

Tierney, Patrick S.

From: ron cobb [ronwcobb@yahoo.com]
Sent: Saturday, June 16, 2012 11:18 AM
To: Tierney, Patrick S.
Subject: Dimucci Property

Sirs, I am a twenty six year resident of southwest Lake County with the last nineteen in North Barrington. My wife and I firmly believe that the area has been severely under-served in shopping, restaurants and transportation upgrades. We support development of the Dimucci property because it would bring sorely needed services to our area. I would like to state that I have no relationship to any of the parties involved in the development. I am only writing this because I am so perplexed by the strong opposition to development so sorely needed. Thank you, Ron Cobb

Ronald W. Cobb Jr
221 North LaSalle St
Suite 1700
Chicago IL 60601
Office: 312 726 6788
Fax: 312 726 1650
Cell: 312907 4535

THIS TRANSMISSION IS INTENDED AND RESTRICTED FOR USE BY THE ABOVE ADDRESSEE ONLY. IT MAY CONTAIN CONFIDENTIAL AND/OR PRIVILEGED INFORMATION EXEMPT FROM DISCLOSURE UNDER FEDERAL OR STATE LAW. IN THE EVENT SOME OTHER PERSON OR ENTITY RECEIVES THIS TRANSMISSION, SAID RECIPIENT IS HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, OR DUPLICATION OF THIS TRANSMISSION OR ITS CONTENTS IS PROHIBITED. IF YOU SHOULD RECEIVE THIS TRANSMISSION IN ERROR, PLEASE CONTACT ME IMMEDIATELY AT (312) 726-6788 OR BY E-MAIL (ronwcobb@yahoo.com), DELETE THE FILE AND ANY ATTACHMENTS FROM YOUR SYSTEM, AND DESTROY ANY HARD COPIES OF THIS MESSAGE AND ANY ATTACHMENTS.

Tierney, Patrick S.

From: Bev Matre [bmatre@comcast.net]
Sent: Friday, June 15, 2012 9:54 AM
To: Tierney, Patrick S.
Cc: Bev Matre
Subject: Dimucci Family Property

These comments are regarding the current issues of rezoning and future use of the Dimucci property at Route 12 and Old McHenry Road.

I am against rezoning this property from Estate (E) to General Commercial (GC) and the Conditional Use Permit (CUP) for a Planned Unit Development (PUD) to develop 53 acres into a commercial development.

I was at the June 7th meeting. In addition to the reasons expressed in the public hearing portion of the meeting, against the rezoning and future use of the land for an 800,000 square foot mall, following are additional reasons why I am against this proposal.

I live directly across Old McHenry Road from this property and these factors would negatively affect me, my neighbors, and close by neighborhoods.

Additional traffic and noise - At the June 7th meeting, the additional traffic on Route 12 was mentioned. There would also be additional traffic on Old McHenry Road all day. Currently, during the evening rush, which can run from 3 - 6 p.m., traffic backs up down Old McHenry from the Route 12 and Old McHenry light. At times, it backs up as far as you can see from my corner of Fox Hunt Trail and Old McHenry. This would only be made worse by a mall entrance/exit and shoppers/employees joining this current traffic.

There would be additional noise 24/7 due to more vehicles, loud music from some of those vehicles, and truck traffic which make deliveries to businesses during the night.

Impact on local roads - To avoid traffic on Route 12 and Old McHenry Road, vehicles will cut through the neighborhood streets. These roads were not built to handle the additional wear and tear from more vehicles and heavy trucks. This will increase the cost to the villages who maintain these roads. Hawthorn Woods residents have been paying an additional tax assessment for road repairs for several years now and these repairs would not last as long as currently expected in the area near the mall.

Additional pollution - With increased road and parking surfaces, there will be additional salt usage and salt runoff during winter. There will be additional vehicle emissions and more garbage thrown from the additional vehicles and blowing around from the commercial property.

Effect on wells of surrounding neighborhoods - I was alarmed to hear the statement during a presentation on June 7th that until the water project from Lake Zurich to the Dimucci property is completed, water would come from a well. Most surrounding properties have well and septic systems. Most of these residential wells are relatively shallow wells. Some of these wells have gone dry and had to be re-drilled deeper during recent drought conditions. What would be the effects of this development drawing water from this same water supply either during construction or the early operation phase? This would be a big expense to homeowners if this causes any wells to go dry.

Current retail space empty - Even though this is redundant, I think it is important to stress again that there does not seem to be a need for more commercial development in this area. There is an abundance of vacant commercial space - both in older and brand new developments - that should be used first. In this economy, there continues to be a steady stream of more businesses and eating establishments going out of business. We do not need any more vacant commercial space along Route 12.

Thank you for considering my comments.

Beverly Matre
1 Fox Hunt Trail

Tierney, Patrick S.

From: wengergl@aol.com
Sent: Friday, June 15, 2012 12:13 PM
To: Tierney, Patrick S.
Subject: Opposition to Shopping mall proposed at Old McHenry and Route 12

Hello,

I would like to voice my opposition to this effort. There are many, many vacant stores in malls, strip malls and in the downtown areas of villages surrounding this parcel of land. Building more retail square footage will only exacerbate the problem. If we must develop this parcel of land, why not consider upscale apartments or office buildings rather than retail?

Thank you,
Gay L. Wenger
Lake Zurich

Tierney, Patrick S.

From: Laurie [lgasser@briteomatic.com]
Sent: Friday, June 15, 2012 10:51 AM
To: Tierney, Patrick S.
Subject: Dumucci Property

Hello --

I received your notice about the June meetings at the Concord Banquet Hall. I would love to attend these, but right now my schedule is rather full. However, I did want my voice to be heard.

I live in Hawthorn Woods, right around the corner of the proposed mall site. For many, many years, I dreamed in living in Hawthorn Woods along McHenry Road, as I always thought the area was so beautiful. Fifteen years ago, I achieved my dream and was finally able to afford a house there.

When I first moved in, there was talk of a Mall going in on the corner of McHenry and Route 12. I was elated to hear that the proposal did not go through. Much to my dismay, the issue was brought up again a few years ago. Again, the people of Hawthorn Woods and Barrington made you fully aware that we were opposed to building this huge Mall on that beautiful corner. At that time, it was decided that a small area would be zoned commercial, and the remaining property would be residential. It seemed like a great solution and everybody was happy.

Again, this past spring I see there is a meeting about the same corner and the same proposal to build a huge mall. Again I thought this issue was settled and resolved. Not to mention, I saw this article in the Daily Herald. The Village of Hawthorn Woods was not even aware of this beforehand. Since building this mall would negatively affect our village, I would think we would have known something about this.

I realize that you are looking at the tax revenue that this proposed Mall would bring into Lake County. Please, find another source of revenue. Better yet, cut spending!

Once again, I object to building a huge mall on that property. Hawthorn Woods is a lovely village, and I am very blessed to live there. Please, listen to the people who live in that area. We have not changed our minds. Again, we want no part of a Big Mall on that corner!

Thank you. I appreciate the opportunity to voice my concerns on this proposal.

Laurel Gasser
Treasurer
Brite-O-Matic Mfg., Inc.
527 W. Algonquin Road
Arlington Hts., IL 60005
847-956-1100
800-323-0577

Tierney, Patrick S.

From: Kokoshi, Valbona
Sent: Monday, June 18, 2012 8:16 AM
To: Tierney, Patrick S.
Subject: FW: June 14, 2012: Dimucci Property Update

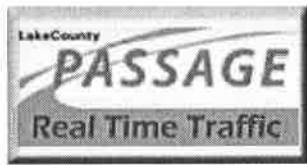
Pat,

I have learned that you are overseeing the Dimucci Property project and I was hoping you could help me answer the questions below.

I am not very familiar with the Dimucci Project and the UDO.

Thank you,
Bona

Lake County Division of Transportation
600 W. Winchester Road
Libertyville, IL
T (847)377-7538
F (847)984-5944



From: Nathan Aaberg [mailto:naaberg@conserve lakecounty.org]
Sent: Friday, June 15, 2012 2:08 PM
To: Kokoshi, Valbona
Subject: FW: June 14, 2012: Dimucci Property Update

Hello, Bona

In connection with our meeting and the county's interest in growing our bicycle trail infrastructure, I was wondering if a development like that proposed for the Dimucci Property is required to include trails that might connect in the future with other trail systems? Retrofitting is always a less desirable option than building something in from the beginning.

Could Lake County's UDO be modified to require trail connections as appropriate to the context of the development?

Would appreciate your feedback on this.

Thanks and have a good weekend.

Nathan Aaberg
Associate Director
847-548-5989, ext. 30 (Office)
847-507-5989 (Cell)
Conserve Lake County

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, Kildeer, 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 bakc 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

Tierney, Patrick S.

From: cheryl bryan [geoche216@att.net]
Sent: Saturday, June 09, 2012 5:39 PM
To: Tierney, Patrick S.
Subject: Dimucci plan

Im sorry to hear you are considering Dimucci properties..I lived in their properties in Mt Prospect..They cannot be trusted.They were found to be cheating their renters on security deposits and were forced to make restitution by Mt Prospect.Their reputation is not good for renters please do your homework...