

Margaret Everding

To: Village of Arlington Heights
Ms. Robin Ward
Mayor Thomas W. Hayes
Board of Trustees
Plan Commission
Plat and Subdivision Committee
Office of the Village Clerk

Date: February 7, 2017

Re: Protest of the Hearts Place Apartments

To Whom It May Concern,

Please be advised that I am the owner of the property located at 110 Boeger Road. Said property is presently occupied by La Joie Daycare, Llc. The proposed Hearts Place Apartments at 120 Boeger Road is directly next to my property.

Referencing Zoning Regulation Chapter 28 Section 28-18.3 I strongly protest this project and the zoning change to institutional along with the multitude of variations.

My late husband worked his entire life to provide for us and purchased this property for our retirement income. He was in the construction business and selected this site in Arlington Heights because Arlington Heights was always very strict with their zoning laws which preserved land values. Last time this project was proposed, our tenant at the time, Kindercare, vacated the building rather than have a public zoning fight. This left us with a vacant building, a very high tax bill, and no income. Suffering a stroke and being bound to a wheel chair this created an enormous amount of mental and physical stress for him. He worked very hard to replace the tenant with La Joie Daycare at a discounted rent and unfortunately passed away as the lease was being negotiated. I, along with La Joie Daycare, have invested a substantial amount of money into improving the property. La Joie Daycare has struggled to build their client base and pay even their discounted rent. I am 81 years old and spent the last 5 years unsure if they would make the rent payment. They have finally built their business to thrive and recently signed another lease. I beg of you to not put me through that again.

Please file this letter as my protest to the Hearts Place Apartments.

Yours truly,


Margaret Everding

 Mistry 2/9/2017

