

September 10, 2020

To Village President Palmer and Other Respected Village Trustees and Planning Commission members:

I thought about attending the Plan Commission meeting scheduled for September 14 to address you face to face, but am concerned about the number of people who may be there. And I am not a fan of ZOOM. So please consider my written thoughts about the Mandel Group proposal for the School Sisters of Notre Dame property.

My wife and I have been Elm Grove residents for forty-six years. I served on the Village Board in the late 1970s, and understand your challenges. (I also served on the Fire Department and am president of the Fire and Police Commission.) I trust the Village Board to do the right thing. None of you serves for money or glory, but because you are passionate about Elm Grove.

As for the Mandel proposal, I would like to express my support and mention that:

- The School Sisters have a right to sell their property for a good price. They selected Mandel to develop this 30 acre site, and Mandel should be able to do something here.
- While I was originally concerned about density, I now understand that 400 units will likely be reduced to approximately 256 units.
- I wonder if residents realize that there were approximately 1000 more Village residents in the 1970s, with larger household sizes, compared to now. Even with additional units as proposed, we will still be under those population numbers.
- The architecture that is proposed is not the same as that of "the castle" but I don't think new construction must, or could mirror what was done in the 1800s. I am okay with the submitted architecture.
- I don't believe traffic associated with new development will be problematic. Perhaps having the traffic study peer reviewed by someone like Wayne Higgins would set people's minds at ease.
- I also should mention that I feel all the "scare" yard signs do nothing to improve the atmosphere of the Village. "Traffic Density" keep EG "a good place to raise children." Really!!!!

Thank you for the time and care you are taking to consider this proposal, and for considering feedback from residents. We have had controversial issues in the past, and I know that you are listening to experts. Sometimes it takes careful explanations to cool emotions. Thank you for continuing to do this. There have been other proposals that initially got a lot of negative feedback from residents. I think specifically, of the Leland School property, which initially was far too densely planned. After working with the Village Board of Trustees, it was worked out to a very fine project. I think the Mandel proposal is to that point. I trust the Trustees and Planning Commission to do what is in the best interest of the Village of Elm Grove.

Change is always unsettling, but necessary to maintain a vibrant community!!!

Sincerely,



Bob Haugh

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