

From: Village of Arlington Heights <info@vah.com>
Sent: Thursday, September 03, 2015 9:13 PM
To: Bhide, Latika
Subject: Village of Arlington Heights Contact Staff - Holy NationPresbyterian Churchat Glenkirk Site

Follow Up Flag: Follow up
Flag Status: Flagged

This form was submitted from the Village Website. Please review the information that was submitted below and reply to the e-mail address that is listed below.

Name: William Johnson

E-mail: [REDACTED]

Concerning: Latika Bhide

Address: [REDACTED]

City: Arlington Heights

State: IL

Zip: 60004

Phone: [REDACTED]

Length of Residency: 3 Years

Comment: Good Morning Latika, I attended the neighborhood meeting last night to hear the variation proposal requested by the HNPC. I was quite concerned that this property, which is used primarily during business hours as a school be re-designated as an institution. The church would like to hold services in the evening hours. This neighborhood basically reverts back to a residential area in the evening, which I feel was the intent of the original neighborhood residents and planners. I live a block away from this area and I can tell you at night it's very quiet and peaceful. Glenkirk has very little lighting on at night. I can't say for sure, but I believe there is currently no overhead lighting in the lots. If this change is allowed, it cause excessive noise, car traffic, and light pollution of the area into the late hours past 9PM. This property is not located on a main thoroughfare, it is in a residential neighborhood..... Please reconsider the request for a variation, it will truly ruin the intended use of the property in the neighborhood. Regards,
William Johnson.

From: [REDACTED]
Sent: Friday, September 04, 2015 4:07 PM
To: Bhide, Latika
Cc: Perkins, Charles
Subject: RE: Our conversation of today.

Follow Up Flag: Follow up
Flag Status: Flagged

Latika,

Thank you for our conversation of this morning regarding HNPC / Glenkirk issue.

Based on our conversation it is our understanding that the VAH first became aware of HNPC desire & intent to secure Glenkirk in April of 2015. HNPC met with the Platt & Subdivision committee of VAH.

On July 24, 2015 HNPC submitted a "COMPLETE PLAN" regarding their intent.

The VAH knew about this 5 months before the effected residents knew anything about what was being proposed for their neighborhood.

You are aware there is a great amount of displeasure among the residents in the area.

Glenkirk is located in a RESIDENTIAL area. It is not located on a main artery thoroughfare.

The residents were given a partial notification, only to residents within 250 feet of the facility. All the rest were kept in the dark unless they heard from a resident who received "notice".

VAH Planing department has a scheduled meeting on September 16th for the purpose of discussing certain zoning issues regarding Glenkirk for the proposed new owner HNPC as we understand.

As I discussed with you this morning, please consider this a formal request to give the residents the same time frame of 5 months to prepare our case against the proposed changes in zoning - parking requirements - use - ownership.

Failure by VAH to notify the effected residents on an equal time basis is totally unacceptable.

VAH to this point has failed to look out for the interest of its residents. A church is a business & does not belong located in the middle of a residential development.

Residents should not have to see the values of their homes diminished because a business is allowed to move in to the middle of their area on a residential street. Public Schools, yes, that we understand. That is for the benefit of the residents.

Last, residents, have grave concerns about safety of the vast amount of children and families that use the adjacent parks.

We are asking you to remove this matter from discussion at the September 16, 2015 meeting.

Looking to your immediate response

Regards

Leslie Plass on behalf of: [REDACTED] and other affected residents

[REDACTED]
----- Original Message -----

Subject: RE: Our conversation of today.

From: "Bhide, Latika" <lbhide@vah.com>

Date: Thu, September 03, 2015 9:43 am

To: 'Leslie Plass' [REDACTED]

Cc: [REDACTED]

Good Morning Mr. Plass,

It was good to talk to you this morning. You are correct in your summary of the request at 2501 Chestnut. The building is not proposed to be demolished. The meeting this evening is a neighborhood meeting - not the Plan Commission hearing, however the petitioner has reserved rooms at Village Hall. The Plan Commission hearing for the project is scheduled on September 16.

If you need any other information, please do not hesitate to call or email me.

Regards,

Latika Bhide, AICP, LEED Green Associate

Development Planner

Village of Arlington Heights

33 S. Arlington Heights Road

T: 847.368.5223

F: 847.368.5988

From: Leslie Plass [REDACTED]

Sent: Thursday, September 03, 2015 9:31 AM

To: Bhide, Latika

Cc: [REDACTED]

Subject: Our conversation of today.

Latika,

Thank you for the information you provided today regarding the proposed changes to the Glenkirk School.

You informed me that the building will not be demolished. The plan as you stated is to convert the facility from a school to a Church.

The meeting tonight at VAH has nothing to do with VAH. It is VAH that is providing a facility for the effected residents to meet to discuss

the issues of the property.

The main meeting by the VAH will be on September 16th.

Please confirm that I have your info correctly regarding the property conversion.

Leslie Plass

StaffResponse_9-8-15

From: Bhide, Latika
Sent: Tuesday, September 08, 2015 2:13 PM
To: [REDACTED]
Cc: Perkins, Charles
Subject: RE: Our conversation of today.

Good afternoon Mr. Plass,

Thank you for your email.

As indicated below by you, the parking variation for Holy Nation Presbyterian Church was on the Plat & Subdivision Committee agenda on April 8, 2015. The Plat & Subdivision Committee meeting is an informal "round table" session with a subcommittee of the Plan Commission members. While the agendas (and staff reports) are posted on-line, there is no requirement in Village Code or State Statutes that requires that surrounding property owners be notified of the meeting. Often, prospective petitioners do not even have property under contract or leased at this stage in the process, and some do not ever pursue a formal petition. In this case, a complete petition was filed on July 24, 2015, and based on the contract provided by the petitioner, they signed the contract on December 31, 2014.

You state in the email below that the property is located in a 'Residential' area and not on a main artery thoroughfare. I wanted to point out to you that per Chapter 28, Zoning Regulations of the Municipal Code, Churches, Synagogues, and other Places of Worship are permitted by right in the residential and institutional districts (RE, R-1, R-2, R-3, R-4, R-5, R-6, R-7 and I). The property at 2501 Chestnut is zoned R-3, One-Family Dwelling District. Therefore, the use - Holy Nation Presbyterian Church is a permitted use at that location. In fact the Village has several churches that are within residential neighborhoods. The Church is not seeking a zoning Change - they are requesting a variation from the Code required number of parking spaces. There are currently 62 parking spaces on site, the petitioner is not proposing to add any parking at this time, but are proposing to land bank 35 spaces.

A Plan Commission public hearing for the project is scheduled for September 16, 2015. Per Village Code and State Statute, the applicant is required to notify property owners within 250 feet of the property in question, which is a standard typical of municipalities throughout Illinois. I understand from our previous conversation that you believe that 250 feet is not adequate distance for sending notification, but that is distance required per Village Code. The petitioner is also required to post signs regarding the Public Hearing at least 15 days prior to the hearing, which they did according to the affidavit and photos they provided. In addition to the public hearing, staff requested that the petitioner hold a neighborhood meeting in advance of the Plan Commission hearing, which is not a requirement of Village code. The neighborhood meeting provides a forum for the public to learn about the project and ask the petitioner questions about the proposal.

Public notice has been served, therefore staff cannot remove this item from the Plan Commission agenda as the petitioners have a right to Due Process. The residents can certainly ask the Plan Commission to continue the item, however granting a continuation is at the Plan Commission's discretion.

StaffResponse_9-8-15

Hope this answers your questions. If I can help with anything else, please do not hesitate to ask.

Regards,

Latika Bhide, AICP, LEED Green Associate
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
T: 847.368.5223
F: 847.368.5988

From: [REDACTED]
Sent: Friday, September 04, 2015 4:07 PM
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Cc: Perkins, Charles
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Looking to your immediate response

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Leslie Plass on behalf of: [REDACTED] and other affected residents

[REDACTED]

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From: "Bhide, Latika" <lhide@vah.com>
Date: Thu, September 03, 2015 9:43 am
To: 'Leslie Plass' [REDACTED]
Cc: [REDACTED]
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Regards,

Latika Bhide, AICP, LEED Green Associate
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
T: 847.368.5223
F: 847.368.5988

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Please confirm that I have your info correctly regarding the property conversion.

Leslie Plass

Bhide, Latika

From: [REDACTED]
Sent: Tuesday, September 08, 2015 7:58 PM
To: Hayes, Thomas; Blackwood Carol; Farwell, Joseph; Glasgow, Thomas; LaBedz, Robin; Rosenberg, Bert; Scaletta, John; Sidor, Mike; Tinaglia, Jim
Cc: Perkins, Charles; Bhide, Latika
Subject: Request for DENIAL of Zoning Ordinance Variation by HNPC
Attachments: VAH request to deny HNPC 09092015.pdf

To the above mentioned Members of the Village of Arlington Board of Trustees:

The attached is a formal request to have the Director of Planning reject the Zoning Ordinance Variance request by HNPC at the September 16, 2015 VAH meeting that we understand is currently on the agenda.

This is being sent on behalf of residents in the area of who have a vested interested in this matter.

Regard's

Leslie Plass
[REDACTED]

For: [REDACTED]



September 9, 2015

To the Arlington Heights Village Board members:

Mayor Thomas W. Hayes
Trustee Carol J. Blackwood
Trustee Joseph C. Farwell
Trustee Thomas Glasgow
Trustee Robin LaBedz
Trustee Bert Rosenberg
Trustee John Scaletta
Trustee Mike Sidor
Trustee Jim Tinaglia

CC: Charles Perkins Director of the VAH Planning Department
Latika Bhide VAH Planning Department

We introduce our organization as an informal homeowners group that surrounds the area adjacent to the Glenkirk School located at the intersection of Waverly and Chestnut. Address of Glenkirk being 25 01 Chestnut, Arlington Heights, IL.

In the last several days, we were made aware that the HOLY NATION PRESBYTERIAN CHURCH (HNPC), currently located in Mt Prospect, IL wanted to buy the school & convert it to a church.

The problem at issue today is, the VAH knew about this in April of 2015 and received a formal plan and request for Zoning Changes & use changes in July 2015. We the residents for 5 months were left in the dark.

By VAH regulations as we understand them, those residing within 250 feet need to be notified of the pending change.

250 feet does not come anywhere near encompassing the residents who will be affected if the HNPC is allowed to complete this transaction. Neither Chestnut nor Waverly are arterial streets such as AH Rd or Hintz. They are residential streets. Residents in the area are deeply opposed to this for numerous reasons:

The location is well inside of a residential area.

A church is effectively like a business. A business would not be allowed so why a church?

Traffic safety concerns

Additions noise levels.

Recently we spoke to VAH Jim Massarelli of the Engineering Dept. asking to have Waverly resurfaced because of the bad shape it is in. No money was the answer. So now the new owners would add additional stress and accelerate the destruction of the street.

Most important is the safety of the families and children who use the adjacent park and the recently renovated playground adjacent to Glenkirk.

Devaluation of the home values in the area.

There are many other reasons for not allowing the request of HNPC not to be approved.

Our group at this time is asking all of those concerned at VAH to:

1. Remove the HNPC request from the September 16, 2015 AH Planning Department schedule.
2. Deny the HNPC request.
3. Provide our group the same 5 month time frame to prepare in a more formal way our opposition.
4. Have VAH secure the Glenkirk property and put it under the AH Park District for use by the families of the local area. As we have the adjacent park for use during fair weather, the building could be used during the foul weather for families. This we believe may be the best use for grounds.
5. The building would also work well as a senior center for the neighborhood.

In closing, we believe the VAH officials have a responsibility to look out for the welfare and wishes of the residents who it was elected by and/or appointed to serve.

For [REDACTED]

Leslie Plass
[REDACTED]

StaffResponse_9-9-15

From: Perkins, Charles
Sent: Wednesday, September 09, 2015 2:19 PM
To: [REDACTED] Hayes, Thomas; Blackwood Carol; Farwell, Joseph; Glasgow, Thomas; LaBedz, Robin; Rosenberg, Bert; Scaletta, John; Sidor, Mike; Tinaglia, Jim
Cc: Bhide, Latika; Enright, Bill
Subject: RE: Request for DENIAL of Zoning Ordinance Variation by HNPC

Thank you for your thoughts and communication on this proposal.

As you know from the correspondence with Latika Bhide, the application from Holy Nation has to follow prescribed procedures for a public hearing. Once a complete application is submitted the Village is required by law to process the petition and hold the necessary public hearing. The public hearing is established to allow public input from all interested parties such as yourself and your neighbors. Assuming all legal notifications have occurred correctly I am not authorized to remove an item from the Plan Commission agenda.

A copy of your correspondence will be forwarded to the Plan Commission as part of the materials they receive to evaluate this request.

I would encourage you to attend the Plan Commission hearing to voice your concerns and to hear the testimony from the applicant.

Thank you.

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: [REDACTED]
Sent: Tuesday, September 08, 2015 7:58 PM
To: Hayes, Thomas; Blackwood Carol; Farwell, Joseph; Glasgow, Thomas; LaBedz, Robin; Rosenberg, Bert; Scaletta, John; Sidor, Mike; Tinaglia, Jim
Cc: Perkins, Charles; Bhide, Latika
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StaffResponse_9-9-15

This is being sent on behalf of residents in the area of who have a vested interested in this matter.

Regard's

Leslie Plass

[REDACTED]

For:

[REDACTED]

Resident_Response9-10-15Plass

From: [REDACTED]
Sent: Thursday, September 10, 2015 9:58 AM
To: Perkins, Charles; Hayes, Thomas; Blackwood Carol; Farwell, Joseph; Glasgow, Thomas; LaBedz, Robin; Rosenberg, Bert; Scaletta, John; Sidor, Mike; Tinaglia, Jim
Cc: Bhide, Latika; Enright, Bill
Subject: RE: Request for DENIAL of Zoning Ordinance Variation by HNPC

Charles,

Thank you for your e-mail of yesterday.

We appreciate your clarification of the "process".

Many of our neighbors in the area will be in attendance at the upcoming meeting. FYI, many of us have already heard from the attorney representing HNPC at the recent neighborhood meeting at VAH.

Looking forward to meeting with you & the other VAH involved individuals this coming week.

Regards

Leslie Plass

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

Subject: RE: Request for DENIAL of Zoning Ordinance Variation by HNPC

From: "Perkins, Charles" <cperkins@vah.com>

Date: Wed, September 09, 2015 2:19 pm

To: [REDACTED] "Hayes, Thomas" <thayes@vah.com>, Blackwood Carol <cblackwood@vah.com>, "Farwell, Joseph" <jfarwell@vah.com>, "Glasgow, Thomas" <tglasgow@vah.com>, "LaBedz, Robin" <rlabedz@vah.com>, "Rosenberg, Bert" <brosenberg@vah.com>, "Scaletta, John" <jscaletta@vah.com>, "Sidor, Mike" <msidor@vah.com>, "Tinaglia, Jim" <jtinaglia@vah.com>

Cc: "Bhide, Latika" <lbhide@vah.com>, "Enright, Bill" <benright@vah.com>

Thank you for your thoughts and communication on this proposal.

As you know from the correspondence with Latika Bhide, the application from Holy Nation has to follow prescribed procedures for a public hearing. Once a complete application is submitted the Village is required by law to process the petition and hold the necessary public hearing. The public hearing is established to allow public input

Resident_Response9-10-15Plass

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Charles Witherington-Perkins, AICP
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From: [REDACTED]
Sent: Tuesday, September 08, 2015 7:58 PM
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This is being sent on behalf of residents in the area of who have a vested interested in this matter.

Regard's

Leslie Plass
[REDACTED]

For: [REDACTED]

From: Village of Arlington Heights <info@vah.com>
Sent: Friday, September 04, 2015 7:38 AM
To: Bhide, Latika
Subject: Village of Arlington Heights Contact Staff - holy nationpresbyterian church

Follow Up Flag: Follow up
Flag Status: Flagged

This form was submitted from the Village Website. Please review the information that was submitted below and reply to the e-mail address that is listed below.

Name: alan washer
E-mail: [REDACTED]
Concerning: Latika Bhide
Address: [REDACTED]
City: arlington heights
State: IL
Zip: 60004
Phone: [REDACTED]
Length of Residency: 12 years

Comment: I live on waverly road directly in between futabakai and glenkirk/hnpc. I am very concerned not so much for the parking but certainly for the increased traffic that will absolutely occur especially during the high traffic times in the evenings when services and activities at st. ednas, futabukai, the proposed hnpc and ahpd soccer and softball and saint james soccer. there is already lots on conjection and many children. I feel the additional traffic will create safety hazards.

From: greg zyck [REDACTED]
Sent: Friday, September 04, 2015 10:53 AM
To: Bhide, Latika
Subject: Pending Sale of Glenkirk to Holy Nation Prebyterian Church

Ms. Bhide,

I have been told that you are the development planner for the impending sale of Glenkirk to Holy Nation Presbyterian Church.

I currently live at [REDACTED] across the street and down a few doors from Glenkirk.

As you probably know the church had an informational meeting with many of us last night about the plans. Overall I am comfortable with the church coming in. I think they will do a better job of taking care of the grounds than the current owner does.

The issue is the parking variance that they are applying for. We were told that it needs to be potentially increased because of the rules of the village but not necessarily from their usage. From what we have been told it doesn't make sense. Not only will it impact the quality of life and resale values of those living north of the building but also the potential additional spots being built closer to the playground is a potential safety issue. The reasons for this increase need to be evaluated. Hopefully the Planning Commission and the village board can come to an agreement that HNPC doesn't need the potential for those additional parking spots.

The other issue that the Planning Commission really needs to take into account and someone at the village should take into consideration is the amount of parking that is already being done on Waverly Road. Because of events that Futabakai has they very often spill out onto Waverly and on to Chestnut. The crowding also because of soccer games and softball games is also an issue. Throw all that onto the amount of typical traffic because it is a thru way for everyone to get into those neighborhoods, this area is quite congested already.

Yes, I knew what I was getting into by moving across from the park. I knew the games being played there were going to increase traffic. The Futabakai situation is another story. They typically are using much more than the parking space they have available to them.

Putting the current situation together with the proposed variance for HNPC is causing potentially more problems for the neighborhood. This is something that the Planning Commission and village need to look into further before making any changes.

Thank you and please let me know if you have any questions or comments.

Regards,

Greg Zyck

C - [REDACTED]

From: Patricia Pertolanitz [REDACTED]
Sent: Monday, September 07, 2015 4:12 PM
To: Bhide, Latika
Subject: Sale of Glenkirk to HNPC

Follow Up Flag: Follow up
Flag Status: Flagged

To: Latika Bhide, AICP
Development Planner

I attended the meeting at the Village Hall September 3rd and I wanted to share some of my concerns.

Parking and Traffic - The attorney made it aware that it is the village that requires the zoning variation approval for additional parking based on the size of the structure. The attorney indicated that they do not plan to increase the number of parking spots based on their present number of parishioners. What I and the rest of the neighborhood is concerned is once the variation is approved the HNPC will be able to increase parking and the neighborhood will not even know till they see the work being done. Traffic on Waverly, Chestnut, and Suffield is terrible now. With the Japanese school, the park, Glenkirk, and all the people who shortcut down our streets it becomes dangerous for all the children in the neighborhood. The attorney indicated that traffic would be decreased because of less people attending their church then the number of people going to Glenkirk. Most of the people going to Glenkirk do not arrive alone but come in buses or vans. These vehicles drop off a number at one time and leave the area. Most of the people attending the HNPC would be arriving in their private vehicles so in reality there would be more traffic coming and going.

Also, because a lot of the houses back up to the Glenkirk property the concern is how unsightly it would be to have a parking lot right behind or to the side of your home. Home values would most certainly be decreased. The village should make it mandatory that if the parking is extended there needs to be allotted green area between the parking and the homes. Also, it should be mandatory that landscaping of the area be done to camouflage the parking from the homes.

Questions also came up about lighting in the existing and new parking lots. Since they will be having evening services it is most likely necessary that lighting will be needed for the parking lots since they are pitch dark now. It is a concern that these lights would be shining in the homes next to and across from the lots. This would be very inconvenient for homeowners.

Since I live on the corner of Suffield Drive and Arlington Heights road my major concern is the extra traffic coming in and out of our street. We get the buses and vans from the Japanese school, from Glenkirk, as well as the normal school buses for the children in the neighborhood. We get all the traffic from those people who short cut from Hintz down Highland and out our street to Arlington Heights road to miss the traffic lights at Hintz and Arlington Hts road. We also get the overflow parking on Sundays from St Edna Parish.

We were told that the village is all for this sale from Glenkirk to HNPC but thought should be put to the problems indicated. We all purchased in this area because it was a peaceful area and wanted to see our children grow up in this quiet environment.

I would appreciate the village's looking into these issues.

Pat Pertolanitz
[REDACTED]

Arlington Hts, IL 60004

Sent from my iPad

From: Planning
Sent: Tuesday, September 08, 2015 8:06 AM
To: Bhide, Latika
Subject: FW: Village of Arlington Heights Contact Staff - Plan Commission Request from Holy Nation "Corporat

Follow Up Flag: Follow up
Flag Status: Flagged

From: Village of Arlington Heights [info@vah.com]
Sent: Sunday, September 06, 2015 3:33 PM
To: Planning
Subject: Village of Arlington Heights Contact Staff - Plan Commission Request from Holy Nation "Corporat

This form was submitted from the Village Website. Please review the information that was submitted below and reply to the e-mail address that is listed below.

Name: Pamela Nowakowski
E-mail: [REDACTED]
Concerning: General Planning & Community Development
Address:
City:
State:
Zip: 60004-2449
Phone: --
Length of Residency:

Comment: I would like to have the proposed changes by the Holy Nation Presbyterian Church Corp. to the Glenkirk school sent to my email address. Since this is a business being placed in a residential area, it is important to assess the impact to the community. In checking their exempt status while having this operation in Chicago, I find no exemptions as a church but only found some very shady money handling. How can you approve this request while approving a \$12M additions for needed classrooms when the original school can be cleaned and again used as its intended purpose. Who is getting paid off for this one?

From: Village of Arlington Heights <info@vah.com>
Sent: Wednesday, September 09, 2015 9:20 PM
To: Bhide, Latika
Subject: Village of Arlington Heights Contact Staff - Glenkirk Site

This form was submitted from the Village Website. Please review the information that was submitted below and reply to the e-mail address that is listed below.

Name: Alice Sylvester

E-mail: [REDACTED]

Concerning: Latika Bhide

Address: [REDACTED]

City: Arlington Heights

State: IL

Zip: 60004

Phone: [REDACTED]

Length of Residency: 20 years

Comment: Hello, I'm writing to express my concern about the zoning variance for HNPC. As a nearby neighbor, I am acutely aware of the increase in traffic the neighborhood has experienced over the years. Between Futabaki, St. Edna's, the park district and Glenkirk, there is a significant amount of traffic and parking. The area is becoming very congested and it's changing the residential tenor of the neighborhood. I am hoping you give some serious thought to recognizing the objections of the neighborhood. Both properties, Glenkirk and NHPC, are off the tax rolls, which means there is no gain to the village regardless of who owns the property. In that case, the opinions of homeowners who do contribute to the village coffers should weigh in. In addition, the alternate parking plan brings too much partaking to the site and endangers children playing at the park.

Resident_Letter9-11-15Mazursky

From: Village of Arlington Heights <info@vah.com>
Sent: Friday, September 11, 2015 1:30 PM
To: Bhide, Latika
Subject: Village of Arlington Heights Contact Staff - Future home of the Holy Nation Presbyterian Church

This form was submitted from the Village Website. Please review the information that was submitted below and reply to the e-mail address that is listed below.

Name: Judy Mazursky

E-mail: [REDACTED]

Concerning: Latika Bhide

Address: [REDACTED]

City: Arlington Heights

State: IL

Zip: 60004-2472

Phone: [REDACTED]

Length of Residency: 40 years

Comment: My neighbor, Bea Sallis, met with you with her many concerns about the purchase of the property at 2501 N. Chestnut Avenue. My husband and I have all of the same concerns as Ms. Sallis. As I know that she spent a great deal of time with you, we're sure you know the neighbors' feelings about this sale. We hope, that you are relaying these matters to the village and that our voices will be heard.