

Tierney, Patrick S.

From: GsDittmann@comcast.net
Sent: Tuesday, June 19, 2012 8:36 PM
To: Tierney, Patrick S.; Taylor, Craig W.
Subject: DiMucci Family Property/Lake County Plans for giant shopping mall

To Whom It May Concern:

I have some serious concerns regarding the proposed use of the DeMucci property located at Route 12 and Old McHenry Road - selling it for a giant shopping mall ala Woodfield Mall. My specific concern is the welfare and safety of children who attend Isaac Fox Elementary School and Lake Zurich Middle School North. These schools and the school property are very close to the area of the proposed shopping mall. Does the county have any statistics regarding large shopping malls built in close proximity to grade schools and middle schools and increases in crimes against children in those areas? I am not aware of any in our immediate area and would very much like to have the officials who are behind this plan investigate to see how the safety of children in areas where large shopping malls are in very close proximity to schools has been affected. The result of any such studies should be made available to area residents before any decision on the use of this property is finalized.

This was a concern for me when this plan was first proposed several years ago and it remains a serious concern for me. If Lake County is behind this plan, my questions to the county are: Will Lake County be prepared to supply Lake County Police Officers to patrol the perimeter of the school property at any time school children are present? Is Lake County prepared to patrol the out lots of the shopping mall to insure the welfare of property and area residents? Does Lake County have the resources to provide additional police protection to area residents? Shopping malls of the size proposed will be drawing a lot more than honest shoppers and we all know this. Is Lake County prepared for the increased crime rate that inevitably will result?

Thank you for your time and consideration.

Gloria S. Dittmann
4 Hollycourt Terrace
Lake Zurich, IL 60047-1213
Email to: GsDittmann@comcast.net

Tierney, Patrick S.

From: Carlborg, Karen [KCarlborg@promoworks.com]
Sent: Tuesday, June 19, 2012 12:28 PM
To: Tierney, Patrick S.
Subject: Mall near Hawthorn Woods

I think this is a GREAT idea to boost retail in the county and have another option closer to those who reside in Lake County. I look forward to hear hopeful articles on moving forward.

Karen M. Carlborg
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Tierney, Patrick S.

From: Jeff Grolig [jgrolig@cobrek.com]
Sent: Friday, June 15, 2012 2:06 PM
To: Tierney, Patrick S.
Subject: Mall

We don't need another mall in Lake County, if the land is zoned residential then homes should be built there or keep it open space. We have enough vacant commercial space in Lake county.

Thanks,
Jeff.

Tierney, Patrick S.

From: Jane Farrell [farrellj241@hotmail.com]
Sent: Thursday, June 14, 2012 6:12 PM
To: Tierney, Patrick S.; Cunningham, Mary A.; lpederson@lakecountyil.gov; Hewitt, Diane X.; Newton, Jim; Paxton, Brent C.; Carter, Bonnie T.; Bush, Melinda G.; Carlson, Steve E.; Durkin, Bill K.; O'Kelly, Diana L.; Carey, Pat; Kyle, Angelo D.; Feldman, Michelle E; Maine, Ann B.; Stolman, David B.; Taylor, Craig W.; Lawlor, Aaron L.; aflanigan@lakecountyil.gov; Mountsier, Stevenson; Wilke, Terry F.; Calabresa, Carol J.; Nixon, Audrey H.; Gravenhorst, Susan L.
Subject: Di Mucci Property (Rand & Old McHenry)

Dear Lake County Board Members,

We all want to make decisions that can change and improve people's lives. Unfortunately, the direction your board has taken will have THE MOST ADVERSE effect on everyone's life in the surrounding area. I happen to live in the neighborhood in North Barrington (Indian Trail Road) that will be extremely affected by your plans. Perhaps you are unaware of the following facts that Lake Zurich has already researched and published:

- National, continued economic weakness promises to slow development interest
- Constraints on bank financing continue to hinder developer's ability to fund projects
- Vacancies exerting downward pressure on commercial rents making the rents necessary to support new development unlikely
- International commodity prices exerting upward pressure on construction costs mean higher prices for new real estate.
- Empty Retail Space in Lake Zurich alone is averaging 200,000 Sf per quarter = 10.75% exceeding the Chicago area average of 9.5% & close to the national average of 11.9%
- Housing Market: Lake Zurich, Long Grove, Deerfield, Hawthorn Woods currently have a 10 month supply of homes on the market
- Housing Market Barrington Area: Currently has a 16.86 month supply of homes on the market

I challenge you to do your research and make an informed decision based on the above facts. Drive down Rand Road and you will see a LOT of empty retail space. It detracts from the value of every home and every business around it.

I also challenge you to make a decision based on morals and the needs of your local constituents:

- **Traffic:** Today, with NO retail development Old McHenry Road and Rand Road get extremely backed up during morning & afternoon rush hour. Are you aware of how many fatalities have occurred at the Wynstone entrance?
- The homes surrounding this property were purchased with the knowledge that this parcel was NOT zoned commercial. Is it necessary to drive down the value of all of the homes surrounding this area (already the lowest value in 10 years) for the benefit of businesses and people who do not reside here?
- **Lifestyle:** Why we moved here - like most of my friends and neighbors, we moved here to escape noise, traffic and were awed by the natural beauty of this area. We do not believe more retail development on such a large scale enhances the area or our way of life
- **Taxes** - My taxes have continued to increase every year for the past 10 years. You are going to collect the taxes from this development for the County and not give it to the communities who will be supporting it, living with its impact and receiving ZERO benefit? North Barrington would not be able to afford the increased costs of police and road. How is that moral?
- **Home Values** - I see no way this will increase the value of a single home in any of the surrounding communities and foresee a decline in value for those that live close by. Forcing more downward pressure on real estate values seems like poor judgement.

- **Cut through traffic.** I would like you to do a traffic study on the amount of traffic that cuts back and forth between Route 59 & Rand Road. It is a lot & every time there is a traffic back up or construction it triples. Now add a large retail space and watch my neighborhood go downhill. I stand at the bus stop every day with my children and watch several drivers every day blow through the stop sign at Oakwood & Indian Trail. We do not allow our children to ride their bikes during rush hour because of all of the cut through traffic. Adding this development would make our neighborhood unsafe.
- **Ethics:** Having served my community for the past 8 years I can confidently say that what Lake County is doing is unethical.

I hope each of you reconsider your stand and do what is best for the community members who live here. We are completely against rezoning this land to commercial development. We felt that way 10 years ago and are as adamant about this today.

Regards,
Jane Farrell