David Lothspeich

To: Angie Underwood
Subject: RE: To Long Grove Village Officials- Long Grove Neighbors- A 310 Unit apartment project is proposed for CF Industries site in Long Grove on Salem Lake with New a multi-family Zoning code change to four stories for Long Grove- A game changer

From: Gary Lundgren
Sent: Thursday, June 09, 2016 11:08 AM
To: angie@aunder.com ; sborys@wolfemate.com ; Billjacob@comcast.net ; llyman@me.com ; jmarshall@jmarshallconstruction.com
Cc: jhogue@longgrove.net ; dlothspeich@longgrove.net ; david.smith@b-reis.com ; sgrost@propertymg.com
Subject: FW: To Long Grove Village Officials- Long Grove Neighbors- A 310 Unit apartment project is proposed for CF Industries site in Long Grove on Salem Lake with New a multi-family Zoning code change to four stories for Long Grove- A game changer

Dear Long Grove Board Members,

I am Gary Lundgren and live at 3617 Crestview Drive across Salem Lake from CF Industries.

Please note my opposition and that of many, many of the residents nearby and all over Long Grove. A ground swell of condemnation of allowing any Multi- Family residential apartment zoning in our beautiful town is coming your way.

Most Cordially,

P.S. See below e-mail that went to all my neighbors and is now being forwarded to Long Grove Residents everywhere. I also copied the Developer and the Building owners broker.

Gary S. Lundgren
Principal
CTK Chicago Partners glundgren@ctkcp.com
Cell – 847-274-9702

Dear Neighbors,

Subject: A developer has CF Industries on Salem Lake in Long Grove under contract – He wants to convert the existing building to 70 units and build another 240 units in multiple Four story buildings totaling approx.. 310 units with , approx. Over 900 residents as many apartments are 3 and 4 bedrooms.

Most of us have had a developer come to our homes and drop off a letter introducing himself. He is from Chicago and has the CF Industries property under contract and wanted to invite we neighbors to tour the CF Building and he will show us his site plan and outline what he wants to do. About forty neighbors toured the building Monday June 6th, , saw their plans and talked with them including myself.
I also talked with James Hogue the Village Planner for Long Grove he said" They would need a Text Amendment and then a zoning change to allow multifamily zoning which would need to be approved by the Board. Also, they are asking for approval for FOUR story height, this also does not exist in Long Grove. This would allow major apartment projects as four stories provide elevator buildings with large complexes of 250 units or more as that size is necessary to make on site management become affordable. WE DO NOT HAVE MULTI-FAMILY ZONING IN LONG GROVE.

My wife's family lived on Salem lake prior to CF Industries getting their office zoning and a major negotiating point was to only allow a two story height restriction, that's why CF Industries built floor plates of approx.. 80,000 sq. ft. each.

This community currently requires single family zoning only with approx. one acre lot minimum. Changing the zoning ordinance to allow Multi-Family large projects would be against the entire make- up of Long Grove and allow many other projects (including government sponsored housing) to apply for multi- family zoned projects as Long Grove would have set a PRECEDENT by allowing this change. I do not want to see the very nature of Long Grove changed, or our way of life and the peace and quiet and safety of our community altered.
Do you?

Zoning Change comment: As a developer myself , I know it's very difficult to get this kind of change, especially since there is no multifamily apartment zoning in LONG GROVE PERIOD.

He will need the Village board to approve a Text Amendment and a zoning change to residential, neighbors speak out, reach out to the Village of Long Grove members- Contact information attached and voice your concerns. We can stop this Zoning change in its tracts, but you must let the board know your thoughts.

The Village position: I talked to the Village Manager he said, no application for a change has yet been received. He was not sure how the board would react if the developer does proceed to apply for a text amendment and zoning change, it is a difficult change. He said he told the developer to meet or talk with the neighbors to see if they will support a change as that will be Key, so speak out neighbors and send this e-mail to any other Long Grove residents and association members that can forward this message to all Long Grove residents as this will ultimately impact all Long Grove Residents forever if approved.

My Thoughts: Further, the Village should not approve this as it sets a PRESCEDENT and then other apartment developers will propose other locations become Multi- family and government housing could not be opposed because the Village would have allowed Multi – Family housing zoning.

Most Cordially,

Gary & Gayle Lundgren
3617 Crestview Drive
Long Grove, Illinois 60047

Gary S. Lundgren
Principal
CTK Chicago Partners

CHICAGO PARTNERS

1111 E. Touhy, Suite 230
Des Plaines, IL 60018
Phone: 847-699-2159
Fax: 847-699-2156
Cell: 847-274-9702
glundgren@ctkcp.com
www.ctkchicagopartners.com

David Lothspeich

To: Angie Underwood
Subject: RE: Apartment Complex in Long Grove

From: Angie Underwood [mailto:angie@aunder.com]
Sent: Tuesday, August 02, 2016 9:25 PM
To: David Lothspeich
Subject: Fw: Apartment Complex in Long Grove

One more letter for the packet.

From: Jan Healy
Sent: Tuesday, June 14, 2016 2:08 PM
To: angie@aunder.com
Subject: Apartment Complex in Long Grove

Dear Angie,

I live at 3612 Rolling Glen Dr. in Long Grove. My property is on Salem Lake. A developer has advised that he is under contract to buy an empty office building and surrounding property on Salem Lake. His plan is to use the existing building and build another building for which he will house 300+ rental apartments. This property is zoned for offices, not residential apartments but we were told the developer will apply for a zoning change. The new building plans are 4 stories high, which would be an eyesore in this beautiful idyllic setting. Some of the apartments will be 3 or 4 bedroom apartments, which could mean up to 900 renters in total. These renters would bring noise and pollution and lack of privacy and traffic jams to this quiet enclave. The developer said the renters would not have lake rights, but 2/3rds of the lake is owned by the Lake County Forest Preserve, so is to stop all of these people from paddling all around the lake, including the sections owned by us, the homeowners.

I chose this area and bought this property because of its natural beauty and tranquility. I've save my whole life to achieve a lifelong dream of a slice of the country in the middle of suburbia, and am just sick about the possibility that this developer could come in and destroy what we have. It's not just the quality of human life that would be affected, but that of the precious wildlife, trees and plants.

I plead that we do not grant this zoning change and subsequent apartment development, but rather retain the rich character that this area has today. This office building is well suited for a business(es), a conference center/retreat or an assisted living center.

May I hear back regarding your support of this plea?

Thank you,
Jan

Janet E. Healy
Vice President, Int'l. Marketing
Rust-Oleum Corporation
11 Hawthorn Parkway
Vernon Hills, IL 60061
Office: 847-816-2402
Cell: 847-641-5590
Fax: 847-816-2300

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David Lothspeich

To: Angie Underwood
Subject: RE: CF Industries Building

From: Angie Underwood [mailto:angie@aunder.com]
Sent: Tuesday, August 02, 2016 9:23 PM
To: David Lothspeich
Subject: Fw: CF Industries Building

Another Salem Lake letter for the Board Packet

From: chrisklatt@aol.com
Sent: Tuesday, June 14, 2016 5:21 PM
To: angie@aunder.com ; sborys@wolfemate.com ; Billjacob@comcast.net ; llyman@me.com ; jmarshall@jmarshallconstruction.com ; Sarlitto.LGVillage@gmail.com ; george.yaeger@gmail.com ; fred@fredphillips.com ; michaeldvorak@comcast.net ; kazmer@hotmail.com ; isoparr@aol.com ; BPeltin@rptrust.com ; szr5182@aol.com ; kcsmith2@hotmail.com ; shadowbug12@aol.com ; warrenschmitt3453@gmail.com
Subject: CF Industries Building

My name is Chris Klatt and I live at 3634 Driftwood Lane. I live on Salem Lake and also own a little over 3 acres of the lake.

I had a developer come to my house to drop off a letter introducing himself in regards to converting the existing CF building to apartments and also build another 240 units.

This is my backyard. I don't want it here or anywhere within the boundaries of the village.

I don't feel this is a project that the village leaders and residents should welcome. Our community is build on open space and conservancy. This could add 800 or more people to our village who are not owners or stewards of Long Grove's vision.

We have no zoning for multi family housing and it should stay this way. This is not the parcel to start with.

I urge you to please **not pursue** this with this developer.

Sincerely,

Chris Klatt
847-726-7145

David Lothspeich

To: Angie Underwood
Subject: RE: CF Industries Building

From: chrisklatt@aol.com
Sent: Tuesday, June 14, 2016 5:21 PM
To: angie@aunder.com ; sborys@wolfemate.com ; Billjacob@comcast.net ; llyman@me.com ; jmarshall@jmarshallconstruction.com ; Sarlitto.LGVillage@gmail.com ; george.yaeger@gmail.com ; fred@fredphillips.com ; michaeldvorak@comcast.net ; kazmer@hotmail.com ; isoparr@aol.com ; BPeltin@rptrust.com ; szr5182@aol.com ; kcsmith2@hotmail.com ; shadowbug12@aol.com ; warrenschmitt3453@gmail.com
Subject: CF Industries Building

My name is Chris Klatt and I live at 3634 Driftwood Lane. I live on Salem Lake and also own a little over 3 acres of the lake.

I had a developer come to my house to drop off a letter introducing himself in regards to converting the existing CF building to apartments and also build another 240 units.

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I urge you to please **not pursue** this with this developer.

Sincerely,

Chris Klatt
847-726-7145

David Lothspeich

To: Angie Underwood
Subject: RE: Apartments in Long Grove

From: Bottcher, Paul
Sent: Sunday, June 19, 2016 3:34 AM
To: angie@aunder.com ; sarlitto.lgvillage@gmail.com ; george.yaeger@gmail.com
Subject: Apartments in Long Grove

Hi Ms. Underwood, Mr. Sarlitto and Mr. Yaeger,

We live at 3619 Crestview Dr. in Long Grove on Salem Lake. A developer stopped by a few weeks ago informing us that they are under contract to purchase the building across the lake from me that was previously occupied by CF Industries. I attended an informal meeting they had to discuss their plans and ultimately seek approval. I'm sure you know the details of this better than me so I won't bore you with them but I wanted to write to you better understand your position on this.

For me, I moved my family here 5 years ago as we have friends that live in Long Grove and we fell in love with this area. One of the main attractions to me is the small town feel and the beauty of the surroundings including the lake. I've attached a picture of my view on the lake. Despite my selfish reason for not wanting a 4 story apartment building wrecking that view, I'm really concerned if this project goes through it will bring a lot of negatives to a beautiful and tranquil area. Besides the noise pollution and added traffic, there is a risk of ecological issues with the renters with the lake and surrounding area. I'm also concerned about safety issues as nothing would stop the hundreds of renters from accessing our property. I have three small kids and this scares me. I know that the developer said the renters wouldn't have lake rights but most of the lake is owned by the LCFP and wouldn't be policed.

I would think that if this project were approved, it would open pandora's box when it comes to future rental developments. It may even lead to further development on the lake if the LCFP were to sell off land. I'm all for continuing to strengthen Long Grove and wouldn't be opposed to developing areas with townhomes or retirement communities as I think developments like this bring good people to Long Grove that will stay and it would keep aging people in Long Grove that have lived and cared for this area for a long time.

I know you are extremely busy but can someone respond back with your position on this? Thank you and take care.

Paul and Rachel Bottcher

David Lothspeich

To: Angie Underwood
Subject: RE: Salem Lake

From: Susan Klein <suzyklein@aol.com>
Date: July 27, 2016 at 2:19:18 PM CDT
To: Angie Underwood <angie@aunder.com>
Subject: Salem Lake

Dear President Underwood,
Thank you for your thoughtful response, Angie, to the Bottchers on Salem Lake regarding the proposed rental apartment development.
I don't live on the lake but am located nearby on Driftwood and am the Salem on the Lake HOA rep. I stand with my neighbors on the lake itself and oppose the development--especially in the middle of a forest preserve!--for obvious environmental reasons. In addition, the height of such a structure would negatively impact the visual character of the area, to which special care had been given when CF was first built. Another serious concern I have is security; that is, police coverage, for such a remote area whose population would be considerably increased. I could go on, but let this suffice for now in the interest of time.
Again, thank you, and please share with your Board in any way you deem appropriate.
Susan