

Thomas Harrigan

From: alexdiaz1@gmail.com on behalf of Tadeo Alejandro Diaz Balderrama
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Sent: Tuesday, October 25, 2016 9:20 PM
Subject: Citizens for the Essence of Elm Grove - Update

Good evening,

Just a reminder that the ad hoc committee meeting will take place tomorrow, Wednesday October 26th at 6pm in the O'Neil room (basement of the library). The materials to be presented are on the website and I sent them with my last email. Please keep in mind that this is not a public speaking forum, rather it is a presentation geared towards the committee members. I still it is important to be present at this meeting to hear what the developer has to present.

Another thing that I was reminded of today: The ad hoc committee is close to it's end goal which is to provide recommendations regarding the development. From what I hear these are to be specific and may even be recommendations to approve the project under specific conditions. This is why I feel it is important for all of us to be educated on the specifics of the development so that we can voice our individual concerns in a concise, accurate and respectful manner. The forums for public opinion will most likely be the planning commission, building board, board of trustees meetings from what I gather. I still think that personally voicing your concerns to the Village is important. **Tomorrow will be the chance of the ad hoc committee members to voice our specific concerns for the developer to address or answer how they plan to address. If you have any specific concerns that you want to include please email them to me ASAP** and I will pass them on to be brought up as well.

I had a discussion with Mary Claire about the project (as some of you also had), communication and future meetings. These are the points that I was able to gather from my conversation and other conversations:

- They are trying to improve communication, she will get me dates of meetings as far in advanced as she can to distribute. I also gave her number to the editor of the Elm Grove News Independent so that the meeting times can also be publicly distributed on the newspaper.
- Apparently the current development size is their "economic feasibility" limit and a lower density would not be feasible from a financial standpoint for the developer.
- Mary Claire wants input but she wants to know specifics, the particular question that I was asked was "what is wrong about this number of units?". My exact answer was that it would change the Village feel of our small community. I think I am not the only one that is concerned about the impact that so many residents will have on our community.
- I also brought up that no matter how much data we extrapolate from other developments that are perceived to be similar (erroneously or correctly) we won't know the true impact until the development is built and occupied which would certainly be too late to make any changes.

This is what I have gathered about the Villages on the project:

- Nothing has been proposed and no applications have been filed
- They have been silent about the development because nothing has been proposed
- There are potential plans to have a second meeting after the initial presentation by the developer for the community to have a public speaking forum after everyone has had their time to carefully review the plans. There would be no vote at the first meeting.
- I was assured that their proposed timeline is aggressive and the current system is not able to expedite the type of requests they have made even if they wanted to.

-I have heard this second hand but it sounds like there is a sense of fiduciary responsibility to develop this land to improve the tax base. The particular concern that I heard is that the cost of services like EMS, Fire and Police has increased and the concern was about the long term sustainability of funding.

I have my own personal opinions/concerns on the matters above which I will address through the appropriate channels. I encourage all of you to be prepared to present your concerns at a moments notice because there has been little notice about when these meetings will take place.

Sorry for the patched together email but hopefully this was informative.

Tadeo