



MEMORANDUM

DATE: July 7, 2020
TO: Chairman Steve Cashman and members of the Plan Commission
CC: www.villageofhinsdale.org
FROM: Christine M. Bruton, Village Clerk
RE: Plan Commission Application A-40-19, Ryan Companies

Attached please find the email communication sent to the Village Clerk for the record in the above named Plan Commission application.


If you are an individual who has submitted comment in this matter prior to the date of this memorandum, and you do not find your communication included in this file and wish to correct the record, please contact the Village Clerk at 630.789.7011 or cbruton@villageofhindale.org.

This file will continue to be updated when additional comments are received.

Thank you.

Rochelle Missil

3 Cheval Drive
Oak Brook, IL 60523



April 21, 2020

Thomas K. Cauley, Jr.
Village Board of Trustees
Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, IL 60521

Dear Mr. Cauley:

I would like to voice my concern over the lack of a comprehensive development plan for the real estate being sold by the Institute of Basic Life Principles (IBLP) and my opposition to the Clarendale of Hinsdale development submitted by Ryan Companies.

It appears the Village of Hinsdale is looking at each IBLP owned parcel in isolation, rather than as a complete picture. Shouldn't the other large parcel of IBLP land on the east side of Adams Road be looked at with Ryan's proposal? This topic was brought up by the Trustees during Ryan's proposal in February. During one of my discussions with IBLP last year, they informed me that they have a buyer for this parcel. Furthermore, I believe the comprehensive development plan should be done in collaboration with the Village of Oak Brook, as the real estate owned by IBLP encompasses both municipalities.

IBLP owns many properties in the area, which I have noted with stars on the enclosed map. I used Ogden Ave. as the southern boundary, Route 83 as a western boundary, Bronswood Cemetery as a northern boundary, and Madison as an eastern boundary. As you can see, the number of properties is quite substantial. IBLP's decision to unload their properties may have an adverse effect to the non-IBLP neighbors remaining if the re-development is not done correctly.

I also request that you deny the proposal for Clarendale of Hinsdale submitted by Ryan Companies. My home is adjacent to the large building being considered. I appreciate your concern of keeping the property three stories. Four stories would be extremely invasive. I also have concerns on the proposal to allow an exception to reduce the required acreage for a planned unit development (PUD) in a residential district from 20 acres to 15 acres. There is inadequate space for a project of this size. Furthermore, given the Village of Hinsdale's desire for greater setback from Ogden Ave, it only further compresses the space requirements. If an exception is to be granted to Ryan, the project should be proportionately scaled to least 75% of the current Village code. A stoplight will also be necessary for safety. I encourage you to turn left onto Ogden Ave. from Adams during either the morning or evening rush hour. Now imagine it being done by senior citizens with slower reaction times. If this project were to be approved without a stop light, public safety would be at risk.

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BY: _____

Village Board of Trustees
Village of Hinsdale
April 21, 2020
Page 2 of 2

Regarding the Cheval Drive extension that is part of the request, I ask that you consider the current residential zoning for the existing Oak Brook properties. As the only non-IBLP resident on Cheval Drive, I do not support having every house on my block demolished and rebuilt into multi-family housing for a specific use. I have lived in my house for over forty years and this development would have an adverse effect on the value of my property. The highest and best use of the properties on the street is single family. I am being forced against my will to have the street become a retirement community rather than a diverse one. Ryan's proposal is to put a detention pond on the eastern and western boundaries of my house. I do not desire to have my house become surrounded by retention ponds. This would de-value my property and create a less than desirable environment. This greatly increases the chances of my property being flooded versus what currently exists.

Neither Ryan or IBLP have clear title to extend Cheval Drive westward for the extension. I find Ryan and IBLP's actions to be based on threats and intimidation. The street is currently owned by members of my family. IBLP is threatening legal action against them to claim ownership of the street. IBLP has indicated that the Ryan plan "allows me to keep my house". Please see the attached email correspondence. Ryan refuses to offer me fair value for my property.

Lastly, with the unfortunate outbreak of Covid-19, I ask if the Village of Hinsdale is properly equipped to handle such a pandemic at a facility of the proposed size? Nursing homes and long-term care facilities have been hit especially hard during the pandemic. According to the Chicago Tribune, nearly 25% of all Covid-19 deaths in the State of Illinois have occurred in nursing homes and/or long term care facilities (source: <https://www.chicagotribune.com/coronavirus/ct-coronavirus-illinois-nursing-home-data-20200419-wrht22wtdtxzblf2xs5j5nhdy-story.html>). Chateau Nursing & Rehabilitation Center in Willowbrook had fifty cases of positive tests and seven deaths. Do we want the same or higher results in Hinsdale under similar circumstances? As of April 12, 2020, Hinsdale only had 17 cases of a positive test (source: <https://www.dupagehealth.org/610/DuPage-County-COVID-19-Dashboard>). Three articles are attached as support.

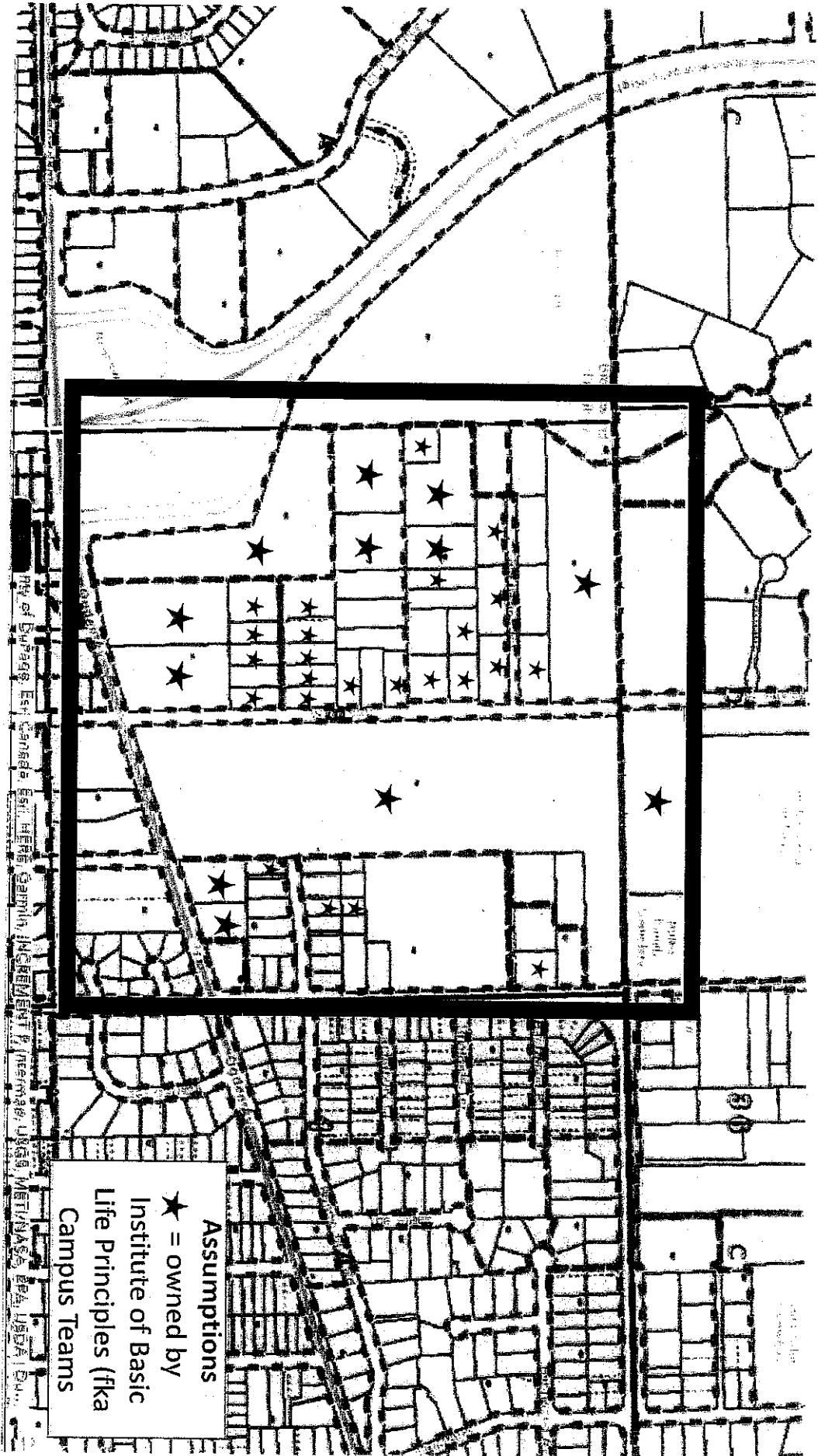
I might not be a resident of the Village of Hinsdale. However, I kindly ask that you consider the ramifications that your decision will have to its Oak Brook neighbors. My municipal designation should not matter. I am the closest residence to the proposed project and it will have catastrophic consequences to my environment, health, and economic well-being.

Respectfully yours,



Rochelle Missil

IBLP Owned Properties



Keep my house?
What legal authority do they have?

Missil, Eric

From: Robert Barth <rbarth@iblp.org>
Sent: Thursday, January 9, 2020 12:53 PM
To: Missil, Eric
Subject: Update

Hello Eric,

Because certain Hinsdale Trustees were not going to be at the December 10th meeting, Ryan Companies' initial presentation to the Board was postponed until January 7th. While I did not go to the meeting, I was told that Ryan made its presentation and that the Board would put it on the agenda again for January 21. At that meeting, it is expected that the Board will vote to refer the matter to the Planning Commission for public hearings in the months to come.

I understand that Dave Erickson showed the plans to you at the their meeting with you, but the plans are also available on the Hinsdale's website under Government, then Village Board, and then the January 7 meeting packet. Based upon Shelly's express desire not to move, Ryan has developed a plan that allows her to keep her house and that will enhance the value of her property.

If you and Kristin, along with other lineal heirs, still prefer not to participate in voluntary arrangements (including an written easement for Shelly) to clarify the Cheval Drive issue, IBLP will pursue a quiet title action. I spoke to Village of Oak Brook administrators and they expressed that Oak Brook would likely prefer to see Cheval Drive remain a private drive under the proposed plan. This is good because, as is, the current drive is not 66' feet wide. If Oak Brook would insist on having the Drive dedicated to the Village of Oak Brook, it would mean that each lot owner would lose some of their front yard to a wider drive pursuant to minimum width requirements. Ryan Companies will be repaving the road and maintaining it as part of the development plan.

In addition to the fact that IBLP owns all the lots except one, the tax maps extend the lots to the center of Cheval. Since Cheval is not a separately taxed parcel, the real estate taxes paid by IBLP appear to include taxes for land to the center of the Drive for 9 of the 10 lots. Plus, whatever maintenance has been done on the Drive, IBLP has done it, and IBLP has done the snow removal since it owned houses on the Drive for more than 20 years.

While some information regarding lineal heirs is available in public records, the quiet title action will request information regarding additional lineal heirs so they can be included in any decision of the court. This would be done through interrogatories after the action is filed.

If you have any questions, please contact me.

Legal intimidation

Kind regards,

Bob

Robert J. Barth
Attorney at Law
IBLP Center
707 West Ogden Ave.
Hinsdale, IL 60521
Tel.: (630) 323-9800, ext. 260
Direct: (630) 570-4143
Fax: (630) 323-6394
Email: rbarth@iblp.org

Legal intimidation

Missil, Eric

From: Robert Barth <rbarth@iblp.org>
Sent: Friday, January 24, 2020 2:53 PM
To: Missil, Eric
Subject: update on Cheval Drive

Dear Eric,

I wanted to let you know that the second meeting before the Hinsdale Village Board on Ryan Company's proposal was moved from last Tuesday to next Tuesday, January 28th.

Also, I wanted to ask you one more time if you and Kristin are willing to cooperate in a voluntary resolution of the Cheval Drive issue. I have prepared a Complaint to Quiet Title and will file it unless there is another course of action. The complaint names Shelly, Kristin, and yourself as named defendants and all other heirs as UNKNOWN OWNERS until and unless the names of other heirs of J. Chester and Val Saunders can be identified.

During one of our meetings together you mentioned that a lawsuit is not the best way to go. I agree with that statement and I hope that can be avoided.

Please let me know the thoughts of your family.

Thank you.

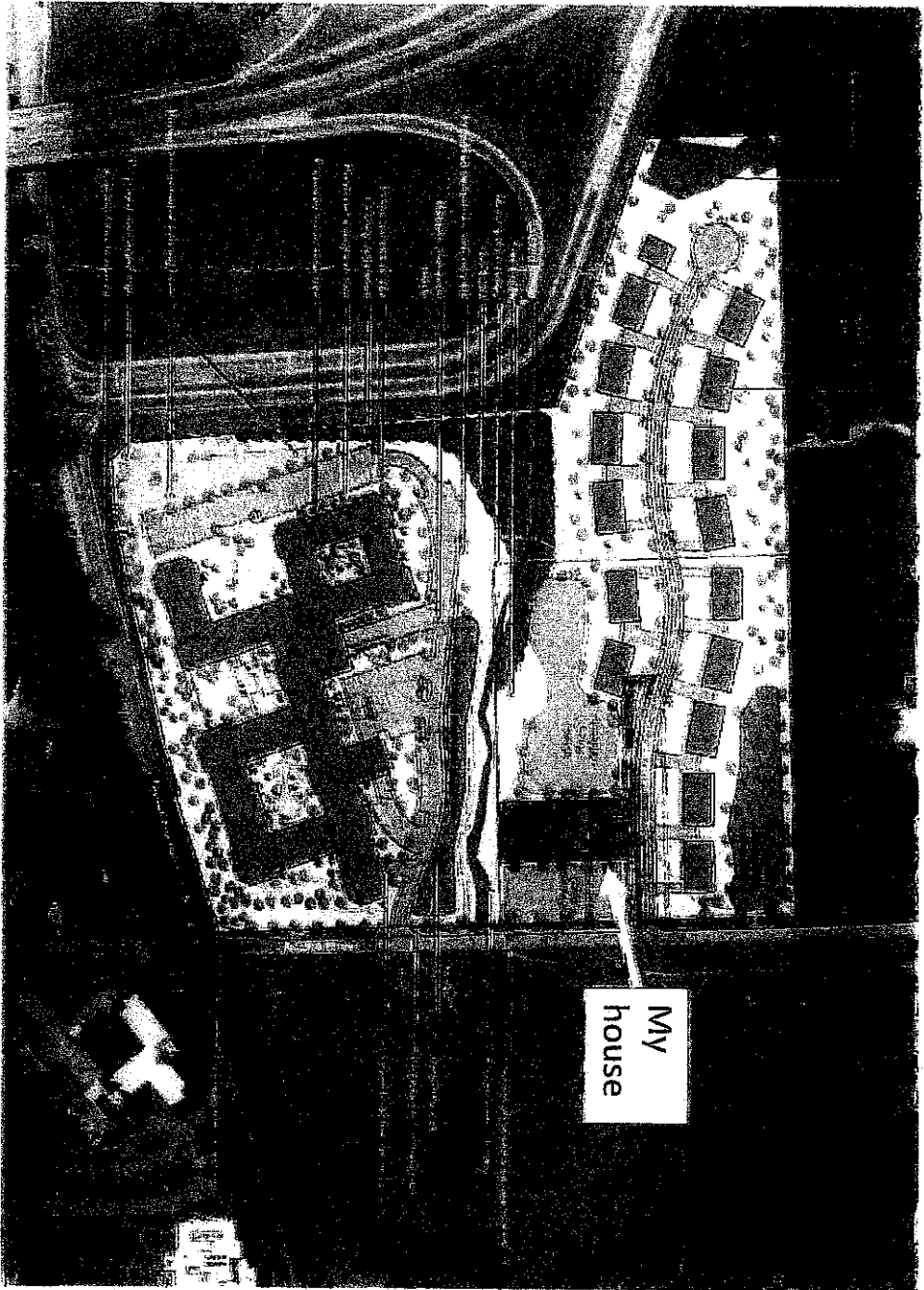
Bob

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Clarendale of Hinsdale Senior Residences

Conceptual Site Landscape Plan

Hinsdale / Oak Brook, Illinois



RYAN

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<https://www.usatoday.com/story/news/health/2020/04/09/coronavirus-covid-19-assisted-living-industry/2973703001/>

HEALTH

Many seniors depend on assisted living facilities. Now coronavirus is threatening the entire industry.

Laura Ungar and Jay Hancock Kaiser Health News

Published 5:00 a.m. ET Apr. 9, 2020 | Updated 1:34 p.m. ET Apr. 9, 2020



David Aguirre jumped in his truck and drove toward the hospital in the predawn darkness the minute he got the news: His 91-year-old mom was being rushed from her Texas assisted living facility to the emergency room.

Estela Aguirre would be one of five residents to die and six others to be sickened by coronavirus at The Waterford at College Station, part of a financially strapped chain of assisted living sites called Capital Senior Living.

“My mom was a sweet, kind person. People really felt like they’d known her for 100 years. She was just that kind of soul,” said Aguirre, who lost his mother March 28. “Some days, I’ll sit down and have my heart cry.”

Assisted living complexes, home to more than 800,000 people nationwide, have quickly become a new and dangerous theater in the coronavirus war. Challenged by deepening financial pressures, sicker residents, limited oversight and too few employees, they now face a crisis that could force companies into bankruptcy, roil the industry and even close some facilities — putting frail seniors at greater-than-ever risk.

More than 700 cases of COVID-19 at assisted living facilities had been reported in at least 29 states as of Wednesday, according to public health authorities and news organizations.

Capital Senior Living serves as a prime case study of the new dangers facing the assisted living industry and the people they serve. The Dallas-based company, which owns or operates more than 120 senior communities nationally, told investors on a March 31 conference call that residents at three of its facilities had tested positive for the coronavirus.

Even before those cases struck, though, the company was ailing. Its stock had plummeted 80% since late February. Last week, the company disclosed a 2019 loss of \$36 million. Officials said on the conference call that they sold complexes in recent months, even before the surge of COVID-19 cases, to improve the firm's financial cushion.

Recently renegotiated leases will also help, they said. The pandemic looks poised to exacerbate its finances further, as residents lose their ability to pay amid the faltering economy and costs rise to care for them. And fragile economics compound the threat of the virus that rages through assisted living facilities, which are much less regulated and medically equipped than nursing homes but serve tens of thousands of America's most vulnerable elders.

Problems magnified

When Georgia officials inspected Capital Senior Living's Waterford at Oakwood facility in February, their report said it "failed to provide watchful oversight consistent with the residents' needs."

Employees and residents told inspectors that more staff was needed, and a review of the call log showed it sometimes took more than half an hour for workers to respond to residents, according to the inspection report.

Company officials said in a written statement that they can't comment on individual cases but "our top priority is always the safety of our residents and employees." The company lists at least 650 job openings on its website, many for credentialed positions such as certified nursing assistant or certified medical assistant. But a Facebook post on an Iowa facility's website says: "If you are interested in a nursing aid position, you do NOT have to be a CNA and will be trained on site."

With 6,300 employees, the company said, it “always has several hundred job openings.” As employees are furloughed in other industries, it said, it “has accelerated its activities to seek top talent.”

Staffing levels have grown in importance – and become harder to adequately address – in assisted living facilities as people increasingly “age in place” and try to avoid expensive nursing homes.

“In many ways, today’s assisted living residents are yesterday’s nursing home residents,” said Robyn Grant, director of public policy and advocacy at the National Consumer Voice for Quality Long-Term Care. “You have a perfect storm, with the needs increasing while [regulatory] requirements have not kept up with that.”

Grant said virtually no federal standards for assisted living exist, as they do for nursing homes. “We have a patchwork of regulation. In some states, you have more robust protections. In some, they are weak and inadequate. For residents, it is the luck of geography.”

As the pandemic grows, advocates for seniors worry that conditions will worsen as employees stop coming to work because they fear COVID-19 or must stay with children whose schools have closed. Or they may contract the coronavirus themselves.

“We’re really concerned about this when residents need more staff than ever,” said Tony Chicotel, an attorney with California Advocates for Nursing Home Reform. “We’re gonna have the opposite.”

There are more than 25,000 assisted living facilities across the country, and the median monthly cost to live in one is \$4,000, according to the National Center for Assisted Living. Residents, more than half 85 or older and often with arthritis, memory problems and depression, need help with daily tasks but receive less medical attention than in a nursing home. That’s because assisted living staffs are typically smaller and the workers have less health care training than those at nursing homes. And fewer than half the states have minimum staffing regulations for assisted living communities.

Sheryl Zimmerman, a professor in the School of Social Work at the University of North Carolina at Chapel Hill, said only about half have a nurse on staff, and many

workers are personal care aides, not certified nursing assistants. Staffers don't receive as much training about things like the use of gloves and masks as do nursing home workers, even though they often help residents with eating, bathing or using the toilet. "It's not a health care workforce," she said. "In general, they do not have the level of infection prevention you would hope to see."

Staff shortages exacerbate this issue, and the surging economy and low unemployment before the pandemic meant many senior communities were already struggling to hire employees, said Amy Orlando, a Connecticut attorney specializing in elder law.

Rising wages to attract or retain workers and fierce competition fueled by a building boom a few years ago led to financial challenges at many assisted living facilities, said Beth Burnham Mace, chief economist for the National Investment Center for Seniors Housing & Care, a nonprofit research organization.

Financial straits

Capital Senior Living is among the companies under extreme pressure. As the company's stock price has fallen to a few dimes, investors fear a possible bankruptcy filing, financial analysts said in interviews. They are worried new residents will stop moving in as others leave or die, hurting revenue. More than half its communities are below 90% occupancy, according to an executive on the conference call. Analysts say that level is roughly the minimum needed for profitability.

"I have confidence in our ability to continue delivering great service and a warm caring environment to our residents," Brandon Ribar, the company's chief operating officer, told stock analysts on the call.

The company declined to make executives available to KHN for an interview but said it is "exercising extreme caution" and "following strict disinfecting and sanitizing guidelines." Among the safeguards are screening anybody entering a facility and quarantining new residents for their first 14 days. But one analyst raised a dire scenario if the pandemic worsens: the theoretical closure of facilities.

"Is there a certain rule of thumb, where if occupancy hits a certain point you just say, 'Hey, let's just shut down this facility, because we're just going to lose too

much money?” Steven Valiquette, of Barclays Capital, asked executives on the conference call.

CEO Kimberly Lody, who was brought into the company last year, dismissed the concern, saying Capital Senior Living has “strong flexibility” to reduce staff and other costs if the number of residents decreases substantially at particular facilities.

Assessing the quality of care

Several relatives of the facilities’ residents said they put their trust in staff members because they’ve generally been happy with their loved ones’ care. Barry Curtis, whose 85-year-old mother, Orvaline, lives at the company’s Sugar Grove facility in Plainfield, Indiana, said he knows staffing can be a problem for communities but hasn’t seen much turnover at Sugar Grove or heard complaints about staffing from his mom. But the pandemic has revived old, haunting memories of her father telling her about pulling carts down Arkansas streets to pick up bodies during the 1918 flu.

Debbie Gilbert, whose brother Donald Bussey lives in assisted living at River Crossing in Charlestown, Indiana, said staffing has also been “pretty consistent” at the site.

“They’re doing the best they can out there,” she said.

Assessing the quality of care is difficult. There’s no assisted living resource comparable to Nursing Home Compare, a federal website that includes star ratings, staffing levels and inspection results for nursing homes.

A KHN review of online inspection records in nine of the 23 states in which Capital Senior Living operates found dozens of problems in the past five years, including instances of insufficient staff, inadequate infection control and failure to screen employees for criminal violations.

But it is difficult to compare the overall quality of the company’s facilities to those of other companies within most states or around the country. But within California, records show the company’s Garden Court at Villa Santa Barbara had 16 substantiated allegations since mid-2016, more than four times the average number among licensed facilities with at least one.

For example, inspectors last year found the facility contracted with an outside agency that could show no proof it was certified to provide home services to

residents. Inspectors also found that staff members contracted to provide care had no records of training or licensing as skilled professionals such as registered nurses or licensed vocational nurses. The facility pledged to ensure staffers have basic training and that outside agencies have credentials before starting work.

The company added it has a "rigorous Quality Assurance program," and has instituted new leadership across the company that has "positively impacted operations and resident care."

COVID-19 threatens to erode oversight and transparency even more. Long-term care ombudsmen, who traditionally went to facilities and talked to residents, now must assess care from afar because of restrictions on visitation. And COVID-19 has removed another type of helping hands and watchful eyes.

"We know when family and friends are visiting, they're monitoring, seeing the condition of their loved ones," Grant said. "They are now without those additional ears and those additional eyes." And there's always a foreboding, a sense the virus could find its way into the facility — as it did in Texas.

Aguirre said his mom was in relatively good health for her age. She had memory problems, congestive heart failure and Parkinson's disease, but her symptoms were mild.

Aguirre said his family was pleased with the care she got at the Waterford. The Brazos County Health Department said the facility had taken steps to prevent the spread of COVID-19 by restricting visitors, screening staff and using "enhanced cleaning procedures."

"I still hold very high praise for the staff in the facility," Aguirre said. "They're doing all they can with everything they've got."

By the time a hospital doctor broke the news to Aguirre of his mother's positive COVID-19 test, there was no way to save her because her lungs were so badly damaged.

The doctor offered him the chance to say goodbye if he wore protective equipment. But Aguirre, 67, said he feared being sickened by the virus or spreading it to his family.

So he missed seeing her draw her last breath.

<https://www.msn.com/en-us/news/us/nursing-home-deaths-soar-past-3-300-in-alarming-surge/ar-BB12weay?ocid=spartanntp>

AP ASSOCIATED PRESS

Nursing home deaths soar past 3,300 in alarming surge

By BERNARD CONDON and RANDY HERSCHART, Associated Press 7:45 a.m.

NEW YORK (AP) — More than 3,300 deaths nationwide have been linked to coronavirus outbreaks in nursing homes and long-term care facilities, an alarming rise in just the past two weeks, according to the latest count by The Associated Press.

Because the federal government has not been releasing a count of its own, the AP has kept its own running tally based on media reports and state health departments. The latest count of at least 3,323 deaths is up from about 450 deaths just 10 days ago.

But the true toll among the 1 million mostly frail and elderly people who live in such facilities is likely much higher, experts say, because most state counts don't include those who died without ever being tested for COVID-19.

Outbreaks in just the past few weeks have included one at a nursing home in suburban Richmond, Virginia, that has killed 42 and infected more than 100, another at nursing home in central Indiana that has killed 24 and infected 16, and one at a veteran's home in Holyoke, Mass., that has killed 37, infected 76 and prompted a federal investigation. This comes weeks after an outbreak at a nursing home in the Seattle suburb of Kirkland that has so far claimed 43 lives.

And those are just the outbreaks we know about. Most states provide only total numbers of nursing home deaths and don't give details of specific outbreaks. Notable among them is the nation's leader, New York, which accounts for 1,880 nursing home deaths out of about 96,000 total residents but has so far declined to detail specific outbreaks, citing privacy concerns.

Experts say nursing home deaths may keep climbing because of chronic staffing shortages that have been made worse by the coronavirus crisis, a shortage of protective supplies and a continued lack of available testing.

And the deaths have skyrocketed despite steps taken by the federal government in mid-March to bar visitors, cease all group activities, and require that every worker be screened for fever or respiratory symptoms at every shift.

But an AP report earlier this month found that infections were continuing to find their way into nursing homes because such screenings didn't catch people who were infected but asymptomatic. Several large outbreaks were blamed on such spreaders, including infected health workers who worked at several different nursing home facilities.

This past week, the federal Centers for Medicare and Medicaid Services that regulates nursing homes issued recommendations urging nursing homes to use separate staffing teams for residents, and to designate separate facilities within nursing homes to keep COVID-19 positive residents away from those who have tested negative.

Dr. Deborah Birx, who leads the White House coronavirus response, suggested this past week that as more COVID-19 tests become available, nursing homes should be a top priority.

"We need to really ensure that nursing homes have sentinel surveillance. And what do I mean by that? That we're actively testing in nursing homes, both the residents and the workers, at all times," Birx said.

<https://www.chicagotribune.com/coronavirus/ct-coronavirus-illinois-dupage-deaths-nursing-homes-20200403-2jk6l35v3vdt3dedt6qc32bmw4-story.html>

CHICAGO TRIBUNE

Willowbrook nursing home records its 7th death as DuPage's COVID-19 toll rises to 17. Officials working with care facilities to combat rise in number of cases.



By ROBERT M. HARRIS

CHICAGO TRIBUNE APR 3, 2020 12:46



Four more people with coronavirus have died in DuPage County, bringing the total number of deaths to 17, as officials expressed concern over the growing number of known cases at long-term care facilities.

One of the deaths was a woman in her 70s who was a resident of the Chateau Nursing & Rehabilitation Center in Willowbrook, making seven deaths of residents there since the outbreak began, the county health department reported. Fifty people connected to the nursing home have been reported as being infected — 34 residents and 16 staff members.

Among the other deaths announced Friday was a woman in her 80s who was a resident of a long-term care facility in Burr Ridge. Long-term care facilities have accounted for 11 of the county's 17 deaths.

The other two deaths Friday were men from Elmhurst, one in his 50s and the other in his 70s. All the victims whose deaths were announced Friday had underlying medical conditions, the county reported.

There were 57 new cases of COVID-19 reported in the county, making a total of 495.

That includes 82 "outbreak-associated" cases among county residents, including 20 attributed to six other long-term care facilities, and 20 attributed to nine congregate settings such as schools, churches, workplaces or other large gatherings.

County health officials are particularly concerned about the growing number of cases at nursing homes, assisted living residences and similar facilities, since they have the most vulnerable populations due to their age and medical conditions, health department spokesman Don Bolger said.

Because of that, officials expect to see more cases in those groups. In response, health officials are working with long-term care facilities to support infection prevention and close monitoring for early recognition of symptoms of the virus, primarily coughing, fever and shortness of breath.

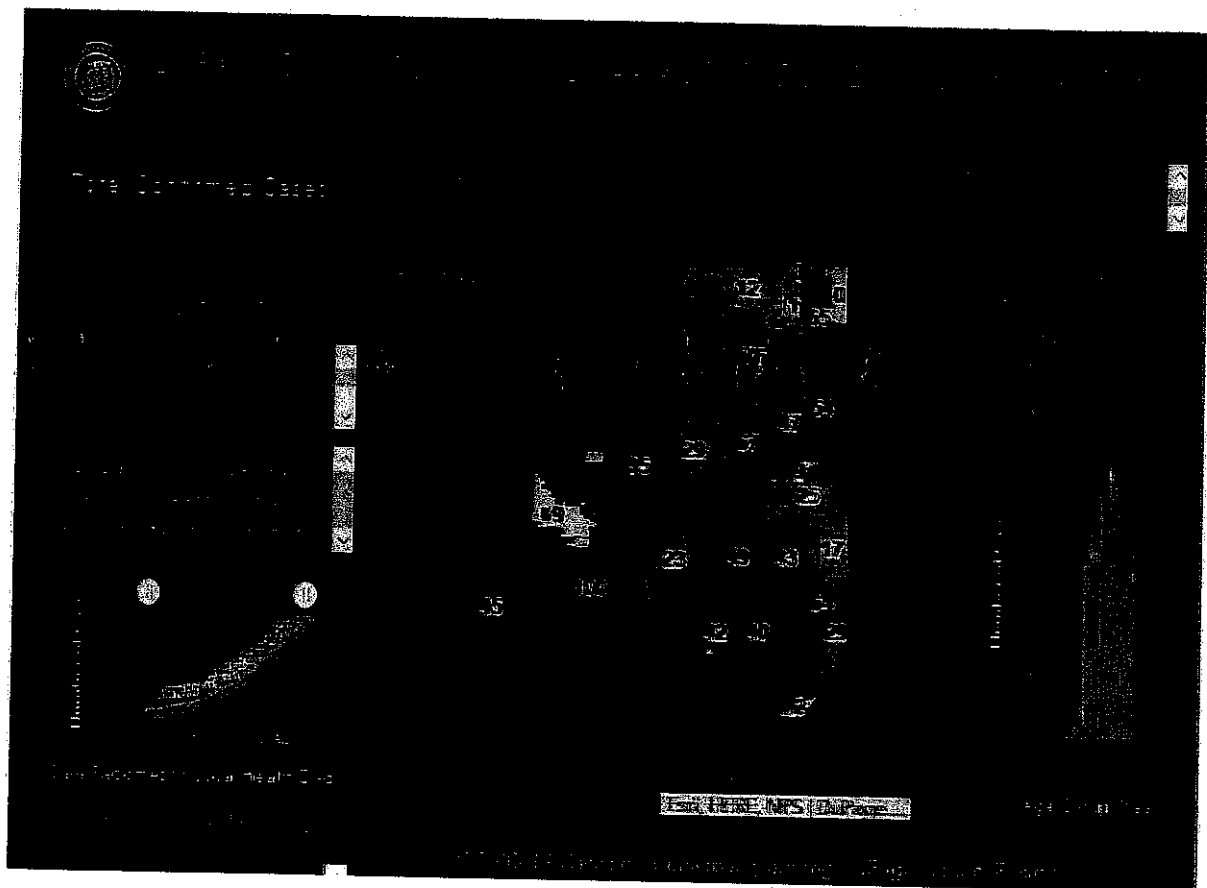
Authorities have not identified a specific cause for the spread of the virus at nursing homes, Bolger said, adding that it's likely that many people have been exposed and may be transmitting disease.

To minimize infections, the county has asked long-term care facilities to implement visitor restrictions, mid-shift temperature checking and symptom screening of staff, and frequent environmental cleaning and disinfection of the facilities.

The county health department, following state policy, does not release the names of the care facilities where cases have been recorded, but the names of some facilities become known through other means.

rmccoppin@chicagotribune.com

<https://www.dupagehealth.org/610/DuPage-County-COVID-19-Dashboard>



6-15/2020

MS. FISHER,

THANK YOU FOR MENTIONING MY HOME
DURING THE PLAN COMMISSION MEETING ON 6/10/2020.

RYAN COMPANIES WANTS TO PUT DETENTION
PODS ON EITHER SIDE OF MY HOME MAKING
ME PRONE TO FLOODING. THE LAND ON THE
EAST SIDE OF MY HOME DOES NOT FLOOD. MY
PROPERTY DOES NOT FLOOD. YOU HAVE ASKED
WHY THEY COULDN'T PUT THE DETENTION PODS
ELSEWHERE. THE RESPONSE THE RYAN
COMPANIES REPRESENTATIVE GIVES TO
SUGGESTIONS OR QUESTIONS IS ALWAYS
"WE'LL REVISIT".

AGAIN, I REALLY APPRECIATE YOU
MENTIONING MY HOME. I FEEL FORGOTTEN
IN ALL OF THIS!

IF I CAN BE OF ANY HELP PLEASE
DON'T HESITATE TO GET IN TOUCH WITH ME.
THANK YOU AGAIN MICHELLE!

ROCHELLE MESSER
630-323-9230
3 CHEVALIER
OAK BROOK

Christine Bruton

From: Spilios <[REDACTED]>
Sent: Thursday, May 28, 2020 2:49 PM
To: Christine Bruton
Cc: Kristen Venetsanopoulos
Subject: Public Comment - IBLP Redevelopment

Christine,

It is completely unacceptable that a project this large would not wait until we can show up in person for this meeting. It's an outrage!!! This was zoned the way it was for many reasons and should stay that way.

Shortly after our family moved to Hinsdale the Amlings Store closed on Ogden. There was a similar project being proposed. The village president at the time was Mike Woerner. Mike was pushing for a smaller yet similar project in the Amlings space. I remember Tom Cauley making some impassioned speeches against that project at village meetings I attended. When Tom ran for village president, I told everyone I could this is the guy we need. This project is much larger in scope. It will lead to some of the same as well as additional problems that we lobbied against back then. Ogden is already bumper to bumper during rush hour. We have no sidewalks, drainage, icy streets. We have not even seen the additional traffic from the Kensington School. It's my understanding that this space is natural wetlands. These wetlands protect and improve water quality in the Fullersburg area. They store floodwaters and maintain surface water flow during dry periods. We already have major water drainage issues in the whole area of North and South of Ogden. Not sure if you are even aware that many houses in this area continue to suffer from flooding on a regular basis.

We have also heard that it's being proposed that condo units go into the overall space at some point. This would also continue to put pressure on our entire school system from grammar through high school. Hinsdale Central is already experiencing over crowding. Families move to Hinsdale to send their children to Hinsdale Central. This seems ridiculous to even think about putting more pressure on our school system. The entire community came together to fight for Hinsdale Central. We raised money and put in hours upon hours to pass that referendum. We fought against grade centers for the high school. This project would put us right back into a similar problem with overcrowding at all area schools.

That area is single family zoned for many reasons. Keep it that way. This is too large and important for us to not physically be present. This should be postponed until we can. Stop catering to the needs of Bill Gothard who put a cult in our backyard. He abused women in our own backyard for years. We are now rushing to his need to sell the property.

Rezoning to cater to his needs are unacceptable!!!

Sincerely
Spilios "Steve" Venetsanopoulos
[REDACTED] Funer Place

Heirs to J. Chester and Val Saunders

St. Charles, IL 60174

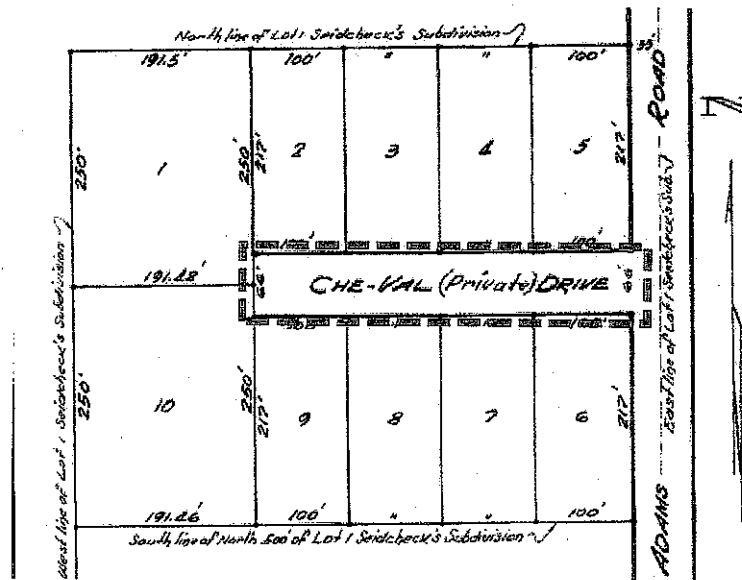
May 26, 2020

Plan Commission
Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, IL 60521

Dear Plan Commission:

We would like to voice our opposition to the Hinsdale Senior Residences by Ryan Companies and request that the Plan Commission deny Ryan Companies request for approval.

We are the owners of the street known as Cheval Drive in the Che-Val Subdivision in Oak Brook as evidenced by the Plat of Subdivision recorded March 15, 1949 as document R1949-564313. A visual representation is presented below.



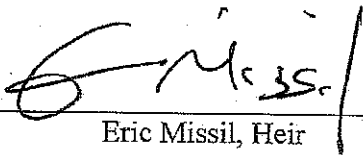
Plan Commission
Village of Hinsdale
May 26, 2020
Page 2 of 2

We do not consent to the proposed extension of Cheval Drive, including any modification(s) to the existing street located in Oak Brook.

Sincerely,

Heirs to J. Chester and Val Saunders

By: _____

A handwritten signature in black ink, appearing to read "E. Missil", is written over a horizontal line. The signature is stylized with a large initial "E" and a vertical stroke at the end.

Eric Missil, Heir

✓
Christine Bruton

From: Joseph DK [REDACTED]
Sent: Monday, June 1, 2020 10:55 AM
To: Christine Bruton
Subject: Re: Letter from Village President - IBLP Property

Please note this correspondence for reading at the public hearings. There is no reason Hinsdale needs to erect another massive senior care center. Not only are these facilities not profitable for the village, they are often corrupt and laden with unethical practices in their contracts with patients that protect them from liabilities concerning negligence, cover-ups, improper administration of care and other issues that result in thousands of resident deaths each year. These facilities also pose a general health risk to the surrounding community. Through their continual cover-ups of outbreaks within their facilities, disease spreads into the surrounding communities. This includes covid-19, as we are all aware of the numerous cover-ups around the country and in our local senior care facilities. There are many more diseases out there that are more contagious and more deadly than covid-19, and which will spread rapidly in these facilities. There is literally no benefit to allowing this company to exist in our community. As a taxpayer, I refuse to subsidize this project, and I strongly encourage the Village Board to vote it down.

I strongly support the subdivision development proposed by the McNaughton builders that was a topic of discussion in a recent patch article. This project better represents what we need in Hinsdale. As opposed to a massive development from a ubiquitously unhealthy and unethical industry, like senior living, which cause innumerable and unpredictable problems for our community. In writing to you, I am representing the views and interests of many village residents.

Thank you for your consideration of this message.

Regards,
JD

On Thu, May 28, 2020 at 3:32 PM Christine Bruton <cbruton@villageofhinsdale.org> wrote:

Good afternoon-

Attached you will find a letter from Village President Tom Cauley in response to those concerned individuals who have contacted Village officials and/or staff regarding proposed developments for the Institute of Basic Life Principles property.

Please know that all correspondence will be provided to the Plan Commission prior to the public hearing(s) on this matter. The Plan Commission will forward its recommendation to the Village Board for their consideration, and all correspondence will be included with the materials to the Village Board.

If you have any questions about the process, please feel free to contact me.

Thank you.

Christine Bruton

From: Bob Lindgren <[REDACTED]>
Sent: Monday, June 1, 2020 12:11 PM
To: Christine Bruton
Subject: Fwd: Proposed Redevelopment of IBLP Property - "Heather Highlands" Project
Attachments: Letter to Village of Hinssdale (2).docx

Hello,

After I mailed this message, I saw that it should have been sent to you. My apologies. Also, I apparently have an incorrect address for Mr. Stifflear. I trust you will ensure he receives the message?

Thank you.

Bob Lindgren

-----Original Message-----

From: Bob Lindgren <[REDACTED]>
To: tcauley@villageofhinsdale.org <tcauley@villageofhinsdale.org>; rmcginnis@villageofhinsdale.org <rmcginnis@villageofhinsdale.org>; lstifflear@villageofhinsdale.orgPC <lstifflear@villageofhinsdale.orgPC>
Sent: Mon, Jun 1, 2020 12:02 pm
Subject: Proposed Redevelopment of IBLP Property - "Heather Highlands" Project

Gentlemen

Please find the attached document in opposition to the IBLP's proposed Heather Highlands Development. While we have not written a separate letter regarding the proposed redevelopment of the IBLP's former printing building on Ogden Avenue, we are also opposed to that proposal for many of the reasons outlined in the attached. We would, however, raise one further question regarding the Ogden Avenue property. Is this the right time to authorize establishment of another large scale, long term care facility? With the recent and ongoing health tragedies concentrated in such facilities, one would think that further expansion in this area would be, at least temporarily, ill-advised. Thank you for your consideration.

Bob and Sharon Lindgren

Christine Bruton

From: Thomas Cauley
Sent: Tuesday, June 2, 2020 1:43 PM
To: Christine Bruton
Subject: FW: Opposition to the Heather Highlands Development

From: JANE GRIMM [mailto: [REDACTED]]
Sent: Thursday, May 28, 2020 3:54 PM
To: Thomas Cauley <tcauley@villageofhinsdale.org>; Robert McGinnis <rmcginnis@villageofhinsdale.org>; Luke Stifflear <lstifflear2@villageofhinsdale.org>; Plan Commission <PC@villageofhinsdale.org>
Cc: Kirk Grimm <kirkgrimm@comcast.net>
Subject: Opposition to the Heather Highlands Development

Gentlemen-

We are writing you to express our grave concerns regarding the proposed Heather Highland Development north of Ogden. This proposed development would:

- Be too dense for Hinsdale
- Create excessive and dangerous traffic conditions
- Create increased flood risks by destroying important wetlands
- Create increased noise and light pollution
- Create additional burdens on schools, community services, utilities, the fire department and the police department
- **Change the character of the Fullersburg Neighborhood**

The Fullersburg neighborhood of Hinsdale, which is north of Ogden is a very special area of the Village. When you cross Ogden on Madison, you enter "the country." It's quieter and less congested than the rest of Hinsdale. Some of the streets still don't have sidewalks, reflecting the rural roots and the historic atmosphere of the neighborhood. The proposed Heathers Highland Development would completely change the character of the Fullersburg Neighborhood. The development contains proposals for condominiums, multi-unit villas and single family homes on lots smaller than the lots in the surrounding neighborhood.

WE URGE YOU TO REJECT THE CURRENT PROPOSAL FOR THE HEATHER HIGHLANDS DEVELOPMENT.

We understand that the Institute for Basic Life Principles property will/has been sold and some of the completely open space that is there now will be lost in any development. But, why should the Village of Hinsdale facilitate the urbanization of a rural portion of the Village? This property would go from the least dense areas of Hinsdale to the MOST dense area of Hinsdale.

There is no reason that this piece of property should have a density that is higher than the surrounding neighborhood. It is part of this neighborhood and should conform to the current zoning in its the surrounding

area. That means NO condominiums, NO multi family units and No single family homes shoved into small lots that are smaller than the lots in the surrounding neighborhood.

Ogden Avenue is already incredibly busy. Have you ever tried to drive east on Ogden around 5 pm? Have you ever tried to drive west on Ogden at lunch time? Traffic blocks up for miles. Adding all the proposed dwelling units in the Heather Highlands Development would exacerbate this miserable traffic situation.

The interchange at Madison and Ogden, which is the only interchange with a stop light between Highway 83 and York Road), is already extremely dangerous (Jane was hit there in her car several years ago) and congested. Can you imagine how much more dangerous and congested it will get with all the added units of this proposed development?

We urge you NOT to permit this development to go through in its current form. It will only cause headaches, loss of property values and problems for the Fullersburg neighborhood and the Village of Hinsdale as a whole. DO NOT let this developer push through a highly dense development that is NOT in keeping with the rest of Hinsdale, and particularly, with the Fullersburg neighborhood.

Thank you for your attention to these important issues.

Regards,

Jane & Kirk Grimm
[REDACTED] The Pines
Hinsdale, IL

Christine Bruton

From: Arnold Missil <[REDACTED]>
Sent: Tuesday, June 2, 2020 7:29 PM
To: Christine Bruton
Subject: Pre-Registration - IBLP Planned Development

Dear Ms. Bruton -

I would like to register to provide public comment at the June 10th hearing.

Best Regards,

Rochelle Missil
3 Cheval Drive
Oak Brook, IL 60523
[REDACTED]

Rochelle Missil

3 Cheval Drive
Oak Brook, IL 60523

May 23, 2020

Plan Commission
Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, IL 60521

Dear Plan Commission:

I would like to voice my opposition to Hinsdale Senior Residences by Ryan Companies and certain aspects to Heather Highlands of Hinsdale by McNaughton Development.

Hinsdale Senior Residences by Ryan Companies

Public Health Concerns

With the current COVID-19 outbreak, senior citizen housing has been adversely impacted. As of May 15, 2020, Manorcare Hinsdale has reported 24 deaths and 163 positive tests due to COVID-19 (source: <https://www.dph.illinois.gov/covid19/long-term-care-facility-outbreaks-covid-19>). Given the large number of positive tests, I expect that the number of deaths will continue to grow. The large number of deaths is not unique to Manorcare, but rather a challenge facing the entire senior housing industry. Ryan's proposal is for a facility much larger than Manorcare. The majority of the residents of the Ryan proposal will have automobiles (unlike Manorcare). Now imagine residents of the Ryan proposal interacting within the community and spreading a contagious disease such as COVID-19. Is this something that benefits Hinsdale?

20 acres to 15 acres Requirement

My home is the closest non-IBLP residence north of Ogden Ave. to the proposed Ryan project. I am the only non-IBLP property owner on Cheval Drive

Ryan has not provided specific justification on their application, but rather general statements.

The use and enjoyment of adjacent properties would be affected by the proposed amendment

Ryan's proposal would alter the community character of the area and not benefit adjacent properties. I do not support having every house on my block demolished and rebuilt into multi-family housing for a specific use. Every dwelling currently on the block is single family. I have lived in my house for over forty years and this development would have an adverse effect on the value of my property. I am being forced against my will to have the street become a retirement community rather than a diverse one.

The value of adjacent properties would be affected by the proposed amendment

Ryan's proposal is to put a detention pond on the eastern and western boundaries of my house. I do not desire to have my house become surrounded by detention ponds. This would de-value my property and create a less than desirable environment. This greatly increases the chances of my property being flooded versus what currently exists.

Reduction in the value is offset by an increase in the public health, safety, and welfare

By Ryan's own admission, "the existing IB zoning does not offer an additional public health, safety or welfare advantages that cannot be achieved in a residential planned development". As previously stated, the Ryan proposal is a detriment to

public health, safety, and welfare as it increases the likelihood that a communicable disease, such as COVID-19, is spread amongst the community.

Cheval Drive Has Clouded Title

Neither Ryan nor IBLP have clear title to extend Cheval Drive westward for the extension. The street is currently owned by members of my family. I find Ryan and IBLP's actions to be based on threats and intimidation. IBLP is threatening legal action against them to claim ownership of the street. IBLP has also indicated that the Ryan plan "allows me to keep my house". Please see the attached email correspondence. Ryan refuses to offer me fair value for my property.

Traffic Study

The traffic studies conducted by V3 Companies for McNaughton Development looks at both the Ryan and McNaughton projects collectively. The underlying assumptions that are used to estimate Trip Generation on Adams are too low.

The Site Plan for Parcel 1- Multifamily of the McNaughton property reflects two 37 units condominiums (74 units), nine duplexes (18 units), and two three-unit townhomes (6 units). That totals 98 units, rather than 22 single family homes assumed on page 7 of V3 Companies report dated April 23, 2020. Additionally, there is no estimate for the 8.69 acres of vacant land in Oak Brook north on Adams Street (PIN: 0902200006) which will be the next parcel that IBLP will sell for development. An additional 34 units would be added, which assumes ¼ acre lot sizes. Would these additional 110 units facilitate a stop light at Adams and Ogden?

I realize that traffic studies assume the utilizing averages. Please remember that the Ryan proposal is catering to senior citizens. They aren't average. They have slower reaction times and have a lesser ability to safely navigate in heavier traffic. Especially, if they are looking to turn left from Adams on to Ogden Ave.

Public safety will be at risk. I encourage the Plan Commission to utilize the financial capacity of Ryan and McNaughton while they seek approval and require an installation of a traffic light. The tax payer should not have to fund this expenditure at a later time.

Aggressive Real Estate Tax Estimate

Any property that would take the place of IBLP would be accretive, as IBLP doesn't pay real estate taxes on the majority of the property under consideration.

The Ryan estimate of real estate taxes appears inflated. Details of Ryan's assumption were not included in the package released by the Village of Hinsdale. Using Manorcare and homes with approximately ¼ acre land size on North Adams, I estimate that the real estate tax to be closer to \$818,872. This is 31% lower than what Ryan is claiming. Details of my estimate are attached.

Assuming that single family homes are substituted for Ryan's proposed development, real estate taxes would be \$358,851. This assumes 40% of the IBLP property being buildable and lot sizes of ¼ acre. Although less than Ryan's proposal, the public health and safety risks would be mitigated.

The Project Doesn't Stand On Its Own

The project by itself doesn't create public benefit. During the January 2020 hearing, The Board of Trustees encouraged Ryan to provide additional public benefit. Ryan's response has been to contribute \$250,000 to the Village for local park improvements. This gesture is using money to buy influence. It is also doubtful if the majority of the 95 full time equivalent permanent jobs will offer compensation necessary to sustain residency in the Village of Hinsdale.

Maintain the Village Standard on Construction Hours

On page 134 of the May 13, 2020 Village Packet, Ryan has requested special accommodations for work hours. Ryan has requested that work hours during construction be adjusted so that work can commence starting at 7:00A.M. Monday-Saturday. Work hours during construction shall be added for Sundays commencing at 8:00 AM and ending at 5:00PM.

I highly encourage the Plan Commission to reject this request and adhere to the current Village Ordinance, which is provided below.

...Between eight o'clock (8:00) A.M. and eight o'clock (8:00) P.M. Monday through Friday and between eight o'clock (8:00) A.M. and four o'clock (4:00) P.M. on Saturdays; provided, however, that such tools and equipment shall not be used at any time on the following Federal holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas.

Heather Highlands of Hinsdale Development by McNaughton Development

Keep it single family

I don't see the Parcel 1 Multifamily included in the Village Packet, but I am assuming it is still part of the request.

The density of Parcel 1 is quite large and inconsistent with surrounding residential property in Hinsdale and Oak Brook on Adams and Madison. There are only single-family homes in the area. As such, I request that the Plan Commission reject the request for multi-family housing and replace with single family.

If the Plan Commission approves multi-family, the two four-story condominiums should be reduced to three stories. The direction provided by the Village Trustees to Ryan Companies was to reduce their project height from four stories to three. As such, I request that the Plan Commission be consistent.

No gated communities

The properties surrounding the IBLP property in Hinsdale are open, as opposed to gated. New communities should follow this precedence and blend in with their surroundings rather than becoming isolated.

Where is the parking?

McNaughton Development states that their conservation design will result in the preservation of over 23 acres of existing creek/ponds and enhancing with improved vegetation, walking trails and benches. This preserved area will be perpetually owned and maintained by the developments homeowner's association for the benefit of its residents and also for the benefit of the public.

Where is the public supposed to park? If the community is to benefit from this development, they should have the availability of reasonable parking. Parcels 1, 2, and 3 all are gated, which will prevent these streets from being utilized for parking. There are no designated parking lots.

Think holistically

I might not be a resident of the Village of Hinsdale. However, I kindly ask that you consider the ramifications that your decision will have to its Oak Brook neighbors. My municipal designation should not matter. I am the closest residence to the proposed Ryan project and to Parcel 1 of the McNaughton Multifamily parcel.

Respectfully yours,


Rochelle Missil

Keep my house?
What legal authority do they have?

Missil, Eric

From: Robert Barth [REDACTED]
Sent: Thursday, January 9, 2020 12:53 PM
To: Missil, Eric
Subject: Update

Hello Eric,

Because certain Hinsdale Trustees were not going to be at the December 10th meeting, Ryan Companies' initial presentation to the Board was postponed until January 7th. While I did not go to the meeting, I was told that Ryan made its presentation and that the Board would put it on the agenda again for January 21. At that meeting, it is expected that the Board will vote to refer the matter to the Planning Commission for public hearings in the months to come.

I understand that Dave Erickson showed the plans to you at the their meeting with you, but the plans are also available on the Hinsdale's website under Government, then Village Board, and then the January 7 meeting packet. Based upon Shelly's express desire not to move, Ryan has developed a plan that allows her to keep her house and that will enhance the value of her property.

If you and Kristin, along with other lineal heirs, still prefer not to participate in voluntary arrangements (including an written easement for Shelly) to clarify the Cheval Drive issue, IBLP will pursue a quiet title action. I spoke to Village of Oak Brook administrators and they expressed that Oak Brook would likely prefer to see Cheval Drive remain a private drive under the proposed plan. This is good because, as is, the current drive is not 66' feet wide. If Oak Brook would insist on having the Drive dedicated to the Village of Oak Brook, it would mean that each lot owner would lose some of their front yard to a wider drive pursuant to minimum width requirements. Ryan Companies will be repaving the road and maintaining it as part of the development plan.

In addition to the fact that IBLP owns all the lots except one, the tax maps extend the lots to the center of Cheval. Since Cheval is not a separately taxed parcel, the real estate taxes paid by IBLP appear to include taxes for land to the center of the Drive for 9 of the 10 lots. Plus, whatever maintenance has been done on the Drive, IBLP has done it, and IBLP has done the snow removal since it owned houses on the Drive for more than 20 years.

While some information regarding lineal heirs is available in public records, the quiet title action will request information regarding additional lineal heirs so they can be included in any decision of the court. This would be done through interrogatories after the action is filed.

If you have any questions, please contact me.

Legal intimidation

Kind regards,

Bob

Robert J. Barth
Attorney at Law
IBLP Center
707 West Ogden Ave.
Hinsdale, IL 60521
[REDACTED]

Legal intimidation

Missil, Eric

From: Robert Barth
Sent: Friday, January 24, 2020 2:53 PM
To: Missil, Eric
Subject: update on Cheval Drive

Dear Eric,

I wanted to let you know that the second meeting before the Hinsdale Village Board on Ryan Company's proposal was moved from last Tuesday to next Tuesday, January 28th.

Also, I wanted to ask you one more time if you and Kristin are willing to cooperate in a voluntary resolution of the Cheval Drive issue. I have prepared a Complaint to Quiet Title and will file it unless there is another course of action. The complaint names Shelly, Kristin, and yourself as named defendants and all other heirs as UNKNOWN OWNERS until and unless the names of other heirs of J. Chester and Val Saunders can be identified.

During one of our meetings together you mentioned that a lawsuit is not the best way to go. I agree with that statement and I hope that can be avoided.

Please let me know the thoughts of your family.

Thank you.

Bob

Robert J. Barth
Attorney at Law
IBLP Center
707 West Ogden Ave.
Hinsdale, IL 60521

Property Tax Validation

High Level Validation of Real Estate Taxes

Manor Care

Property Identification Number	2019 Real Estate Taxes	Acre	Per Acre
09-02-212-001	\$ 171,000	2.46	\$ 69,512.06
09-02-212-006	\$ 17,825	1.26	\$ 14,146.46
	\$ 188,824	3.72	\$ 50,759.19

Property Identification Number	
09-02-203-004: Split (estimate)	3.96
09-02-204-010	3.96
09-02-204-011	<u>3.59</u>
Institutional Building Acreage (Estimate)	11.51

Institutional Building Real Estate Tax: \$ 584,238

Cheval Drive Extension

Units	17
R/E Tax Per Unit	<u>13,802</u>

Real Estate Tax: Cheval Drive Extension \$ 234,633

Total Real Estate Tax Estimate \$ 818,872

Ryan Estimate

Total Property Tax Collections	\$23,793,835
# of Years	<u>20</u>
Per Year	\$ 1,189,692
Difference \$	\$ (370,820)
Difference %	-31.17%

Site Size	16.8	acres
Buildable Area	<u>40%</u>	
Land Size	6.72	acres
Lot Size	<u>0.25</u>	acre per lot
# of Homes	26	rounded down
Annual Real Estate Tax Per House	<u>13,802</u>	based on 1/4 acre homes on N. Adams
Total \$	358,851	

North Adams Sample

Address	2019 Tax Bill	Land	Improvements	Total	Rate	Lot Size
534 N ADAMS ST	\$ 7,343	\$ 85,570	\$ 52,460	\$ 138,030	5.32%	0.27
524 N ADAMS ST	\$ 7,328	\$ 71,830	\$ 76,920	\$ 148,750	4.93%	0.24
520 N ADAMS ST	\$ 13,163	\$ 92,360	\$ 166,080	\$ 258,440	5.09%	0.24
516 N ADAMS ST	\$ 14,575	\$ 92,360	\$ 187,610	\$ 279,970	5.21%	0.24
510 N ADAMS ST	\$ 11,707	\$ 92,360	\$ 138,710	\$ 231,070	5.07%	0.24
504 N ADAMS ST	\$ 13,893	\$ 97,490	\$ 174,670	\$ 272,160	5.10%	0.24
440 N ADAMS ST	\$ 14,674	\$ 94,530	\$ 187,310	\$ 281,840	5.21%	0.23
436 N ADAMS ST	\$ 13,711	\$ 105,730	\$ 158,000	\$ 263,730	5.20%	0.25
430 N ADAMS ST	\$ 31,305	\$ 104,170	\$ 484,300	\$ 588,470	5.32%	0.25
426 N ADAMS ST	\$ 13,941	\$ 101,060	\$ 167,000	\$ 268,060	5.20%	0.24
median	\$ 13,802					0.24
average	\$ 14,164					0.24

✓
Christine Bruton

From: Missil, Eric [REDACTED]
Sent: Wednesday, June 3, 2020 9:32 PM
To: Christine Bruton
Subject: Pre-registration - IBLP Planned Development

Ms. Bruton –

Would you please add me to the registration? I would like to comment on Cheval Drive.

Thank you.

Eric Missil



Christine Bruton

From: Armando Travelli [REDACTED]
Sent: Thursday, June 4, 2020 8:42 PM
To: Christine Bruton
Cc: Marlene Abi-Mansour; Jeff Allen; Sally Barnard; Patti Bellock; P Bokos; John Brakett; Elaine Chen Gilman; Alicia Chodorow; Bob Crane; Charlie Crane; Lynette Cvikota; Thomas Cvikota; Jen&John Dean; Angela Deppe; John Elting; Kathy Elting; Cindy Engdahl; Tomy Engdahl; James Gibson; Molly Gibson; Daniel Gilman; Amy Hashimoto; Dan Hemmer; Jim Huffman; Brian Joyce; Seith Kelsey; Linda Kragie; William Kragie; Beth Laase; Julie Ludwig; Robert Ludwig; Jennifer Lundgren; Anne Madden; John Madden; Linda Mikottis; Janet Millis; M Misicko; Anastasia Nystedt; Liz O'Brien; Patrick O'Brien; Diane Oostendorp; Jorie Parwani; Jay Politt; Preston; Ellis Ramsey; Rory Repicki; Megan Richards Martin; Lisa Romberger; Tim Romberger; Brian Salerno; Cynthia Scholl; Bob Schultz; Khaldoon Shakir; Maria Shakir; Kim Shean; Joanne Smith; Karen Stokely; Armando Travelli; Marti Travelli; Janet Urban; Ed Varin; John Worthington; Jeffrey; [REDACTED]
Subject: Public Comment - IBLP Development
Attachments: Dear members of the Hinsdale Planning Commission.docx

Public Comment – IBLP Redevelopment

Dear members of the Hinsdale Planning Commission:

This is the second letter that I write to you to express my strong opposition to the Ryan proposal to build a Senior Residences Center on the IBLP land north of Ogden Avenue and west of Adams Street. My feelings toward that proposal have not changed since my May 13th letter, but I would like to add some additional considerations.

1. I wholeheartedly support Jeffrey Allen's recommendation to postpone the meeting of the Planning Commission, now planned for June 10, 2020, until such time when all neighbors can express in person to the commission their views about the proposed development, without COVID-19 restrictions. To hold the meeting at this precarious time, even with televised participation, seems to me to run contrary to the democratic traditions of our country.
2. COVID-19 may affect the commission's decisions also in other ways. More than 29,000 elders have been killed to date by the virus in the U.S. at nursing or elderly retirement facilities similar to those envisioned by the Ryan proposal, and this number is expected to grow. This corresponds to approximately 25% of all deaths currently attributed to COVID-19, and has changed dramatically how such facilities are viewed in our society. To add a personal perspective, my wife Marti and I are both healthy and strong (we were both skiing the Colorado mountains when COVID-19 struck), but I am 86 years old and Marti is 78. We have lived in Hinsdale for 48 years and were considering a retirement home before the pandemic, but now cringe at the thought of being confined in a crowded environment with almost no defense against contagion. Many people are being released from prisons or hospitals to avoid the spread of the virus, but the elderly have almost no way to escape from retirement homes, which are increasingly seen as a DEATH SENTENCE FOR THE ELDERLY. Unless new procedures or vaccines are developed to fight the pandemic, this raises serious questions about the financial future of facilities similar to those envisioned by the Ryan proposal and of the communities in which they are built.

3. The changing climate and gradual over-building have had a strong effect on the ability of our environment to handle large and sudden rain showers. We see the effects of these changes in our flooded lawns after a pouring rainstorm, in the exceedingly high levels that the Salt Creek reaches on those occasions, and in the pathways of the Fullersburg Preserve that are frequently blocked because they are submerged by water. The ability of our land to retain water until it can be safely released is being gradually eroded while our climate worsens. Increasing significantly our population density and, especially, the fraction of the land occupied by buildings, roads, and parking lots can only worsen the present conditions. Has an Environmental Impact Statement been prepared to address how our environment can be affected by the proposed buildings? Much storm water, mixed with waste water, was recently released into Lake Michigan because the capacity of the Chicago water retention system had been exceeded. Will our storm water retention facilities be able to safely contain the increased water flows caused by the Ryan project?

4. Adams Street provides the only feasible access to the buildings envisioned by the Ryan proposal. It is now a quiet street, intersecting with Ogden Avenue to the south without a traffic signal, and an addition of almost 400 residents would significantly increase its vehicular traffic. Many of these residents would be elderly, requiring care-givers, visitors, and suppliers. How would the extra traffic be handled? Going north from "Senior Residences" on Adams Street to Spring Road, and then west at the intersection with 31st Avenue is presently prohibited, both ways, by a closed gate between 7:00 a.m. and 9:00 a.m. and between 3:00 p.m. and 6:00 p.m., precluding a continuation north either via Jorie Boulevard or Route 83. Going south on Adams Street and trying to turn left (east) on Ogden Avenue would be made very difficult by the intense traffic on Ogden, which would also make it very difficult for eastbound cars on Ogden to make a left (north) turn on Adams. Another traffic light at the intersection of Adams Street and Ogden Avenue, merely a block away from the traffic light at Madison and Ogden, appears to be unthinkable. The traffic on Ogden Avenue is already very intense, and a left turn on it going south from Madison Street now requires a full 2-minute wait at the traffic light. This seems to portend many traffic jams occurring at the Ogden/Adams intersection if the Ryan proposal is approved.

5. In apparent deference to comments received during its presentation to the Hinsdale Board of Trustees, Ryan Company has decreased the number of their villas from 17 to 9, which sounds like a good start. They are also requesting the zoning commission to reduce the number of square feet per unit required by the R-2 classification from 20,000 to 15,000. This change, however, is only cosmetic, because Ryan Company asks the commission to also change the entire meaning of the R-2 classification by asking that it be changed to R-2 PD. If this request were to be approved, R-2 PD would allow construction not only of single-family residences, as its name implies, but also of multi-story units requiring only 2,800 square feet per unit and capable of housing up to 245 units. This would make a mockery of all current rules and regulations.

6. Only the Ryan proposal for development west of Adams Street, named "Senior Residences", is to be considered at the meeting of the Planning Commission currently scheduled for June 10, 2020. However, and as discussed in my first letter to the commission dated May 13th, this is only the first of two proposals. The second proposal, named "Heather Highlands" and also to be presented by Ryan Company on behalf of McNaughton Development, is to develop four parcels of IBLP land east of Adams Street. This second proposal also increases the building density much beyond what would be allowed by the R-2 classification. Therefore, a Planning Commission decision in favor of the Ryan proposal to be discussed at the June 10 meeting is likely to establish a dangerous precedent for the second case yet to be submitted.

Sincerely,

Armando Travelli

[REDACTED] Bonnie Brae Road, Hinsdale, IL 60521

[REDACTED]

--
Armando Travelli

[REDACTED]

Christine Bruton

From: Joanne Smith [REDACTED]
Sent: Thursday, June 4, 2020 10:09 PM
To: Edward Varin; Armando Travelli
Cc: Christine Bruton; Marlene Abi-Mansour; Jeff Allen; Sally Barnard; Patti Bellock; P Bokos; John Brakett; Elaine Chen Gilman; Alicia Chodorow; Bob Crane; Charlie Crane; Lynette Cvikota; Thomas Cvikota; Jen&John Dean; Angela Deppe; John Elting; Kathy Elting; Cindy Engdahl; Tomy Engdahl; James Gibson; Molly Gibson; Daniel Gilman; Amy Hashimoto; Dan Hemmer; Jim Huffman; Brian Joyce; Seith Kelsey; Linda Kragie; William Kragie; Beth Laase; Julie Ludwig; Robert Ludwig; Jennifer Lundgren; Anne Madden; John Madden; Linda Mikottis; Janet Millis; M Misicko; Anastasia Nystedt; Liz O'Brien; Patrick O'Brien; Diane Oostendorp; Jorie Parwani; Jay Politt; Preston; Ellis Ramsey; Rory Repicki; Megan Richards Martin; Lisa Romberger; Tim Romberger; Brian Salerno; Cynthia Scholl; Bob Schultz; Khaldoon Shakir; Maria Shakir; Kim Shean; Karen Stokely; Armando Travelli; Marti Travelli; Janet Urban; John Worthington; Jeffrey; [REDACTED]
Subject: RE: Public Comment - IBLP Development

Armando, Also we appreciate your thoughtful note and agree. We second the suggestion to postpone the meeting!
Joanne and Rory

Christine Bruton

From: Edward Varin [REDACTED]
Sent: Thursday, June 4, 2020 9:22 PM
To: Armando Travelli
Cc: Christine Bruton; Marlene Abi-Mansour; Jeff Allen; Sally Barnard; Patti Bellock; P Bokos; John Brakett; Elaine Chen Gilman; Alicia Chodorow; Bob Crane; Charlie Crane; Lynette Cvikota; Thomas Cvikota; Jen&John Dean; Angela Deppe; John Elting; Kathy Elting; Cindy Engdahl; Tony Engdahl; James Gibson; Molly Gibson; Daniel Gilman; Amy Hashimoto; Dan Hemmer; Jim Huffman; Brian Joyce; Seith Kelsey; Linda Kragie; William Kragie; Beth Laase; Julie Ludwig; Robert Ludwig; Jennifer Lundgren; Anne Madden; John Madden; Linda Mikottis; Janet Millis; M Misicko; Anastasia Nystedt; Liz O'Brien; Patrick O'Brien; Diane Oostendorp; Jorie Parwani; Jay Politt; Preston; Ellis Ramsey; Rory Repicki; Megan Richards Martin; Lisa Romberger; Tim Romberger; Brian Salerno; Cynthia Scholl; Bob Schultz; Khaldoon Shakir; Maria Shakir; Kim Shean; Joanne Smith; Karen Stokely; Armando Travelli; Marti Travelli; Janet Urban; John Worthington; Jeffrey; Nicole; [REDACTED]
Subject: Re: Public Comment - IBLP Development

Thank you Armando for bringing up these salient points.

Yes, the discussion should be postponed so the public can be properly heard.

Edward Varin
Hinsdale

Christine Bruton

From: Thomas Cauley
Sent: Friday, June 5, 2020 10:57 AM
To: Christine Bruton
Subject: FW: IBLP Development

From: John Madder [REDACTED]
Sent: Friday, June 5, 2020 9:29 AM
To: Thomas Cauley <tcauley@villageofhinsdale.org>; Robert McGinnis <rmcginnis@villageofhinsdale.org>; Luke Stifflear <lstifflear2@villageofhinsdale.org>; Plan Commission <PC@villageofhinsdale.org>
Subject: IBLP Development

Dear Plan Commission and Village Board members,

We are contacting you in regards to proposed developments of the IBLP (Institute for Basic Life Principles) properties. These projects will have a significant impact on property owners North and South of Ogden Avenue between Adams Street and Washington Street. This "Heather Highlands" development along with the already proposed "Clarendale Senior Residences" (245 units, 17 villas) and the nearly finished Kensington School will add considerable traffic congestion to an area that is the gateway to our neighborhood. The IBLP properties are prime pieces of real estate and may eventually be developed. If the properties are developed, it must be done in a reasonable and responsible manner. We as a neighborhood and Fullersburg community have grave concerns about the current proposed and planned IBLP property developments.

Some of the issues of concern:

- Large increase in traffic on Bonnie Brae Road, Madison Street, Adams Road, Spring Road, Glendale Avenue, Ogden Avenue and Washington Street
- Loss of last large open green space in Hinsdale and Oak Brook
- Loss of wetlands which could lead to flooding concerns
- Impact and additional burden on local schools, utilities and community services
- Increased strain on fire and police protection
- Additional noise and light pollution
- Increased residential density with
 - **245 units of Clarendale Senior Residences**
 - **17 Single story Clarendale Villas**
 - **26 single family homes off of Madison**
 - **20 single family homes off of Adams**
 - **74 Condominiums and 24 homes (not yet officially proposed but planned)**
- Unprecedented zoning changes
- Loss of property values
- The impact on both D53 Butler & D181 Hinsdale-Clarendon Hills school districts

The zoning changes proposed are unconscionable. As an example the developer is proposing to put 12 single family homes in a space that currently has 3 homes. Some of the lot sizes proposed are smaller than City of Chicago lots. There is one single family home on Madison that will be surrounded by 11 homes. There is no need or desire for this kind of density. There are good reasons why people live in Fullersburg, we enjoy the space. We enjoy the peace and quiet. We implore you not to allow these dramatic and unnecessary zoning changes to our neighborhood. Do not allow the zoning to change from R2 to R2PD. We have no need or desire to have a planned development in our community. We do not want a gated community. Changing Bonnie Brae to a through street for an entrance to 74 condominiums and 24 homes would forever change our neighborhood in a negative way. These dramatic changes to the Fullersburg area should not and can not be allowed to proceed. Thank you for your time and consideration.

John/Anne Madden
[REDACTED] Bonnie Brae Road

Christine Bruton

From: John Elting [REDACTED]
Sent: Friday, June 5, 2020 11:58 AM
To: Armando Travelli; Christine Bruton
Cc: Marlene Abi-Mansour; Jeff Allen; Sally Barnard; Patti Bellock; P Bokos; John Brakett; Elaine Chen Gilman; Alicia Chodorow; Bob Crane; Charlie Crane; Lynette Cvikota; Thomas Cvikota; Jen&John Dean; Angela Deppe; Kathy Elting; Cindy Engdahl; Tomy Engdahl; James Gibson; Molly Gibson; Daniel Gilman; Amy Hashimoto; Dan Hemmer; Jim Huffman; Brian Joyce; Seith Kelsey; Linda Kragie; William Kragie; Beth Laase; Julie Ludwig; Robert Ludwig; Jennifer Lundgren; Anne Madden; John Madden; Linda Mikottis; Janet Millis; M Misicko; Anastasia Nystedt; Liz O'Brien; Patrick O'Brien; Diane Oostendorp; Jorie Parwan; Jay Politt; Preston; Ellis Ramsey; Rory Repicki; Megan Richards Martin; Lisa Romberger; Tim Romberger; Brian Salerno; Cynthia Scholl; Bob Schultz; Khaldoon Shakir; Maria Shakir; Kim Shean; Joanne Smith; Karen Stokely; Armando Travelli; Marti Travelli; Janet Urban; Ed Varin; John Worthington; Jeffrey; [REDACTED]
Subject: RE: Public Comment - IBLP Development

Armando,

Thank you for sending this.

This is hardly the time for this project to be formally discussed in a public forum, so we completely agree with the postponement of the Planning Commission discussion for this proposed project.

Furthermore, we wholeheartedly agree your points concerning the overall density of the Ryan project, and resulting ramifications to the environment, storm water flow, and an already bad situation traffic situation on Ogden Avenue

John and Kathy Elting

✓

Christine Bruton

From: Barbara Miller [REDACTED]
Sent: Sunday, June 7, 2020 4:44 PM
To: Christine Bruton
Subject: Senior and Assisted Living Development , Other development on IBLP Property

Village Clerk,

We have lived in the Village of Hinsdale for forty-eight years and on Glendale Avenue for thirty-six years. The Fullersburg area is a very special area of our village. We are adamantly opposed to the Senior & Assisted Living Development and the housing development proposed at the end of Glendale. We believe it will overcrowd and change the ambience of this area.

Sincerely,

Barbara and Richard Miller

Christine Bruton

From: khaldoon shakir [REDACTED]
Sent: Monday, June 8, 2020 9:19 PM
To: Christine Bruton
Subject: Project for IBLP

Dear Plan Commission,

The Ryan project you will discuss today West of Adams will cause flood. Since a lot of pavement and cement will be used. The traffic will be congested. Kensington school, Manor Care and Ryan project will be within a block. This project proposes condominiums in Hinsdale and the value of our homes will drop. Currently, I have noticed an increased presence of police and fire department in Manor Care facility. The project proposes another facility for assisted living and condominiums for seniors with health issues. The police and fire department will be busy in this lower property taxes area. We will end up paying more taxes to cover the overwhelming emergency calls. All of us remember when the Village President urged the Governor to take Hinsdale from Cook County so the Village could open for business. Most of COVID-19 cases in Hinsdale came from Manor Care.

I could not hear you on channel 6 during your May 13 meeting. I urge you not to discuss this matter until we, the residents of Hinsdale can be present. Since Ryan development has representation via Zoom and none of us can participate in Zoom, I don't think that it is fair for us. We have a lot of obstacles to hear and to express ourselves. Email will never be the same. I can suggest to make the meeting in a open field, with social distance so we can be present. This subject is not an emergency. I don't see any resident from my block Bonnie Brae willing to accept this project. We can wait until we go back to the normal meetings. Please consider it. I don't mean to tell you how to conduct your meetings. I know without a doubt you work for the benefit of the residents of Hinsdale. Thank you so much for your attention.

Sincerely,
Kal Shakir

[REDACTED]
Hinsdale, IL 60521

Dear Planning Commission,

I still hope that you will decide to postpone your June 10 meeting to decide on the Ryan Proposal to redevelop IBLP land to a time when COVID-19 will no longer be a threat to our community, as recommended by Jeff Allen, myself, and many other residents of our area. However, should you decide to go ahead with the meeting as originally planned, I would like to add some comments to my letter of May 13, 2020.

1. In my letter, I estimated the deaths attributable to COVID-19 in U.S. nursing homes and senior living facilities at approximately 25% of total such deaths in the U.S. A recent, well documented article by the *Foundation for Research on Equal Opportunity* (<https://freopp.org/the-covid-19-nursing-home-crisis-by-the-numbers-do-it.3a47433c3f70>) shows that number to be actually 42%. Since the total population in U.S. nursing homes and senior living facilities is 2.1 million while the total U.S. population is 350 million, they represent only 0.6% of our total population. Therefore, a person in those facilities is 70 times ($= 42/0.6$) more likely to die of COVID-19 than the general public.
2. In their TRAFFIC IMPACT STUDY on the Village's website, V3 Companies clearly describe the preliminary information and the conclusions, but the important stuff in the middle – the analysis – is shrouded in jargon. The traffic is provided without units (Vehicles per Hour?) The tables are replete with undefined acronyms (e.g.: LUC, TRIP, AADT, LOS, EB Left, SB Approach, NB Left, EB Approach, NB Left, EB Approach). Although most of my career has consisted in deciphering complex technical documents, I couldn't make sense of this! What I know is that a left turn from Adams to Ogden requires up to 5 minutes during rush hour.
3. In view of the significant financial implications of this project, I would appreciate President Cauley to personally request each voting member of the Board of Trustees and of the Planning Commission to carefully assess whether or not they have any conflict of interests in this project and, if they do, to recuse themselves from any discussion of the project and, especially, from the final vote.

Sincerely,

Armando Travelli
521 Bonnie Brae Road, Hinsdale IL 60521



Christine Bruton

From: [REDACTED]
Sent: Tuesday, June 9, 2020 11:30 AM
To: Christine Bruton
Subject: Ryan Development

Ms. Bruton:

Please postpone the Ryan Development Planning Commission hearing to a later calendar date.

Many of us who would like to attend this meeting are elderly and do not want to risk Covid-19 exposure.

Also it is important that we meet in person with the Commission. There are at least 70 neighbors who wish to attend this hearing in person.

Thank you in advance for your consideration.

Patrick J. O'Brien

[REDACTED] d.

Sent from my iPhone

Christine Bruton

From: Karen Stokely [REDACTED]
Sent: Tuesday, June 9, 2020 5:11 PM
To: Christine Bruton
Subject: IBLP - Senior Residences

To Members of the Hinsdale Planning Commission:

We would like to express our strong opposition of the Ryan Proposal for senior residences on the IBLP property north of Ogden. We also feel the June 10, 2020 meeting to discuss this should be postponed due to the precariousness of the COVID 19 pandemic to a time when all residents can convey their viewpoints in person.

Further, we strongly oppose the Heather Highlands proposal. However, we will not address this at this time since the June 10 meeting does not pertain to this topic.

The reasons for our strong disapproval of the senior residences at Adams and Ogden are outlined below:

1/Many of us recognize that the intersection at Adams and Ogden is dangerous. This congestion will become more so with the addition of further vehicular traffic, thus decreasing safety. This traffic will also effect our quiet, charming and peaceful environment - destroying the very reason we (and many others) purchased a home in this area of Hinsdale.

2/ Climatic changes and further over-building on that property could create more flooding after a storm. We already see these effects in Fullersburg after a downpour.

3/It's our understanding that multi story units/residences could increase contagion for seniors due to more congestion, to say nothing of the comings and goings of potential caregivers and/or emergency crews for fire and/or ambulance services at varying times.

We appreciate the opportunity to express our opinion and hope you will consider our legitimate concerns.

Sincerely,

Karen Stokely / Brian Joyce

[REDACTED]
Hinsdale, IL 60521

Christine Bruton

From: Armando Travelli [REDACTED]
Sent: Tuesday, June 9, 2020 5:16 PM
To: Christine Bruton
Cc: Marlene Abi-Mansour; Jeff Allen; Sally Barnard; Patti Bellock; P Bokos; John Brakett; Elaine Chen Gilman; Alicia Chodorow; Bob Crane; Charlie Crane; Lynette Cykora; Thomas Cykora; Jan & John Dean; Angela DePina; John Eling; Kathy Elting; Andy Engdahl; Tony Engdahl; James Gibson; Molly Gibson; Daniel Gilman; Amy Hashimoto; Dan Hemmer; Jim Huffman; Brian Joyce; Seith Kelsey; Linda Kragie; William Kragie; Beth Laase; Julie Ludwig; Robert Ludwig; Jennifer Lundgren; Anne Madden; John Madden; Linda Mikotits; Janet Mills; M Misicko; Anastasia Nystedt; Liz O'Brien; Patrick O'Brien; Diane O'Sullivan; Maria Parvizi; Jay Pollitt; Preston Ellis Ramsey; Rory Repicky; Megan Richards; Martin Riss; Tom Roberge; Tim Romberger; Brian Salerno; Cynthia Scholl; Bob Schultz; Khadee; Maria S. Kim; Kim Skene; John S. Smith; Karen Bokely; Armando Travelli; [REDACTED]; John Worthington; Jeffrey; [REDACTED]; [REDACTED]
Subject: Pre-Registration for the June 10, 2020 Meeting of the Hinsdale Planning Commission

I would like to be allowed to speak at the June 10, 2020 Meeting of the Hinsdale Planning Commission.

--
Armando Travelli [REDACTED]

Christine Bruton

From: Jeff Allen [mailto:jeff@allen.com]
Sent: Tuesday, June 9, 2020 5:36 PM
To: Christine Bruton
Subject: Pre-Registration – IBLP Planned Development

Hi Christine,
I would like to be registered to speak on 6/10/20.
Sincerely,
Jeff Allen

Christine Bruton

From: Angela Deppe [REDACTED]
Sent: Tuesday, June 9, 2020 8:15 PM
To: Christine Bruton
Subject: Public_Comment-IBLP-Redevelopment

Hi Cristine Bruton, I Oppose the rezoning of the IBLP Ogden and Cheval Properties.

Good evening. I hope you are all safe and well. My name is Angela Deppe and I live at 521 Wood Rd (Oak Brook/Fullersburg Woods) with my husband John and 2 kids.

We recently received information regarding the development proposed for the IBLP (Institute for Basic Life Principles) property as it will impact where I live. It will obviously increase traffic, destroy large open green space & the animals that live there, impact and burden our local schools, fire and police. It will increase noise, decrease property values and destroy wetlands that will cause possible flooding.

I am truly concerned about this development as our family moved here 3 years ago and chose our house because of its location in Fullersburg with ample green space and lots with neighbors not so close. This proposed development will change the landscape of Fullersburg.

I urge you to prevent this development from occurring.

Thank you,

Angela Deppe
[REDACTED]

Christine Bruton

From: Ramsey Ellis MD [REDACTED]
Sent: Tuesday, June 9, 2020 8:07 PM
To: Christine Bruton
Subject: Public Comment – IBLP Redevelopment

To whom it may concern-

I oppose the re-zoning of the property formerly occupied by ILBP just north of Ogden.

The zoning must remain residential, and consideration should be given to purchasing the land for conservation instead of development.

The impact of development at that site on ore-existing water management problems is unacceptable.

Thank you,
Ramsey Ellis MD and Christian Hasselmann PhD
502 ALB [REDACTED] St
Hinsdale

(Call if urgent, e-mail hours 8:30am-5pm, M-F)

Christine Bruton

From: Tania and Roman Kuropas [REDACTED]
Sent: Tuesday, June 9, 2020 8:44 PM
To: Christine Bruton
Subject: Public Comment – IBLP

As residents of the Glendale block of Fullersburg woods, we strongly disapprove of the plans to build the assisted living community and especially any collection of homes by McNaughton builder that is being proposed as well. We have no sidewalks on our street as it is, and is one of only two thru-ways in our neighborhood so is a very busy street as it is. We do not need more traffic coming through here, or more on Ogden. The light there at Madison is ridiculously long as it is. Thank you, Roman and Tania Kuropas

Sent from my iPhone

Christine Bruton

From: Edward Varin [REDACTED]
Sent: Tuesday, June 9, 2020 8:48 PM
To: Christine Bruton
Subject: Public Comment - IBLP Redevelopment

> Please postpone the discussion of this project until the public can attend. Meeting online gives an unfair advantage to the developer. Thanks & Regards Edward Varin, Hinsdale resident

Christine Bruton

From: R. Crane [REDACTED]
Sent: Tuesday, June 9, 2020 9:04 PM
To: Christine Bruton
Subject: Subject line = "Public Comment – IBLP Redevelopment" and the planned McNaughton single family home development.

Planning Commission,

We are against the IBLP and the single family home development on Madison and Adams.

We live on Glendale and would not like the density of the development that would affect the Fullersburg area.

Please reconsider for the Hinsdale Park District, since no park area is located north of Ogden for the use of the Hinsdale residents.

Regards ~~~
Bob Crane
Mobile

Christine Bruton

From: Liz Weir [REDACTED]
Sent: Tuesday, June 9, 2020 9:12 PM
To: Christine Bruton
Subject: Public_Comment-IBLP-Redevelopment

Hi Christine,

I oppose the rezoning of the IBLP Ogden and Cheval Properties. The Fullersburg Woods area is a sanctuary for wildlife with its less developed land and is occupied by residents that support the environs. It's a wonderful part of Hinsdale and to rezone and build the proposed facilities would mean a loss of the Fullersburg Woods area as we know it.

Thanks for your time.

Sincerely,

Liz Weir

[REDACTED], Hinsdale, IL 60521

Christine Bruton

From: John Brackett [REDACTED]
Sent: Tuesday, June 9, 2020 9:26 PM
To: Christine Bruton
Subject: Public Comment – IBLP Redevelopment

I oppose the rezoning application for the IBLP proposed development by the Ryan Companies to allow for a "senior residence & villas". The population density increase is quite unacceptable, not to mention adverse changes to the flood plain/wetlands that IBLP property represents.

I did send a much longer email, but did not mark the subject line appropriately.

John R Brackett

[REDACTED]

Hinsdale, IL

Sent from AT&T Yahoo Mail on Android

Christine Bruton

From: Liz OBrien [REDACTED]
Sent: Tuesday, June 9, 2020 9:13 PM
To: Christine Bruton
Subject: June 10 Meeting

Dear Christine,

My name is Liz O'Brien. My husband and I have lived in the Hinsdale community for six years.

As empty nesters, we purchased a small home on a quiet, dead-end street. We love our house, but more importantly, it's tranquil location.

It is my hope that the Village Board consider postponing the Ryan Development conversation to a later date when members of the community may attend, in person, to voice their opinion as a whole.

I strongly feel that those of us most impacted should be given an opportunity to share our concerns with the Village of Hinsdale.

Thank you,
Liz O'Brien
[REDACTED]

Christine Bruton

From: Steve Mikottis [REDACTED]
Sent: Tuesday, June 9, 2020 9:57 PM
To: Christine Bruton
Subject: IBLP Property Redevelopment

TO: Cristine Bruton:

I Oppose the rezoning of the IBLP Ogden and Cheval Properties. The density is completely out of character with the surrounding area. The impacts of that density will be with us forever. Please do not allow this to go forward. Sincerely,

Steven Mikottis
[REDACTED]

Hinsdale

Christine Bruton

From: Steve Mikottis [redacted]@gmail.com>
Sent: Tuesday, June 9, 2020 9:54 PM
To: Christine Bruton
Subject: Public_Comment-IBLP-Redevelopment

Hi Cristine Bruton, I Oppose the rezoning of the IBLP Ogden and Cheval Properties. The density is completely out of character with the surrounding area. The impacts of that density will be with us forever. Please do not allow this to go forward. Sincerely,

Linda Mikottis
[redacted]

Christine Bruton

From: m misicko [REDACTED]
Sent: Tuesday, June 9, 2020 10:26 PM
To: Christine Bruton
Subject: Opposition to the Ryan Company Project

Hinsdale Planning Commission:

We are writing to express our opposition to the Ryan Company Nursing Home Development Project and the zoning variances they are requesting. The IBLP area should remain residential and should conform to existing zoning rules.

In addition, we ask that the village postpone the June 10th discussion to a later date. The limits on attendance and the lack of "in person" communication will not allow residents to fully express our opposition.

Sincerely,
Maureen and Mark Misicko
[REDACTED]
Hinsdale, IL 60521

Christine Bruton

From: Peter Bokos [REDACTED]
Sent: Tuesday, June 9, 2020 11:58 PM
To: Christine Bruton
Subject: IBHP

Ms. Burton,

Our family has lived in the Fullersburg area for close to fifty years. Our son and his family live two blocks to the north and our daughter is raising her family two blocks south of us. We love being residents in Fullersburg. We are committed to maintaining it's beauty and charm. Over the years we have witnessed much growth and development. With the increased density came more flooding. The open land was gone and flooding became an issue. So the neighbors got together and separated and replaced the waste water and storm sewers to more efficiently handle rain water runoff. To further aid the situation we paved all the streets north of Ogden adding curbs and gutters.

"We" is purposeful. The neighborhood footed the bill not the Village with the promise that the Village would maintain and repair the infrastructure. We all know how that went. Nothing, nada, zilch until the current President stepped up and got it done.

With the increase in population came more traffic. There was a backup at Madison and Ogden and it became dangerous to initiate a turn, so a traffic signal was added. It quickly became known that Madison was a quick alternative to Rt 83 in rush hour and kids began dodging cars waiting for the school bus. Hinsdale and Oak Brook got together and set up the no left turn from Spring in the morning and no right in the evening. Additionally we had to add a bike path on Madison so our darlings could ride their bikes or walk to school.

I understand that the Village is considering issuing substantial variances to develop IBHP property at Ogden and Adams and between Madison and Adams. I must say that I agree with most of my neighbors that this is not a good idea. The increased traffic can not be handled, danger to the children in the neighborhood because of the additional traffic would increase, flooding would increase, the complete disregard of our current "permissible use" in our zoning code will set a dangerous precedence.

The proposed plan will set the Fullersburg area back forty years. We will be dealing with flooding, enduring traffic jams, kids dodging vehicles and the neighborhood left holding the bag. I urge you to vote "no" and I would be pleased to meet you all and testify in person after the Covid epidemic has subsided.
Thank you.

Sent from my iPhone

Christine Bruton

From: Christy Frisoni [REDACTED]
Sent: Wednesday, June 10, 2020 7:10 AM
To: Christine Bruton
Subject: Public_Comment-IBLP-Redevelopment

Hi Cristine Bruton,

I Oppose the rezoning of the IBLP Ogden and Cheval Properties. I am worried about the water levels in our back yard, which already gets flooded in heavy rains and I am fearful it will get much worse with the development.

Sincerely,

Christy Frisoni
[REDACTED]

Sent from my iPhone

Christine Bruton

From: Thomas Cvikota [REDACTED]
Sent: Wednesday, June 10, 2020 7:15 AM
To: Christine Bruton
Subject: Ryan Proposal for Hinsdale: A request for postponement of hearing

Mr. Bruton,

Today's virtual Planning Commission meeting, regarding VOH business and specifically the Ryan proposal to develop the IBLP property, should include the physical presence of both the proponents and the opponents in the hearing.

I realize the responsibility we all face regarding social distancing, however business this impactful should not be conducted with a conference call, putting the Commissioners, the residents and the developer at a remove. The tradition of in-person hearings in the Village of Hinsdale should not be altered to accomodate a developer's agenda or the temporary circumstances of social distancing. To my understanding, this not a time sensitive, nor is it essential VOH business.

Everything is delayed today and for good reason, public health. The VOH "public" deserve the right to participate, in-person, as is the tradition. I urge you to submit all the requests for a re-assignment hearing date to the Planning Commission. Without doing so, the residents can only assume that their interests in VOH business are secondary to those seeking to do business in our community.

Sincerely,

Thomas Cvikota

Christine Bruton

From: Catherine Parks [REDACTED]
Sent: Wednesday, June 10, 2020 7:24 AM
To: Christine Bruton
Subject: Ryan Developement Opposition

To Christine Bruton,

I oppose the proposed rezoning for the Ryan Development. My reasons are:
increased traffic, lower property values, misuse of Open Space and FEMA Floodway lands increasing runoff, major increase in traffic, abuse of environment and wildlife.

Sincerely,
Robert D Parks
Sent from my iPad

Christine Bruton

From: Catherine Parks [REDACTED]
Sent: Wednesday, June 10, 2020 7:34 AM
To: Christine Bruton
Subject: Public_Comment-IBLP-Redevelopment

Hi Cristine Bruton,

I Oppose the rezoning of the IBLP Ogden and Cheval Properties.

Sincerely,
Rachel C. Parks

Christine Bruton

From: Catherine Parks [REDACTED]
Sent: Wednesday, June 10, 2020 7:34 AM
To: Christine Bruton
Subject: Public_Comment-IBLP-Redevelopment

Hi Cristine Bruton, I Oppose the rezoning of the IBLP Ogden and Cheval Properties.

Sincerely,
Robert William Parks

Christine Bruton

From: Catherine Parks <[REDACTED]>
Sent: Wednesday, June 10, 2020 7:33 AM
To: Christine Bruton
Subject: Opposition to the Ryan Company Development

To Christine Bruton,

This email is to express my opposition to the rezoning for Ryan Company Nursing Home Development. The following reasons are most important to me:

Misuse of Open Space and FEMA Floodway lands Abuse of environment and wildlife Increasing runoff Major increase in traffic Lower property values

Please vote NO!

Sincerely,
Catherine N. Parks

Christine Bruton

From: Patti Bellock [REDACTED]
Sent: Wednesday, June 10, 2020 7:57 AM
To: Christine Bruton
Subject: Plan Commission Meeting Questions for June 10 th

Dear Members of the Hinsdale Plan Commission,

Thank you very much for your dedication to our community by serving on this Commission. As a resident of the Fullersburg area, I have reviewed the proposed development plan for the Hinsdale Senior Residences. Per this review, I am still concerned about the following issues in regards to this project:

- the density,
- the storm water improvements, and
- the further impact of zoning changes for future projects in the Fullersburg area.

I know my fellow neighbors and residents are also concerned with the above-mentioned issues. Therefore, we all look forward to discussing these issues in further detail at the upcoming meeting on June 10th.

Thank you again for your thoughtful consideration and response regarding this project.

Best Regards,
Patti Bellock

Christine Bruton

From: Cindy Engdahl [REDACTED]
Sent: Wednesday, June 10, 2020 9:02 AM
To: Christine Bruton
Cc: Thomas Cauley; Robert McGinnis; Luke Stifflear; Plan Commission
Subject: Public Comment – IBLP Redevelopment

To: Christine Bruton and Members of the Hinsdale Village Board

We write as homeowners on Bonnie Brae Road and citizens of the Village of Hinsdale to oppose the proposed IBLP Redevelopment project. Our concern is for the neighborhood and zoning of Fullersburg Woods to remain residential.

The basis of our concerns include:

- Unprecedented zoning variances/changes
- Misuse of Open Space and FEMA Floodway lands, loss of wetlands
- Increased traffic congestion particularly on Ogden Avenue and adjacent residential areas
- Increased residential density impacting local schools, utilities and community services
- Abuse of environment and wildlife
- Property value decline

Further, we request that discussion of the development be postponed until a later date that is more accessible to concerned residents.

Thank you for your consideration.

Cindy Engdahl and Tony Sekera
[REDACTED] Hinsdale, IL 60521

Christine Bruton

From: Jim Doehring [REDACTED]
Sent: Wednesday, June 10, 2020 9:11 AM
To: Christine Bruton
Subject: Public Comment – IBLP Redevelopment

Christine -

Being a second generation resident (who now has a third generation in the house!) I strongly object to the planning and variances being asked for in regards to the IBLP project. It goes against all that the Fullersburg Woods area has stood for over the years as one of the last large lot, low density, peaceful neighborhoods in the Near Western Suburbs. Please understand that everyone in this area will fight this plan, there should not be any kind of retirement facility in the plan at all, it should all be low density residential as per the rest of the neighborhood.

Kindest Regards -
Jim

Jim Doehring



Christine Bruton

From: John Elting [REDACTED]
Sent: Wednesday, June 10, 2020 10:06 AM
To: Christine Bruton
Subject: Planning commission meeting- Ryan Project

Dear Ms Bruton,

We have owned a home in the Fullersburg area since 2001. First on Birchwood and now on the 500 block of Bonnie Brae. We are sending this email to voice our very strong opposition to what has been proposed through the Ryan project. The additional traffic, density, and potential environmental impacts are appalling. There is no question this project would ruin the wonderful residential neighborhood, all of us who live there, enjoy.

We also a very disappointed that this meeting has not been postponed given the dangers and restrictions the Covid 19 pandemic has caused. We feel it is inappropriate, given the risks involved, at this time.

Sincerely,

John and Kathy Elting



John Elting
Founder Director



Christine Bruton

From: Scott Frisoni [REDACTED]
Sent: Wednesday, June 10, 2020 10:30 AM
To: Christine Bruton
Subject: Public_Comment-IBLP-Redevelopment

Dear Cristine Bruton,

I STRONGLY oppose the rezoning of the IBLP Ogden and Cheval Properties for several reasons.

- 1) Traffic: Getting out onto Ogden is already a nightmare for residents in the area.
- 2) Flooding: Our area already has flooding in the backyards with rain as is.
- 3) This type of facility is better served in larger communities, not ones under 18,000 residents.
- 4) Just bad business. The village previously rejected Standard Market for Traffic and Noise issues. Standard Market would have brought in major revenue for the village. That part of Ogden is already a mess with Traffic, cars and Ambulances with Midwest Orthopedics and Manor Care there. Turn the area into homes with big property tax revenue bases.

Regards,
Scott Frisoni
[REDACTED]

Hinsdale, IL 60521

Christine Bruton

From: Brian P. Dolehide [REDACTED]
Sent: Wednesday, June 10, 2020 10:38 AM
To: Christine Bruton
Subject: IBLP - Ryan plan

Hi Plan Commission:

As a former Historic Preservation Member and resident of Hinsdale since 1986 I have encouraged preservation of physical structures. Today, I encourage your Plan Commission to preserve our older Hinsdale residents with new housing options - such as the Ryan Plan you are considering tonight.

We need the seniors housing planned for the IBLP site. I encourage more services for elderly and more units for elderly like Ryans IBLP plan. Keep elderly Hinsdale residents in Hinsdale.

Here are just a few reasons why we need the RYAN PLAN:

- 1.) Keeps elder residents in Hinsdale with IBLP / Ryan Plan
- 2.) A New Tax Revenue from nonprofit use. A tax benefit - to pay for schools and off-set Village deficit from closure of the Oasis and other rising costs.
- 3.) Traffic is not a significant issue since it's located on Ogden at Rte 83 - with limited impact to Hinsdale Residents. It is located outside the central business district of Hinsdale and away from busy traffic zones (i.e. York & Ogden). Low auto traffic as well because elderly generally drive in off - peak hours.
- 4.) Quality development team with Ryan Companies with excellent track record preserving elderly care, housing and lifestyle.

Thank you - please encourage the ZBA as well.

Brian P. Dolehide
[REDACTED] Hinsdale, Illinois 60521
[REDACTED]

Christine Bruton

From: [REDACTED]
Sent: Wednesday, June 10, 2020 10:59 AM
To: Christine Bruton
Subject: Public_Comment-IBLP-Redevelopment

Hi Cristine Bruton,

I Oppose the rezoning of the IBLP Ogden and Cheval Properties.

Sincerely,
Marilou Allen

Christine Bruton

From: Lisa Romberger [REDACTED]
Sent: Wednesday, June 10, 2020 11:11 AM
To: Christine Bruton
Cc: Tim Romberger; Lisa Romberger
Subject: Public Comment-IBLP Redevelopment

Christine,

My husband and I have lived in the Fullersburg area for 16+ years. What we have enjoyed about this part of Hinsdale is the serenity/green space this side of town affords us within our small quaint village. We are very concerned about the plans for the development on the IBLP space. Our number one concern is the traffic piece. Glendale Avenue, where we live, is already a race track as it's the only street on this side of Ogden in Hinsdale that connects Madison and Glendale and does not have a stop sign. The inability to turn off of Spring on to 31st and the route east and west on Ogden from Washington with no stop light will make the traffic in that part of town an absolute nightmare. There are so many reasons to kill this development but the traffic and safety of our residents is the top of the list. We truly hope you keep this front of mind as you consider the nursing home development and ultimately determine it is not in the best or safest interest of the people of Hinsdale.

Please reconsider the plan.

Thank you for your time,
Lisa and Tim Romberger
[REDACTED]

Christine Bruton

From: Alicia Schemel [REDACTED]
Sent: Wednesday, June 10, 2020 11:21 AM
To: Christine Bruton; Thomas Cauley
Cc: Nick Chodorow
Subject: Public Comment – IBLP Redevelopment

Hello,

This email is concerning the residential development proposal at Odgen and Adams, commonly known as the IBLP Property. We are opposed to this development. Not only is this a misuse of open space and FEMA floodway lands, which would increase runoff and cause additional flooding in our area, it will also put us at risk for more accidents, transient neighbors and crime. In light of recent current events, we can not afford any of these issues. We already have massive flooding in our area, if we add more concrete to any open land in our area we will be in huge trouble. This development would decrease property values by 13-25%. In light of the recent pandemic, this would put most of us in serious financial trouble.

This meeting should really be scheduled for a time when those affected by this decision are able to attend. That being said, we are vehemently opposed to this potential development. Please vote no on this issue.

Thank you,
Alicia Schemel
[REDACTED]

Christine Bruton

From: Bob Crane [REDACTED]
Sent: Wednesday, June 10, 2020 11:22 AM
To: Christine Bruton
Subject: CONTESTING the REZONING for Ryan Company Nursing Home Development at IBLP location

Christine Bruton, Village Clerk;

We are a collection of concerned neighbors who live in Fullersburg Woods, a neighborhood which generally consists of single family homes on wooded lots. As you know, this area of Hinsdale/Oak Brook is known for its secluded home sites with an abundance of trees and wildlife.

Due to the relocation of the Institute, we believe that the proposal of the Heather Highlands, a McNaughton Development, which proposes to subdivide the main campus and adjacent properties into the following types of residential properties should not be approved;

- 26 single family homes (access off Madison)
- 18 single family homes (age restricted) (access off Adams)
- 3 large estate style homes (access off Adams)
- 74 Condominiums (access off Bonnie Brae)
- 24 Villas (access off Bonnie Brae)

Given the zoning change which would be required to achieve the massive increase in density and massive increase in traffic, this type of development should not be acceptable by the Village of Hinsdale Planning Commission or the Trustees.

Regards,

Bob Crane

[REDACTED]
Hinsdale, IL

Christine Bruton

From: Erin Beavers [REDACTED]
Sent: Wednesday, June 10, 2020 11:26 AM
To: Christine Bruton
Subject: Public Comment-IBLP Redevelopment

Good Morning Christine

I oppose for the proposed development for the Ryan Company Nursing Home Development on Ogden and Adams. The concern of additional traffic and accidents greatly concerns me as well as property values. I would like to keep everything residential.

Thank you,
Erin Beavers

Sent from Mail for Windows 10

Christine Bruton

From: Dan Gilman [REDACTED]
Sent: Wednesday, June 10, 2020 11:37 AM
To: Chan Yu; Christine Bruton
Cc: Elaine Gilman
Subject: Public Comment - IBLP Redevelopment

Dear Community Development Department,

My wife Elaine and I have lived in Hinsdale in the Fullersburg area since 2011 and are very supportive to see development of the IBLP property. We have lived in the Fullersburg area since 2011 and have watched as the property has become mostly vacant and is falling into disrepair. We are also very supportive to see tax generating development on the property as IBLP has surely not appropriately supported the tax base for the community.

With that said we do have a few concerns over both the Ryan Senior Residences and many concerns with the McNaughton preliminary plans. As has been requested, we will wait to express concerns on the McNaughton plans until a later date and only ask that discussion centered on the Ryan Senior Residences take into consideration that there will be future development of some sort of the balance of the IBLP property.

Our top concerns is the additional traffic that will be created by the development. As residents of Fullersburg, we commute on Ogden Avenue past Adams Street several times per day. Currently there is very little traffic that utilizes Adam, but at the times when a westbound vehicle attempts a northbound turn onto Adams, there is often a treacherous shift of traffic to avoid the left turning vehicle. Adding to these occurrences greatly concerns us. It seems that a solution of adding dedicated turn lanes to the area would resolve this and we were surprised to see that this has not been required.

We have spent a good deal of time studying the traffic analysis that has been provided and feel that there are several discrepancies in the study, we will outline below:

There are portions of the data collection methods that should be questioned. Existing travel patterns were used to project future travel patterns. In order to understand existing travel patterns data collection was performed at the intersection of Ogden and Adams. This seems logical; however, data was only collected for only one day, Thursday, August 22, 2019. A few thoughts:

- Because of the very low level of vehicles that turn at the intersection today, data needs to be collected for more than one day to create a valid data set for the purpose of evaluating chronological traffic patterns. From studying some state standards posted online, it seems that a sample set of 30 data points during the time used for study will develop a statistically significant data set. An accident or even brief construction activities on one of the many feeder roads could cause a meaningful difference in traffic volumes or a shift in peak traffic times. For left turns from Adams to Ogden the data set used had only 4 data points at peak time; far below an acceptable level.
- The day chosen was the day before District 181 schools started. Again, surveying for more than one day at one time of the year, would seem to resolve any variances.

- Traffic is very light at this intersection, so small differences in traffic would create large percentage differences in projected future traffic. Again, supporting the need for a larger data set.
- No consideration was given that per my understanding many of the IBLP properties on Adams appear to be currently unoccupied.
- Small data accuracy correction - Hinsdale speed limit on Adams would be 25 MPH, not 30 MPH as listed in the report. Also, a sidewalk is not present at the intersection of Adams and Ogden. The sidewalk ends about 200 yards north of the intersection (as can be seen in figure 3 of the study). Both are probably no influence on the study, but it makes me question the validity of the data collection methods.

There are also projection analysis assumptions that should be questioned. Only projected peak times (one hour in the morning and one in the afternoon) were used for analysis. Again, on the surface this seems logical, however:

- Traffic caused from employees of the senior living center was not included, because the shift change times are reported to not coincide with the peak travel times observed during the aforementioned one-day data collection.
- No consideration or analysis was made around employee shift change times.
- No consideration was given for visitors to the assisted living facility. There is the potential for 294 new residents (135 assisted + 128 add'l beds + 31 independent) and an assumption that increase in residents will only increase left turns from Ogden EB to Adams NB by 24 cars at peak time and SB Adams to EB Ogden left turn by 3 cars. Even with the current very low density living of Adams there are 54 and 4 cars respectively making that same left turn at peak time.
- No consideration was taken for any traffic increases or changes in traffic timing after the opening of the Kensington School
- No consideration was made for changes in traffic patterns as a result of school schedules.

We as a village came to the conclusion that for safety purposes the intersection of Monroe and Ogden needed to have left turns limited. What data and methods were used for this analysis? Are we using the same data collection and analysis methods in the IBLP redevelopment analysis?

Finally, in the current study, there is a scenario where the future intersection receives a "D" grade (typical A to F scale) Is a "D" ok for our community?

It is our recommendation that the Village of Hinsdale needs to conduct its own independent traffic study of this intersection with multiple days of data collection and consideration made for the increase of traffic caused by the visitors and employees of the assisted living facility. This study will be useful for both the current proposed development and other additional developments of the IBLP properties.

We have additional concerns that the proposed zoning changes would provide justification to change zoning on other sections of the IBLP property or at a minimum set our village up for a long and costly legal battle. We ask that the village please takes this into consideration.

Finally, we would like to request that the notification boundaries for any IBLP development is extended to include the entire Fullersburg area (83 to York and Ogden to Spring). As it is such a large and impactful property, it will impact residents and businesses beyond the typical notification area.

We thank you for your consideration of our concerns and welcome any further discussion.

Best regards,
Dan and Elaine Gilman

Christine Bruton

From: Charlie Crane [REDACTED]
Sent: Wednesday, June 10, 2020 11:27 AM
To: Christine Bruton
Subject: Public_Comment-IBLP-Redevelopment

Hi Cristine Bruton,

I vehemently oppose the rezoning of the IBLP Ogden and Cheval Properties. Not only will it devastate my home's property value and the property values of all homes surrounding this proposed development, but it will also create infrastructure problems with a MUCH larger volume of traffic on Adams and Ogden.

Furthermore, I want there to be an independent and thorough environmental impact report to know just how much this will impact the surrounding wetlands, as even now they are being inundated with rainfall and flooding. This should have occurred well before the Planning Board even considers this development, but this MUST occur before any votes to approve/disapprove.

If this Coronavirus Pandemic has showed us anything, it's that nursing homes and long-term facilities are dangerous, fertile grounds for disease outbreaks. Our village has thankfully been mostly spared from the devastating health impacts from the pandemic, but right across the street from this proposed development is ManorCare, a facility that has experienced ALL THE DEATHS IN OUR VILLAGE. Why is the village even considering allowing another similar facility to be constructed?? Have we learned anything????

The village must have the best interests of the health and well being of its residents at the forefront of any policy that it considers, not the income that the village is greedily seeking to attain.

Lives > Money.

Sincerely,
Charles Crane

Christine Bruton

From: Simona Garcia [mailto:sgarcia@iblp.org]
Sent: Wednesday, June 10, 2020 11:30 AM
To: Christine Bruton
Subject: Public_Comment-IBLP-Redevelopment

Hi Cristine Bruton,

I oppose the rezoning of the IBLP Ogden and Cheval Properties. We would like the neighborhood and zoning to remain residential. Our home address is 29 West Birchwood Ave, Hinsdale, IL 60521.

Respectfully submitted,



Simona Garcia | Broker, ABR, BPOR, RENE.

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"To give real service, you must add something which cannot be bought or measured with money, and that is sincerity and integrity."
- Douglas Adams

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Christine Bruton

From: Lynette Cvikota [REDACTED]
Sent: Wednesday, June 10, 2020 11:57 AM
To: Christine Bruton
Cc: Christine Bruton
Subject: Ryan Proposal for Hinsdale: A request for postponement of hearing

Mr. Bruton,

Today's virtual Planning Commission meeting, regarding VOH business and specifically the Ryan proposal to develop the IBLP property, should include the physical presence of both the proponents and the opponents in the hearing.

I realize the responsibility we all face regarding social distancing, however business this impactful should not be conducted with a conference call, putting the Commissioners, the residents and the developer at a remove. The tradition of in-person hearings in the Village of Hinsdale should not be altered to accommodate a developer's agenda or the temporary circumstances of social distancing. To my understanding, this not a time sensitive, nor is it essential VOH business. But these development have lasting, long term and potentially negative, impacts on the Village of Hinsdale and Hinsdale residents.

Everything is delayed today and for good reason, public health. The VOH "public" deserve the right to participate, in-person, as is the tradition. I urge you to submit all the requests for a re-assignment hearing date to the Planning Commission. Without doing so, the residents can only assume that their interests in VOH business are secondary to those seeking to do business in our community.

Sincerely,

Lynette Cvikota
Vice President Product
Development & Design
[REDACTED]



Christine Bruton

From: Anastasia Nystedt [REDACTED]
Sent: Wednesday, June 10, 2020 11:42 AM
To: Christine Bruton
Subject: Public Comment – IBLP Redevelopment

Dear Village Planning,

I am writing to you to share my concerns about over development of the IBLP property north of Ogden. Kindly consider the impact to residents in the surrounding area of the Village of Hinsdale. North of Ogden has a beauty and country feel that once destroyed we cannot get back. It is this atmosphere that made me decide to move into the area 4 years ago. Additionally, our property values reflect the low density housing in the community. There is no flaw in taking time to consider the concerns of our citizens and re-assessing how the village can develop this area.

Specific concerns that need addressed:

West of Adams proposed project:

1. traffic impact
2. decline in area property values
3. impact on infrastructure specifically for medical support with additional retirees needing ambulance service and hospitalization
4. light pollution from parking lot and building lighting

East of Adams proposed Parcel 1 project:

1. traffic impact
2. decline in area property values
3. impact on infrastructure specifically for educational institutions
4. light pollution from parking lot and building lighting
5. noise pollution from high density housing AC units
6. flood plain issues
7. impact on infrastructure specifically for medical support with additional families requiring ambulance service and hospitalization
8. impact on infrastructure to supply water and sewer service

East of Adams proposed Parcel 3 project:

1. traffic impact
2. decline in area property values
3. impact on infrastructure specifically for educational institutions
4. noise pollution from high density housing AC units
5. impact on infrastructure specifically for medical support with additional families requiring ambulance service and hospitalization
6. impact on infrastructure to supply water and sewer service
7. Is the space out of the flood plain?

East of Adams proposed Parcel 2 project:

1. traffic impact
2. decline in area property values
3. impact on infrastructure specifically for educational institutions
4. noise pollution from high density housing AC units
5. impact on infrastructure specifically for medical support with additional families requiring ambulance service and hospitalization
6. impact on infrastructure to supply water and sewer service

Thank you in advance to consider area home owners interest in the decision process,

Anastasia Nystedt

[REDACTED]
Hinsdale, IL 60521

Christine Bruton

From: Katie Hanfland [REDACTED]
Sent: Wednesday, June 10, 2020 12:21 PM
To: Christine Bruton
Subject: Pre-Registration – IBLP Planned Development

Christine, my name is Katie Hanfland. My family lives at 33 W. Birchwood in Hinsdale. We are very opposed to the IBLP development that is being considered by Ryan Builders.

- this is a misuse of open space and FEMA floodway lands which will significantly increase the runoff and property water levels will rise
- this is abuse of environment and wildlife
- No going variances should be provided to Ryan builders

We are very opposed to this and would like to voice our opinion.

Please include us on any communication that is public knowledge. We would also like to discuss personally.

Katie Hanfland
[REDACTED]

Christine Bruton

From: L. Kragie [REDACTED]
Sent: Wednesday, June 10, 2020 12:30 PM
To: Christine Bruton
Subject: Public_Comment-IBLP-Redevelopment

Hi Christine Bruton, I Oppose the rezoning of the IBLP Ogden and Cheval Properties.

This issue is really a very bad idea for the area, ESPECIALLY the SIZE of this project. It will be disastrous for water and flooding for people living in area that this is taking place, not to mention the idea of MASSIVE TRAFFIC in surrounding streets like, Madison, Adams, Ogden.

We also have a new school for children on Ogden, with more cars on the road.

Our Village needs to do its very best to keep this area safe for all its residence, on all aspects concerning this rezoning.

Please do not rush a decision, weigh ALL Factors.

Please make a town meeting available, after this terrible pandemic.

Thank you

Linda Kragie

Christine Bruton

From: Nick [REDACTED]
Sent: Wednesday, June 10, 2020 2:15 PM
To: Christine Bruton; Thomas Cauley
Subject: Public Comment - IBLP Redevelopment

Good afternoon,

I'm writing this email to voice my deep concern about the current proposal to redevelop the land commonly known as the IBLP Property. My wife and I are vehemently opposed to this development. It is a misuse of open space and FEMA flood-way lands that stands to increase the amount of flooding in our area, an area that already has a significant amount of flooding. So far neither Hinsdale nor Oak Brook have done anything to address the flooding that occurs whenever there is a decent amount of rain. The second issue is around the increased traffic that will occur in the area and throughout our neighborhood. The Fullersburg area does not have street lights or sidewalks and having increased car traffic greatly reduces the safety of the residents of the neighborhood. We live in Hinsdale for the benefits that our two school aged children get and their safety will be at great risk should this development be allowed to move forward. Finally the addition of another nursing care facility will have a negative effect on the value of our homes, studies have shown that they decrease property values anywhere from 13 to 25 percent. This is completely unacceptable and is only made worse by the current economic crisis the country is now in.

We believe that the meeting must be scheduled for a time and place where those affected by this decision are able to attend in person. Doing this virtually is not acceptable. Please vote no on this issue.

Please feel free to reach out to me to discuss.

Thanks.

Nick Chodorow
[REDACTED]

Christine Bruton

From: Julie Ludwig [REDACTED]
Sent: Wednesday, June 10, 2020 2:18 PM
To: Christine Bruton
Subject: Public Comment IBLP Redevelopment

We are writing regarding the proposed development of the former IBLP property. We have lived on Bonnie Brae Rd. for ten years and are completely opposed to the plans we have seen for new construction and are just as unhappy with the idea of turning our block into a thoroughfare for these new homes.

The scope of this project is extensive and would alter the essential character of Fullersburg. Why did Ryan come to the village about the senior development separately from the other project on the east side of Adams? McNaughton and Ryan are both listed on the site plans we have seen. Both the height and density shown on these plans are unacceptable.

To have all this land developed would destroy the green space and trees as well as driving out birds, animals and reptiles. We can't imagine the county would allow such development this close to water and wetlands. This is a very low area near existing bodies of water- what happens to the rainfall and runoff when so much more hardscape is added in? There will be major flooding issues and we believe municipalities can be held responsible for stormwater damage due to flooding whether it is by municipal action or inaction.

At a January meeting of the Hinsdale Plan Commission Laurel Haarlow mentioned creating a park. Hinsdale has no park north of Ogden and this would be a fantastic idea, even if it was only a portion of the land available. Scott Banke described the site as a gateway into the village and we agree. Please don't let this green space turn into just another development- look at the apartment building at the NE corner of LaGrange Rd. and Ogden for a prime example of what not to do. A better example is Roosevelt Rd. running through Wheaton- it is mainly residential when you drive through that town and not too built up and commercial as the other towns along that road.

Hinsdale is a beautiful village and a special place to live. It has many charming aspects but when you build up and develop every square inch it becomes interchangeable with many other towns in the suburbs. Why would people pay a premium to live here if it loses what makes it different?

Sincerely,
Robert & Julie Ludwig
[REDACTED]

Christine Bruton

From: Julie Ludwig [REDACTED]
Sent: Wednesday, June 10, 2020 2:30 PM
To: Christine Bruton
Subject: Public Comment IBLP Redevelopment Traffic

We are not totally opposed to senior housing at this location but we don't want a huge development to go in. Before Hinsdale gives the go-ahead to something like this time and care must be taken to figure out the traffic situation at Adams and Ogden. How much more traffic will there be? Who decides on putting in another stoplight on Ogden Ave., the village, county or state? Someone needs to study the amount of cars and trucks that will be using that intersection: residents, staff, daily delivery trucks with food, linens, etc. and garbage trucks, too. Will another stoplight go up at Adams and Ogden? Will that be made into a through intersection for traveling southbound on Adams? I'm sure area residents won't like that. We already have the Kensington School and a handful of new houses being built at Ogden and Monroe, and I believe those cars will be directed to using the stoplight at Ogden and Madison to head west on Ogden. How much are the people who live on Madison going to like that? And then we'll just add more cars and trucks to the mix at Adams and Ogden, too? Residents in this area will have too much traffic to deal with.

Please proceed with caution.

Robert & Julie Ludwig
[REDACTED]

Hinsdale

Christine Bruton

From: Jorie Parwani [REDACTED]
Sent: Wednesday, June 10, 2020 3:29 PM
To: Christine Bruton
Subject: Public comment - IBLP Redevelopment

To Whom it May Concern,

I am writing to state my **STRONG** opposition to the Ryan Company nursing home development on Ogden. We moved to our home on Merrill Woods last June after living just south of Ogden near the corner of Ogden and Madison for 10 years, largely to get away from the congestion of Ogden. As a mother of young children, I have serious concerns about the increase in traffic that would ensue in the Fullersburg Woods neighborhood due to the Ryan Development project. It would increase traffic on Madison, Glendale (which already has no sidewalks) and Washington (also no sidewalks). It would devalue our properties, overflow the already crowded schools and tax our resources.

Thank you,
Jorie Parwani

[REDACTED]
Hinsdale

Christine Bruton

From: ROSS TANNEBAUM [REDACTED]
Sent: Wednesday, June 10, 2020 3:42 PM
To: Christine Bruton
Subject: Oppose

Hello Christine Bruton,

We are sending this email to express our STRONG DISAPPROVAL of the proposed ILBP Redevelopment plan. We feel this would have multiple adverse effects to the village of Hinsdale.

Thank you,

Ross and Isabel Tannebaum

[REDACTED]
Hinsdale, IL

Sent from my iPhone

Christine Bruton

From: Kelly Abate [REDACTED]
Sent: Wednesday, June 10, 2020 4:16 PM
To: Christine Bruton
Subject: IBPL rezoning

As a resident of Fullersburg Woods for 23 years, I am strongly OPPOSED to the development of acreage once belonging to IBPL as suggested.

Thank you
Kelly Abate

Sent from my iPhone

Christine Bruton

From: Dennis Garcia [REDACTED]
Sent: Wednesday, June 10, 2020 4:18 PM
To: Christine Bruton
Subject: Public Comment – IBLP Redevelopment

Dear Ms. Bruton. My Name is Dennis Garcia and I am an owner of a house at 29 West Birchwood Avenue in the Fullersburg Woods section of Hinsdale.

I am sending this email to voice my very strong opposition to contest the rezoning for the Ryan Company Nursing Home Development on Ogden Avenue. It is important that this neighborhood and zoning remain residential in order to help prevent several potential issues, including but not limited to, the following: an increase in crime, an increase in traffic accidents, environmental concerns, misuse of open space, etc...

Thank you in advance for allowing me to voice my opinion here and I'm also happy to discuss this matter in person or on the phone as needed.

Regards, Dennis Garcia

Christine Bruton

From: Bill Gothard [REDACTED]
Sent: Wednesday, June 10, 2020 4:26 PM
To: Christine Bruton
Subject: FW: Gothard - Proposed Email Re Sale and Re-Zoning of IBLP Property

Dear Chris,

Here is the email from Ruth Major that is to be read at the meeting tonight/

Thank you sooo much for letting me know if you received this. My phone is 708-352-1890

Gratefully,

Bill Gothard

From: Ruth Major [REDACTED]
Sent: Wednesday, June 10, 2020 12:12 PM
To: Bill Gothard [REDACTED]
Subject: Gothard - Proposed Email Re Sale and Re-Zoning of IBLP Property

Bill, please see the draft email below which will put the village and the purchaser of the property on notice of the dispute. Please let me know your thoughts.

We have been advised that the sale of the property located at 707 W. Ogden Avenue, Hinsdale, Illinois 60521-3069 and currently occupied by the Institute in Basic Life Principles is under consideration as is the rezoning of the area in which the property sits. I am legal counsel to Bill Gothard, the founder of the Institute in Basic Life Principles (IBLP). It is our opinion that the individuals who have held themselves out as the members of the board of directors of IBLP are not valid board members inasmuch as they have held terms beyond a one-year period and have not been recommended by Bill Gothard as was the past practice for more than 50 years. The by-laws limit terms to one year and provide that after one year a "successor" will be elected to fill the position. When the organization was founded more than 5 decades ago Mr. Gothard appointed the initial board of directors and elections were held thereafter based on his recommendations. Due to the unauthorized actions of the individuals currently holding themselves out as IBLP board members Mr. Gothard has appointed a new board of directors and that board has not authorized the sale of the property identified above. This matter will be addressed in court in the near future and any sale authorized by the unauthorized board may be deemed null and void. I am happy to answer any questions you may have and provide supporting documentation. You can reach me at the telephone number and email address listed below.

Christine Bruton

From: Jeff Allen [REDACTED]
Sent: Wednesday, June 10, 2020 4:32 PM
To: Christine Bruton
Subject: Public Comment – IBLP-Redevelopment
Attachments: Ryan-IBLP-061020.docx

Hi Cristine Bruton, I Oppose the rezoning of the IBLP Ogden and Cheval Properties.
Please See attached Document

Sincerely,
Jeffrey Allen

Reasons Why Hinsdale and location is bad for Retirement home:

We have thought of hundreds of reasons why we will not allow Ryan to break ground in our Residential Community; and yet cannot come up with a single reason it would benefit our Fullersburg Woods Neighborhood, citizens, or their residences.

If the Village Board had a notion that Ryan would offer superior financial benefit; then this must be reexamined.

Based on Hinsdale county property tax bill averages, R1 & R2 **Residential Low density homes would offer greater long term stability and income** to the neighborhood.

Pandemics - LCS, Life Care Services LLC of Iowa is one of the two largest Elderly housing management companies in the country and world.

Congress is currently attempting to gather data from their CEO due to LCS's failure to keep their residents safe in a Pandemic.

Ryan Public benefit dollars compared to overall project investment is below 0.26% ("point two six" percent or "twenty-six thousandths") - \$250,000 versus \$95,000,000

Loss of Enjoyment and Safety

Property Values (Loss of Value):

Our Property values are already declining without accelerating it to double digits with a High Density Transient Nursing home complex

Higher-than-average concentration of renters drag down your home value 14% - "higher-than-average concentration of renters have lower property values compared to the county they are located in—by 14%." The data is from the American Community Survey.

Illinois Home Values are already dropping - "...home sales are expected to slow nationwide. However, the slowdown is anticipated to be nearly four times worse in Chicago than in the rest of the nation. Illinois homeowners are subject to the highest overall tax burden in the country, including the second highest property taxes in the nation. They're also weathering the largest permanent income tax hike in state history. As these costs rise, the value of homeownership in the Land of Lincoln falls relative to other areas, reducing demand for housing." (illinoispolicy.org)

Our Property values are already declining due to Chicagoland population loss: "home prices decline sharply in markets that suffer substantial and persistent decreases in population or employment. Such decreases in population and employment trigger declines in the demand for housing, and because people are more mobile than houses, it takes many years for supply and demand to become balanced again and for house prices to return to prior levels. This finding is supported by strong narrative and empirical evidence: home prices decline to a much greater extent when population falls than home prices increase when population grows." (RIHA, 2010)

Traffic and Safety:

Ogden Traffic Eastbound will be severely hampered during the busiest times; which already gridlocks for one mile from York & Ogden.

Please refer to Appendix A at the end of this document for detailed comment and evaluation of the **applicant's flawed Traffic Study**.

Collisions, especially near fatal ones with elderly tenants would further exacerbate the busiest traffic times when all lanes are blocked.

How many fatal and critical accidents did Hinsdale Medics respond to at Route 83 and Chicago Ave, where there was a traffic light; before the overpass was built?

This may create a critical **Pedestrian problem at the Ogden and Madison intersection**, where all our Children and Residents use the crosswalk; due to accelerating motorists, focusing on **rapidly heading east, upset with having to change lanes** due to vehicles turning left into Adams.

Adams and Madison Traffic from "back door" deliveries and trucks not abiding by the vehicle weight and local traffic usage laws, including overweight trucks will occur.

No Sidewalks:

There are **NO Sidewalks on either side of Ogden, and no sidewalks on Adams**. In 2018, we reported to Hinsdale police, an individual causing traffic blockages because they were operating their wheelchair in Eastbound Ogden Ave in the afternoon. We originally spotted them heading westbound under the Route 83 Bridge, where there is also **no safe passage**.

Falls are the leading cause of fatal and non-fatal injuries for older Americans. (ncoa.org)

Parking:

75% of independent living seniors have a vehicle (Dave Erickson, 2018); so this means an **addition of 200 more cars** being driven, parked on impervious surfaces, and leaking oil and other toxic fluids into the watershed.

Noise Issues:

Ambulance Sirens – This will likely be a daily and unwelcome occurrence at all hours of the day and night.

Dumpsters - this will likely be daily, and will likely occur one hour before the allowed Ordinance time. This statement is made from experience with Salt Creek Club. The Noise level of a emptied dumpster can be over 100 decibels; which is the same as a Chainsaw (try it at 6am).

Backup Sirens - Ambulance, Trucks, Vans, Passenger Vans, Delivery Trucks, Fire Trucks – they all have them

Environmental Concerns

Sewer – Increased capacity and connection/location issues will result

Exponentially Accelerated Runoff and affects to environment due to exponentially increased Impervious surfaces and rolled curbs.

Energy consumption, spikes, and negative impact to local Residents during Peak times – the volume and pressure of Natural Gas and Water to your home can actually drop during peak times

Local Health and Emergency Services:

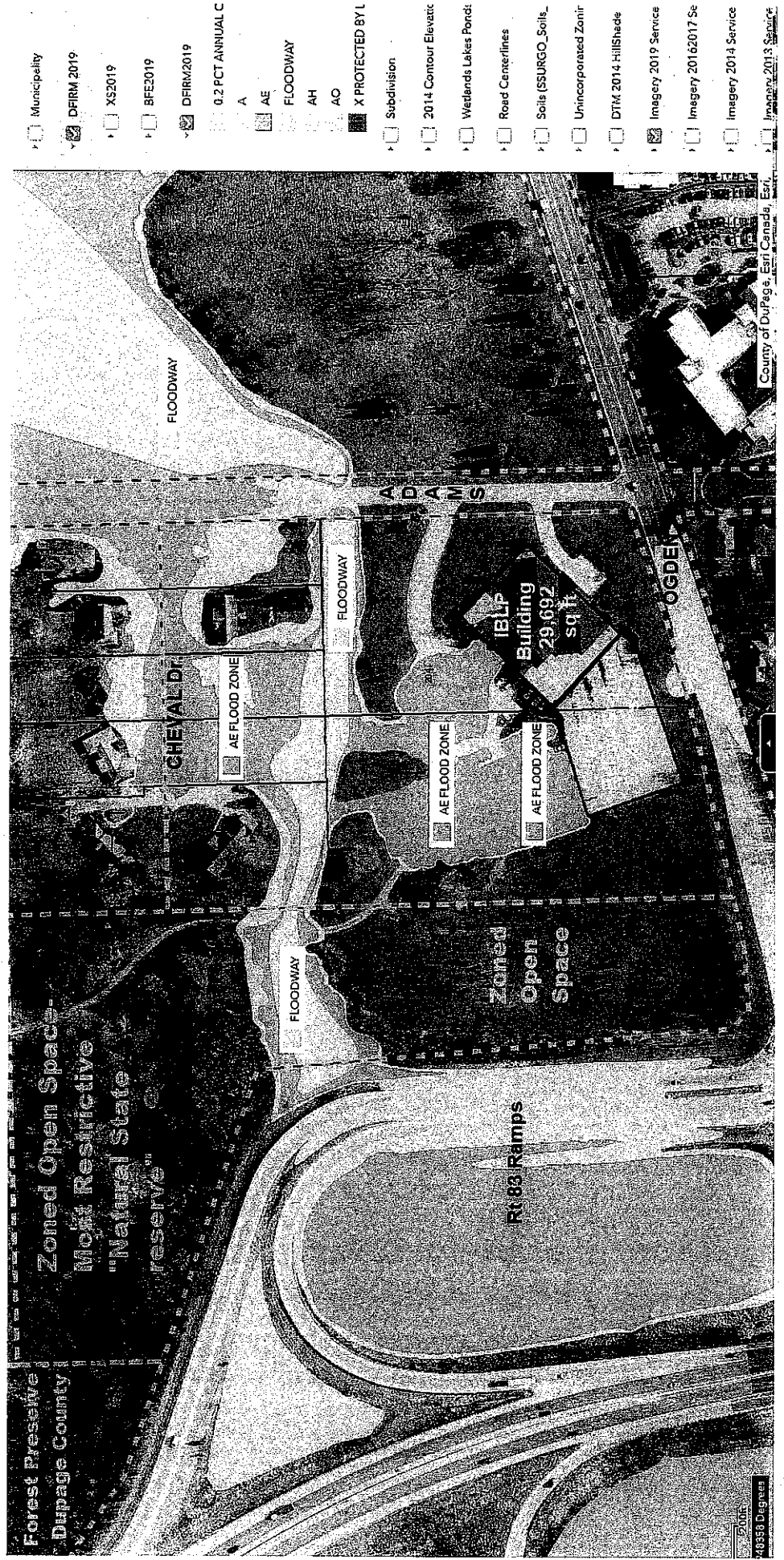
Hospital inundation during Pandemic, Emergency, or Flooding - Without skilled nursing facility; all critical patients will need to be relocated to nearby hospitals. In addition to endangering local Hinsdale Health workers, this will further endanger Hinsdale Fire, Police, and Ambulance village employees.

Drainage and Flooding

Below is the 2019 FEMA flood plain image for the proposed area. As you can see, this land was not highly developed due to its importance in the surrounding neighborhood drainage. Zoning at the time also took these issues into account. As you can see, the western Open Space zoned property also abuts part of the Forest Preserve. This FEMA Floodway is called the Bronzewood Tributary to the Salt Creek, and it flows through and over our Neighborhood.

The homes on Cheval were built before 1959 and prior to IBLP (Campus Teams) ownership. **The Floodway always has flowing water.** The AE Flood zone is categorized as a 20 year flood plain.

The AE area has been inundated TWICE in the last SEVEN years (every 3.5 years), which is SIX times worse than the FEMA DFIRM rating.



Flooding Our Neighbors' Homes and Yards DOWNSTREAM

How soon we forget. Below is a picture from May 17, 2020 of one of our neighbor's yards near the Ogden property and AE flood plain after heavy rains.



- Hinsdale Police** @HinsdalePolice · Apr 22, 2013
Residents who suffered storm damage(s) during last week's rains need to report their damages by Noon on April... fb.me/24qCtM4Fn
- Hinsdale Police** @HinsdalePolice · Apr 19, 2013
Graue Mill roads are now passable, but Graue Mill remains without power. Comed estimates restore time of 3:00pm on Friday
- Hinsdale Police** @HinsdalePolice · Apr 19, 2013
Graue Mill remains without power. The roads within the association are still impassable if you are not in an... fb.me/23e0UjUg9
- Hinsdale Police** @HinsdalePolice · Apr 18, 2013
Salt Creek has been receding since late afternoon, good sign. York road is still impassable and closed. Most... fb.me/1szZUNHDL
- Hinsdale Police** @HinsdalePolice · Apr 18, 2013
As this flooding event continues, we will be providing updates from the Village of Hinsdale via facebook, twitter... fb.me/CG5tbsvU
- Hinsdale Police** @HinsdalePolice · Apr 18, 2013
Emergency Evacuation Shelter is available for flooding victims at Benedictine College in Lisle: 5780 College Drive, Lisle
- Hinsdale Police** @HinsdalePolice · Apr 18, 2013
The Village of Hinsdale has activated its Emergency Operation Center to coordinate their efforts in addressing the... fb.me/OAKpKcHv
- Hinsdale Police** @HinsdalePolice · Apr 18, 2013
The Village is currently seeking resources and assistance of anybody who may have a "flat bottomed" boat. Please... fb.me/S10AUy2n

There are probably hundreds of photographs from Spring 2013 available where parts of East Birchwood, Adams, Madison, and York were flooded and impassable for days.

DOWNSTREAM Neighbors of our community East of York had Massive flooding, home loss, Boat evacuations, and over \$5 million spent just in drainage projects. All of this damage was without large development projects that drastically increase runoff.

Proposed Weakening and Degradation of the Award winning \$5 million dollar Graue Mill Flood Control Improvements

Proposed Weakening of Flood Control Improvements at Graue Mill

Background:

The Graue Mill neighborhood, located in Hinsdale, is subject to both interior drainage issues, also known as urban flooding, and riverine flooding of the adjacent Salt Creek. Severe flooding of both types has occurred repeatedly in the area, most recently and notably in April 2013. The DuPage County Stormwater Management Planning Committee and County Board voted to include a series of flood control projects within the County's Lower Salt Creek Watershed Plan. DuPage County, the Village of Hinsdale, the Graue Mill Homeowners Association and the Forest Preserve District of DuPage County have worked together to carry out these projects.

Project Summary:

Improvements in the Graue Mill Community began in November 2015 and included multiple phases, the last of which was substantially completed in October 2018. Construction included installation of more than 2,500 feet of storm sewer, 4 pump stations, 13 floodgates and more than 3,100 linear feet of concrete floodwalls and earthen berms. An additional 2.4 million gallons of floodwater storage was also created in the nearby Fullersburg Woods Forest Preserve.

Awards:

This project has received the Public Works Project of the Year in the Environment Category for projects under \$5 Million from the American Public Works Association (APWA) Chicago Metro Chapter Suburban Branch and Chicago Metro Chapter.

Additional runoff from over-development causing hundreds of thousands of square feet of additional impervious surfaces will exacerbate flood levels for all downstream residents in the Fullersburg area.

The square surface of additional runoff that would be caused by the Ryan proposal needs to be closely examined.

The proposed retention volume is nowhere near what is necessary to stabilize the area Homes from flooding. Even a Three inch rainfall will exceed the capacity of the proposed retention area.

The water level has been rising ever since IBLP redirected the Stream. Even at the current IBLP building levels, a

It is also important to realize the Public Health Risk with a Senior Facility. As Gov. Cuomo stated, "Senior Facilities are the optimum feeding grounds for the Virus. It's like dry grass to a wildfire." We do not want a petri-dish for COVID-19 or Future pandemics next door to us.

Hinsdale Planning Commission, is supposed to be "biased to residential use." This project and its dense buildings and disregard for Zoning Codes and Wetlands "Goes against the enjoyment of the neighborhood" and the code the Commission is to protect.

The "Woods" and "Residential Peace and Quiet" needs are not being protected with this project, which would affect a Completely Residential neighborhood.

"Whether the board likes or doesn't like something, they have to look at the zoning code," and the two IBLP proposed projects do not meet the code or the neighborhood. In fact, Ryan Companies is requesting more waivers and variances to the existing code, than it actually proposes to meet.

This project has major long term impact that is "detrimental to adjoining neighbors." It directly impacts Public Health, the environment, real estate valuations, our community and Fullersburg Woods and its Forest Preserve.

In Prior Years, Fullersburg Woods area was an un-incorporated, independent Homeowners Association. In 1992, IBLP proposed a similar campus and hotel development.

The residents did not want "the Woods" developed then, and they certainly don't want this more dense proposal now.

How and did Ryan Companies, US Inc. come into "control of the property,"

And why wasn't it rezoned or reassessed for property taxes back when IBLP stopped being a

"University," which was quite a while ago.

Dave Erickson, VP of Real Estate at Ryan Companies, US Inc

Ryan Companies has requested an equal amount of Zoning variances as those they intend to meet.

50% compliance.

Aesthetics - compared to high-end custom build residential properties in the neighborhood

Height – Three stories is too much, and four stories is far too high for residential zoning.

Setback – Is it relevant on a building proposed to be nearly 2 blocks long?

Density - will be far too dense for what is in the neighborhood now

Density and Zoning change possibly creeping into adjoining properties on Adams and Ogden

Proven Use? Hinsdale residents will have no immediate use because they would be waitlisted, and may require nicer location & amenities.

What is the perceived benefit to the citizens of Hinsdale? ??

Will the benefit to the village somehow offset the reduction in property values to the Hinsdale residents?

Residences in immediate Adams Hinsdale area will increase approximately 10 fold.

Increase in residences is about double All Hinsdale residences north of Ogden and West of York, so nearly Three times the residences.

I don't think Village residents have any care about the Market need for Senior Living within a 15 minute drive,

And we especially don't want it when it is a 1.5 minute walk from our Hinsdale homes.

Likely additional crime in immediate area due to increased traffic and thoroughfare and possibly some attributed to migrant residents and their additional visitors, some lower income, to the Hinsdale residential area.

Because the Applicant does not have a large buy in fee like other more selective competitors.

All the surrounding towns' similar properties (LaGrange, Elmhurst, Burr Ridge) require large buy in fees, accommodating a more selective process, and as a result, affluent clientele.

Ryan Company's version of Remapping of floodplain would in essence be "moving dirt and paperwork," as Erickson stated; but really diverting water downstream - displacing floodplain and increasing runoff – diverting the real issue.

Marketing

Ryan Companies, US Inc. is hoping to use the Hinsdale name for marketing their product:

Erickson's quote "We believe this location will have a competitive advantage. Having a Hinsdale address is a good thing."

Why are there no homes in Naperville where this Huge Corporation's local headquarters are?

All Other Ryan Real estate projects maintain properties in locations with Lower Price per Square Foot: Addison (new), Algonquin, Mokena, Sherrerville, Nashville, St Louis, AZ

Fullersburg Woods

Building on Regulatory Wetlands would worsen current Flood Control issues

Decrease to Floodwater storage in and around Fullersburg forest preserve

Increase of Runoff and Pollution caused by new facility and water shed.

Degradation of the Award winning \$5 million dollar Graue Mill Flood Control Improvements

Weakening of Flood Control Improvements at Graue Mill

Background:

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Increased Traffic Congestion

Ogden corridor too narrow to accommodate Left or right Turn lanes into property for increase in traffic

No traffic light, and one so close to Madison would be ridiculous

Daily Increase in delivery trucks and heavy automobiles, usually restricted in residential neighborhoods

Narrow roads do not allow dedicated or overnight street parking for visitors or employees

Ryan Companies is requesting to build less parking than needed per zoning, and this already presents issues like in the case of Salt Creek Club overflow to street parking problems.

No sidewalks on Ogden to accommodate pedestrians of any distance.

As a parent of a bicycle riding child, we have concerns about additional Seniors, traffic, and trucks on the road.

Rebuttal

There seems to be no intent to keep the current residential appearance with this proposed plan

Four story apartments do not fit into the current residential neighborhood

Area is primarily zoned residential single family and open space, and this plan is the opposite.

Park Requirement (clarification needed)

There is no guaranty that the waiving of the Park requirement will be honored by Ryan Companies or another owner down the road. Maybe it would be best to permanently turn the property over to the village of Hinsdale, for the first public park north of Ogden.

This will ensure rules and that our Hinsdale children and citizens will not be chased off or harassed, like when IBLP owned the property

Jobs:

Probably none of the "504" blue collar "Jobs created" will be filled by Hinsdale residents; and none of them will be permanent. Initially, "400" construction workers will need to park on the street.

Runoff Into Fullersburg Woods Forest Preserve

Where is Ryan Companies proof that when increasing impervious surfaces they will be "dramatically improving stormwater management" in the area?

What happened to Flood Plain management, Ryan instead refers to it as "stormwater management?"

Aesthetics

There is no improved architecture in large linear apartment complexes

How is would the property be "a significant invisible property in Hinsdale," doubling in height and more so linear fashion.

Note:

Any use of quotation marks is directly quoted from meeting video during Dave Erickson's presentation to Hinsdale Board of Trustees on January 7, 2020.

PUD 11.6.02

in harmony with code plan and purpose

no undue adverse impact on adjacent properties

no interference with surrounding properties

adequate public facilities (streets, police, & fire protection)

no traffic congestion no destruction of significant features of the property

compliance with standards including all requirements for a special use permit

The Current Development Proposed Entities:

Just as with IBLP, Ryan Companies, McNaughton, and all other late arrivals do not care about OUR Fullersburg Woods Community or Our Individual Neighbors and Friends, living peacefully within Our Fullersburg Woods community.

All of their interests are purely financial. High Density Real Estate Development and getting their way, building their stories, is their primary goal. Making as much money as possible, silently, through obfuscation of the truth and manipulation of facts via cartoon like, slick slide shows, delivered by agreeably disarming staff to inattentive villages is how they sneak in and make their millions. This proposal will leave behind a Huge Nursing Home run by one of the two largest "Chains" in the country. In this case, they are even using a temporarily splintered Hinsdale and Fullersburg Woods Neighborhood and a Pandemic to force their way into inserting something that will actually Expand Future Pandemics.

Gothard and IBLP, as silent property hoarders, have consistently eluded paying their fair share of taxes on the 100 acres of 40 INDIVIDUAL PARCELS of Land they own in Hinsdale and Oak Brook, South of Spring and West of Madison (they sold the Drake hotel at a loss). IBLP and Gothard continue to abuse Our DuPage County Residents' Property Taxation system by misreporting charitable use of vacant unused land and buildings. The Illinois IBLP campus was relocated to Big Sandy, Texas about Five years ago.

IBLP continues to pay 10-15 cents on the dollar in Dupage Properly taxes compared to YOU, the honest taxpaying Resident.

Below is only a ONE year summary of OUR Community's ignorance and mistreatment by IBLP's Property Tax Abuse of their falsely used Charitable status.

Deed Owner	Sum of ACRES	Sum of REASONABLE TAX @20k/acre (Annual)	Sum of TAX ACTUALLY PAID (Annual)	Count of OWNER
CAMPUS TEAM INC	8.69	\$173,800	\$637	1
CAMPUS TEAMS INC	61.28	\$1,225,600	\$114,100	16
IBLP-BECKER, ALLAN & M. JO	0.96	\$19,200	\$16,548	1
INST BASIC YTH CONFLICTS	0.65	\$13,000	\$9,242	1
INST OF BASIC YTH CONFLICT	0.2	\$4,000	\$445	1
INST-BASIC YOUTH CNFLCT	2.86	\$57,200	\$16,126	1
INST-BASIC YOUTH CONFLICT	0.57	\$11,400	\$3,509	1
INSTITUTE BASIC LIFE PRIN	1.51	\$30,200	\$18,415	2
INSTITUTE BASIC YOUTH	0.64	\$12,800	\$8,828	1
INSTITUTE FOR BASIC YOUTH	2.99	\$59,800	\$15,989	1
INSTITUTE IN BASIC	6.53	\$130,600	\$864	2
INSTITUTE IN BASIC LIFE	4.55	\$91,000	\$19,830	3
INSTITUTE IN BASIC YOUTH	7.96	\$159,200	\$54,346	8
Grand Total	99.39	\$1,987,800	\$278,879	39

This behavior shows that IBLP and Campus Teams isn't about printing pamphlets, but about amassing real estate and evading local taxes. They also have a firm history of taking advantage of the much slower Real Estate market North of Odgen, by purchasing lots from Our Community families, after their family members are deceased. This behavior has even continued after the Campus vacated the IL campus and activities, in their move to Texas years ago. This shows IBLP and their partners' blatant disregard for Dupage and Illinois Zoning Use laws, and their outright theft from OUR community.

IBLP abuse of the Charitable Use of the land should be overturned, Property values reassessed, and Millions of dollars of retroactive taxes collected for OUR schools and Villages.

Then IBLP can resume their Property selloff, as they bought it; One Individual RESIDENTIAL, LOW DENSITY Parcel at a time.

Christine Bruton

From: Jeremy Parwani [REDACTED]
Sent: Wednesday, June 10, 2020 5:27 PM
To: Christine Bruton
Subject: Public Comment - IBLP development

Hi Christine,

I would like to register my very strong opposition to the possible rezoning for the Ryan Company Nursing Home Development.

We moved to the North of Ogden within the last year specifically to be in a more rural neighborhood.

A large Nursing Home development as a near neighbor was not what I envisioned.

Thank you

Jeremy

Sent from my iPhone

Christine Bruton

From: Comcast [REDACTED]
Sent: Saturday, June 13, 2020 5:14 PM
To: Christine Bruton
Subject: Heather Highlands
Attachments: Heather Highlands.pdf

- >
- > My name is Eva Stevens. I live at 809 N Madison St across from Salt Creek Bath Tennis Club, I have lived in this home for 6 years.
- >
- > This is in response to the proposed new units to be located on the IBLP land. There are many problems with this proposed plan from drainage, wildlife, light pollution but, I will speak to the safety of people vs traffic. Most residents in this area understand that once that land is sold homes will be built there, but to build an entire subdivision within this area with no major structural changes to ensure the safety and living quality of current residents is reckless and will lead to loss of lives in the most tragic way. This is not only for our immediate residents but also our Oak Brook neighbors and all the visitors that pass down Adams, Spring Rd and Madison, and there are many.
- >
- > Currently Madison St has 49 homes lining Madison St and the proposal for Parcel 2 "Cluster" single family homes has 26 units planned. That is more than a 50% increase to be added to an area no more than one block long. Which could amount to an additional 52 or more cars to be added to the daily driving down this one street. Then the linkage of Parcel #1 through Bonnie Brae would add another 98 to possibly 200+ cars that would pass through one residential neighborhood block and again empty on Madison. In the most conservative numbers and not counting the senior residences, a minimum of 145 units being built which will bring a minimum of 145 cars if only one car per household but a more realistic estimate is 300+ cars added to Madison and Adams, the only 2 streets connected to the proposed Parcels.
- >
- > The streets are two very hilly, two lane roads, that have no sidewalks, no level shoulders off the road and both these roads lead to the recreation area of Fullersburg Woods. Fullersburg woods is an attraction that brings not only people who live in the immediate area but bikers and runners from far distances, groups of young people on bikes, parents with strollers, people walking dogs and just neighbors out for a walk. Because of my location I witness everyone passing in all the times of the day and evening. This subdivision will put everyone that walks/runs/rides/pushes strollers in jeopardy and someone will be hit by a car, it is not if, it is when and how often, who will be killed and who will have to live with being the driver that killed or injured someone.
- >
- > The proposal will increase car traffic to an excess amount with no protection for the residents that live and walk here but also for any visitors to the area. I took a 40 minute walk from my home on a Sunday from 9:47am-10:17am, to Spring Rd which is also the location of the first trail into Fullersburg then back to my house. On that walk I took photos of every car and pedestrian encounter I witnessed while walking. I took over 65 photos and will be happy to share them all with you but have edited the photos down to the most dangerous situations I witnessed on my walk in that very small window of time.
- > The structural issues in this area:
- > 1. 2 lane or less road widths on all the streets in Fullersburg
 - > 2. Topography- hills and valleys
 - > 3. Lighting none or very few streetlights
 - > 4. Draw of Fullersburg Woods trails to kids and adults on foot or on bikes
 - > 5. Location of Drainage ditches at the very edge of the roads with no area for safely stepping off.
 - > 6. Lack of shoulders on the roadsides- uneven mix of sloping grass, gravel or bits of asphalt
 - > 7. Lack of any level sidewalk
- >
- > We have some of the highest hills in Hinsdale/Oakbrook area. These hilly areas do 2 things, create blind spots for drivers that cannot see who is walking in the road just over a hill, and blind spots for drivers that cannot see a car that may

have moved across the yellow line to accommodate a pedestrian on the roadway which is the most common practice, to give the pedestrian the most amount of room.

>

> The hills and straight long road lead to very fast drivers. Oak Brook police department recently had a speed camera set up on Madison right before one of the hilly areas because of this trend.

> My neighbors in Hinsdale and Oak Brook like to walk and run. It is very common to see couples, people with dogs or young families with kids on bikes or in a stroller walking after dinner. There are no lights on the streets, dusk and mornings are dark coupled with trees and hills. Now add 200 extra cars in the area trying to get home, run to a store or leave for work in the mornings.

>

> Fullersburg woods is a destination for hundreds all year long. The sides of the road leading to the trail have no shoulders. It may have a foot of gravel but that is not the norm. What is the norm are drainage ditches. Deep, steep ditches that cannot accommodate a stroller, bike, walker (yes, we have residents using walkers walking down Madison) and anyone else that may not be comfortable stepping off the pavement onto a sloping hill. There is a black topped area on the west side of Madison from the Salt Creek club to Ogden. This is an unmaintained, not level blacktopped area on the side of the road- don't confuse it for a level-maintained sidewalk.

>

> Hinsdale officials know they will have to approve something to be built on this land and I strongly caution them to weigh the safety of every person and family using Madison and Adams in their neighborhood. Most human car encounters end with death or severe injuries for the humans. I could state statistics on how many people are killed in pedestrian/bicyclist vs car deaths (Du Page had 49 in the last 4 years) or the amount of people injured by a cars, but instead I will give my statistic. I was hit by a car while walking on the shoulder of a road on my way home years ago. I was on a flat road with 3' shoulders-something far much safer than Adams, Spring and Madison St. In the era of distracted drivers, a split second on our hilly streets changes a lot.

>

> If a subdivision is to go in the area it must be free from using Adams, Spring or Madison. It must have it's own entrance and exit onto Ogden and as village officials you must keep the residents and visitors of Fullersburg area safe.

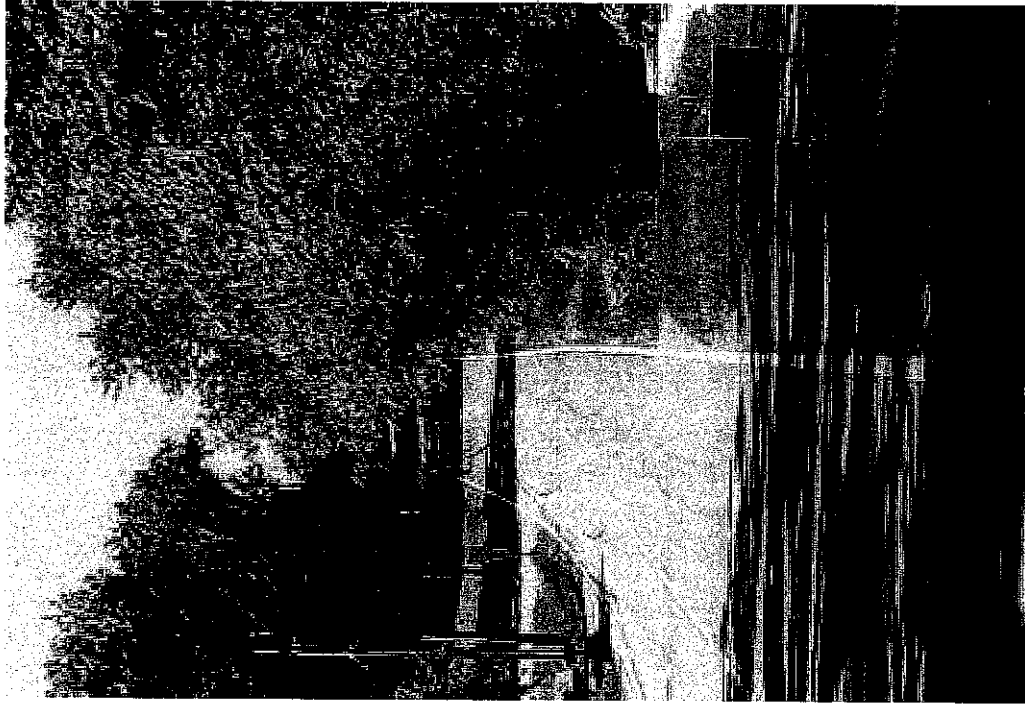
>

> Please see the attached PDF showing photos from my walk

>

> Thank you,

> Eva Stevens



These 2 photos were taken less than a minute apart as I walked along Madison St heading south. The left is a bicyclist heading north with a car heading north. The right is less than a minute later a car heading south and a runner heading north. Note, both cars cross the yellow line to avoid the people however they are in the exact same spot crossing the line. Had timing been 30 seconds off we would have had a head on collision, or a pedestrian struck due to swerving to avoid a car accident. This happened multiple times on my one 40 m

Timing is all that keeps accidents from happening. Increase the traffic as proposed the timing problem grows exponentially.



The hills are steep enough to hide oncoming people or cars until the very last moment. These pictures are less than 3 seconds apart. You can see the distance I traveled walking.

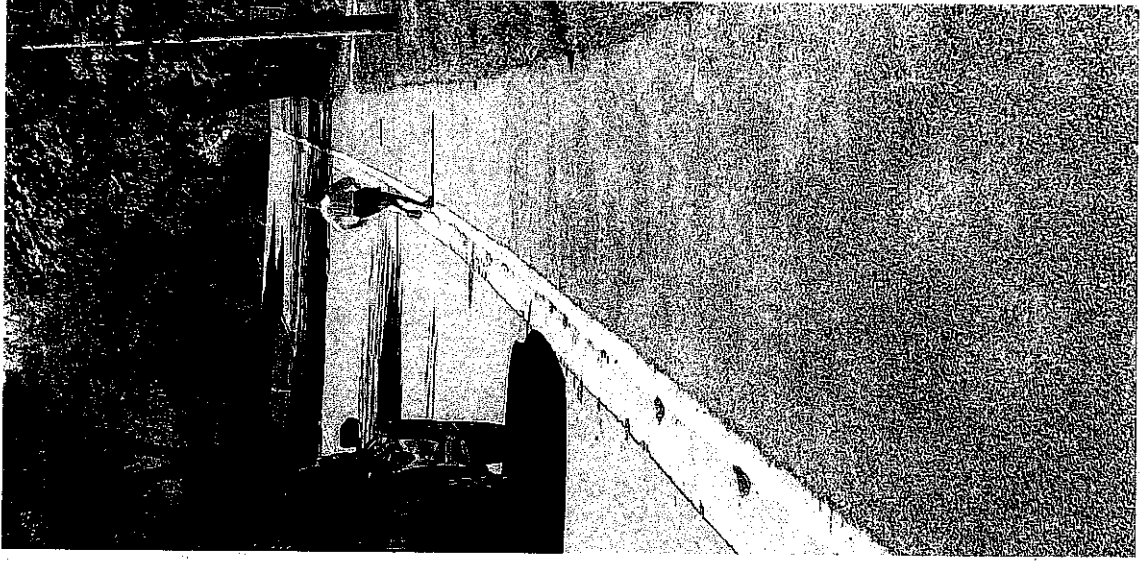
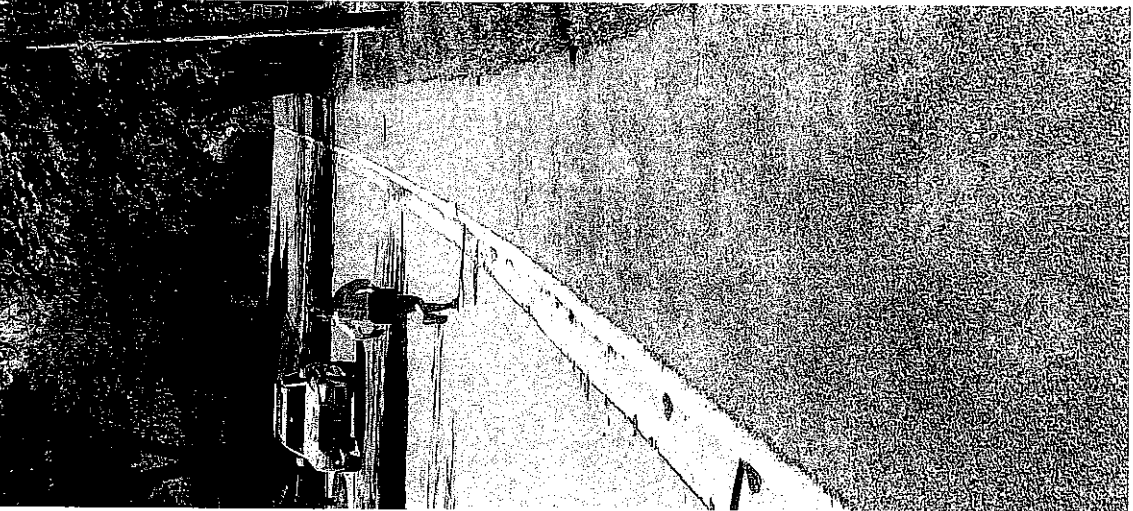
Curves- also an issue

These cars passed me within a few seconds. The road curves in this area. The black car is heading right to me, I stepped back a little more and you can see the silver car giving me some space but entering into the oncoming lane. The photo below is minutes later 2 cars at that same curve in the road. Again, timing.

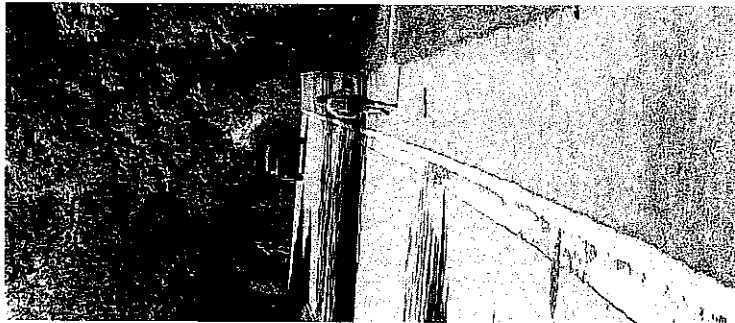
Again, imagine 200+ more cars allowed on this road.



Girl running with a white car heading North, the girl steps on the curb and one second later and a black car passes her and the white car at the same time. She was fortunate that the shoulder is flat in this area. Again, a big hill in front where visibility is non existent.



So what happened in the next minute?



By the time the black car reached the hill, kids on bikes appeared, by the time I was at the top of the hill bikers were gone, new person walking a white dog, another white car, another walker with a tan dog and the last photo show 2 new walkers coming back from Fullersburg.

**Where in Hinsdale do you have a
concentration of pedestrians, no
sidewalks and a proposal of
adding hundreds of additional cars to the
road?**

**Do not allow this- it is a physical danger
to pedestrians and drivers.**

June 13, 2020

To the Planning and Zoning Committee,

I am writing to express my support for the Heather Highlands development.

As a 40+year resident of Hinsdale, and as a realtor who has worked in this area for over 46 years, I hope I have a unique perspective on development in the Village.

We have a once-in-a-lifetime opportunity to create a beautiful welcome to our Village by developing the IBLP property in a thoughtful and creative way. And it appears that the McNaughton plan incorporates a much-needed diversity of housing as well as preservation & enhancement of natural areas.

My understanding is that the property is currently zoned for large, single family lots. And, while that's a lovely concept, I don't think it's a viable one. When I moved to Hinsdale in 1973, I was fascinated by the broad spectrum of housing choices – from extremely modest, to palatial. Clearly our housing stock today has skewed much closer to latter than the former. A community that offers a broad spectrum of housing choices is a more interesting and economically sustainable one. To keep our downtown business district, and the peripheral ones, healthy, I think it's important to have a variety of housing options. Heather Highlands plan, with a mix of traditional 2-story homes, along with those that will appeal more to empty nesters, should mean a nice mix of age groups and lifestyles.

The open space aspect of the plan which allows for preservation of the natural areas & wetlands, while adding a connective trail system, sitting areas and overlooks, should be an asset to the neighborhood and to the Village as a whole.

On a personal note, I have done business with McNaughton Development several times over the last 25 years and am consistently impressed with the quality and integrity with which they operate. As a family business whose members have lived, worked and gone to school in Hinsdale, they have a personal interest in making Heather Highlands a development that everyone can be proud of.

I encourage the Plan Commission to recommend approval of this development to the Village Board.

Sincerely,

Tina Porterfield



Christine Bruton

From: Kristin Missil [REDACTED]
Sent: Sunday, June 14, 2020 1:15 PM
To: Christine Bruton
Subject: IBLP Development

Dear Plan Commission,

I am writing to express my opposition to the Ryan & Co. development of IBLP property at the corner of Adams and Ogden Avenue, particularly the variances necessary to support extension of Cheval Drive and the creation of villas along that route.

I had the privilege of spending my childhood on Cheval Drive, and at various points in time my mother (while growing up and again as an adult), father, stepmother, grandparents, great grandparents, and other relatives lived in different houses on this quiet, residential street.

Ryan & Co. admitted the title to the street needs to be "cleaned up" in their June 10 presentation to the Plan Commission. For perspective, I would like to share with you some key points about what that effort means in practice.

- Cheval Drive is a private road.
- The last owner of record for that land is J. Chester and Val Saunders.
- J. Chester and Val Saunders are my great grandparents.
- IBLP has threatened legal action against me and other descendants as an attempt to acquire control of the road, a position we will strongly defend.

To further complicate the situation, the only non-IBLP homeowner remaining on the street today, Rochelle Missil at 3 Cheval Drive, is my stepmother. She has written her own letter to express concerns about how the development would negatively affect her property, which I encourage you to consider seriously. For the sake of clarity, Rochelle Missil is not affiliated with the street title matter. I am disclosing our familial connection in order to provide you with a more complete understanding of the separate interests in the development and how they relate.

I urge you to deny Ryan & Co.'s proposal and request for variances. At a minimum, their plans for villas on Cheval Drive involve some fundamental, unresolved issues.

Respectfully,

Kristin Missil (heir to J. Chester and Val Saunders)
[REDACTED]

Christine Bruton

From: Brandon Cady [REDACTED]
Sent: Monday, June 15, 2020 12:34 PM
To: Christine Bruton
Subject: IBLP Development & Ryan Companies proposals for Hinsdale

Dear Ms. Bruton & the Plan Commission,

I'm writing to express my opposition to the IBLP Development being proposed by the Ryan Companies. My understanding of the development being proposed/planned would bring many unnecessary negative impacts to the Hinsdale/Fullersburg community. I respectfully ask the Village of Hinsdale to deny the Ryan request/proposal based on:

1. Increased traffic and congestion leading to public safety risks and extensive traffic on Ogden, Adams, Madison and Spring Road.
2. The project would be too dense. This kind of density will ruin the Fullersburg area. We have no need or desire for a Planned Development within the Fullersburg area. Fullersburg should be maintained as a low density residential community.
3. Environmental harm due to increased flooding risk and more pressure on Salt Creek.
4. Diminished property values to the surrounding areas. None of the existing homes in the area will benefit from this type of development.
5. Zoning variances should not be approved for this type of development. How does it benefit the surrounding community?

Thank you for your consideration.

Brandon Cady
[REDACTED]

Hinsdale

Christine Bruton

From: [REDACTED]
Sent: Monday, June 15, 2020 5:48 PM
To: Christine Bruton
Subject: Pre-registration - IBLP Redevelopment

Once again I am writing to oppose the high density project that has been brought for approval. Do you not care about the residents that have owned well built homes in this area?? The project is too dense. It will ruin the Fullersburg Area. We do not need a planned unit development in this area. The lack of parking does not conform to Village Code. Increased traffic and congestion with much of the streets being adversely impacted. This will put more pressure on the Salt Creek and create an even more problematic in this flood plain area. It will decrease the property values of the surrounding area and none of the homes will benefit. Very upset with the thought of this even being considered. Nancee Biank

Christine Bruton

From: J Hilding <[REDACTED]>
Sent: Monday, June 15, 2020 6:24 PM
To: Christine Bruton
Subject: Opposition to redevelopment of IBLP by Ryan

I am writing to express my opposition to the planned IBLP redevelopment by Ryan. I purchased my home 8 years ago on Glendale Avenue because of the beautiful and peaceful Fullersburg neighborhood. Our quiet tree lined streets have no sidewalks and every day there are people walking their dogs, kids riding their bikes, and people jogging or strolling down the middle of the streets. Glendale Avenue specifically only runs one block long but has 5 Third graders, 2 kindergarten, at least 5 middle school children and many more. These kids and their safety on these quiet streets are my main concern. A development on Madison Avenue or Adams street would adversely effect traffic in our entire neighborhood. Many of these kids ride their bikes to school and cross at Madison and Ogden. The added traffic would make this intersection congested and dangerous. My desire is to preserve the peaceful and beautiful nature of our neighborhood and to keep the area low density.

Thank you
Jennifer Hilding
[REDACTED]

Sent from my iPad

I am Rosemary Swanson & I have lived in my house in Hinsdale for 41 years I am completely against the building of property across from one nursing home & Kensington school already here. This has been single family homes until now & there would be too much traffic & congestion if open land were filled with more property. Thank you, Rosemary Swanson

Christine Bruton

From: Larry Knodle [REDACTED]
Sent: Sunday, June 21, 2020 6:51 PM
To: taculey@villageofhinsdale.org; Robert McGinnis; Luke Stifflear; Plan Commission; Christine Bruton
Subject: Proposed Development of the IBLP property North of Ogden Avenue along Adams Road.

June 21, 2020

To: Village President Thomas Cauley, Jr - taculey@villageofhinsdale.org
Director Community Development Robert McGinnis - rmcginnis@villageofhinsdale.org
Zoning Committee Chair Luke Stifflear - lstifflear@villageofhinsdale.org
Plan Commission Chair Steve Cashman - pc@villageofhinsdale.org
Christine Bruton, Village Clerk - cbruton@villageofhinsdale.org

RE: Proposed Development of the IBLP property North of Ogden Avenue along Adams Road.

I am a long-time (35+ years) resident and homeowner on Glendale Avenue near Madison Ave in Hinsdale.

I am writing to express my objection to almost every aspect regarding the proposed high density 4 story condominium buildings, the high density residences and the nursing home project building with numerous senior care villas.

The Fullersburg Area of Hinsdale north of Ogden would be destroyed as a wooded setting of single family homes that is anchored next to the Fullersburg Forest Preserve of DuPage County between Route 83 and York Road. This area is almost completely devoid of street lights and sidewalks and home to a huge variety of mature trees and quiet streets.

I read all of the material available at the Village and from other concerned citizens. I also listened in to the entire Planning Commission Meeting on July 10th regarding the nursing home and senior villas on the west side of Adams.

But it was the "Parcel 2 Cluster of Single Family Residences - Heather Highlands" that provoked me the most. This part of the overall proposal I believe points out the true intentions of the developer and their utter disregard for every Fullersburg resident and every Hinsdale resident. Can you even imagine being the homeowner at 421 North Madison Avenue? Can you even imagine having your home completely surrounded on 3 sides by 26 small homes?

But in no order of priority, these are my issues with this development.


1. The nursing home building is way too large for this location. The staff parking and traffic implications have not been explored to any great degree. Compared to most medical related business in the area I would venture that the developer is under estimating their parking needs by 50%.
2. This entire project will require a full stop-light solution at the intersection of Adams and Ogden with turn lanes in all 3 directions.
3. The entire development of this property should be confined to only one point of access - from Ogden to Adams street. Adams street should no longer be a thru street into existing residential areas north of Ogden.
4. There should be NO access to any portion of this entire project to Madison Ave, to Bonnie Brae and to Wood Street or any other residential street north of Ogden.
5. Only 2, 3 or possibly 4 single family homes with their driveways to Madison should be allowed from the "Parcel 2 Cluster Single Family" area of this proposal.
6. No street lighting should be allowed east of Adams Street.

7. I believe the Covid 19 pandemic has changed everything in regards to the ongoing operation of nursing homes. I believe that all parties need to question this in great detail. What we do not need is a petri dish of such size in our midst. There are many credible articles available that deal with this issue. Start with the NYTimes.
8. Every effort should be made to preserve as many of the existing trees as possible. We've all seen high density projects like this that have removed all existing vegetation at the outset of construction.
9. The proposal has not mentioned at all the infrastructure required for utilities and sewer solutions. These issues are huge.
10. I believe no variances at all regarding lot sizes for single family homes should be allowed.
11. Finally, I heard the developer mention at the July 10th meeting that he recognizes that the entire property has "challenging" flood water issues. He should understand that with the Spring rains, this property can be quite a view at high tide. I saw and heard nothing at the July 10th meeting about this.

I look forward to the July 24th Planning Commission meeting.

Sincerely,

Larry L. Knodle
420 Glendale Avenue
Hinsdale, Illinois 60521-2833



May 5, 2020

To: Hinsdale Village Board Member

From: Virgil and Diane Oostendorp
526 Bonnie Brae Rd
Hinsdale, IL 60521
E mail: [REDACTED]

We take note that Ryan Companies, Inc. has submitted plans for a project on the west and east properties of Adams and Ogden. One proposal involves a retirement center and the other a project called Heather Highlands on the north east side of Adams and Ogden. We are concerned about the impact any such projects would have on the 500 block of Bonnie Brae. We have concerns which include the following:

- Wet land destruction
- Flooding issues
- Increased traffic on Bonnie Brae as well as Ogden, Adams and Madison
- The extreme density of the proposal
- Decrease in property value
- Rezoning issues

Because of the need for increased traffic with restricted east and west entrance from Ogden, there will be an unacceptable amount of traffic needing to use Adams, Bonnie Brae and Madison Streets. We moved to this area 36 years ago and have been Hinsdale residents for over 50 years. We chose this town and this area because of low density, natural beauty, wildlife and excellent schools. All of this (Fullersburg Woods) will be forever altered if these projects are allowed to take place. We realize that progress is inevitable but **please make note that we are strongly opposed to such a high density project.**

Christine Bruton

From: Nicole Jeannides [REDACTED]
Sent: Friday, June 19, 2020 10:47 AM
To: Christine Bruton
Subject: Fwd: New Development

----- Forwarded message -----

From: Nicole Jeannides [REDACTED]
Date: Thu, Jun 4, 2020 at 11:31 AM
Subject: New Development
To: <tcauley@villageofhinsdale.org>

Tom, this is Nicole Jeannides. I live on the corner of Bonnie Brae and Madison. I grew up just down the street on the corner of Birchwood and Madison. The development doesn't look like it conforms to current zoning, a lot of the area's storm retention looks eliminated, the increased traffic on Madison especially when the Salt Creek Club is operational will be unmanageable.
Is the Village really considering this?

Thanks for your time. Stay safe

Nicole Jeannides

To the Hinsdale Plan Commission

Regarding the IBLP planned Development

Two important factors to consider

1. The History of the Ogden/83 Corridor

Sixty years ago, the north side of Ogden at Adams Road was a dumping area. On the south side there was a tavern. My goal was to improve this area. I bought the dumping area and built the Colonial Headquarters building. Next, I bought the ten acres on the south of Ogden and tore down the tavern. Land fill was brought in from the Hinsdale Hospital excavation to form the landscaped mounding on the north side of Ogden.

At that time, the property was in the County. A development company in Chicago purchased the property that is now being considered for the Senior and Assisted Living Development. They drew up plans for four five story apartment units. They had the right zoning from the County. The President of Hinsdale called me on the phone and asked there was anything I could do to stop this development.

I visited the owners of the development company and they showed me their plans. They informed me that the only way that I could stop their project was to buy the property at a commercial rate. This was a major expenditure, however I believed that it was worth it to stop such a high-density development. The village president was also very grateful.

Several years later, all our property along Ogden was annexed into Hinsdale. This annexation caused us to lose our county zoning benefits, However, I was assured that Hinsdale would protect the property that we had invested in. The present proposal is as bad, if not worse than what I paid a high price to stop.

2. The Present Legal Barriers to the Sale of the Property.

During the first rezoning hearing on June 10, 2020, A legal notice was submitted by our attorney and read at the meeting. This notice informed the Village of Hinsdale and both buyers of IBLP properties that the present Board has no legal authority to sell the property. I appointed the present board in 2013 for a one-year term as is specified by the Corporate by-Laws. Their term ran out the following year in 2014. Since that time, they have had no legal authority to carry out any sale of property. This matter is now going before a judge.

In addition to this legal action, the IBLP Board is involved in two more lawsuits that have been brought by former IBLP Board members and donors. Two additional lawsuits are under way. This is not a wise time for the Village of Hinsdale to be involved in these battles.

Presented by Bill Gothard, Ph.D. [REDACTED]

✓

Christine Bruton

From: Sally S Barnard [REDACTED]
Sent: Tuesday, June 23, 2020 5:15 PM
To: Christine Bruton
Subject: Senior residences

We would like deny the Ryan request based on the project being to dense and diminished property values to the homes in the area . The proposed buildings are not particularly sophisticated and do nothing to add to our area.
43 year residents at this address.

William & Sally Barnard
422 Canterbury Ct
Hinsdale, IL

Sent from my iPhone

Christine Bruton

From: [REDACTED]
Sent: Monday, June 29, 2020 8:06 PM
To: Christine Bruton
Subject: IBLP Developments

Dear Ms. Bruton:
Members of the Plan Commission.

I am opposed to the zoning variances as requested by Ryan Development Companies and McNaughton Company .
Your office will receive many of these zoning objections from the over 80 neighbors whose homes will border this two part development.

As a neighbor I can tell you this.

There is almost 100 percent opposition to these two zoning requests.

I served as a Trustee in the Village of River Forest for 10 years from 2000 to 2010. I do not remember there ever seeing so much neighborhood opposition to a local development as I have seen here in Fullersburg.

Please reject the request.

Thank you.

Patrick J. O'Brien

Sent from my iPhone

Christine Bruton

From: Dan Gartner [REDACTED]
Sent: Thursday, July 2, 2020 4:22 PM
To: Christine Bruton; Chan Yu
Subject: Opposition to Ryan Planned Development

Dear Hinsdale Village Manager --

I am writing to voice my opposition to the proposed plan by Ryan Companies for the IBLP Development. I have been a Village of Hinsdale resident of 8 years in the Bonnie Brae neighborhood and believe this plan will harm current residents in two direct and measurable ways:

1. It will cause major traffic issues by greatly increasing the amount of left-turn onto Adams from Ogden. Ogden is already a very congested roadway during peak times and this will further exacerbate the issues.
2. This plan will also cause overcrowding issues with a plan of over 300 people to reside on the land (residents + workers).. That is far more dense than the average Hinsdale residential density, and will contribute to destroying the environment and way of life that we love.

Thank you,
Dan Gartner
326 Bonnie Brae Rd

Christine Bruton

From: TIM MELISSA ONEILL [REDACTED]
Sent: Friday, July 3, 2020 10:25 AM
To: Christine Bruton
Subject: Opposition to Hinsdale Senior Residences

Hi Christine,

I am writing to voice my opposition to the proposed Hinsdale Senior Residences.

Ryan Companies is requesting a variance that would increase by 800 percent the number of units which should be build on 17 acres resulting in incredible overcrowd, traffic congestion, flooding and would destroy the ecosystem that provides the beautiful surroundings that we love so much.

Our area cannot accommodate the size and scope of a project this size. There is a purposeful reason that the area is zoned R-2. Changing the zoning of this area will ruin the character of the area and increase the traffic congestion at an already dangerous traffic spot. This Ryan proposal will destroy the primary essence of why I purchased a home in this area in 2000.

Thank you for the opportunity to express my concern.

Melissa O'Neill
415 Bonnie Brae Rd
Hinsdale, IL 60521

Christine Bruton

From: EM Rodriguez [REDACTED]
Sent: Friday, July 3, 2020 4:20 PM
To: Christine Bruton
Cc: [REDACTED]
Subject: Public Comment – IBLP Redevelopment

Dear Ms. Bruton,

Thank you for providing the neighbors of the IBLP area an opportunity to comment on the redevelopment plans. Mr. Travelli of 521 Bonnie Brae Road just brought this matter to our attention. I am cc-ing him on this email.

Although we are not residents of Hinsdale, our property is located 3 houses north from the Hinsdale/Oak Brook border and intersection of Washington and Glendale at 3811 Washington St, Oak Brook. Our property and those of our neighbors immediately to the south of us on Washington St. are unique in that the back 1/3 of our property contains the flood plain for this entire neighborhood - including all of the Hinsdale residents on Glendale Ave. All of the storm water from Glendale Ave, from Madison to Washington St., flows east into our backyards.

We bring this to your attention because we believe any increased development of the IBLP property will increase the amount of storm water draining into our property. Due in part, we believe to climate change, the past several years have seen a dramatic increase in storm water and heavy rainfall. Any new construction in this area will not only increase the amount of storm water draining onto our property and exceed the flood plain boundaries but also could cause serious health and safety concerns to the residents as well as prohibit the use and enjoyment of the property while the storm water remains.

Therefore we **strenuously oppose** any proposal to the IBLP development that attempts to re-zone the property to less than 20,000 square feet of land per unit as proposed by Ryan Companies and McNaughton Development. We also oppose any redevelopment of the IBLP property for a multi-story senior residence that would collectively increase the number of units by 800%. This redevelopment plan would lead to increased flooding in an area currently trying to manage the storm waters due to climate change. This plan, as proposed, would also have a negative impact on the current neighborhood with increased traffic and overcrowding.

Thank you again for bringing this matter to our attention. We look forward to resolving this issue amicably and in a way that has a positive impact for all involved.

Sincerely,
Elizabeth Rodriguez
3811 Washington St.
Oak Brook

Christine Bruton

From: Robert Mars [REDACTED]
Sent: Saturday, July 4, 2020 1:19 PM
To: Christine Bruton
Cc: travelli@uchicago.edu
Subject: Ryan Companies Development at Rt. 83 and Ogden Ave.

We are Hinsdale residents at 844 N. Washington St. and are strongly opposed to the Ryan Cos. proposed development between Adams and Rt. 83 on the north side of Ogden. An 800% increase in zoning density is far beyond what a reasonable modification in zoning might look like and the negative impact on traffic in the area is likely to be considerable. While the redevelopment of the old Amling's site has positive elements, we have yet to see the impact on traffic safety in that area.

Hopefully, you will consider these concerns as you consider these matters.

Sincerely,

Robert and Susan Mars

Sent from my iPad

Christine Bruton

From: David Williams & Nancy Hayden [REDACTED]
Sent: Saturday, July 4, 2020 1:59 PM
To: Christine Bruton
Subject: Public Comment- IBLP Redevelopment

Dear Hinsdale Plan Commission:

As 27 year residents on Canterbury Court, we have always been concerned about maintaining the woodsy, semirural single family feeling of the Fullersburg Woods neighborhood. These were the very things that attracted us to this area and have caused us to remain here.

We are adamantly opposed to any rezoning of the IBLP properties. The proposals for the Ryan development west of Adams Road and the McNaughton developments between Adams and Madison present many concerns for us and most of our neighbors.

1. The zoning changes would increase density well beyond present use, decrease the value of our homes and change the character of our neighborhood from low density to highly developed. Zoning should not be changed for the benefit of a real estate developer.
2. With the current Covid-19 pandemic, accompanied by a widespread change in attitude about the safety of congregate living, the future viability of large senior housing and health care projects is not favorable.
3. Increased pavement areas with additional rainfall runoff brought about by the higher density and development plus the loss of protective wetlands will only exacerbate the flooding problems in the area.
4. The increased traffic generated by a large commercial healthcare facility, and additional high density single family and condominium housing will destroy the ambiance of Fullersburg and present serious safety problems both along Ogden as well on as our residential streets.
5. The loss of open space will forever change the character of this part of the village.

We urge the Plan Commission and the Village Board to reject these development proposals for the benefit of all of Hinsdale.

Sincerely,

Nancy J. Hayden and David S. Williams

420 Canterbury Ct.

Christine Bruton

From: Michael Millis [REDACTED]
Sent: Saturday, July 4, 2020 4:20 PM
To: Christine Bruton
Cc: Janet Millis
Subject: Writing in opposition to Ryan Development of IBIP

Dear Ms. Bruton

I write in opposition to the proposed Ryan development of the IBIP land. I base this opposition on the following issues:

- 1) the changes in the zoning requirement is not supported by the residents of the Fullerburg's area. We have lived here for 25+ years and there is a special feel of the more open area, larger lots than in the Village south of Ogden. I would support development of the property if the zoning requirements stays at R 1 or R2.
- 2) I am sure these plans were developed prior to the COVID -19 pandemic. What have the developers done to modify their plans to take into account ways to minimize spread of COVID -19 both within the facilities and within the community. Until they prepare modified plans that demonstrate the architectural and engineering alterations they are making and have these plan evaluated by a 3rd party in terms of their efficiency of decreasing spread within the assisted living buildings and the community, it would be reckless of the board to proceed when we all know the COVID -19 pandemic has and will change how we live and interact with each other.
- 3) Given the location and natural beauty of the area, consider alternate plans that would enhance the area - parks, or housing developments that are consistent with the area, not high density assisted living areas
- 4) Because of the distancing we must adhere to, it is inappropriate for the village board to go for a property tax money grab that the local residents do not support without being able to interact with the masses face to face.

Sincerely

Michael and Janet Millis

751 The Pines
Hinsdale, IL 60521

Christine Bruton

From: Matt Kasper [REDACTED]
Sent: Monday, July 6, 2020 8:11 AM
To: Christine Bruton
Subject: IBLP Planned Development

Ms. Bruton,

We are residents in opposition to both development proposals from Ryan Companies and McNaughton.

First, there will be a negative impact to the existing neighborhood by disrupting the continuity of single-family homes with large wooded lots by carving space for numerous multi-unit residential buildings. The proposed developments will detract from the neighborhood and undoubtedly reduce property values.

Second, the streets in this area are barely wide enough to get two cars past which already makes it dangerous to run or ride a bike, especially with young kids and as many young drivers. The traffic studies do not mention anything about the pedestrian traffic in the area. As a licensed civil engineer in IL, we also find it hard to believe that no improvements are required at Adams and Ogden if either of these developments occur. Ogden is a dicey thoroughfare to turn left across, especially during rush periods. V3 Engineering needs a reality check on their model.

Third, Salt Creek already has flooding and water quality issues, Increasing the impervious area and encroaching on the flood plain (despite comp storage) will only worsen the situation for both new and current residents.

Thank you for your consideration.

Sincerely,

Matt Kasper and Amy Noskowiak
506 Wood Road, Oakbrook

Christine Bruton

From: Luci Lovelace [REDACTED]
Sent: Monday, July 6, 2020 11:03 AM
To: Christine Bruton
Cc: Mark
Subject: IBLP land proposals

Our family lives at 849 North Washington In Hinsdale and we are in direct opposition to this re-zoning and development proposal. It seems highly unethical that this is being basically proposed under two proposals to fly under the radar and over a holiday weekend nevertheless.

The current situation with the pre-school will (once opened) cause great congestion. Add to it this crazy idea, we will have an unbelievable problem on Ogden and route 83. The village for once should be on the residents side in keeping our land values and in keeping our quieter way of life without overpopulating our town and causing traffic grief! We pay incredible taxes to live here. We bought our homes under the assumption that single family residences were zoned here. This proposal should be squashed.

Mark and Lucianna Lovelace

Sent from my iPhone

Christine Bruton

From: Janet Urban [REDACTED]
Sent: Monday, July 6, 2020 1:11 PM
To: Christine Bruton
Subject: Ryan Project

The thought of cramming so many housing units into the IBLP property is appalling. It would have the effect of turning Hinsdale into a crowded urban community instead of the charming village. Fullersburg is a special area that has a feeling of space and a natural serving. Don't let the vision of money change our neighborhood.

Janet Urban
a 50 year resident of Fullersburg

Sent from my iPad

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Trump: NASCAR's Bubba Wallace Should Apologize

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fthirdpartyoffers.juno.com%2FTGL3131%2F5f03691f23bc5691e2518st04vuc1&data=02%7C01%7Ccbruton%40villageofhinsdale.org%7C1c4d0828828141c0db9908d821d805c4%7C7c4315571a244ebd9a008629446dbc38%7C0%7C0%7C637296558992229574&data=WmZ8u8Qzi41OvsJ0%2Bbag78b%2FatdleXxz0Wv9SheWLhg%3D&reserved=0>

Country Music Star Charlie Daniels Is Dead

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fthirdpartyoffers.juno.com%2FTGL3131%2F5f03691f3f13b691e2518st04vuc2&data=02%7C01%7Ccbruton%40villageofhinsdale.org%7C1c4d0828828141c0db9908d821d805c4%7C7c4315571a244ebd9a008629446dbc38%7C0%7C0%7C637296558992229569&data=TssPhyeZk1xEm%2FLuep%2FXUeYte4r5BAuf9wGf1zCn0LE%3D&reserved=0>

Another Pipeline Surprise: Dakota Site Is Shut Down

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fthirdpartyoffers.juno.com%2FTGL3131%2F5f03691f5ef29691e2518st04vuc3&data=02%7C01%7Ccbruton%40villageofhinsdale.org%7C1c4d0828828141c0db9908d821d805c4%7C7c4315571a244ebd9a008629446dbc38%7C0%7C0%7C637296558992229569&data=s%2FJzlXmhRL8X67MB8DJOWJDMgVQTKG3lwsLz3KT3sYM%3D&reserved=0>

Christine Bruton

From: Thomas Morel [REDACTED]
Sent: Monday, July 6, 2020 2:04 PM
To: Christine Bruton
Subject: Opposition to Ryan Proposal

Dear Ms. Bruton,

I am writing to you in opposition to the Ryan proposal to construct homes on the property that previously housed the Institute at Adams and Ogden.

The reason for our opposition is the large increase in housing density that this development plan would create with the following consequences:

1. large increase in traffic at the Adams/Ogden intersection
 - it already today creates backups at that location as drivers turn into and from Adams
 - it leads to dangerous traffic maneuvers and situations at that intersection
 - we have experience with it from similar issue existing at the Ogden/Monroe intersection
 - this has led to the prohibition of the left turn from Monroe onto Ogden, sending people over to Madison
 - we are concerned that this will lead to an introduction of a new light at Adams/Ogden creating traffic backups on

Ogden

2. in the 40 years we have lived in Hinsdale, we have always been hoping to see the land to end up a public park. Here is a unique opportunity the Village to seize upon to improve the Village, rather than degrade it by a super-dense development, let us not allow it pass!

Thank you for your kind attention to our views.

Thomas and Josette Morel
516 N. Clay
Hinsdale

Christine Bruton

From: Carol Nyczak [REDACTED]
Sent: Monday, July 6, 2020 3:03 PM
To: Christine Bruton; travelli@uchicago.edu
Subject: 30.2 acres of Hinsdale & Oak Brook north of Ogden Avenue

Dear Christine,

The potential sale and redevelopment of the Institute of Basic Life Principle (IBLP) land is of great concern to me and my family. We are absolutely against rezoning any portion of the land. My husband and I bought our home on The Pines because of its location, Hinsdale schools, our neighbors, and minimal traffic (primarily cul-de-sac streets). We have seen an increase in traffic driving north on Washington, west on Bonnie Brae and north down Madison in the last several years due to construction. This has been disturbing. Many drivers use Washington, Bonnie Brae and Madison as a cut through to Fullersburg, and 31st street. Hundreds of children ride their bicycles to Salt Creek 7-8 months a year for recreation. Adding more traffic would be a nightmare.

When we first moved to Hinsdale in 1998, we voted at the IBLP location. Their property is absolutely beautiful. Since it is private property, not many people in our town know what a treasure it is. Unless you voted there, you would not be allowed to enter their property. People of Hinsdale and Oak Brook are not aware of the jewel in their own village. It is very valuable land that should not be sold for the profit of a few. It should be preserved for the enjoyment of our residents and our community.

As a matter of fact, there is no park for the residents of our area. There should be. The IBLP property would benefit Hinsdale and Oak Brook if it would become a park and recreation area. The stream running through the gentle rolling landscape would make a beautiful walking park with many options for young and old across its' 30 acres. The generations before us knew that. It is why they zoned it R-2. That should not change. North and South of Ogden residents bought their property on that premis.

As far as safety and security, there are numerous accidents at Ogden and Madison, Ogden and Washington, Ogden and Monroe, as well as Ogden and Adams. Adding additional residents via new housing of R-2 will add to that. Changing the variants to add a senior residence for 245, their caregivers (estimate 95) and their visiting family members would be unthinkable. Estimating that an increase of 340 people in the area (per senior housing letter) is misleading. My mother is in a senior living facility. The traffic associated with staff, visitors, workers, entertainers, solicitors, and delivery (automobile, truck and semi-trailer) is enormous. In the past few years we have seen traffic increase in our area due to construction alone. The village of Hinsdale is well aware of the accidents that occur on Spring Road and the surrounding area of Ogden Avenue.

My husband and I bought our home decades ago for peace, quiet, and tranqutiity of the Fullersburg area. To sell the property for other purposes would be wrong and unconstitutional according to our zoning laws. Hinsdale is a lovely town with substantial interest in the well being of its residents, young & old. Our schools are some of the best schools in the country. This is not by mistake. These ideals are what bring the town together and its' people together.

It would be horrible to purposely advance any zoning for hundreds upon hundreds of people. The traffic associated with any other change other than R-2 zoning would betray the community. Safety, security, & schools are what add value to our homes.

I am against the variance request. I am for building a park for our area that would ADD value to our town and neighborhood. We currently need to go to Oak Brook Park District or to overcrowded Burns field for family recreation. However, Burns Field is overused for soccer, basketball, tennis, platform tennis, and there often isn't any open area to play frisbee, soccer, or softball. Highschool teams use the area.

I hope and pray that the Village of Hinsdale will clearly see the opportunity to keep the green space of the IBLP property and preserve this jewel for current and future generations.

Sincerely,

Carol Nyczak
835 The Pines
Hinsdale, IL

Christine Bruton

From: Lynn Nield [REDACTED]
Sent: Monday, July 6, 2020 5:56 PM
To: Christine Bruton
Subject: Ryan Company Proposal

Hi Christine,

I am writing to tell you that we are very opposed to the Ryan Companies proposal for the IBLP land north of Ogden in Fullersburg.

The project is too dense and will result in overcrowding, traffic congestion, flooding and safety concerns. Many homes in this area are already in a flood plain. Increased traffic in this area is incredibly dangerous as so many kids ride their bikes to and from Monroe School and Salt Creek Club. Ogden and Adams and Ogden and Madison are already dangerous intersections - adding so many residents, in this small area, will make it worse.

We moved to Fullersburg because it is a quiet, beautiful, low density neighborhood. The Ryan plan will destroy so much about what we love about our Fullersburg neighborhood.

Thank you for listening.

Lynn & Chris Nield
801 the Pines
Hinsdale, IL 60521
[REDACTED]

Christine Bruton

From: Bob and Eileen Crane [REDACTED]
Sent: Monday, July 6, 2020 8:24 PM
To: Christine Bruton
Cc: travelli@uchicago.edu
Subject: Ryan proposals

Dear Ms. Bruton,

Please take this letter as evidence of our strong opposition to the Ryan Companies proposal for both the senior residences and Heather Highlands.

We believe that the proposed developments will increase traffic and density, thereby bringing congestion to a neighborhood known for its abundance of wildlife.

We also know that developing these parcels will effect drainage and rainwater runoff, potentially increasing the chance of flooding in this area.

As for the Heather Highlands, siting a densely populated gated community in the midst of this welcoming neighborhood sets a horrible precedent for future developments.

We are strongly opposed to these developments in that they do not reflect the character of the surrounding neighborhood.

We urge the Village of Hinsdale to deny any variances for these proposals.

Eileen and Bob Crane
316 Glendale
Hinsdale Illinois

Sent from Yahoo Mail for iPad

Christine Bruton

From: Tracy Borchardt [redacted]@gmail.net>
Sent: Monday, July 6, 2020 9:42 PM
To: Christine Bruton
Subject: Redevelopment of IBLP property north of Ogden

My wife and I are not opposed to the redevelopment of the IBLP property. However, we are opposed to the density of homes being proposed by Ryan Companies and by McNaughton Development.

The zoning rules are in place for a reason and all developers should be held to those requirements.

Thanks,

Tracy & Gay Borchardt
411 Birchwood Road
Hinsdale, IL 60521

Christine Bruton

From: Larry Zock <[REDACTED]>
Sent: Tuesday, July 7, 2020 8:15 AM
To: Christine Bruton
Subject: Ryan Companies proposed development

Dear Christine Bruton,

I would normally not participate in a letter writing campaign, but after reviewing the Ryan proposal, I felt the need to share my concerns. My wife and I have been residents of Hinsdale for almost fifty years and have always known the village to be very firm regarding the existing ordinances, thus maintaining the integrity of the village. Our hope is that the village will continue to maintain it's standards and not allow the Ryan proposal as presented.

Thank you for your consideration.

Larry Zock
425 Glendale Ave
Hinsdale

Christine Bruton

From: Karen Porter [REDACTED]
Sent: Tuesday, July 7, 2020 11:21 AM
To: Christine Bruton
Subject: Plan Commission: Please Vote No on Developer Request for Zoning Variance in Fullersburg

Why do we have zoning laws anyway? We have them to protect residents, many of whom have major emotional and financial commitments in their homes, from neighborhood disruption that irrevocably changes the character of the neighborhood. Variances are granted for changes that will not change a neighborhood's character.

No major variances -- those that virtually abandon the current zoning -- should be granted unless it can be shown that they will result in a substantial improvement that benefits all residents, not just the developer and his future buyers. The proposed development in Fullersburg does not meet that test and should not be approved.

Roland & Karen Porter
411 Briargate Terrace, Hinsdale

Christine Bruton

From: Stephen Carlson <[REDACTED]>
Sent: Tuesday, July 7, 2020 1:12 PM
To: Christine Bruton
Subject: IBLP - Ryan proposal

Please read my comments below into the record at the July 8th meeting of the Hinsdale Plan Commission.

As a resident of the Fullersburg neighborhood, I am very familiar with the NW corner of our community and have significant concerns about the Ryan proposal for the development of the IBLP property. I recognize that this is a valuable piece of land and that some kind of development is inevitable. So my concerns noted below are specifically related to the size and scope of the project as proposed by Ryan.

- Traffic and specifically turns onto and off of Ogden Avenue between Madison and Rt.83.
 - Eastbound left turns from Ogden onto Adams are already difficult (and sometimes risky) without a turn lane.
 - Although some traffic studies have been completed, only time will show the impact on traffic when Kensington School is fully operational.
 - If turns from Adams onto Ogden are viewed as too hard, the alternative will be to go north on Adams to Spring Rd and then to either 31st, Madison, Washington or York Rd. I realize that this is a Hinsdale decision. But in the spirit of being a good neighbor, I would encourage the Plan Commission to have a conversation about traffic concerns with the Village of Oakbrook.
 - Traffic is such an important part of this consideration, the Village should seriously consider getting a second independent opinion.
 - And while I hear Ryan talk about the economic benefits to the Village, with the difficulty of left turns onto Ogden I find it hard to imagine many residents of the development choosing to shop for groceries at Kramer's when they would have an easier ride to Jewel in Westmont.

- Parking
 - At a prior meeting, one of the Plan Commissioners noted the significant parking problems at Manor Care. I would strongly encourage the Plan Commission not to waive any zoning provisions related to parking. Ryan's hope that they can resolve their property issues on Cheval Drive and secure necessary zoning from the Village of Oakbrook may be wishful thinking.
- Medical Assistance
 - As a neighbor, I am well aware of the frequency with which Hinsdale Fire is called to provide medical assistance at Manor Care. And this was true before the COVID-19 pandemic.
 - If I understand the proposal correctly, some residential units would be occupied by singles and some by couples. Altogether the occupancy of the development might be 400 to 500 people. If only by virtue of age, this is a group that would have above average health risk. I would encourage the Plan Commission to have direct conversation with the Hinsdale Fire Department about the implications on their ability to serve the needs of the entire village without unduly stressing existing capacity.

In closing, I listened with interest to the recent spirited public comments about a moratorium on the demolition of historic homes. As the Commission well knows, there were strong views on both sides of that issue. But regardless of how people saw the matter, there was a commonly held passion about the importance of maintaining the character of the Village. I don't see any way in which the proposed mega-development requiring significant zoning modifications (including residential density) serves that commonly held community goal. To that end, I am opposed to any modification of existing zoning to accommodate IBLP property development.

thanks,

Steve Carlson
16 Bonnie Brae Rd.