

May 10<sup>th</sup>, 2017

Mr. Joseph Lorenzini  
Chairman, Plan Commission  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 6005

Re: Owners' plight regarding Heart's Place zoning approval

Dear Chairman Lorenzini,

It is our understanding that during a recent Plan Commission hearing on the Heart's Place proposal, the project's potential financial impact on adjoining property owners was a key item of consideration for the Commissioners. We are therefore writing to share details on our own financial predicament and the consequences we are likely to suffer should the PUD not be approved. We are the owners of the two adjacent lots located at 120 W Boeger Drive and 5 W Dundee Road, on which the proposed Heart's Place development is to be built. As we were unable to attend the March 26<sup>th</sup> hearing, we ask that you please include this letter in your records.

The two properties in question have been on the market for over twelve years. As has been documented by our realtor Robert Thomas, extensive marketing efforts have not resulted in a single offer, even after significant price reductions. The only offers we have received to date were in connection to the proposals for Heart's Place, in 2016, and for Boeger Place, in 2010.

As a result of this inability to sell the properties, we have both incurred significant financial hardship through the ongoing costs of ownership and property maintenance. This hardship culminated in our failure to comply with our property tax obligations, leading Cook County to impose a tax lien on the 120 W Boeger lot. We now stand the risk of losing our rights of ownership to that property without any form of compensation.

The approval of the PUD for Heart's Place will allow us to sell the 5 W Dundee property at a fair market price and recoup a significant share of our losses, whereas a Village denial would result in the further deterioration of our assets and irreparable damage to our financial wellbeing. While we sympathize with the concerns of our neighbors, it strikes us that prioritizing their financial comfort over ours is both unfair and extremely out of character for Village officials. We therefore respectfully ask you and other members of the Plan Commission and Village Board to take our plight under careful consideration when making a decision on this matter.

Sincerely,



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Aleks Nikolich



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