

## **Thomas Harrigan**

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**From:** Village President Neil Palmer  
**Sent:** Monday, September 14, 2020 2:33 PM  
**To:** Thomas Harrigan  
**Subject:** FW: Mandel Corp Zoning Proposal

Tom,  
Please distribute  
Neil

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**From:** Arthur Anderson <[ajohnanderson@gmail.com](mailto:ajohnanderson@gmail.com)>  
**Sent:** Sunday, September 13, 2020 2:31 PM  
**To:** Village President Neil Palmer  
**Subject:** Mandel Corp Zoning Proposal

Dear President Palmer,

We are writing to express our opposition to the Mandel Corp proposal, as it currently exists, that will be reviewed by the Planning Commission. While we understand that the Downtown Master Plan does allow for multifamily development on the SSND property, we believe that the current number of apartments being proposed is simply too many. While some multifamily development is inevitable on the property, we just can't support the number of rental units being proposed. Allowing such high density housing on the property will, in our opinion, negatively impact on the quality of life for those that live near the development and, at the same time, be a hit to the charm that makes people want to live in Elm Grove. We also can't understand why condos would not be an attractive option for the property, along with single family homes. We believe that there would be a strong demand for such housing because of what Elm Grove offers to its residents. Of course, Mandel would not realize as much financial gain as they would with rentals. Their financial gain, however, should be secondary to what is in the best interest of the residents of Elm Grove. Finally, we are not in favor of building senior housing on the property. This section of the property should be reserved for single family homes.

We understand that the development of the SSND property is contentious. You, the members of the Planning Commission, and the Village Trustees will have to make some difficult decisions. We felt it important, however, to let you know our thoughts about the development. Thank you for your consideration of our views.

Sincerely,

Arthur Anderson and Amy Coenen  
1285 N 124th St.  
Elm Grove