

Hubbard, Sam

From: Planning
Sent: Friday, June 25, 2021 10:51 AM
To: Hubbard, Sam
Subject: FW: Rand & Chestnut Development

Follow Up Flag: Follow up
Flag Status: Flagged

Public comment received. Not sure if she is referring to the 1821 N Verde Ave Subdivision project or Crescent Place?

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

From: Christine Fontanetta [REDACTED]
Sent: Friday, June 25, 2021 10:31 AM
To: Planning <Planningmail@vah.com>
Subject: Rand & Chestnut Development

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello,

As a resident of the Greenbrier area, which is right across Rand Road from the development being proposed, I wanted to voice my opinion. I am NOT in favor of building more residential units at that location. It is not a large piece of land, would cause more traffic congestion than already there, and this could mean more students attending Ivy Hill School. Ivy Hill already has a large amount of students attending it due to the numerous apartment buildings feeding into that school.

This is not the best use of the space for our community. Please reconsider the use of this smaller property on Rand Road and Chestnut to something that would benefit the area.

Chris Fontanetta

Sent from my iPhone

Hubbard, Sam

From: Nichole Wolverton [REDACTED]
Sent: Monday, June 28, 2021 3:08 PM
To: Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicolle; LaBedz, Robin; Scaletta, John; [REDACTED] Tinaglia, Jim; Hubbard, Sam
Cc: Ray Wolverton
Subject: Need Update on Community Meeting with Developer in Regards to proposed Affordable Housing Complex at Rand and Chestnut Ave

Follow Up Flag: Follow up
Flag Status: Flagged

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Good afternoon everyone.

My name Nikki Wolverton and I live at [REDACTED], Arlington Heights. We have been residents since 2011. We were unable to attend the meeting last week in regards to the proposed location. We are opposed to this proposal and I will be getting back to you as I collect my thoughts and information. Today I am reaching out as I called the Developer, Groundwork Ltd, and spoke to Mary this morning. She said they are working with the Village of Arlington Heights to coordinate a date and time for when this next meeting will take place. She said notices will go out in the mail to advise the community. I asked her if this notice will be made public on a sign for people to read and she said she didn't have an answer for me. She took my name, and when I asked why she didn't take my number, she said it was because she was not going to be calling me back. I asked if I should call daily or weekly then to find out about the meeting and she said I could call back weekly if I want. I want you to know that NO notice was sent to me ever in regards to the project. I spoke to Sam Hubbard last week and he advised me that Illinois statue states that only property owners within 250 feet of the property have to get notice. According to my map app, I am approximately 700 feet from this location. That being said I did not meet the criteria to obtain notice. I am hoping I fall into the next round of mailings but I wanted to reach out to you to find out if there is a way for you to share this information with me and the community. I am happy to pass this information on to others.

Thank you for your time.

Nikki Wolverton

Hubbard, Sam

From: [REDACTED]
Sent: Monday, July 5, 2021 9:24 PM
To: Hubbard, Sam
Subject: 310 W Rand Rd / Affordable Housing
Attachments: 20210705_153124.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hi Sam,

I just want to forward you some pictures of N Chestnut Ave by the site where the Affordable Housing project is proposed to be built.

This is to show you how this curve in the Road by the site floods after a heavy rainfall. This particular part of the road is very dangerous without the road being flooded. People tend not to slow down while coming in to the curve, this means they end up having to take a wide turn and end up in the middle of the road. This is very dangerous when road conditions are like those in the picture, it can mean a car needing the whole road.

Please consider the danger in this when considering this housing application.

Joan Heveran



Hubbard, Sam

From: Nikki Wolverton [REDACTED]
Sent: Wednesday, July 7, 2021 12:03 PM
To: Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicole; LaBedz, Robin; Scaletta, John; Schwingbeck, Tom; Tinaglia, Jim; Hubbard, Sam
Subject: Housing Trust Group Integrity concerns -

Follow Up Flag: Follow up
Flag Status: Flagged

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good Afternoon,

These articles have come to my attention.

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Ffloridapolitics.com%2Farchives%2F348977-state-alleges-miami-developer-cheated-to-get-federal-housing-funds%2F&data=04%7C01%7Cshubbard%40vah.com%7C6947b5aef06b4edcddf008d941692373%7Cdadc730e173642b8b5775874cf194623%7C0%7C0%7C637612742974810104%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C1000&sd=TMfOe1qcj8r7%2FytsEgDukYtU1bD7dMoR WVj2inVEik0%3D&reserved=0>

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.pbcgov.com%2Ffoig%2Fdocs%2Freports%2F04-09-18-PBC-DES-Improprieties-2016-0005.pdf&data=04%7C01%7Cshubbard%40vah.com%7C6947b5aef06b4edcddf008d941692373%7Cdadc730e173642b8b5775874cf194623%7C0%7C0%7C637612742974810104%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C1000&sd=ppHMuyOYEaPrUT0sfPkaduQYzB3OtXcxq6JAEkWZuzY%3D&reserved=0>

They are not accredited by the Better Business Bureau.

In my opinion, this company needs to be carefully watched.

Thank you for your time.

Nikki Wolverton

Sent from my iPhone

Hubbard, Sam

From: Paddack, Elizabeth R. [REDACTED]
Sent: Wednesday, July 7, 2021 9:04 PM
To: Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicole; LaBedz, Robin; Scaletta, John; Schwingbeck, Tom; Tinaglia, Jim; Hubbard, Sam
Cc: Elizabeth Paddack
Subject: Rezone of Rand and Chestnut

Follow Up Flag: Follow up
Flag Status: Flagged

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Village Board Members,

I am extremely concerned about this proposed development regarding the rezone of Rand and Chestnut after reading these articles. Please vote no!" I have resided in Arlington Heights since I was 10 years of age and continue to choose to live here and now raise my children in this wonderful town. I have voted in every election and will continue to vote in all upcoming elections.

These articles have come to my attention.

<https://floridapolitics.com/archives/348977-state-alleges-miami-developer-cheated-to-get-federal-housing-funds/>

<http://www.pbcgov.com/oig/docs/reports/04-09-18-PBC-DES-Improprieties-2016-0005.pdf>

They are not accredited by the Better Business Bureau.

In my opinion, this company needs to be carefully watched.

Please consider all the facts of this proposed plan and do what is right for our community and our children of Arlington Heights.

Sincerely,

Elizabeth Paddack
Arlington Heights Resident

Get [Outlook for iOS](#)

Hubbard, Sam

From: Glenn Paddack [REDACTED]
Sent: Wednesday, July 7, 2021 10:07 PM
To: Hubbard, Sam; Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicolle; LaBedz, Robin; Scaletta, John; Schwingbeck, Tom; Tinaglia, Jim
Subject: Rand and Chestnut - Affordable Housing Development - VOTE NO

Follow Up Flag: Follow up
Flag Status: Flagged

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Village Board Members

As a proud 40 year lifelong Village of Arlington Heights resident who currently lives near the proposed Rand and Chestnut Affordable Housing Development, I wanted to express my concern related to the project and its impact on the community. The concern revolves around both what such a development means to the investment in my residence as well as some concerning information on the developer that has been shared within the community:

<https://floridapolitics.com/archives/348977-state-alleges-miami-developer-cheated-to-get-federal-housing-funds/>

<http://www.pbcgov.com/oig/docs/reports/04-09-18-PBC-DES-Improprieties-2016-0005.pdf>

We ask that you give the utmost consideration to all aspects of this proposal and VOTE NO.

Thanks and have great rest of the week.

Glenn Paddack | [REDACTED]
[REDACTED]



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[REDACTED]

Hubbard, Sam

From: Elizabeth Paddack [REDACTED]
Sent: Monday, July 12, 2021 7:28 PM
To: Hubbard, Sam
Subject: Rand and Chestnut rezone

Follow Up Flag: Follow up
Flag Status: Flagged

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Mr. Hubbard,

I am writing to help clarify my concerns with the proposed Rand and Chestnut Affordable Housing Development. As a lifelong resident of Arlington Heights, I feel the need to continue to express and voice my concerns related to the project and it's impact on the community.

The concern revolves around both what such a development means to the investment in my residence as well as some concerning information on the developer that has been shared within the community. The company is first of all not established in the Better Business Bureau and the articles regarding their business is very alarming.

Such an idea also of building another multi-unit housing facility presents in itself multiple other issues. District 25 schools are full enough, where do you plan for the children in these units to attend school? We actually send our daughter already to a private school in Arlington Heights as opposed to Ivy Hill due to this reason already, over crowding of the classroom even though we pay our generous taxes for schools we do not use. This will create more issues for people to remain hesitant to want to live in Arlington Heights if you keep building housing like this. Also, home values in the area will depreciate given close proximity of low income housing next to our valued homes. Our children play at the park and ride their bikes around the neighborhood. I have extreme concerns regarding the safety of our neighborhood. If this proposal does in fact pass and you all decide to make a poor judgement for the well being of our wonderful town, we will have to consider moving out of Arlington Heights.

We ask that you give the utmost consideration to all aspects of this proposal and VOTE NO.

I know myself, along with many other Arlington Heights residents share the same concerns and truly wish for the best of our prided community.

Best regards,

Elizabeth Paddack
Arlington Heights resident

Sent from Yahoo Mail for iPhone

Hubbard, Sam

From: Nichole Wolverton [REDACTED]
Sent: Friday, July 16, 2021 11:19 AM
To: Hubbard, Sam; Bertucci, James; Scaletta, John; Tinaglia, Jim; Canty, Mary Beth; Grasse, Nicolle; Baldino, Richard; LaBedz, Robin; Hayes, Thomas; Schwingbeck, Tom
Subject: Proposed Rezone of Property at Rand and Chestnut

Follow Up Flag: Follow up
Flag Status: Flagged

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Good Morning,

I have researched some data to share. The proposed affordable housing complex will have 40 units. According to the United States Census Bureau, Table FM-3, the average number of own children under 18 per family is 1.93. While I know not every unit will have children in it, we are still going to use the 1.93 as the number of children per unit. So this proposed complex can possibly have up to 77.2 children living in it. I am also aware not all of the guesstimated children will attend the same school. However, it should be brought to the Villages attention that Ivy Hill Elementary may have capacity issues. In 2016 Ivy Hill students entered into their newly renovated school that added 10 additional classrooms as well as other updates. The renovations to Ivy Hill cost \$9,000,000. The Illinois Report card reported the number of students attending Ivy Hill as 577 in 2016, 612 in 2017, 639 in 2018, 668 in 2019, and 651 in 2020. The Chicago Tribune stated that Ivy Hill's number of students was 371 in 2005-06 school year. Assuming Ivy Hill Elementary can handle this large influx of students, who is going to pay for these additional students to attend school? According to the Illinois Report Card the school spending per student is \$11,000 at Ivy Hill. Assuming 75 children at a cost of \$11,000, where is the \$825,000 going to come from to pay for this. Increases in our Property Taxes? I do not support higher taxes. I do not support larger teacher to student ratios as it is not in the best interest of the students.

The property would be better financially for the community to remain zoned as Commercial.

Thank you for your time.

Nikki Wolverton

<https://www.illinoisreportcard.com/School.aspx?schoolid=050160250022005>

<https://www.census.gov/data/tables/time-series/demo/families/families.html>

<https://www.chicagotribune.com/suburbs/arlington-heights/ct-ahp-olive-school-ribbon-cutting-tl-0901-20160829-story.html>

<https://www.illinoisreportcard.com/school.aspx?source=studentcharacteristics&source2=enrollment&Schoolid=050160250022005>

Hubbard, Sam

From: Nikki Wolverton [REDACTED]
Sent: Monday, July 19, 2021 1:33 PM
To: Hubbard, Sam; Bertucci, James; Scaletta, John; Tinaglia, Jim; Canty, Mary Beth; Grasse, Nicolle; Baldino, Richard; LaBedz, Robin; Hayes, Thomas; Schwingbeck, Tom
Subject: Traffic at Proposed Rezone of Property at Rand and Chestnut

Follow Up Flag: Follow up
Flag Status: Flagged

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Good afternoon,

In regards to the Traffic Study that was conducted in early April, I am questioning why it is acceptable to find this report creditable as people and children were still at home. While schools offered in person learning, we need to take into account those number of students who remained home, men and woman who were working remotely as we were not yet in Phase 5 until June. The high school did not offer its full normal bus route to its students this year. Also we need to take into consideration the opening of the new church and what additional traffic that adds to the day.

I live on Chestnut within 750 if this location. There is already a lot of traffic going past my house. Stonebridge apartments (586 apartment units) has an exit on Chestnut, Holy Nation Church, Holy Nation Preschool, Futabakai School, Rand Berkeley Park, Rand Berkeley Soccer and Baseball fields, and Chestnut Ave serves as a cut thru to Rand, Hintz, and Arlington Heights Road.

I took the following photos at 4:19pm on Friday July 16th, 2021. If you look at the intersection there are 6 cars on my side of the road and at least 3 on the otherside. Adding 80 parking spots at this proposed location with road access only to Chestnut means 80 more cars driving down our street daily. To say that adding this proposed complex will not make traffic worse is obviously incorrect.

Please vote NO to the rezone.

Thank you for your time.

Nikki Wolverton











Sent from my iPhone

Sent from my iPhone

On Jul 16, 2021, at 11:19 AM, Nichole Wolverton [REDACTED] wrote:

Good Morning,

I have researched some data to share. The proposed affordable housing complex will have 40 units. According to the United States Census Bureau, Table FM-3, the average number of own children under 18 per family is 1.93. While I know not every

unit will have children in it, we are still going to use the 1.93 as the number of children per unit. So this proposed complex can possibly have up to 77.2 children living in it. I am also aware not all of the guesstimated children will attend the same school. However, it should be brought to the Villages attention that Ivy Hill Elementary may have capacity issues. In 2016 Ivy Hill students entered into their newly renovated school that added 10 additional classrooms as well as other updates. The renovations to Ivy Hill cost \$9,000,000. The Illinois Report card reported the number of students attending Ivy Hill as 577 in 2016, 612 in 2017, 639 in 2018, 668 in 2019, and 651 in 2020. The Chicago Tribune stated that Ivy Hill's number of students was 371 in 2005-06 school year. Assuming Ivy Hill Elementary can handle this large influx of students, who is going to pay for these additional students to attend school? According to the Illinois Report Card the school spending per student is \$11,000 at Ivy Hill. Assuming 75 children at a cost of \$11,000, where is the \$825,000 going to come from to pay for this. Increases in our Property Taxes? I do not support higher taxes. I do not support larger teacher to student ratios as it is not in the best interest of the students.

The property would be better financially for the community to remain zoned as Commercial.

Thank you for your time.

Nikki Wolverton

<https://www.illinoisreportcard.com/School.aspx?schoolid=050160250022005>

<https://www.census.gov/data/tables/time-series/demo/families/families.html>

<https://www.chicagotribune.com/suburbs/arlington-heights/ct-ahp-olive-school-ribbon-cutting-tl-0901-20160829-story.html>

<https://www.illinoisreportcard.com/school.aspx?source=studentcharacteristics&source2=enrollment&Schoolid=050160250022005>

•Hubbard, Sam

From: Perkins, Charles
Sent: Friday, July 23, 2021 11:08 AM
To: Enright, Bill; Hubbard, Sam
Subject: FW: The Village's Community Engagement Process Is Patently Unfair!!

Follow Up Flag: Follow up
Flag Status: Flagged

From: Alice Sylvester [REDACTED]
Sent: Friday, July 23, 2021 10:26 AM
To: Hayes, Thomas <thayes@vah.com>
Subject: The Village's Community Engagement Process Is Patently Unfair!!

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Tom, last night, approximately 100 neighbors of the Berkley Square and Greenbriar communities attended a Neighbor Meeting with the developer of "Crescent Place," or "310 Arlington Project. The affordable housing development proposed at Rand & Chestnut Avenues.

For context, the meeting itself was a do-over to placate neighbors who generally only found out about the development when signage of the Plan Commission's meeting was posted in June. The initial neighbor meeting, held in March, apparently was attended by 3 individuals who live within 250 feet of the proposed site. *That was the only notice required by the village in this relatively early phase of development.*

All of the neighbors questions/comments indicated grave concerns about the project. Topics ranged from the quality/reliability of the management company, the screening process for tenants, the 24/7 supervision/maintenance of the property, the need for a 100% affordable housing project, the impact on Ivy Hill school and the cost of educating additional students being absorbed by Arlington Heights residents, and of course, traffic. I am sure you will hear more viewpoints in the coming days/weeks.

But the reason I am writing to you now, is to bring your attention to the fact that the community involvement phase of development in Arlington Heights is clearly broken and patently unfair.

- It's clear the neighbors are very late to the process. At this point, our objections/concerns have no impact, and will not alter the plan. (This was confirmed by the developer last night.) Of course, that is not to say the Village Board might not vote it down, but the ability to influence the concept or basic footprint of the building, for instance, is nil.
- The developer initially approached the village in September 2020, and met with staff, possibly held a preliminary meeting with the Plan Commission, met with the Housing Commission, the Police Department, the Fire Department, the Design Commission, and finally, the Plan Commission officially last month. That's a lot of meetings, and a lot of feedback. Just think of the man-hours already invested in the project.

- I believe the development's first public notice (sign posted on the site) was for the Design Commission meeting in March. The purpose of that meeting, as we heard last night, was to discuss the shade of blue on the exterior.
- The public simply must be made aware of developments much earlier in the process -- We know the village ordinance calls for notifying neighbors within 250 feet of the development, but in this case, it's amazing they even found anyone living *that* close to the site since it is primarily commercial.
- I recommend that the village's definition of "neighbors impacted by development" must be broadened - and all signs announcing Neighbor Impact Meetings must be posted!
- Re-zoning from commercial to residential sites involves shifting the tax burden from a commercial enterprise to residents. The complete financial burden of developments like this must be made clear to homeowners.

I suspect the Village Board believes that village staff, the Housing Commission, the Design Commission, the Plan Commission, Police and Fire were our representatives in the process. Their input matters and was mandated. But the neighbors' lack of awareness about a project that impacts our property values and daily lives has to change.

The process must change. It is inefficient and unfair. The notification rules must be broadened. Neighborhood feedback must be taken into consideration in early phases – and should be incorporated into the Staff initial assessment. Right now, proposals come to residents far too late to impact anything. The same thing happened to the community with proposed Korean Presbyterian church on Chestnut. No wonder most people believe everything's "A Done Deal!" It is!

The ordinances need changing. And notification must be given. There are modern ways of communicating with residents – from water bill inserts to Facebook posts and street light posters/signs. How about a "Developments Under Staff Consideration" section of the Village website? Prominently featured? There are endless ways of communicating.

Thank you. There is much work to be done here to prevent this kind of catch-up situation from occurring again. Constructive community engagement is essential to the process. We did not delegate our votes to the Housing Commission, the Design Commission, the Plan Commission or the Fire or Police Departments.

Alice

Alice K. Sylvester
2509 N. Walnut Ave.
Arlington Heights IL 60004
[REDACTED]

• Hubbard, Sam

From: Perkins, Charles
Sent: Friday, July 23, 2021 2:14 PM
To: Enright, Bill; Hubbard, Sam
Subject: FW: Affordable Housing Project @ Rand & Chestnut Ave

From: [REDACTED]
Date: July 23, 2021 at 12:55:07 PM CDT
To: "Scaletta, John" <jscaletta@vah.com>
Subject: Affordable Housing Project @ Rand & Chestnut Ave

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Mr. Scaletta,

I am writing to express my extreme opposition to the proposed affordable housing project at the intersection of Rand and Chestnut Ave. My family and I are deeply concerned about the impact this will have on our community and our home and security. My wife and I made the choice to live in Arlington Heights for a variety of reasons, but one of which was specifically to distance ourselves from these types of communities, as having lived in downtown Chicago for over 22 years, and witnessing the impact of these communities first hand. I recently attended the Neighbors Meeting on July 22nd and came away even more concerned given the Developer's inability to provide any meaningful answers to residents' questions. It was clear that in the room of approximately 40-50 residents there was not a single supporter of the project and more succinctly everyone seemed very passionately opposed. The developer's continued obfuscation of their responses made them lose all credibility amongst the audience. Additionally I was disturbed by the almost insignificant Impact Funding requirements put forth by the Village for a project of this size. Lastly, I was appalled that no one from the village board was in attendance to hear from the residents, who put them in office, as they are the most important voices to be heard in this process. Many of the people in attendance have lived in the immediate area for several decades which provides them with a far better perspective of the community and the impact this will have versus an out-of-state developer and some meager studies. I would be happy to discuss any of this at any time as again, the residents' voices need to be heard. I can be reached at any time at [REDACTED]

Best Regards,

Aaron Hein

• Hubbard, Sam

From: Gail Galster <[REDACTED]>
Sent: Wednesday, July 28, 2021 9:26 PM
To: Hubbard, Sam
Subject: Fwd: Crescent Place, Re: August 2 Village Board Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Gail Galster <[REDACTED]>
To: "Thayes@vah.com" <Thayes@vah.com>, "mbcanty@vah.com" <mbcanty@vah.com>, "ngrasse@vah.com" <ngrasse@vah.com>, "rlabedz@vah.com" <rlabedz@vah.com>, "tschwingbeck@vah.com" <tschwingbeck@vah.com>, "jtynaglia@vah.com" <jtynaglia@vah.com>, "jscaletta@vah.com" <jscaletta@vah.com>, "jbertucci@vah.com" <jbertucci@vah.com>, "rbaldino@vah.com" <rbaldino@vah.com>
Cc: "sdawson@vah.com" <sdawson@vah.com>, "tennes@vah.com" <tennes@vah.com>, "icherwin@vah.com" <icherwin@vah.com>, "gdrost@vah.com" <gdrost@vah.com>, "bgreen@vah.com" <bgreen@vah.com>, "ljensen@vah.com" <ljensen@vah.com>, "jlorenzini@vah.com" <jlorenzini@vah.com>, "jsigalos@vah.com" <jsigalos@vah.com>, "mjwarskow@vah.com" <mjwarskow@vah.com>
Date: 07/28/2021 6:42 PM
Subject: Crescent Place, Re: August 2 Village Board Meeting

To the Arlington Heights Village Board of Trustees:

While we support affordable housing, *the corner of Rand and Chestnut in Arlington Heights is NOT the right location* for the proposed Crescent Place, a 40-unit apartment building with 80 parking spaces on less than 2.5 acres of land. This isn't a case of NIMBY (Not in My Back Yard), this is a case that *MY BACK YARD IS CROWDED!!!* The proposed apartments would sit *directly* across Chestnut from Stonebridge Apartments, which houses almost 600 apartments. Behind Stonebridge are 33 townhomes. The triangle bordered by Rand, Hintz and Arlington Heights Road also houses two churches (with child care programs), a large, year-round private school and two group homes. Directly across the street is a memory care center, a large condo building and Northwest Community Hospital doctors' offices. Guided by Waze and other navigation systems, traffic cuts through this area to avoid traffic lights on Rand Road and on Arlington Heights Road. This small, mostly residential triangle has more than enough traffic and population density.

Traffic and population density have been two of the major topics of concern. But there are many areas of concern that were brought up at the *second* Neighbor Meeting for this apartment complex. That meeting had over 80 attendees, of which only one spoke in favor of the proposed complex. The initial lack of transparency regarding this project is what has frustrated the residents of this neighborhood. In early March there was a Neighbor meeting that only 3 residents attended virtually. The developer mailed the requisite notices of the Neighbor meeting which included a few residents on Appletree and many from the other side of Rand Road (NOT residing in this residential triangle). The sign was probably posted about the meeting, but NO ONE, even those who walk regularly, walk by the Com Ed facility and empty lot side of the street during February because it was all snowy and icy! Following that, there was a design meeting in May, also with three attendees. Fortunately, after learning about the Crescent Place proposal, a couple of those attendees alerted neighbors. This all took place shortly before the June 23rd Plan Commission

meeting. Several attendees took the opportunity to speak at the Plan Commission meeting. It was absolutely clear at that point that the neighborhood directly adjacent to this property had a variety of concerns and they hadn't previously been expressed prior to the June 23rd meeting because people weren't even aware of the proposal. The Plan Commission voted to approve the proposal, with the condition (thanks to Terry Ennes) that the developer hold another neighbor meeting. Prior to approving it, THE PLAN COMMISSION SHOULD HAVE REQUIRED THE NEIGHBOR MEETING AND THEN TAKEN A VOTE AT THE JULY 28TH MEETING.

We understand that the (second) Neighbor Meeting summary would be part of your meeting agenda on August 2nd. Although not in depth, it listed the concerns that were brought up at the meeting. You can see there were many, in addition to our more detailed description of traffic and population density concerns from the first paragraph. It is our understanding post-meeting, the Village requested that another traffic study be done. This is a total waste of time and money because the timing is atypical, since school is not in session, people are away on vacation and many have not returned to work due to Covid. We suggest that the traffic study be done once school is back in session or, better yet, after Labor Day. The study should include multiple days, not just a single day.

Before we close, we want to mention that Sam Hubbard has been extremely helpful to many of us, patiently answering questions and providing information as requested. We urge you to table your vote on this proposal until an extensive traffic study can be completed or vote NO to rezoning the property and approving Crescent Place.

Thank you for your consideration in this matter.

Sincerely,

Sheldon and Gail Galster
25 W. Brookwood Drive
Arlington Heights, IL 60004
[REDACTED]

● **Hubbard, Sam**

From: Perkins, Charles
Sent: Thursday, July 29, 2021 9:24 AM
To: Hubbard, Sam
Subject: FW: Rezoning of 310 rand road

Follow Up Flag: Follow up
Flag Status: Flagged

----- Forwarded message -----

From: **pamela Horwath** [REDACTED]
Date: Wed, Jul 28, 2021 at 8:16 PM
Subject: Rezoning of 310 rand road
To: jbertucci@vah.com

Dear Trustee James Bertucci,

We are emailing you regarding the rezoning of the property at 310 Rand rd. for the proposed Affordable Housing Complex by HTG & Turnstone Development.

We are asking you as our elected official to listen to our concerns & **VOTE NO** to the rezoning & building of the Affordable Housing Complex (Crescent Place) in our neighborhood.

Some of our many concerns are listed below:

- Concerned our taxes will go up (already high)
- Concerned for the impact this could have on our already over crowded schools (student / teacher ratio)
- Concerned about the traffic congestion / safety at this corner (Traffic study was conducted when schools were not in session - bus traffic etc)
- Extremely concerned about the business dealings - non ethical practices / character / credibility of the developers Housing Trust Group (HTG) & Turnstone Development (Matthew Reiger & Elzie Higginbottom past complaints) still researching and finding many bad reviews regarding some of HTG's properties
- Concerned about how many affordable & section 8 developments are already in our community & the impact they have had on our community
- Concerned about the difficulty in getting honest / credible information regarding this proposal - (some misleading information has been given) Example First we were told there would be a property manager on site 24 7 then we were told at the last meeting well they didn't know maybe only 9-5 5 days a week.

We already have a **very large** apartment complex at this corner (Stonebridge Apartments) & don't want more apartments.

Please again we ask you to **VOTE THIS PROPOSAL DOWN**

Thank you!
Dave & Pam Horwath

2611 N. Walnut Ave
Arlington Hts

Hubbard, Sam

From: Paula Pollman [REDACTED]
Sent: Thursday, July 29, 2021 2:29 PM
To: Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicole; LaBedz, Robin; Scaletta, John; Schwingbeck, Tom; jtinglia@vah.com; Hubbard, Sam
Subject: Crescent Place (Rand & Chestnut)

Follow Up Flag: Follow up
Flag Status: Flagged

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Good Afternoon ladies & gentlemen:

I would like to express my opinion on the Crescent Place apartment complex. I have been a resident of Arlington Heights for 42 years. I have witnessed the major land development of the area from Palatine Rd to Rand Road and to Hintz Road. This area has been developed more than many other areas of Arlington Heights. It has recently been developed from a single family area into a high volume of condos, townhomes and apartments as well as a memory care institution. I feel we have been more than reasonable in accepting major congestion in our quiet neighborhood. I think that adding more traffic congestion and population volume is unreasonable.

We have witnessed an ever increasing volume of cars using our neighborhood as a thoroughfare and while the meeting indicated a traffic study as an overly cautious individual I quite often avoid the chestnut/rand intersection because of the volume and difficulty entering this intersection.

I would also like the procedures (when approving future projects) be amended to contacting property owners in a larger than 250 feet area. I'm sure you realize that it impacts many more people and we have a more vested interest in the decisions being made.

The Crescent Place project impacts our taxes as well as the local school district volumes, library costs and park district. You are changing the dynamics of our neighborhood and the reason we moved here originally as well as the reason we have stayed. Prior to voting for this project please seriously consider the voices of this neighborhood and the impact this decision is creating.

Sincerely,
Paula Pollman

Hubbard, Sam

From: Stefanie Brown [REDACTED]
Sent: Friday, July 30, 2021 9:42 AM
To: Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicolle; LaBedz, Robin; Scaletta, John; Schwingbeck, Tom; Tinaglia, Jim; Hubbard, Sam
Subject: Crescent Place

Follow Up Flag: Follow up
Flag Status: Flagged

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Trustee,

I attended the recent meeting with the Developer on July 22 regarding the Crescent Place project. After hearing the question and answer session I feel even more strongly that this project should not be approved by the village at this time.

Most unsettling to me, even above the valid concerns and questions raised by my fellow neighbors, was the manner in which we were treated. I will keep it brief by stating that I believe had village representation been present, the Developer, and particularly his Lawyer, would have behaved much differently.

Please vote NO to rezoning and or approving the Crescent Place project.

(10) year resident of Arlington Heights

Stefanie Brown
2524 N Walnut Avenue

Hubbard, Sam

From: Nikki Wolverton <[REDACTED]>
Sent: Saturday, August 7, 2021 10:58 PM
To: Hubbard, Sam; Schwingbeck, Tom; Bertucci, James; Scaletta, John; Tinaglia, Jim; Canty, Mary Beth; Grasse, Nicole; Baldino, Richard; LaBedz, Robin; Hayes, Thomas
Subject: NO - Rezone of 310 W Rand Rd.
Attachments: Engineering_Plans Crescent Place.pdf

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good morning!

I hope you all enjoyed your weekend.

As you may be aware, many neighbors were confused as to why the meeting was postponed. Is there any specific reason that they asked for an extension? Please advise the status of the postponed meeting about the rezone. Has the new date been established?

As per my previous emails to you, I am not in support of rezoning this property or the proposed Crescent Place Project.

I have mentioned in the past to you about the builder's integrity, questioned the credibility of the traffic study, concern of overcrowding the schools, and increased taxes to the homeowners of Arlington Heights. I would also like to bring to your attention another issue. You may or may not be aware that Chestnut Ave often floods after big rain. See attached photos from the heavy rains on June 26th. As you can see this flooding appears to be right where one of the two entrances are to this project. There are many smart residents working together out of concern. We pulled the Municipal Code regarding flood hazards.

[https://ldms.vah.com/WebLink/DocView.aspx?id=8979&page=2&dbid=0&repo=Village-of-Arlington-Heights&searchid=5122fe75-ac68-453b-bbfc-97df23e12d69&fbclid=IwAR3-hcpNWpzjBxgJYJzZIMBi51Hj67PsAfgLquZVVPJdDX9ehkC_PC2Kzig&cr=](https://ldms.vah.com/WebLink/DocView.aspx?id=8979&page=2&dbid=0&repo=Village-of-Arlington-Heights&searchid=5122fe75-ac68-453b-bbfc-97df23e12d69&fbclid=IwAR3-hcpNWpzjBxgJYJzZIMBi51Hj67PsAfgLquZVVPJdDX9ehkC_PC2Kzig&cr=1)

1

We also pulled the Engineering Plan from the 6/23/21 agenda posted on your website. See below for attachment. I am unable to read these plans as I am not an engineer, but I would want to be sure that this project, if approved, has proper compensatory storage. I took the time to read additional Exhibits from the 6/23/21 agenda and came across some interesting findings. Please see the attached photos. If I am reading it correctly, it appears from comment 16 on the photo labeled 1, there is a storage deficiency. Also, on the photo labeled 2 comment 28, there seems to be some awareness of standing water. Is this in reference to the flooding issues? This proposed project will be made up of the 40 unit building, a parking lot for 80 vehicles, and a storage deficient detention basin. All right adjacent to a ComEd high voltage station. This appears to be a very scary situation. Where is all the water going to go when it rains heavily? Please let me know if these concerns have been rectified. Also, has an EMF test been as he ComEd station is right there?

Thank you for your time and I look forward to hearing from you.

Nikki Wolverton







<https://arlingtonheights...>



Unit: Degree

Response: Acknowledged and accepted for final plans.

Review Comments
GW Job #DD57

Page 3

14) Comment: The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
Response / Answer: Acknowledged and accepted for final plans.

15) Comment: The proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain. The basin requires a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

Response: Acknowledged and accepted for final plans. Preliminary plans have been updated to show a 5-foot flat zone and a 1-foot freeboard. Contact will be made at the appropriate time for the editable version of the OUMA.

16) Comment: Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.

Response: Preliminary calculations and preliminary restrictor catch basin detail are included in the revised preliminary plans. The overall statement is acknowledged and accepted for final plans.

17) Comment: An MWRD permit will be required.

Response: Acknowledged and accepted.

18) Comment: The Preliminary Stormwater Management Plan does not provide sufficient information to verify calculations.

a) Provide a detailed Preliminary Stormwater Management Plan with formal calculations. Detention shall meet Village and MWRD requirements, including volume control.

b) With regard to the proposed unrestricted flow, this would be subject to review and approval by the MWRD. Per the MWRD Section 5.4.2.3 Unrestricted Flow., if approved, the area must be planted with deep-rooted vegetation, placed within an easement, and maintained in perpetuity.

Response: An updated storm water management preliminary plan is provided. (see attached) The balance is acknowledged and accepted, including easements as necessary, to be provided as part of the final plans.

19) Comment: Final subdivision approval will require final engineering plans.

Response: Acknowledged and accepted.

20) Comment: When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

Response: The requested information photometric is included and attached. All items are Acknowledged and accepted.



<https://arlington...>
[arlingtonheights....](https://arlingtonheights...)



21) **Comment:** Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

Response: Fire lane pavement dimensions have been designed per requirements. (see amplified AutoTurn exhibit) All items are acknowledged and accepted for final plans.

22) **Comment:** The "Autoturn" exhibit provided is at a 1"=120' scale and does not show all possible directions of travel off of Chestnut Ave. Provide a full-scale exhibit. The exhibit must show front and rear wheel paths and the extent of the front and rear overhangs.

Response: Requested amplified AutoTurn exhibit is included. (see attachments)

23) **Comment:** Sidewalk through the driveways shall be 8" thick and shall carry through the driveway. The curb shall stop on either side of the sidewalk.

Response: Acknowledged and accepted for final plans.

24) **Comment:** Permission must be granted to construct the parking lot over the existing 45 ft easement. Verify that there is sufficient cover over the existing gas lines.

Response: Acknowledged and accepted for final plans. It is noted that existing coverage is designed to be maintained.

25) **Comment:** An IDOT permit is required for all work within the Rand Road right-of-way.

Response: Acknowledged and accepted for final plans.

Public Works Comments:

26) **Comment:** All utility construction shall meet water and sewer specifications.

Response: Acknowledged and accepted for final plans.

27) **Comment:** All road patches shall have milled 2' beyond edge of trench.

Response: Acknowledged and accepted for final plans.

28) **Comment:** Existing sidewalk adjoining property shall be inspected. All standing water shall be addressed.

Response: Acknowledged and accepted for final plans.

29) **Comment:** Public Works will reserve additional comments until a more detailed set is available.

Response: Acknowledged and understood.

Preliminary Plat of Subdivision Comments:

30) **Comment:** The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. The following Checklist items are incomplete.

a) Checklist 7, show the location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision.

Response: The plat has been updated as requested.

b) Checklist 12, show the location and dimensions of all building setback lines in the proposed subdivision.

Response: The plat has been updated as requested.

c) Checklist 13, show the names and last known addresses of the owners of the land proposed to be subdivided, the subdivider, and all owners of land immediately adjoining the land proposed to be subdivided.

Response: The plat has been updated as requested.

Hubbard, Sam

From: C M [REDACTED]
Sent: Friday, August 13, 2021 10:32 AM
To: Hubbard, Sam
Subject: Stonebridge

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

We have been a resident of Arlington Heights for 15 years. We live on East Appletree Lane.. We understand that there is a planned development of a multi-unit apartment building at the corner of Chestnut and Rand Rd.

We are opposed to this development for several reasons, one of which is the most important to us. Safety of our children and grandchildren. We, the family residents of Appletree lane have been fighting the increased traffic on our street. Residents of Stonebridge use our street as a pass through to avoid the intersection of Rand and Arlington Heights Rd. The posted speed limit is 25 miles an hour that is seldom obeyed and getting worse. More and more young families are moving into our area and with them are young children that will be in danger of speeding traffic.

We feel that this development will increase this traffic and pose a more dangerous threat to our neighborhood. Please, please do not allow this development.

David Hickman

11 E. Appletree lane

Hubbard, Sam

From: Alice Sylvester [REDACTED]
Sent: Sunday, August 15, 2021 9:24 AM
To: Perkins, Charles
Cc: Recklaus, Randall; Scaletta, John; Hubbard, Sam
Subject: Re: PC 21-101 Crescent Place/310 W Rand Road Process

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Thank you for your response. Our reads on the legalities of the meetings are the same. My point, however, is by the time a development is discussed at the Plan Commission, it's already too late for neighbor input.

Please let me reiterate.

Regarding the neighbor meeting. The 250 feet requirement is fine if you're knocking down the building next door to a resident -- but building on a major commercial access road to the neighborhood is another, and requires more than 250 feet notification. The view of "residents directly impacted" needs to be widened. Officially. By the village.

Also. This project changed names as it went from stage to stage and it would have been impossible to track it through the commission system. That needs to be standardized to aid residents.

Further, there were tons of interactions with the developers and commissions, village staff and other village departments way before the first public hearings, the Design Commission and Plan Commission meetings. None of these meetings was known to the public. There must be a way of communicating important developments before the project is one step from Village Board consideration!! This will require you to re-think community involvement and fairness to residents. At the moment, the process is terribly skewed in favor of the developers who continue to take up all the green space in Arlington Heights. {Tangentially, why can't we develop some of the empty shopping areas instead of incessantly breaking new ground? Isn't that more ecologically sound for our childrens' future?} The point is, we have to change the definitions of who is impacted by development and the timing of resident interaction. Further, the village must hear what residents have to say, way ahead of important Plan Commission and Village Board votes.

And finally, regarding traffic. There is exponentially more traffic at the Rand/Chestnut/Techny intersection than at the second retail light west of Arlington Heights Road. That signal is entirely extraneous and needs to be removed. It is too close to the main signal at Trader Joe's. It feeds only FedEx on the south and low-traffic retail/gym on the north. The village can request an IDOT study to determine if that traffic signal is still warranted. Even in prime retail shopping time (10-11am Saturday), I assure you, it is not. We checked. That light should be removed and the signal should be moved to Chestnut/Techny.

I look forward to continuing this discussion.

On Fri, Jul 30, 2021 at 3:53 PM Perkins, Charles <cperkins@vah.com> wrote:

Ms. Sylvester:

Your e-mail to Trustee Scaletta was forwarded to me to respond regarding the process for the above project. We understand that many have expressed concerns about the affordable housing proposed at this location.

The Village process is quite lengthy and follows the legal requirements for public hearings and meetings to allow public input. In addition, all materials and reports are posted on the Village web site for all public meetings and public hearings. Although not legally required, several years ago the Village started requesting developers of projects deemed to have interest (to neighbors) to host a neighborhood meeting prior to the legally required public hearing in order to explain to neighbors their proposed project. The intent of the neighborhood meeting is for it to be the developers meeting without representation of Village officials. As a result of low attendance at the original neighborhood meeting the Plan Commission requested the developer host a second neighborhood meeting. Regarding the legally required process, for the Design Commission 2 signs were placed on Rand Road and Chestnut in April for the May 11 meeting and for the Plan Commission 2 signs were again placed at Rand Road and Chestnut in early June for the June 23rd public hearing. In addition, notices were mailed to properties within 250 feet (excluding public rights of way such as streets and ComEd property) and legal notice was placed in the local media in order to inform the public of the public meetings and public hearing and inviting their attendance.

Attached is a summary of the process steps for Crescent Place/310 West Rand Road that have occurred to date. As you know the Village Board will discuss this at a future Board meeting. In the meantime, we have requested additional information from the developer regarding issues that have been raised by the neighbors.

Thank you for your comments and feedback.

Charles Witherington-Perkins, AICP

Director of Planning and Community Development

Arlington Heights, IL

847-368-5210

www.vah.com

www.discoverarlington.com

Please consider the Environment before printing this e-mail

From: Alice Sylvester [REDACTED]
Date: July 23, 2021 at 11:35:19 AM CDT
To: "Scaletta, John" <jscaletta@vah.com>
Subject: Village Community Engagement Is Broken & Unfair!

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hi John, last night, approximately 100 neighbors of the Berkley Square and Greenbriar communities attended a Neighbor Meeting with the developer of "Crescent Place," or "310 Arlington Project. The affordable housing development proposed at Rand & Chestnut Avenues.

For context, the meeting itself was a do-over to placate neighbors who generally only found out about the development when signage of the Plan Commission's meeting was posted in June. The initial neighbor meeting, held in March, apparently was attended by 3 individuals who live within 250 feet of the proposed site. *That was the only notice required by the village in this relatively early phase of development.*

All of the neighbors' questions/comments indicated grave concerns about the project. Topics ranged from the quality/reliability of the management company, the screening process for tenants, the 24/7 supervision/maintenance of the property, the need for a 100% affordable housing project, the impact on Ivy Hill school and the cost of educating additional students being absorbed by Arlington Heights residents, and of course, traffic. I am sure you will hear more viewpoints in the coming days/weeks.

But the reason I am writing to you now, is to bring your attention to the fact that the community involvement phase of development in Arlington Heights is clearly broken and patently unfair.

- It's clear the neighbors are very late to the process. At this point, our objections/concerns have no impact, and will not alter the plan. (This was confirmed by the developer last night.) Of course, that is not to say the Village Board might not vote it down, but the ability to influence the concept or basic footprint of the building, for instance, is nil.
- The developer initially approached the village in September 2020, and met with staff, possibly held a preliminary meeting with the Plan Commission, met with the Housing Commission, the Police Department, the Fire Department, the Design Commission, and finally, the Plan Commission officially last month. That's a lot of meetings, and a lot of feedback. Just think of the man-hours already invested in the project.
 - I believe the development's first public notice (sign posted on the site) was for the Design Commission meeting in March. The purpose of that meeting, as we heard last night, was to discuss the shade of blue on the exterior.

- The public simply must be made aware of developments much earlier in the process -- We know the village ordinance calls for notifying neighbors within 250 feet of the development, but in this case, it's amazing they even found anyone living *that* close to the site since it is primarily commercial.
- I recommend that the village's definition of "neighbors impacted by development" must be broadened - and all signs announcing Neighbor Impact Meetings must be posted!
- Re-zoning from commercial to residential sites involves shifting the tax burden from a commercial enterprise to residents. The complete financial burden of developments like this must be made clear to homeowners.

I suspect the Village Board believes that village staff, the Housing Commission, the Design Commission, the Plan Commission, Police and Fire were our representatives in the process. Their input matters and was mandated. But the neighbors' lack of awareness about a project that impacts our property values and daily lives has to change.

The process must change. It is inefficient and unfair. The notification rules must be broadened. Neighborhood feedback must be taken into consideration in early phases – and should be incorporated into the Staff initial assessment. Right now, proposals come to residents far too late to impact anything. The same thing happened to the community with proposed Korean Presbyterian church on Chestnut. No wonder most people believe everything's "A Done Deal!" It is!

The ordinances need changing. And notification must be given. There are modern ways of communicating with residents – from water bill inserts to Facebook posts and street light posters/signs. How about a "Developments Under Staff Consideration" section of the Village website? Prominently featured? There are endless ways of communicating.

Thank you. There is much work to be done here to prevent this kind of catch-up situation from occurring again. Constructive community engagement is essential to the process. We did not delegate our votes to the Housing Commission, the Design Commission, the Plan Commission or the Fire or Police Departments.

Alice

Alice K. Sylvester

Hubbard, Sam

From: Czeryba Family [REDACTED]
Sent: Friday, August 27, 2021 5:16 PM
To: Hubbard, Sam; Recklaus, Randall; Hayes, Thomas; Boyle, Richard; Policemail; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicolle; LaBedz, Robin; Scaletta, John; Schwingbeck, Tom; Tinaglia, Jim
Subject: Crescent Place: Traffic Study

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Good evening,

My name is Renee Czeryba, and I live at 105 West Appletree Lane in Arlington Heights. I have been a proud resident of Arlington Heights for almost 20 years.

This week, I learned of a traffic study that will be conducted (details were not provided by the developer of Crescent Place) to address the traffic concerns that will result from having 100 additional parking spots in a new development next to my home (Rand Rd. and Chestnut). As you are aware, this area is already a very dense area (with the Stonebridge Complex, senior housing center, two churches, two preschools, shopping centers, and the surrounding neighborhood).

West Appletree Lane is a through street between Rand Road and Arlington Heights Road. All day long, cars speed down Appletree Lane to avoid three stop lights along Rand Road:

- Two by the shopping centers on Rand Road, and
- One at the corner of Rand and Arlington Heights Road

When the traffic concerns of West Appletree Lane were raised with the Crescent Place development group this week, they indicated that West Appletree Lane is currently not in scope to assess current traffic conditions. Several years ago, I also raised my concern to the Village regarding the traffic issues on West Appletree Lane and suggested a number of potential solutions, I don't believe any were implemented. Now, I learn that the traffic is about to get worse. As you drive along West Appletree Lane, you will see multiple signs that residents have purchased on their own that say: "Drive like your kids live here." Last summer I purchased three of these signs, in an attempt to keep my family safe.

My questions for the Village are as follows:

Traffic:

- Is the intersection and traffic pattern of West Appletree Lane and Arlington Heights Road being evaluated in this current traffic study referenced by the developer (they were unsure)?
- Is the current congestion being taken into consideration regarding the addition of a parking lot with 100 parking stalls?
- Is the intersection and traffic pattern of Chestnut and West Appletree Lane being evaluated in the current traffic study?
- A recommendation regarding traffic would be to conduct a study when individuals are back to working in physical offices more consistently. Currently many employers are

allowing employees to work from home, not to mention, it's still summer vacation time and this is not an accurate depiction of actual traffic conditions in the neighborhood.

- What was the process and criteria used to select the vendor conducting the traffic study?
- What are the dates of the traffic study?

Snow Removal and Flooding:

- Where will the snow removal go with the addition of a new parking lot?
- What is being planned to remediate the current flooding issues on Chestnut Street? A solution provided at the meeting with the developer is that there will be a retention pond built next to the ComEd substation. Is this a safe solution for residents? Is there a risk with power outages if there is a retention pond adjacent to the substation?

As you can see, there are many open questions to ensure the traffic does not get worse on West Appletree Lane, Chestnut, and Waverly.

I look forward to your response and would be happy to have a call to discuss, if desired.

Kind regards,

Renee Czeryba

Andy Williams
1504 W. Canterbury Ct.
Arlington Heights, IL 60004

Trustee Mary Beth Canty
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

August 29, 2021

Dear Trustee Canty:

I am writing in support of the proposed affordable apartments project at 310 W. Rand Road. I live less than two miles from the site and drive by there every day on my way to work. It is currently an under-developed, unsightly vacant property that does not make a contribution to the community's goals. Additionally, there are vacant commercial spaces on Rand that are not in use. Perhaps re-zoning to residential space makes more sense along that stretch of Rand Road given housing demand.

My family has lived in the neighborhood for eleven years and since that time housing costs in Arlington Heights have increased noticeably. And yet the demand for affordable options has never been greater. Our Village should to be a welcoming space for residents with a broad range of incomes. Developing the 310 W. Rand site for the purpose of providing affordable housing is a goal that I support. This one development will not solve the problem, but will make a contribution toward it.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Andy Williams', with a long horizontal flourish extending to the right.

Andy Williams

Hubbard, Sam

From: Nichole Wolverton [REDACTED]
Sent: Monday, August 30, 2021 1:48 PM
To: Hubbard, Sam; Scaletta, John; Bertucci, James; Tinaglia, Jim; Canty, Mary Beth; Grasse, Nicolle; Schwingbeck, Tom; Hayes, Thomas; LaBedz, Robin; Baldino, Richard; Recklaus, Randall; Ray Wolverton
Subject: NO to the REZONE of 310 W Rand

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Good Afternoon!

I hope you all enjoyed this beautiful weekend.

Last week I attended my first developer meeting. I would like to thank you all for reading my past emails. We all were pleased to hear there was a new traffic study being done. Thank you for hearing our concerns. We live on Chestnut within 750 feet of this location. As I have mentioned before, the traffic has increased tremendously over the years due to the density of what is already in our neighborhood (Schools, Church, driving directions apps). While we personally have not reached out to you about this in the past, I know other neighbors of our community have. We feel we need a STOP sign, regardless of the outcome of this development, at Chestnut and Appletree as people fly by all day, we are extremely nervous for the children who play. Adding another 60-80 vehicles to this road is going to make traffic even worse. The surrounding area is so dense with people. We don't see how this is a good fit. This project and its 40 units is too large for this area. Also think about the overflow of vehicles at the complex due to guests or snow piles in their parking lot. We can imagine cars being parked along Chestnut Ave. Can you please advise how and when the public can get a copy of this report? I am confident the findings will be different than those in April. I get to see the amount of cars driving on Chestnut first hand every day when I am outside on my front porch or when I pull out from my driveway. The last report I found as an exhibit to the June 23rd Agenda.

One of the comments I made to Jake Zunamon, was that I noticed there was no outdoor play area for its residents. He mentioned that due to the weather in Illinois they focused on providing indoor areas for the residents. To me that is not acceptable. If you are looking to attract families to the great schools we have, then you need to have an outdoor place for these residents to enjoy. Why not a park, a commons area with benches and trees, or a garden area. People of all ages enjoy being outdoors and it is a healthy lifestyle to do so. Will they be allowed to have pets? Dogs? In addition, back to the density issue of our neighborhood, if you increase the number of people to an area you should increase the play space. This was not done with the Holy Nation Church and their preschool program. We understand the Arlington Heights Park District will receive an Impact Fund in the amount of \$106,000. Where will that money go? In my opinion, due to the density of our neighborhood, there is no room to add additional recreational space. We feel with this project they are trying to stuff a size 11 foot into a size 4 shoe.

In the meeting Jake Zunamon addressed the tax impact it would have in our community. Without having the meeting minutes it is hard to remember the exact numbers he used. Therefore, I went to

Zillow.com to check the past tax history on this property and it states that in 2019 the current owner paid \$15,208. Jake was excited to say that this new development will generate approximately \$60,000-\$69,000. It made me think of the tax implication to us as tax payers. The first thing to come to mind is the costs as relates to schools. While I understand the market research obtained by HTG estimates that the number of school age children that would live in this development is approximately 13, I disagree that it would be this small. The marketing for this development will be sure to mention the highly ranked schools. According to niche.com, District 214 is ranked 11th in the state. Ivy Hill Elementary was awarded as a Blue Ribbon School in 2019. But let us use at a minimum the 13 students that the market research shows, 13 students to attend Ivy Hill is about \$11,000 per year (per the 2019-2020 Illinois Report Card). That is an annual cost of \$143,000. Therefore, we as tax payers will need make up for the difference by paying more in taxes. We do NOT want our taxes to increase.

We oppose this project as it is just too large for the property and our neighborhood. We ask you to please VOTE NO to the rezone.

Thank you,

Nikki Wolverton

<https://www.niche.com/k12/search/best-school-districts/s/illinois/>

https://nationalblueribbonschools.ed.gov/awardwinners/winning/19il134pu_ivy_hill_elementary_school.html

https://www.illinoisreportcard.com/School.aspx?schoolid=050160250022005&fbclid=IwAR2hPrb3zxwxO656IAzQIY0jJP1YFNFIQf5__xo7SwJweTRbvvdh9LFAf4o

Hubbard, Sam

From: Judy Mazursky [REDACTED]
Sent: Sunday, September 5, 2021 3:35 PM
To: Hubbard, Sam
Subject: Crescent Place

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Sam Hubbard, this is to inform you that we are **totally against** the building of affordable housing on the property at Chestnut and Rand Road. We have noticed that there are other vacant lots in Arlington Heights that would be more conducive to such a building and that are not as close to private homes. I'm sure that you will understand our concern and will take action **not** to rezone this site.

Thank you for respecting our concerns and acting on our behalf.

Judy Mazursky

Hubbard, Sam

From: [REDACTED]
Sent: Sunday, September 5, 2021 4:51 PM
To: Bertucci, James; Scaletta, John; Tinaglia, Jim; Canty, Mary Beth; Grasse, Nicole; Baldino, Richard; LaBedz, Robin; Recklaus, Randall; Hayes, Thomas; Schwingbeck, Tom
Cc: Hubbard, Sam
Subject: Propose Crescent Place Development-- COMMENTS & CONCERNS

You don't often get email from [REDACTED] [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hello All,

I just wanted to share my opinion regarding the proposal for Crescent Place at Rand and Chestnut Ave. Though we, the neighbors, feel that development of this property would be an asset to the community, we do not feel that 40 units of low income housing (note: not mixed income housing) will be of any benefit to the community. In many respects, it will exacerbate certain neighborhood problems already far from being addressed. It is clearly not a prime location for such a development. It is problematic that the 65K in tax revenue would even cover the school expenses of adding 13 children to the school system in addition to all the other expenses to the Village which our homeowners already shoulder. What's the property tax of 40 average VAH homes?.

Because of Stone Bridge, the population density in the area is already skyrocket high. Traffic problems are already present only to be compounded by this development. There is no available public transportation. Support for this development appears to be based on Arlington Heights residents getting access to a favorable living situation. Some residents equate this to a program from challenged, disadvantaged or exceptional individuals or families. This is simply not the case. There are no guarantees or assurances that anyone or any group associated with this development will actually be an Arlington Heights resident. As long as the application process and qualifications remain murky, some members of the village will always feel like this development will actually help with meeting some of their personal goals and needs.

I am disappointed that no village trustee nor village employee ever attended the Crescent Place briefing conducted in a remote location far from Arlington Heights. This, of course, was effective in cutting both public awareness and access for the developer, so why not?. I guess the Village Hall was not an appropriate place (\$\$\$ and years to completion). Furthermore, after voicing the concern that no official or employee was present at the first meeting, no representation was present at the second meeting. We feel that relevant feedback from the surrounding community was being ignored, recorded, or considered. I really hope this was not the intention, but the facts remain.

I intend to attend the meeting scheduled for September 20, 2021, and to voice my concerns regarding this proposal. The developers skillfully walked through the minefield of technical requirements. A lot of the replies to attendees questions involved telling the residents that they did not need to, or were required to, address the issues raised. Step by step, with no oversight, the developers collected isolated approvals- not needing evaluate the overall development as a whole. The interactions of components and their effect upon each other was not handled in an oversight capacity. That's the developer's technique, and apparently without project oversight, can be used successfully get the developer through the review process. However, the sum of the development's parts do not equal as a whole, an actual benefit nor advancement for the neighborhood community. In total, they also fall far short of benefits for the Village.

Respectfully,
Dale J Bugno

Hubbard, Sam

From: Shelby Mazursky [REDACTED]
Sent: Sunday, September 5, 2021 5:07 PM
To: Hubbard, Sam
Subject: Fwd: Crescent Place

----- Forwarded message -----

From: **Shelby Mazursky** [REDACTED]
Date: Sun, Sep 5, 2021 at 4:54 PM
Subject: Fwd: Crescent Place

Sam Hubbard Hu, this is to inform you that I are **totally against** the building of affordable housing on the property at Chestnut and Rand Road. I have noticed that there are other vacant lots in Arlington Heights that would be more conducive to such a building and that are not as close to private homes. I'm sure that you will understand my concern and will take action **NOT** to rezone this site.

Thank you for respecting our concerns and acting on our behalf.

Shelby Mazursky

Hubbard, Sam

From: Perkins, Charles
Sent: Tuesday, September 7, 2021 9:50 AM
To: Hubbard, Sam
Subject: FW: TRAFFIC STUDY

From: Nichole Wolverton [REDACTED]
Date: September 1, 2021 at 11:56:09 AM CDT
To: "Hubbard, Sam" <shubbard@vah.com>, "Scaletta, John" <jscaletta@vah.com>, "Bertucci, James" <jbartucci@vah.com>, "Tinaglia, Jim" <jtinaglia@vah.com>, "Canty, Mary Beth" <mcanty@vah.com>, "Grasse, Nicolle" <ngrasse@vah.com>, "Schwingbeck, Tom" <tschwingbeck@vah.com>, "Hayes, Thomas" <thayes@vah.com>, "LaBedz, Robin" <rlabedz@vah.com>, "Baldino, Richard" <rbaldino@vah.com>, "Recklaus, Randall" <rrecklaus@vah.com>, Ray Wolverton <raywolverton@yahoo.com>
Subject: TRAFFIC STUDY

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Good Morning,

Our neighbors noticed that the traffic study cameras are back up again. They were up last week for a few days. Why are they back up? Was the study last week not enough? When at the developer meeting, I asked Jake Zunamon for details on how the traffic study was being conducted. He was unable to answer any part of that question. Therefore I am reaching out to you. As you may already know, we had no idea back in April that a traffic study was being conducted. I can tell you that I did not notice that one was being done. In the past, I have seen vehicle counting monitors in the street. Obviously this was not done as I would have noticed it. Therefore, I asked Jake, is it done by drone, a person parked sitting there counting, or a camera. It was also asked of him if Appletree was going to be monitored as it is a cut thru road to get out of the neighborhood. He was not sure. This proposed development will directly impact the traffic on Chestnut, Waverly and Appletree. All three of these roads are used by neighbors to exit the neighborhood and as cut thru roads to get to and from Arlington Heights Road, Rand and Hintz. Will the traffic study company, KLOA, be factoring in Appletree traffic into its study? If you were to drive down Appletree today, you would notice signs that say Slow Down Kids Live here.

Also, do you know if the Holy Nation Church Preschool Program has started? That will definitely add to traffic. I currently work for a Preschool Program in Arlington Heights and we don't start until after Labor Day. Also, has Futabakai started its school year? If not, that traffic will be missed in the study. I already took the time to look at their websites to try to find out, but I am unable to read their websites.

I would also like to mention that many neighbors are not looking for a traffic light to be put at Chestnut and Rand. That would only add to our everyday traffic. We definitely do not want to add to our current traffic situation.

Thank you for your help in getting a better understanding of the traffic study.

Nikki Wolverton

On Monday, August 30, 2021, 01:47:38 PM CDT, Nichole Wolverton wrote:

Good Afternoon!

I hope you all enjoyed this beautiful weekend.

Last week I attended my first developer meeting. I would like to thank you all for reading my past emails. We all were pleased to hear there was a new traffic study being done. Thank you for hearing our concerns. We live on Chestnut within 750 feet of this location. As I have mentioned before, the traffic has increased tremendously over the years due to the density of what is already in our neighborhood (Schools, Church, driving directions apps). While we personally have not reached out to you about this in the past, I know other neighbors of our community have. We feel we need a STOP sign, regardless of the outcome of this development, at Chestnut and Appletree as people fly by all day, we are extremely nervous for the children who play. Adding another 60-80 vehicles to this road is going to make traffic even worse. The surrounding area is so dense with people. We don't see how this is a good fit. This project and its 40 units is too large for this area. Also think about the overflow of vehicles at the complex due to guests or snow piles in their parking lot. We can imagine cars being parked along Chestnut Ave. Can you please advise how and when the public can get a copy of this report? I am confident the findings will be different than those in April. I get to see the amount of cars driving on Chestnut first hand every day when I am outside on my front porch or when I pull out from my driveway. The last report I found as an exhibit to the June 23rd Agenda.

One of the comments I made to Jake Zunamon, was that I noticed there was no outdoor play area for its residents. He mentioned that due to the weather in Illinois they focused on providing indoor areas for the residents. To me that is not acceptable. If you are looking to attract families to the great schools we have, then you need to have an outdoor place for these residents to enjoy. Why not a park, a commons area with benches and trees, or a garden area. People of all ages enjoy being outdoors and it is a healthy lifestyle to do so. Will they be allowed to have pets? Dogs? In addition, back to the density issue of our neighborhood, if you increase the number of people to an area you should increase the play space. This was not done with the Holy Nation Church and their preschool program. We understand the Arlington Heights Park District will receive an Impact Fund in the amount of \$106,000. Where will that money go? In my opinion, due to the density of our neighborhood, there is no room to add additional

recreational space. We feel with this project they are trying to stuff a size 11 foot into a size 4 shoe.

In the meeting Jake Zunamon addressed the tax impact it would have in our community. Without having the meeting minutes it is hard to remember the exact numbers he used. Therefore, I went to Zillow.com to check the past tax history on this property and it states that in 2019 the current owner paid \$15,208. Jake was excited to say that this new development will generate approximately \$60,000-\$69,000. It made me think of the tax implication to us as tax payers. The first thing to come to mind is the costs as relates to schools. While I understand the market research obtained by HTG estimates that the number of school age children that would live in this development is approximately 13, I disagree that it would be this small. The marketing for this development will be sure to mention the highly ranked schools. According to niche.com, District 214 is ranked 11th in the state. Ivy Hill Elementary was awarded as a Blue Ribbon School in 2019. But let us use at a minimum the 13 students that the market research shows, 13 students to attend Ivy Hill is about \$11,000 per year (per the 2019-2020 Illinois Report Card). That is an annual cost of \$143,000. Therefore, we as tax payers will need make up for the difference by paying more in taxes. We do NOT want our taxes to increase.

We oppose this project as it is just too large for the property and our neighborhood. We ask you to please VOTE NO to the rezone.

Thank you,

Nikki Wolverton

<https://www.niche.com/k12/search/best-school-districts/s/illinois/>

https://nationalblueribbonschools.ed.gov/awardwinners/winning/19il134pu_ivy_hill_elementary_school.html

https://www.illinoisreportcard.com/School.aspx?schoolid=050160250022005&fbclid=IwAR2hPrb3zxwxO656IAzQIY0jJP1YFNFIQf5_xo7SwJweTRbvvdh9LFAf4o

• **Hubbard, Sam**

From: Perkins, Charles
Sent: Tuesday, September 7, 2021 9:57 AM
To: Hubbard, Sam
Subject: FW: Crescent Place and Shelter, Inc. housing developments

From: [REDACTED]
Sent: Tuesday, August 31, 2021 7:00:59 AM
To: Canty, Mary Beth <mcanty@vah.com>
Subject: Crescent Place and Shelter, Inc. housing developments

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Mary Beth Canty,

I am a resident of Arlington Heights just around the corner from where this new development will be. I support this project.

Sincerely,

Mike Grote
110 West Appletree Lane
Arlington Heights, IL 60004

• **Hubbard, Sam**

From: Perkins, Charles
Sent: Tuesday, September 7, 2021 9:58 AM
To: Hubbard, Sam
Subject: FW: Crescent Place

From: Susan Sinopoli <[REDACTED]>
Sent: Monday, August 30, 2021 8:43:10 PM
To: Canty, Mary Beth <mcanty@vah.com>
Subject: Crescent Place

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Hello Ms McCanty ~

I am contacting you to share my support of the proposed Crescent Place development .
The need to provide affordable housing in our community is greater than ever.
As a 29 year + resident of Arlington Heights, I continue to see housing become less affordable for so many residents.
This project provides a reasonable solution in an area that is currently under utilized.
There is adequate space, square footage and density requirements.
The objections of the local residents should be considered, but not a barrier to the projects approval.

Please consider the needs of the village and I am open to any further discussion if that is helpful.
Thank you for your time.

Susan Sinopoli
1216 W Marion Road
[REDACTED]

- **Hubbard, Sam**

From: Perkins, Charles
Sent: Tuesday, September 7, 2021 9:58 AM
To: Hubbard, Sam
Subject: FW: TFA: Time For Action - Crescent Place

----- Forwarded message -----

From: **Madelyne Moloney** [REDACTED]
Date: Mon, Aug 30, 2021 at 7:30 PM
Subject: TFA: Time For Action - Crescent Place
To: <jscaletta@ffmgmt.com>

[View in your browser](#)

TIME FOR ACTION (TFA)

Please email the Arlington Heights Board of Trustees to express support for the Crescent Place and Shelter, Inc. housing developments. The Board of Trustees will vote on these two developments at the September 20th Board of Trustees meeting.

Background

Crescent Place

The average rent for a two-bedroom apartment in Arlington Heights is more than \$1,400 per month. In fact, 52% of the units in Arlington Heights rent for more \$1,500 per month, and there is a 180-person wait list for Parkview Apartment, another affordable housing building, in downtown Arlington Heights.

Crescent Place will help alleviate the unmet need for affordable housing in Arlington Heights. The planned development will provide 20 one-bedroom and 20 two-bedroom apartments to people making no more than 60% of the Area Median Income (AMI). 32 units will be rented to people making no more than 60% of the AMI with the remaining 8 units reserved for people making no more than 30% of the AMI.

The development is projected to cost \$16M. The Illinois Housing Development Authority is providing \$15M of funding with the additional \$1M coming from Cook County. The funding agreement requires the apartments must remain affordable for at least 30 years.

The building will be built at 310 W Rand Rd on a 2.5 acre lot which has been vacant for 15 years.

League Positions This TFA Supports

Fair Housing: In 2005, the League urged Congress to create the Affordable Housing Fund, a long overdue step toward addressing the housing crisis that confronts very low- and extremely low-income families.

Low- and Moderate-Income Housing:

- Illinois Leagues have worked for an increased supply of low- and moderate-income housing through litigation, lobbying, participating on various advisory commissions to monitor Community Development Block Grants, monitoring housing authorities and by working with zoning boards.
- The Illinois League believes
 - The State should plan for adequate supplies of low and moderate-income housing.
 - Builders of large developments and planned unit developments should be required to provide a percentage of their units for low- and moderate-income housing.
 - Some kind of fair-share plan should be developed so that every community will have a percentage of low- and moderate-income housing, rather than having it concentrated in a few areas of the state. This kind of housing should be attractive and diversified in design and should be subsidized by both state and federal levels.
 - The League believes an educational program is needed to explain the need for and concept of low and moderate-income housing and that, when necessary, zoning laws should be revised to accommodate such housing.

Health Care: Every U.S. resident should have access to a basic level of care that includes the prevention of disease, health promotion and education, primary care (including prenatal and reproductive health), acute care, long-term care, and mental health care. Every U.S. resident should have access to affordable, quality in- and out-patient behavioral health care, including needed medications and supportive services that is integrated with, and achieves parity with, physical health care.

QUESTIONS? HAVE A TFA IN YOUR COMMUNITY?

Please contact Board Director of Political Action Miel Johnson at politicalaction@lwvah.org.

Meeting Basic Human Needs – Housing Supply: Support policies to provide a decent home and a suitable living environment for every American family.



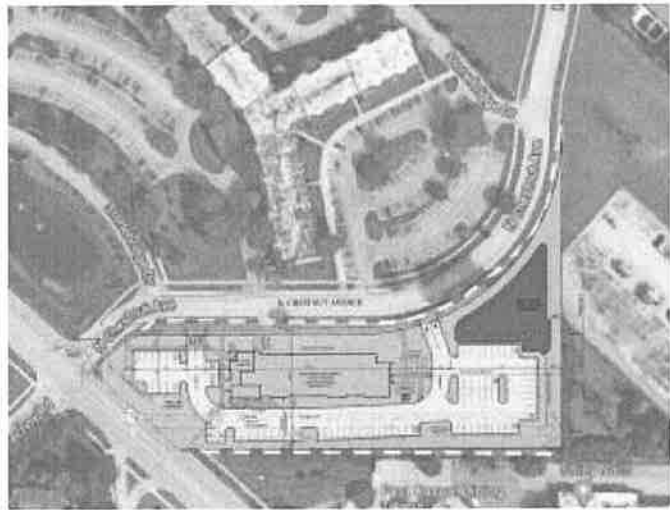
CRESCENT PLACE

310 W Rand RD. | Arlington Heights, IL

PROJECT SUMMARY:

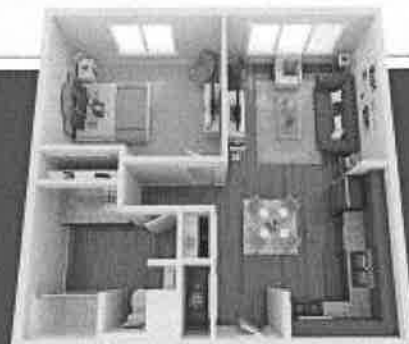
Crescent Place is a proposed forty (40) unit mixed income affordable housing community focused on creating safe and beautiful homes for those making 60% and 30% of the Area Median Income (AMI).

There will be twenty (20) one-bedroom and twenty (20) two-bedroom units. Rents will range from approximately \$397/month to \$1,075/month depending on unit size and AMI income level.



AMENITIES:

Outdoor Garden, Fitness Center, Community Room, Computer Center, Theater, Bike Storage, Common Laundry Room, and an Amazon Package Locker System.



2021: AREA MEDIAN INCOME CHART

Cook County AMI	1 Person	2 Person	3 Person	4 Person
60%	\$39,180	\$44,760	\$50,340	\$55,920
30%	\$19,590	\$22,380	\$25,170	\$27,960

• **Hubbard, Sam**

From: Recklaus, Randall
Sent: Tuesday, September 7, 2021 5:08 PM
To: Baldino, Richard; Bertucci, James; Grasse, Nicolle; Hayes, Thomas; Jim Tinaglia- Work; John Scaletta- Personal; LaBedz, Robin; Canty, Mary Beth; Robin LaBedz-Personal; Scaletta, John; Thomas Hayes-Work; Tinaglia, Jim; Schwingbeck, Tom
Cc: Hubbard, Sam; Perkins, Charles
Subject: FW: Crescent Place

From: Judy Mazursky [REDACTED]
Sent: Sunday, September 5, 2021 3:36 PM
To: Recklaus, Randall <rrecklaus@vah.com>
Subject: Crescent Place

You don't often get email from [REDACTED] [Learn why this is important](#)

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Randy Recklaus, this is to inform you that we are **totally against** the building of affordable housing on the property at Chestnut and Rand Road. We have noticed that there are other vacant lots in Arlington Heights that would be more conducive to such a building and that are not as close to private homes. I'm sure that you will understand our concern and will take action **not** to rezone this site.

Thank you for respecting our concerns and acting on our behalf.

Judy Mazursky

Hubbard, Sam

From: Laura M [REDACTED]
Sent: Tuesday, September 7, 2021 9:09 PM
To: Hubbard, Sam
Subject: Rezone at N Chestnut Ave & Rand Rd - Resident Opinion

You don't often get email from [REDACTED] [Learn why this is important](#)

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Hello, Mr. Hubbard,

I am writing to you as a resident of Berkely Square, the neighborhood immediately adjacent to the proposed re-zoning of land at N. Chestnut Ave. and Rand Rd to a large, multi unit residential building. I have lived here for 9 years and am opposed to the re-zoning due to concerns about traffic flow and playground congestion, as detailed below. Both concerns are rooted in care for the children of our neighborhood and I am a parent of two young ones myself. Please read through my message and consider carefully the positions of the residents opposing this change, and vote against it.

First objection: Traffic concerns

Today, our neighborhood is subject to some "pass through" traffic, but not a ton. The proposed re-zone will considerably increase this unwelcome traffic further. Pass through traffic drivers typically go faster than those living in the neighborhood. Most people come and go from their home multiple times per day. Where this specific land parcel is located, I know from experience that it is very difficult to turn left on Rand. Rd. or cross it at most times of the day. Therefore, residents of the new building will often choose to pass through the neighborhood instead, anytime they are going in any direction other than northwest. Residents are much more likely than patrons of a business to learn the surrounding roads and convenient shortcuts - right past a family-oriented neighborhood. We have already had several neighbors put up "Drive Like Your Kids Live Here" signs due to these types of concerns.

Second objection: Playground congestion

There is already a huge multi-unit development, Stonebridge, directly across from the proposed site. When my first child was young, going to our neighborhood playground was often a challenge due to crowding from families walking over from this complex. We could spend an hour at the playground without the chance to use a swing, and it would be difficult for me to keep close enough to my young daughter to keep her safe because there were so many children on the equipment. Sometimes we turned around and walked back home if it was too crowded. Fortunately, Stonebridge upgraded its own playground a couple of years ago. Since that time, the overcrowding has eased and we can now use the playground regularly and safely. We have to wait on occasion, but no extremes like before. My understanding is that the new development does not have its own playground. Therefore, we can expect the children associated with 40 units of housing to begin using and overcrowding our neighborhood playground, raising safety concerns and limiting quality of life for the Berkely Square neighborhood.

Please note that I am NOT opposed to development on this parcel of land, and I am also not opposed to multi unit housing. However, this specific type of development on this specific piece of land is a poor choice. Surely there is another brownfield site in our large city without these same concerns that could be used for this

building. Please help keep Berkely Square the family-friendly neighborhood it was designed to be and that is enjoyed by so many residents and families. Vote against the re-zoning proposal.

Laura May
2623 N. Chestnut Ave.

Hubbard, Sam

From: Perkins, Charles
Sent: Thursday, September 9, 2021 4:52 PM
To: Hubbard, Sam
Subject: FW: Plan Commission Meeting 6-23-2021

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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I would like to bring to your attention that the Planning commissions recommendation to rezone the property at Rand and Chestnut to residential was done under distress. Not only were the residents at that meeting bullied but also the members of the planning commission. After Chairperson Dawson spoke the board was made to feel like the village could get sued if they voted any other way but to recommend to rezone.

In summary, this is what transpired during the Plan Commission meeting on 6-23-2021 regarding the Crescent Place rezoning issue. Many residents attended this meeting the room was full and people were standing in the back, but only 13 residents spoke according to the Minutes that were published. I was in attendance and my husband spoke. I agree a couple of residents were out of line while speaking, but that should not overshadow the majority of residents who spoke and were present to show support of NOT rezoning this property. In addition, other board members also expressed concerns regarding this rezoning.

Yet Chairperson Dawson, who had plenty of opportunities to speak during the meeting, waited till the end and then informed us that we all had our turn and no one would be able to speak now, basically informing us that she would have the final word. Then proceeded to speak to us in a combative tone. **Our words were twisted and falsely represented.** I don't feel the transcript reflected how we all felt during this meeting as some **content was left out.**

Neighbors and concerned citizens talking during the Public comment at Plan Commission should not be insulted and bullied for expressing their concerns on increased density, traffic congestion, and the the potential impact of affordable housing development in their neighborhood or for any reason really.

We as residents attend these meetings to be heard by the commission, expecting our opinions to matter and will be honored.

I feel strongly that the planning commission voted to recommend rezoning this property because some of them also felt bullied. The board should be aware of this tainted unanimous recommendation to rezone by the commission.

In addition, this makes me wonder how many other projects have come in front of this commission may as well have been unduly recommended due to her "leadership" If you care to discuss the details of what she specifically twisted and misstated I will make time to discuss.

The decision to appoint Chairperson Dawson should be reviewed and also this recommendation. I feel I was mistreated during this meeting as well as all of our residents.
Sincerely,
Adrienne Eschenbrenner

Hubbard, Sam

From: Stefanie Brown [REDACTED]
Sent: Saturday, September 11, 2021 4:11 PM
To: Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicolle; LaBedz, Robin; Scaletta, John; Schwingbeck, Tom; Tinaglia, Jim; Hubbard, Sam
Subject: Crescent Place

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Trustees,

Hello again. I hope this email finds you healthy and well.

It has come to my attention that Southminster Presbyterian Church located at 916 E Central Road in Arlington Heights, miles south of and therefore completely **unimpacted** by whether or not the Crescent Place Project is approved, is distributing packets and encouraging people to rally in favor of the project. It is all too easy to look on from afar and voice uninformed approvals and make uninformed accusations at those not in favor of this project. While I believe that all are entitled to an opinion and a voice I would ask this:

As you prepare for your very important decision in the coming weeks, please place greater weight on the non-demographic facts and concerns raised by the residents who will be directly affected by the decision you will be making on September 20th.

Please consider with greater weight ...

- The concerns of those who live on Appletree, Waverly and Chestnut - whose children play in the driveways that intersect the streets where a high population of cut-through traffic already zoom down
- The concerns of those live in the neighborhood, whose children bike on those same busy streets to and from the park, friends homes, etc.
- The concerns of those whose families attend the already densely populated Ivy Hill Elementary School

It is easy for someone living outside of the neighborhood to make assumptions as to why a resident may not be in favor of the project. Again, my fellow neighbors have raised valid, non-demographically based concerns about the project and specifically the developer.

I find it ironic that the developer who is "invested in this community for the long haul" lives out-of-state and informed us residents at the first neighborhood meeting that they have secured property management by a third party called "Carefree Management".

I am still struggling to understand how this project is needed at this specific location due to a local need for affordable housing when we were told by the developer that local individuals who qualify from a financial level would be given no priority during the application process.

Lastly, I find it interesting that this property was the only one considered for such a development - the developer stated this at the first neighborhood meeting. If their true objective was to meet the needs of those in need, as opposed to a good investment opportunity, why weren't other sites considered?

Thank you so much for your consideration!

Respectfully,

Stefanie Brown
2524 N Walnut Ave
Arlington Heights, IL 60004

On Fri, Jul 30, 2021 at 9:42 AM Stefanie Brown [REDACTED] wrote:

Dear Trustee,

I attended the recent meeting with the Developer on July 22 regarding the Crescent Place project. After hearing the question and answer session I feel even more strongly that this project should not be approved by the village at this time.

Most unsettling to me, even above the valid concerns and questions raised by my fellow neighbors, was the manner in which we were treated. I will keep it brief by stating that I believe had village representation been present, the Developer, and particularly his Lawyer, would have behaved much differently.

Please vote NO to rezoning and or approving the Crescent Place project.

(10) year resident of Arlington Heights

Stefanie Brown
2524 N Walnut Avenue

Hubbard, Sam

From: jasonbrownengr [REDACTED]
Sent: Saturday, September 11, 2021 5:01 PM
To: Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicolle; LaBedz, Robin; Scaletta, John; Schwingbeck, Tom; Tinaglia, Jim; Hubbard, Sam
Subject: Crescent Place

You don't often get email from [REDACTED] [Learn why this is important](#)

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hello all,

It has come to my attention that Southminster Presbyterian Church located at 916 E Central Road in Arlington Heights, miles south of and therefore completely **unimpacted** by whether or not the Crescent Place Project is approved, is distributing packets and encouraging people to rally in favor of the project. It is all too easy to look on from afar and voice uninformed approvals and make uninformed accusations at those not in favor of this project. While I believe that all are entitled to an opinion and a voice I would ask this:

As you prepare for your very important decision in the coming weeks, please place greater weight on the non-demographic facts and concerns raised by the residents who will be directly affected by the decision you will be making on September 20th.

Please consider with greater weight ...

- The concerns of those who live on Appletree, Waverly and Chestnut - whose children play in the driveways that intersect the streets where a high population of cut-through traffic already zoom down
- The concerns of those live in the neighborhood, whose children bike on those same busy streets to and from the park, friends homes, etc.
- The concerns of those whose families attend the already densely populated Ivy Hill Elementary School

It is easy for someone living outside of the neighborhood to make assumptions as to why a resident may not be in favor of the project. Again, my fellow neighbors have raised valid, non-demographically based concerns about the project and specifically the developer.

I find it ironic that the developer who is "invested in this community for the long haul" lives out-of-state and informed us residents at the first neighborhood meeting that they have secured property management by a third party called "Carefree Management".

I am still struggling to understand how this project is needed at this specific location due to a local need for affordable housing when we were told by the developer that local individuals who qualify from a financial level would be given no priority during the application process.

Lastly, I find it interesting that this property was the only one considered for such a development - the developer stated this at the first neighborhood meeting. If their true objective was to meet the needs of those in need, as opposed to a good investment opportunity, why weren't other sites considered?

Thank you for doing the right thing!

Jason Brown

• **Hubbard, Sam**

From: Perkins, Charles
Sent: Monday, September 13, 2021 9:47 AM
To: Hubbard, Sam
Subject: FW: 310 Rand - REZONE

From: Alice Sylvester [REDACTED]
Subject: 310 Rand - REZONE
Date: September 12, 2021 at 9:15:24 AM CDT
To: rlabedz@vah.com

You don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Robin:

I am in favor of affordable housing. I understand the need and the benefit to the community diversity brings. We live in an upscale community and apartment rents are high.

However, I urge you to vote NO on the development. You will hear a lot of arguments in favor of affordable housing and against **this development at this site**. I urge you to separate the two and hear the issues from *the people directly impacted, on a day-to-day basis* by this development.

1. It's too big. 4-stories and 40-units, 80 parking spaces is too dense for an ALREADY crowded neighborhood.
 - a. There is no playlot of park associated with the development and the developer has steadfastly refused to consider adding one. This means even more congestion at Rand/Berkley park.
2. The traffic situation in our neighborhood, IS ALREADY an onerous, frustrating and apparently solution-less mess.
 - a. People roll through stop signs and speed through the neighborhoods to avoid Rand & Arlington Heights Road.
 - b. The intersection is one of only 2 ways to leave the Berkley Square and Greenbriar neighborhoods. Kennicott to the west. Chestnut to the east. It's important to our quality of life.
 - c. We have not been able to make a left-turn from Chestnut and go east on Rand during the morning and evening rush for years. This condition is supported by the dreadful ratings the intersection received in the preliminary (covid-period) Traffic Study.

Are there any solutions to the traffic? Apparently not if you listen to Village Engineers and the developer. But here's one, involving a more comprehensive look at the neighborhood. I did my own traffic study.

Less than three-tenths (3/10th) of a mile to the east is a retail stoplight on Rand that should be de-commissioned and moved to Rand & Chestnut. It is not warranted given that there is a traffic signal less than 150 steps away at Trader Joes/Starbucks.

I counted cars at that traffic signal on Saturday morning at 10am-10:30. Let's assume that's peak retail time.

3. A mere 25 cars used the intersection in a half hour. Let's double that for comparison purposes since the traffic study looked at peak hours. Estimate 50 cars in peak retail hour of Saturday 10-11am. By way of comparison, the Techny/Chestnut/Rand intersection carries 218 cars in the morning peak hour.

4. This small (but perfectly reasonable) study proves that in their respective peak hours, that retail light handles only 23% of the traffic Techny/Chestnut/Rand does during its peak hour in the morning.
5. Another way of saying this is, there's 77% more traffic using the intersection near us (Mon-Fri 7:15-8:15) than the FedEx traffic signal in my estimated retail "peak time."

Thus far, there is a lot of hand-wringing and assurances that the traffic in our neighborhoods will only be minimally impacted by the development. But if you vote in favor of this development, ***you will be adding to our traffic problem. You will be turning your back on the neighbors in Greenbriar and Berkley Square*** in favor of a Florida-based developer.

That retail light ***has to go***. I ask that the Village take this issue to IDOT and *gasp* take steps to remove that irrelevant and unwarranted traffic light from the retail facility and move it west to Rand/Techny/Chestnut.

Robin, you and the Village Board have the power to improve our daily lives with a better, more comprehensive traffic management approach. Help us get to the train on time. Help us get our kids to Frontier Park. Help us get to the Jewel. To the library. To the post office. Help us get in and out of our neighborhoods in a reasonably safe, timely way.

Thank you for your service,

Alice

Alice K. Sylvester

2509 N. Walnut Ave



Hubbard, Sam

From: Ilya Fishman [REDACTED]
Sent: Monday, September 13, 2021 2:08 PM
To: Hubbard, Sam
Subject: 310 N Rand Rd - Rezone/Crescent Place to be shared with Village Board

You don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Sam,

Please share the following with the Village Board on Sept 20th in regards to the Rezone of 310 N Chestnut Ave/Crescent Place.

Dear Trustees:

PLEASE VOTE NO TO THE REZONE of 310 N Rand Rd.

Under the Village of Arlington Heights Municipal Code Section 1-601 (Article VI Ethics)

"It is the policy of the Village of Arlington Heights that its elected and appointed officials should, in all cases, exercise their judgment and perform their duties for the sole benefit of the citizens of the Village of Arlington Heights. Please vote NO.

Thank you,

Ilya Fishman

Arlington Heights Resident (# of years)

14 years



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Hubbard, Sam

From: Nadya Frid [REDACTED]
Sent: Monday, September 13, 2021 2:09 PM
To: Hubbard, Sam
Subject: 310 N Rand Rd - Rezone/Crescent Place to be shared with Village Board

You don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Sam,

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Dear Trustees:

PLEASE VOTE NO TO THE REZONE of 310 N Rand Rd.

Under the Village of Arlington Heights Municipal Code Section 1-601 (Article VI Ethics)
"It is the policy of the Village of Arlington Heights that its elected and appointed officials should, in all cases, exercise their judgment and perform their duties for the sole benefit of the citizens of the Village of Arlington Heights. Please vote NO.

Thank you,
Nadya Frid
Arlington Heights Resident of 14 years

Hubbard, Sam

From: pamela Horwath [REDACTED]
Sent: Monday, September 13, 2021 2:48 PM
To: Hubbard, Sam
Subject: Fwd: Crescent Place Project

You don't often get email from [REDACTED] [Learn why this is important](#)

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----- Forwarded message -----

From: pamela Horwath <[REDACTED]>
Date: Mon, Sep 13, 2021 at 2:46 PM
Subject: Crescent Place Project
To: <thayes@vah.com>

Dear Sam,

I am emailing you regarding the rezoning of the land at Rand Rd & Chestnut. (310 W Rand Rd. Arlington Heights, IL.

I am hearing many different stories that people from outside of Arlington Heights can attend the upcoming meeting & have a say in the rezoning of this property. Is this true? We want all of the residents that this rezoning could affect to be able to speak at the upcoming meeting & voice their concerns. We do not want people from outside of our village taking up A.H. residents time to speak.

I also heard there is discussion to do the meeting via Zoom - many people do not have access or the ability to zoom. We want to make sure all residents who want to voice their opinions are heard from.

As a voting citizen of this community & living directly in the affected area I want my voice to be heard & don't understand how others not living in our community can take up valuable time from those this decision can greatly affect.

Under the village of Arlington Heights Municipal Code Section 1-601 (Article VI Ethics) "It is the policy of the Village of Arlington Heights that its elected and appointed officials should, in all cases, exercise their judgement and perform their duties for the sole benefit of the citizens of the Village of Arlington Heights"

I am asking you to VOTE NO to the rezoning of this property!

Pam Horwath

Hubbard, Sam

From: John Liambotis [REDACTED]
Sent: Monday, September 13, 2021 5:02 PM
To: Hayes, Thomas; Grasse, Nicole; rlabrdz@vah.com; Scaletta, John; tschingbeck@vah.com; Tinaglia, Jim; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Hubbard, Sam; Recklaus, Randall
Subject: Crescent Place 310 W. Rand Rd

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Mayor, Trustees , Managers and Staff VAH,

After going to developers meeting on the Crescent Place project on 310 W Rand Rd.

Also with the neighborhood meetings and petitions.

I strongly disagree that this project should be approved by the village.

Please vote NO to rezoning and/or approving the Crescent Place developers.

I am a 22 year resident of Arlington Heights.

Sincerely,

John Liambotis

507 W Hintz Rd.

Arlington Heights

IL. 60004

The Housing Project of Crescent Place will give our residents many of whom are original owners, 40 plus years, the following uncontrolled traffic jams:

Increased traffic on Crescent St., Appletree St., Waverly Ave. Brookwood Drive, Evergreen St.. These streets are also bordered with:

Eight – four story rental apartment buildings with over 600 apartments, parking spaces included, a playground, pool and doggie park. Bus service for pick-up and return daily for students.

A Holy Nation Presbyterian Church which hosts pre-school during the week and services on weekends (number of members unknown) and a large parking lot.

A Japanese School (Futabaki) with 232 students and teachers. Also they have buses for transporting of students, parking for teachers and multiple buses and cars on weekends for their events.

Beverly Park District hosts many soccer and baseball games. Cars parking on Waverly on both sides of the street is not unusual. Overflow of cars use Evergreen and Brookwood.

We have attended two Neighborhood Meetings sponsored by the developer to get a better understanding of this project and to voice our concerns. Now we have a deeper understanding of this building project and “WE STAND UNITED’NO RE-ZONING FOR RAND AND CHESTNUT!

I WOULD REQUEST THE MAYOR AND THE VILLAGE BOARD TO UNDERSTAND OUR CONCERNS AND REASONS FOR NOT WANTING THIS PROJECT TO GO FORTH.

Mary Kasinak

Arlington Hts. Resident – 21 years

Hubbard, Sam

From: pamela Horwath [REDACTED]
Sent: Monday, September 13, 2021 6:32 PM
To: Hubbard, Sam
Subject: Fwd: Crescent Place Project

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Dear Sam,

I am emailing you regarding the rezoning of the land at Rand Rd & Chestnut. (310 W Rand Rd. Arlington Heights, IL.

As a voting citizen of this community & living directly in the affected area I want my voice to be heard.

Under the village of Arlington Heights Municipal Code Section 1-601 (Article VI Ethics) "It is the policy of the Village of Arlington Heights that its elected and appointed officials should, in all cases, exercise their judgement and perform their duties for the sole benefit of the citizens of the Village of Arlington Heights"

I feel it is your duty to listen to me & respect my wishes and VOTE NO to the rezoning of this property!

Dave Horwath

----- Forwarded message -----

From: pamela Horwath [REDACTED]
Date: Mon, Sep 13, 2021 at 6:29 PM
Subject: Fwd: Crescent Place Project
To: <thayes@vah.com>

Dear Mr. Mayor,

I am emailing you regarding the rezoning of the land at Rand Rd & Chestnut. (310 W Rand Rd. Arlington Heights, IL.

As a voting citizen of this community & living directly in the affected area I want my voice to be heard.

Under the village of Arlington Heights Municipal Code Section 1-601 (Article VI Ethics) "It is the policy of the Village of Arlington Heights that its elected and appointed officials should, in all cases, exercise their judgement and perform their duties for the sole benefit of the citizens of the Village of Arlington Heights"

I feel it is your duty to listen to me & respect my wishes and VOTE NO to the rezoning of this property!

Dave Horwath

On Mon, Sep 13, 2021 at 2:46 PM pamela Horwath [REDACTED] wrote:

Dear Mr. Mayor,

I am emailing you regarding the rezoning of the land at Rand Rd & Chestnut. (310 W Rand Rd. Arlington Heights, IL.

I am hearing many different stories that people from outside of Arlington Heights can attend the upcoming meeting & have a say in the rezoning of this property. Is this true? We want all of the residents that this rezoning could affect to be able to speak at the upcoming meeting & voice their concerns. We do not want people from outside of our village taking up A.H. residents time to speak.

I also heard there is discussion to do the meeting via Zoom - many people do not have access or the ability to zoom. We want to make sure all residents who want to voice their opinions are heard from.

As a voting citizen of this community & living directly in the affected area I want my voice to be heard & don't understand how others not living in our community can take up valuable time from those this decision can greatly affect.

Under the village of Arlington Heights Municipal Code Section 1-601 (Article VI Ethics) "It is the policy of the Village of Arlington Heights that its elected and appointed officials should, in all cases, exercise their judgement and perform their duties for the sole benefit of the citizens of the Village of Arlington Heights"

I am asking you to VOTE NO to the rezoning of this property!

Pam Horwath

Hubbard, Sam

From: Gail Galster [REDACTED]
Sent: Tuesday, September 14, 2021 6:37 AM
To: Hubbard, Sam
Subject: Please include in Board Packet for 9/20 meeting Re: Crescent Place

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While we support affordable housing, *the corner of Rand and Chestnut in Arlington Heights is **NOT the right location for the proposed Crescent Place or for any multi-family development.*** This isn't a case of NIMBY (Not in My Back Yard), this is a case that **MY BACK YARD IS CROWDED!!!** The proposed apartments would sit *directly* across Chestnut from Stonebridge Apartments, which houses almost 600 apartments. Behind Stonebridge are 33 townhomes. The triangle bordered by Rand, Hintz and Arlington Heights Road also houses two churches (with child care programs), a large, year-round private school and two group homes. Directly across the street is a memory care center, a large condo building and Northwest Community Hospital doctors' offices. Guided by Waze and other navigation systems, traffic cuts through this area to avoid traffic lights on Rand Road and on Arlington Heights Road. **This small, mostly residential triangle has more than enough traffic and population density.**

The June 23rd Plan Commission the minutes reveal, early on, that the neighboring community was never aware of this proposed development until shortly before that meeting. That was because the virtual requisite "Neighbor Meeting" only had THREE attendees. These concerned neighbors spoke primarily about **traffic and population density**. The Plan Commission echoed many of the concerns brought up by the residents. ***Then, Chairperson Dawson got on her "SOAPBOX" as she referred to it. She specifically stated "I'm very worked up over this." She admonished the attendees for very legitimate concerns, thereby sending a signal to the Plan Commissioners that it would be wrong to vote against Crescent Place.*** The Plan Commission voted 'yes,' with the condition that another Neighbor Meeting be held. **THAT VOTE SHOULD HAVE BEEN TABLED UNTIL AFTER THAT MEETING.**

That Neighbor Meeting was held on July 22nd. *Not even one person there spoke in support of AFFORDABLE HOUSING.* The attendees asked pointed questions and sometimes got answers. **THE POINT IS: DON'T TURN THIS INTO AN ISSUE OF AFFORDABLE HOUSING. PLEASE VOTE NO TO REZONING THE PROPERTY AT 310 Rand Road.**

SHELDON AND GAIL GALSTER
25 W. BROOKWOOD DRIVE
38 YEAR RESIDENTS

Hubbard, Sam

From: Kyle Grove [REDACTED]
Sent: Tuesday, September 14, 2021 7:52 AM
To: Hubbard, Sam
Subject: Fwd: Rand and Chestnut potential re-zoning

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From: Kyle Grove
Sent: Wednesday, June 23, 2021 1:40:53 PM
To: SHubbard@vah.com <SHubbard@vah.com>
Subject: Rand and Chestnut potential re-zoning

Hello Sam -

I'm emailing you to say I am against the reclassification (re-zoning) of the commercial area on Rand Road to a Moderate Density Multi-family zone. Here are some concerns:

- I am not in favor of additional rental property that does not contribute real estate taxes - Cook County (AH)
- taxes are already too high.
- What back-ground checks are being performed on tenants, if any, to ensure our community stays safe?
- There is already a property of this type in downtown AH.
- Des Plaines and Mt Prospect had similar proposals that were voted down. I'm sure those residents had similar concerns.

I wish the residents could have a vote on this because I'm sure most would be against it.

I would appreciate if you would share these concerns at the meeting and thanks for your time.

Kyle Grove

1519 N Kaspar Ave

• Hubbard, Sam

From: Perkins, Charles
Sent: Tuesday, September 14, 2021 8:52 AM
To: Hubbard, Sam
Cc: Boyer, Nora
Subject: FW: Crescent Center Proposed Apartment Development

From: Murray Lewison [REDACTED]
Sent: Monday, September 13, 2021 8:49 AM
To: Bertucci, James <jbortucci@vah.com>
Subject: Crescent Center Proposed Apartment Development

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Dear Trustee:

I am writing to you to express my concern as a resident of Arlington Heights for 39 years residing approximately three blocks from the proposed site of the Crescent Creek Rand Road apartment development.

In 2015 the Village Trustees adopted a Comprehensive Plan which was prepared, reviewed, discussed by the public, and recommended by the Plan Commission to the Village Board to serve as a guide the to citizens, Village leaders, developers, and other interested parties through the next 10 to 15 years. The Comprehensive Plan and the planning process enables the community to look ahead into the future to project what Arlington Heights will be like in the years to come. It establishes an overall strategy to guide the growth and development of the community. It is a policy statement aimed at the unified and coordinated physical and social development of Arlington Heights.

As noted in the Comprehensive Plan, the Village economy is a prosperous, balanced and mature economy, having grown above the national averages for more than 20 years. The prosperity of the economy is reflected by the Village's per capita income, household expenditures, home values and low vacancy rates for commercial and manufacturing uses. Approximately 70% of Village property tax revenue is derived from residential uses and 30% from non-residential uses—which includes over 3.2 million square feet of retail, 4.2 million square feet of office, and over 3.0 million square feet of manufacturing space. From retail property comes property taxes, sales taxes and job creation. The Comprehensive Plan further noted that there are very few vacant land parcels remaining to be developed, therefore the Village needs to focus on maintaining the existing balance within its economy. Once retail designated property is gone through rezoning, it is gone forever.

Through its Comprehensive Plan, the Village saw the need as property values continue to rise to create housing that would be affordable to its prospective residents or current relocating residents. In September 2019, the Village adopted the Inclusionary Housing Ordinance which set a policy calling for affordable units to be provided in residential leased and for sale developments based on a percentage of total units being proposed.

This Housing Ordinance defined an “affordable unit” as being housing that households below median income can own or rent without having to devote more than 30% of their household income to housing expenses.

Section 7-1701 of the Housing Ordinance provides as to multifamily rental development of more than 10 units, **5% of the total units must meet the affordable guidelines** and the affordable units are to be disbursed among the market rate units. This maintains a sense of balance in the building or development and wisely avoids creating “lower income segregated areas” of the building. The Village Board should be lauded for its initiative with this Housing Ordinance seeking to assure that a portion of a housing development be priced to allow income earners below the median income of the Village have an opportunity to live in the Village.

Under the Housing Ordinance, the maximum gross rent is to be a gross rent affordable to a person with an annual income at 60% of the median income.

Median Income per Ordinance is about
\$75,000

x .60

Target Income level per ordinance \$45,000

The petition for the proposed Crescent Place is to develop a 40 unit apartment building with 100% affordable units; however based on their rental guidelines it is really “low income housing” well below the intention of the Village for “affordable housing.” At the Plan Commission hearing, Jake Zunamon, a Vice President with the Petitioner testified that their apartment qualification is 2.5 times the rent and that the apartments will be offered on a first come-first served basis with the apartment breakdown as follows:

Type of Apartment	Monthly Rent	Minimum Income Required to Qualify Based on 2.5 time Rent	Minimum Income as Percentage of Median Income
8 1 Bedroom Apts.	\$381.00	\$11,430/yr.	15%
13 1 Bedroom Apts	\$880.00	\$26,400/yr.	35%
19 2 Bedroom Apts.	\$1,050.00	\$31,500/yr.	42%

Minimum wage in Illinois is \$11/hr. Therefore annual income for a person earning minimum wage working full-time is \$22,880. Based on the Crescent Center leasing guidelines 20% of the units would be rented to persons making about half of minimum wage; 33% rented to persons making a little more than minimum wage and 45% of the units rented to those making far less than half of median income for this area.

A sizable 100% low income housing development at substantially below the targets envisioned and endorsed by the Village under the Inclusionary Housing Ordinance is out of place in the Village.

As expressed in the Village Code, it is the policy of the Village that its elected and appointed officials should in all cases exercise their judgment and perform their duties for the sole benefit of the citizens of the Village.

The Village Board through its Comprehensive Plan saw this parcel's most desirable use as commercial. Yes it has been vacant for many years as has other commercial property in all Villages. The challenge is to become creative in working with property owners to put retail life back into the commercial areas to benefit from property taxes, sales tax and job creation as opposed to rezoning away the land for a use not benefitting the Village as a whole. For a number of years the downtown area of the Village had become stale and now it has once again become a vibrant destination place filled with new restaurants and stores.

For the foregoing reasons, I am asking the Board to reject the Crescent Center development proposal.

Murray Lewison

2305 N. Evergreen Ave.

39 year resident

Hubbard, Sam

From: Tom Dineen [REDACTED]
Sent: Tuesday, September 14, 2021 9:21 AM
To: Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicole; LaBedz, Robin; Scaletta, John; Schwingbeck, Tom; Tinaglia, Jim; Hubbard, Sam
Subject: Low Income Housing Project on Rand and Chestnut

You don't often get email from [REDACTED] [Learn why this is important](#)

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Elected Village Board Members,

1. There is a huge opposition to the proposed development on Rand and Chestnut. It appears the VAH is making it very difficult for our neighborhood voices to be heard. Per Sam Hubbard, there is the possibility that Monday's Meeting may become a Zoom Meeting (is this by design to limit our neighborhood representation or to make it inconvenient for our neighbors some of whom may not be tech savvy to have their voices heard?).
2. Is the VAH concerned about COVID protocols and social distancing? If so, why not make arrangements with a local high school or junior high gym or auditorium to host Monday's Meeting.
3. This proposed project is a huge deal to our neighborhood with many many negative impacts adding to already current issues. Our voices need to be heard, not controlled. We don't need to be bullied or have this project move forward without our neighborhood having a fair say in this matter.
4. Please do the right thing and host the Monday September 20 Board Meeting at the Village Hall or make suitable arrangements somewhere local so our neighborhood may attend. The Village of Palatine voted down a similar Low Income Housing Proposal, stating that this is not what the people of Palatine wanted.
5. You are elected or appointed board members that were elected by us to represent us. This project should not be what you want, but what is best for the people that you represent and elected you. There are petitions with over 500 signatures from our neighborhood opposing this project. This is not what is best for our neighborhood. There is not ONE positive that this project will bring to our neighborhood. PLEASE DO THE RIGHT THING AND LET ALL OF OUR NEIGHBORHOOD VOICES BE HEARD IN A PUBLIC SETTING AND THEN DO THE RIGHT THING, AND REPRESENT THE PEOPLE THAT ELECTED YOU AND ULTIMATELY VOTE THIS PROJECT DOWN.

Tom Dineen

Sent from [Mail](#) for Windows

Hubbard, Sam

From: ARTUR ROMANOWSKI [REDACTED]
Sent: Tuesday, September 14, 2021 10:15 AM
To: Hubbard, Sam
Subject: n regards to the Rezone of 310 N Chestnut Ave/Crescent Place.

You don't often get email from [REDACTED] [Learn why this is important](#)

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Re: 310 N Rand Rd - Rezone/Crescent Place to be shared with Village Board

Dear Sam,

Please share the following with the Village Board on Sept 20th in regards to the Rezone of 310 N Chestnut Ave/Crescent Place.

Dear Trustees:

PLEASE VOTE NO TO THE REZONE of 310 N Rand Rd.

Under the Village of Arlington Heights Municipal Code Section 1-601 (Article VI Ethics)

"It is the policy of the Village of Arlington Heights that its elected and appointed officials should, in all cases, exercise their judgment and perform their duties for the sole benefit of the citizens of the Village of Arlington Heights. Please vote NO.

Thank you,
Arthur Romanowski
Iwona Romanowski
David A. Romanowski
Arlington Heights Resident
15 years

Hubbard, Sam

From: Angela Sisi [REDACTED]
Sent: Tuesday, September 14, 2021 10:23 AM
To: Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicolle; LaBedz, Robin; Scaletta, John; Schwingbeck, Tom; Tinaglia, Jim; Hubbard, Sam
Subject: Transitional and Affordable Housing

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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As a long time resident of Arlington Heights, having moved here on April 7, 1980 and currently living in the Ivy Hill subdivision, my husband and I are opposed to both the Crescent Place Development and Shelter Inc Transitional Housing proposed to be built in an already congested area of Arlington Heights.

We hope and expect that all Trustees, Village Mayor, and Village Manager will vote NO on both projects. When my parents moved into the Village, they viewed Arlington Heights as a fantastic place to raise their children. My brother and I graduated from Buffalo Grove High School. I now live in the Ivy Hill subdivision of Arlington Heights where my two children attend Ivy Hill School. The transitional housing plan for Valley Lane would be less than a half mile from the elementary school and Camelot Park. The residents of the transitional housing are being offered a second-chance opportunity for developmental growth while living with life coaches as these residents lack basic life skills. We are not opposed to social programs to help those young adults who would live in transitional housing, but we strongly believe this type of BUSINESS development does not belong in close proximity to both an elementary school, the Futabakai elementary and middle school, and a community park. In addition, this shelter is a business and consequently should be housed in a business or commercial zoned area and not housed in any Arlington Heights residential community.

The rezoning from residential to commercial in a residential track for one business will prove to be a slippery slope; what is to prevent other businesses from requesting the same in any of the adjacent duplexes. Would the Village continue to support rezoning if the adjacent residential properties are purchased only to be converted into professional and business offices? Regardless of the purpose of the rezoning request, Shelter, Inc. operates a profit center and as such belongs in one of the many commercial condominiums existing in Arlington Heights.

Crescent Place development, although honorable in concept, is being considered as a project in an already congested area of Arlington Heights. Although there is a proposed limit on the population of Crescent place, it is a formidable challenge to monitor and enforce, especially today when many consider rules and laws as merely suggestions. The already heavily trafficked triangle reduces the opportunity for residents of either project to safely walk to the various malls in the immediate area.

The religious communities in Arlington Heights certainly can offer programs for those in need, but there still exists in this country a separation of church and state. Many of the members of these churches do not LIVE in Arlington Heights and only travel to their faith halls once a week. As non-residents, their voices should not count in this decision regarding any rezoning. Our Village leaders were chosen by local residents to conduct business on our behalf. Our Village leaders must listen to those who live in Arlington Heights, shop in Arlington Heights, support the businesses in Arlington Heights, and most of all pay taxes and vote in Arlington Heights when it concerns rezoning, which affects our overall safety and quality of life.

We respectfully request that all Trustees and Village leaders vote NO on both proposed projects.

Regards,

Angela and Raymond Sisi
1214 E Crabtree Drive
Arlington Heights, IL 60004

Hubbard, Sam

From: Janna Mydlowski [REDACTED]
Sent: Tuesday, September 14, 2021 11:06 AM
To: Hubbard, Sam
Subject: Re: Hello

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Hi Sam,

I was told by Aaron Hein that today is the last day to submit a vote to rezoning the Rand/Chestnut Lot for Crescent property m. Would you please record our "No" vote if it is the case.

Thank you!

Janna Mydlowski
[REDACTED]

Hubbard, Sam

From: Richard Oberman [REDACTED]
Sent: Tuesday, September 14, 2021 11:57 AM
To: Hubbard, Sam
Subject: Vote NO to rezoning of 310 N. Rand Rd. / Add to Trustees Packet

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Dear Mr. Hubbard and Village Trustees:

Please vote NO to the rezoning of 310 N Rand Rd!!!

The streets adjacent to 310 N Rand Rd., as well as the nearby park and recreation area, are already near maximum capacity. Trying to cross Rand Rd. near the intersection of Chestnut Ave. at any time, let alone at rush hour, is not something that can be done in a leisurely manner regardless of the experience of the driver. Furthermore, the side streets in the subdivision between the above said property and nearby Futabakai School have become a hotbed for speedsters of all ages. It is only a matter of time until something catastrophic happens to one or more of the hundreds of children that use this park each weekend.

Additionally, it is virtually impossible to find a time on the weekend that the only nearby public park (located behind Futabakai School), is not jam packed. With this huge gathering of youth baseball and soccer players also comes an impenetrable wall of cars parked on both sides of Waverly Dr. Seeing this can easily present an intimidating image to parents with young children as well as to our village's Senior Citizens. This park is quite simply, over-crowded!

Adding 40 more housing units to this extremely congested area will not help matters. Regardless of what any traffic study or potential developer says, the residents that live in the proximity of this area know the truth. We need relief and it will not come with a 4 story building boasting 80 additional parking places.

With that said, please consider reserving the land at 310 N. Rand Rd. for an additional park and recreation area which is desperately needed in this already heavily trafficked neighborhood. Doing so would provide a much needed refuge for all nearby residents without the extra nuisance and danger that comes with additional vehicular traffic. With careful thought, converting this land to park area would provide a multitude of benefits. These benefits include establishing and maintaining the quality of life in our community, ensuring the health of families and our youth, and contributing to the economic and environmental well-being of our community.

Research indicates that parks increase the property value of homes, contribute to the level of health to individuals of all ages, protect groundwater, prevent flooding, improve air quality, provide habitat for wildlife, and provide a place for children and families to connect with nature and recreate outdoors together. None of these improvements will occur if the large proposed housing project is built on this site.

Further research also indicates that community involvement in neighborhood parks is associated with lower levels of crime and vandalism, that access to parks and recreation opportunities has been strongly linked to reductions in crime and to reduced juvenile delinquency, and that parks have a value to communities that transcend the amount of dollars invested or the revenues gained from any fees.

Designating this plot of land for a public park would allow this land to provide Arlington Heights' residents with a wonderful place to enjoy outdoor fun while establishing a great sense of civic pride and cohesion to their community.

The best part is that these benefits would be enjoyed without increasing the flow of traffic and jeopardising the safety of existing residents. Please consider my request and support the voices of your constituents by voting NO to rezoning. A large 40 family home is not a safe option for this already overly-congested area and any plans for it should be taken off of the table immediately!

Thank you in advance for your consideration,

Richard Oberman
Arlington Heights Resident (17 years)
Physical Education Teacher (31 years)

Hubbard, Sam

From: Joan Schrager [REDACTED]
Sent: Tuesday, September 14, 2021 12:03 PM
To: Hubbard, Sam
Subject: Crescent Place NO REZONE

[You don't often get email from [REDACTED] Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification.>]

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As a resident of Arlington Heights for 20+ years I would like to voice my opinion on the rezoning of the property at the corner of Rand and Chestnut. I am not against affordable housing but I question the location chosen to build Crescent Place.

My main concern is the congestion already at the corner of Rand and Chestnut. It can be a nightmare to get out onto Rand road. There are 600 apartments already in that area who use this intersection. They also go through the neighborhood to avoid that corner.

I understand a traffic study was done by a reputable company, but please keep in mind that the residents that live in this area know better than anyone.
Please vote NO to rezone!

Thank you,
Joan Schrager

Sent from my iPad

To the Village Board:

RECEIVED

SEP 14 2021

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

I am writing in regards to the request to change the zoning from Commercial to Residential-Multi Family Dwelling for Crescent Place. I request the Board vote NO to the rezoning of this site as 1) it is most beneficial to keep the zoning commercial; 2) the proposed development is inconsistent with the Multi Family Dwellings in Arlington Heights.

I) I ASK THE BOARD TO MAINTAIN THE ZONING COMMERCIAL.

First, I request the Board keep the zoning commercial to allow for a business to be built on this site. Arlington Heights should find a better way to utilize this land and for a business to open at that site as this would benefit the residents of Arlington Heights and our local businesses.

A business pays local taxes such as sales tax in addition to property taxes as a source of funding for Arlington Heights to use to support our schools, police, fire department, etc. This is beneficial to the residents of Arlington Heights who already pay a substantial amount in property taxes. Additionally, we need to be mindful of the financial burden property taxes impose on our retirement age residents who are more likely on a fixed income. As a business pays various taxes it is another source that funds the cost of our schools, police, fire department, etc. hereby easing the tax burden on the property-owning residents.

Not only is a business a source of funding for Arlington Heights but it contributes to the flow of revenue within our community by keeping the money in the community and utilizing other businesses within our community thereby contributing to the success of our local businesses. Additionally, a business creates jobs and income opportunities for our residents for years to come.

Lastly, although the lot is currently vacant, the lot had been used annually to sell Christmas trees. Selling Christmas trees added to the holiday spirit and created a memorable experience for the entire family to enjoy. That business added value to our community by providing a seasonal experience; however, Arlington Heights needs to expand on that and extend it beyond a seasonal basis. Arlington Heights should not give up on the many creative retail uses that can be made of this property. Keeping the zone commercial and allowing a business to open at that site can provide a memorable and enjoyable experience for the residents to enjoy all year long.

In summary, the residents and the community receive benefits from a commercial development that a residential one cannot provide; however, if the rezoning is approved, it would preclude the possibility of those benefit from ever been realized.

II) THE PROPOSED DEVELOPMENT IS INCONSISTENT WITH THE MULTI-FAMILY DWELLINGS IN ARLINGTON HEIGHTS.

If the Board approves the rezoning, approving the proposed development would mean more than approving a zoning change from Commercial to Residential-Multi-Family Dwelling. In Actuality it will be approving a Multi-Family Dwellings that is inconsistent with the Multi-Family Dwellings in Arlington Heights, which are mixed-income developments; the Proposed Development is not a mixed-income development.

If the concern is that Arlington Heights provides affordable housing, it can still do so in a mixed-income manner which is consistent with the multi-family dwellings in Arlington Heights and consistent with the guidelines developed under the Arlington Heights Inclusionary Housing Ordinance, which was undoubtedly well researched and debated before passage. It does not need to provide affordable housing in the manner proposed by the Developer. If the proposed development is approved, you will be approving a development which is inconsistent with the multi-family dwellings in our community and doing so without an explanation as to why a development other than a **mixed-income** multi-family development is needed or beneficial.

Why is Arlington Heights veering from a **mixed-income** development? It is doing so because that is the plan that has been proposed by the developer. However, it appears, the proposed plan originated from the developer's financial interest in obtaining tax credits financing. That does not mean that it is the financial interest nor the best interest of Arlington Heights, nor does it mean that it is the only way to provide affordable housing in Arlington Heights, because it is not. The consideration to be had here, should not be driven by a plan which originated out of the cost/benefit interest of the developer; rather, it should be driven by the cost/benefit interests of the residents.

If approved, this development will be locked in for 30 years. Realistically, we can expect that over the course of 30 years, this development will add to the costs for schools, police, fire department etc. However, a realistic assessment of those costs has not been provided to the residents. How will Arlington Heights fund this, if not by increasing residential property taxes or by generating it through business taxes? By changing the zoning to residential we have added to these costs and by removing the commercial zoning we have one less commercial site in Arlington Heights, that if developed, could help fund and bear these costs.

If the proposed development is approved it will be inconsistent with the Multi-Family Dwellings in Arlington Heights and the Board will be veering from a mixed-income model for multi-family dwellings without a discussion afforded to the residents as to why it is needed, why it is beneficial, and the impact it will have on the community and the residents.

In closing, please vote NO to the request to change the zoning from Commercial to Residential-Multi Family Dwelling as it is beneficial to keep the zoning commercial and as the proposed development is inconsistent with the Multi-Family Dwellings in Arlington Heights. Instead, Arlington Heights can still provide affordable housing in a mixed-income development which would be consistent with the Arlington Heights Inclusionary Housing Ordinance.

Thank you,

Cristina Fiore
Lifetime Resident of Arlington Heights

Hubbard, Sam

From: Sharon Dembinski [REDACTED]
Sent: Tuesday, September 14, 2021 1:36 PM
To: Hubbard, Sam
Subject: 310 N Rand Rd - Rezone/Crescent Place to be shared with Village Board

You don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Sam,

Please share the following with the Village Board on Sept 20th in regards to the Rezone of 310 N Chestnut Ave/Crescent Place.

Dear Trustees:

PLEASE VOTE NO TO THE REZONE of 310 N Rand Rd.

Under the Village of Arlington Heights Municipal Code Section 1-601 (Article VI Ethics)
"It is the policy of the Village of Arlington Heights that its elected and appointed officials should , in all cases, exercise their judgment and perform their duties for the sole benefit of the citizens of the Village of Arlington Heights. Please vote NO.

Thank you,
Sharon Dembinski
Arlington Heights Resident (33 years)

Hubbard, Sam

From: Marie Hein [REDACTED]
Sent: Tuesday, September 14, 2021 1:45 PM
To: Hubbard, Sam
Subject: Re: 310 N Rand Rd - Rezone/Crescent Place to be shared with Village Board

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Dear Sam,

Please share the following with the Village Board on Sept 20th in regards to the Rezone of 310 N Chestnut Ave/Crescent Place:

Dear Trustees:

PLEASE VOTE NO TO THE REZONE of 310 N Rand Rd.

Under the Village of Arlington Heights Municipal Code Section 1-601 (Article VI Ethics)

"It is the policy of the Village of Arlington Heights that its elected and appointed officials should, in all cases, exercise their judgment and perform their duties for the sole benefit of the citizens of the Village of Arlington Heights. Please vote NO.

Thank you,
Marie Hein

Arlington Heights Resident
3 years

Hubbard, Sam

From: Donny B [REDACTED]
Sent: Tuesday, September 14, 2021 1:59 PM
To: Hubbard, Sam
Subject: Rezone at N Chestnut Ave & Rand Rd - Resident Opinion

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Hello, Mr. Hubbard,

I am writing to you as a resident of Berkely Square, the neighborhood immediately adjacent to the proposed re-zoning of land at N. Chestnut Ave. and Rand Rd to a large, multi unit residential building. I have lived here for 9 years and am opposed to the re-zoning due to concerns about traffic flow and playground congestion, as detailed below. Both concerns are rooted in care for the children of our neighborhood and I am a parent of two young ones myself. Please read through my message and consider carefully the positions of the residents opposing this change, and vote against it.

First objection: Traffic concerns

Today, our neighborhood is subject to some "pass through" traffic, but not a ton. The proposed re-zone will considerably increase this unwelcome traffic further. Pass through traffic drivers typically go faster than those living in the neighborhood. Most people come and go from their home multiple times per day. Where this specific land parcel is located, I know from experience that it is very difficult to turn left on Rand. Rd. or cross it at most times of the day. Therefore, residents of the new building will often choose to pass through the neighborhood instead, anytime they are going in any direction other than northwest. Residents are much more likely than patrons of a business to learn the surrounding roads and convenient shortcuts - right past a family-oriented neighborhood. We have already had several neighbors put up "Drive Like Your Kids Live Here" signs due to these types of concerns.

Second objection: Playground congestion

There is already a huge multi-unit development, Stonebridge, directly across from the proposed site. When my first child was young, going to our neighborhood playground was often a challenge due to crowding from families walking over from this complex. We could spend an hour at the playground without the chance to use a swing, and it would be difficult for me to keep close enough to my young daughter to keep her safe because there were so many children on the equipment. Sometimes we turned around and walked back home if it was too crowded. Fortunately, Stonebridge upgraded its own playground a couple of years ago. Since that time, the overcrowding has eased and we can now use the playground regularly and safely. We have to wait on occasion, but no extremes like before. My understanding is that the new development does not have its own playground. Therefore, we can expect the children associated with 40 units of housing to begin using and overcrowding our neighborhood playground, raising safety concerns and limiting quality of life for the Berkely Square neighborhood.

Please note that I am NOT opposed to development on this parcel of land, and I am also not opposed to multi unit housing. However, this specific type of development on this specific piece of land is a poor choice. Surely there is another site in our large city without these same concerns that could be used for this building. Please help keep Berkely Square the family-friendly neighborhood it was designed to be and that is enjoyed by so many residents and families. Vote against the re-zoning proposal.

If Stonebridge, the 1980's development, didn't exist, I'd be okay with this development, but it does, and it's a strain on our neighborhood and elementary school.

Sincerely,

Don Bergstrom
2623 N Chestnut AVE

Hubbard, Sam

From: margaret wolak [REDACTED]
Sent: Tuesday, September 14, 2021 3:22 PM
To: Hayes, Thomas; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicole; LaBedz, Robin; Scaletta, John; Schwingbeck, Tom; Tinaglia, Jim; Hubbard, Sam
Subject: 310 W Rand Rd rezoning

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Please see attached 53 pages of signed petition sheets asking you to vote NO regarding 310 W Rand Rd Arlington Hts proposal.

632 neighbors- your voters are asking you to vote NO regarding rezoning the 310 W Rand Rd Arlington Hts parcels.

Under the Village of Arlington Heights Municipal Code Section 1-601 (Article VI Ethics)

“It is the policy of the Village of Arlington Heights that its elected and appointed officials should, in all cases, exercise their judgment and perform their duties for the sole benefit of the citizens of the Village of Arlington Heights”.

Please vote NO.

632 VOTERS

Please confirm received, I delivered printed copies of all signatures and maps to the Village Hall today, September 14, 2021. Your envelope is ready for you on 2nd floor (Planning Department)

Gosia Olszanski

2619 N Walnut Ave

Arlington Hts IL 60004

Hubbard, Sam

From: Ewa Zurowski [REDACTED]
Sent: Tuesday, September 14, 2021 4:28 PM
To: Hubbard, Sam
Subject: 310 N Rand Rd - Rezone/Crescent Place to be shared with Village Board

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Dear Sam,

Please share the following with the Village Board on Sept 20th in regards to the Rezone of 310 N Chestnut Ave/Crescent Place.

Dear Trustees:

PLEASE VOTE NO TO THE REZONE of 310 N Rand Rd.

Under the Village of Arlington Heights Municipal Code Section 1-601 (Article VI Ethics) "It is the policy of the Village of Arlington Heights that its elected and appointed officials should , in all cases, exercise their judgment and perform their duties for the sole benefit of the citizens of the Village of Arlington Heights. Please vote NO.

Thank you,

Ewa Zurowski
Arlington Heights Resident of 4 years

Hubbard, Sam

From: Adrienne Eschenbrenner [REDACTED]
Sent: Tuesday, September 14, 2021 4:29 PM
To: Hubbard, Sam
Subject: Sept 20 Board meeting packet

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Sam, Please include this in the packet. Thank you

I would like you to vote NO to Rezoning 310 Rand Road. My husband and I attended the design and planning commission meeting via Zoom. The **only** concerns raised at the design meeting were our neighborhood traffic and density. The following are my reasons for requesting this NO vote:

1) The traffic is a dangerous issue and is a direct result of the density in this area. Directly adjacent to this property are 586 apartments that use this intersection. Since I have moved here, we have added townhouses, condos, and a Memory care facility. Keep in mind, the developer did a market study and there are more than 11,100 apartments and condos in our Primary Market Area. The only solution is to stop making it worse. IDOT will not allow us to put a traffic light at the corner. The developer cannot, or will not, revamp the intersection to make wider lanes and/or extra lanes. (These changes would not make the traffic lighter, only manage it better.) My husband and I have personally discussed this with the developer.

2) On a weekly basis, Rand-Berkley Park needs to accommodate parking for soccer and baseball games in addition to church activities. When these activities are going on it is almost impossible to drive down Waverly. The Park District tried to help relieve this by requiring Holy Nation Presbyterian Church to allow residents to park in their small lot and in exchange they can use the park for their daycare center. There is no land for the Park District to add additional parking.

3) According to the marketing study provided by the developer, 45% of our households in the PMA (Primary Market Area) are multifamily units (not single-family homes). Within 2.5 miles of the property, there are more than 700 inclusionary low-income units. **This project should not be used as a social agenda for affordable housing because we offer this in our community.**

The **ACTION** the board can take to **HELP** their residents is to **VOTE NO** on the **REZONE** and **ensure** any **commercial property** on that lot uses the entrance and exit already provided on Rand Road to **mitigate the neighborhood traffic**.

Thank you for listening

Adrienne Eschenbrenner
2555 N. Ridge Ave
Over 20-year resident

Hubbard, Sam

From: Nichole Wolverton [REDACTED]
Sent: Tuesday, September 14, 2021 5:49 PM
To: Hubbard, Sam
Subject: Please share the following with the Village Board on Sept 20th in regards to the rezone of 310 N. Rand Rd./Crescent Place.

Dear Sam,

Please share the following with the Village Board on Sept 20th in regards to the rezone of 310 N. Rand Rd./Crescent Place. Please include copies of the photos. Black and White is fine.

Also please confirm you received this.

Thank you Sam for all your help.

Dear Mayor and Trustees,

Thank you for taking the time to read and address our concerns over the past several months. Our position still remains the same. We are asking you to please VOTE NO to the Rezone at 310 N. Rand Rd. Arlington Heights.

Our home is within 750 feet of this location. We are immersed in the traffic on a daily basis that exists in this very dense area. Our neighborhood is comprised of residential homes, Stonebridge apartments (586 units directly across the street of this location), Holy Nation Church, Holy Nation Preschool, Futabakai School, Rand Berkeley Park, Rand Berkeley Soccer/Baseball Fields, and Two Group Homes. Across Rand Road you will find the Memory Care Center, a large condo building and Northwest Community Medical Center. The traffic on Chestnut, Appletree and Waverly is hazardous. These streets serve as a cut through from traffic apps to avoid traffic and lights. I am confident that the Traffic Study will indicate the same. Below you will find some photos taken at the intersections of Chestnut and Rand and Rand and Techny. Intentionally adding 60-80 additional vehicles on to Chestnut on a daily basis is dangerous. This area is extremely dense with people and we must say enough is enough as there is no more room to safely add more.

In addition, the tax implication to the residents of Arlington Heights will be alarming if you rezone this property. The property taxes alone will not be able to pay for the estimated number of children attending school from this residence. This land is better suited as it is currently zoned, as it would generate property taxes, sales taxes, and create jobs.

The proposed project that is lined up to purchase this land once it is rezoned has its own concerns. The Developer is not accredited with the Better Business

Bureau. There is no outside play area for these residents as there is no room for one. We are not sure of the attraction to build an apartment building next to a ComEd High Voltage station. In addition, there has been flooding on Chestnut in the past. We have concern that the water problem will become worse and the detention area will not be sufficient. Lastly, as stated before, there is a major traffic safety concern with the possibility of 80 additional vehicles entering and exiting from Chestnut.

Please take note to the 632 neighbors that signed the petition to vote NO. We may all have our own concerns but we have one that is common among us all, and that is to VOTE NO TO THE REZONE.

Under the Village of Arlington Heights Municipal Code Section 1-601 (Article VI Ethics)

"It is the policy of the Village of Arlington Heights that its elected and appointed officials should, in all cases, exercise their judgment and perform their duties for the sole benefit of the citizens of the Village of Arlington Heights. PLEASE VOTE NO!

Thank you for your time.

Nikki and Ray Wolverton

Arlington Heights Residents 11 years









Hubbard, Sam

From: David Zurowski [REDACTED]
Sent: Tuesday, September 14, 2021 5:10 PM
To: Hubbard, Sam
Subject: 310 N Rand Rd - Rezone/Crescent Place to be shared with Village Board

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Dear Sam,

Please share the following with the Village Board on Sept 20th in regards to the Rezone of 310 N Chestnut Ave/Crescent Place.

Dear Trustees:

PLEASE VOTE NO TO THE REZONE of 310 N Rand Rd.

Under the Village of Arlington Heights Municipal Code Section 1-601 (Article VI Ethics)

"It is the policy of the Village of Arlington Heights that its elected and appointed officials should , in all cases, exercise their judgment and perform their duties for the sole benefit of the citizens of the Village of Arlington Heights. Please vote NO.

Thank you,
David Zurowski
Arlington Heights Resident of 4 years

Hubbard, Sam

From: Brittany Polihronis [REDACTED]
Sent: Tuesday, September 14, 2021 7:14 PM
To: Hubbard, Sam
Subject: Re: 310 N Rand Rd - Rezone/Crescent Place to be shared with Village Board
Attachments: 241960809_10226039907975296_8936579977249303092_n.jpg

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Hello Mr. Hubbard,

Please share the following with the Village Board on Sept 20th in regards to the Rezone of 310 N Chestnut Ave/Crescent Place.

I urge the village board to vote NO TO THE REZONE of 310 N Rand Rd. Our home is 1500 feet from the Crescent place proposed location. I have watched 100s of cars line up down chestnut street in attempts to cut through our neighborhood to get to their locations. Adding another 40-60 car to our neighborhood is reckless and unsafe for our community. My children get off the bus at Waverly Ct and Chestnut daily, we have already had 3 close calls this year alone while my children try to safely cross the street to head home with vehicles not paying attention. As you can see from this photo taken at 3:45 today, we can not ask our community to suffer for a large complex to be added. There are several apartment complexes nearby with Stonebridge and the Greenbriar apartments. Please consider the safety of our children and residents. With over 600 community members less than 3 miles and 466 less then1 mile from the location asking you to vote NO, please remember the policy as an elected board.

Under the Village of Arlington Heights Municipal Code Section 1-601 (Article VI Ethics)

"It is the policy of the Village of Arlington Heights that its elected and appointed officials should , in all cases, exercise their judgment and perform their duties for the sole benefit of the citizens of the Village of Arlington Heights. Please vote NO.

Thank you,
Brittany Polihronis
Arlington Heights Resident 7 years



Hubbard, Sam

From: Renee Czeryba [REDACTED]
Sent: Tuesday, September 14, 2021 10:34 PM
To: Hubbard, Sam
Cc: Recklaus, Randall; Hayes, Thomas; Boyle, Richard; Baldino, Richard; Bertucci, James; Canty, Mary Beth; Grasse, Nicolle; LaBedz, Robin; Scaletta, John; Schwingbeck, Tom; Tinaglia, Jim; Enright, Bill; Perkins, Charles
Subject: Re: Crescent Place: Traffic Study

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Thank you for your response, Sam.

My request to all copied on this email who are voting members of the Village of Arlington Heights is to vote "No" to the Rezone of 310 N. Rand Road. There is already plenty of congestion in this area.

I look forward to attending the board meeting next week.

Have a nice evening,

Renee

Sent from my iPhone