hours per day - 7 days a week.

Our subdivision is quite diverse. We have an autistic child, a disabled child who rides a specially designed tricycle which is pulled by her parents through our neighborhood, a recovering stroke victim who rides her adult tricycle for physical therapy, a cancer patient who walks his dog around our streets, and several sets of grandparents who babysit their grandchildren as they ride their bikes & scooters on the street. We also have the grade school children who stand on the corners (no sidewalks) waiting for a bus, along with all of the high school students who cut through our subdivision from neighboring areas on their way to Wheeling High School. There are several new young families who push their strollers while their other children are learning to ride their bikes. Then there are the people who walk dogs or jog each day down these tree-lined streets. These are just some of the people in my neighborhood who are on our narrow streets regularly. Doubling the traffic through our neighborhood when our streets **ARE** our sidewalks is very dangerous to the citizens in this community. Can you imagine all of this additional traffic driving past YOUR own home each day? Nowhere in the Traffic Impact Study do they address **pedestrian** traffic!



G

I have lived in this neighborhood for over 38 years. It's a beautiful place to call home. Prospect Heights is one of the few communities that can boast half acre lots and a country-like setting. I have reached out to Agnes Wojnarski who is Chairman of the Prospect Heights Natural Resources Committee. Her personal opinion is that "Personally, I hate the idea of developing multi-residential housing in any open space, especially in Prospect Heights, one of the last places that we can enjoy larger lots, wildlife and some open space. We can't turn everything into another "Schoumburg" and we should keep it that way. People move here, live and love because it is different and special."

I hope some of the information I have provided will help you to realize that we should **NOT** rezone the John Muir School property. Once this green space is gone, it's gone forever. Please share this information with your fellow commissioners.

Thank you.



Joy Drake  
7 Prospect Drive  
Prospect Heights, IL



H

## Jennifer Myzia

---

**From:** Dan Peterson  
**Sent:** Tuesday, June 23, 2020 3:58 PM  
**To:** drakesteve@comcast.net  
**Cc:** Nick Helmer; Wendy Morgan-Adams; Pat Ludvigsen; Peter Falcone; Jennifer Myzia  
**Subject:** RE: John Muir Development

Dear Mr. Drake,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. To be able to place your written comments into the public record the City needs your full name. Please forward that to my attention. Once I receive your full name, you be added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page.

For your information, the applicant/developer is hosting a neighborhood informational meeting at the vacant school property at 6:30 – 7:30 pm this evening.

Thanks for your interest in the application.

Sincerely,

Daniel A. Peterson  
Director of Building & Development  
City of Prospect Heights, IL  
847-398-6070 ext. 208

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 | (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** drakesteve@comcast.net <drakesteve@comcast.net>  
**Sent:** Tuesday, June 23, 2020 2:59 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Cc:** Nick Helmer <nhelmer@prospect-heights.org>; Wendy Morgan-Adams <wmorgan-adams@prospect-heights.org>; Pat Ludvigsen <pludvigsen@prospect-heights.org>  
**Subject:** John Muir Development

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*



Hello Dan,

I am writing you because I saw your email in a notice for a Plan/Zoning Board meeting on the 25<sup>th</sup>.

It has come to my attention that the city is entertaining the possibility of changing the zoning of the parcel of property where the John Muir school used to be and then have Lexington Homes construct townhomes comprising of 12 buildings totaling 69 units, all on 5 acres. Respectfully, I believe this is a bad idea.

To start, I am disappointed that if it weren't for a neighbor on Drake Terrace, I wouldn't even know about this. He said he got a letter notifying him of the proposed development. Since this will affect the entire neighborhood I think it would have been responsible of the city to require everyone was notified. The reason it will affect the entire neighborhood is because it looks like there will be no access to and from major roads.

All foot and vehicle traffic will have to go through the Drake Subdivision. There was a sign posted by the abandoned building on the dead end street of Oak. Not exactly easy for people to find. I rode my bike back there and found it. I think you could of done a much better job in placement of the sign. The reason for posting a sign is to inform the people, right?

I believe the subdivision originally had 70 home sites, all at least half-acre lots with three access points, two on Rt 83 and one on Hintz Road. Now you are proposing doubling that without adding any access to a major road, so everything from the townhomes has to go through our neighborhood. Not to mention, we have no sidewalks. So that means all the students who will be attending Wheeling High School will have to walk on the road with the buses and cars. It's a problem already now. There are many students who come down Maple to Prospect and then to Drake Terr, around the curve to Oak to get to all the apartments, condos and townhomes in Wheeling and then the reverse. You know why? Because there is no sidewalk on the east side of Rt 83.

I see that Prospect Heights found grant money to put sidewalks in for other areas of town, like Willow Rd., to get to Hersey. Why hasn't that been done for WHS? Unacceptable. I hope there is not a bias here.

This is not Prospect Heights. I have lived here ever since the family developed this neighborhood in the late 50's. The allure to our city is it's half-acre lots and quiet peacefulness, not townhomes. How can you think that doubling the amount of homes to our neighborhood's ingress and egress is acceptable. Every neighbor that I have talked to has been upset that you would even consider a rezoning and development of multi-housing units. We feel that you are selling us out for potential future tax revenue. It's the only explanation we can come up with. We also feel that this will lower our property values. We don't want any more traffic on our streets, whether vehicle or walkers.

I'm pretty sure that if you lived here, you would feel the same way.

I believe there were covenants to the original development of Glendrake Subdivision. Now that you are considering making this Muir Development part of our subdivision, how are you going to deal with them?

I pray to God that you do not give the go-ahead on this dumb idea. If you do, at least get Lexington to put in sidewalks on the east side of Rt 83, (PH parts) so it is complete. It might prevent a terrible accident to the child pedestrians, trying to get to school and back, in the future. You can't say it wasn't brought to your attention.

Respectfully,

**Steve Drake**

[drakesteve@comcast.net](mailto:drakesteve@comcast.net)

(847) 650-9497



I

**Jennifer Myzia**

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**From:** Dan Peterson  
**Sent:** Wednesday, June 24, 2020 2:16 PM  
**To:** Mark Fiskin  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: Muir/Lexington Homes Proposal Objection

Dear Mr. Fiskin,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter. You have also been added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Mark Fiskin <markfiskin@yahoo.com>  
**Sent:** Wednesday, June 24, 2020 1:52 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Muir/Lexington Homes Proposal Objection

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*  
To whom it may concern.

After public hearing on June 23, 2020 I object proposed development for the following reasons:

1. Proposal doesn't include any additional roadways to development, which will increase vehicle traffic on the single access road to the proposed property.
2. Tapping into Drake subdivision water table could have adverse effect on OUR water supply.
3. Our storm water drainage system already overloaded, during heavy rains our streets flooded, adding more water will destroy existing drainage.
4. Without improving roads and drainage system this development will do more harm then good for OUR neighborhood.

Mark Fiskin



1110 Drake Ave  
Prospect Hts IL 60070

I



Jennifer Myzia

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**From:** Dan Peterson  
**Sent:** Monday, June 22, 2020 11:10 AM  
**To:** Paul Gebert; Darrell Taylor; Wendy Morgan-Adams  
**Cc:** Gina; Vicky Gebert; Chrissy Gebert; Peter Falcone; Patrick Colvin; Jennifer Myzia  
**Subject:** RE: Please vote down the condos on the old John Muir school site

Dear Mr. Gebert,

The City is in receipt of your email. You have been added to the list of residents requesting to provide testimony during the PZBA meeting on Thursday evening. During the public comment portion of the hearing, your name will be called when it is your time to speak. Additionally, Your comments below will be added to the public record of the meeting.

Thanks for your interest in this application.

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 | (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Paul Gebert <pgeb299@gmail.com>  
**Sent:** Saturday, June 20, 2020 2:55 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>; Darrell Taylor <dtaylor@prospect-heights.org>; Wendy Morgan-Adams Contact <alderman@wendymorgan.com>  
**Cc:** Gina <ggeb2541@aol.com>; Vicky Gebert <crazybudgie3@gmail.com>; Chrissy Gebert <budgierocks7@gmail.com>  
**Subject:** Re: Please vote down the condos on the old John Muir school site

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Hello,

I'd like to speak at the Zoom meeting, so if I need a password please send it to me. All I have is what is posted on the website.

Thanks,  
Paul Gebert

On Sat, Jun 20, 2020 at 2:50 PM Paul Gebert <pgeb299@gmail.com> wrote:

Hello Dan, Darryl, and Wendy,  
Please do not vote for the condos/apartments. We don't need more traffic through our neighborhood. If it must be developed, how about single family homes? Or perhaps expanding the existing park? Another ball field or perhaps adding a small building with restrooms would be fantastic.

Open space is something to be preserved, as once the space goes away it is gone forever.



Thank you for your help!

Paul Gebert  
1105 Drake Ave

J



J2

**Jennifer Myzia**

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**From:** Dan Peterson  
**Sent:** Thursday, June 25, 2020 8:48 AM  
**To:** Paul Gebert; Wendy Morgan-Adams  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: Questions about development at old John Muir school and adjacent PH park district land

Mr. Gebert,

These questions will be added to your previous comments and read into the record.

Thanks for your interest in this application.

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Paul Gebert <pgeb299@gmail.com>  
**Sent:** Wednesday, June 24, 2020 7:42 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>; Wendy Morgan-Adams <wmorgan-adams@prospect-heights.org>  
**Subject:** Questions about development at old John Muir school and adjacent PH park district land

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Dan and Wendy,

Please present these questions to the board at the 6/25 Zoning Board of Appeals meeting so they will be answered at the meeting. If you want me to ask the questions in the meeting I'll be glad to do so.

1. Name three ways in how the new development will benefit the immediate surrounding neighborhood.
2. Per the US Fish and Wildlife Service's National Wetlands Inventory, 0.66 acres of the property to be developed is PEM1C classified Freshwater Emergent Wetland habitat. What authority will grant permission to build on the wetland?
3. The wetland is in a flood plain. How will nearby property be impacted as there will far less grass and tree surface area available to absorb the water? Flooding is already a problem on Drake Terrace and Drake Avenue.



4. Which village will provide sanitary and storm sewer service? Will new sewer lines need to be installed and/or existing lines replaced? If yes, where?

J2

Regards,

Paul Gebert



K

**Jennifer Myzia**

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**From:** Dan Peterson  
**Sent:** Wednesday, June 24, 2020 9:50 AM  
**To:** Asad Khan  
**Cc:** Wendy Morgan-Adams; Nick Helmer; Peter Falcone; Jennifer Myzia  
**Subject:** RE: Rezoning of lot adjoining Muir Park

Dear Mr. Khan,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter. You have also been added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Asad Khan <alikhhan237@sbcglobal.net>  
**Sent:** Tuesday, June 23, 2020 6:44 PM  
**To:** Nick Helmer <nhelmer@prospect-heights.org>  
**Cc:** Dan Peterson <dpeterson@prospect-heights.org>; Wendy Morgan-Adams <wmorgan-adams@prospect-heights.org>  
**Subject:** Rezoning of lot adjoining Muir Park

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Dear Mayor Helmer,

We are resident of 114 Eleanor Drive, PH, 60070 for over thirty years. I would like to request you to oppose the rezoning of this space for building 69 units of townhouses. There are lot of reasons to object the rezoning, because it is not in the interest of the people residing in that neighborhood.

the best thing to do is to revise the plan as drawn and go for residents input thru a referendum.

Adding 69 families in that area will cause more problems to the residents causing significant traffic safety hazard especially since that area has a single access.



Please share this objection with your team.

Hope you will ask the developer to go back to drawing board and come up with a plan that helps the community residents besides the developer's pockets.

Sincerely,

Asad Ali Khan

Kulsoom Ali Khan

114 Eleanor Drive,

Prospect Heights, IL 60070

K



**Dan Peterson**

---

**From:** Dan Peterson  
**Sent:** Monday, June 22, 2020 5:36 PM  
**To:** 'Shawn Kilikevce'  
**Subject:** RE: Back door muirpark development deal

*Spoke*

Good Afternoon Mr. Kilikevce,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter. You have also been added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

**Dan Peterson**  
**Building & Development Director**  
**City of Prospect Heights, Illinois**  
**(847) 398-6070 x208 || (847) 392-4244 Fax**  
**dpeterson@prospect-heights.org**



**From:** Shawn Kilikevce <05roadkings@gmail.com>  
**Sent:** Sunday, June 21, 2020 10:37 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Back door muirpark development deal

**\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\***

Dave.

My name is Shawn Kilikevce.  
My wife and I live at 102 Drake terrace.  
Prospect Heights 60070

This message is to express our total opposition to the 69 unit condominium deal that the village and property developers have been planning. As far as I can tell, everyone in our neighborhood, as well as neighbors behind us are 100% against it as well. A fair number of people use the park daily to walk in. Walk they're dogs in, and children play in. We will not tolerate the additional traffic that apparently will only be funneled down Oak ave, and onto Drake Terrace.

I will expect to speak at the public hearing on 6/25/20.

Thank you

Shawn Kilikevce  
102 Drake Terrace



Prospect Heights Illinois  
Phone: 847-650-1682.  
Email: [05roadkings@gmail.com](mailto:05roadkings@gmail.com)





**Dan Peterson**

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M

**From:** Susan Kilikevica <someoldcrow@gmail.com>  
**Sent:** Thursday, June 25, 2020 3:33 PM  
**To:** Dan Peterson  
**Subject:** Rezone Muir park area for multi unit housing development

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Hello Dan,

After attending the meeting with Lexington Homes on Tuesday regarding the plans to build the 69 unit townhouse complex we are very upset. We live right across the street from the park on Drake Terrace.

Our number one concern is the traffic this will bring to our neighborhood since the plan is to use Oak Avenue as the only way in and out of that area. This also is a huge safety concern for us as there are no sidewalks and there are often children and families walking their pets in the neighborhood.

Other than that, we are concerned with the proposed well they want to drill that may adversely effect our well and the water table.

We are totally against this development for many other reasons as well - such as:

The loss of the park that the residents use every day.

The destruction of all the beautiful trees there.

The congestion with trying to take a left turn onto 83 which is already not easy. Not to mention one entrance for emergency personnel to get in and out of.

And just too many more people for this residential area. This area is not and should not be rezoned for this purpose.

All we ask is that you please hear what the residents who love this community have to say but sadly we fear this is all about who will make the most money.

Thank you,

Shawn and Susan Kilikevica

is all about



M

**Jennifer Myzia**

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**From:** Dan Peterson  
**Sent:** Thursday, July 2, 2020 2:24 PM  
**To:** Susan Kilikevce  
**Cc:** Jennifer Myzia  
**Subject:** PZBA Special Meeting Agenda and Zoom Log-in  
**Attachments:** AGENDA 7-9-20 Special Meeting.docx

Attached is the agenda and Zoom log-in information for the 7/8/20 Special PZBA Meeting.

Respectfully,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Susan Kilikevce <someoldcrow@gmail.com>  
**Sent:** Thursday, June 25, 2020 3:33 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Rezone Muir park area for multi unit housing development

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Hello Dan,

After attending the meeting with Lexington Homes on Tuesday regarding the plans to build the 69 unit townhouse complex we are very upset. We live right across the street from the park on Drake Terrace.

Our number one concern is the traffic this will bring to our neighborhood since the plan is to use Oak Avenue as the only way in and out of that area. This also is a huge safety concern for us as there are no sidewalks and there are often children and families walking their pets in the neighborhood.

Other than that, we are concerned with the proposed well they want to drill that may adversely effect our well and the water table.

We are totally against this development for many other reasons as well - such as:

The loss of the park that the residents use every day.

The destruction of all the beautiful trees there.

The congestion with trying to take a left turn onto 83 which is already not easy. Not to mention one entrance for emergency personnel to get in and out of.



And just too many more people for this residential area. This area is not and should not be rezoned for this purpose.

All we ask is that you please hear what the residents who love this community have to say but sadly we fear this is all about who will make the most money.

Thank you,

Shawn and Susan Kilegevice



## Jennifer Myzia

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**From:** Karen Schultheis  
**Sent:** Tuesday, June 23, 2020 5:22 PM  
**To:** Dan Peterson; Jennifer Myzia  
**Subject:** FW: Objection to rezoning John Muir School

**From:** Don Kronforst [mailto:donkronforst@gmail.com]  
**Sent:** Tuesday, June 23, 2020 5:17 PM  
**To:** Nick Helmer <nhelmer@prospect-heights.org>  
**Subject:** Objection to rezoning John Muir School

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Dear Mr Mayor,

We don't want the extra traffic in our neighborhood any more than you would.

Building 69 town homes is a foolish decision and out of step with wise zoning requirements. 83 and Drake is the main entrance way in and out

You and your alderman should be getting a majority vote from the home owners in Drake Terrace involved prior to any decision like this.

How would you like it if you were out of government and the new Mayor sold off the south 1/3 area of Patriot Park, and did the same thing. And better yet, the main entrance and exit came in off Willow and Tomah ave. I suggest you and your current alderman while still in office make better choices for the people in Prospect Heights.

We the people will hold you accountable for good and bad decisions.

This is a misstep if I ever saw one.

Please make the right Home Smart Choice in this matter for all people affected.

Thanks,

Don

Don Kronforst  
Broker  
HomeSmart Connect Real Estate  
3030 Salt Creek Ln, #145  
Arlington Heights, IL 60005  
Cell: 847 212-0930  
Fax: 847 454 -1711  
[donkronforst@gmail.com](mailto:donkronforst@gmail.com)  
[www.HomeSmartConnect.com](http://www.HomeSmartConnect.com)

Corporate office:

Arlington Heights            3030 Salt Creek Lane, Suite 145, Arlington Heights, IL 60005

Branches:

Algonquin                    2380 Esplanade Drive, Suite 201, Algonquin, IL 60102

Chicago Downtown           701 N. Milwaukee Ave, Chicago IL 60642



Chicago Northwest	7240 W. Devon Ave, Chicago, IL 60631
Elgin	25 S. Grove Ave, Elgin, IL 60120
Libertyville	150 E. Cook Ave Suite 104, Libertyville, IL 60048

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## Jennifer Myzia

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**From:** Dan Peterson  
**Sent:** Monday, June 22, 2020 10:57 AM  
**To:** Mike L  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: Muir/Lexington Homes Proposal - VERY BAD IDEA

Dear Mr. Linzing,

The City is in receipt of your email and will ensure that your comments are placed into the public record of the public hearing.

Dan Peterson, Director  
Building & Development Dept.  
City of Prospect Heights, IL

-----Original Message-----

**From:** Mike L <mlinzing@yahoo.com>  
**Sent:** Monday, June 22, 2020 1:12 AM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Muir/Lexington Homes Proposal - VERY BAD IDEA

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

It has come to my attention that the only way to have our voices heard is by email. Apparently the Zoom meeting idea will NOT be sufficient to air our concerns.

My concerns are:

1. I strongly object to and will seek legal action against the city of Prospect Heights regarding the re-drawing of public park property lines without a general election vote.
2. I strongly object to and will seek legal action against the city of Prospect Heights regarding re-zoning residential property for commercial use without a general election referendum. Lexington Homes is a commercial entity erecting a commercial project to be sold/rental units.
3. I strongly object to and will seek legal action against the city of Prospect Heights regarding re-zoning park property by means of swapping property to accommodate a commercial entity without a general election referendum.
3. I strongly object to and will seek legal action against the city of Prospect Heights regarding any city official that thinks they can decide to put an extraordinary increase in vehicle traffic (over 200 cars a day) on a single access road to the proposed property.
6. I strongly object to and will seek legal action against the city of Prospect Heights regarding tapping into OUR (Drake subdivision) water table to accommodate 69 townhome/apartments.



7. I and every other neighbor in the Drake subdivision strongly object to adding ANY additional townhomes/apartments to our neighborhood.

8. We do NOT have sidewalks and the additional vehicular traffic would cause a SIGNIFICANT safety hazard for our children, If one child is hurt, injured or killed it WILL BE ON YOU PEOPLE! And I will seek to criminally charge those of you that allow this project to continue.

Many people depend on and enjoy Muir Park as it exists now. NOONE wants it to change in any way. SIMPLY PUT, IT IS SO TOTALLY IRRESPONSIBLE AND IGNORANT ON SO MANY LEVELS THAT THIS CITY IS EVEN CONSIDERING THIS PROJECT!

Michael Linzing

Prospect Heights (Drake Subdivision) Resident



02

**Jennifer Myzia**

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**From:** Dan Peterson  
**Sent:** Thursday, July 2, 2020 2:29 PM  
**To:** Mike L  
**Cc:** Jennifer Myzia  
**Subject:** July 9th Special PZBA Meeting Agenda  
**Attachments:** AGENDA 7-9-20 Special Meeting.docx

Attached is the agenda and Zoom log-in information for the 7/9/20 Special PZBA Meeting.

Respectfully,

-----Original Message-----

From: Mike L <mlinzing@yahoo.com>  
Sent: Thursday, June 25, 2020 9:40 AM  
To: Dan Peterson <dpeterson@prospect-heights.org>  
Subject: Re: Muir/Lexington Homes Proposal - VERY BAD IDEA

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

In addition to my previous concerns:

I would like to convey my deep disappointment that the town board does NOT see that in every way, this is such a bad idea for our neighborhood.

This entire plan MOST be rejected.

The resident's in this town have taken pride in spacious single family lots. This will completely change the entire Drake subdivision, do not ignore that.

In addition to previous objections, if this is approved the construction traffic alone will destroy the road that was replaced just a few years ago.

If this plan progresses, it will be necessary for our neighborhood to file a class action suite outlining (among many issues) the danger to the children and general public that the city of Prospect Heights will impose on our residents.

Legal fees will cut into the city's "profits" that the board seems to be interested in pursuing with this plan (there is absolutely no other benefit). Lexington Corporation will be named in the law suit as well.

Also Cook County legal department may be interested in the redrawing of park land property lines against resident's position. They may also have many questions about the motivation, processes and legality of the entire plan/project in addition to many other issues raised by the residents.

Our fight has just begun.

Michael Linzing





1017 Drake Ave.



P

**Jennifer Myzia**

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**From:** Dan Peterson  
**Sent:** Thursday, July 2, 2020 2:39 PM  
**To:** mayyouwj@att.net  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: How dare you attempt to sneak a 140 condo in a quiet section of PH  
**Attachments:** AGENDA 7-9-20 Special Meeting.docx

Attached is the agenda and Zoom log-in information for the 7/9/20 Special PZBA Meeting.

Respectfully,

Dan

-----Original Message-----

From: Dan Peterson  
Sent: Tuesday, June 23, 2020 9:35 AM  
To: 'mayyouwj@att.net' <mayyouwj@att.net>  
Cc: Peter Falcone <pfalcone@prospect-heights.org>  
Subject: RE: How dare you attempt to sneak a 140 condo in a quiet section of PH

Good Afternoon Mr. Mayyou,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter. You have also been added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page.

Thanks for your interest in the application.

Sincerely,

Dan Peterson, Director  
Building & Development  
City of Prospect Heights  
847-398-6070 ext. 206

-----Original Message-----



From: William Mayyou [mailto:mayyouwj@att.net]  
Sent: Monday, June 22, 2020 7:08 PM  
To: Peter Falcone  
Subject: How dare you attempt to sneak a 140 condo in a quiet section of PH

P

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Please let it be known that a state and county use appear will be filed to halt this development in Prospect Height, how dare you think that 200 cars worth of traffic (400 trips per day) will be allowed to transfer a street that has been used for the last 70 plus years for single family homes and a park at the end of the street.

Bad enough we dealt with Sunny Kiddy Day Care for less than 10 years, the traffic was Monday thru Friday for a couple hours per day. My goal will be to gather the neighborhood and ask legal counsel to stop this major damaging development to real estate value through the sub-division. Wrong use for this property, what happen to 1/2 acre lots minimum for a residential development, please forward to all city officials. City is attempting to change the charter of the town building code in order to raise more tax revenue, we already have seen some of the highest taxes in the towns in this area!

Regards,

Bill & Jan Mayyou  
1 Drake Terrace  
Prospect Heights,IL

Sent from my iPhone



Q

## Jennifer Myzia

---

**From:** Dan Peterson  
**Sent:** Thursday, June 25, 2020 8:54 AM  
**To:** MJ Meier  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: 1001 Oak Re-zoning

Dear Ms. Meier,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter. You have also been added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page. For your information the supporting exhibits are also available on the City webpage.  
Thanks for your interest in the application.

Sincerely,

Daniel A. Peterson, Director  
Building & Development Dept.  
City of Prospect Heights, IL 60070  
847-398-6070 ext. 208

-----Original Message-----

**From:** MJ Meier <mjmeier1101@gmail.com>  
**Sent:** Wednesday, June 24, 2020 10:23 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** 1001 Oak Re-zoning

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

June 24, 2020

Dan Peterson  
Director of Building and Development

Please present the following concerns I have to the Plan/Zoning Board of Appeals meeting on June 25, 2020, regarding case # ZBA 20-08 Lexington Homes proposed development at 1001 Oak.

I strongly object to the re-zoning of R-1 Single Family property with one access road that leads into another R-1 zoned subdivision, to R-2 which will allow a high density row-house development, comprised of 12 buildings with a total of 69 units, that would double the existing number of residents entering and leaving the Glen Drake subdivision. A development of that size would be better placed where there is direct access to a major road with at least two access points to allow for emergencies and ease of traffic congestion.



G

I strongly object to the number of buildings (12) Lexington proposes on approx. 5.2 acres when the adjoining subdivision at its access point has 1 single family home per 1/2 acre lot. Currently the plans do not show an acceptable amount of green space vs building & pavement, which does not coincide with city ordinances, park property is not part of the equation. The appeal of our city over nearby towns is green land, mature trees and more open spaces.

I strongly object to the increase/ doubling of vehicular traffic from 69 units, each with 2-car garages, that will be forced to drive through Glen Drake subdivision due to the fact that the property is land locked and has only one access point at Oak and Drake Ter. Existing residents of Glen Drake walk in the streets regularly, some with children and dogs, while groups of students walk to nearby Wheeling high School from the apartments on Equestrian. We also have 3 elementary school bus routes through the neighborhood with children waiting at street corners without sidewalks. All this additional traffic puts the safety and well-being of existing residents in danger.

I strongly object to the proposed land swap with the Prospect Heights Park District for the purpose of giving the developer the high ground on the west side of Muir Park for the flood lands on the east side of 1001 Oak, to be made into a retention pond maintained by the development in writing. Then the question arises; what happens when the HOA decides it's too expensive to maintain and cancels the agreement or lets the pond deteriorate? In this swap, most of the mature trees on the east side of Muir Park will be removed and the land will be regraded into a small multi purpose ball field reducing the amount of actual playing area in the park by half. Special note: Most developers include a piece of land, at their cost, designated for park property. Why are they taking away our valuable park property in return for invaluable retention pond property?

I strongly object to allowing a development of this size to rely on proposed well water system for all water needs, fire hydrants and sprinklers without a plan for failure, especially when existing residents private wells go dry due to Lexington's well system.

Side note: Is Lexington Homes paying an "Impact Tax" for neighborhood schools and library.

I am willing to do whatever it takes to stop or change the proposed plans to be more neighborhood friendly and improve the vacant lot. Perhaps compromises can be made if we all work together.

MJ Meier  
1101 Oak, PH  
847-636-2792



R

**Jennifer Myzia**

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**From:** Dan Peterson  
**Sent:** Thursday, June 25, 2020 3:21 PM  
**To:** BILL MEIER  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: 1001 Oak Re-zoning

Dear Mr. Meier,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter. You have also been added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page. For your information the supporting exhibits are also available on the City webpage.  
Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** BILL MEIER <bronco18@comcast.net>  
**Sent:** Thursday, June 25, 2020 3:09 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** 1001 Oak Re-zoning

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Dan Peterson  
Planning/Zoning Board

Please present the following concerns I have to the Plan/Zoning Board of Appeals meeting on June 25, 2020, regarding case # ZBA 20-08 Lexington Homes proposed development at 1001 Oak.

I strongly object to the re-zoning of R-1 Single Family property with one access road that leads into another R-1 zoned subdivision, to R-2 which will allow a high density row-house development, comprised of 12 buildings with a total of 69 units, that would double the existing number of residents entering and leaving the Glen Drake subdivision. A



development of that size would be better placed where there is direct access to a major road with at least two access points to allow for emergencies and ease of traffic congestion.

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I strongly object to the proposed land swap with the Prospect Heights Park District for the purpose of giving the developer the high ground on the west side of Muir Park for the flood lands on the east side of 1001 Oak, to be made into a retention pond maintained by the development in writing. Then the question arises; what happens when the HOA decides it's too expensive to maintain and cancels the agreement or lets the pond deteriorate? In this swap, most of the mature trees on the east side of Muir Park will be removed and the land will be regraded into a small multi purpose ball field reducing the amount of actual playing area in the park by half.

\*\*\*Special note: Most developers include a piece of land, at their cost, designated for park property. Why are they taking away our valuable park property in return for invaluable retention pond property? Is the PHPD getting an incentive to swap land?

\*\*\*Also, according to <http://www.fws.gov/wetlands/Data/Mapper.html> a portion of the Park District land 0.66 acres is wetlands and therefore not suitable for a multi purpose ball field.

Bill Meier  
1101 Oak, PH  
30 year resident  
847-421-4215



**Jennifer Myzia**

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**From:** Dan Peterson  
**Sent:** Thursday, July 2, 2020 2:28 PM  
**To:** Bridgitt B  
**Cc:** Kevin Montijo; Peter Falcone; Jennifer Myzia  
**Subject:** RE: Questions for development  
**Attachments:** AGENDA 7-9-20 Special Meeting.docx

Attached is the agenda and Zoom log-in information for the 7/9/20 Special PZBA Meeting.

Respectfully,

*Dan Peterson*

Dan Peterson  
 Building & Development Director  
 City of Prospect Heights, Illinois  
 (847) 398-6070 x208 || (847) 392-4244 Fax  
 dpeterson@prospect-heights.org



**From:** Dan Peterson  
**Sent:** Thursday, June 25, 2020 10:36 AM  
**To:** 'Bridgitt B' <bridgitt@autofxusa.com>  
**Cc:** Kevin Montijo <kevin@autofxusa.com>; Peter Falcone <pfalcone@prospect-heights.org>; Jennifer Myzia <jmyzia@prospect-heights.org>  
**Subject:** RE: Questions for development

Dear Ms. Montijo,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter. You have also been added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page. For your information the supporting exhibits are also available on the City webpage.

Thanks for your interest in the application.

Sincerely,



*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 | (847) 392-4244 Fax  
dpeterson@prospect-heights.org



5

**From:** Bridgitt B <bridgitt@autofxusa.com>  
**Sent:** Thursday, June 25, 2020 10:25 AM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Cc:** Kevin Montijo <kevin@autofxusa.com>  
**Subject:** Questions for development

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Hi Dan,

I am a property owner at 12 Drake Terrace and have become aware of the development that is going to be voted on tonight.

I have a lot of questions that I am sure many residents in the area have asked but would like to know if some of these questions will be brought up tonight?

1. How long will the development take? and what will be done about the noise in this quiet residential area?
2. Traffic as Drake would be the only way in and out, Why hasn't it been proposed to add a second entrance off of Equestrian Drive? Having only one way in and out seems very unsafe given the fact that we don't have sidewalks?
3. What if the market isn't what these developers think it is? Will they have the option to rent? There is already a huge rental complex here that is part of Wheeling
4. So a huge field is being taken away and put somewhere else where we do not see the benefit of but are having to deal with the consequences for?

Can these questions be submitted tonight?

All the best!  
Bridgitt Montijo  
773-447-9668

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Bridgitt Montijo  
Auto Fx/On the Spot Inc.  
815-230-5700  
autofxusa.com





T

## Jennifer Myzia

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**From:** Dan Peterson  
**Sent:** Wednesday, June 24, 2020 11:54 AM  
**To:** Eric Neumann  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: Oak Real estate

Dear Mr. Nuemann,

Thank you for your comments related to the proposed redevelopment of 1001 Oak Ave. vacant school property. Your email will be entered into the record of the public hearing on this matter. You have also been added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Eric Neumann <neumanneric@hotmail.com>  
**Sent:** Wednesday, June 24, 2020 10:53 AM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Oak Real estate

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Since wheeling will not give prospect heights access to use Pleasant run Drive to new development, can new development put up a fence to prevent the wheeling apartments and condos to access the townhouse area and prevent access to the park? This might help negotiating access to the private drive of Pleasant Run Dr.

Eric



u

## Jennifer Myzia

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**From:** Karen Schultheis  
**Sent:** Tuesday, June 23, 2020 3:18 PM  
**To:** Dan Peterson; Jennifer Myzia  
**Subject:** FW: Muir School Development

**From:** Randall Olsberg [mailto:rholsberg@gmail.com]  
**Sent:** Tuesday, June 23, 2020 3:12 PM  
**To:** Wendy Morgan-Adams <wmorgan-adams@prospect-heights.org>; Nick Helmer <nhelmer@prospect-heights.org>  
**Subject:** Muir School Development

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

I was greatly distressed to learn today about the townhome development at the old Muir School that will obviously have all traffic feed through our neighborhood. With no sidewalks in our area for children, people walking etc... I cannot say that I am happy. With 69 units that is likely adding in another 150 plus vehicles in and out each day on the roads with no sidewalks.

What I find most distressing is that no one that I am aware of on my block of Eleanor Dr. was even aware of this development. I do find that to be in very poor taste. I realize that this may have been in the city e-mail at some point, however I think a mailing to the neighborhood would have been more appropriate when impact studies were being done.

At this point I am sure that any opposition is likely a moot point and that this project will be moving forward which is most unfortunate, Randy Olsberg 100 Eleanor Dr Prospect Hts



✓

## Jennifer Myzia

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**From:** Dan Peterson  
**Sent:** Tuesday, June 23, 2020 11:57 AM  
**To:** Sheri Piccolo  
**Cc:** Peter Falcone; Patrick Colvin; Jennifer Myzia  
**Subject:** RE: Muir Park

Good Afternoon Ms. Piccolo,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter. You have also been added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received. Please provide your address for the public record.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page.

For your information, the applicant/developer is hosting a neighborhood informational meeting at the vacant school property at 6:30 – 7:30 pm this evening.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 | (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Sheri Piccolo <tns9900@aol.com>  
**Sent:** Tuesday, June 23, 2020 11:49 AM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Muir Park

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Good morning

My name is Sheri Piccolo and I reside on Oak Ave in Prospect heights. It was brought to my attention yesterday by one of my neighbors that the city is trying to change zoning for Muir park and change it to multi family housing. How can the city just rezone the area without a bit from the taxpayers?  
I am against more housing being developed in our area as that specific area is supposed to be used for a park setting. That property should not be rezoned.



I was also informed there is only 1 road planned in and out of that area if the condominiums are built and that will bring at least an extra 140 vehicles through our subdivision everyday. We do not want all that added traffic running through our neighborhood. Rush hours times and trying to turn left onto 83 will get backed up constantly or people will be zooming around the side streets trying to get to Hintz.

Our taxes will also go up having added homes to the area and we are already being pushed out with high taxes. We cannot afford more taxes.

I was also told that certified letters were sent out to the home owners of the area to make them aware of the plans and I want you to know that I never received anything informing us of these plans. My neighbors have also stated to me they have not received anything. The only reason I heard of this is through neighbors and investigating online. It is not right to put forth these proposals without notifying the neighborhoods properly. Why are we not being informed of the purposed changes?

I am fairly new to the area but can tell you I moved here because of the quiet subdivision and lack of busyness of the area. If this development goes through it will ruin that in our community. We do not need more housing in this area. Please reconsider rezoning this property and keep it Muir park.

Thank you

Sheri Piccolo



W

**Jennifer Myzia**

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**From:** Dan Peterson  
**Sent:** Thursday, June 25, 2020 8:56 AM  
**To:** James  
**Cc:** Nick Helmer; wmorgan-adams@prospect-height.org; Peter Falcone; Jennifer Myzia  
**Subject:** RE: Proposed 69 new residential units to be built by Lexington homes

Dear Mr. and Ms. Piecuch,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter. You have also been added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page. For your information the supporting exhibits are also available on the City webpage. At the bottom of the City's front page there is a link to the Planning/Zoning Board of Appeals Documents where you can find all the exhibits and plans that were submitted with this application. This link should take you directly to the case page.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** James <jimp2371@hotmail.com>  
**Sent:** Wednesday, June 24, 2020 10:41 PM  
**To:** Nick Helmer <nhelmer@prospect-heights.org>; Dan Peterson <dpeterson@prospect-heights.org>; wmorgan-adams@prospect-height.org  
**Subject:** Proposed 69 new residential units to be built by Lexington homes

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Mayor Helmer, Dan Peterson, and Wendy Morgan-Adams,

I'm writing this in regards to the new housing development adjacent to my neighborhood. As I'm sure you already know most residents in my neighborhood are NOT in favor of this project. I have lived in Prospect Heights for 22 years at my current address. I have a background in construction, I started working in construction in 1987. I have been a licensed Union Plumber for 27 years.



W

My two main concerns with this development project are as follows:

First, as you are all aware our streets in Prospect Heights neighborhoods are primitive. Our streets barely fit two larger vehicles passing each other. This new development Project is going to flood our streets with a lot of new traffic. This new development project is basically going to double the amount of traffic in this neighborhood. ( we have approximately 74 single family homes in this neighborhood, this project wants to add 69 more homes. )

Again, you are aware, we have no sidewalks. My own children, everyone's children, and all of us walk on the street because we have no sidewalks! Besides the dangers of more residential traffic, we are going to have the dangers of construction traffic. Again, with my construction background, I know a bit about construction traffic. There will be hundreds of construction vehicles traveling through my neighborhood. 18 wheelers of gravel weigh approximately 80,000 pounds, concrete trucks 65,000 pounds etc. For one, they are going to destroy our streets and two they really can't pass each other on our narrow streets. When these trucks start rolling in, early in the morning, how are the kids supposed to walk to school or their bus stop? ..... We Have No Sidewalks !

Second, these 69 new units need water. As proposed, a well will be drilled for these units. Many of us residents of the neighborhood are concerned, our own wells will be jeopardized. 69 units ( potable + fire protection ) basically doubles the amount of water being drawn out of the ground in our existing neighborhood. Are we, the existing residents, going to be given any guarantees that if our wells dry up in the near future, we will be compensated?

I am sure that I am not the only one to bring up these two key issues.

Please address these issues with the other issues at the zoning board meeting on 6/25/2020.

Thank you, Jim and Anna Piecuch  
13 Prospect drive , Prospect Hts.  
847-229-0406



X

**Jennifer Myzia**

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**From:** Dan Peterson  
**Sent:** Thursday, July 2, 2020 2:26 PM  
**To:** vkpike@gmail.com  
**Cc:** Jennifer Myzia  
**Subject:** PZBA Special Meeting Agenda

Attached is the agenda and Zoom log-in information for the 7/9/20 Special PZBA Meeting.

Respectfully,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 | (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Karen Schultheis <kschultheis@prospect-heights.org>  
**Sent:** Thursday, June 25, 2020 3:31 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** FW: John Muir

This was sent to Mayor Helmer

***Karen Schultheis***  
***Deputy Clerk – City of Prospect Heights***  
***8 North Elmhurst Road***  
***Prospect Heights, IL 60070***  
***(847) 398-6070 (ext 251)***

**From:** Victoria Pike [mailto:vkpike@gmail.com]  
**Sent:** Thursday, June 25, 2020 3:20 PM  
**To:** Nick Helmer <nhelmer@prospect-heights.org>  
**Subject:** John Muir

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*  
Mayor Helmer,

Please only rezone this area if you intend to install sidewalks in our area. Additional traffic will make our roads unsafe for our kids to walk/ride bikes.

Thank you for your consideration.



Victoria Pike Douzamy





**Jennifer Myzia**

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**From:** Dan Peterson  
**Sent:** Tuesday, June 23, 2020 11:22 AM  
**To:** gosiarys65  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** Lexington Home PZBA Application

Dear Ms. Rys,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter. You have also been added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** gosiarys65 <gosiarys65@gmail.com>  
**Sent:** Tuesday, June 23, 2020 10:19 AM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:**

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

I'm totally against the zoning change.  
This is outrageous to put this housing in residential area.  
I'm voting NO for zoning chang.

Thanks  
Your neighbor.  
Margaret Rys

Sent from my Verizon, Samsung Galaxy smartphone



y



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**Jennifer Myzia**

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**From:** Karen Schultheis  
**Sent:** Tuesday, June 23, 2020 3:17 PM  
**To:** Jennifer Myzia; Dan Peterson  
**Subject:** FW: Proposed Rezoning of Muir Park/Aggressive Development

Dan – I saw that you were not copied on this one that was sent to Wendy and the Mayor

***Karen Schultheis***  
***Deputy Clerk – City of Prospect Heights***  
***8 North Elmhurst Road***  
***Prospect Heights, IL 60070***  
***(847) 398-6070 (ext 251)***

**From:** Steve Schwarz [mailto:steve@agilitynerd.com]  
**Sent:** Tuesday, June 23, 2020 3:15 PM  
**To:** Wendy Morgan-Adams <wmorgan-adams@prospect-heights.org>; Wendy Morgan-Adams Contact <alderman@wendymorgan.com>; Nick Helmer <nhelmer@prospect-heights.org>  
**Subject:** Proposed Rezoning of Muir Park/Aggressive Development

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*  
Hi Wendy and Nicholas,

My neighbors and I have just become aware of the proposed rezoning and doubling of the number of homes in our small area of the 3rd Ward. I've personally spoken with several dozen neighbors who will be impacted by the traffic congestion the 69 additional families will have on the small roads that feed the new development.

None of us are in support of this major change in zoning.

Furthermore, the loss of precious green space in the only park accessible in our neighborhood is unconscionable!

I hope you both will attend tonight's meeting at 6:30 at the site and at the zoning meeting Thursday via Zoom to support your constituent's desire to stop this developer's land grab.

Respectfully,  
Steve Schwarz



AA

**Jennifer Myzia**

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**From:** Dan Peterson  
**Sent:** Thursday, June 25, 2020 9:02 AM  
**To:** Steve Schwarz  
**Cc:** Wendy Morgan-Adams; Peter Falcone; Jennifer Myzia  
**Subject:** RE: Comments for 6/25 Zoning Review for Muir Park Development

Dear Mr. Schwarz,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page. For your information the supporting exhibits are also available on the City webpage. At the bottom of the City's front page there is a link to the Planning/Zoning Board of Appeals Documents where you can find all the exhibits and plans that were submitted with this application. This link should take you directly to the case page.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Steve Schwarz <saschwarz@hotmail.com>  
**Sent:** Thursday, June 25, 2020 8:23 AM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Cc:** Wendy Morgan-Adams <wmorgan-adams@prospect-heights.org>  
**Subject:** Comments for 6/25 Zoning Review for Muir Park Development

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Mr. Peterson,

***I will be unable to attend the online meeting, I ask that these comments be addressed during the meeting.***

As a long-term Prospect Heights resident my family is strongly against these zoning changes and the proposed development.



These changes DO NOT benefit the nearby residents and drastically hurt the quality of life and property values for all the residents from the proposed development all the way to the northern boundary of the city's 3rd Ward at Hintz and Elmhurst roads.

Here are our objections:

1. There are currently 68 single-family homes in the whole area north of the park to the ward boundary. This development DOUBLES the number of families/density and, consequently, traffic in our wonderfully quiet neighborhood.

2. There is no direct access to the property from major roads.

There is only a single narrow road that will bear the traffic for all the new families.

In fact, there are only three small neighborhood roads in the entire area.

That means the 69 new property's drivers will travel past virtually all 68 homes on the way to/from the development.

No current resident in the area described will be unaffected by this development.

**When there was a school or daycare in the same location there was significant traffic congestion on the roads leading to and from the property.**

**This development will create MUCH MORE traffic than the small school/daycare ever did.**

3. The current zoning for single-family homes on 1/2 acre lots is in keeping with the surrounding properties. The massively increased housing density is out of place with the surrounding residential properties.

4. The intersection at the entrance to the property frequently floods so deeply that the entire road is covered with inches of water.

The road is impassible to car traffic at those times. This will trap those 69 families in their property.

Erosion due to vehicles forging through the standing water damages surrounding properties.

**The developer should be held responsible for resolving flooding at the intersection as part of their proposal.**

5. Furthermore, doubling the housing density also doubles the water needs and puts the aquifers feeding all the surrounding properties in danger.

**Measurement of the well's cone of influence should extend to properties at the northern border of Ward 3.**

6. If this proposal is approved there will be a large number of children living in the development.

The lack of sidewalks in the area means they will have to walk in the streets to get to Wheeling High School.

**The developer should also be responsible for providing sidewalks along Elmhurst road between roughly Prospect and S. Forums Ct to bridge the gap between existing sidewalks and make it safer for the doubled school children traffic.**

7. We are not convinced the drainage solution for the property, which assumes drainage into Ridgefield retention ponds, is allowed by current covenants.

**Ridgefield residents have legal standing to block that action. The developers should propose another mechanism for draining the property.**

8. A continuous stream of heavy construction equipment will have to travel along the small roads in the neighborhood during the year-long (plus) construction of the development.



AA

This will destroy the roads leading to the site. They were recently replaced and never constructed to handle that type of heavy traffic.

**The developer should be held responsible for resurfacing all roads north of the property to the border of Ward 3 as part of their proposal.**

For these reasons we do not support the proposed zoning changes and do not support the proposed, out of character, high-density development.

Respectfully,  
Steve Schwarz



MB

**Jennifer Myzia**

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**From:** Karen Schultheis  
**Sent:** Tuesday, June 23, 2020 3:18 PM  
**To:** Dan Peterson; Jennifer Myzia  
**Subject:** FW: OBJECTION

**From:** karen sibley [mailto:kjsib3@att.net]  
**Sent:** Tuesday, June 23, 2020 3:15 PM  
**To:** Nick Helmer <nhelmer@prospect-heights.org>  
**Subject:** OBJECTION

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Hello Mayor Helmer!

We are long time residents of Prospect Heights and need to voice our **objections** to the John Muir School and Park project to build 69 town homes at that site.

It's always been our understanding that Prospect Heights homes were to be built on one half acre of land. That would not be the case for those 69 homes and we live very close to this school and park.

Our concerns are many, including traffic congestion before and after the construction , environmental and safety issues, police and fire protection, etc. etc.

Plus there are many families in my area with small children who use that park and that would be taken away from them.

We have learned of this project from other neighbors and have never received any notice from City Hall, which makes us uncomfortable about the transparency of this "project". We really hope this is not a done deal.

PLEASE do not let our concerns fall on deaf ears.

Thank You Mayor Helmer!

John and Karen Sibley  
5 Prospect Drive



AC

**Jennifer Myzia**

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**From:** Dan Peterson  
**Sent:** Tuesday, June 23, 2020 2:55 PM  
**To:** Leslie Smith  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: Muir Park

Dear Ms. Smith,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter. You have also been added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received. Please provide your address for the public record.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page.

For your information, the applicant/developer is hosting a neighborhood informational meeting at the vacant school property at 6:30 – 7:30 pm this evening.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 | (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Leslie Smith <leslie0673@gmail.com>  
**Sent:** Tuesday, June 23, 2020 12:57 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Muir Park

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

*Good afternoon*

*I am writing today to inform you I am opposed to converting Muir Park to multi family housing.*



14  
i am a resident on Oak Ave and I oppose the rezoning of Muir Park to allow the building of condominiums which will add an large amount of traffic to our area. There will be 140+ more vehicles going in and out of our subdivision with only one road leading to the developement. Vehicles will be driving through our quiet subdivision to get to 83 or Hintz.

I believe our taxes will go up by adding more housing to the area and we are already taxed enough.

I was told letters were sent to the residents in the area to notify us of the rezoning plans but we have not recieved any notification nor did the neighbors I spoke to.

i do not support the rezoning of Muir Park. I also do not support the building of multi family homes on it.

Thank You  
Leslie Smith

Sent from my Verizon Motorola Smartphone



AD

**Jennifer Myzia**

---

**From:** Dan Peterson  
**Sent:** Tuesday, June 23, 2020 4:06 PM  
**To:** Matt Smith  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: Planing and Zoning Public Comment Re: Agenda Item V. 2 - Lexington Development

Dr. Mr. Smith,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter. You have also been added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received. Please provide your address for the public record.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page.

For your information, the applicant/developer is hosting a neighborhood informational meeting at the vacant school property at 6:30 – 7:30 pm this evening.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Matt Smith <mwsmith189@gmail.com>  
**Sent:** Tuesday, June 23, 2020 3:18 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Planing and Zoning Public Comment Re: Agenda Item V. 2 - Lexington Development

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Esteemed members of the Planning and Zoning Board of Appeals,

As a both a current Prospect Heights resident and someone who grew up immediately adjacent to Muir Park, I would like to go on record voicing my disapproval in the strongest possible terms regarding the requests put forward by the proposed Lexington Homes development. To be clear, I am in no way completely opposed to a targeted redevelopment of the now unused "Jolly Fun House" parcel of land, however any proposed housing development should proceed with single family homes as the area is currently and appropriately zoned for.



AD

My concern for approving the requests for rezoning, special use, and preliminary plat is threefold.

1. The density of a multi-family development in this landlocked property simply isn't appropriate given the only entry/egress is a single street, Oak Ave., running through a pre-existing single family neighborhood. To approve a rezoning request that would add 69 residential units (or open the door for any other multi-family residential development) would not only be improper, but rather demonstrate a conscious disregard for the Prospect Heights residents that currently reside on Drake Terrace.
2. This development will ultimately reduce the surrounding home values in various aspects:
  - A. The traffic burden placed on the homes on Drake Terrace will have both a direct and negative correlation on their value.
  - B. The significant reduction in recreation space as well as the additional density of residential units will have direct and negative impact on the property values of both Wheeling and Prospect Heights residents.
  - C. Finally, the current plat shows an area for stormwater management; **this area is an existing wetland**. I'm certainly no engineer, however I think most lay people would agree that there is a reasonable chance this development would place an undue burden on the existing stormwater system of the Ridgefield subdivision. This burden, in addition to placement of high density townhomes in their backyards, will have a direct and negative impact on the property values of this subdivision.
3. The proposed preliminary plat includes the destruction of the wetland and wooded area on the east end of the property in question. Both Wheeling Park District and Prospect Heights Park District received funds from an IDNR grant as part of a joint effort to maintain the woods between Muir Park and Pleasant Run Park. Obviously it is within the Prospect Heights Park District's purview to determine the appropriate use of its existing parkland and woods, however I simply cannot fathom how the approval of a plat showing the removal of the existing walking path, majority of recreational space, wetland, and woods (again note, the recipient of a publicly funded state grant) would be of any benefit the surrounding Prospect Heights or Wheeling neighborhoods.

In closing, the only thing to be gained by the approval of these requests for rezoning, special use, and preliminary plat is a blatant and unabashed attempt to add as many PIN's to the City of Prospect Heights' tax roles at the expense of current Prospect Heights and Wheeling residents. **I sincerely hope that your collective reasoning and concern for your community will guide your decision to ultimately deny these requests.**

Thank you,

Matt Smith  
200 Royal Ct.  
Prospect Heights, IL 60070



AE

**Dan Peterson**

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**From:** Dan Peterson  
**Sent:** Thursday, June 25, 2020 8:40 AM  
**To:** 'pandmsylvia'  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: Lexington Home Development

Dear Ms. Sylvia,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter. You have also been added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

**Dan Peterson**  
**Building & Development Director**  
**City of Prospect Heights, Illinois**  
**(847) 398-6070 x208 || (847) 392-4244 Fax**  
**dpeterson@prospect-heights.org**



**From:** pandmsylvia <pandmsylvia@gmail.com>  
**Sent:** Wednesday, June 24, 2020 5:49 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** RE: Lexington Home Development

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

My name is Pat Sylvia. My address is 4 Drake Terr., Prospect Hts., Il. 60070. I am opposed to the development of 69 units off of Oak Street. I believe the burden of the increase of people and traffic associated with 69 townhomes, is too much for the neighborhood. I also believe the area should stay zoned for residential homes. Enlarging the subdivision with homes would enhance the neighborhood instead of overcrowding it.

Sent from my T-Mobile 4G LTE Device



AE

----- Original message -----

From: Dan Peterson <dpeterson@prospect-heights.org>

Date: 6/24/20 1:34 PM (GMT-06:00)

To: pandmsylvia@gmail.com

Cc: Jennifer Myzia <jmyzia@prospect-heights.org>, Peter Falcone <pfalcone@prospect-heights.org>

Subject: Lexington Home Development

Dear Ms. Sylvia,

Attached is the agenda for tomorrow evenings PZBA public hearing. Instructions for participating in the Zoom meeting are listed on page 2 of the agenda. Please respond to this email with your comments and include your full name and address. This information will be added to the public record and will get you pre-registered to speak during the public comment portion of the public hearing.

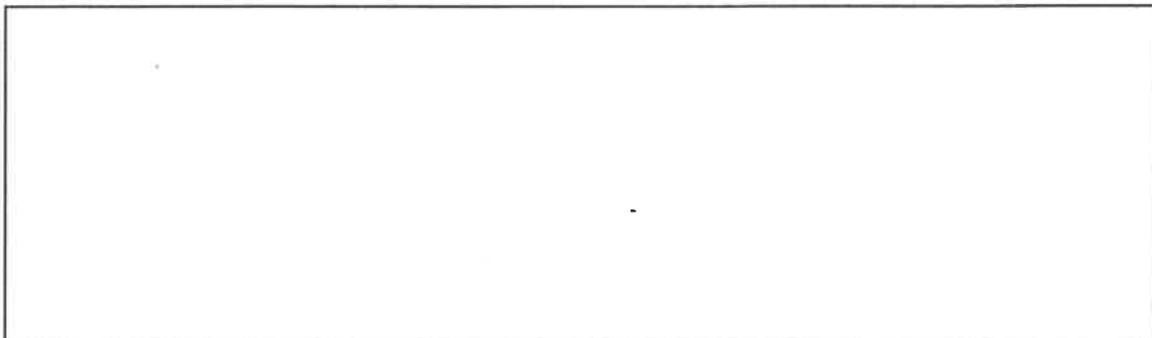
Subject:

Project information and exhibits can be accessed on the City's web page.

Thank you for your interest in this application.

Sincerely,

Subject:





**Jennifer Myzia**

---

**From:** Dan Peterson  
**Sent:** Thursday, June 25, 2020 10:38 AM  
**To:** Libby Thomas  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: Case No. ZBA 20-08 MA, SU, Subdivision

Dear Ms. Thomas,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter. You have also been added to the list of residents requesting to speak on this matter. At the public comment portion of the meeting you will be called upon by the secretary in the order your request was received.

The zoom meeting instructions for the June 25, 2020 PZBA meeting are listed on the City's web page. For your information the supporting exhibits are also available on the City webpage.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Libby Thomas <libthom2014@gmail.com>  
**Sent:** Thursday, June 25, 2020 10:31 AM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Case No. ZBA 20-08 MA, SU, Subdivision

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Good Morning,

I received a notice about the public hearing on June 25 about the proposed map amendment to rezone Muir Park for the development of 69 townhomes. I also attended the meeting on June 23 with Nate Wynsma of Lexington Homes.

I would like you to know that I am against this redevelopment for a number of reasons:

1. I'm very distressed at the thought of losing this valuable green space. One of the reasons we bought our house was because of this large park and green space so close to us. I walk my dog on the loop around Pleasant Run Park and Muir Park every single day, often multiple times each day. I see many, many



AF

dog owners every day doing the same thing--not to mention walkers of all ages and mothers with children in strollers. The proposed development eliminates that loop.

2. Most or all of the mature trees along the east side of Muir Park will be cut down, which is terrible. We'll lose that wonderful shade and needlessly displace a lot of wildlife.
3. I believe adding 69 families into the relatively small space proposed will make the area way too dense. The proposed number of parking spaces won't be nearly enough to accommodate those new residents with three cars or work vehicles that are parked at the residence overnight and on weekends. And I'm sure people will use the parking spaces in Pleasant Run park as overflow for their guests on holidays and when they host parties. We just moved three years ago from a similar multi-family transitional development, and trust me--this development does not have enough parking to realistically accommodate the number of vehicles these 69 units will add to this small area.
4. The single access road is going to lead to a lot of congestion, especially during the morning, just when children in the neighborhood are walking to school. Residents in that neighborhood raised serious concerns during the June 23 meeting that back when the school on the proposed site was in operation, there was terrible congestion--they said it wasn't unusual to have 15 cars backed up at a time at drop-off and pick-up times.

Thank you for taking my concerns into consideration. I have personally spoken with several of my neighbors and other users of the park over the past three weeks, and not one of us wants this development to go forward. We value the existing green space too much, and it will be a detriment to the community if it is almost all replaced with even more people and cars. Please don't let them take our green space.

Sincerely,  
Elizabeth Thomas



## Jennifer Myzia

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**From:** Jennifer Myzia  
**Sent:** Wednesday, July 8, 2020 4:58 PM  
**To:** Danielle Dash (danidash17@gmail.com); 'Maciej Kempa'; 'Scott DeGraf'; jtammen@sbcglobal.net; 'Bruce Mellen'; Neil Patel (nilaxp@gmail.com); 'Janet Saewert'  
**Cc:** Dan Peterson  
**Subject:** Additional public comments ZBA 20-08  
**Attachments:** Resident written testimony 7.8.20.pdf

Good Afternoon All,

Attached find additional public comments.

*Jenn Myzia*

Jenn Myzia  
Administrative Assistant  
City of Prospect Heights, Illinois  
(847) 398-6070 x 211 (847) 392-4244 Fax  
[jmyzia@prospect-heights.org](mailto:jmyzia@prospect-heights.org)



AG

**Jennifer Myzia**

---

**From:** Dan Peterson  
**Sent:** Wednesday, July 8, 2020 8:05 AM  
**To:** Robert Brooks  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: Say No to Lexington Homes!

Mr. Brooks,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter.

The zoom meeting instructions for the July 9, 2020 PZBA meeting are listed on the City's web page. For your information the supporting exhibits are also available on the City webpage.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 | (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Robert Brooks <rpbrooks62@yahoo.com>  
**Sent:** Tuesday, July 07, 2020 9:57 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Say No to Lexington Homes!

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

My name is Robert Brooks, and I live on 1111 Drake Terrace Prospect Heights, IL 60070. I am emailing to voice my objection to any proposed Lexington Homes development of the Muir Park and JFH property area, for this development is not in the interests of our community! It would double the population of the adjoining subdivision in Prospect Heights--the inevitable increase in motor vehicle and pedestrian traffic poses a unique health and safety risk to a neighborhood that is without sidewalks or street lights, which is across the street from the high school. This development would also destroy a significant amount of open green space and interfere with the surrounding community's ability to access, enjoy, and otherwise make use of our public park.

At the very least, this area should stay zoned as single family residential. We do not want an obtrusive, overpriced townhome development to destroy this neighborhood's green space. We



demand that the Prospect Heights Planning and Zoning Board of Appeals reject the Lexington Homes application in pursuit of this development.

Say No to Lexington Homes!  
Robert & Barbara Brooks



AH

**Jennifer Myzia**

---

**From:** Dan Peterson  
**Sent:** Wednesday, July 8, 2020 8:11 AM  
**To:** M C  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: Muir Park Project

Dear Mike C,

Thank you for submitting your letter in opposition to the proposed Lexington Homes development proposal. However, for this letter to be placed into the public record, you will need to provide your full name and address.

The zoom meeting instructions for the July 9, 2020 PZBA meeting are listed on the City's web page. For your information the supporting exhibits are also available on the City webpage.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** M C <graymanx10@gmail.com>  
**Sent:** Tuesday, July 07, 2020 7:19 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Muir Park Project

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Dan, I have been a resident of Prospect Heights in the Muir park neighborhood for 20 years. The reason that I moved to this area is to be able to enjoy the country feel of having a private and quiet neighborhood on a quiet street. I am strongly opposed to the Muir Park Townhome project for many reasons, including the following :

Traffic congestion will be a problem, with at least another 70 personal vehicles, not to include service vehicles and other traffic, which will all clog the streets leading to Elmhurst road.

Limited access to the development, which will divert traffic through other quiet streets in the neighborhood, endangering people walking dogs, children playing in the area.

There are no sidewalks in this neighborhood, and the streets are narrow, which will cause traffic safety hazards throughout the neighborhood.



Stress on the well water system

The addition of this many residential units will bring an increase in crime and other problems into the neighborhood.

There are many residents here that enjoy the quietness of this neighborhood, and if this project continues, I believe that this neighborhood will change greatly for the worst, something that we do not want in this community.

No one would oppose the addition of a few single family residences, but a large multi-residential project will begin to destroy this neighborhood. Please consider not re-zoning this property, and allow it to remain the quiet neighborhood that it is.

Thank You

Mike C



Virus-free. [www.avq.com](http://www.avq.com)



AI

**Jennifer Myzia**

---

**From:** Dan Peterson  
**Sent:** Wednesday, July 8, 2020 8:38 AM  
**To:** donkronforst  
**Cc:** The Law Firm of Wendy R. Morgan; Peter Falcone; Jennifer Myzia  
**Subject:** RE: Re zoning Objections

Dear Mr. Kronforst,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter.

The zoom meeting instructions for the July 9, 2020 PZBA meeting are listed on the City's web page. For your information the supporting exhibits are also available on the City webpage.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** The Law Firm of Wendy R. Morgan <email@wendymorgan.com>  
**Sent:** Tuesday, July 07, 2020 2:05 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** FW: Re zoning Objections

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*  
FYI

**From:** donkronforst <donkronforst@gmail.com>  
**Sent:** Tuesday, June 30, 2020 6:29 PM  
**To:** wmorgan-adams@prospect-heights.org  
**Subject:** RE: Re zoning Objections



----- Original message -----

Dear Wendy,

We in Drake Subdivision "don't" want the extra traffic in our neighborhood any more than you would if your home was located here.

Building 69 townhomes is a foolish decision and out of step with wise zoning requirements. 83 and Drake is the main entrance way in and out to Oak Drive.

All of us here moved to Prospect Heights to enjoy the country atmosphere.

The builder claims 69 townhomes to be built. Each town home will have a 2 car garage. **Please do the math!**

Every day 138 cars or trucks will go off to work.

Each day 138 vehicles will return from work.

Most all people run errands daily which includes an additional 276 trips up and down our streets.

We get many other service trucks, contractors, cabs, garbage trucks, lawn service UPS and what have you coming down our streets under normal circumstances now this adds about 70 + vehicles not to count people taking a short cut off of Hintz down Maple to work their way to 83.

At minimum that's like an extra 622 cars daily.

Keep in mind the 622 count will near double because of Drake terrace vehicles to 1244

Yes, we also have like 66 homes in Drake Terrace.

This parcel of land you're looking to build on is landlocked with only one entrance, Oak Ave. Open up Pleasant Run drive, or Pear tree Ln, you could also bring them in off Wheeling Rd to S. Paddock Dr.

I get it you're looking for more tax revenue!

There are better options, for what your game plan might look like. Government never has all the answers. Open this discussion up to the people.

Each home in Drake Subdivision owns their own well.

70 town homes using 1 deep well won't fly with out issues.

This will affect our water rights and drain our water reserves.

You and your fellow alderman should be getting a majority vote from the home owners in Drake Terrace involved prior to any decision like this.

Why are we informed at this late date in time?

We deserve and demand Great leadership.

The Mayer and all the Alderman took a oath when you accepted your positions.

You work and answer to the people.

The builder stated he is getting studies done to support this building project.

Sounds like an inside job to me.

You have a law degree this is not how it works. We all demand clear disclosure.

How would you like it if you were out of government and the new Mayor sold off the south 1/3 area of Patriot Park, and did the same thing. And your home was centered on Toma ave.

And better yet, the main entrance and exit came in off Willow and Tomah ave.

I suggest you and your current alderman while still in office make better choices for the people in Prospect Heights.



We the people will hold you all accountable for good or bad decisions.

This is a misstep if I ever saw one.

Please make the right decisions for the people affected that you serve. The majority of all home owners in Drake Terrace are at their wit's end with the Mayors new construction announcement.

Thanks,

Don

Don Kronforst

Broker

HomeSmart Connect Real Estate

3030 Salt Creek Ln, #145

Arlington Heights, IL 60005

Cell: 847 212-0930

Fax: 847 454 -1711

[donkronforst@gmail.com](mailto:donkronforst@gmail.com)

[www.HomeSmartConnect.com](http://www.HomeSmartConnect.com)

Corporate office:

Arlington Heights                      3030 Salt Creek Lane, Suite 145, Arlington Heights, IL 60005

Branches:

Algonquin                                      2380 Esplanade Drive, Suite 201, Algonquin, IL 60102

Chicago Downtown                      701 N. Milwaukee Ave, Chicago IL 60642

Chicago Northwest                      7240 W. Devon Ave, Chicago, IL 60631

Elgin    25 S. Grove Ave, Elgin, IL 60120

Libertyville                                      150 E. Cook Ave Suite 104, Libertyville, IL 60048



AJ

**Jennifer Myzia**

---

**From:** Dan Peterson  
**Sent:** Wednesday, July 8, 2020 8:40 AM  
**To:** MJ Meier  
**Cc:** The Law Firm of Wendy R. Morgan; Peter Falcone; Jennifer Myzia  
**Subject:** RE: Muir Park and 1001 Oak

Dear Ms. Meier,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter.

The zoom meeting instructions for the July 9, 2020 PZBA meeting are listed on the City's web page. For your information the supporting exhibits are also available on the City webpage.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** The Law Firm of Wendy R. Morgan <email@wendymorgan.com>  
**Sent:** Tuesday, July 07, 2020 1:53 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** FW: Muir Park and 1001 Oak

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*  
FYI

**From:** MJ Meier <mjmeier1101@gmail.com>  
**Sent:** Thursday, July 2, 2020 3:14 PM  
**To:** Wendy Morgan-Adams <alderman@wendymorgan.com>  
**Subject:** Muir Park and 1001 Oak

Dear Wendy,

Thank you for appearing at the neighborhood meeting at 1001 Oak presented by Lexington Homes on June 23rd. As you saw, the residents surrounding the old school were not receptive to



the rezoning of the property and reconfiguring of Muir Park. I am wondering what your perspective is on this matter as our Alderman and as a concerned resident of Prospect Heights.

This project is so wrong for our neighborhood and goes against the reasons that brought most of us to this unique and wonderful city, with its large single family lots, green open spaces, friendly atmosphere, where everyone knows their neighbors and looks out for them. There are many reasons why the property at 1001 Oak should remain zoned R-1. The Zoning Board wants facts as to why it should not be changed to R-2, and granted Special Use.

Lexington's representative spoke about a need for diverse housing stock in this city, but he didn't address the fact that his development would be missing diverse housing for persons with disabilities and the elderly. All units have no access for wheelchairs and several levels of stairs that make them undesirable for seniors.

As a resident of Glen Drake subdivision, I know that the property is land locked and there is only one access road to and from this property onto Drake Terrace and then exiting through Glen Drake subdivision. Our streets are only 19 feet wide, that's narrower than most of the residential streets in this city, and acts as our pedestrian walkways. My driveway is 16 feet wide and I have two access points. There should be some code or ruling that addresses this lack of access from a safety standpoint for a development of 69 or 61 units. Can you think of some way I can look this up? I tried the PH City website, but couldn't find anything.

And then there is the land swap between PH Park District and Lexington; the Park would give up flat, high ground on the north west side of the park, in return for the low lying flood plain on the south east side of the private property. The usable park land would be severely diminished, due to the large retention pond/ swamp to be built. What are your thoughts on this matter? Do you think we should petition the PHPD Board?

There are so many concerns that my neighbors and I have in this matter. Would you be able to meet with us and represent the needs of your Ward like you promised during your campaign for office?

I look forward to hearing from you soon.

MJ Meier



1101 N Oak Ave, PH  
[mjmeier1101@gmail.com](mailto:mjmeier1101@gmail.com)  
847-636-2792



AK

**Jennifer Myzia**

---

**From:** Dan Peterson  
**Sent:** Wednesday, July 8, 2020 2:56 PM  
**To:** bigboy0400@sbcglobal.net  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: SAY NO To Lexington Homes

Dear Dr. Chislof,

The City is in receipt of your email regarding your opposition to the proposed townhome project at the vacant school property. Your email will be entered into the record of the public hearing on this matter.

The zoom meeting instructions for the July 9, 2020 PZBA meeting are listed on the City's web page. For your information the supporting exhibits are also available on the City webpage.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 | (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** bigboy0400@sbcglobal.net <bigboy0400@sbcglobal.net>  
**Sent:** Wednesday, July 08, 2020 2:09 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** SAY NO To Lexington Homes

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

TO Dan Peterson:

My name is Ira Chislof and I live at 718 Equestrian Dr., Wheeling, IL 60090. I want to let you know that as a 32 year old resident and home owner I am NOT in favor of the proposed Lexington Homes development of the Muir Park and JFH property area.

Why would the village approve such a high density development when one already exists a few hundred feet away on the east side of Pleasant Run Park? Yes, I understand the increase in tax revenue for Prospect Heights but that's not worth it for the current residents. We need parks and quite neighborhoods.

Say No to the Lexington Homes plan.



Sincerely,

Dr. Ira S Chislof

Sent from Windows Mail



## Jennifer Myzia

---

**From:** Dan Peterson  
**Sent:** Wednesday, July 8, 2020 4:11 PM  
**To:** MJ Meier  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: Lexington Homes at 1001 Oak

Dear Ms. Meier,

The City is in receipt of your email regarding questions regarding the application. These have been forwarded to the PZBA and applicant. Your email will be entered into the record of the public hearing on this matter.

The zoom meeting instructions for the July 9, 2020 PZBA meeting are listed on the City's web page. For your information the supporting exhibits are also available on the City webpage.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 | (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** MJ Meier <mjmeier1101@gmail.com>  
**Sent:** Monday, July 06, 2020 8:05 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Lexington Homes at 1001 Oak

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Dan Peterson,

Please present the following concerns I have to the Plan/Zoning Board of Appeals meeting on July 9, 2020, regarding case # ZBA 20-08 Lexington Homes proposed development at 1001 Oak.

1. Refer to Lexington Homes Exhibit 8 - 18219 Response Letter (document page 7)

\* What is the overall TIF mentioned? Please explain.

2. Refer to Lexington Homes Exhibit 15 - 01 Declaration For Reserve at Muir Park Townhomes (document page 8)

Maintenance of the detention pond and cul-de-sac parking lot will be the responsibility of the Townhome Owners Association



\* Is there a term limit on this responsibility? What happens when the Association decides to cancel this agreement?

3. Refer to Lexington Homes Exhibit 16 KLOA 20-047 Traffic Impact Study (document page 7)

Vehicle, pedestrian, and bicycle traffic counts were conducted on Thursday, February 6th, 2020.

\* According to AccuWeather the temperature was 27 to 30 degrees, with snow fall. The previous day had over 1" of snow, not enough to be plowed, just salted. Needless to say, there probably weren't many pedestrians or bicycles that day, and many residents don't leave the neighborhood on bad weather days.

4. Refer to Lexington Homes Exhibit 16 KLOA 20-047 Traffic Impact Study (document page 10 Table 2)

\* Please explain the math: If each of the 69 townhomes has a 2 car garage, and 1 person from each unit goes somewhere in the morning during peak hours, there would be at least 69 vehicles out. And those same 69 vehicles would probably return during peak evening hours. With the high percent of double income households, it is safe to say this is probably a low estimate. The KLOA table shows only 26 vehicles out and then 26 vehicles in at those peak times. Thus, total Daily Two-Way Traffic of 480 per day would be too low.

5. Refer to Lexington Homes Exhibit 18 Zoning Review 5-10-10: Amendments: (document page 3)

4. Response: The proposed development would be compatible and harmonious in size and density in the area.

\* How would this be possible when the development will be surrounded on 3 sides by single family homes and one side by multi-family units with less building density than Lexington proposes?

6. Refer to Lexington Homes Exhibit 18 Zoning Review 5-10-9: Special Uses: (document page 5 and 6)

E. Standards:

1. Response: The proposed development is consistent with zoned properties abutting the property.

\* This is false. On page 3 of Exhibit 18, Lexington states : North Boarder is Single-family, West Boarder is Multi-family, South Boarder is Single-family, and the East Boarder is Single-family.

6. Response: The applicant will be seeking relief through the Planned Unit Development for departures from strict requirements of the R-2 Zoning...

\* Would this allow Lexington to decrease the required set back and place their buildings closer to the lot lines allowing a high density of buildings on the property, and less open space.

7. Refer to Lexington Homes Exhibit 18 Zoning Review 5-11-3: Standards: (page 6 - 9)

E. Necessity:

Response: The proposed development meets the goals, objectives and strategies of the City's Comprehensive Plan.

\* Please explain how a 69 unit townhome development on 5 acres, within a residential single-family subdivision will accomplish that.

H: Density:

\* Please explain how 12 buildings, roads, driveways, sidewalks and parking lots can all comply with R-2 zoning without Special Use approval.

N: Common Open Space:

\* Please explain where the 20% usable common open space will be located. I thought 30% open/green space was standard for new construction.

Thank you for your time and consideration.

MJ Meier

1101 N Oak, PH

[mjmeier1101@gmail.com](mailto:mjmeier1101@gmail.com)



AL

**Jennifer Myzia**

---

**From:** Dan Peterson  
**Sent:** Thursday, July 9, 2020 8:42 AM  
**To:** Mohena Kaur  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: Muir Park Community Petition

Dear Mohena Kaur,

The City is in receipt of email with the petition. Your email will be entered into the record of the public hearing on this matter.

The zoom meeting instructions for the July 9, 2020 PZBA meeting are listed on the City's web page. For your information the supporting exhibits are also available on the City webpage.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Mohena Kaur <mohenakaur@gmail.com>  
**Sent:** Wednesday, July 08, 2020 10:53 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Muir Park Community Petition

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Hello Mr. Peterson,

The residents of the community surrounding Muir Park—from both Prospect Heights and Wheeling—have gathered signatures for a petition in opposition to the development plan proposed by Lexington Homes involving the JFH School property/Muir Park area. Page 1 of the attached document contains the petition letter, which summarizes the community's main reasons for opposition to this project. The 18 pages thereafter contain a total of 148 signatures, which were collected by community members going door-to-door over the last three days. This same petition, posted online, has received and additional 147 signatures thus far.

We would like this petition delivered to the members of the Prospect Heights Planning and Zoning Board of Appeals for tomorrow's meeting on the subject.



Regards,

Mohena Kaur  
J.D. Candidate, 2021  
UIC John Marshall Law School



AM

**Jennifer Myzia**

---

**From:** Dan Peterson  
**Sent:** Thursday, July 9, 2020 8:44 AM  
**To:** Jennifer Myzia; Peter Falcone  
**Subject:** FW: Say No to Lexington Homes!

I already responded to the email.

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Alex <diatchin@gmail.com>  
**Sent:** Wednesday, July 08, 2020 5:27 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Say No to Lexington Homes!

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

My name is Alexander Demianenko, and I live at 1100 N Maple Ln, Prospect Heights.

I am emailing to voice my objection to any proposed Lexington Homes development of the Muir Park and JFH property area, for this development is not in the interests of our community! It would double the population of the adjoining subdivision in Prospect Heights--the inevitable increase in motor vehicle and pedestrian traffic poses a unique health and safety risk to a neighborhood that is without sidewalks or street lights, which is across the street from the highschool. This development would also destroy a significant amount of open green space and interfere with the surrounding community's ability to access, enjoy, and otherwise make use of our public park. At the very least, this area should stay zoned as single family residential.

We do not want an obtrusive, overpriced townhome development to destroy this neighborhood's green space. We demand that the Prospect Heights Planning and Zoning Board of Appeals reject the Lexington Homes application in pursuit of this development.

Say No to Lexington Homes!

Thank you!

Regards,

Alexander Demianenko



ANL

**Jennifer Myzia**

---

**From:** Dan Peterson  
**Sent:** Thursday, July 9, 2020 3:49 PM  
**To:** Jolanta Wawer  
**Cc:** Peter Falcone; Jennifer Myzia  
**Subject:** RE: Say No to Lexington Homes!

Dear Ms. Wawer,

The City is in receipt of your email in opposition of the application. Your email will be entered into the record of the public hearing on this matter.

The zoom meeting instructions for the July 9, 2020 PZBA meeting are listed on the City's web page. For your information the supporting exhibits are also available on the City webpage.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Jolanta Wawer <jolantawawer1@gmail.com>  
**Sent:** Thursday, July 09, 2020 12:20 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Say No to Lexington Homes!

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Hello-

We are Jolanta Wawer and Wally Ulejczyk and we live on 107 Drake Terrace, Prospect Heights. We are emailing to voice our objections to any proposed Lexington Homes development of the Muir Park and JFH property area, for this development is not in the interest of our community! It would double the population of the adjoining subdivision in Prospect Heights - the inevitable increase in motor vehicle and pedestrian traffic poses a unique health and safety risk to a neighborhood that is without sidewalks or street lights, which is across the street from the highschool. This development would also destroy a significant amount of open green space and interfere with the surrounding community's ability to access, enjoy, and otherwise make a use of our public park.



At the very least, this area should stay zoned as single family residential. We do not want an obtrusive, overpriced townhome development to destroy this neighborhood's green space.

We demand that the Prospect Heights Planning and Zoning Board of Appeals reject the Lexington Homes application in pursuit of this development



AO

**Dan Peterson**

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**From:** mstanton@conceptcompletion.com  
**Sent:** Thursday, July 09, 2020 4:18 PM  
**To:** Dan Peterson  
**Subject:** FW: PLAN/ZONING BOARD OF APPEALS

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Sorry WEST not East

Best regards,

Mike Stanton

Concept Completion, Inc.  
2155 Stonington Ave. Suite 104  
Hoffman Estates, IL 60169

(P) 847-885-9052  
(E) [mstanton@conceptcompletion.com](mailto:mstanton@conceptcompletion.com)

Sorry w

**From:** mstanton@conceptcompletion.com <mstanton@conceptcompletion.com>  
**Sent:** Thursday, July 9, 2020 4:11 PM  
**To:** 'dpeterson@prospect-heights.org' <dpeterson@prospect-heights.org>  
**Subject:** PLAN/ZONING BOARD OF APPEALS

Dan,

For tonight's meeting.

On behalf of Pleasant Run Condominium Association (PRCA), directly to the **West** of the proposed development, I would like to submit the following questions;

What considerations were given to PRCA in regards to the placement of the well pump and noise? Why is it not located more internal to the development?

At what point will construction begin – what is the minimum number of units needed to be sold?

Will these be built "as-sold" or as "spec-home's"?

What will be done about the construction noise and mess to PRCA?

Is there a maximum length of time construction will be allowed? 3yrs, 5yrs, 10yrs?

like to e'

What will be done to separate the two properties?

Thank you.



Best regards,

MIKE STANTON

Mike Stanton

(P) 847-885-9052

(E) [mstanton@conceptcompletion.com](mailto:mstanton@conceptcompletion.com)

MIKE STANTON



AP

**Dan Peterson**

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**From:** Greg Buchberger <gregbuch2@sbcglobal.net>  
**Sent:** Thursday, July 09, 2020 4:10 PM  
**To:** Dan Peterson  
**Cc:** Nick Helmer  
**Subject:** Fw: 1001 Oak Ave. Comments for Plan/Zoning Hearing 7/9/2020

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Mr. Peterson,

I live with my wife and two disabled adult children on the eastern border of the property, and will have to deal with issues like drainage, view, construction pollution, light, noise and the unknowns of future residents. Also, a development of this high a density is out of place in this neighborhood.

This is an update to my comments submitted on 6/24/20. I maintain that the negative impact of this development on the neighbors would be substantial and serious, and remain opposed to it for the following reasons, among others:

- 1) We have lived here for over 30 years, and though the house has many nice features, the main attraction was the view out our living room window to open green space. The house was on the market only three days when we bought it. Along with the reduced value caused by high density housing in our back yard, the extra sales appeal of this location will be gone.
- 2) The loss of all the trees on this property will change the character of every house on its borders, as well as the character of both Muir Park and Pleasant Run Park. It will transform a serene, quite beautiful backdrop to a wide open, harsh, flavorless setting. I don't know how badly the village needs the tax revenue, but it should not come at this expense, and our expense.
- 3) The drainage impact remains a big unknown. As I outlined below, the low area was a swamp, and our basements are vulnerable to the accumulation of underground water during times of heavy rains. What assurance do we have that their water management design will not worsen this situation? With their high percentage of pavement and roofs, the runoff will be rapid.
- 4) Construction pollution will be a major concern. The amount of grading necessary is massive. With prevailing westerly winds, our houses will be covered in dirt & filth.
- 5) We have a stately 40 foot spruce tree on our property that their survey places on their property and flags it for removal. However, the tree is clearly on our property and will be the only remaining tree we have and needs to be preserved. It will complicate their landscape plans, but I am hoping this was just an honest mistake.
- 6) I echo the concerns of the Drake Terrace neighborhood regarding traffic and water, and our Ridgefield neighborhood regarding the impact on our drainage ponds,

For these and other reasons, I urge you to vote NO on this project.

The questions below are still applicable. Can we expect answers to these questions, and how would those answers be communicated?

4) ~~Cons'~~  
~~Cons'~~

Respectfully,

Greg Buchberger

1100 Honeysuckle Dr.  
Wheeling, IL



----- Forwarded Message -----

**From:** Greg Buchberger <gregbuch2@sbcglobal.net>  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Cc:** Nick Helmer <nhelmer@prospect-heights.org>  
**Sent:** Wednesday, June 24, 2020, 07:37:41 PM CDT  
**Subject:** 1001 Oak Ave. Comments for Plan/Zoning Hearing 6/25/2020

Mr. Peterson,

I have several concerns that I feel the board should address regarding the viability and impact of Lexington's proposed development for this site. Before listing them, I need to express my worry about the format of the hearing. This project will have a huge impact on all neighbors. A Zoom meeting is not an appropriate way to answer the many questions that will be raised by a project of this magnitude. Final recommendations should be postponed until an open meeting can be held properly. COVID or no COVID, this is not the way to make neighbors happy or convince them to support such a massive change in their surroundings.

I live with my wife and two disabled adult children on the eastern border of the property, and will have to deal with issues like drainage, view, construction pollution, light, noise and the unknowns of future residents. Also, a development of this high a density is out of place in this neighborhood.

My current concerns and questions are as follows:

- 1) What is the purpose of the "special use" zoning?
- 2) Will these units be eligible for subsidized housing?
- 3) Will renting be allowed in the bylaws?
- 4) What are the elevation and grade plans? Will there be a plateau or berm near the east property line?
- 5) What are the details of the "stormwater management"? What kind of basin will it be, detention or retention? How deep will it be? This part of the property used to be a swamp. During heavy rains, water now accumulates below the surface, sometimes reaching our basement foundation drainage line, overwhelming our sump pump and flooding the basement. What effect will this basin have on this situation? When holding water, will it feed into this layer and cause even more basement problems?
- 6) Is there any asbestos left in the school building? This would be a big demolition health hazard.
- 7) How will 69 living units effect the water table of existing neighbors?
- 8) Will you be removing any or all of our trees?
- 9) Will there be a fence?

I respectfully request that the board obtain answers to these questions and address these concerns before making their recommendations.

Sincerely,

Greg Buchberger  
1100 Honeysuckle Drive  
Wheeling, IL

847-520-3262

gregbuch2@sbcglobal.net

Blaster



AQ

**Dan Peterson**

**From:** Dan Peterson  
**Sent:** Thursday, July 09, 2020 3:50 PM  
**To:** 'Yelenochka'  
**Subject:** RE: Say No to Lexington Homes!

Dear Ms. Yuriyeva,

The City is in receipt of your email in opposition of the application. Your email will be entered into the record of the public hearing on this matter.

The zoom meeting instructions for the July 9, 2020 PZBA meeting are listed on the City's web page. For your information the supporting exhibits are also available on the City webpage.

Thanks for your interest in the application.

Sincerely,

*Dan Peterson*

Dan Peterson  
Building & Development Director  
City of Prospect Heights, Illinois  
(847) 398-6070 x208 || (847) 392-4244 Fax  
dpeterson@prospect-heights.org



**From:** Yelenochka <yelena.yuriyeva@gmail.com>  
**Sent:** Thursday, July 09, 2020 3:28 PM  
**To:** Dan Peterson <dpeterson@prospect-heights.org>  
**Subject:** Say No to Lexington Homes!

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

My name is Yelena Yuriyeva, and I live at 1100 N Maple Ln, Prospect Heights.

I am emailing to voice my objection to any proposed Lexington Homes development of the Muir Park and JFH property area, for this development is not in the interests of our community! It would double the population of the adjoining subdivision in Prospect Heights--the inevitable increase in motor vehicle and pedestrian traffic poses a unique health and safety risk to a neighborhood that is without sidewalks or street lights, which is across the street from the highschool. This development would also destroy a significant amount of open green space and interfere with the surrounding community's ability to access, enjoy, and otherwise make use of our public park. At the very least, this area should stay zoned as single family residential.

We do not want an obtrusive, overpriced townhome development to destroy this neighborhood's green space. We demand that the Prospect Heights Planning and Zoning Board of Appeals reject the Lexington Homes application in pursuit of this development.



application

Say No to Lexington Homes!

Thank you!

Regards,

Yelena Yuriyeva

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 Virus-free. [www.avast.com](http://www.avast.com)

Yelena YU

Yelena YU

Yelena YU



AR

**Dan Peterson**

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**From:** ggebort541@aol.com  
**Sent:** Thursday, July 09, 2020 4:38 PM  
**To:** Dan Peterson  
**Subject:** my objection to development

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Hello Mr. Peterson,

My name is Gina Gebert, and I live at 1105 Drake Ave. in Prospect Heights. I am emailing you to let you know that I strenuously object to the proposed development by Lexington Homes! This will do absolutely nothing to benefit our community.

My husband and I moved here from Des Plaines to get away from the noise (we lived about ten minutes from O'Hare Airport) and, after looking at many houses in many different areas, we decided on this area to buy a home and raise a family because it was a small, quiet community with good schools.

If you let Lexington take over the property and develop it into monstrosities, it will GREATLY increase traffic (both vehicular and pedestrian) and will no longer be the small, quiet community that we moved into and enjoy right now. It will also put our private wells at risk of going dry. If that happens, will the City help pay for new wells to be dug? What about sidewalks? Will the City be willing to put in sidewalks so the kids can walk to high school SAFELY?

At the VERY least, this area should stay zoned as single-family residential. How many people can afford an expensive townhome especially during these economic times with people filing for unemployment in record numbers? People are struggling just to put food on the table for their families. Food banks are even more crowded.

Please help us by saying NO to Lexington Homes' application!! Please let our children have a safe place to play!!

Respectfully,  
Gina Gebert

Respectfully,  
Gina Gebert

Respectfully,  
Gina Gebert



**Dan Peterson**

AS

**From:** kb9ldi@juno.com  
**Sent:** Thursday, July 09, 2020 4:55 PM  
**To:** Dan Peterson  
**Subject:** Muir Park and 69 homes

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Hi Dan,

My wife and I wanted to let you know how we feel about Lexington Homes using part of Muir Park and building 69 homes on the property in our ward. If you have any way of letting the zoning board know of the opposition growing towards the boards changing the zoning to allow the high density homes in and around the park area to be built we would appreciate you letting them know.

The only winner in such a plan would be Lexington Homes. High density, excessive traffic, and the disruption of normal life in the area while they are building these homes are just not worth changing the lives of our present citizens who would bear the brunt of it long after the homes were built

You have stood up for our citizens before and we are hoping you will continue fighting for us.

Ron and Rosemarie Pryer



Dan Peterson

**From:** Mike L <mlinzing@yahoo.com>  
**Sent:** Saturday, July 11, 2020 10:10 AM  
**To:** Dan Peterson  
**Subject:** Additional Response to Lexington Muir Park

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Hello Dan,

Please pass along this email to the Zoning Board members.

The city of Prospect Heights and the Zoning Board should NOT feel compelled to grant a single variance or concession to Lexington in regards to the Muir Park development plan they submitted. Lexington has made NO attempt to engage the neighborhood they plan to encroach upon with this plan. I believe Lexington would have received a much better response from residents if they had submitted a plan which was compatible with the culture of the surrounding area. Lexington is trying to "Bully" their proposal through by "creative interpretations of the codes" and without regard to the neighborhood or the city.

The following is three examples which would make a proposal for developing this property legitimate and exhibit a willingness on the part of Lexington to provide incentive, genuine concern for the residents and cooperation:

1. Lexington has had discussions with the city about the decades old problem with storm water flooding. There was an attempt to resolve this flooding issue by the city several years ago, managed by Jim Johnson. His efforts were very poor and inadequate because the issue was not resolved, his design does not properly handle the capacity of flood water and the same flooding occurs now as it always had. Drake Terrace where it turns north at Drake Ave. and my front yard is flooded with over a foot of water with any moderate to heavy rain. I bring this to your attention because Lexington, in the spirit of cooperating and providing an incentive to the residents of the Drake sub division could have offered a plan to finally resolve this issue even though they have designed a storm water removal system independent of the ridge along the south end of this neighborhood.
2. Lexington should submit a third, alternate plan which complies to all existing R2 Zoning requirements, with no variance requests, to include compliance with all spacial codes and does NOT use adjacent property(s) as allowance for the 40% undeveloped requirement, This would significantly reduce the population density. The current plan creates an abrupt change to the culture and character of the neighborhood as it currently exists.
3. Lexington should submit a plan for development of single family homes on that acreage under current zoning. This would be PROPER use, in character with the existing neighborhood and comply with city regulations.

Thank you for passing this along,

Regards,

Michael Linzing





**Dan Peterson**

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**From:** Mike L <mlinzing@yahoo.com>  
**Sent:** Thursday, August 06, 2020 5:37 PM  
**To:** Dan Peterson  
**Subject:** More Concerns for Muir Park

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Please forward this message to Lexington and the zoning board member please. I encourage Lexington to comply with public request where real concerns exist.

I am concerned that the zoning board is not scrutinizing this plan deep enough and may not be respecting the will of the people of this community.

For instance, Lexington should be required to submit a professional consultant's study/report that will show whether or not Com Ed service in our neighborhood is adequate to support this development.

Also, regardless of Mr. DeGraf's opinion and advocacy for Lexington in regard to the sewer system which was designed and built in the 1950s, Lexington should be required to submit a "professional consultant's" study/report to address whether or not the existing sewer system is adequate to support this development.

If Lexington cared at all to be a welcomed presence in our neighborhood, they would have engaged the neighborhood and provided some kind of benefit. They have provided no benefit to our neighborhood related to this development. In fact this development will NOT enhance the neighborhood at all and will realistically be a deterrent or worse may pose dangerous elements as stated many times previously. Lexington had an opportunity to address the flooding issue where Drake Terrace and Drake Avenue meet. This corner is impassable when it rains moderately and hard rains flood our entire front lawns, this area is far worse than north on Drake Avenue at Eleanor.?? Lexington could have invested in a lift pump storm water system that would alleviate this problem even though it had nothing to do with the development, it would have gone a long way as a gesture of good faith and willingness to be welcomed presence.

Mike Linzing

1017 Drake Ave.



Dan Peterson

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AU

**From:** Martin Robinson <martyrob@comcast.net>  
**Sent:** Sunday, July 12, 2020 1:31 PM  
**To:** Dan Peterson  
**Cc:** Mary Robinson; ggebert541@aol.com  
**Subject:** Muir Development

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

We are Martin & Mary Robinson. We live at 5 Lynnbrook Drive, Prospect Heights, IL 60070. We have lived here for 47 years. We are emailing to voice our objection to any proposed Lexington Homes development of the Muir Park and JFH property area. This development is not in the interests of our community! It would double the population of the adjoining subdivision in Prospect Heights with the inevitable increase in motor vehicle and pedestrian traffic, which will impose a dangerous health and safety risk on a neighborhood that is without sidewalks or street lights, and which is across the street from the high school. This development would also destroy 234 trees and a significant amount of open green space, as well as interfere with the surrounding community's ability to access, enjoy, and otherwise make use of our public park.

At the very least, this area should stay zoned as single family residential. We do not want an obtrusive, overpriced townhome development to undermine the quality of life for existing residents and the surrounding community. **We demand that the Prospect Heights Planning and Zoning Board of Appeals reject the Lexington Homes application in pursuit of this development.** Say No to Lexington Homes!

\*\*\*\*\* T

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**Dan Peterson**

**From:** drakesteve@comcast.net  
**Sent:** Thursday, July 16, 2020 10:17 AM  
**To:** Nick Helmer; Wendy Morgan-Adams; Michelle Cameron; Kathleen Quinn; Pat Ludvigsen; Matthew Dolick; Dan Peterson; cferraro@phparks.org; commissioner@phparks.org  
**Subject:** Recusal of Chairman, Danielle Dash

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

To All Parties Involved,

I need to bring your attention to something that I wish I didn't have to do. It is way too important to ignore. You are either involved with this proposed rezoning and development of the John Muir site now, or you will be in the near future.

The residents of the area surrounding the John Muir site were, at the last minute, made aware of a plan by Lexington Homes to put a 69 unit multifamily townhome development in the R-1 single family area and connected by road only through the Glendrake Subdivision, a 74 home neighborhood with 19' wide narrow roads and no sidewalks. When the residents found out about what was being proposed, they organized as quickly as possible and tried to become part of the process. We met on June 23<sup>rd</sup> with Lexington Homes representatives outside in the parking lot of the former JFH daycare center at 1001 Oak Ave. We learned about things like what kind of trim was going to go on the windows. In other words, it wasn't a very productive meeting and there was a rising level of frustration and anger. We then logged into a Zoom meeting with the PZBA on June 25<sup>th</sup>. We were put second on the case list and waited for two and a half hours to finally have our case start, still having over 70 participants on the call. After a bit, Chairman Danielle Dash stated that it was getting late and she would give it 10 or 15 minutes more to hear from the public and then take the vote. I think maybe the city attorney suggested to her that she shouldn't cut off the public and she changed her mind to extend the meeting to another day. When asked if a petition with all the signatures of the people opposed to this rezoning and plan would mean anything to the commissioners, she said that we would be free to hire or bring in our expert witnesses or consultants to refute the Lexington documents. She stated that they only deal in facts.

This is when the people of the surrounding area decided to hire an attorney. We had a feeling that Ms. Dash was definitely on the side of the applicant and that this was so serious and detrimental to the safety of our neighborhood that we had no choice. We felt the city only saw dollar signs, for some reason. Then we heard that the City of Prospect Heights was entering into an agreement to designate this area a TIF District. I emailed Dan Peterson, the Building & Development Director for the City of Prospect Heights on July 6<sup>th</sup>, asking him if there was any truth to what I heard about it may be part of a TIF District designation. As of today, I haven't heard back.

The extended Zoom meeting was on July 9<sup>th</sup>. We now had 121 participants at this meeting. People who wanted to and had not previously spoke, were able to give their comments on the proposal. Every single one was against it and there were some new problems in the plan that were discovered because of them speaking. The attorney for the citizens was at this Zoom meeting, however, he was at an immediate disadvantage in that by checking the Prospect Heights website, to prepare for the meeting on July 9<sup>th</sup> and viewing the taped video of the June 25<sup>th</sup> meeting, found there was only video of the Cannabis Dispensary case, which was the case that was heard before ours. For some reason the city didn't put our video of the June 25<sup>th</sup> meeting on the website. This video is where the applicant, Lexington Homes, made their presentation with their expert witnesses to support their findings that this development would satisfy all of the Prospect Heights requirements. The attorney for the people against this rezoning thought he was going to be able to hear and question the applicant. He wasn't able to question or cross-examine their presenters and experts because he wasn't able to see their original presentation. Our attorney in the spirit of cooperation agreed that he would furnish all the questions that he has after reading their documents posted on the city website and viewing the Lexington presentation at the June 25<sup>th</sup> meeting.



Now for the main reason of this email. It was towards the end of the July 9<sup>th</sup> Zoom meeting when after all the testimony of concerned property owners from both meetings on June 25<sup>th</sup> and July 9<sup>th</sup> of which every one of them were against this development, Chairman Dash became a sales advocate for Lexington Homes. She had a screen that showed both Plan A (69 units – with Park District deal) and Plan B (61 units – with No Park District deal) alongside each other, to share with all meeting participants. She stated that she likes Plan A over Plan B because it ‘fits better’ and that it is ‘more Welcoming’ than plan B. It would be bad enough that she basically was insulting all the people that had waited hours to speak their mind, but she knew that we had an attorney. He wasn’t able to question any Lexington people or experts and he would be giving them a list of questions that they could take their time to answer and get those answers back to him in writing. But, she had already decided and was giving her push for the 69 unit plan. – Of course = more money.

I’m sorry to say, that her actions and her own words make it impossible for her to be impartial as required for a commissioner, especially being the chairman. I thank her for volunteering to serve on the PZBA, it is really great to see citizens get involved and give back to the community, but she should recuse herself from this case immediately based on her own words. Her words are her opinion, they are not fact.

Our fear, besides the safety issue, is this will make it less likely people will want to buy in this neighborhood. In my opinion, people don’t buy in Prospect Heights to be mixed in with multifamily housing. It’s the half acre lot, always has been and hopefully, with your help, always will be. Three homes have been put up for sale in the last 10 days! If you lived in this neighborhood, or this was being done to where you live, I believe you would feel the same as we do.

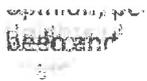
Please see to it that all commissioners on both the PZBA and Park District receive this email.

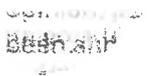
Sincerely,

**Steve Drake**

drakesteve@comcast.net

(847) 650-9497







Dan Peterson

**From:** Km Rowicki <3096199@gmail.com>  
**Sent:** Friday, July 17, 2020 4:08 PM  
**To:** Dan Peterson  
**Subject:** Reject the Lexington Homes development.

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

My name is Krzysztof Rowicki, and I live on 10 Drake Terr Prospect Hts, IL60070. I am emailing to voice my objection to any proposed Lexington Homes development of the Muir Park and JFH property area, for this development is not in the interests of our community! It would double the population of the adjoining subdivision in Prospect Heights--the inevitable increase in a motor vehicle and pedestrian traffic poses a unique health and safety risk to a neighborhood that is without sidewalks or street lights, which is across the street from the high school. This development would also destroy 234 trees and a significant amount of open green space, as well as interfere with the surrounding community's ability to access, enjoy, and otherwise make use of our public park.

At the very least, this area should stay zoned as single-family residential. We do not want an obtrusive, overpriced townhome development to undermine the quality of life for existing residents and the surrounding community. **We demand that the Prospect Heights Planning and Zoning Board of Appeals reject the Lexington Homes application in pursuit of this development.**

Regards: **K Rowicki**  
**RDecor Pro Inc.**  
cell: **708 309 6199**  
fax: **877 309 6199**  
[www.rdecorpro.com](http://www.rdecorpro.com)

Regards

Regards



**Dan Peterson**



**From:** Don Kronforst <donkronforst@gmail.com>  
**Sent:** Monday, July 20, 2020 1:03 PM  
**To:** Dan Peterson; Nick Helmer; Wendy Morgan-Adams  
**Subject:** Voice my objection to any proposed Lexington Homes development of the Muir Park

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

My name is Don Kronforst, and I live at 3 Prospect Drive Prospect Hts, IL\_60070. I am emailing to voice my objection to any proposed Lexington Town Home development of the Muir Park and JFH property area, for this development is not in the interests of our community! It would double the population of the adjoining subdivision in Prospect Heights this new proposed townhome area would enter and exit into our main subdivision unlike Rob Roy, Lake Arlington, and Arlington on the Ponds. Your proposal will (exit and enter) on to our subdivision streets and not on to wide main roads like all other similar type townhomes. Rob-Roy enters and exits on to Camp Mc-Donald or Euclid ave. Lake Arlington has 3 exits or entrances 2 on Schoenbeck Rd and 1 on Palatine Rd. and Arlington on the Ponds enters and exits on to Willow Rd across the street from Target. The inevitable increase in the motor vehicle and pedestrian traffic poses a unique health and safety risk to a neighborhood that is without sidewalks or street lights and very narrow roadways. This development would also destroy 234 trees and a significant amount of open green space, as well as interfere with the surrounding community's ability to access, enjoy, and otherwise make use of our public park.

to:  
Subject:

At the very least, this area should stay zoned as single-family residential. We do not want an obtrusive, overpriced townhome development to undermine the quality of life for existing residents and the surrounding community. **We demand that the Prospect Heights Planning and Zoning Board of Appeals REJECT the Lexington Homes application in pursuit of this development. Say No to Lexington Homes!**

to:  
Subject:

Don Kronforst  
Broker  
HomeSmart Connect Real Estate  
3030 Salt Creek Ln, #145  
Arlington Heights, IL 60005  
Cell: 847 212-0930  
Fax: 847 454 -1711  
[donkronforst@gmail.com](mailto:donkronforst@gmail.com)  
[www.HomeSmartConnect.com](http://www.HomeSmartConnect.com)

**Corporate office:**

Arlington Heights                    3030 Salt Creek Lane, Suite 145, Arlington Heights, IL 60005

**Branches:**

Algonquin                                2380 Esplanade Drive, Suite 201, Algonquin, IL 60102

Chicago Downtown                    701 N. Milwaukee Ave, Chicago IL 60642

Chicago Northwest                    7240 W. Devon Ave, Chicago, IL 60631



Elgin

25 S. Grove Ave, Elgin, IL 60120

Libertyville

150 E. Cook Ave Suite 104, Libertyville, IL 60048

Elgin

Libertyville

Elgin

Libertyville

Elgin

Libertyville

Elgin

Libertyville



**Dan Peterson**

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AK

**From:** Karen <kamcloughlin@comcast.net>  
**Sent:** Thursday, July 23, 2020 3:26 PM  
**To:** Dan Peterson; Wendy Morgan-Adams; Nick Helmer; commissioner@phparks.org  
**Subject:** NO to Lexington Homes

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

My name is Karen McLoughlin. I live on the corner of Stonegate and Elmhurst. I am opposed to the proposed Lexington Homes Development in Muir Park and JFH Property area. I frequently take advantage of walking to and around this area. It is beautiful and should be retained as a park! Before living in Prospect Heights, I lived in Pleasant Run. I have been in the neighborhood enjoying the Park Area for over 40 years. It is a sin to destroy the land and the trees.

Sent from [Mail](#) for Windows 10

\*:\*:\*

\*:\*:\*

\*:\*:\*



**Dan Peterson**

AZ 

**From:** patricia bradford <pbradford1114@gmail.com>  
**Sent:** Thursday, July 30, 2020 3:28 PM  
**To:** Dan Peterson  
**Subject:** Lexington Homes / Muir Park

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Mr. Peterson,

I am contacting you regarding the meeting this evening concerning the development of Muir Park by Lexington Homes. I am a resident of Wheeling in the Ridgefield neighborhood who has enjoyed time at both Pleasant Run and Muir Parks for a number of years. That being said I would like to voice my STRONG OPPOSITION to the development proposed by Lexington Homes. The development as proposed is extremely overcrowded and maintains the limited road access currently available. The increased traffic would be only one of the detriments to the surrounding neighborhoods. Others would include decrease in open space and removal of trees which in turn would impact natural beauty as well as drainage in the area.

**Subject:**

Again I am voicing my opposition to the Lexington Homes development and I hope you will listen to the neighborhood and do the same!!!

Patricia Bradford  
831 Willowbrook  
Wheeling

**Subject:**

1

**Subject:**

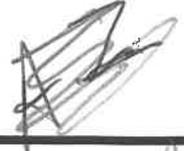
1

**Subject:**



**Dan Peterson**

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**From:** Margareta Hovland <maggan@earthlink.net>  
**Sent:** Thursday, July 30, 2020 4:15 PM  
**To:** Dan Peterson  
**Subject:** No to Lexington Homes

AAH

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

I'm Anna Hovland, 14 Stonegate Dr. West, Prospect Heights 60070 Emailing to voice my objection to any proposed Lexington Homes development of the Muir Park and JFH property area, for this development is not in the interests of our community. This development would destroy 234 trees.

This area should stay zoned as dingle family residential.

We demand that the Prospect Heights Planning and Zoning Board of Appeals reject the Lexington Homes application in pursuit of this development. SAY NO TO LEXINGTON HOMES !!!!

Anna Hovland

Sent from my iPhone

I'm Anna  
yie

I'm Anna  
yie

I'm Anna  
yie



**Dan Peterson**



**From:** MJ Meier <mjmeier1101@gmail.com>  
**Sent:** Tuesday, August 11, 2020 10:40 PM  
**To:** Dan Peterson  
**Subject:** 1001 Oak Ave

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Hi Dan and the PZBA Commissioners,

I invite you to take some time and visit the property at 1001 Oak and Muir Park prior to deciding on Lexington Homes proposal for townhomes. Take some time to walk the path and look around. Then look at the proposal and imagine all those 3-story buildings so close together, and towering over the near by homes and condos. Just because you adjust the code for special use, doesn't mean it's the right development for this small, boxed in area.

Lexington really shouldn't include park green space as part of their development, unless they are planning to buy the park property. On page 19 of Prospect Heights Comprehensive Plan, under Natural Resources & Infrastructure Goals & Objectives, it says "Enhance the existing recreational amenities and open spaces that are important to the community... Ensure existing open space and parks meet the community's need." How is Lexington's development going to do this when they want to turn about half the park into a retention pond and remove over 200 healthy trees?

For comparison, look at the development Lexington is building in Arlington Heights, on Old Arlington Heights Road, south of Dundee. It has more green space, greater set backs and parking in front of every garage. Each unit has 2 garage and 2 guest spots, with some extra parking in the street. If they can do this in Arlington Heights, why can't they make a less congested proposal for Prospect Heights?

Please take time to consider how this development will affect the people that live around it.

Side note: The shared parking lot is all on park property and doesn't have enough spots for cars on game day. What makes it a shared lot? (26 spots vs 35 plus cars on game day) Where do guests park on game day? Where do the over flow cars park on game day? Let me know if you would like pictures of parking on game day. I already sent them to the Park District.

Thank you,  
MJ Meier

Attachments:

Pic 1 - Lexington's 69 unit development for 1001 Oak

Pic 2 & 3 - Lexington Heritage in Arlington Heights

DRAKE TERRACE

83

OAK AVENUE

S 89° 57' 17" E

N 00° 02' 34.08" E

91.532

N 89° 47' 40" W 201.35'

1

1

1

CIRCLE







**Jennifer Myzia**

**From:** Joy Drake <joydrake@comcast.net>  
**Sent:** Wednesday, August 12, 2020 2:01 PM  
**To:** Dan Peterson  
**Cc:** Jennifer Myzia  
**Subject:** PZBA meeting regarding John Muir School property

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Dear Mr. Peterson and commissioners of the Prospect Heights Zoning Board,

I am writing with some follow-up questions after the last PZBA meeting held on July 30th regarding the rezoning of the John Muir School property. I was glad to hear several of the Zoning Board Commissioners speak up on real issues that will arise with the proposed development.

- One of the issues was regarding garbage service. What wasn't discussed in detail was the logistics of the garbage pickup. Each household (69 units) will have a tote for garbage & a second tote for recycling. That means 138 garbage bins out by the curbs. By buildings 7 & 8 alone, which has 6 units each, there will be 24 garbage cans out on Oak Court. According to Flood Brothers, they prefer 3 feet between each tote in order to use their automated trucks to pick up the garbage. Is there really enough space for all of these garbage bins? And what happens when it snows?
- There has been talk about fire truck access, but what about ambulances? The majority of emergency calls today are for ambulances. The ambulances could pull into the alleys, but there aren't any service doors only garage doors. The garages will have cars in them since there aren't any driveways. How do paramedics get gurneys into the building? If they use the front door, there is quite a long walk from where the ambulance must be parked to the entrance into the buildings, especially if the emergency is for the furthest units. And what happens when it snows?
- The parking is a huge issue since these buildings don't have driveways. There are very limited extra parking spaces available and very far away if you're in buildings 1-5. What if the owners host a party or grandma comes to visit? Do the owners have a teenager with a car? And what happens when it snows? There is always the loss of parking when it snows.
- The water issue has been discussed briefly, but has not addressed the water also needed for the sprinkler system for fire suppression or the fire hydrants. That's a lot of water besides the daily water needed for consumption, bathing, and cleaning.
- Since these buildings will have sidewalks and fire hydrants, will there also be street lights? Prospect Heights typically has none of these. If street lights are put in, will they be intrusive to the surrounding neighbors? The boundaries of this development are very close to the lot lines of the neighbors. Will these neighbors now have lights shining in their windows at night?
- These proposed buildings will be 3 stories high - at least on the garage side. There has been no discussion as to the height of these buildings towering over neighboring homes & condominiums. People in the Glendrake neighborhood to the north bought their homes in Prospect Heights for the country atmosphere with plenty of space, no sidewalks, and no street lights.
- How many variances requested by the builder are actually changing the existing city codes? These codes were established for a reason.
- The biggest concern for me personally has been the zoning board's lack of interest to the safety of our streets. The builder has not provided a study of pedestrian traffic. The citizens of Prospect Heights should not have to defend their safety on the streets. The CITY of Prospect Heights along with the zoning board should be responsible for keeping us safe.
- I ask 4 things of Mr. Peterson and the Zoning Board Commissioners before the next PZBA meeting:
  1. Take a drive in Prospect Heights to a subdivision with 26' wide streets. Cherry Creek or Sommerset subdivisions have the wide streets. Maybe the street where you live is 26' wide.
  2. Now drive down Drake Terrace, Prospect Drive or Eleanor where our streets are 19' wide. We barely can get a car around the parked landscaping trucks and UPS, FedEx & Amazon delivery trucks. Picture an additional 400 cars daily on these streets.



3. Drive by the townhomes in Rob Roy off of Euclid built by Lexington Homes. Look at the enormous size of those buildings. There are only 3 buildings on that property, now picture 12 of those buildings, without driveways, packed tightly next to each other.
4. And last, take a drive to the John Muir School property and picture those 12 buildings stacked like barracks in that small space. Who would want to live there?

There are other options that would work for this property. This proposed development is not the right fit for the John Muir School property. It is disappointing to feel the overwhelming opposition from all of the surrounding neighbors of this development is not being considered. Who is standing up for the residents of Prospect Heights?

I'm requesting this email be shared with the Prospect Heights Zoning Board commissioners BEFORE the next PZBA meeting.

Please make the right decision and don't recommend this project move forward. Thank you.

Joy Drake  
7 Prospect Drive  
Prospect Heights, IL 60070





**Dan Peterson**

**From:** Mike L <mlinzing@yahoo.com>  
**Sent:** Tuesday, August 18, 2020 4:28 PM  
**To:** Dan Peterson  
**Subject:** Muir Park Plea

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL \*\*\*\*\*

Dan, please forward this email to all PHZB members.

Common sense and the "Will of the People" should be sufficient to vote No on ALL three requests submitted to Prospect Heights by Lexington.

If that does not seem to be sufficient to vote NO, then Civic Responsibility should guide the board to a NO vote on all three requests made by Lexington.

Civic responsibility encourages all city representatives to read and understand the Comprehensive Plan (among other related documents) for Prospect Heights and act appropriately. The Comprehensive Plan clearly states that it is a violation to "Abruptly and Drastically change" an established area or in this case an entire neighborhood.

It very important for the zoning board to understand that many dedicated individuals have spent many decades designing and creating a community with half acre lots with single-family structures in residential areas and zoned neighborhoods appropriately for that use ONLY. It would be irresponsible of the zoning board to disregard and even reverse those efforts in rezoning this property, grant the requested variances and give "special" treatment to a development corporation. Therefore rezoning this property is unnecessary and offers no benefit to the neighborhood. Granting the requested variances would ALSO be in opposition to civic consciousness and NOT in keeping with the spirit of the individuals that have crafted and amended the Comprehensive Plan over the years and the intended use of this neighborhood.

Lexington has brought forth their arsenal of what they claim to be facts and justifications to violate every spatial ordinance in the city's zoning ordinances resulting in a doubling of resident density in this neighborhood. They feel it is within the right for the city zoning board to grant them unique and unprecedented consideration in regards to variances which each of the surrounding multi-family developments in Wheeling (as well as other developments in our own city) have been required to comply with. These adjacent developments have complied with spatial requirements, codes and ordinances.

The "retention pond" proposed in this plan will inevitably turn into a stagnant, foul smelling and muddy area which will be an embarrassment to our neighborhood and the city. It will turn into an offensive area which will be avoided by residents. The plan will also significantly diminish the ONLY open park area in our neighborhood.

Lexington has not proven "Special Use" or "Hardship" and failed to meet standards for such a request, therefore that request should NOT granted.

The zoning board should NOT show leniency or permit such gross non-compliance of city ordinances/codes and attempts to circumvent those well thought out ordinances, codes, established land use status and neighborhood culture.

Regards,

Michael Linzing

1017 Drake Ave.

Prospect Hts., IL