AGENDA

MEETING OF THE
HIGHWOOD PLANNING AND ZONING COMMISSION

Wednesday May 21, 2025

6:00 p.m. Meeting

Oak Terrace Elementary School

240 Prairie Avenue

Highwood, IL 60040

1. CALL TO ORDER
2. ROLL CALL
3. SCHEDULED NEW BUSINESS

    4.1 Petition for a Planned Unit Development from Allan Dennis, of Midwest Young Artists (MYA). The petitioner has applied to permit the use of vacant land, parcel #16-10-401-014 in Highwood IL, 60040 to be used as a concert hall and musical campus.

4. ADJOURNMENT

EXECUTIVE COMMITTEE
Martha Arroyo, Chairman
Tom Sharp, Treasurer, Past Chairman
Stacy Overby, Secretary
Jay Behel
Chris Cerimele
Tom Groth
Courtney Holohan Muller
J Schneider

FOUNDER AND PRESIDENT
Dr. Allan Dennis

BOARD
Kristen Abreu
Colleen Madden Blumenfeld
James Butler
Jason Ciaglo
Desmond L. Ervin
Eric Falberg
George Ferguson
Daniel Fisher
Derek Gover
John F. Gremer
Mei Jia
T.J. Johnson
Kyle Kim
Lavanya Krishna
Casella Okulaja
Michael Papierniak, Past Chairman
Patrick Pearson
Michelle Stone
Poh S. Toe

HONORARY BOARD OF ADVISORS
Richard Sugar, Past Chairman
Welz Kauffman
H.Y. and Mee Kim
Daryl Nelms
Jeff Rein

HONORARY ARTISTIC ADVISORS
Lang Lang
Yo-Yo Ma

MUSIC ADVISORS
Gary Fry
John Bruce Yeh

MYAC Center
878 Lyster Road
Highwood, IL 60040
847-926-9898

www.mya.org
www.privatemusicteaching.org

April 25, 2025

Mr. Scott Coren
City of Highwood Manager
17 Highwood Avenue
Highwood, IL 60040

Subject: Resubmittal of Request for Zoning Change

Dear Scott:

We are submitting our final Planned Unit Development (PUD) application to request approval for a zoning change that will allow us to build a Symphony Hall in Highwood.

This final updated proposal incorporates many changes designed to address concerns raised by the community over the last several months, which includes changes to the site plan, building exterior, landscaping and entrance. The attached changes to the new PUD application reflect the continued commitment of MYAC to listen and adjust our plans in support of our efforts to build a symphony hall which meets the growing needs of our organization while enriching the community of Highwood. Our Board of Directors is unanimously committed to making this project a cultural and educational gem for Highwood. It is the belief of our Board that this educational performance venue will be additive to what we can do in the future, making the arts campus much easier to manage for performances and events which we currently host. It will also enhance the experience for students and faculty for regular rehearsals and master classes.

The Midwest Young Artists Conservatory (MYAC) has built its reputation on fostering student development and delivering exceptional student performances. This new symphony hall will enhance our ability to provide high-quality music education and enrich the community. By consolidating our educational and performance facilities, we aim to improve event management and offer an enhanced experience for students, faculty, and audiences alike.

Enclosed Materials:

- PUD Application
- Booth Hansen PUD Submittal with Table of Contents
- Revised Traffic Study (including Saturdays and Thursdays)
- Revised Conceptual Traffic and Parking Management Plan

Clarification on its use and the impact of the venue on the community are incorporated in our submittals. As previously agreed, we will limit our full-capacity (728 seats) to no more than 18 times a year, which would result in a little over 13,104 people/per year. We estimate about 3 events/month for 10 months at half capacity or less which would be up to 10,920 additional people/year.

As part of our PUD application, the proposed site plan defines how current traffic which enters Fort Sheridan will be eliminated and all traffic visiting the MYAC facilities will enter directly from Sheridan Road. We believe this design will directly benefit the community and eliminate the current MYAC related traffic in the Fort. The traffic study has been revised and includes data added for Saturdays and Thursdays in addition to the Tuesdays and Sundays that were included in previous studies. As noted in the updated traffic study, changes to the parking, site plan or traffic management are not materially affected as a result of the updated study.

The revised site plan will highlight also two additional changes to the PUD application. The first is the orientation of the building. Previously in a North South configuration the building was moved closer to Sheridan Road, and the orientation changed to East West with the entrance facing West. This change allows the building to be further away from any residential home within Fort Sheridan and improving traffic flow in and out of the property. The second change is the addition of a landscape barrier between the MYAC Symphony Hall site and Fort Sheridan. The new landscape barrier will include a berm, tall evergreen trees consistent with the local landscaping and other plantings to screen the site from Fort Sheridan. We believe these two site changes will directly address community concerns about the building location and size.

The PUD proposed parking space plan meets the City of Highwood Code, and we have included a Conceptual Traffic and Parking Management Plan for larger events. Most of our performances that involve large orchestras are MYAC student performers who will come in cars with their parents. While we do not anticipate needing it, if there is overflow parking, guests can use the underutilized Metra Fort Sheridan lot. We have also included a pedestrian crossing on Sheridan Road to ensure maximum safety of persons arriving and leaving on foot along Sheridan Road and in most cases will provide a shuttle service as needed to further increase safety.

MYAC holds nonprofit status, granted to organizations that provide essential services, foster community well-being, and address societal needs that might otherwise go unmet. At MYAC, we play a vital role in nurturing young talent and ensuring our programs are accessible to all by offering need-based financial aid and welcoming everyone who wishes to participate. Our tax-exempt status enables us to focus resources on delivering high-quality music education, enriching the community with beautiful classical, jazz music, and singing, and inspiring the next generation of musicians—whether as performers or supporters of the music we cherish. This project will further strengthen the cultural fabric of Highwood and surrounding areas, offering programs that inspire, engage, and enrich the lives of all who experience them.

As a nonprofit board, we take our fiduciary responsibility to MYAC very seriously and prioritize it highly. We are a fiscally conservative organization. In our 32 years, we have only experienced one year (2007-08) in which we operated in the red. During that time, every donation we received was placed into an endowment fund. We currently have no mortgage on our building. Our fundraising plan for the new facility involves seeking five-year pledges from our donors. As part of our fiscal responsibility, we will not begin construction of our educational concert hall until we have secured sufficient support to complete the project and establish an endowment to sustain the facility.

We are thrilled to advance this project and are optimistic that the City of Highwood will recognize the tremendous value this initiative brings to our community. By creating an educational facility deeply rooted in the appreciation of opera and music, we aim to enrich lives, inspire creativity, and foster a greater appreciation for the arts. This venue will not only serve as a cornerstone for student education and performance but will also stand as a beacon of cultural pride and engagement for the city. With your support, this project has the potential to become a cherished cultural landmark, enhancing Highwood's identity as a hub for arts and education for generations to come.

Sincerely,

Martha Arroyo
Board Chair

J Schneider
Building Committee Chair

Enclosures

MIDWEST YOUNG ARTISTS SYMPHONY CENTER

HIGHWOOD, IL

PUD SUBMISSION PACKAGE

NOVEMBER 20, 2024

BOOTH HANSEN

PROJECT INFORMATION

PROJECT NUMBER
2228

ADDRESS
HIGHWOOD, IL

ARCHITECT

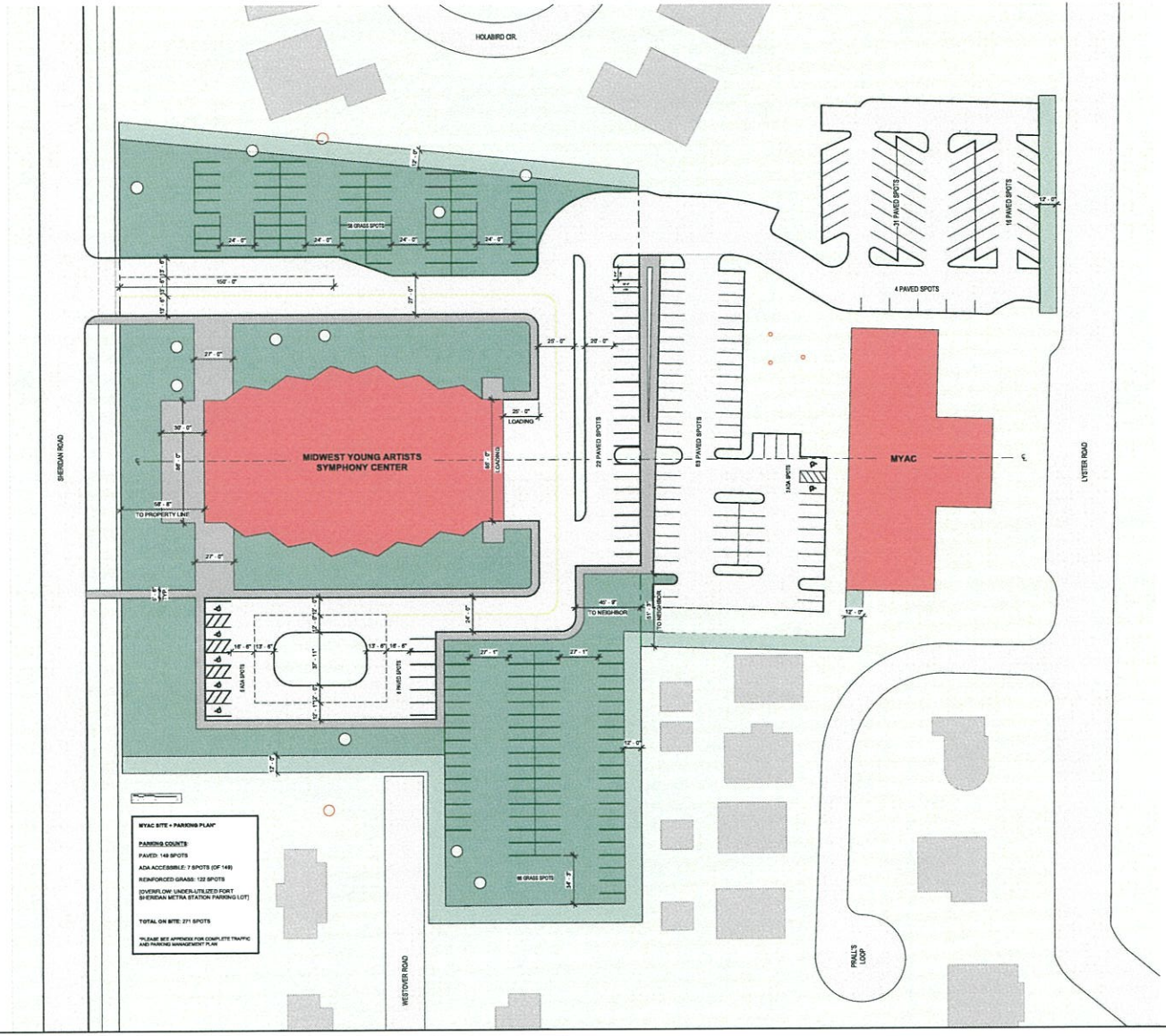
LARRY BOOTH, BOOTH HANSEN
lbooth@boothhansen.com

JOHN NEDEAU, BOOTH HANSEN
jnedeau@boothhansen.com

BOOTH HANSEN

ARCHITECTURE • INTERIORS • PLANNING

ZONING			
SECTION	ORDINANCE REQUIREMENTS	ACTUAL	REFERENCE
BASE ZONING			
Zoning Classification: Proposed Zoning Use	R-1 (Single Family)	Theater	17-2-0104
Permitted Uses: Special Uses:	Churches, temples, parks, playgrounds, public schools, single family dwelling, accessory buildings		11-5A-1
Lot Area: Lot Width Floor Area	87,120 SF min 125' min	180,160 SF [Site Area]; 160,745 [Open Space] 458' [Building Lot Width] 19,665 SF [Enclosed Area at Ground Level]	11-5A-2
MAX. BUILDING HEIGHT			11-5A-3
Height Stories	35' 0" 2.5 Stories Maximum	45' 0" 4 Stories	
SETBACKS			11-5A-4
Front Yard	50' min	60' [To West Property Line]	
Side Yard	10' min	150' [To North & South Property Lines]	
Rear Yard (for d.u.'s)	40' or not less than 20% of lot depth	95' [To East Property Line]	
LOT COVERAGE			11-5A-5
F.A.R.:	Cannot exceed 33.333% lot coverage	10%	
PARKING*			011-8-4
Business Requirements Theaters Total Parking Spaces Number of Accessible Spaces	1 Parking Space per 300 SF of Floor Area 24,966 SF (excl. Lower Level) / 300 = 84 Spaces Required 1.0 Parking Space per 4 Seats in Auditorium 728 Seats / 4 = 182 Spaces Required **266 Spaces Required Total** 7 (of 266) Spaces Required	 149 Paved Spaces 122 Reinforced Grass Spaces **271 Spaces Total** 7 (of 271) Spaces	
LOADING			011-8-6
	(2) 10'x25' loading space w/ 15'-0" tall clearance for 11,000 SF to 25,000 SF of gross floor area	(2) 10'x25' loading spaces w/15'-0" tall clearance	
PD - SPECIAL DISTRICT			
	Zoning Change		

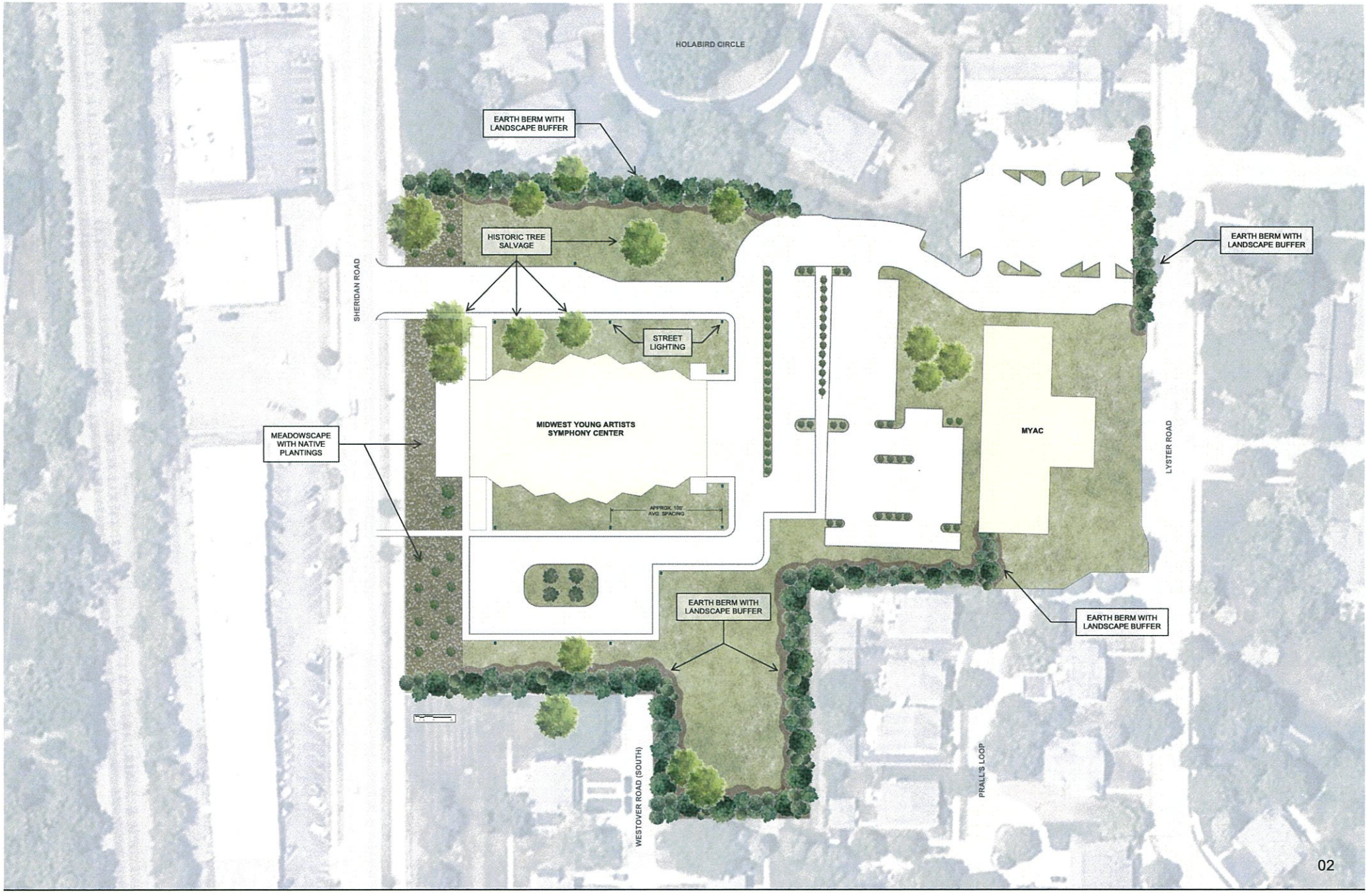


01

BOOTH HANSEN

SITE + PARKING PLAN

MYAC



BOOTH HANSEN

LANDSCAPE + LIGHTING PLAN

MYAC

EARTH BERM WITH LANDSCAPE BUFFER

EARTH BERM WITH LANDSCAPE BUFFER

EARTH BERM WITH LANDSCAPE BUFFER

EARTH BERM WITH LANDSCAPE BUFFER

MEADOW

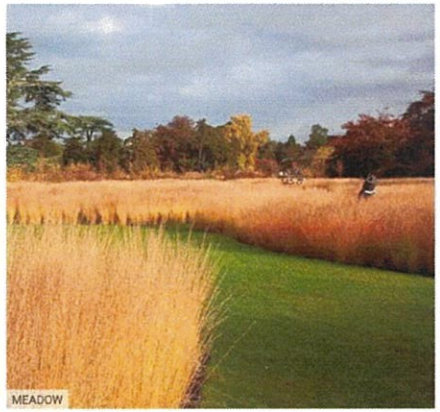
MEADOW

One of the project priorities is to establish a 12' wide landscape buffer around the entire perimeter of the MYAC campus, separating the campus and the adjacent residential properties with a landscape buffer adhering to and harmonizing with the existing landscape strategies of Fort Sheridan.

A low earth berm would be set at 4' high x 12' wide around the property line and contain a mix of plantings, including trees, shrubs and ornamentals.

On select greenspace within the campus, hardy deciduous trees and shrubs selected for spring blooms, summer leaves, and fall colors would be creatively mixed into planting beds.

In the area along Sheridan Road, native meadow planting of grasses and wild flowers would be installed for visual interest and color in late spring to early fall.


MEADOW

MEADOW

TYPICAL ORNAMENTAL FENCE & GATE WITH STONE PILASTERS

MIDWEST YOUNG ARTIST SYMPHONY CENTER
LANDSCAPE PRECEDENT IMAGERY

MYA DLR Group

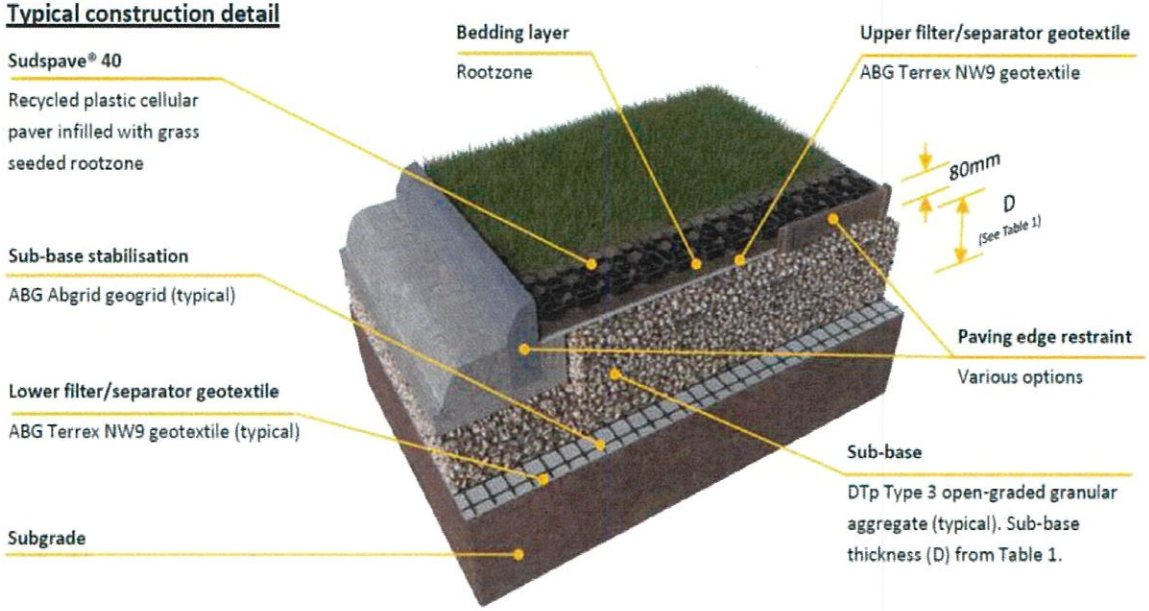
Part of the overflow parking strategy is to utilize reinforced, porous grass pavers on select tracts of the site's greenspace. There are multiple benefits of reinforced grass as a parking strategy:

1. Natural aesthetic is preserved as grass will grow through the grid, concealing the reinforcement and giving it an appearance that matches the rest of the campus greenspace

2. Reinforced grass reduces storm water runoff and is better for site drainage than asphalt

3. Snow can be easily cleared from reinforced grass during winter months by using a blade shoe on a snow plow or keeping the plow blade 1-2 inches above the paver system

Typical construction detail



MIDWEST YOUNG ARTIST SYMPHONY CENTER
REINFORCED POROUS GRASS PARKING

In relation to pedestrian traffic, MYAC would like to work with the City of Highwood to ensure maximum safety of persons arriving to and leaving from the new facility on foot along Sheridan Road.

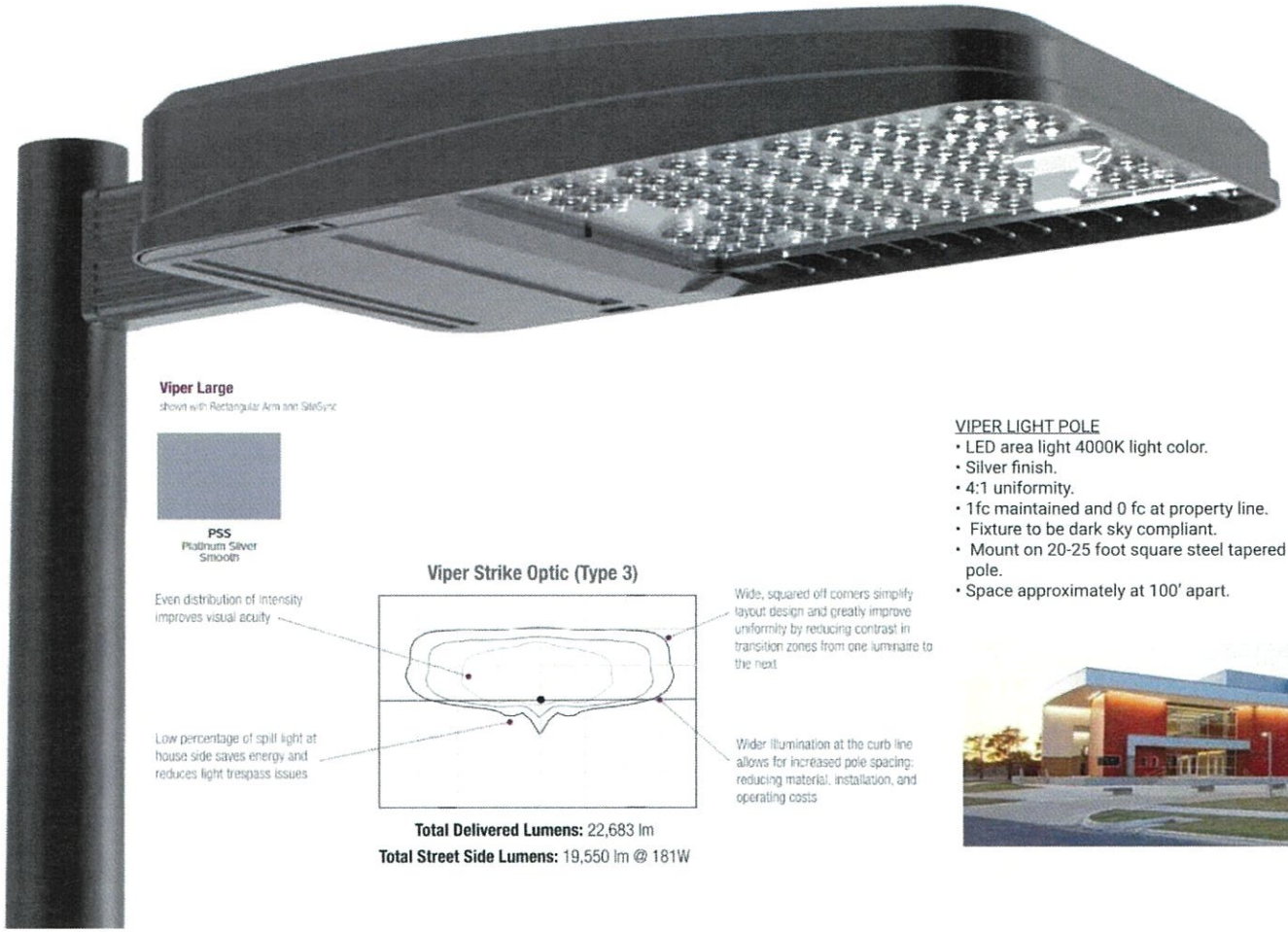
MYAC would be amenable to sponsorship of a Midblock Pedestrian Signal at an optimally designated location between the new MYA Facility and the under-utilized Union Pacific North Line Metra Station Parking Lot at Fort Sheridan.

The Midblock Pedestrian Crosswalk would meet all requirements set forth by the Federal Highway Administration, IDOT, and ADA for full safety, functionality, aesthetic and accessibility considerations.

Midblock Pedestrian Signals – Sections 4C.05 and 4C.06 describe warrant criteria that can be used in a signal needs study of a marked crosswalk location to determine if the installation of a midblock pedestrian signal is justified to assist pedestrians or schoolchildren in safely crossing the major street.

High-visibility Crosswalk Markings – Section 3B.18 describes the various types of crosswalk markings that may be used, including those that include diagonal or longitudinal lines to increase the visibility of the crosswalk to approaching drivers.

Additional information on crosswalk marking patterns is available in a recent study, *Crosswalk Marking Field Visibility Study* (Report No. FHWA-HRT-10-068).



Viper Large

shown with Rectangular Arm and SiteSync

PSS
Platinum Silver Smooth

Viper Strike Optic (Type 3)

Total Delivered Lumens: 22,683 lm
Total Street Side Lumens: 19,550 lm @ 181W

VIPER LIGHT POLE

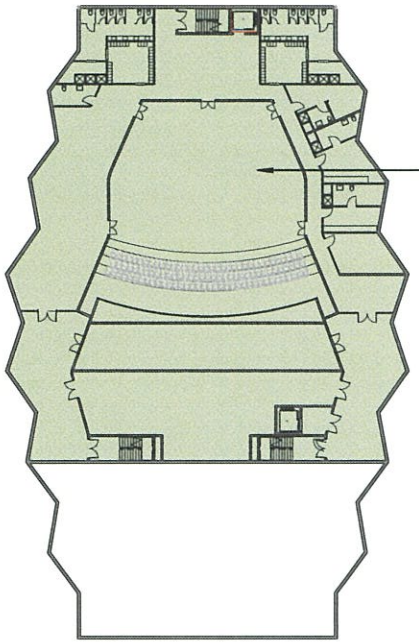
- LED area light 4000K light color.
- Silver finish.
- 4:1 uniformity.
- 1fc maintained and 0 fc at property line.
- Fixture to be dark sky compliant.
- Mount on 20-25 foot square steel tapered pole.
- Space approximately at 100' apart.

MIDWEST YOUNG ARTIST SYMPHONY CENTER
SITE LIGHTING

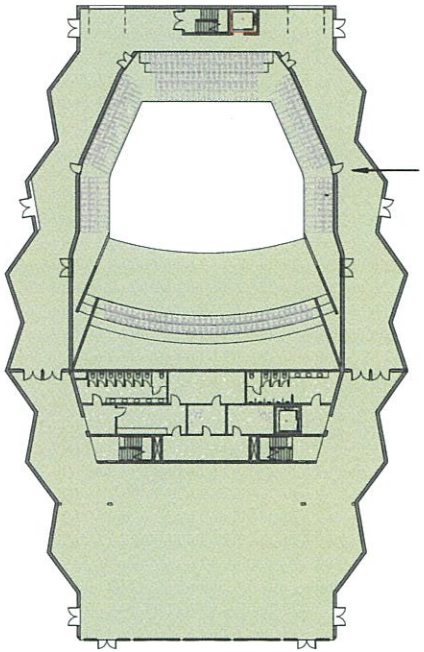
DLR Group

TOTAL AREA

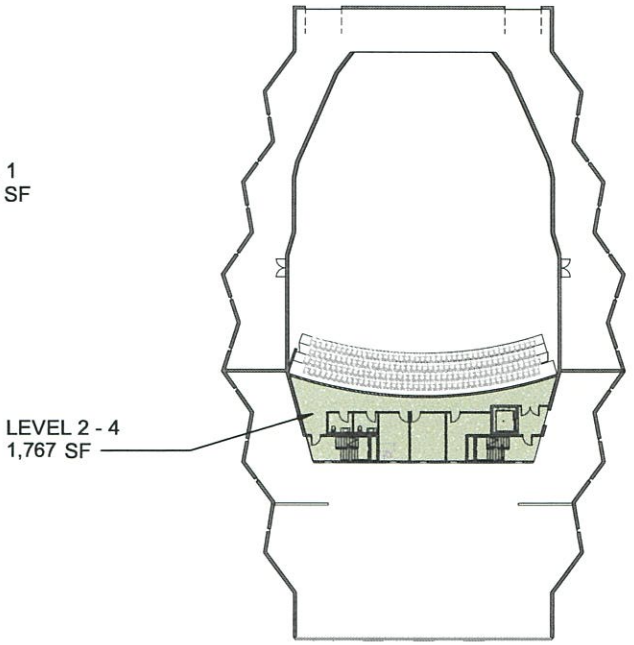
Name	FLOOR AREA
LEVEL 4	1,767 SF
LEVEL 3	1,767 SF
LEVEL 2	1,767 SF
LEVEL 1	19,665 SF
LOWER LEVEL	16,736 SF
GRAND TOTAL	41,702 SF



1 LOWER LEVEL
1" = 40'-0"

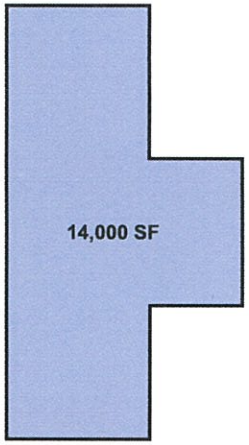


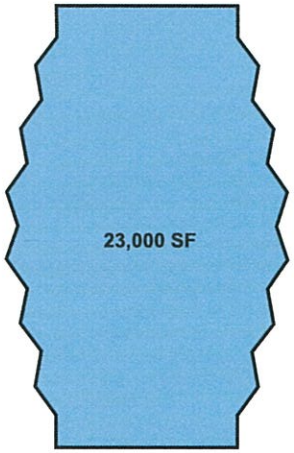
2 LEVEL 1
1" = 40'-0"

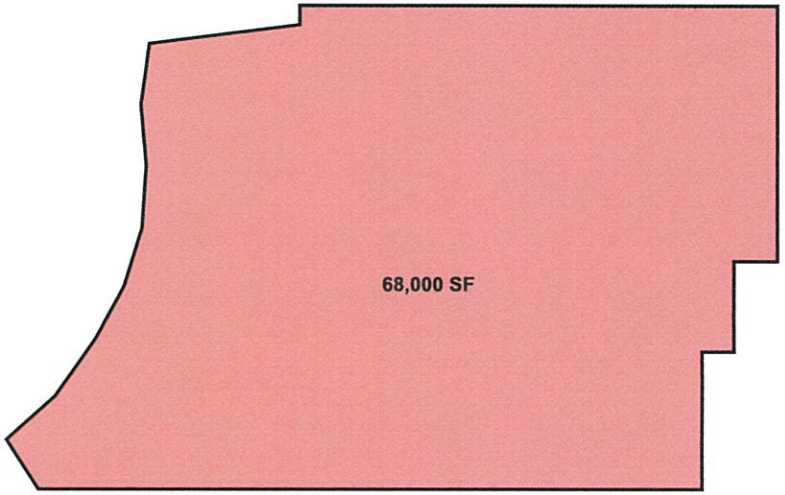


3 LEVEL 2-4
1" = 40'-0"

07







CURRENT MYA FACILITY

HIGHWOOD, IL

FOOTPRINT: 14,000 SF

SEATING CAPACITY: N/A

MYA SYMPHONY CENTER

HIGHWOOD, IL

FOOTPRINT: 23,000 SF

SEATING CAPACITY: 725

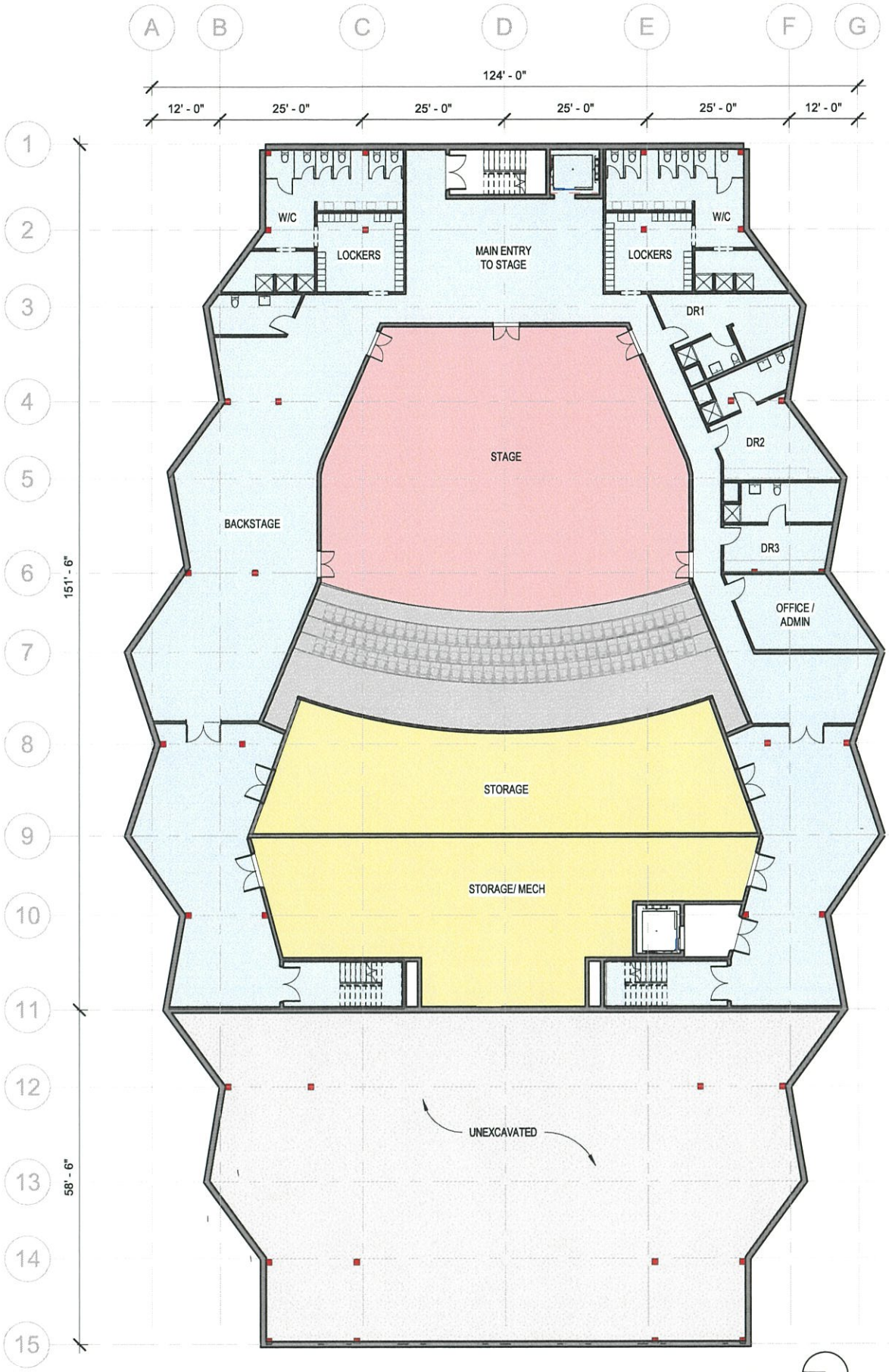
NORTH SHORE CENTER FOR THE PERFORMING ARTS

SKOKIE, IL

FOOTPRINT: 68,000 SF

SEATING CAPACITY: 867

SOURCE: https://northshorecenter.org/about-us/

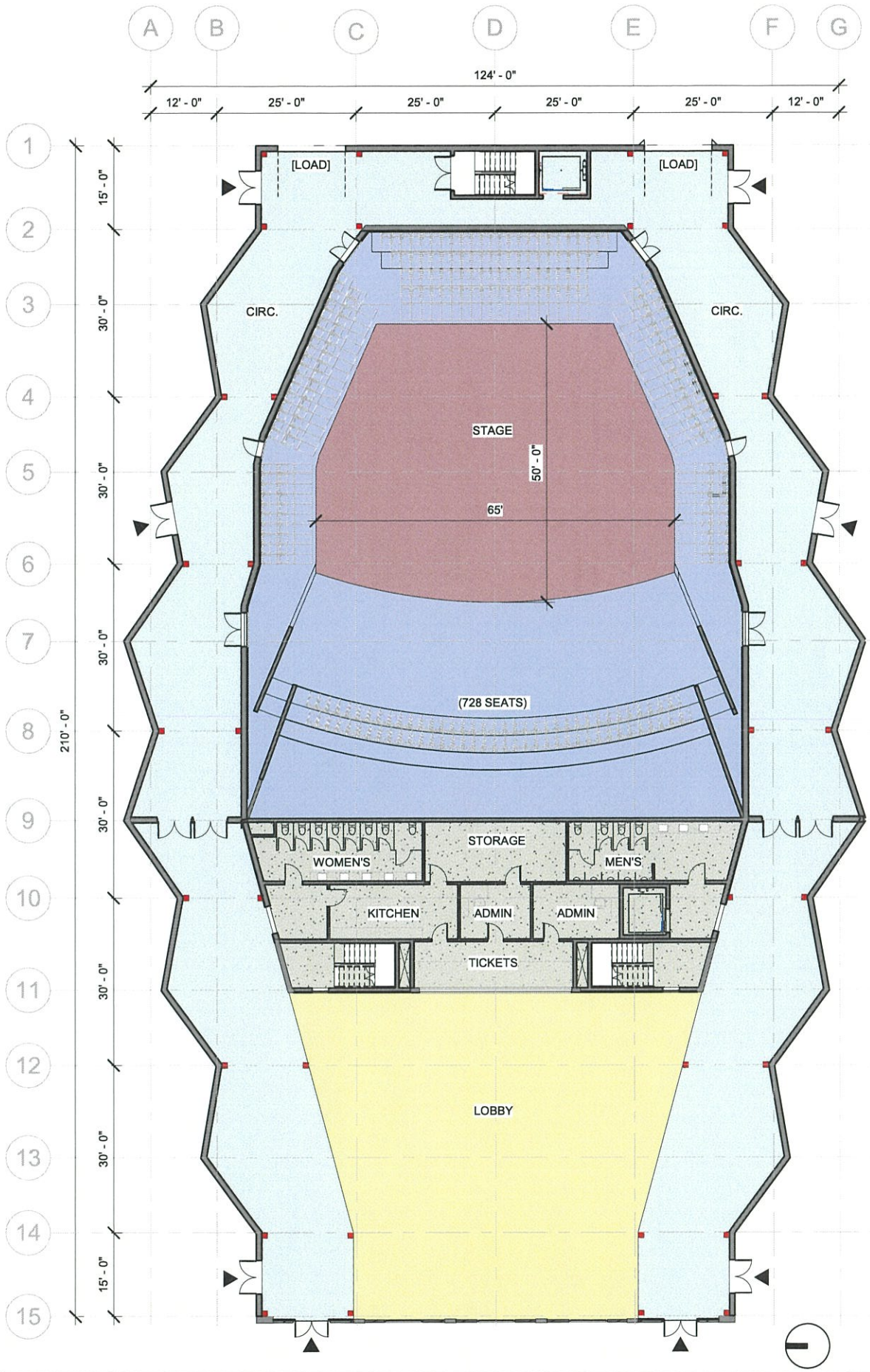


09

BOOTH HANSEN

LOWER LEVEL PLAN

0 4 8 16 32

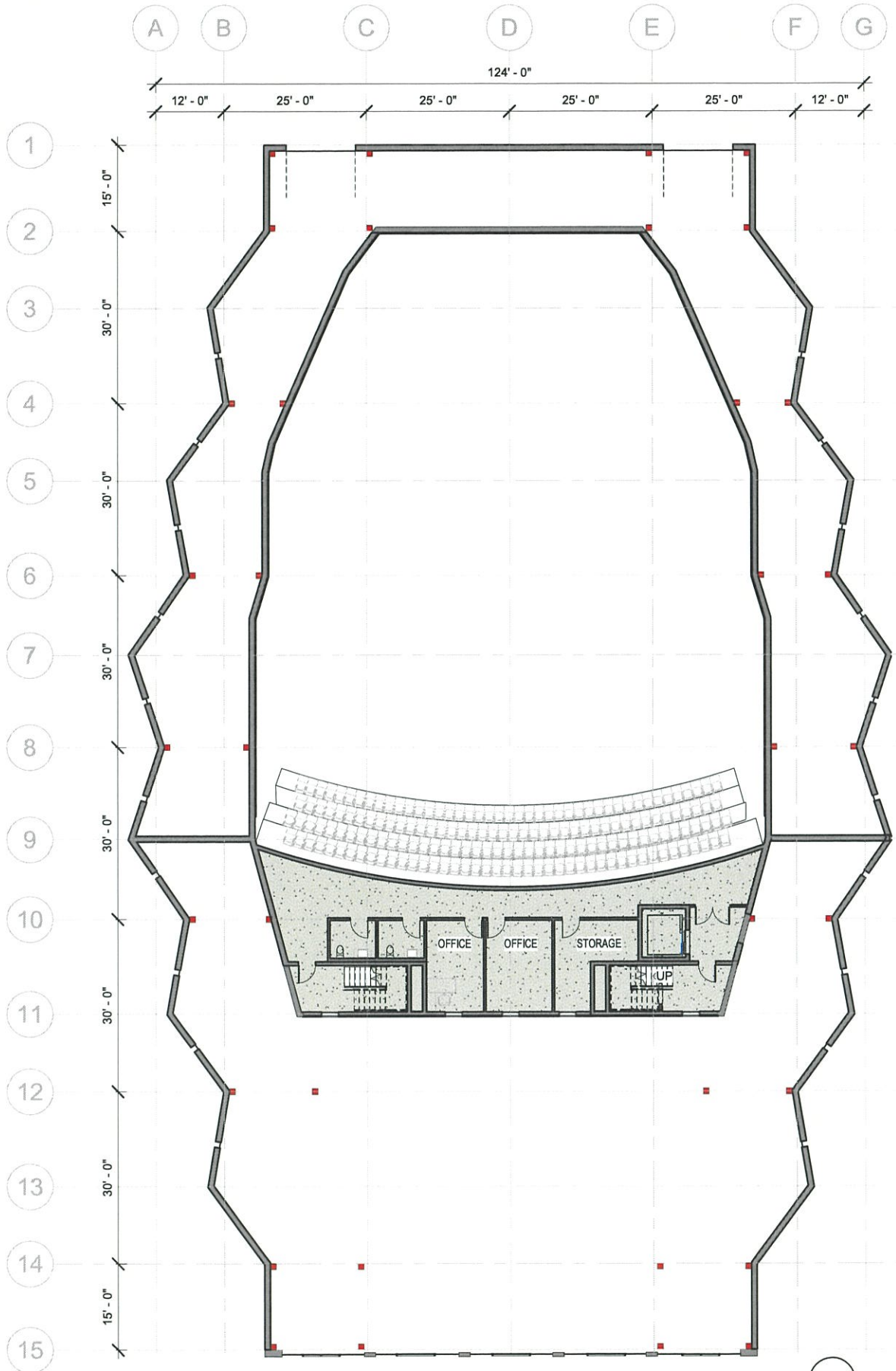


10

BOOTH HANSEN

GROUND LEVEL PLAN

0 4 8 16 32



BOOTH HANSEN

SECOND LEVEL PLAN

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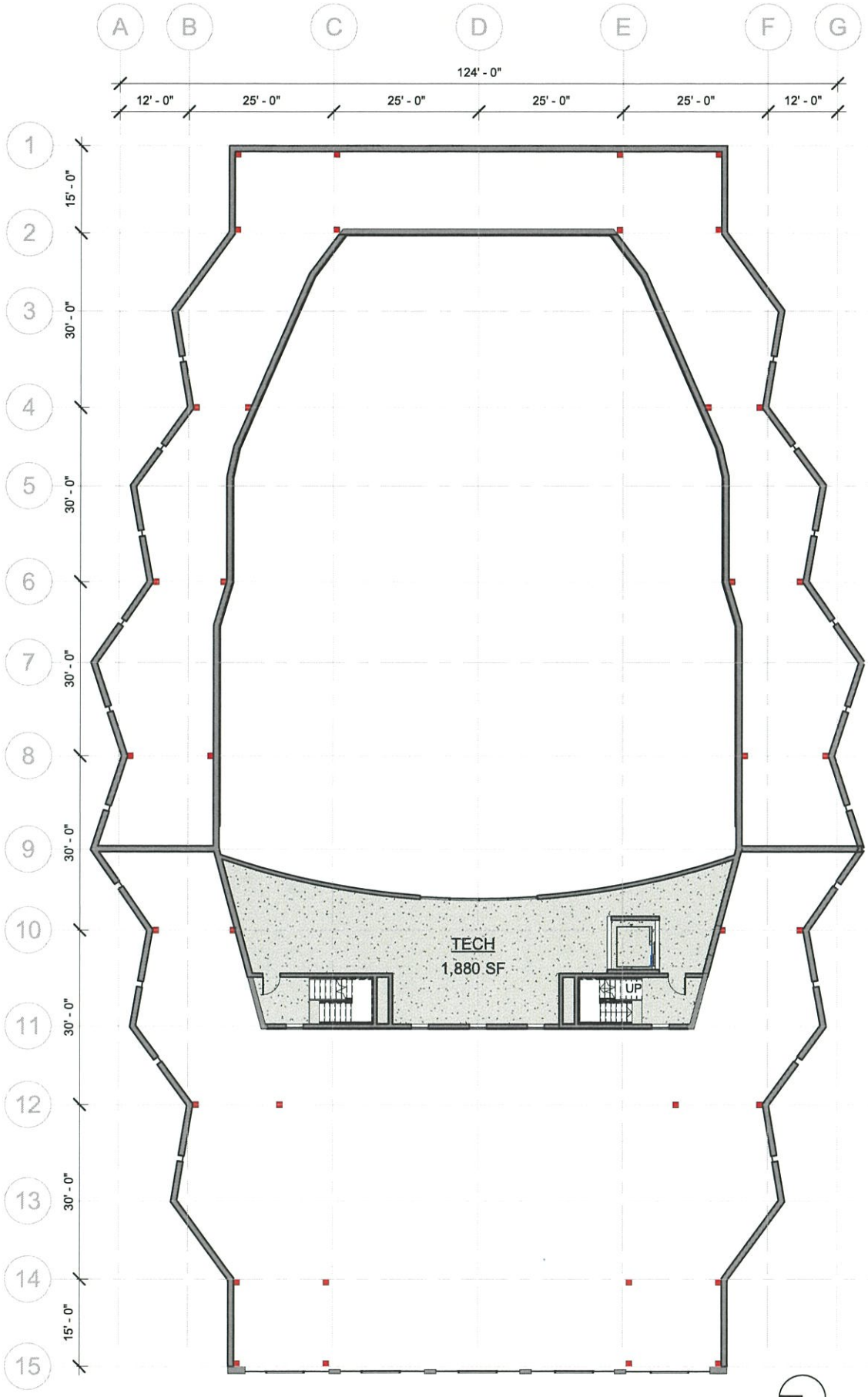

12

BOOTH HANSEN

THIRD LEVEL PLAN

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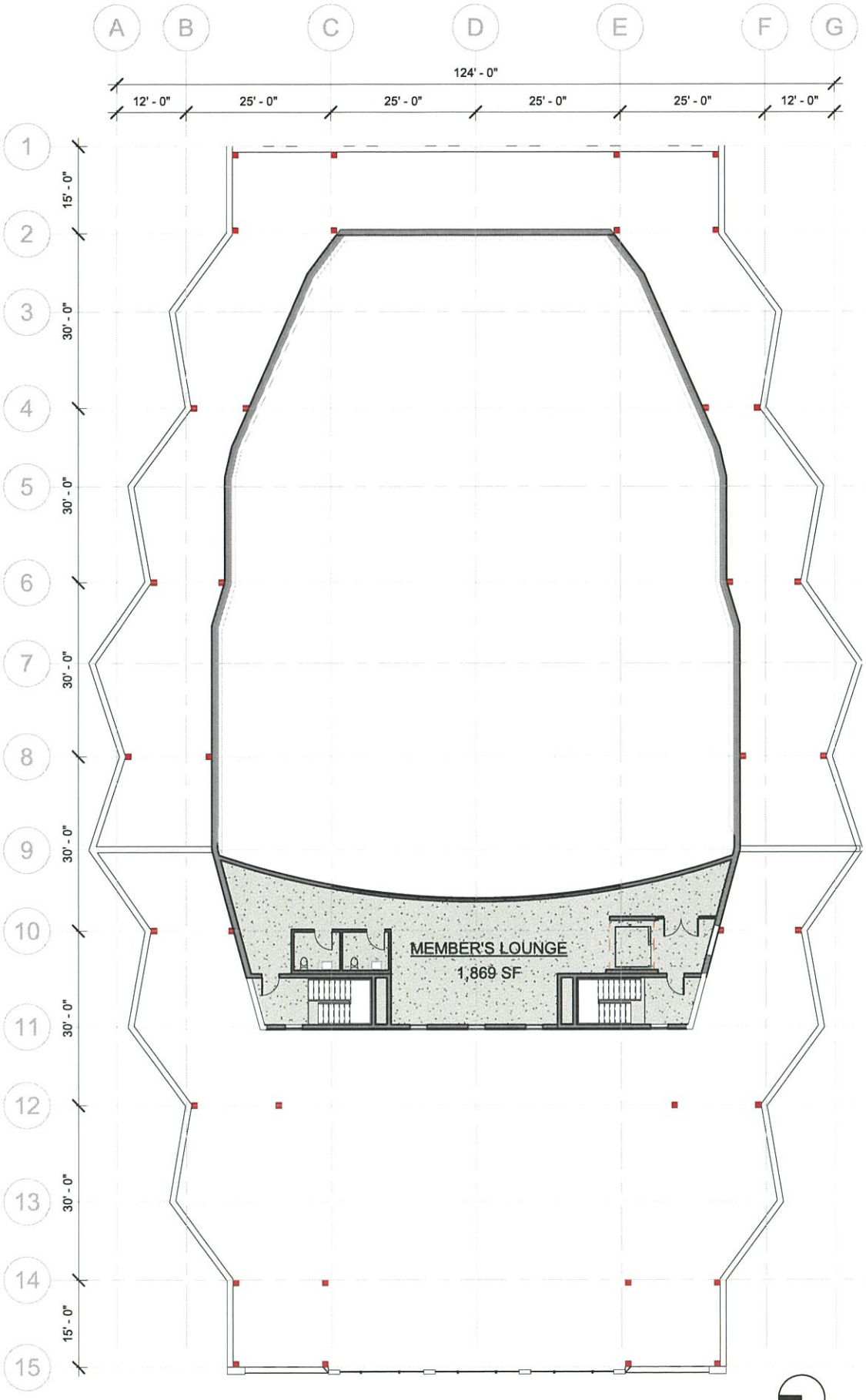
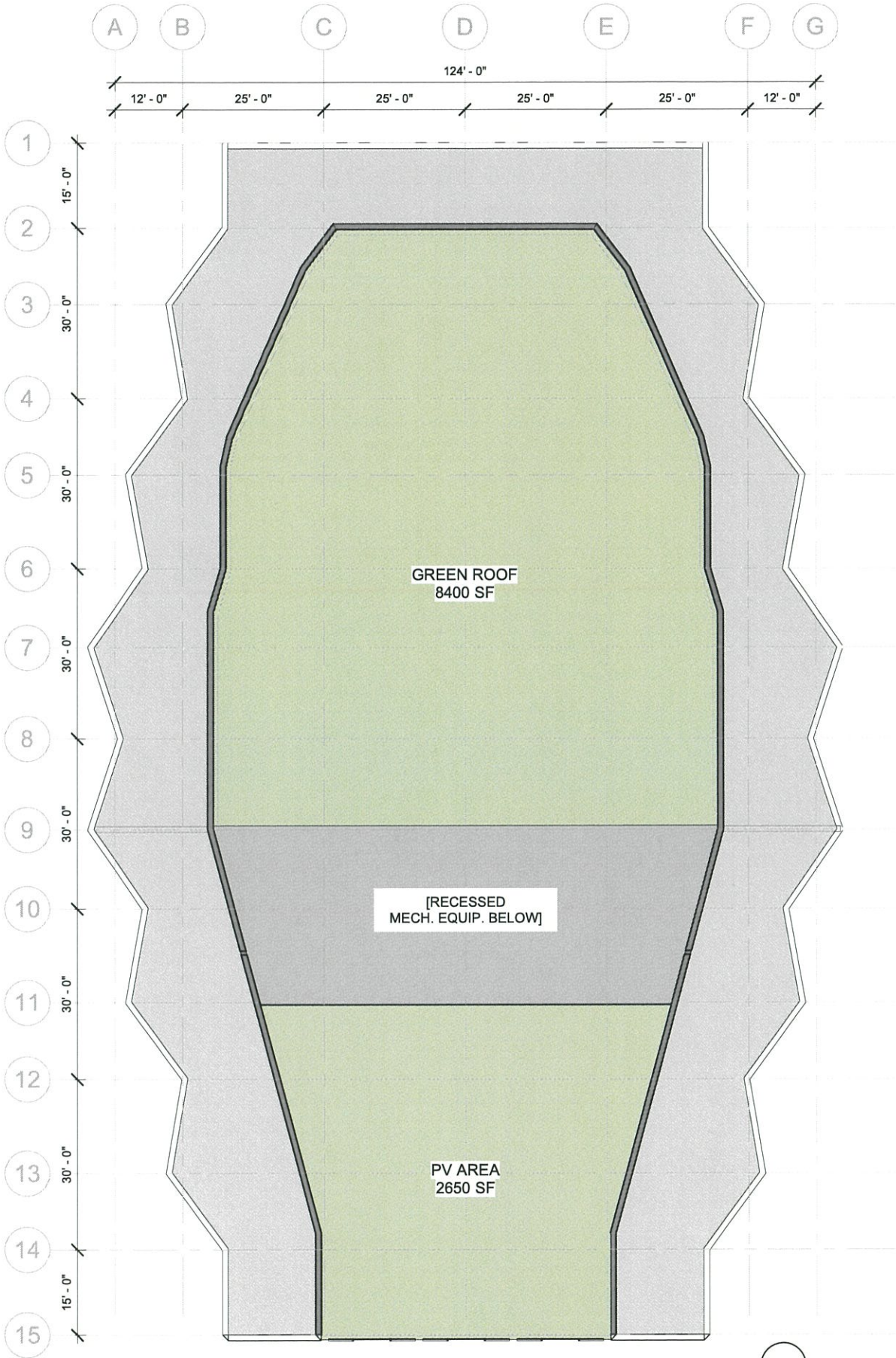


BOOTH HANSEN

FOURTH LEVEL PLAN

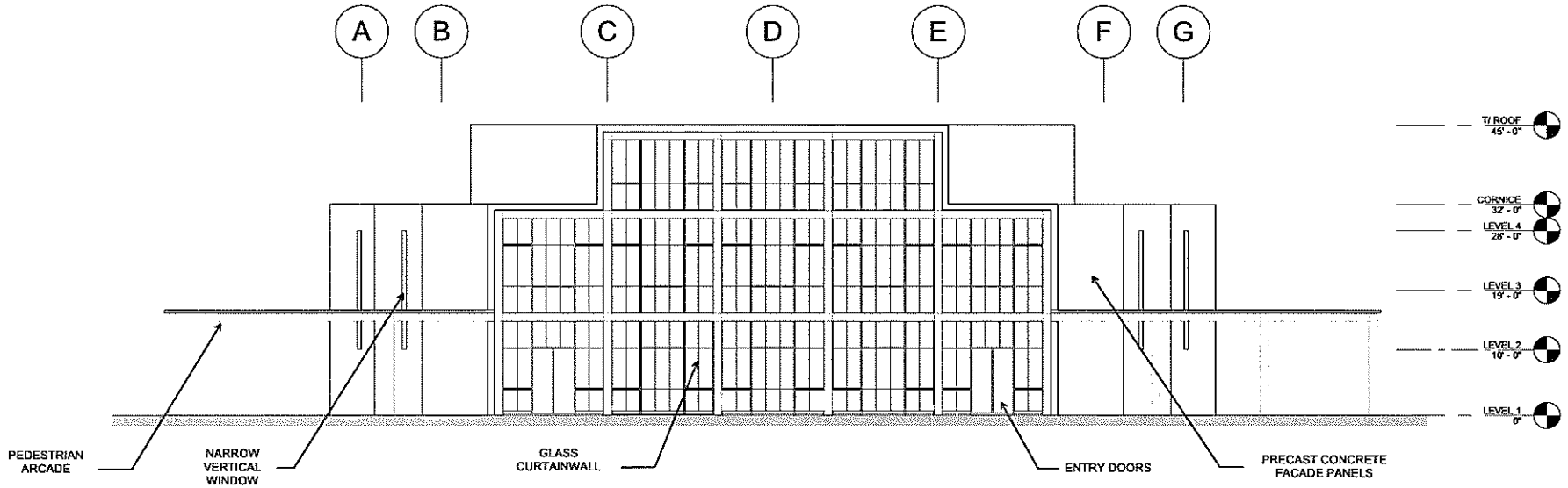
0 4 8 16 32



BOOTH HANSEN

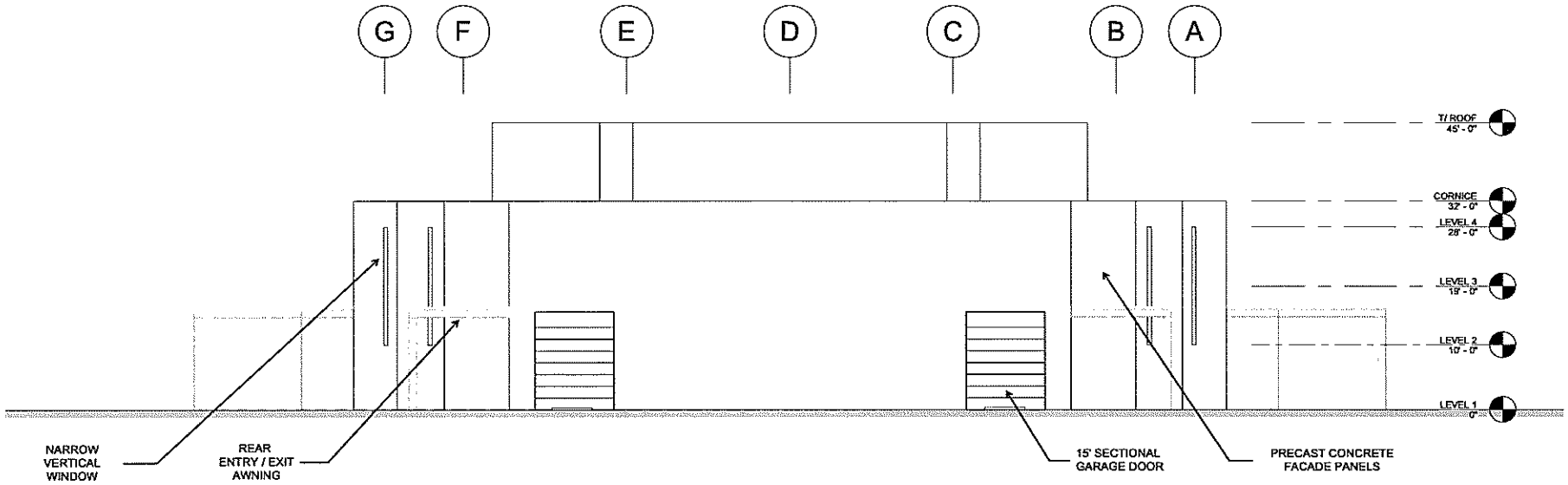
ROOF LEVEL PLAN

0 4 8 16 32



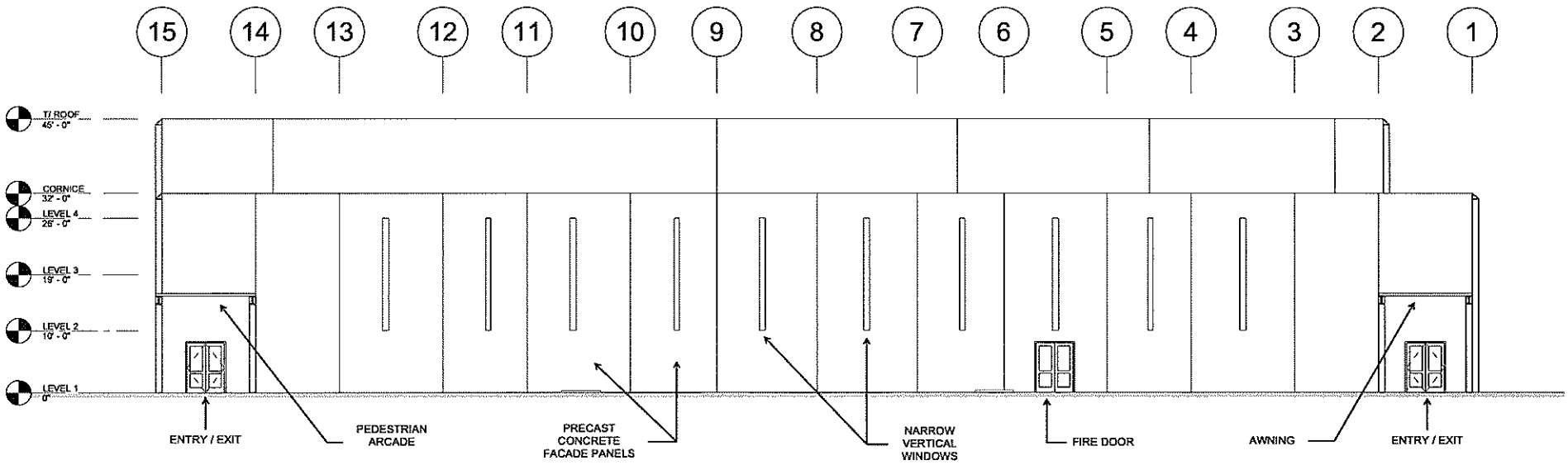
1 WEST ELEVATION

1/16" = 1'-0"



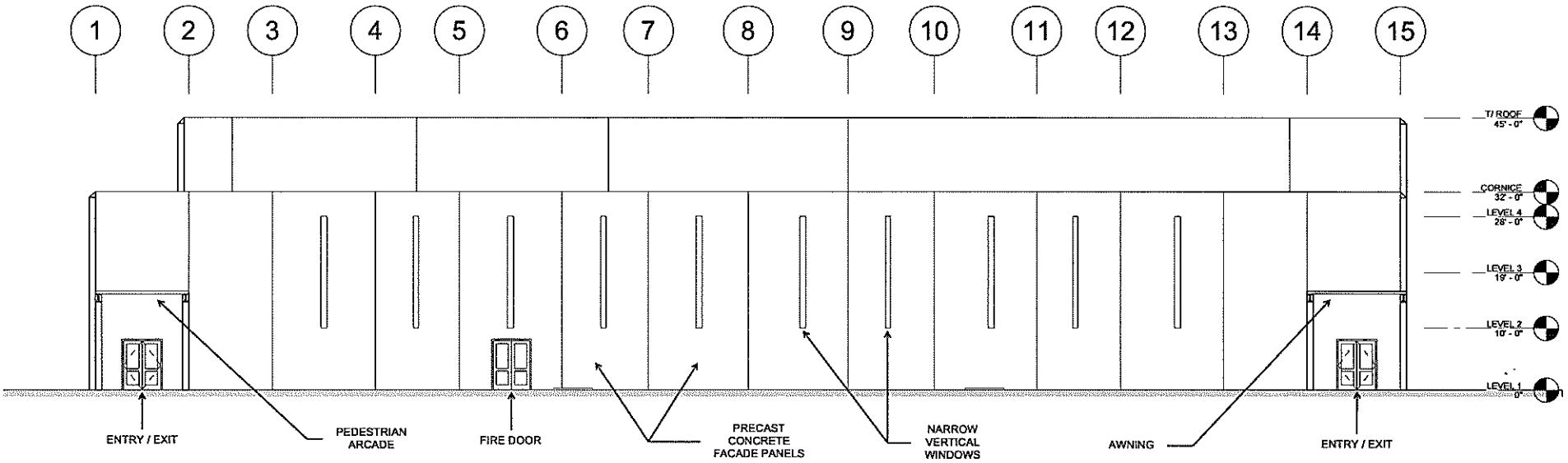
1 EAST ELEVATION

1/16" = 1'-0"



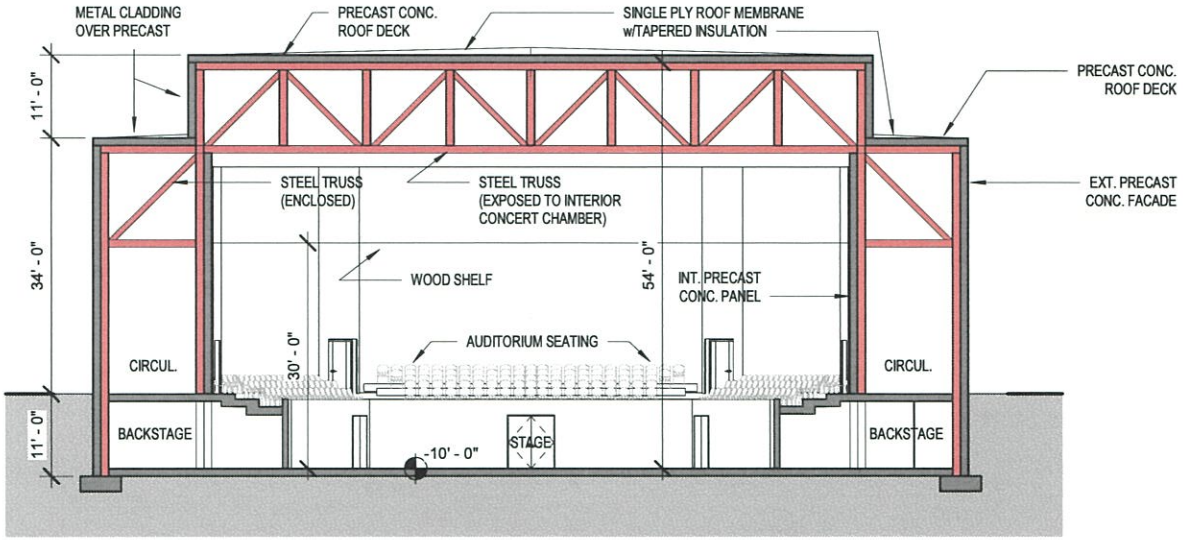
1 NORTH ELEVATION

1/16" = 1'-0"



1 SOUTH ELEVATION

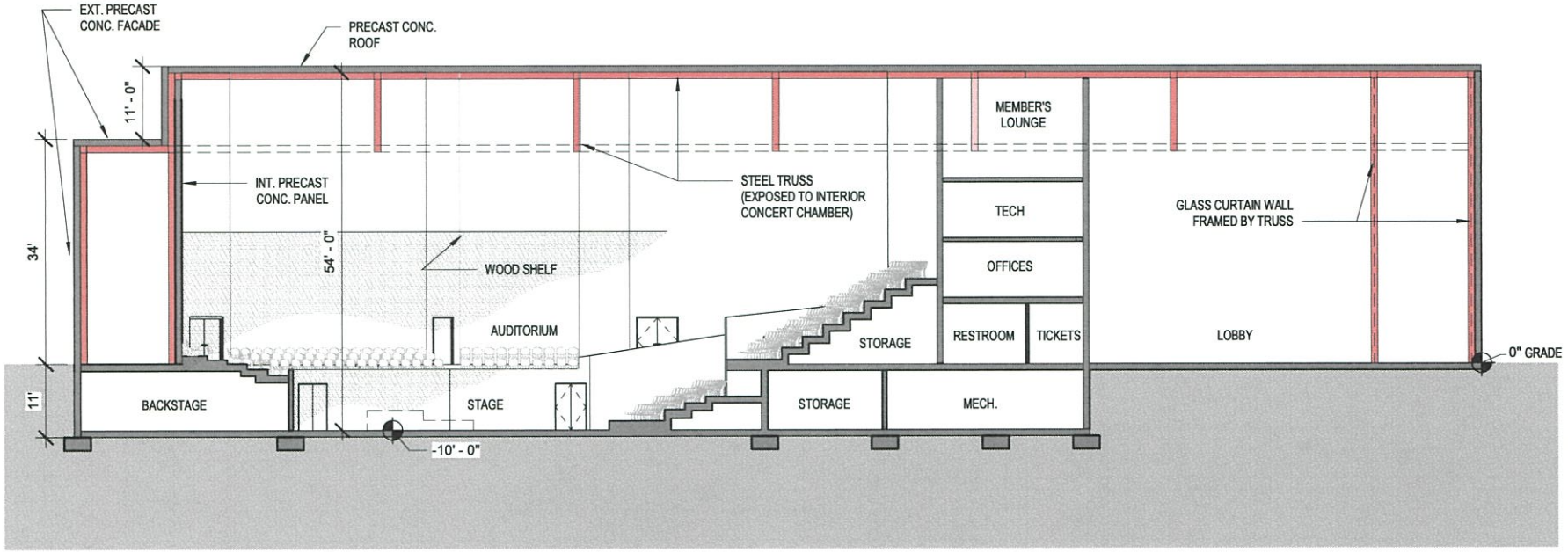
1/16" = 1'-0"



1 EAST-WEST SECTION

1/16" = 1'-0"

0 4 8 16 32



1 BUILDING SECTION

1/16" = 1'-0"

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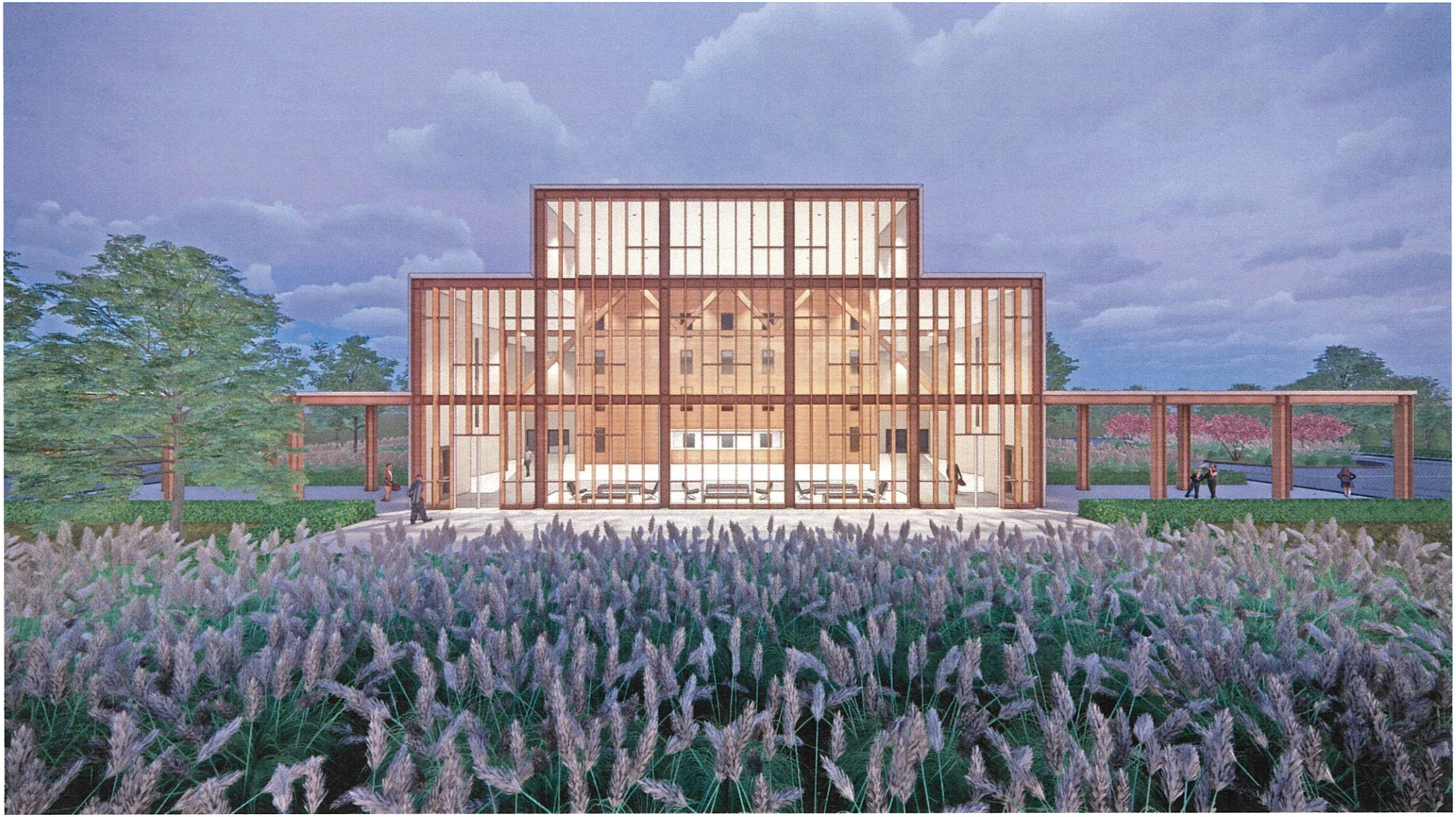
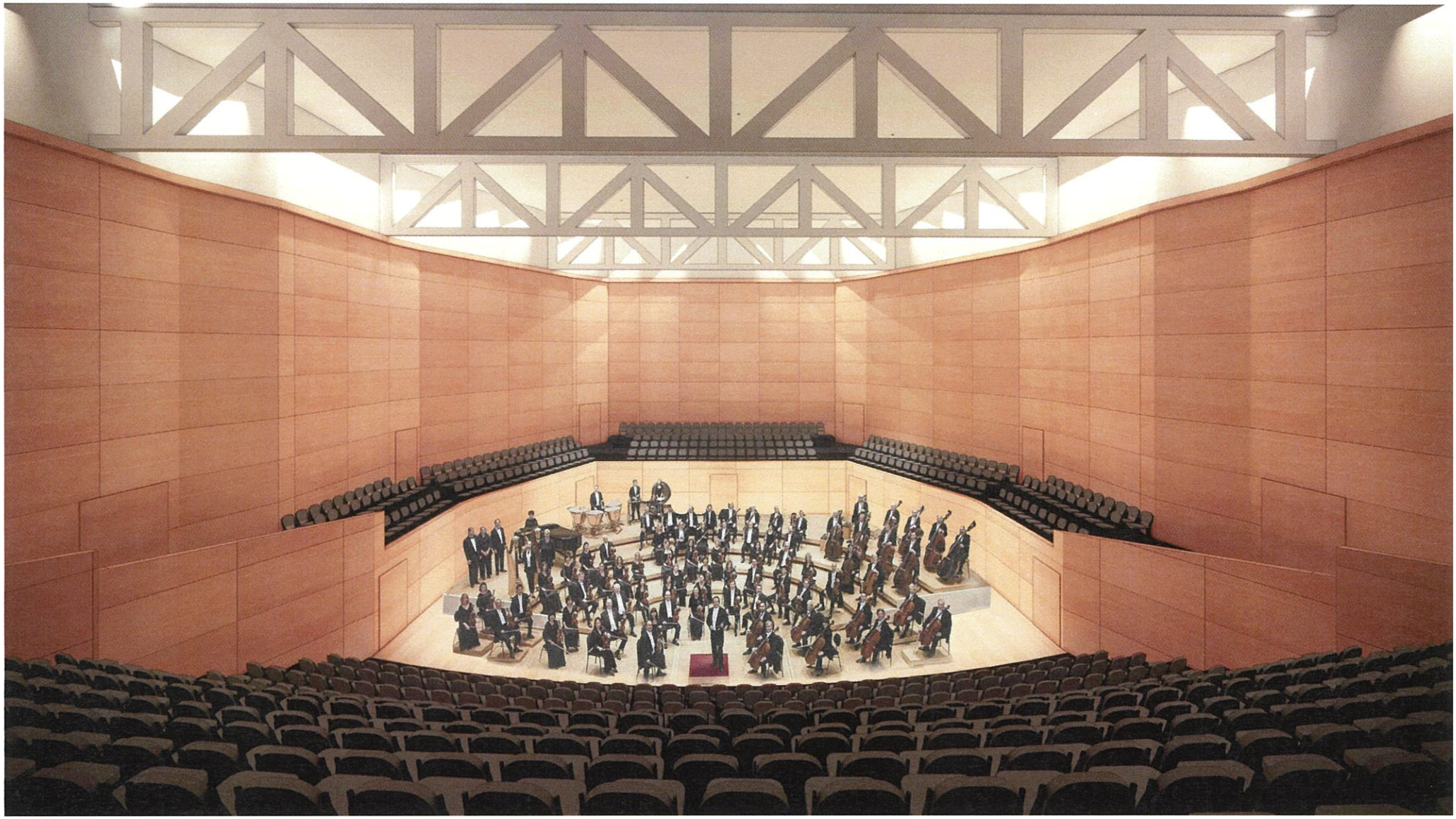
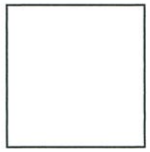




MATERIAL	SAMPLE	LOCATION
PRECAST CONCRETE		EXTERIOR WALL PANELS INTERIOR CORRIDOR PANELS
GLASS		EXTERIOR CURTAIN WALL
ALUMINUM		MULLIONS & FRAMING
CEDAR PANELING		INTERIOR WALL PANELING LOBBY TRUSSES FRONT FACADE STRUTURE
STEEL PAINTED WHITE		AUDITORIUM TRUSSES

NOTE: MATERIAL SAMPLES FOR DEMONSTRATION ONLY - NOT FINAL SELECTIONS

APPENDIX

Midwest Young Artists Campus Expansion
Conceptual Traffic and Parking Management Plan
Large Events

To efficiently accommodate the additional traffic and parking associated with larger events, MYAC officials have committed to implementing a traffic and parking management plan. The following outlines the preliminary measures and procedures that will be implemented as part of the management plan. It is important to note that the plan is only conceptual and will be refined with input from City Staff and modified, as necessary, once the expansion is complete and operating.

- City of Highwood police officer (s) will be retained to direct and manage the flow or traffic at the intersection of Sheridan Road with the campus access drive. At a minimum, it is anticipated that the police officer (s) will be required for one hour prior to an event and one hour after an event.

- All traffic will enter the campus from Sheridan Road. We are proposing Westover and Prall's Loop Roads to be curbed off with no access to the campus from within Fort Sheridan.

- Traffic control personnel and parking attendants will be located within the campus to manage and expedite the flow of traffic through the campus and within the parking lots and to direct traffic to the appropriate parking lots. It is anticipated that approximately five to six personnel/attendants will be required before an event and that two to three personnel/attendants will be required after a concert.

- Appropriate signage and temporary barriers/cones will be utilized to direct traffic flow and restrict access to parking lots.

- The parking lot will be utilized in the following general order and occupied with the following users:

    1. The Roblatt-Amrany parking lot located in the northeast portion of the campus will be occupied first by MYAC staff and performers.

    2. The existing parking lot located on the west side of the current MYAC Center will be occupied second by additional performers, if necessary, and guests.

    3. The new proposed permanent parking to the east behind the concert venue will be occupied third by guests.

    4. The proposed temporary/landbanked parking to the north and south of the concert venue will be occupied fourth by guests.

    5. While we do not anticipate needing it, if there is overflow parking, guests can use the underutilized Metra Fort Sheridan lot. We have proposed a pedestrian crossing on Sheridan Road to ensure maximum safety of persons arriving and leaving on foot along Sheridan Road.

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Allan Dennis
Midwest Young Artists

FROM: Michael A. Werthmann
Principal

DATE: November 14, 2024

SUBJECT: Addendum to April 22, 2024 Traffic Study
Midwest Young Artists Expansion
Highwood, Illinois

This memorandum is an addendum to the April 22, 2024 traffic study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed expansion of the Midwest Young Artists (MYA) campus located in Highwood, Illinois. As part of the traffic study, vehicle, pedestrian, and bicycle movement traffic counts were conducted on Tuesday, November 7, 2023 during the weekday evening (4:00 to 6:00 P.M.) peak period and on Sunday, November 5, 2023 during the midday (12:00 P.M. to 2:00 P.M.) peak period. Per the request of the City of Highwood, additional traffic counts were performed on a Thursday and Saturday to see how they compare to the previous Tuesday and Sunday traffic counts.

The updated traffic counts were performed at the intersection of Sheridan Road with the Sheridan Plaza north access drive on Thursday, November 7, 2024 from 4:00 to 6:00 P.M. and on Saturday, November 9, 2024 from noon to 2:00 P.M. **Table 1** provides a comparison of the observed peak hour traffic volumes along Sheridan Road between the original traffic counts (Tuesday and Sunday) and the updated traffic counts (Thursday and Saturday).

Table 1
COMPARISON OF SHERIDAN ROAD TWO-WAY TRAFFIC VOLUMES

Dates	Weekday Evening Peak Hour Volumes	Weekend Midday Peak Hour Volumes
Tuesday and Sunday, November 5 and 7, 2023	1,034	802
Thursday and Saturday November 7 and 9, 2024	1,083	837

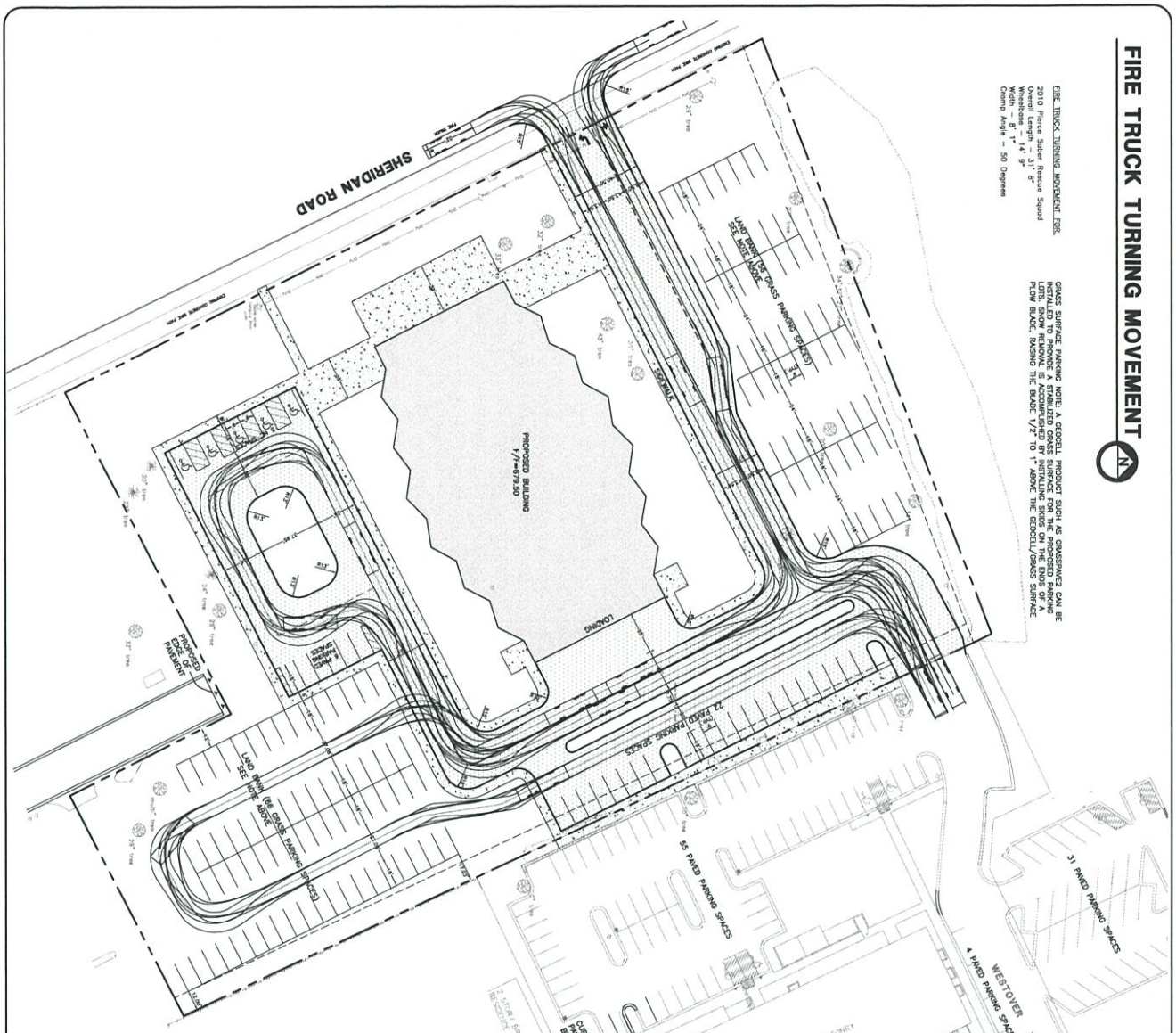
The results of the comparison of the traffic counts reveal the following:

- The weekday evening peak hour, two-way traffic volumes on Sheridan Road were 49 vehicles higher when the Thursday evening traffic counts were performed compared to when the Tuesday evening traffic counts were performed. This represents less than one additional vehicle per minute.

- The weekend afternoon peak hour, two-way traffic volumes on Sheridan Road were 35 vehicles higher when the Saturday afternoon traffic counts were performed compared to when the Sunday afternoon traffic counts were performed. This represents just over one additional vehicle every two minutes.

While the updated traffic counts were higher than the traffic counts performed as part of the traffic study, the increase in traffic was very limited. Further, it is important to note that the traffic study provided a conservative (worst-case) analysis as the total projected traffic volumes included the existing traffic volumes plus a six percent increase in the existing traffic volumes plus the traffic to be generated by the proposed MYA expansion. As such, given the minor increase in traffic between the original and updated traffic counts, the findings and recommendations of the traffic study are still valid.

FIRE TRUCK TURNING MOVEMENT

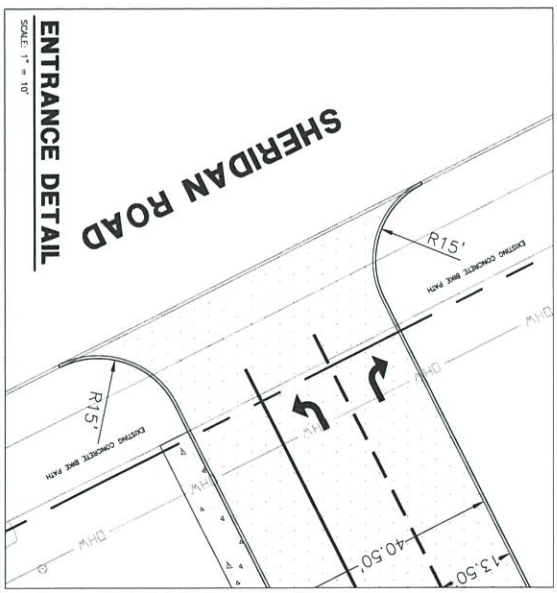


FIRE TRUCK TURNING MOVEMENT FOR:
2010 Pierce Saber Rescue Squad
Overall Length - 31' 8"
Wheelbase - 14' 9"
Width - 8' 1"
Crramp Angle - 50 Degrees

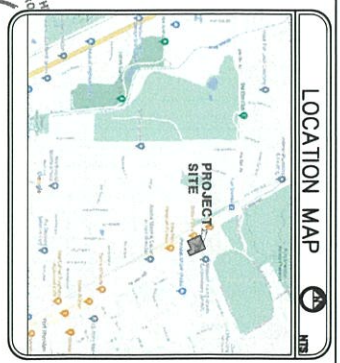
GRASS SURFACE PARKING NOTE: A GEOCELL PRODUCT SUCH AS GRASSPAVE2 CAN BE INSTALLED TO PROVIDE A STABILIZED GRASS SURFACE FOR THE PROPOSED PARKING LOCATIONS. SNOW REMOVAL SHALL BE PERFORMED WITH A SNOW PLOW BLADE, RAISING THE BLADE 1/2" TO 1" ABOVE THE GEOCELL/GRASS SURFACE

ENTRANCE DETAIL

SCALE: 1" = 10'



LOCATION MAP



NTS

PROJECT No.	
23873	1 of 1

MYAC
SHERIDAN ROAD
HIGHWOOD, ILLINOIS

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

FIRE TRUCK TURNING MOVEMENT | DESIGN: J.K. | DRAFTING: S.R.M. | SCALE: 1" = 30' | DATE: 04/16/24

FIRM NO. 184-001330

REVISIONS

DATE	DESCRIPTION	DRAWN BY
06/28/24	ADDED GRASS PARKING NOTE	A.W.
11/22/24	SITE PLAN REVISION	S.R.M.

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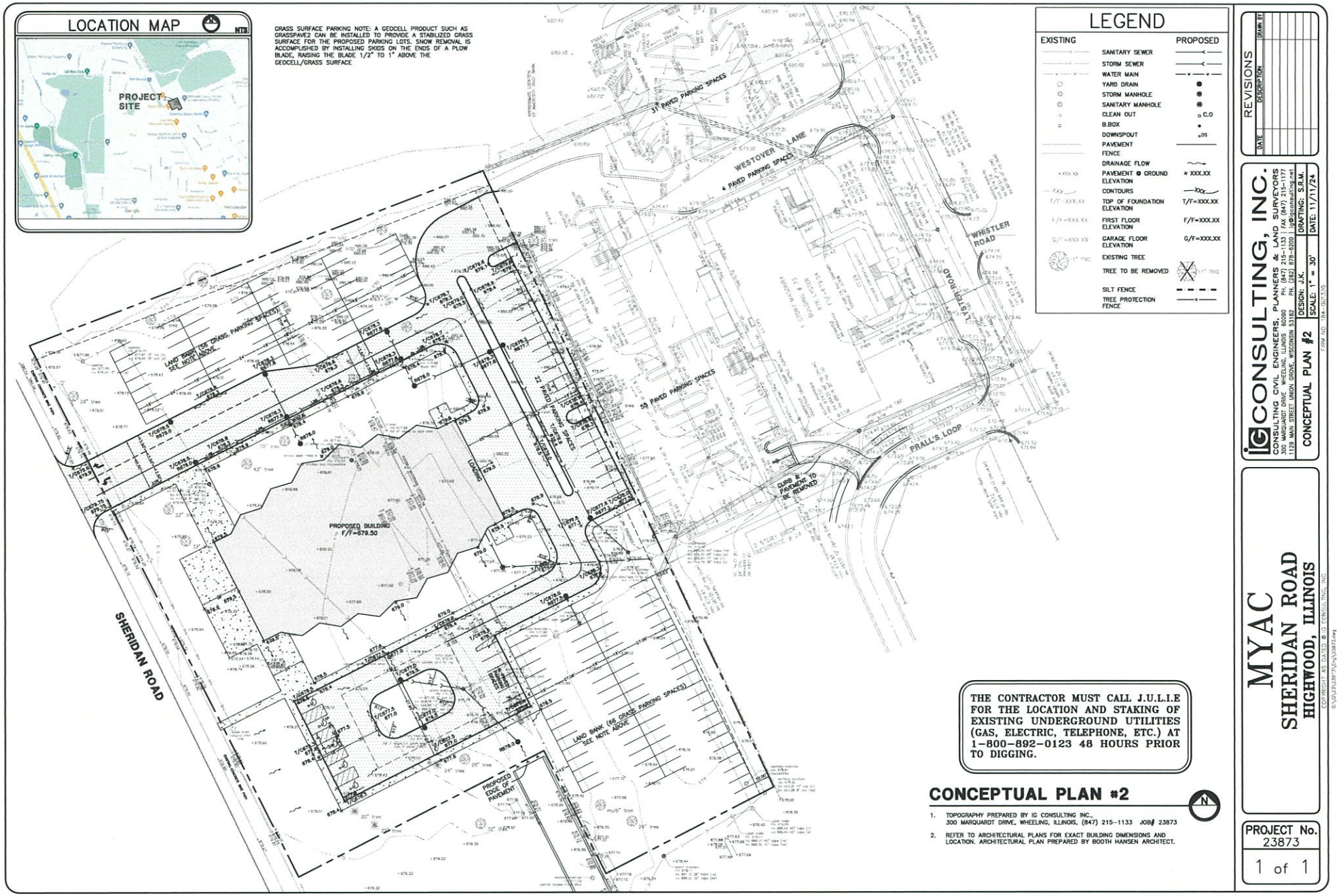

1. TOPOGRAPHY PREPARED BY IG CONSULTING INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 23873
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATION. ARCHITECTURAL PLAN PREPARED BY BOOTH HANSEN ARCHITECT.

REVISIONS

DATE	DESCRIPTION	DRAWN BY

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
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CONCEPTUAL PLAN #2 | DESIGN: J.K. | DRAFTING: S.R.M. | SCALE: 1" = 30' | DATE: 11/11/24

FIRM NO. 184.001470

MYAC
SHERIDAN ROAD
HIGHWOOD, ILLINOIS

PROJECT No. 23873

1 of 1

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Traffic Impact Study
Midwest Young Artists Campus Expansion

Highwood, Illinois

Prepared For:

Midwest Young Artists

Kenig, Lindgren, O'Hara, Aboona, Inc.

April 22, 2024

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed expansion of the Midwest Young Artists (MYA) campus located in Highwood, Illinois. The existing campus, which contains a 17,256 square-foot facility, is generally located on the west side of Lyster Road bounded by Westover Road on the north and Prall's Loop and a single-family home on the south. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

As proposed, the campus will be expanded to include the vacant parcel that is bounded by the existing campus on the east and Sheridan Road on the west. MYA is proposing to develop the expanded campus with an approximately 28,695 square-foot facility that will contain three small dressing rooms and a 728-seat concert hall. As part of the campus expansion, the portion of Westover Road traversing the subject site will be vacated in order to provide a unified campus with shared parking and circulation for both facilities, with access provided via a new access road on Sheridan Road.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed expansion will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed expansion.

The sections of this report present the following:

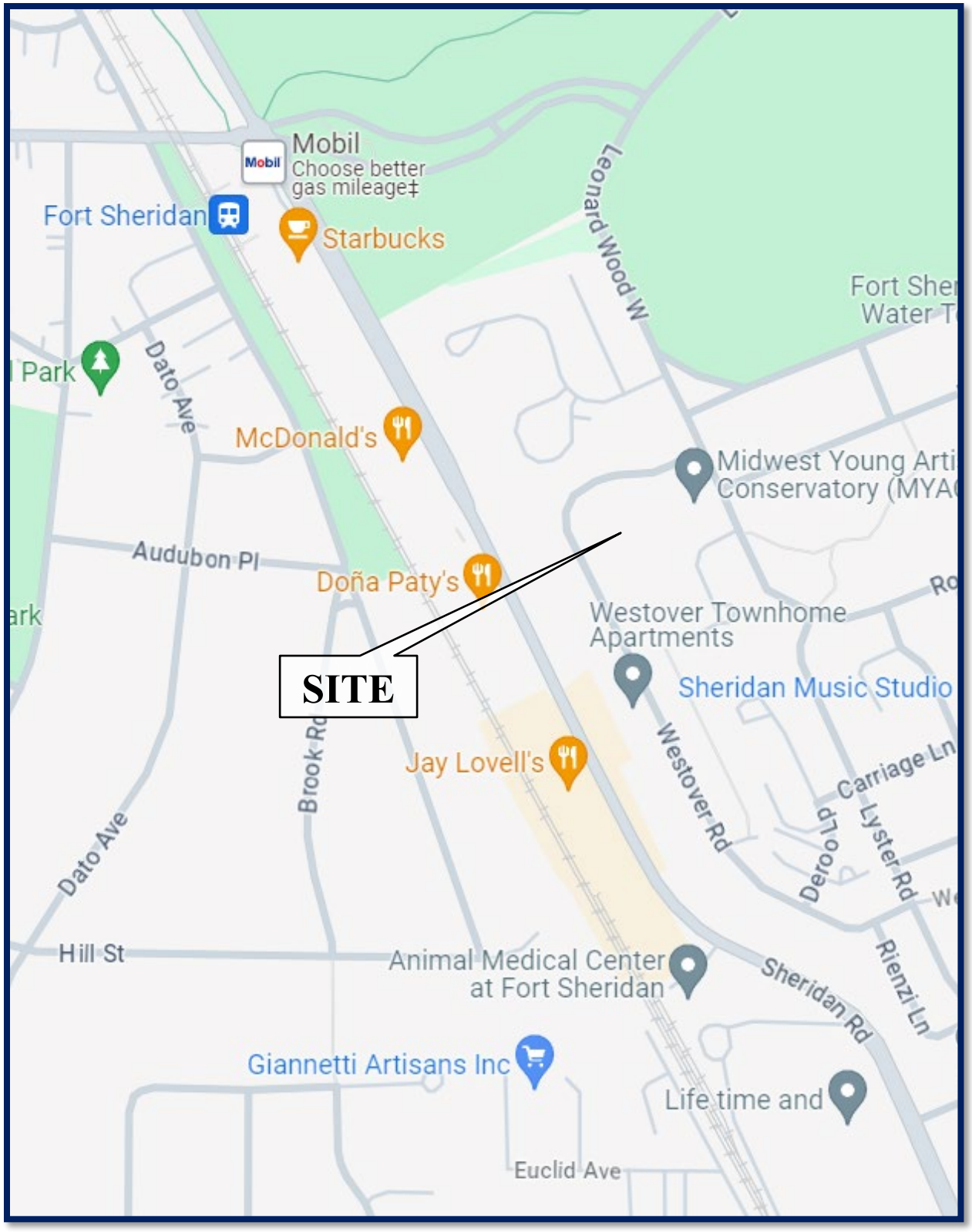
- Existing roadway conditions
- A description of the proposed facility expansion
- Directional distribution of the facility traffic
- Vehicle trip generation for the facility expansion
- Future traffic conditions including access to the facility
- Traffic analyses for the weekday evening and Sunday midday peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday evening and Sunday midday peak hours for the following conditions:

1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes.

2. Year 2029 No-Build Conditions – Analyzes the capacity of the existing roadway system using the existing traffic volumes adjusted to reflect ambient area growth.

3. Year 2029 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient area growth not attributable to any particular development, and the increase in traffic estimated to be generated by the proposed expansion.



Site Location **Figure 1**

Aerial View of Site **Figure 2**

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The existing MYA campus is located on the west side of Lyster Road bounded by Westover Road on the north and Prall's Loop and a single-family home on the south. Residential properties and open space are located to the north, south, and east of the expanded campus. The Fine Arts Studio of Rotblatt-Amrany and its parking lot, which is shared with the MYA facility, are located just north of the existing campus. Multiple retail and commercial buildings are located along Sheridan Road, including the Sheridan Plaza shopping center and Symonds Funeral Home.

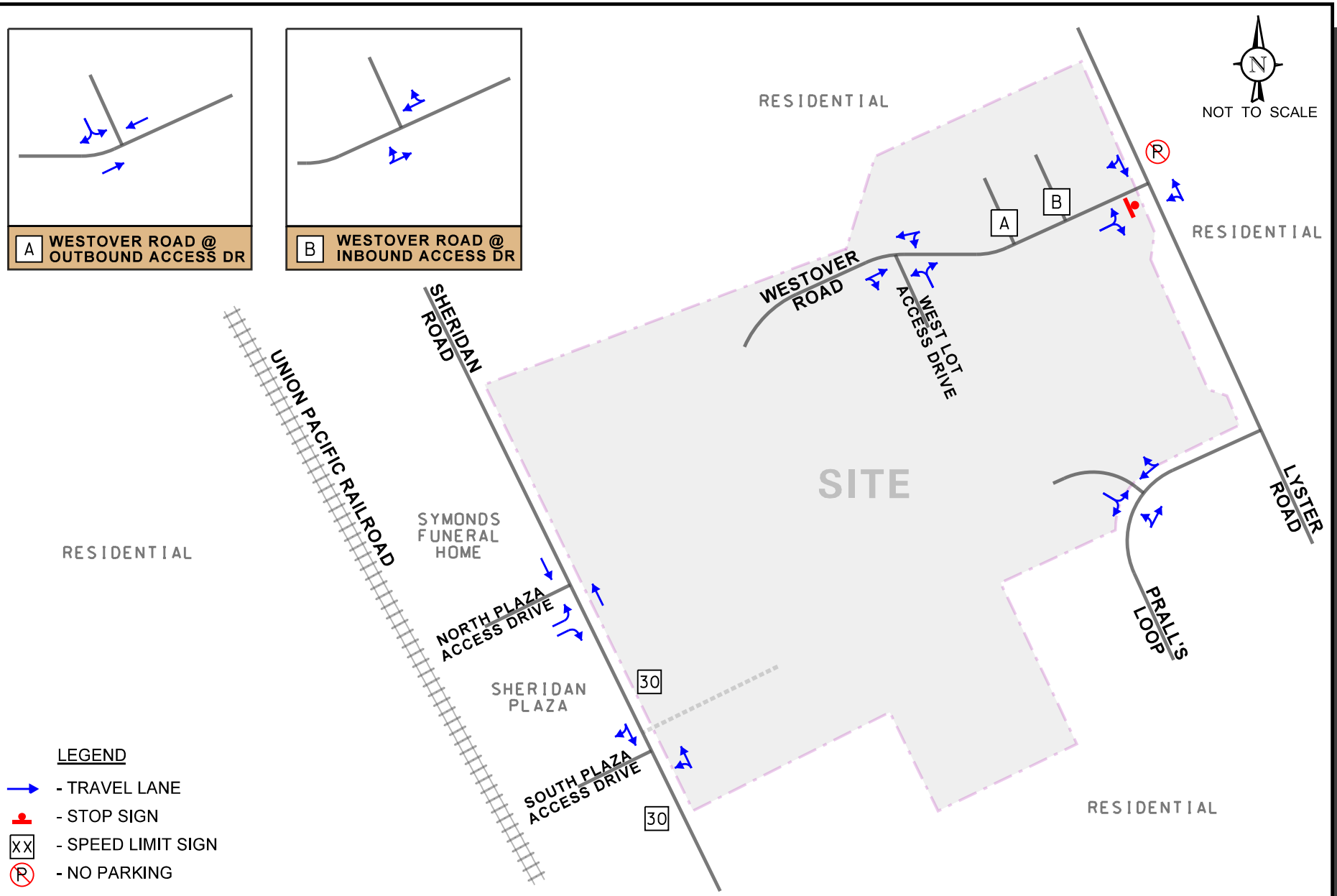
The existing MYA facility, which is 13,256 square feet not including the 4,000 square-foot basement used for storage, includes two large rehearsal rooms, a large lobby/lounge area, seven smaller teaching/coaching rooms, and a large classroom. Access to the existing campus is currently provided by Lyster Road, Westover Road, and a one-lane access drive on Prall's Loop. Parking is provided via a parking lot located west of the existing facility (West Parking Lot) and the Fine Arts Studio of Rotblatt-Amrany parking lot to the north of the existing facility (North Parking Lot). Drop-off/pick-up lanes are provided on Lyster Road and Westover Road.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the facility are described below and illustrated in **Figure 3**.

Sheridan Road is a northwest-southeast, minor arterial roadway that generally provides one lane in each direction in the vicinity of the MYA campus. At its unsignalized intersections with the Sheridan Plaza strip retail center access drives, Sheridan Road does not provide separate turn lanes. Sheridan Road carries an annual average daily traffic (AADT) volume of 11,500 vehicles (IDOT 2019), is under the jurisdiction of the City of Highwood, and has a posted speed limit of 30 miles per hour. The Robert McClory Bike Path runs parallel to Sheridan Road in the vicinity of the campus.

Lyster Road is a northwest-southeast local roadway that provides one lane in each direction. Along the site frontage, parking is prohibited on the east side of the road and the west side serves as a pick-up/drop-off area for the existing facility.



Midwest Young Artists Expansion
Highwood, Illinois

Existing Roadway Characteristics

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Figure: 3

Westover Road is a local roadway that extends west from its intersection with Lyster Road adjacent to the MYA campus. The roadway loops counterclockwise to the south for approximately 1,500 feet and intersects again with Lyster Road to the south. Westover Road provides one lane in each direction with parking prohibited on the east side of the road and has a posted speed limit of 15 miles per hour. At its unsignalized intersection with Lyster Road, Westover Road provides a combined left-turn/right-turn lane on the eastbound approach, which is under stop sign control.

Prall's Loop is a local roadway that extends west from its stop sign controlled intersection with Lyster Road for approximately 500 feet and provides one lane in each direction.

Existing MYA Facility Operations

Currently, the programs at the existing facility include nine orchestras, over 60 chamber music ensembles, four choral ensembles, four jazz big bands, six jazz combos, one wind symphony, early childhood education classes, music theory and composition classes, and a community outreach component during the academic year. The majority of the activity at the existing facility occurs on weekends with minimal activity occurring on weekdays. Aside from its weekly programs, MYA hosts two national competitions annually, which include the Discover National Chamber Music Competition and the Walgreens National Concerto Competition. In addition to the two national competitions, MYA also arranges four to five concerts per year, all of which currently take place at large, off-site venues.

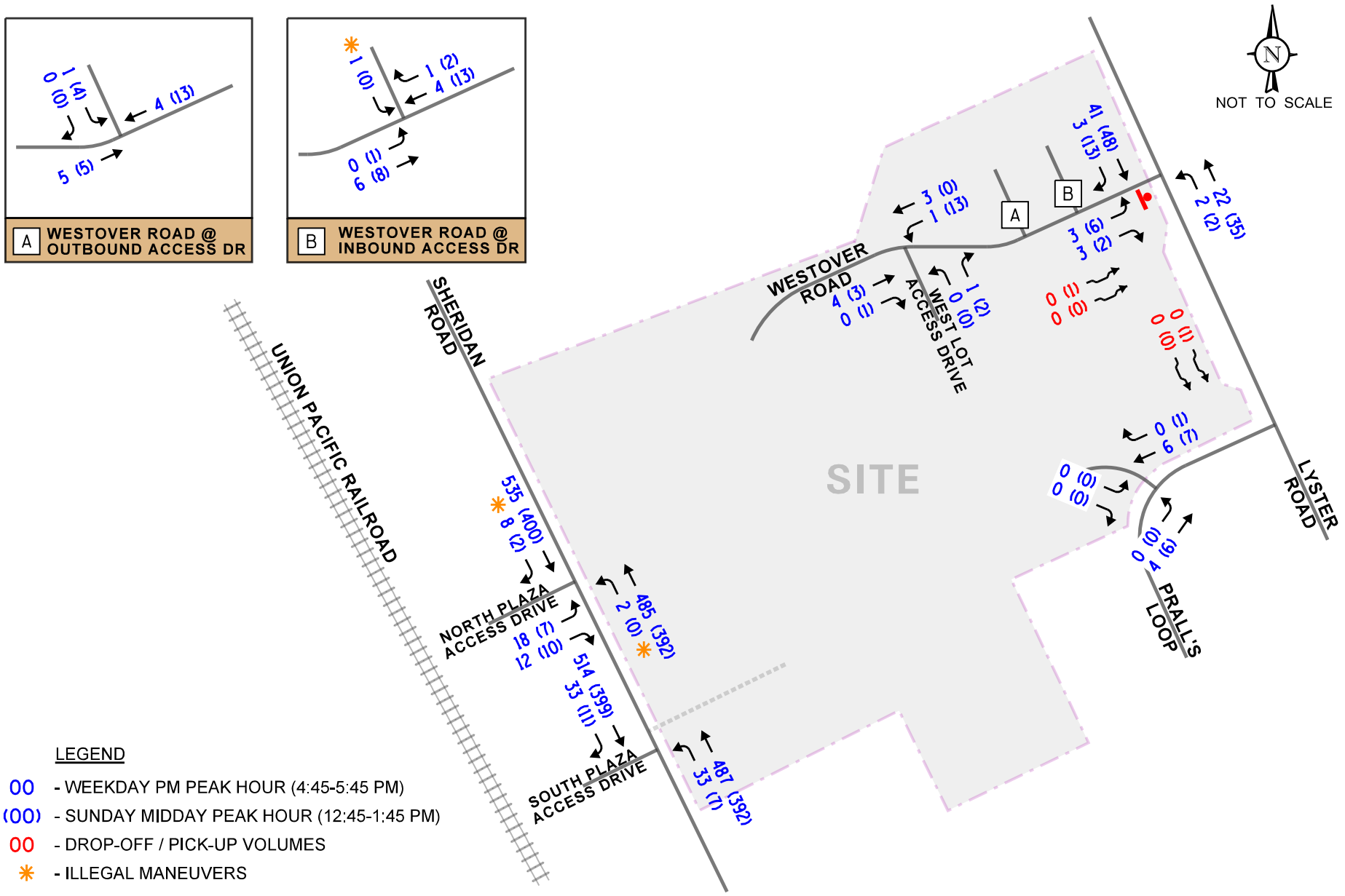
The existing facility does not have the capacity to accommodate all of these programs, performances, and events. Currently MYA rents spaces at Ravinia Festival, which is primarily used on Sundays. In addition, Ravinia and other large venues have been used to hold rehearsals, competitions, and performances.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period vehicle, pedestrian, and bicycle movement traffic counts on Tuesday, November 7, 2023 during the weekday evening (4:00 to 6:00 P.M.) peak period and on Sunday, November 5, 2023 during the midday (12:00 P.M. to 2:00 P.M.) peak period at the following intersections:

- Sheridan Road with Sheridan Plaza North Access Drive
- Sheridan Road with Sheridan Plaza South Access Drive
- Westover Road with Lyster Road
- Prall's Loop with MYA Access Drive
- Westover Road with East Lot Inbound Access Drive
- Westover Road with East Lot Outbound Access Drive
- Westover Road with West Lot Access Drive

The results of the traffic counts indicated that the weekday evening peak hour of traffic generally occurs from 4:45 to 5:45 P.M. and the Sunday midday peak hour generally occurs from 12:45 to 1:45 P.M. **Figure 4** illustrates the existing peak hour traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.



Midwest Young Artists Expansion
Highwood, Illinois

Existing Traffic Volumes

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Job No: 21-345 Figure: 4

Crash Data Summary

KLOA, Inc. obtained crash data[1] for the most recent available past five years (2018 to 2022) for the intersections included in the study area on Sheridan Road. A review of the crash data indicated that no crashes occurred during the review period at the intersections of Sheridan Road with the Sheridan Plaza north or south access drives.

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.

3. Traffic Characteristics of the Proposed Expansion

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed facility, including the directional distribution and volumes of traffic that it will generate.

Proposed Site Plan

As proposed, the campus will be expanded to include a vacant parcel located west of the existing campus. MYA is proposing to expand the campus to include a second 28,695 square-foot facility that will contain three small dressing rooms and a 728-seat concert hall.

As part of the expansion, the portion of Westover Road traversing the subject site will be vacated to provide a unified campus with shared parking and circulation. The southern section of Westover Road will be vacated between the proposed Sheridan Road access road and the at the southern boundary of the site. The north portion of Westover Road will extend between Lyster Road and the proposed Sheridan Road access road and will serve the MYA campus. The south section of Westover Road will serve the existing residential homes south of the expanded campus. As part of the expansion, Westover Road will be gated at its intersection with Lyster Road prohibiting turning movements between Westover Road and Lyster Road which will reduce the MYA traffic through Fort Sheridan.

The expanded campus is to provide a total of approximately 287 parking spaces located across the campus as follows:

- The existing west parking lot located west of the existing building will provide 58 parking spaces.
- The facility will continue to have access to the Fine Arts Studio of Rotblatt-Amrany parking lot to the north of the existing facility which provides 32 parking spaces.
- A new parking lot is proposed to be located west of the new building and will provide approximately 58 parking spaces and four parking spaces are to be provided along the north side of the existing facility.
- Additional temporary/landbanked parking is proposed via the two green spaces located on the west and south sides of the campus that can accommodate approximately 135 parking spaces.

Primary access to the expanded campus will be provided via a new access road to be located on the east side of Sheridan Road. While the north parking lot and the Lyster Road and Westover Road drop-off/pick-up lanes will continue to be used, limited connection will be provided between Sheridan Road and Lyster Road or Westover Road through the expanded campus. The one-lane access drive that serves the existing West Parking Lot from Prall's Loop will be vacated.

As indicated, primary access to the expanded campus is to be provided via a new access road to be located on the east side of Sheridan Road just south of the Sheridan Plaza's second-most northern access drive (South Access Drive). The access road will provide one inbound lane and two outbound lanes striped for a separate left-turn lane and a separate right-turn lane. The outbound movements will be under stop sign control. In addition, a high-visibility crosswalk will be provided along the access road serving the Robert McClory Bike Path that runs parallel to Sheridan Road.

The proposed campus expansion and subsequent modifications to the access and circulation systems will benefit Fort Sheridan and MYA. With primary access proposed to be provided via Sheridan Road, the MYA traffic through Fort Sheridan will be greatly reduced. Further, the vacation of Westover Road and the Prall's Loop Access Drive will eliminate any cut-through/non-residential vehicles, further reducing the amount of traffic on the residential roads. Lastly, access from Sheridan Road will provide greater recognition for MYA by providing frontage on an arterial road and increase the ease of access by eliminating the need to travel through Fort Sheridan to access the campus.

A copy of the proposed site plan and a concept geometric plan of the Sherdan Road access drive are included in the Appendix.

Anticipated Programs

The proposed new facility will provide much needed space for the programs currently provided by the existing facility. It will also reduce/eliminate the need to rent space for programs at Ravinia and other venues. Based on discussions with MYA staff, the following outlines the anticipated programming and use of the proposed new facility.

Weekly Programming

As is the case now, the proposed facility is expected to generate minimal activity during the weekdays. According to MYA officials, the weekends are expected to see the greatest increase in activity. This increase is anticipated as the ensemble rehearsals, sectionals, and recitals currently held at Ravinia will be moved back to the MYA campus, and typically occur between 11:30 A.M. and 5:00 P.M. on Sundays. In addition, the proposed facility will provide space for students to practice or for private lessons. The additional space provided by the proposed facility will allow MYA to offer at least a half hour between large ensembles rehearsals as opposed to the existing scheduling, which provides limited time between rehearsals. Currently, scheduling does not allow enough time for the earlier rehearsal traffic to disperse before the traffic arrives for the next rehearsal, resulting in greater pick-up/drop-off activity.

Concert Hall Performance/Events

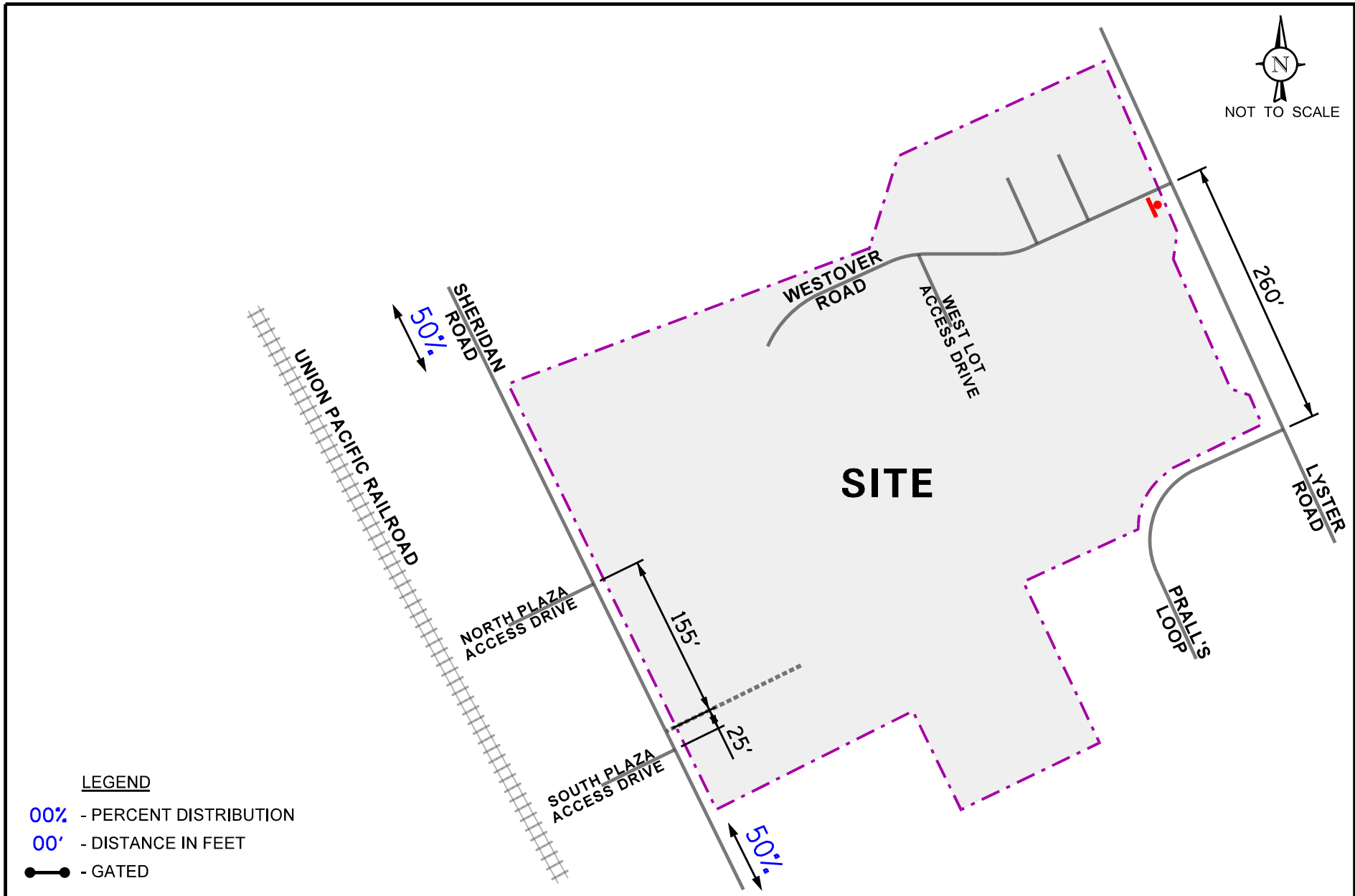
The concert hall proposed as part of the new facility will be used primarily for Chamber Music recitals/performances and larger performances and events as summarized below:

- The Chamber Music recitals/performances, which currently take place at Ravinia, occur on Sundays. These afternoon recitals/performances usually draw 150 to 200 people per recital with one to three recitals per Sunday. Recitals are typically held on two to three Sundays per month.

- MYA holds two national competitions and four to five larger performances per year that are performed in other venues. With the proposed facility, these performances/events will be moved to the MYA campus and will occur on Friday or Saturday evenings or on Sundays and will not occur the same day as the Chamber Music recitals/performances. In addition, MYA also plans to rent out the proposed facility when it is unused. However, MYA has indicated that the proposed facility will hold a total of only approximately 18 larger events per year.

Directional Distribution

The directions from which vehicles will approach and depart the site were estimated based on existing travel patterns, as determined from the existing traffic counts. **Figure 5** illustrates the directional distribution of the site-generated traffic.



Midwest Young Artists Expansion
Highwood, Illinois

Directional Distribution

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Job No: 21-345

Figure: 5

Peak Hour Traffic Volumes

Weekly Programming

The volume of traffic that will be generated by the proposed facility was based on the existing traffic counts and the projected increase in activity at the expanded campus. MYA officials anticipate the proposed facility will increase the activity on the campus by 10 to 20 percent. As such, the existing observed traffic volumes were increased by 20 percent.

Concert Hall Performances/Events

As previously stated, the Chamber Music recitals/performances occur two to three Sundays a month and draw 150 to 200 people per performance. Previous surveys conducted by MYA show that these larger performances/events had an average vehicle occupancy of approximately 2.88 people per vehicle. A conservative (worst-case) value of 2.5 people per vehicle was used and an attendance of 200 people was assumed to determine the volume of traffic to be generated by the Chamber Music recitals/performances. **Table 1** shows the traffic estimated to be generated by the proposed facility.

Table 1
PROJECTED INCREASE IN TRAFFIC DUE TO THE PROPOSED FACILITY

Peak Hour	In	Out	Total
Weekday Evening Peak Hour	10	10	20
Sunday Midday Peak Hour (Inbound Traffic to a Chamber Music Recital/Performance)	80	10	90
Sunday Midday Peak Hour (Outbound Traffic from a Chamber Music Recital/Performance)	10	80	90

Note: The traffic to be generated by a typical Sunday recital/performance was based on an attendance of 200 people, an automobile occupancy of 2.5 people per vehicle, and that 10 percent of the attendees will be dropped off/picked up.

It should be noted that the MYA will also hold several larger performances and national competitions and also anticipates renting out the proposed facility when it is unused. MYA is anticipating a total of only 18 larger events per year that will typically occur on Friday or Saturday nights or on Sundays. Further, the larger events will never occur on the same day as the Chamber Music recitals/performances. Given that the larger events will only occur approximately 18 times per year, typically on weekday evenings and Sundays, and MYA will implement various traffic and parking transportation management measure and procedures (discussed later in the study) during these events, the study did not evaluate the operation of the roadway system during these larger events.

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed facility expansion.

Site Traffic Assignment

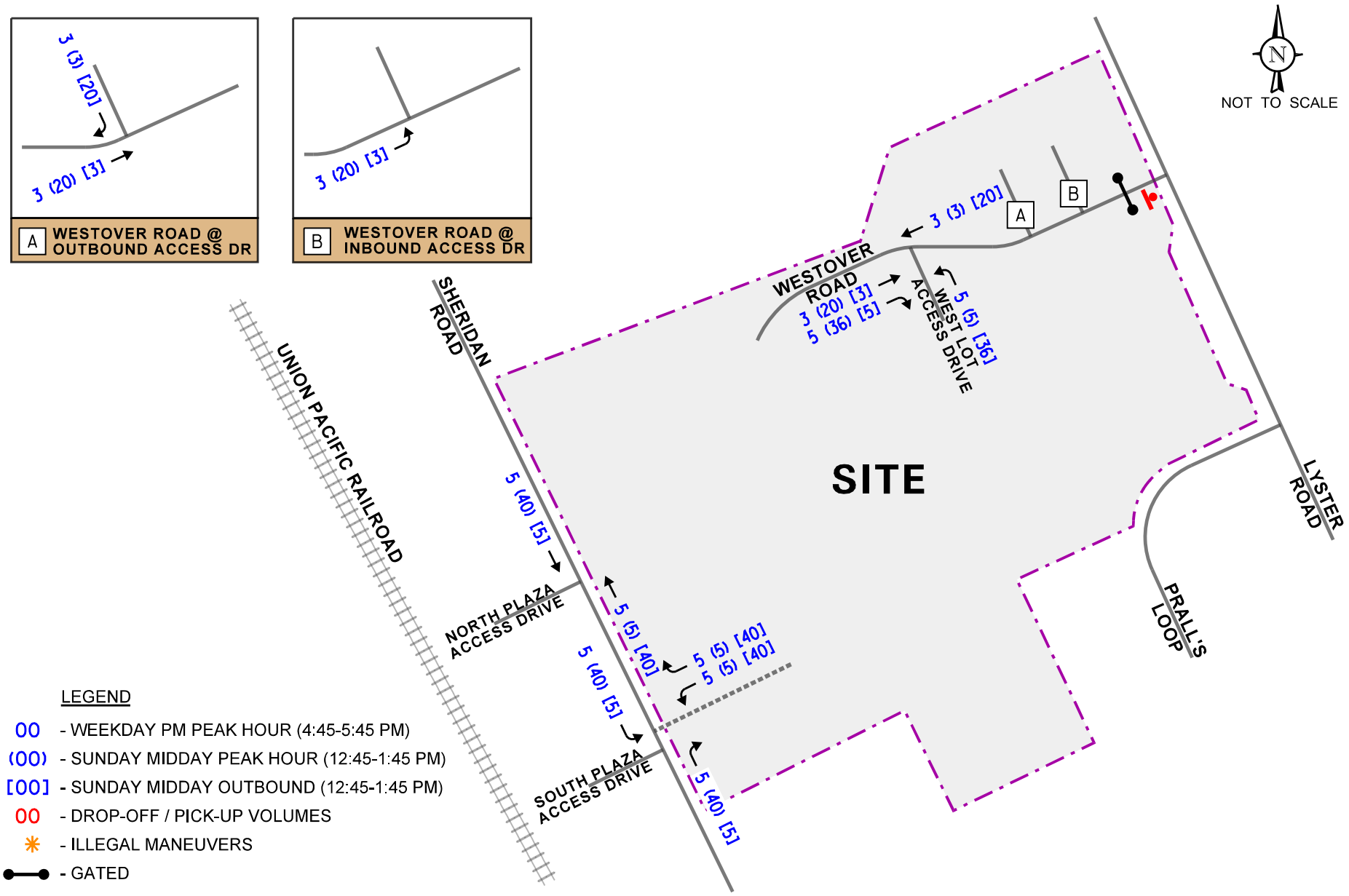
The estimated weekday evening and Sunday midday inbound and outbound peak hour traffic volumes that will be generated by the proposed facility were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the traffic assignment of the new vehicle traffic.

Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on a conservative estimate of an annual growth rate of one percent per year, the existing traffic volumes were increased by a total of six percent to project Year 2029 no-build conditions. **Figure 7** illustrates the Year 2029 no-build traffic volumes.

Total Projected Traffic Volumes

The proposed facility-generated traffic (Figure 6) was added to the Year 2029 no-build traffic volumes (Figure 7) to determine the Year 2029 total projected traffic volumes. It should be noted that the Year 2029 total projected traffic volumes also included the reassignment of the trips generated by the existing facility to the proposed Sheridan Road access road. **Figure 8** illustrates the Year 2029 total projected traffic volumes.



Midwest Young Artists Expansion
Highwood, Illinois

Site-Generated Traffic Volumes

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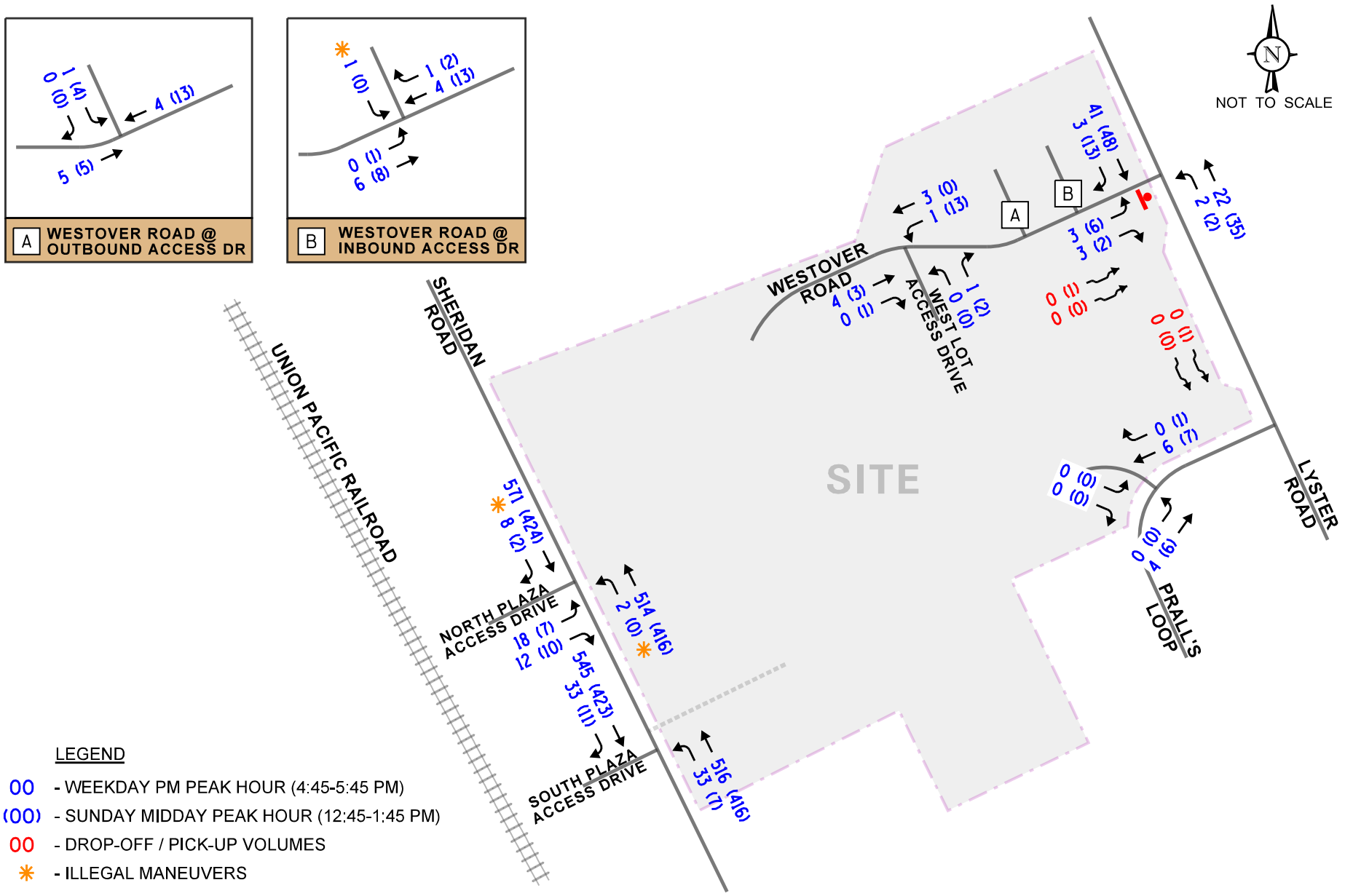
Job No: 21-345 Figure: 6

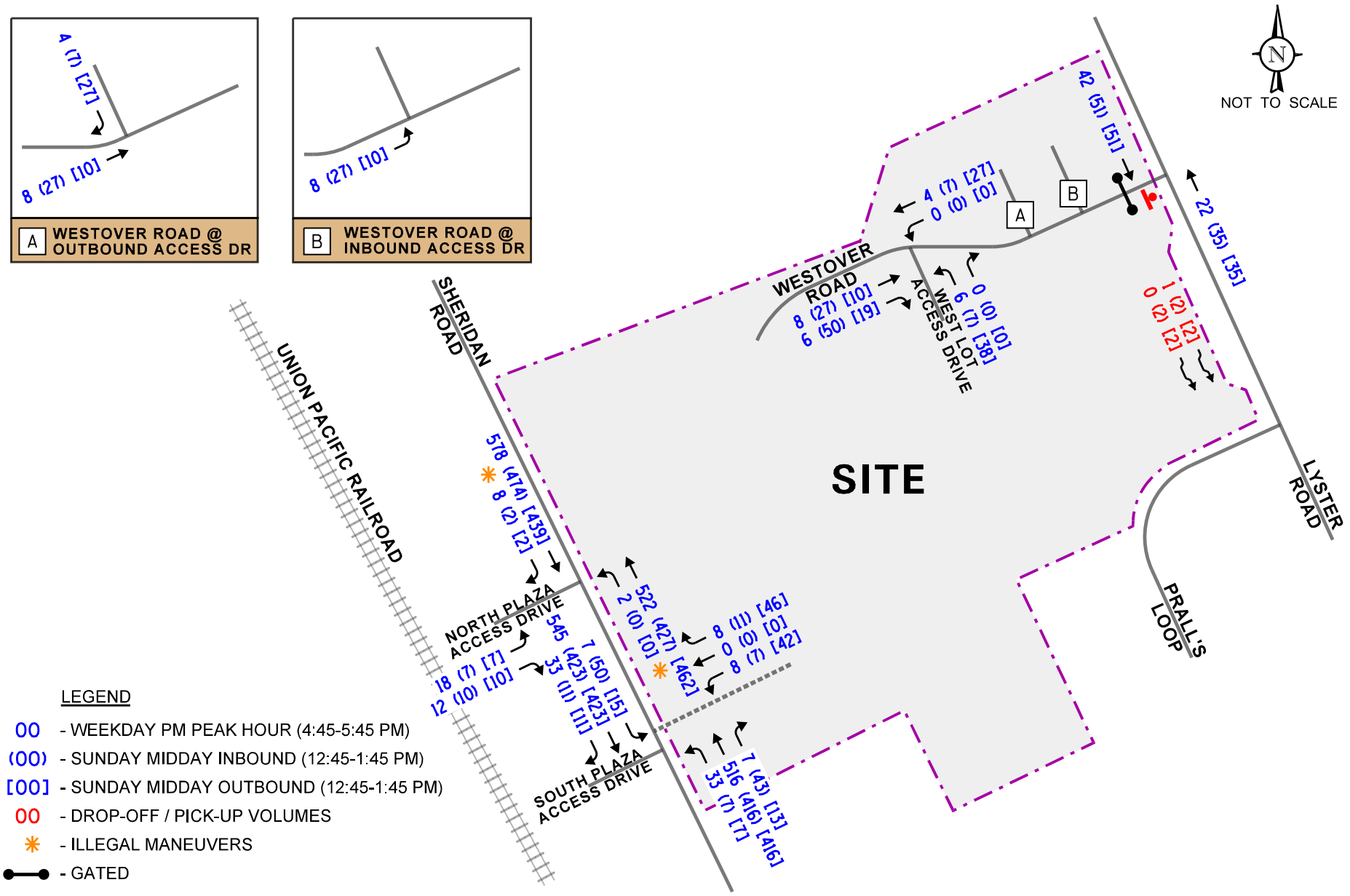


Midwest Young Artists Expansion
Highwood, Illinois

Year 2029 No-Build Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 21-345 Figure: 7



Midwest Young Artists Expansion
Highwood, Illinois

Year 2029 Total Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 21-345 Figure: 8

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday evening and Sunday midday peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drive are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday evening and Sunday midday peak hours for the existing, Year 2029 no-build, and Year 2029 total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 6th Edition* and analyzed using the Synchro/SimTraffic 11 software. The analysis for the traffic-signal controlled intersection to determine the average overall vehicle delay and levels of service were accomplished using utilizing actual cycle lengths and phasings.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, Year 2029 no-build, and Year 2029 total projected conditions are presented in **Tables 2** through **4**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 2
EXISTING CONDITIONS – UNSIGNALIZED

Intersection	Weekday Evening Peak Hour		Sunday Midday Peak Hour	
	LOS	Delay	LOS	Delay
Sheridan Road with Sheridan Plaza North Access Drive[1]				
• Eastbound Approach	C	19.8	B	13.3
• Northbound Left Turn[2]	A	8.7	A	0.0
Sheridan Road with Sheridan Plaza South Access Drive[1]				
• Northbound Left Turn	A	8.7	A	8.3
Westover Road with Lyster Road[1]				
• Eastbound Approach	A	8.9	A	9.0
• Northbound Left Turn	A	7.3	A	7.3
Prall's Loop with West Lot Access Drive[1]				
• Eastbound Approach	A	0.0	A	0.0
• Northbound Left Turn	A	0.0	A	0.0
Westover Road with East Lot Inbound Access Drive[1]				
• Southbound Approach[2]	A	8.6	A	0.0
• Eastbound Left Turn	A	0.0	A	7.2
Westover Road with East Lot Outbound Access Drive[1]				
• Southbound Approach	A	8.7	A	8.8
Westover Road with West Lot Access Drive[1]				
• Northbound Approach	A	8.3	A	8.3
• Westbound Left Turn	A	7.2	A	7.3

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control
2 – Prohibited movement

Table 3
YEAR 2029 NO-BUILD CONDITIONS – UNSIGNALIZED

Intersection	Weekday Evening Peak Hour		Sunday Midday Peak Hour	
	LOS	Delay	LOS	Delay
Sheridan Road with Sheridan Plaza North Access Drive[1]				
• Eastbound Approach	C	21.5	B	13.8
• Northbound Left Turn[2]	A	8.8	A	0.0
Sheridan Road with Sheridan Plaza South Access Drive[1]				
• Northbound Left Turn	A	8.8	A	8.3
Westover Road with Lyster Road[1]				
• Eastbound Approach	A	8.9	A	9.0
• Northbound Left Turn	A	7.3	A	7.3
Prall's Loop with West Lot Access Drive[1]				
• Eastbound Approach	A	0.0	A	0.0
• Northbound Left Turn	A	0.0	A	0.0
Westover Road with East Lot Inbound Access Drive[1]				
• Southbound Approach[2]	A	8.6	A	0.0
• Eastbound Left Turn	A	0.0	A	7.2
Westover Road with East Lot Outbound Access Drive[1]				
• Southbound Approach	A	8.7	A	8.8
Westover Road with West Lot Access Drive[1]				
• Northbound Approach	A	8.3	A	8.3
• Westbound Left Turn	A	7.2	A	7.3

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control
2 – Prohibited movement

Table 4
YEAR 2029 TOTAL PROJECTED CONDITIONS – UNSIGNALIZED

Intersection	Weekday Evening Peak Hour		Sunday Midday Inbound Peak Hour		Sunday Midday Outbound Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Sheridan Road with Sheridan Plaza North Access Drive[1]						
• Eastbound Approach	C	21.8	B	14.7	B	14.4
• Northbound Left Turn[2]	A	8.8	A	0.0	A	0.0
Sheridan Road with Sheridan Plaza South Access Road[1]						
• Westbound Left Turn	D	30.6	D	26.2	D	26.4
• Westbound Right Turn	B	11.8	B	11.4	B	11.7
• Northbound Left Turn	A	8.8	A	8.3	A	8.3
• Southbound Left Turn	A	8.6	A	8.6	A	8.4
Westover Road with East Lot Inbound Access Drive[1]						
• Eastbound Left Turn	A	7.2	A	7.3	A	7.2
Westover Road with East Lot Outbound Access Drive[1]						
• Southbound Approach	A	8.4	A	8.4	A	8.6
Westover Road with West Lot Access Drive[1]						
• Northbound Approach	A	8.7	A	9.3	A	9.5
• Westbound Left Turn	A	0.0	A	0.0	A	0.0

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control
2 – Prohibited movement

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the facility-generated traffic.

Sheridan Road with Sheridan Plaza South Access Drive/Proposed MYA Site Access Road

The results of the capacity analysis indicate that the northbound left-turn movement into Sheridan Plaza currently operates at LOS A during the weekday evening and Sunday midday peak hours.

Under Year 2029 no-build conditions, the northbound left-turn movement is projected to continue operating at LOS A during the peak hours.

With the proposed expansion, primary access to the MYA campus will be provided via a proposed access road located on the east side of Sheridan Road just south of the Sheridan Plaza's second-most northern access drive. The access road will provide one inbound lane and two outbound lanes striped for a separate left-turn lane and a separate right-turn lane. The outbound movements will be under stop sign control. The projected traffic volumes at this intersection were compared to the left-turn and right-turn warrants published in the IDOT *Bureau of Design and Environment Manual* (BDE) to determine if separate left-turn or right-turn lanes are required on Sheridan Road serving the access road. Copies of the turn lane warrants are included in the Appendix. A comparison of the traffic volumes to the warrants showed the following:

- *Right-Turn Lane*: The weekday evening, Sunday midday inbound, and Sunday midday outbound projected peak hour traffic volumes do not meet the threshold for when a right-turn lane should be considered. As such, a northbound right-turn lane is not warranted on Sheridan Road serving the access road.

- *Left-Turn Lane*: The weekday evening and Sunday midday outbound projected peak hour traffic volumes do not meet the threshold for when a left-turn lane should be considered and the Sunday midday inbound projected peak hour volumes exceed the threshold when a left-turn lane should be considered. While the Sunday inbound volumes exceed the threshold when a left-turn lane should be considered, it is important to note that the volume of traffic only exceed the threshold for one hour before larger attended recitals/performances and events that only occur three to four times a month on weekends. Further, separate left-turn lanes are generally not provided on Sheridan Road serving the access drives in the area.

Under Year 2029 total projected conditions assuming no separate turn lanes on Sheridan Road serving the access road, the westbound movements from the access road are projected to operate at LOS D or better during the weekday evening, Sunday midday inbound, and Sunday midday outbound peak hours. 95th percentile queues are projected to be approximately one to two vehicles during the peak hours, although after larger events, longer queues are expected. Based on a review of the simulation runs, a maximum queue of approximately five vehicles is projected, which can be accommodated by the proposed access road. The northbound left-turn and southbound left-turn movements are projected to operate at LOS A during all three peak hours.

Per the request of the Village, a gap study was performed on Sheridan Road at the location of the access road during the weekday evening and Sunday midday peak hours in order to determine the availability of combined gaps or interruptions in the Sheridan Road traffic stream. Given that the left-turn movement from the access road to Sheridan Road is the critical movement, the gap study examined gaps in both directions of Sheridan Road only, which is necessary to perform the left-turn movement. **Table 5** shows the number of gaps in the Sheridan Road traffic stream and the volume of traffic projected to be completing a left-turn from the access road. As can be seen from Table 5, sufficient gaps are available in the Sheridan Road traffic stream to accommodate the traffic turning to and from the proposed access road.

Table 5
GAP STUDY – SHERIDAN ROAD WITH PROPOSED ACCESS ROAD

Movement	Weekday Evening Peak Hour		Sunday Midday Outbound Peak Hour	
	Potential Movements	Required Gaps	Potential Movements	Required Gaps
Left Turn from Proposed Access Road	199	8	93	42

Sheridan Road with Sheridan Plaza North Access Drive

The results of the capacity analysis indicate that the eastbound approach from Sheridan Plaza currently operates at LOS C or better during the weekday evening and Sunday midday peak hours. The northbound left-turn movement, and illegal movement, currently operates at LOS A during the peak hours. Under Year 2029 no-build and total projected conditions, the eastbound approach and northbound left-turn movement is projected to continue operating at the current levels of service.

Westover Road with Lyster Road

The results of the capacity analysis indicate that the eastbound approach currently operates at LOS A during the weekday evening and Sunday midday peak hours. The northbound left-turn movement currently operates at LOS A during the peak hours. Under Year 2029 no-build conditions, the critical approaches and movements are projected to continue operating at the current levels of service during the peak hours.

Under Year 2029 total projected conditions, the west leg of this intersection is projected to be gated which will prohibit turning movements between Westover Road and Lyster Road. The prohibition of the turning movements is to reduce the MYA traffic that travels through Fort Sheridan. As such, only northbound and southbound traffic along Lyster Road will be present at this intersection under future conditions and as such, will operate under free-flow conditions.

Prall's Loop with West Parking Lot Access Drive

The results of the capacity analysis indicate that the eastbound approach from the west parking lot access drive currently operates at LOS A during the weekday evening and Sunday midday peak hours. The northbound left-turn movement from Prall's Loop into the west parking lot currently operates at LOS A during the peak hours. Under Year 2029 no-build conditions, the critical approaches and movements are projected to continue operating at the current levels of service during the peak hours.

Under Year 2029 total projected conditions as part of the MYA expansion, this west parking lot access drive will be eliminated.

Westover Road with East Parking Lot Inbound Access Drive

The results of the capacity analysis indicate that the southbound approach currently operates at LOS A during the weekday evening and Sunday midday peak hours. Outbound movements at this access drive are illegal movements, as the parking stalls are oriented so that they may be utilized only by vehicles traveling northbound through the parking lot. The eastbound left-turn movement into the east parking lot currently operates at LOS A during the peak hours. Under Year 2029 no-build conditions, the critical approaches and movements are projected to continue operating at their current levels of service.

Under Year 2029 total projected conditions, westbound traffic at this intersection will not be possible due to the proximity of the gate at the intersection of Westover Road with Lyster Road. Additionally, eastbound traffic will not be able to progress past this intersection. As such, only eastbound left-turn movements will be provided at this intersection. The eastbound left-turn movement is projected to operate at LOS A during the weekday evening, Sunday midday inbound, and Sunday midday outbound peak hours, operating as if free-flow conditions. To enforce the one-way circulation of the east parking lot, it is recommended that one-way signage be posted at the access drive.

Westover Road with East Parking Lot Outbound Access Drive

The results of the capacity analysis indicate that the southbound approach from the east parking lot currently operates at LOS A during the weekday evening and Sunday midday peak hours. Under the Year 2029 no-build and total projected conditions, the southbound approach is projected to continue operating at LOS A during the peak hours. As minimal traffic is expected to approach the intersection from the east, the southbound traffic is projected to have minimal conflicts and is projected to operate as if free-flow conditions. To enforce the one-way circulation of the east parking lot, "Do Not Enter" signage should be posted at this access drive.

Westover Road with West Parking Lot Access Drive

The results of the capacity analysis indicate that the northbound approach from the west parking lot currently operates at LOS A during the weekday evening and Sunday midday peak hours. The westbound left-turn movement into the site currently operates at LOS A during the peak hours. Under Year 2029 no-build and total projected conditions, the northbound approach and westbound left-turn movement are projected to continue operating at the current levels of service. As the intersection is currently unsignalized and the northbound approach currently operates as a stop sign controlled approach, it is recommended that a stop sign be posted for northbound approach due to the projected increase in traffic along Westover Road.

Prall's Loop with West Parking Lot Access Drive

The results of the capacity analysis indicate that the eastbound approach from the west parking lot access drive currently operates at LOS A during the weekday evening and Sunday midday peak hours. The northbound left-turn movement from Prall's Loop into the west parking lot currently operates at LOS A during the peak hours. Under Year 2029 no-build conditions, the critical approaches and movements are projected to continue operating at the current levels of service during the peak hours.

Under Year 2029 total projected conditions as part of the MYA expansion, this west parking lot access drive will be eliminated.

Larger Performances and National Competitions and Rentals

As discussed previously, MYA will hold several larger performances and national competitions on Friday or Saturday nights or on Sundays with a total of 700 to 750 people. In addition, MYA also plans to rent out the facility when it is unused. However, MYA has indicated that the proposed facility will hold a total of only approximately 18 larger events per year and never on the same day as the Chamber Music recitals/performances. The larger events will typically occur on weekend evenings or Sundays when traffic volumes are typically lower on the roadway system and the facility generates a higher ratio of people per vehicle (lower parking demand).

Peak Parking Demand

Assuming an auto occupancy between 2.75 to 3.0 people per vehicle, larger events are projected to have a parking demand of 250 to 275 vehicles. As discussed previously, the expanded campus will provide a total of approximately 287 parking spaces, which will consist of 152 permanent parking spaces and approximately 135 temporary/landbanked parking spaces. If necessary, overflow parking can also be accommodated at the Metra Train station located just north of the campus on the west side of Sheridan Road. As such, the 287 total parking spaces to be provided on the expanded campus should be sufficient to accommodate the peak parking demand of the larger events.

Traffic Operations

Larger events are estimated to generate approximately 250 to 275 inbound trips before the events and 250 to 275 outbound trips after the events. However, the larger events will only occur approximately 18 times per year and never on the same day as the Chamber Music recitals/performances. In addition, larger events will occur typically on Friday or Saturday nights or on Sundays when traffic volumes are lower on the roadway system. In order to efficiently accommodate the additional traffic, MYA has committed to implementing the following measures and procedures for larger events (traffic and parking management plan):

- To use traffic control personnel, parking attendants, and/or police officers within the campus and at the Sheridan Road/access drive intersection to assist with the management of traffic and parking and to expedite the movement of traffic to and from the campus.

- To provide gates on Westover Road at Lyster Road and along the Fine Arts Studio of Rotblatt-Amrany access road in order to prohibit MYA traffic from using Lyster Road and traveling through Fort Sheridan.

- To direct employees, performers, and guests to use the permanent parking and the temporary/landbanked parking in the west section of campus as opposed to the temporary parking in the southwest section of the campus. The temporary/ landbanked parking in the southwest section of campus will only be used if additional parking is required.

It is important to note that other than the larger events which are to occur approximately 18 times per year, the other activities at the campus will typically not require the need for the temporary/ landbanked parking and/or the above traffic and parking management measures and procedures.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The existing Midwest Young Artists campus located within Fort Sheridan in Highwood, Illinois will be expanded to provide a second facility which will include additional dressing rooms and a performance theater.

- Primary access to the expanded campus is to be provided via a new access road to be located on Sheridan Road just south of the Sheridan Plaza's second-most northern access drive. The access road will provide one inbound lane and two outbound lanes striped for a separate left-turn lane and a separate right-turn lane. The outbound movements will be under stop sign control. A high-visibility crosswalk will be provided along the access road serving the Robert McClory Bike Path that runs parallel to Sheridan Road.

- To minimize the MYA traffic traveling through Fort Sheridan, a gate will be provided on Westover Road at Lyster Road prohibiting MYA traffic entering or exiting the campus to/from Lyster Road. In addition, the one-lane access drive that serves the existing West Parking Lot from Prall's Loop will be vacated.

- The campus access road will be adequate in accommodating MYA-generated traffic.

- The results of the capacity analysis show that the roadway system has sufficient reserve capacity to accommodate the traffic projected to be generated by the expanded campus and no additional roadway improvements or traffic control modifications are required.

- MYA will hold several larger performances and national competitions on Friday or Saturday nights or on Sundays with a total of 700 to 750 people. In addition, MYA also plans to rent out the facility when it is unused. However, MYA has indicated that the proposed facility will hold a total of only approximately 18 larger events per year and never on the same day as the Chamber Music recitals/performances. The 287 total parking spaces to be provided on the expanded campus should be sufficient to accommodate the peak parking demand of the larger events. Further, to efficiently accommodate the additional traffic generated by the larger events, MYA has committed to implementing various traffic and parking management measures and procedures.

Appendix

Traffic Count Summary Sheets
Site Plan
Level of Service Criteria
Capacity Analysis Summary Sheets
Turn Lane Warrants

Traffic Count Summary Sheets

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Sheridan Road with Sheridan Plaza North Access Drive TMC
Site Code:
Start Date: 11/02/2023

Turning Movement Data

Start Time	Sheridan Plaza North Access Drive Eastbound					Sheridan Road Northbound					Sheridan Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
4:00 PM	0	2	4	0	6	0	0	128	0	128	0	120	0	0	120	254
4:15 PM	0	2	2	0	4	0	0	134	0	134	0	130	0	0	130	268
4:30 PM	0	4	1	0	5	0	0	148	0	148	0	114	1	0	115	268
4:45 PM	0	3	0	0	3	0	1	112	0	113	0	126	2	0	128	244
Hourly Total	0	11	7	0	18	0	1	522	0	523	0	490	3	0	493	1034
5:00 PM	0	7	4	0	11	0	1	121	0	122	0	115	2	0	117	250
5:15 PM	0	6	2	0	8	0	0	123	0	123	0	160	2	0	162	293
5:30 PM	0	2	6	0	8	0	0	129	0	129	0	130	2	0	132	269
5:45 PM	0	3	4	0	7	0	0	99	0	99	0	125	1	0	126	232
Hourly Total	0	18	16	0	34	0	1	472	0	473	0	530	7	0	537	1044
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 PM	0	2	1	0	3	0	0	118	0	118	0	83	0	0	83	204
12:15 PM	0	3	0	0	3	0	1	86	0	87	0	80	0	0	80	170
12:30 PM	0	1	2	1	3	0	0	68	0	68	0	101	0	0	101	172
12:45 PM	0	2	5	1	7	0	0	106	0	106	0	106	1	0	107	220
Hourly Total	0	8	8	2	16	0	1	378	0	379	0	370	1	0	371	766
1:00 PM	0	2	1	0	3	0	0	76	0	76	0	96	0	0	96	175
1:15 PM	0	1	2	0	3	0	0	112	0	112	0	113	0	0	113	228
1:30 PM	0	2	2	0	4	0	0	101	0	101	0	86	1	0	87	192
1:45 PM	0	0	3	0	3	0	1	84	0	85	0	94	1	0	95	183
Hourly Total	0	5	8	0	13	0	1	373	0	374	0	389	2	0	391	778
Grand Total	0	42	39	2	81	0	4	1745	0	1749	0	1779	13	0	1792	3622
Approach %	0.0	51.9	48.1	-	-	0.0	0.2	99.8	-	-	0.0	99.3	0.7	-	-	-
Total %	0.0	1.2	1.1	-	2.2	0.0	0.1	48.2	-	48.3	0.0	49.1	0.4	-	49.5	-
Lights	0	42	39	-	81	0	4	1723	-	1727	0	1769	13	-	1782	3590
% Lights	-	100.0	100.0	-	100.0	-	100.0	98.7	-	98.7	-	99.4	100.0	-	99.4	99.1
Buses	0	0	0	-	0	0	0	0	-	0	0	1	0	-	1	1
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.1	0.0	-	0.1	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	5	-	5	0	7	0	-	7	12
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	0.3	-	0.3	-	0.4	0.0	-	0.4	0.3
Articulated Trucks	0	0	0	-	0	0	0	16	-	16	0	0	0	-	0	16
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.9	-	0.9	-	0.0	0.0	-	0.0	0.4
Bicycles on Road	0	0	0	-	0	0	0	1	-	1	0	2	0	-	2	3
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.1	-	0.1	-	0.1	0.0	-	0.1	0.1
Pedestrians	-	-	-	2	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Sheridan Road with Sheridan Plaza North Access Drive TMC
Site Code:
Start Date: 11/02/2023

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Sheridan Plaza North Access Drive Eastbound					Sheridan Road Northbound					Sheridan Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
4:45 PM	0	3	0	0	3	0	1	112	0	113	0	126	2	0	128	244
5:00 PM	0	7	4	0	11	0	1	121	0	122	0	115	2	0	117	250
5:15 PM	0	6	2	0	8	0	0	123	0	123	0	160	2	0	162	293
5:30 PM	0	2	6	0	8	0	0	129	0	129	0	130	2	0	132	269
Total	0	18	12	0	30	0	2	485	0	487	0	531	8	0	539	1056
Approach %	0.0	60.0	40.0	-	-	0.0	0.4	99.6	-	-	0.0	98.5	1.5	-	-	-
Total %	0.0	1.7	1.1	-	2.8	0.0	0.2	45.9	-	46.1	0.0	50.3	0.8	-	51.0	-
PHF	0.000	0.643	0.500	-	0.682	0.000	0.500	0.940	-	0.944	0.000	0.830	1.000	-	0.832	0.901
Lights	0	18	12	-	30	0	2	472	-	474	0	528	8	-	536	1040
% Lights	-	100.0	100.0	-	100.0	-	100.0	97.3	-	97.3	-	99.4	100.0	-	99.4	98.5
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	1	-	1	0	2	0	-	2	3
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	0.2	-	0.2	-	0.4	0.0	-	0.4	0.3
Articulated Trucks	0	0	0	-	0	0	0	12	-	12	0	0	0	-	0	12
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	2.5	-	2.5	-	0.0	0.0	-	0.0	1.1
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	1	0	-	1	1
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.2	0.0	-	0.2	0.1
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Sheridan Road with Sheridan Plaza North Access Drive TMC
Site Code:
Start Date: 11/02/2023

Turning Movement Peak Hour Data (12:45 PM)

Start Time	Sheridan Plaza North Access Drive Eastbound					Sheridan Road Northbound					Sheridan Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
12:45 PM	0	2	5	1	7	0	0	106	0	106	0	106	1	0	107	220
1:00 PM	0	2	1	0	3	0	0	76	0	76	0	96	0	0	96	175
1:15 PM	0	1	2	0	3	0	0	112	0	112	0	113	0	0	113	228
1:30 PM	0	2	2	0	4	0	0	101	0	101	0	86	1	0	87	192
Total	0	7	10	1	17	0	0	395	0	395	0	401	2	0	403	815
Approach %	0.0	41.2	58.8	-	-	0.0	0.0	100.0	-	-	0.0	99.5	0.5	-	-	-
Total %	0.0	0.9	1.2	-	2.1	0.0	0.0	48.5	-	48.5	0.0	49.2	0.2	-	49.4	-
PHF	0.000	0.875	0.500	-	0.607	0.000	0.000	0.882	-	0.882	0.000	0.887	0.500	-	0.892	0.894
Lights	0	7	10	-	17	0	0	395	-	395	0	400	2	-	402	814
% Lights	-	100.0	100.0	-	100.0	-	-	100.0	-	100.0	-	99.8	100.0	-	99.8	99.9
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	1	0	-	1	1
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	-	0.0	-	0.0	-	0.2	0.0	-	0.2	0.1
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	1	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

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Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Sheridan Road with Sheridan Plaza South Access Drive TMC
Site Code:
Start Date: 11/02/2023

Turning Movement Data

Start Time	Sheridan Plaza South Access Drive Eastbound					Sheridan Road Northbound					Sheridan Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
4:00 PM	0	0	0	0	0	0	10	126	0	136	0	127	2	0	129	265
4:15 PM	0	0	0	2	0	0	7	130	0	137	0	123	6	0	129	266
4:30 PM	0	0	0	2	0	0	6	152	0	158	0	100	10	0	110	268
4:45 PM	0	0	0	2	0	0	4	105	0	109	0	122	8	0	130	239
Hourly Total	0	0	0	6	0	0	27	513	0	540	0	472	26	0	498	1038
5:00 PM	0	0	0	2	0	0	16	133	0	149	0	115	10	0	125	274
5:15 PM	0	0	0	0	0	0	5	117	0	122	0	149	8	0	157	279
5:30 PM	0	0	0	0	0	0	8	132	0	140	0	128	7	0	135	275
5:45 PM	0	0	0	0	0	0	9	93	0	102	0	123	6	0	129	231
Hourly Total	0	0	0	2	0	0	38	475	0	513	0	515	31	0	546	1059
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 PM	0	0	0	0	0	0	2	115	0	117	0	78	4	0	82	199
12:15 PM	0	0	0	0	0	0	3	85	0	88	0	75	3	0	78	166
12:30 PM	0	0	0	1	0	0	1	71	0	72	0	104	2	0	106	178
12:45 PM	0	0	0	1	0	0	3	100	0	103	0	110	5	0	115	218
Hourly Total	0	0	0	2	0	0	9	371	0	380	0	367	14	0	381	761
1:00 PM	0	0	0	0	0	0	0	82	0	82	0	89	3	0	92	174
1:15 PM	0	0	0	0	0	0	3	110	0	113	0	114	1	0	115	228
1:30 PM	0	0	0	1	0	0	1	100	0	101	0	86	2	0	88	189
1:45 PM	0	0	0	0	0	0	2	83	0	85	0	97	3	0	100	185
Hourly Total	0	0	0	1	0	0	6	375	0	381	0	386	9	0	395	776
Grand Total	0	0	0	11	0	0	80	1734	0	1814	0	1740	80	0	1820	3634
Approach %	0.0	0.0	0.0	-	-	0.0	4.4	95.6	-	-	0.0	95.6	4.4	-	-	-
Total %	0.0	0.0	0.0	-	0.0	0.0	2.2	47.7	-	49.9	0.0	47.9	2.2	-	50.1	-
Lights	0	0	0	-	0	0	80	1703	-	1783	0	1727	80	-	1807	3590
% Lights	-	-	-	-	-	-	100.0	98.2	-	98.3	-	99.3	100.0	-	99.3	98.8
Buses	0	0	0	-	0	0	0	0	-	0	0	1	0	-	1	1
% Buses	-	-	-	-	-	-	0.0	0.0	-	0.0	-	0.1	0.0	-	0.1	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	7	-	7	0	8	0	-	8	15
% Single-Unit Trucks	-	-	-	-	-	-	0.0	0.4	-	0.4	-	0.5	0.0	-	0.4	0.4
Articulated Trucks	0	0	0	-	0	0	0	23	-	23	0	2	0	-	2	25
% Articulated Trucks	-	-	-	-	-	-	0.0	1.3	-	1.3	-	0.1	0.0	-	0.1	0.7
Bicycles on Road	0	0	0	-	0	0	0	1	-	1	0	2	0	-	2	3
% Bicycles on Road	-	-	-	-	-	-	0.0	0.1	-	0.1	-	0.1	0.0	-	0.1	0.1
Pedestrians	-	-	-	11	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Sheridan Road with Sheridan Plaza South Access Drive TMC
Site Code:
Start Date: 11/02/2023

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Sheridan Plaza South Access Drive Eastbound					Sheridan Road Northbound					Sheridan Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
4:45 PM	0	0	0	2	0	0	4	105	0	109	0	122	8	0	130	239
5:00 PM	0	0	0	2	0	0	16	133	0	149	0	115	10	0	125	274
5:15 PM	0	0	0	0	0	0	5	117	0	122	0	149	8	0	157	279
5:30 PM	0	0	0	0	0	0	8	132	0	140	0	128	7	0	135	275
Total	0	0	0	4	0	0	33	487	0	520	0	514	33	0	547	1067
Approach %	0.0	0.0	0.0	-	-	0.0	6.3	93.7	-	-	0.0	94.0	6.0	-	-	-
Total %	0.0	0.0	0.0	-	0.0	0.0	3.1	45.6	-	48.7	0.0	48.2	3.1	-	51.3	-
PHF	0.000	0.000	0.000	-	0.000	0.000	0.516	0.915	-	0.872	0.000	0.862	0.825	-	0.871	0.956
Lights	0	0	0	-	0	0	33	477	-	510	0	512	33	-	545	1055
% Lights	-	-	-	-	-	-	100.0	97.9	-	98.1	-	99.6	100.0	-	99.6	98.9
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	-	-	-	-	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	2	-	2	0	0	0	-	0	2
% Single-Unit Trucks	-	-	-	-	-	-	0.0	0.4	-	0.4	-	0.0	0.0	-	0.0	0.2
Articulated Trucks	0	0	0	-	0	0	0	8	-	8	0	1	0	-	1	9
% Articulated Trucks	-	-	-	-	-	-	0.0	1.6	-	1.5	-	0.2	0.0	-	0.2	0.8
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	1	0	-	1	1
% Bicycles on Road	-	-	-	-	-	-	0.0	0.0	-	0.0	-	0.2	0.0	-	0.2	0.1
Pedestrians	-	-	-	4	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Sheridan Road with Sheridan Plaza South Access Drive TMC
Site Code:
Start Date: 11/02/2023

Turning Movement Peak Hour Data (12:45 PM)

Start Time	Sheridan Plaza South Access Drive Eastbound					Sheridan Road Northbound					Sheridan Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
12:45 PM	0	0	0	1	0	0	3	100	0	103	0	110	5	0	115	218
1:00 PM	0	0	0	0	0	0	0	82	0	82	0	89	3	0	92	174
1:15 PM	0	0	0	0	0	0	3	110	0	113	0	114	1	0	115	228
1:30 PM	0	0	0	1	0	0	1	100	0	101	0	86	2	0	88	189
Total	0	0	0	2	0	0	7	392	0	399	0	399	11	0	410	809
Approach %	0.0	0.0	0.0	-	-	0.0	1.8	98.2	-	-	0.0	97.3	2.7	-	-	-
Total %	0.0	0.0	0.0	-	0.0	0.0	0.9	48.5	-	49.3	0.0	49.3	1.4	-	50.7	-
PHF	0.000	0.000	0.000	-	0.000	0.000	0.583	0.891	-	0.883	0.000	0.875	0.550	-	0.891	0.887
Lights	0	0	0	-	0	0	7	391	-	398	0	398	11	-	409	807
% Lights	-	-	-	-	-	-	100.0	99.7	-	99.7	-	99.7	100.0	-	99.8	99.8
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	-	-	-	-	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	1	-	1	0	1	0	-	1	2
% Single-Unit Trucks	-	-	-	-	-	-	0.0	0.3	-	0.3	-	0.3	0.0	-	0.2	0.2
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	-	-	-	-	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	-	-	-	-	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	2	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Lyster Road with Westover Road
TMC
Site Code:
Start Date: 11/02/2023

Turning Movement Data

Start Time	Westover Road Eastbound					Lyster Road Northbound					Lyster Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
4:00 PM	0	1	1	3	2	0	1	5	0	6	0	12	0	0	12	20
4:15 PM	0	3	0	0	3	0	1	9	2	10	0	11	1	0	12	25
4:30 PM	0	0	0	2	0	0	0	6	0	6	0	15	2	0	17	23
4:45 PM	0	1	1	3	2	0	0	3	0	3	0	16	1	0	17	22
Hourly Total	0	5	2	8	7	0	2	23	2	25	0	54	4	0	58	90
5:00 PM	0	1	0	1	1	0	1	4	0	5	0	13	1	0	14	20
5:15 PM	0	1	2	0	3	0	1	7	0	8	0	5	0	1	5	16
5:30 PM	0	0	0	1	0	0	0	8	0	8	0	7	1	0	8	16
5:45 PM	0	2	0	1	2	0	0	4	0	4	0	11	2	0	13	19
Hourly Total	0	4	2	3	6	0	2	23	0	25	0	36	4	1	40	71
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 PM	0	2	1	0	3	0	0	9	0	9	0	9	3	0	12	24
12:15 PM	0	0	0	1	0	0	2	9	0	11	0	13	3	0	16	27
12:30 PM	0	8	3	1	11	0	2	6	0	8	0	8	5	0	13	32
12:45 PM	0	1	0	5	1	0	1	12	1	13	0	13	4	0	17	31
Hourly Total	0	11	4	7	15	0	5	36	1	41	0	43	15	0	58	114
1:00 PM	0	2	0	1	2	0	0	8	3	8	0	14	2	3	16	26
1:15 PM	0	1	1	0	2	0	0	7	0	7	0	11	4	1	15	24
1:30 PM	0	2	1	5	3	0	1	8	2	9	0	10	3	0	13	25
1:45 PM	0	3	0	0	3	0	6	11	0	17	0	5	9	1	14	34
Hourly Total	0	8	2	6	10	0	7	34	5	41	0	40	18	5	58	109
Grand Total	0	28	10	24	38	0	16	116	8	132	0	173	41	6	214	384
Approach %	0.0	73.7	26.3	-	-	0.0	12.1	87.9	-	-	0.0	80.8	19.2	-	-	-
Total %	0.0	7.3	2.6	-	9.9	0.0	4.2	30.2	-	34.4	0.0	45.1	10.7	-	55.7	-
Lights	0	27	10	-	37	0	13	109	-	122	0	161	41	-	202	361
% Lights	-	96.4	100.0	-	97.4	-	81.3	94.0	-	92.4	-	93.1	100.0	-	94.4	94.0
Buses	0	0	0	-	0	0	0	2	-	2	0	2	0	-	2	4
% Buses	-	0.0	0.0	-	0.0	-	0.0	1.7	-	1.5	-	1.2	0.0	-	0.9	1.0
Single-Unit Trucks	0	1	0	-	1	0	0	0	-	0	0	0	0	-	0	1
% Single-Unit Trucks	-	3.6	0.0	-	2.6	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.3
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	3	5	-	8	0	10	0	-	10	18
% Bicycles on Road	-	0.0	0.0	-	0.0	-	18.8	4.3	-	6.1	-	5.8	0.0	-	4.7	4.7
Pedestrians	-	-	-	24	-	-	-	-	8	-	-	-	-	6	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

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Count Name: Lyster Road with Westover Road
TMC
Site Code:
Start Date: 11/02/2023

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Westover Road Eastbound					Lyster Road Northbound					Lyster Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
4:45 PM	0	1	1	3	2	0	0	3	0	3	0	16	1	0	17	22
5:00 PM	0	1	0	1	1	0	1	4	0	5	0	13	1	0	14	20
5:15 PM	0	1	2	0	3	0	1	7	0	8	0	5	0	1	5	16
5:30 PM	0	0	0	1	0	0	0	8	0	8	0	7	1	0	8	16
Total	0	3	3	5	6	0	2	22	0	24	0	41	3	1	44	74
Approach %	0.0	50.0	50.0	-	-	0.0	8.3	91.7	-	-	0.0	93.2	6.8	-	-	-
Total %	0.0	4.1	4.1	-	8.1	0.0	2.7	29.7	-	32.4	0.0	55.4	4.1	-	59.5	-
PHF	0.000	0.750	0.375	-	0.500	0.000	0.500	0.688	-	0.750	0.000	0.641	0.750	-	0.647	0.841
Lights	0	2	3	-	5	0	2	21	-	23	0	40	3	-	43	71
% Lights	-	66.7	100.0	-	83.3	-	100.0	95.5	-	95.8	-	97.6	100.0	-	97.7	95.9
Buses	0	0	0	-	0	0	0	0	-	0	0	1	0	-	1	1
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	2.4	0.0	-	2.3	1.4
Single-Unit Trucks	0	1	0	-	1	0	0	0	-	0	0	0	0	-	0	1
% Single-Unit Trucks	-	33.3	0.0	-	16.7	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	1.4
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	1	-	1	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	4.5	-	4.2	-	0.0	0.0	-	0.0	1.4
Pedestrians	-	-	-	5	-	-	-	-	0	-	-	-	-	1	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	100.0	-	-

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Count Name: Lyster Road with Westover Road
TMC
Site Code:
Start Date: 11/02/2023

Turning Movement Peak Hour Data (12:45 PM)

Start Time	Westover Road Eastbound					Lyster Road Northbound					Lyster Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
12:45 PM	0	1	0	5	1	0	1	12	1	13	0	13	4	0	17	31
1:00 PM	0	2	0	1	2	0	0	8	3	8	0	14	2	3	16	26
1:15 PM	0	1	1	0	2	0	0	7	0	7	0	11	4	1	15	24
1:30 PM	0	2	1	5	3	0	1	8	2	9	0	10	3	0	13	25
Total	0	6	2	11	8	0	2	35	6	37	0	48	13	4	61	106
Approach %	0.0	75.0	25.0	-	-	0.0	5.4	94.6	-	-	0.0	78.7	21.3	-	-	-
Total %	0.0	5.7	1.9	-	7.5	0.0	1.9	33.0	-	34.9	0.0	45.3	12.3	-	57.5	-
PHF	0.000	0.750	0.500	-	0.667	0.000	0.500	0.729	-	0.712	0.000	0.857	0.813	-	0.897	0.855
Lights	0	6	2	-	8	0	2	32	-	34	0	42	13	-	55	97
% Lights	-	100.0	100.0	-	100.0	-	100.0	91.4	-	91.9	-	87.5	100.0	-	90.2	91.5
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	3	-	3	0	6	0	-	6	9
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	8.6	-	8.1	-	12.5	0.0	-	9.8	8.5
Pedestrians	-	-	-	11	-	-	-	-	6	-	-	-	-	4	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
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Rosemont, Illinois, United States 60018
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Count Name: Pralls Loop with Midwest Young Artists Conservatory Access Drive TMC
Site Code:
Start Date: 11/02/2023

Turning Movement Data

Start Time	Midwest Young Artists Conservatory Access Drive Eastbound					Pralls Loop Northbound					Pralls Loop Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
4:00 PM	0	1	0	0	1	0	0	1	0	1	0	1	0	0	1	3
4:15 PM	0	0	0	0	0	0	0	2	0	2	0	0	0	0	0	2
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2
Hourly Total	0	1	0	0	1	0	0	3	0	3	0	4	0	0	4	8
5:00 PM	0	0	0	0	0	0	0	1	0	1	0	2	0	0	2	3
5:15 PM	0	0	0	0	0	0	0	2	0	2	0	1	0	0	1	3
5:30 PM	0	0	0	0	0	0	0	1	0	1	0	1	0	0	1	2
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
Hourly Total	0	0	0	0	0	0	0	4	0	4	0	5	0	0	5	9
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
12:15 PM	0	1	0	0	1	0	0	1	0	1	0	1	0	0	1	3
12:30 PM	0	1	0	0	1	0	0	1	0	1	0	0	1	0	1	3
12:45 PM	0	0	0	0	0	0	0	1	0	1	0	2	0	0	2	3
Hourly Total	0	2	0	0	2	0	0	3	0	3	0	4	1	0	5	10
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
1:15 PM	0	0	0	0	0	0	0	3	0	3	0	2	0	0	2	5
1:30 PM	0	0	0	0	0	0	0	2	0	2	0	2	1	0	3	5
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	5	0	5	0	5	1	0	6	11
Grand Total	0	3	0	0	3	0	0	15	0	15	0	18	2	0	20	38
Approach %	0.0	100.0	0.0	-	-	0.0	0.0	100.0	-	-	0.0	90.0	10.0	-	-	-
Total %	0.0	7.9	0.0	-	7.9	0.0	0.0	39.5	-	39.5	0.0	47.4	5.3	-	52.6	-
Lights	0	3	0	-	3	0	0	15	-	15	0	18	2	-	20	38
% Lights	-	100.0	-	-	100.0	-	-	100.0	-	100.0	-	100.0	100.0	-	100.0	100.0
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	-	-	0.0	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	-	0.0	-	-	0.0	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	-	-	0.0	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	-	-	0.0	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
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Count Name: Pralls Loop with Midwest Young Artists Conservatory Access Drive TMC
Site Code:
Start Date: 11/02/2023

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Midwest Young Artists Conservatory Access Drive Eastbound					Pralls Loop Northbound					Pralls Loop Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2
5:00 PM	0	0	0	0	0	0	0	1	0	1	0	2	0	0	2	3
5:15 PM	0	0	0	0	0	0	0	2	0	2	0	1	0	0	1	3
5:30 PM	0	0	0	0	0	0	0	1	0	1	0	1	0	0	1	2
Total	0	0	0	0	0	0	0	4	0	4	0	6	0	0	6	10
Approach %	0.0	0.0	0.0	-	-	0.0	0.0	100.0	-	-	0.0	100.0	0.0	-	-	-
Total %	0.0	0.0	0.0	-	0.0	0.0	0.0	40.0	-	40.0	0.0	60.0	0.0	-	60.0	-
PHF	0.000	0.000	0.000	-	0.000	0.000	0.000	0.500	-	0.500	0.000	0.750	0.000	-	0.750	0.833
Lights	0	0	0	-	0	0	0	4	-	4	0	6	0	-	6	10
% Lights	-	-	-	-	-	-	-	100.0	-	100.0	-	100.0	-	-	100.0	100.0
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	-	-	-	-	-	-	0.0	-	0.0	-	0.0	-	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	-	-	-	-	-	-	-	0.0	-	0.0	-	0.0	-	-	0.0	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	-	-	-	-	-	-	0.0	-	0.0	-	0.0	-	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	-	-	-	-	-	-	0.0	-	0.0	-	0.0	-	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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9575 W. Higgins Rd., Suite 400

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Count Name: Pralls Loop with Midwest Young Artists Conservatory Access Drive TMC
Site Code:
Start Date: 11/02/2023

Turning Movement Peak Hour Data (12:45 PM)

Start Time	Midwest Young Artists Conservatory Access Drive Eastbound					Pralls Loop Northbound					Pralls Loop Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
12:45 PM	0	0	0	0	0	0	0	1	0	1	0	2	0	0	2	3
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
1:15 PM	0	0	0	0	0	0	0	3	0	3	0	2	0	0	2	5
1:30 PM	0	0	0	0	0	0	0	2	0	2	0	2	1	0	3	5
Total	0	0	0	0	0	0	0	6	0	6	0	7	1	0	8	14
Approach %	0.0	0.0	0.0	-	-	0.0	0.0	100.0	-	-	0.0	87.5	12.5	-	-	-
Total %	0.0	0.0	0.0	-	0.0	0.0	0.0	42.9	-	42.9	0.0	50.0	7.1	-	57.1	-
PHF	0.000	0.000	0.000	-	0.000	0.000	0.000	0.500	-	0.500	0.000	0.875	0.250	-	0.667	0.700
Lights	0	0	0	-	0	0	0	6	-	6	0	7	1	-	8	14
% Lights	-	-	-	-	-	-	-	100.0	-	100.0	-	100.0	100.0	-	100.0	100.0
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	-	-	-	-	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	-	-	-	-	-	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	-	-	-	-	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	-	-	-	-	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Highwood, IL Weather: Cool and Dry 11/09/23
Westover Rd and MYAF East Lot Access Row A 07:00:18
Tuesday November 7, 2023

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 2 Westover/myaf/easat/a

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
1600	0	0	1	0	0	0	0	0	0	0	0	0	1
1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1700	0	0	0	0	0	0	0	0	0	0	0	0	0
1715	0	0	1	0	0	0	0	0	0	0	0	0	1
1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1745	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	2	0	0	0	0	0	0	0	0	0	2

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 2 Westover/myaf/easat/a

Begin	Approach Totals				Exit Totals				Int
Time	N	E	S	W	N	E	S	W	Total
1600	1	0	0	0	0	1	0	0	1
1615	0	0	0	0	0	0	0	0	0
1630	0	0	0	0	0	0	0	0	0
1645	0	0	0	0	0	0	0	0	0
1700	0	0	0	0	0	0	0	0	0
1715	1	0	0	0	0	1	0	0	1
1730	0	0	0	0	0	0	0	0	0
1745	0	0	0	0	0	0	0	0	0
Total	2	0	0	0	0	2	0	0	2

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 2 Westover/myaf/easat/a

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
1600	0	0	4	0	0	0	0	0	0	0	0	0	4
1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1700	0	0	0	0	0	0	0	0	0	0	0	0	0
1715	0	0	4	0	0	0	0	0	0	0	0	0	4
1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1745	0	0	0	0	0	0	0	0	0	0	0	0	0

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 2 Westover/myaf/easat/a

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
1600	4	0	0	0	0	4	0	0	4
1615	0	0	0	0	0	0	0	0	0
1630	0	0	0	0	0	0	0	0	0
1645	0	0	0	0	0	0	0	0	0
1700	0	0	0	0	0	0	0	0	0
1715	4	0	0	0	0	4	0	0	4
1730	0	0	0	0	0	0	0	0	0
1745	0	0	0	0	0	0	0	0	0

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 2 Westover/myaf/easat/a

Begin Time	N-Approach RT	TH	LT	E-Approach RT	TH	LT	S-Approach RT	TH	LT	W-Approach RT	TH	LT	Int Total
1600	0	0	1	0	0	0	0	0	0	0	0	0	1
1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1630	0	0	1	0	0	0	0	0	0	0	0	0	1
1645	0	0	1	0	0	0	0	0	0	0	0	0	1
1700	0	0	1	0	0	0	0	0	0	0	0	0	1
1715	0	0	1	0	0	0	0	0	0	0	0	0	1*
1730	0	0	0	0	0	0	0	0	0	0	0	0	0*
1745	0	0	0	0	0	0	0	0	0	0	0	0	0*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 2 Westover/myaf/easat/a

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
1600	1	0	0	0	0	1	0	0	1
1615	0	0	0	0	0	0	0	0	0
1630	1	0	0	0	0	1	0	0	1
1645	1	0	0	0	0	1	0	0	1
1700	1	0	0	0	0	1	0	0	1
1715	1	0	0	0	0	1	0	0	1*
1730	0	0	0	0	0	0	0	0	0*
1745	0	0	0	0	0	0	0	0	0*

Highwood, IL Weather: Cool and Dry 11/09/23
Westover Rd and MYAF East Lot Access Row B 07:02:01
Tuesday November 7, 2023

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 3 westover/myaf/east/b

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
1600	0	0	1	0	0	0	0	0	0	0	0	0	1
1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1645	0	0	0	1	0	0	0	0	0	0	0	0	1
1700	0	0	1	0	0	0	0	0	0	0	0	0	1
1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1745	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	2	1	0	0	0	0	0	0	0	0	3

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 3 westover/myaf/east/b

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
1600	1	0	0	0	0	1	0	0	1
1615	0	0	0	0	0	0	0	0	0
1630	0	0	0	0	0	0	0	0	0
1645	0	1	0	0	1	0	0	0	1
1700	1	0	0	0	0	1	0	0	1
1715	0	0	0	0	0	0	0	0	0
1730	0	0	0	0	0	0	0	0	0
1745	0	0	0	0	0	0	0	0	0
Total	2	1	0	0	1	2	0	0	3

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 3 westover/myaf/east/b

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
1600	0	0	4	0	0	0	0	0	0	0	0	0	4
1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1645	0	0	0	4	0	0	0	0	0	0	0	0	4
1700	0	0	4	0	0	0	0	0	0	0	0	0	4
1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1745	0	0	0	0	0	0	0	0	0	0	0	0	0

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 3 westover/myaf/east/b

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
1600	4	0	0	0	0	4	0	0	4
1615	0	0	0	0	0	0	0	0	0
1630	0	0	0	0	0	0	0	0	0
1645	0	4	0	0	4	0	0	0	4
1700	4	0	0	0	0	4	0	0	4
1715	0	0	0	0	0	0	0	0	0
1730	0	0	0	0	0	0	0	0	0
1745	0	0	0	0	0	0	0	0	0

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 3 westover/myaf/east/b

Begin Time	N-Approach RT	TH	LT	E-Approach RT	TH	LT	S-Approach RT	TH	LT	W-Approach RT	TH	LT	Int Total
1600	0	0	1	1	0	0	0	0	0	0	0	0	2
1615	0	0	1	1	0	0	0	0	0	0	0	0	2
1630	0	0	1	1	0	0	0	0	0	0	0	0	2
1645	0	0	1	1	0	0	0	0	0	0	0	0	2
1700	0	0	1	0	0	0	0	0	0	0	0	0	1
1715	0	0	0	0	0	0	0	0	0	0	0	0	0*
1730	0	0	0	0	0	0	0	0	0	0	0	0	0*
1745	0	0	0	0	0	0	0	0	0	0	0	0	0*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 3 westover/myaf/east/b

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
1600	1	1	0	0	1	1	0	0	2
1615	1	1	0	0	1	1	0	0	2
1630	1	1	0	0	1	1	0	0	2
1645	1	1	0	0	1	1	0	0	2
1700	1	0	0	0	0	1	0	0	1
1715	0	0	0	0	0	0	0	0	0*
1730	0	0	0	0	0	0	0	0	0*
1745	0	0	0	0	0	0	0	0	0*

Highwood, IL Weather: Cool and Dry 11/09/23
Westover Rd and MYAF West Lot Access 06:58:11
Tuesday November 7, 2023

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 1 westover/myaf/west

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
1600	0	0	0	0	0	0	1	0	0	0	0	0	1
1615	0	0	0	0	0	1	0	0	0	0	0	0	1
1630	0	0	0	0	0	1	1	0	0	0	0	0	2
1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1700	0	0	0	0	0	0	1	0	0	0	0	0	1
1715	0	0	0	0	0	1	0	0	0	0	0	0	1
1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1745	0	0	0	0	0	0	0	0	0	1	0	0	1
Total	0	0	0	0	0	3	3	0	0	1	0	0	7

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 1 westover/myaf/west

Begin	Approach Totals				Exit Totals				Int
Time	N	E	S	W	N	E	S	W	Total
1600	0	0	1	0	0	1	0	0	1
1615	0	1	0	0	0	0	1	0	1
1630	0	1	1	0	0	1	1	0	2
1645	0	0	0	0	0	0	0	0	0
1700	0	0	1	0	0	1	0	0	1
1715	0	1	0	0	0	0	1	0	1
1730	0	0	0	0	0	0	0	0	0
1745	0	0	0	1	0	0	1	0	1
Total	0	3	3	1	0	3	4	0	7

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 1 westover/myaf/west

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
1600	0	0	0	0	0	0	4	0	0	0	0	0	4
1615	0	0	0	0	0	4	0	0	0	0	0	0	4
1630	0	0	0	0	0	4	4	0	0	0	0	0	8
1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1700	0	0	0	0	0	0	4	0	0	0	0	0	4
1715	0	0	0	0	0	4	0	0	0	0	0	0	4
1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1745	0	0	0	0	0	0	0	0	0	4	0	0	4

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 1 westover/myaf/west

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
1600	0	0	4	0	0	4	0	0	4
1615	0	4	0	0	0	0	4	0	4
1630	0	4	4	0	0	4	4	0	8
1645	0	0	0	0	0	0	0	0	0
1700	0	0	4	0	0	4	0	0	4
1715	0	4	0	0	0	0	4	0	4
1730	0	0	0	0	0	0	0	0	0
1745	0	0	0	4	0	0	4	0	4

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 1 westover/myaf/west

Begin Time	N-Approach RT	TH	LT	E-Approach RT	TH	LT	S-Approach RT	TH	LT	W-Approach RT	TH	LT	Int Total
1600	0	0	0	0	0	2	2	0	0	0	0	0	4
1615	0	0	0	0	0	2	2	0	0	0	0	0	4
1630	0	0	0	0	0	2	2	0	0	0	0	0	4
1645	0	0	0	0	0	1	1	0	0	0	0	0	2
1700	0	0	0	0	0	1	1	0	0	1	0	0	3
1715	0	0	0	0	0	1	0	0	0	1	0	0	2*
1730	0	0	0	0	0	0	0	0	0	1	0	0	1*
1745	0	0	0	0	0	0	0	0	0	1	0	0	1*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 1 westover/myaf/west

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
1600	0	2	2	0	0	2	2	0	4
1615	0	2	2	0	0	2	2	0	4
1630	0	2	2	0	0	2	2	0	4
1645	0	1	1	0	0	1	1	0	2
1700	0	1	1	1	0	1	2	0	3
1715	0	1	0	1	0	0	2	0	2*
1730	0	0	0	1	0	0	1	0	1*
1745	0	0	0	1	0	0	1	0	1*

Highwood, IL Weather: Cool and Dry 11/06/23
Westover Rd and MYAF East Lot Access (Row A) 10:45:18
Sunday November 5, 2023

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 2 westover/easat/rowa

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
1200	0	0	0	0	0	0	0	0	0	0	0	0	0
1215	1	0	0	0	0	0	0	0	0	0	0	0	1
1230	0	0	1	0	0	0	0	0	0	0	0	0	1
1245	0	0	3	0	0	0	0	0	0	0	0	0	3
1300	0	0	1	0	0	0	0	0	0	0	0	0	1
1315	0	0	0	0	0	0	0	0	0	0	0	0	0
1330	0	0	0	0	0	0	0	0	0	0	0	0	0
1345	1	0	0	1	0	0	0	0	0	0	0	0	2
Total	2	0	5	1	0	0	0	0	0	0	0	0	8

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 2 westover/easat/rowa

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
1200	0	0	0	0	0	0	0	0	0
1215	1	0	0	0	0	0	0	1	1
1230	1	0	0	0	0	1	0	0	1
1245	3	0	0	0	0	3	0	0	3
1300	1	0	0	0	0	1	0	0	1
1315	0	0	0	0	0	0	0	0	0
1330	0	0	0	0	0	0	0	0	0
1345	1	1	0	0	1	0	0	1	2
Total	7	1	0	0	1	5	0	2	8

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 2 westover/easat/rowa

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
1200	0	0	0	0	0	0	0	0	0	0	0	0	0
1215	4	0	0	0	0	0	0	0	0	0	0	0	4
1230	0	0	4	0	0	0	0	0	0	0	0	0	4
1245	0	0	12	0	0	0	0	0	0	0	0	0	12
1300	0	0	4	0	0	0	0	0	0	0	0	0	4
1315	0	0	0	0	0	0	0	0	0	0	0	0	0
1330	0	0	0	0	0	0	0	0	0	0	0	0	0
1345	4	0	0	4	0	0	0	0	0	0	0	0	8

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 2 westover/easat/rowa

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
1200	0	0	0	0	0	0	0	0	0
1215	4	0	0	0	0	0	0	4	4
1230	4	0	0	0	0	4	0	0	4
1245	12	0	0	0	0	12	0	0	12
1300	4	0	0	0	0	4	0	0	4
1315	0	0	0	0	0	0	0	0	0
1330	0	0	0	0	0	0	0	0	0
1345	4	4	0	0	4	0	0	4	8

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 2 westover/easat/rowa

Begin Time	N-Approach RT	TH	LT	E-Approach RT	TH	LT	S-Approach RT	TH	LT	W-Approach RT	TH	LT	Int Total
1200	1	0	4	0	0	0	0	0	0	0	0	0	5
1215	1	0	5	0	0	0	0	0	0	0	0	0	6
1230	0	0	5	0	0	0	0	0	0	0	0	0	5
1245	0	0	4	0	0	0	0	0	0	0	0	0	4
1300	1	0	1	1	0	0	0	0	0	0	0	0	3
1315	1	0	0	1	0	0	0	0	0	0	0	0	2*
1330	1	0	0	1	0	0	0	0	0	0	0	0	2*
1345	1	0	0	1	0	0	0	0	0	0	0	0	2*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 2 westover/easat/rowa

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
1200	5	0	0	0	0	4	0	1	5
1215	6	0	0	0	0	5	0	1	6
1230	5	0	0	0	0	5	0	0	5
1245	4	0	0	0	0	4	0	0	4
1300	2	1	0	0	1	1	0	1	3
1315	1	1	0	0	1	0	0	1	2*
1330	1	1	0	0	1	0	0	1	2*
1345	1	1	0	0	1	0	0	1	2*

Highwood, IL Weather: Cool and Dry 11/06/23
Westover Rd and MYAF East Lot Access (Row B) 10:43:24
Sunday November 5, 2023

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 1 westover/myafeastrowb

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
1200	0	0	0	0	0	0	0	0	0	0	0	0	0
1215	0	0	0	1	0	0	0	0	0	0	0	0	1
1230	0	0	0	0	0	0	0	0	0	0	0	0	0
1245	0	0	0	1	0	0	0	0	0	0	0	0	1
1300	0	0	0	0	0	0	0	0	0	0	0	1	1
1315	0	0	0	0	0	0	0	0	0	0	0	0	0
1330	0	0	0	1	0	0	0	0	0	0	0	0	1
1345	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	3	0	0	0	0	0	0	0	1	4

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 1 westover/myafeastrowb

Begin	Approach Totals				Exit Totals				Int
Time	N	E	S	W	N	E	S	W	Total
1200	0	0	0	0	0	0	0	0	0
1215	0	1	0	0	1	0	0	0	1
1230	0	0	0	0	0	0	0	0	0
1245	0	1	0	0	1	0	0	0	1
1300	0	0	0	1	1	0	0	0	1
1315	0	0	0	0	0	0	0	0	0
1330	0	1	0	0	1	0	0	0	1
1345	0	0	0	0	0	0	0	0	0
Total	0	3	0	1	4	0	0	0	4

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 1 westover/myafeastrowb

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
1200	0	0	0	0	0	0	0	0	0	0	0	0	0
1215	0	0	0	4	0	0	0	0	0	0	0	0	4
1230	0	0	0	0	0	0	0	0	0	0	0	0	0
1245	0	0	0	4	0	0	0	0	0	0	0	0	4
1300	0	0	0	0	0	0	0	0	0	0	0	4	4
1315	0	0	0	0	0	0	0	0	0	0	0	0	0
1330	0	0	0	4	0	0	0	0	0	0	0	0	4
1345	0	0	0	0	0	0	0	0	0	0	0	0	0

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 1 westover/myafeastrowb

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
1200	0	0	0	0	0	0	0	0	0
1215	0	4	0	0	4	0	0	0	4
1230	0	0	0	0	0	0	0	0	0
1245	0	4	0	0	4	0	0	0	4
1300	0	0	0	4	4	0	0	0	4
1315	0	0	0	0	0	0	0	0	0
1330	0	4	0	0	4	0	0	0	4
1345	0	0	0	0	0	0	0	0	0

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 1 westover/myafeastrowb

Begin Time	N-Approach RT	TH	LT	E-Approach RT	TH	LT	S-Approach RT	TH	LT	W-Approach RT	TH	LT	Int Total
1200	0	0	0	2	0	0	0	0	0	0	0	0	2
1215	0	0	0	2	0	0	0	0	0	0	0	1	3
1230	0	0	0	1	0	0	0	0	0	0	0	1	2
1245	0	0	0	2	0	0	0	0	0	0	0	1	3
1300	0	0	0	1	0	0	0	0	0	0	0	1	2
1315	0	0	0	1	0	0	0	0	0	0	0	0	1*
1330	0	0	0	1	0	0	0	0	0	0	0	0	1*
1345	0	0	0	0	0	0	0	0	0	0	0	0	0*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 1 westover/myafeastrowb

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
1200	0	2	0	0	2	0	0	0	2
1215	0	2	0	1	3	0	0	0	3
1230	0	1	0	1	2	0	0	0	2
1245	0	2	0	1	3	0	0	0	3
1300	0	1	0	1	2	0	0	0	2
1315	0	1	0	0	1	0	0	0	1*
1330	0	1	0	0	1	0	0	0	1*
1345	0	0	0	0	0	0	0	0	0*

Highwood, IL Weather: Cool and Dry 11/06/23
Westover Rd and MYAF West Lot Access 10:47:00
Sunday November 5, 2023

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 3 westover/westlot

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
1200	0	0	0	0	0	1	0	0	0	0	0	0	1
1215	0	0	0	0	0	1	0	0	0	0	0	0	1
1230	0	0	0	0	0	3	2	0	0	0	0	0	5
1245	0	0	0	0	0	12	0	0	0	0	0	0	12
1300	0	0	0	0	0	3	2	0	0	1	0	0	6
1315	0	0	0	0	0	0	0	0	0	0	0	0	0
1330	0	0	0	0	0	2	0	0	0	0	0	0	2
1345	0	0	0	0	0	1	1	0	0	0	0	0	2
Total	0	0	0	0	0	23	5	0	0	1	0	0	29

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 3 westover/westlot

Begin	Approach Totals				Exit Totals				Int
Time	N	E	S	W	N	E	S	W	Total
1200	0	1	0	0	0	0	1	0	1
1215	0	1	0	0	0	0	1	0	1
1230	0	3	2	0	0	2	3	0	5
1245	0	12	0	0	0	0	12	0	12
1300	0	3	2	1	0	2	4	0	6
1315	0	0	0	0	0	0	0	0	0
1330	0	2	0	0	0	0	2	0	2
1345	0	1	1	0	0	1	1	0	2
Total	0	23	5	1	0	5	24	0	29

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 3 westover/westlot

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
1200	0	0	0	0	0	4	0	0	0	0	0	0	4
1215	0	0	0	0	0	4	0	0	0	0	0	0	4
1230	0	0	0	0	0	12	8	0	0	0	0	0	20
1245	0	0	0	0	0	48	0	0	0	0	0	0	48
1300	0	0	0	0	0	12	8	0	0	4	0	0	24
1315	0	0	0	0	0	0	0	0	0	0	0	0	0
1330	0	0	0	0	0	8	0	0	0	0	0	0	8
1345	0	0	0	0	0	4	4	0	0	0	0	0	8

Highwood, IL Weather: Cool and Dry 11/06/23
Westover Rd and MYAF West Lot Access 10:47:00
Sunday November 5, 2023

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 3 westover/westlot

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
1200	0	4	0	0	0	0	4	0	4
1215	0	4	0	0	0	0	4	0	4
1230	0	12	8	0	0	8	12	0	20
1245	0	48	0	0	0	0	48	0	48
1300	0	12	8	4	0	8	16	0	24
1315	0	0	0	0	0	0	0	0	0
1330	0	8	0	0	0	0	8	0	8
1345	0	4	4	0	0	4	4	0	8

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 3 westover/westlot

Begin Time	N-Approach RT	TH	LT	E-Approach RT	TH	LT	S-Approach RT	TH	LT	W-Approach RT	TH	LT	Int Total
1200	0	0	0	0	0	17	2	0	0	0	0	0	19
1215	0	0	0	0	0	19	4	0	0	1	0	0	24
1230	0	0	0	0	0	18	4	0	0	1	0	0	23
1245	0	0	0	0	0	17	2	0	0	1	0	0	20
1300	0	0	0	0	0	6	3	0	0	1	0	0	10
1315	0	0	0	0	0	3	1	0	0	0	0	0	4*
1330	0	0	0	0	0	3	1	0	0	0	0	0	4*
1345	0	0	0	0	0	1	1	0	0	0	0	0	2*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 3 westover/westlot

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
1200	0	17	2	0	0	2	17	0	19
1215	0	19	4	1	0	4	20	0	24
1230	0	18	4	1	0	4	19	0	23
1245	0	17	2	1	0	2	18	0	20
1300	0	6	3	1	0	3	7	0	10
1315	0	3	1	0	0	1	3	0	4*
1330	0	3	1	0	0	1	3	0	4*
1345	0	1	1	0	0	1	1	0	2*

Site Plan

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	**Interpretation**	**Average Control Delay (seconds per vehicle)**
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Unsignalized Intersections	
Level of Service	**Average Total Delay (sec/veh)**
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 6th Edition.

Capacity Analysis Summary Sheets

Existing Weekday Evening Peak Hour

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	18	7	2	485	535	8
Future Vol, veh/h	18	7	2	485	535	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	3	0	0
Mvmt Flow	20	8	2	539	594	9

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1142	599	603	0	-	0
Stage 1	599	-	-	-	-	-
Stage 2	543	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	224	505	984	-	-	-
Stage 1	553	-	-	-	-	-
Stage 2	586	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	223	505	984	-	-	-
Mov Cap-2 Maneuver	223	-	-	-	-	-
Stage 1	551	-	-	-	-	-
Stage 2	586	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	19.8	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	984	-	223	505	-	-
HCM Lane V/C Ratio	0.002	-	0.09	0.015	-	-
HCM Control Delay (s)	8.7	0	22.7	12.2	-	-
HCM Lane LOS	A	A	C	B	-	-
HCM 95th %tile Q(veh)	0	-	0.3	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	33	487	514	33
Future Vol, veh/h	0	0	33	487	514	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	0	0	2	0	0
Mvmt Flow	0	0	34	507	535	34

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1127	552	569	0	-	0
Stage 1	552	-	-	-	-	-
Stage 2	575	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	228	537	1013	-	-	-
Stage 1	581	-	-	-	-	-
Stage 2	567	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	217	537	1013	-	-	-
Mov Cap-2 Maneuver	217	-	-	-	-	-
Stage 1	554	-	-	-	-	-
Stage 2	567	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1013	-	-	-	-
HCM Lane V/C Ratio	0.034	-	-	-	-
HCM Control Delay (s)	8.7	0	0	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	-	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	3	2	22	41	3
Future Vol, veh/h	3	3	2	22	41	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	33	0	0	0	2	0
Mvmt Flow	4	4	2	26	49	4

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	81	51	53	0	-	0
Stage 1	51	-	-	-	-	-
Stage 2	30	-	-	-	-	-
Critical Hdwy	6.73	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.73	-	-	-	-	-
Critical Hdwy Stg 2	5.73	-	-	-	-	-
Follow-up Hdwy	3.797	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	850	1023	1566	-	-	-
Stage 1	898	-	-	-	-	-
Stage 2	918	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	849	1023	1566	-	-	-
Mov Cap-2 Maneuver	849	-	-	-	-	-
Stage 1	897	-	-	-	-	-
Stage 2	918	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.9	0.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1566	-	928	-	-
HCM Lane V/C Ratio	0.002	-	0.008	-	-
HCM Control Delay (s)	7.3	0	8.9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	4	6	0
Future Vol, veh/h	0	0	0	4	6	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	0	0	5	7	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	12	7	7	0	-	0
Stage 1	7	-	-	-	-	-
Stage 2	5	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	1013	1081	1627	-	-	-
Stage 1	1021	-	-	-	-	-
Stage 2	1023	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	1013	1081	1627	-	-	-
Mov Cap-2 Maneuver	1013	-	-	-	-	-
Stage 1	1021	-	-	-	-	-
Stage 2	1023	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1627	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	6	4	1	1	0
Future Vol, veh/h	0	6	4	1	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	50	50	50	50	50	50
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	12	8	2	2	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	10	0	-	0	21	9
Stage 1	-	-	-	-	9	-
Stage 2	-	-	-	-	12	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1623	-	-	-	1001	1079
Stage 1	-	-	-	-	1019	-
Stage 2	-	-	-	-	1016	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1623	-	-	-	1001	1079
Mov Cap-2 Maneuver	-	-	-	-	1001	-
Stage 1	-	-	-	-	1019	-
Stage 2	-	-	-	-	1016	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	8.6
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1623	-	-	-	1001
HCM Lane V/C Ratio	-	-	-	-	0.002
HCM Control Delay (s)	0	-	-	-	8.6
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	0	5	4	0	1	0
Future Vol, veh/h	0	5	4	0	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	25	25	25	25	25	25
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	20	16	0	4	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	36	16
Stage 1	-	-	-	-	16	-
Stage 2	-	-	-	-	20	-
Critical Hdwy	-	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	982	1069
Stage 1	0	-	-	0	1012	-
Stage 2	0	-	-	0	1008	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	982	1069
Mov Cap-2 Maneuver	-	-	-	-	982	-
Stage 1	-	-	-	-	1012	-
Stage 2	-	-	-	-	1008	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	8.7
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	982
HCM Lane V/C Ratio	-	-	0.004
HCM Control Delay (s)	-	-	8.7
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0

Intersection	
Int Delay, s/veh	1.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	4	0	1	3	0	1
Future Vol, veh/h	4	0	1	3	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	50	50	50	50	50	50
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	8	0	2	6	0	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	8	0	18	8
Stage 1	-	-	-	-	8	-
Stage 2	-	-	-	-	10	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1625	-	1005	1080
Stage 1	-	-	-	-	1020	-
Stage 2	-	-	-	-	1018	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1625	-	1004	1080
Mov Cap-2 Maneuver	-	-	-	-	1004	-
Stage 1	-	-	-	-	1020	-
Stage 2	-	-	-	-	1017	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.8	8.3
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1080	-	-	1625	-
HCM Lane V/C Ratio	0.002	-	-	0.001	-
HCM Control Delay (s)	8.3	-	-	7.2	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Capacity Analysis Summary Sheets

Existing Sunday Midday Peak Hour

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	7	10	0	392	400	2
Future Vol, veh/h	7	10	0	392	400	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	8	11	0	440	449	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	890	450	451	0	-	0
Stage 1	450	-	-	-	-	-
Stage 2	440	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	316	613	1120	-	-	-
Stage 1	647	-	-	-	-	-
Stage 2	653	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	316	613	1120	-	-	-
Mov Cap-2 Maneuver	316	-	-	-	-	-
Stage 1	647	-	-	-	-	-
Stage 2	653	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.3	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1120	-	316	613	-	-
HCM Lane V/C Ratio	-	-	0.025	0.018	-	-
HCM Control Delay (s)	0	-	16.7	11	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	7	392	399	11
Future Vol, veh/h	0	0	7	392	399	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	0	8	440	448	12

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	910	454	460	0	-	0
Stage 1	454	-	-	-	-	-
Stage 2	456	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	307	610	1112	-	-	-
Stage 1	644	-	-	-	-	-
Stage 2	643	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	304	610	1112	-	-	-
Mov Cap-2 Maneuver	304	-	-	-	-	-
Stage 1	638	-	-	-	-	-
Stage 2	643	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1112	-	-	-	-
HCM Lane V/C Ratio	0.007	-	-	-	-
HCM Control Delay (s)	8.3	0	0	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	6	2	2	35	48	13
Future Vol, veh/h	6	2	2	35	48	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	7	2	2	41	56	15

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	109	64	71	0	-	0
Stage 1	64	-	-	-	-	-
Stage 2	45	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	893	1006	1542	-	-	-
Stage 1	964	-	-	-	-	-
Stage 2	983	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	892	1006	1542	-	-	-
Mov Cap-2 Maneuver	892	-	-	-	-	-
Stage 1	963	-	-	-	-	-
Stage 2	983	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	0.4	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1542	-	918	-	-
HCM Lane V/C Ratio	0.002	-	0.01	-	-
HCM Control Delay (s)	7.3	0	9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	6	7	1
Future Vol, veh/h	0	0	0	6	7	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	0	0	9	10	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	20	11	11	0	-	0
Stage 1	11	-	-	-	-	-
Stage 2	9	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	1002	1076	1621	-	-	-
Stage 1	1017	-	-	-	-	-
Stage 2	1019	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	1002	1076	1621	-	-	-
Mov Cap-2 Maneuver	1002	-	-	-	-	-
Stage 1	1017	-	-	-	-	-
Stage 2	1019	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1621	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	8	13	2	0	0
Future Vol, veh/h	1	8	13	2	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	1	11	17	3	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	20	0	-	0	32	19
Stage 1	-	-	-	-	19	-
Stage 2	-	-	-	-	13	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1609	-	-	-	987	1065
Stage 1	-	-	-	-	1009	-
Stage 2	-	-	-	-	1015	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1609	-	-	-	986	1065
Mov Cap-2 Maneuver	-	-	-	-	986	-
Stage 1	-	-	-	-	1008	-
Stage 2	-	-	-	-	1015	-

Approach	EB	WB	SB
HCM Control Delay, s	0.8	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1609	-	-	-	-
HCM Lane V/C Ratio	0.001	-	-	-	-
HCM Control Delay (s)	7.2	0	-	-	0
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	0	5	13	0	4	0
Future Vol, veh/h	0	5	13	0	4	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	33	33	33	33	33	33
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	15	39	0	12	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	54	39
Stage 1	-	-	-	-	39	-
Stage 2	-	-	-	-	15	-
Critical Hdwy	-	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	959	1038
Stage 1	0	-	-	0	989	-
Stage 2	0	-	-	0	1013	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	959	1038
Mov Cap-2 Maneuver	-	-	-	-	959	-
Stage 1	-	-	-	-	989	-
Stage 2	-	-	-	-	1013	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	8.8
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	959
HCM Lane V/C Ratio	-	-	0.013
HCM Control Delay (s)	-	-	8.8
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0

Intersection	
Int Delay, s/veh	5.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	3	1	13	0	0	2
Future Vol, veh/h	3	1	13	0	0	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	42	42	42	42	42	42
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	7	2	31	0	0	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	9	0	70	8
Stage 1	-	-	-	-	8	-
Stage 2	-	-	-	-	62	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1624	-	939	1080
Stage 1	-	-	-	-	1020	-
Stage 2	-	-	-	-	966	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1624	-	921	1080
Mov Cap-2 Maneuver	-	-	-	-	921	-
Stage 1	-	-	-	-	1020	-
Stage 2	-	-	-	-	948	-

Approach	EB	WB	NB
HCM Control Delay, s	0	7.3	8.3
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1080	-	-	1624	-
HCM Lane V/C Ratio	0.004	-	-	0.019	-
HCM Control Delay (s)	8.3	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0.1	-

Capacity Analysis Summary Sheets

Year 2029 No-Build Weekday Evening Peak Hour

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	18	7	2	514	571	8
Future Vol, veh/h	18	7	2	514	571	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	3	0	0
Mvmt Flow	20	8	2	571	634	9

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1214	639	643	0	-	0
Stage 1	639	-	-	-	-	-
Stage 2	575	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	202	480	951	-	-	-
Stage 1	530	-	-	-	-	-
Stage 2	567	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	201	480	951	-	-	-
Mov Cap-2 Maneuver	201	-	-	-	-	-
Stage 1	528	-	-	-	-	-
Stage 2	567	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	21.5	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	951	-	201	480	-	-
HCM Lane V/C Ratio	0.002	-	0.1	0.016	-	-
HCM Control Delay (s)	8.8	0	24.9	12.6	-	-
HCM Lane LOS	A	A	C	B	-	-
HCM 95th %tile Q(veh)	0	-	0.3	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	33	516	545	33
Future Vol, veh/h	0	0	33	516	545	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	0	0	2	0	0
Mvmt Flow	0	0	34	538	568	34

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1191	585	602	0	-	0
Stage 1	585	-	-	-	-	-
Stage 2	606	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	209	515	985	-	-	-
Stage 1	561	-	-	-	-	-
Stage 2	548	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	199	515	985	-	-	-
Mov Cap-2 Maneuver	199	-	-	-	-	-
Stage 1	534	-	-	-	-	-
Stage 2	548	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0.5	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	985	-	-	-	-
HCM Lane V/C Ratio	0.035	-	-	-	-
HCM Control Delay (s)	8.8	0	0	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	-	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	3	2	22	41	3
Future Vol, veh/h	3	3	2	22	41	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	33	0	0	0	2	0
Mvmt Flow	4	4	2	26	49	4

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	81	51	53	0	-	0
Stage 1	51	-	-	-	-	-
Stage 2	30	-	-	-	-	-
Critical Hdwy	6.73	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.73	-	-	-	-	-
Critical Hdwy Stg 2	5.73	-	-	-	-	-
Follow-up Hdwy	3.797	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	850	1023	1566	-	-	-
Stage 1	898	-	-	-	-	-
Stage 2	918	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	849	1023	1566	-	-	-
Mov Cap-2 Maneuver	849	-	-	-	-	-
Stage 1	897	-	-	-	-	-
Stage 2	918	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.9	0.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1566	-	928	-	-
HCM Lane V/C Ratio	0.002	-	0.008	-	-
HCM Control Delay (s)	7.3	0	8.9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	4	6	0
Future Vol, veh/h	0	0	0	4	6	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	0	0	5	7	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	12	7	7	0	-	0
Stage 1	7	-	-	-	-	-
Stage 2	5	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	1013	1081	1627	-	-	-
Stage 1	1021	-	-	-	-	-
Stage 2	1023	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	1013	1081	1627	-	-	-
Mov Cap-2 Maneuver	1013	-	-	-	-	-
Stage 1	1021	-	-	-	-	-
Stage 2	1023	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1627	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	6	4	1	1	0
Future Vol, veh/h	0	6	4	1	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	50	50	50	50	50	50
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	12	8	2	2	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	10	0	-	0	21	9
Stage 1	-	-	-	-	9	-
Stage 2	-	-	-	-	12	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1623	-	-	-	1001	1079
Stage 1	-	-	-	-	1019	-
Stage 2	-	-	-	-	1016	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1623	-	-	-	1001	1079
Mov Cap-2 Maneuver	-	-	-	-	1001	-
Stage 1	-	-	-	-	1019	-
Stage 2	-	-	-	-	1016	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	8.6
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1623	-	-	-	1001
HCM Lane V/C Ratio	-	-	-	-	0.002
HCM Control Delay (s)	0	-	-	-	8.6
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	0	5	4	0	1	0
Future Vol, veh/h	0	5	4	0	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	25	25	25	25	25	25
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	20	16	0	4	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	36	16
Stage 1	-	-	-	-	16	-
Stage 2	-	-	-	-	20	-
Critical Hdwy	-	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	982	1069
Stage 1	0	-	-	0	1012	-
Stage 2	0	-	-	0	1008	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	982	1069
Mov Cap-2 Maneuver	-	-	-	-	982	-
Stage 1	-	-	-	-	1012	-
Stage 2	-	-	-	-	1008	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	8.7
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	982
HCM Lane V/C Ratio	-	-	0.004
HCM Control Delay (s)	-	-	8.7
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0

Intersection	
Int Delay, s/veh	1.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	4	0	1	3	0	1
Future Vol, veh/h	4	0	1	3	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	50	50	50	50	50	50
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	8	0	2	6	0	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	8	0	18	8
Stage 1	-	-	-	-	8	-
Stage 2	-	-	-	-	10	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1625	-	1005	1080
Stage 1	-	-	-	-	1020	-
Stage 2	-	-	-	-	1018	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1625	-	1004	1080
Mov Cap-2 Maneuver	-	-	-	-	1004	-
Stage 1	-	-	-	-	1020	-
Stage 2	-	-	-	-	1017	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.8	8.3
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1080	-	-	1625	-
HCM Lane V/C Ratio	0.002	-	-	0.001	-
HCM Control Delay (s)	8.3	-	-	7.2	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Capacity Analysis Summary Sheets

Year 2029 No-Build Sunday Midday Peak Hour

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	7	10	0	416	424	2
Future Vol, veh/h	7	10	0	416	424	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	8	11	0	467	476	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	944	477	478	0	-	0
Stage 1	477	-	-	-	-	-
Stage 2	467	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	293	592	1095	-	-	-
Stage 1	629	-	-	-	-	-
Stage 2	635	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	293	592	1095	-	-	-
Mov Cap-2 Maneuver	293	-	-	-	-	-
Stage 1	629	-	-	-	-	-
Stage 2	635	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.8	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1095	-	293	592	-	-
HCM Lane V/C Ratio	-	-	0.027	0.019	-	-
HCM Control Delay (s)	0	-	17.6	11.2	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	7	416	423	11
Future Vol, veh/h	0	0	7	416	423	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	0	8	467	475	12

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	964	481	487	0	-	0
Stage 1	481	-	-	-	-	-
Stage 2	483	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	286	589	1086	-	-	-
Stage 1	626	-	-	-	-	-
Stage 2	625	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	283	589	1086	-	-	-
Mov Cap-2 Maneuver	283	-	-	-	-	-
Stage 1	620	-	-	-	-	-
Stage 2	625	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1086	-	-	-	-
HCM Lane V/C Ratio	0.007	-	-	-	-
HCM Control Delay (s)	8.3	0	0	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	6	2	2	35	48	13
Future Vol, veh/h	6	2	2	35	48	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	7	2	2	41	56	15

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	109	64	71	0	-	0
Stage 1	64	-	-	-	-	-
Stage 2	45	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	893	1006	1542	-	-	-
Stage 1	964	-	-	-	-	-
Stage 2	983	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	892	1006	1542	-	-	-
Mov Cap-2 Maneuver	892	-	-	-	-	-
Stage 1	963	-	-	-	-	-
Stage 2	983	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	0.4	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1542	-	918	-	-
HCM Lane V/C Ratio	0.002	-	0.01	-	-
HCM Control Delay (s)	7.3	0	9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	6	7	1
Future Vol, veh/h	0	0	0	6	7	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	0	0	9	10	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	20	11	11	0	-	0
Stage 1	11	-	-	-	-	-
Stage 2	9	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	1002	1076	1621	-	-	-
Stage 1	1017	-	-	-	-	-
Stage 2	1019	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	1002	1076	1621	-	-	-
Mov Cap-2 Maneuver	1002	-	-	-	-	-
Stage 1	1017	-	-	-	-	-
Stage 2	1019	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1621	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	8	13	2	0	0
Future Vol, veh/h	1	8	13	2	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	1	11	17	3	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	20	0	-	0	32	19
Stage 1	-	-	-	-	19	-
Stage 2	-	-	-	-	13	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1609	-	-	-	987	1065
Stage 1	-	-	-	-	1009	-
Stage 2	-	-	-	-	1015	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1609	-	-	-	986	1065
Mov Cap-2 Maneuver	-	-	-	-	986	-
Stage 1	-	-	-	-	1008	-
Stage 2	-	-	-	-	1015	-

Approach	EB	WB	SB
HCM Control Delay, s	0.8	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1609	-	-	-	-
HCM Lane V/C Ratio	0.001	-	-	-	-
HCM Control Delay (s)	7.2	0	-	-	0
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	0	5	13	0	4	0
Future Vol, veh/h	0	5	13	0	4	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	33	33	33	33	33	33
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	15	39	0	12	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	54	39
Stage 1	-	-	-	-	39	-
Stage 2	-	-	-	-	15	-
Critical Hdwy	-	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	959	1038
Stage 1	0	-	-	0	989	-
Stage 2	0	-	-	0	1013	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	959	1038
Mov Cap-2 Maneuver	-	-	-	-	959	-
Stage 1	-	-	-	-	989	-
Stage 2	-	-	-	-	1013	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	8.8
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	959
HCM Lane V/C Ratio	-	-	0.013
HCM Control Delay (s)	-	-	8.8
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0

Intersection	
Int Delay, s/veh	5.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	3	1	13	0	0	2
Future Vol, veh/h	3	1	13	0	0	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	42	42	42	42	42	42
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	7	2	31	0	0	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	9	0	70	8
Stage 1	-	-	-	-	8	-
Stage 2	-	-	-	-	62	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1624	-	939	1080
Stage 1	-	-	-	-	1020	-
Stage 2	-	-	-	-	966	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1624	-	921	1080
Mov Cap-2 Maneuver	-	-	-	-	921	-
Stage 1	-	-	-	-	1020	-
Stage 2	-	-	-	-	948	-

Approach	EB	WB	NB
HCM Control Delay, s	0	7.3	8.3
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1080	-	-	1624	-
HCM Lane V/C Ratio	0.004	-	-	0.019	-
HCM Control Delay (s)	8.3	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0.1	-

Capacity Analysis Summary Sheets

Year 2029 Total Projected Weekday Evening Peak Hour

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	18	7	2	522	578	8
Future Vol, veh/h	18	7	2	522	578	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	3	0	0
Mvmt Flow	20	8	2	580	642	9

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1231	647	651	0	-	0
Stage 1	647	-	-	-	-	-
Stage 2	584	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	198	475	945	-	-	-
Stage 1	525	-	-	-	-	-
Stage 2	561	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	197	475	945	-	-	-
Mov Cap-2 Maneuver	197	-	-	-	-	-
Stage 1	523	-	-	-	-	-
Stage 2	561	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	21.8	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	945	-	197	475	-	-
HCM Lane V/C Ratio	0.002	-	0.102	0.016	-	-
HCM Control Delay (s)	8.8	0	25.3	12.7	-	-
HCM Lane LOS	A	A	D	B	-	-
HCM 95th %tile Q(veh)	0	-	0.3	0.1	-	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕		↰		↱		↕			↕	
Traffic Vol, veh/h	0	0	0	8	0	8	33	516	7	7	545	33
Future Vol, veh/h	0	0	0	8	0	8	33	516	7	7	545	33
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	115	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	0	2	2	2	0	2	2	2	0	0
Mvmt Flow	0	0	0	8	0	8	35	543	7	7	574	35

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1227	1226	592	1223	-	547	609	0	0	550	0	0
Stage 1	606	606	-	617	-	-	-	-	-	-	-	-
Stage 2	621	620	-	606	-	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.2	7.12	-	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.12	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.12	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.018	3.3	3.518	-	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	157	179	510	156	0	537	979	-	-	1020	-	-
Stage 1	487	487	-	477	0	-	-	-	-	-	-	-
Stage 2	478	480	-	484	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	147	168	510	149	-	537	979	-	-	1020	-	-
Mov Cap-2 Maneuver	147	168	-	149	-	-	-	-	-	-	-	-
Stage 1	462	482	-	452	-	-	-	-	-	-	-	-
Stage 2	446	455	-	479	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	21.2	0.5	0.1
HCM LOS	A	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	979	-	-	-	149	537	1020	-	-
HCM Lane V/C Ratio	0.035	-	-	-	0.057	0.016	0.007	-	-
HCM Control Delay (s)	8.8	0	-	0	30.6	11.8	8.6	0	-
HCM Lane LOS	A	A	-	A	D	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2	0	0	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	22	42	0
Future Vol, veh/h	0	0	0	22	42	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	33	0	0	0	2	0
Mvmt Flow	0	0	0	26	50	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	76	50	50	0	-	0
Stage 1	50	-	-	-	-	-
Stage 2	26	-	-	-	-	-
Critical Hdwy	6.73	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.73	-	-	-	-	-
Critical Hdwy Stg 2	5.73	-	-	-	-	-
Follow-up Hdwy	3.797	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	856	1024	1570	-	-	-
Stage 1	899	-	-	-	-	-
Stage 2	922	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	856	1024	1570	-	-	-
Mov Cap-2 Maneuver	856	-	-	-	-	-
Stage 1	899	-	-	-	-	-
Stage 2	922	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1570	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	6.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	8	0	0	0	0	0
Future Vol, veh/h	8	0	0	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	50	50	50	50	50	50
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	16	0	0	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	2	0	-	0	34	2
Stage 1	-	-	-	-	2	-
Stage 2	-	-	-	-	32	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1634	-	-	-	984	1088
Stage 1	-	-	-	-	1026	-
Stage 2	-	-	-	-	996	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1634	-	-	-	974	1088
Mov Cap-2 Maneuver	-	-	-	-	974	-
Stage 1	-	-	-	-	1016	-
Stage 2	-	-	-	-	996	-

Approach	EB	WB	SB
HCM Control Delay, s	7.2	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1634	-	-	-	-
HCM Lane V/C Ratio	0.01	-	-	-	-
HCM Control Delay (s)	7.2	0	-	-	0
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	0	8	0	0	0	4
Future Vol, veh/h	0	8	0	0	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	25	25	25	25	25	25
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	32	0	0	0	16

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	36	4
Stage 1	-	-	-	-	4	-
Stage 2	-	-	-	-	32	-
Critical Hdwy	-	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	982	1085
Stage 1	0	-	-	0	1024	-
Stage 2	0	-	-	0	996	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	982	1085
Mov Cap-2 Maneuver	-	-	-	-	982	-
Stage 1	-	-	-	-	1024	-
Stage 2	-	-	-	-	996	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	8.4
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	1085
HCM Lane V/C Ratio	-	-	0.015
HCM Control Delay (s)	-	-	8.4
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0

Intersection	
Int Delay, s/veh	2.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	8	6	0	4	6	0
Future Vol, veh/h	8	6	0	4	6	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	50	50	50	50	50	50
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	16	12	0	8	12	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	28	0	30	22
Stage 1	-	-	-	-	22	-
Stage 2	-	-	-	-	8	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1599	-	989	1061
Stage 1	-	-	-	-	1006	-
Stage 2	-	-	-	-	1020	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1599	-	989	1061
Mov Cap-2 Maneuver	-	-	-	-	989	-
Stage 1	-	-	-	-	1006	-
Stage 2	-	-	-	-	1020	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	989	-	-	1599	-
HCM Lane V/C Ratio	0.012	-	-	-	-
HCM Control Delay (s)	8.7	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

Capacity Analysis Summary Sheets

Year 2029 Total Projected Sunday Midday Inbound Peak Hour

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	7	10	0	427	474	2
Future Vol, veh/h	7	10	0	427	474	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	8	11	0	480	533	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1014	534	535	0	-	0
Stage 1	534	-	-	-	-	-
Stage 2	480	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	267	550	1043	-	-	-
Stage 1	592	-	-	-	-	-
Stage 2	627	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	267	550	1043	-	-	-
Mov Cap-2 Maneuver	267	-	-	-	-	-
Stage 1	592	-	-	-	-	-
Stage 2	627	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.7	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1043	-	267	550	-	-
HCM Lane V/C Ratio	-	-	0.029	0.02	-	-
HCM Control Delay (s)	0	-	18.9	11.7	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕		↰		↱		↕			↕	
Traffic Vol, veh/h	0	0	0	7	0	11	7	416	43	50	423	11
Future Vol, veh/h	0	0	0	7	0	11	7	416	43	50	423	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	115	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	0	2	0	2	2	2	0	0	2	2	0	0
Mvmt Flow	0	0	0	8	0	12	8	467	48	56	475	12

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1106	1124	481	1100	-	491	487	0	0	515	0	0
Stage 1	593	593	-	507	-	-	-	-	-	-	-	-
Stage 2	513	531	-	593	-	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.2	7.12	-	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.12	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.12	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.018	3.3	3.518	-	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	190	205	589	190	0	578	1086	-	-	1051	-	-
Stage 1	496	493	-	548	0	-	-	-	-	-	-	-
Stage 2	548	526	-	492	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	174	188	589	178	-	578	1086	-	-	1051	-	-
Mov Cap-2 Maneuver	174	188	-	178	-	-	-	-	-	-	-	-
Stage 1	491	457	-	543	-	-	-	-	-	-	-	-
Stage 2	531	521	-	456	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	17.2	0.1	0.9
HCM LOS	A	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1086	-	-	-	178	578	1051	-	-
HCM Lane V/C Ratio	0.007	-	-	-	0.044	0.021	0.053	-	-
HCM Control Delay (s)	8.3	0	-	0	26.2	11.4	8.6	0	-
HCM Lane LOS	A	A	-	A	D	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	0.1	0.1	0.2	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	35	51	0
Future Vol, veh/h	0	0	0	35	51	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	0	0	41	60	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	101	60	60	0	-	0
Stage 1	60	-	-	-	-	-
Stage 2	41	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	902	1011	1556	-	-	-
Stage 1	968	-	-	-	-	-
Stage 2	987	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	902	1011	1556	-	-	-
Mov Cap-2 Maneuver	902	-	-	-	-	-
Stage 1	968	-	-	-	-	-
Stage 2	987	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1556	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	27	0	0	0	0	0
Future Vol, veh/h	27	0	0	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	36	0	0	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1	0	-	0	73	1
Stage 1	-	-	-	-	1	-
Stage 2	-	-	-	-	72	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1635	-	-	-	936	1090
Stage 1	-	-	-	-	1028	-
Stage 2	-	-	-	-	956	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1635	-	-	-	915	1090
Mov Cap-2 Maneuver	-	-	-	-	915	-
Stage 1	-	-	-	-	1005	-
Stage 2	-	-	-	-	956	-

Approach	EB	WB	SB
HCM Control Delay, s	7.3	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1635	-	-	-	-
HCM Lane V/C Ratio	0.022	-	-	-	-
HCM Control Delay (s)	7.3	0	-	-	0
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	0	27	0	0	0	7
Future Vol, veh/h	0	27	0	0	0	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	33	33	33	33	33	33
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	82	0	0	0	21

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	85	3
Stage 1	-	-	-	-	3	-
Stage 2	-	-	-	-	82	-
Critical Hdwy	-	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	921	1087
Stage 1	0	-	-	0	1025	-
Stage 2	0	-	-	0	946	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	921	1087
Mov Cap-2 Maneuver	-	-	-	-	921	-
Stage 1	-	-	-	-	1025	-
Stage 2	-	-	-	-	946	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	8.4
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	1087
HCM Lane V/C Ratio	-	-	0.02
HCM Control Delay (s)	-	-	8.4
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0.1

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	27	50	0	7	7	0
Future Vol, veh/h	27	50	0	7	7	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	42	42	42	42	42	42
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	64	119	0	17	17	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	183	0	141	124
Stage 1	-	-	-	-	124	-
Stage 2	-	-	-	-	17	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1404	-	857	932
Stage 1	-	-	-	-	907	-
Stage 2	-	-	-	-	1011	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1404	-	857	932
Mov Cap-2 Maneuver	-	-	-	-	857	-
Stage 1	-	-	-	-	907	-
Stage 2	-	-	-	-	1011	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	9.3
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	857	-	-	1404	-
HCM Lane V/C Ratio	0.019	-	-	-	-
HCM Control Delay (s)	9.3	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Capacity Analysis Summary Sheets

Year 2029 Total Projected Sunday Midday Outbound Peak Hour

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	7	10	0	462	439	2
Future Vol, veh/h	7	10	0	462	439	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	8	11	0	519	493	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1013	494	495	0	-	0
Stage 1	494	-	-	-	-	-
Stage 2	519	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	267	579	1079	-	-	-
Stage 1	617	-	-	-	-	-
Stage 2	601	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	267	579	1079	-	-	-
Mov Cap-2 Maneuver	267	-	-	-	-	-
Stage 1	617	-	-	-	-	-
Stage 2	601	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.4	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1079	-	267	579	-	-
HCM Lane V/C Ratio	-	-	0.029	0.019	-	-
HCM Control Delay (s)	0	-	18.9	11.3	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕		↰		↱		↕			↕	
Traffic Vol, veh/h	0	0	0	42	0	46	7	416	13	15	423	11
Future Vol, veh/h	0	0	0	42	0	46	7	416	13	15	423	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	115	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	0	2	0	2	2	2	0	0	2	2	0	0
Mvmt Flow	0	0	0	47	0	52	8	467	15	17	475	12

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1032	1013	481	1006	-	475	487	0	0	482	0	0
Stage 1	515	515	-	491	-	-	-	-	-	-	-	-
Stage 2	517	498	-	515	-	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.2	7.12	-	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.12	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.12	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.018	3.3	3.518	-	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	213	239	589	220	0	590	1086	-	-	1081	-	-
Stage 1	546	535	-	559	0	-	-	-	-	-	-	-
Stage 2	545	544	-	543	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	190	231	589	215	-	590	1086	-	-	1081	-	-
Mov Cap-2 Maneuver	190	231	-	215	-	-	-	-	-	-	-	-
Stage 1	541	523	-	553	-	-	-	-	-	-	-	-
Stage 2	492	539	-	531	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	18.7	0.1	0.3
HCM LOS	A	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1086	-	-	-	215	590	1081	-	-
HCM Lane V/C Ratio	0.007	-	-	-	0.219	0.088	0.016	-	-
HCM Control Delay (s)	8.3	0	-	0	26.4	11.7	8.4	0	-
HCM Lane LOS	A	A	-	A	D	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	0.8	0.3	0	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	35	51	0
Future Vol, veh/h	0	0	0	35	51	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	0	0	41	60	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	101	60	60	0	-	0
Stage 1	60	-	-	-	-	-
Stage 2	41	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	902	1011	1556	-	-	-
Stage 1	968	-	-	-	-	-
Stage 2	987	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	902	1011	1556	-	-	-
Mov Cap-2 Maneuver	902	-	-	-	-	-
Stage 1	968	-	-	-	-	-
Stage 2	987	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1556	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	6.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	0	0	0	0	0
Future Vol, veh/h	10	0	0	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	13	0	0	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1	0	-	0	27	1
Stage 1	-	-	-	-	1	-
Stage 2	-	-	-	-	26	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1635	-	-	-	993	1090
Stage 1	-	-	-	-	1028	-
Stage 2	-	-	-	-	1002	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1635	-	-	-	985	1090
Mov Cap-2 Maneuver	-	-	-	-	985	-
Stage 1	-	-	-	-	1020	-
Stage 2	-	-	-	-	1002	-

Approach	EB	WB	SB
HCM Control Delay, s	7.2	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1635	-	-	-	-
HCM Lane V/C Ratio	0.008	-	-	-	-
HCM Control Delay (s)	7.2	0	-	-	0
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	6.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	0	10	0	0	0	27
Future Vol, veh/h	0	10	0	0	0	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	33	33	33	33	33	33
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	30	0	0	0	82

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	33	3
Stage 1	-	-	-	-	3	-
Stage 2	-	-	-	-	30	-
Critical Hdwy	-	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	986	1087
Stage 1	0	-	-	0	1025	-
Stage 2	0	-	-	0	998	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	986	1087
Mov Cap-2 Maneuver	-	-	-	-	986	-
Stage 1	-	-	-	-	1025	-
Stage 2	-	-	-	-	998	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	8.6
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	1087
HCM Lane V/C Ratio	-	-	0.075
HCM Control Delay (s)	-	-	8.6
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0.2

Intersection	
Int Delay, s/veh	3.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	10	19	0	27	38	0
Future Vol, veh/h	10	19	0	27	38	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	42	42	42	42	42	42
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	24	45	0	64	90	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	69	0	111	47
Stage 1	-	-	-	-	47	-
Stage 2	-	-	-	-	64	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1545	-	891	1028
Stage 1	-	-	-	-	981	-
Stage 2	-	-	-	-	964	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1545	-	891	1028
Mov Cap-2 Maneuver	-	-	-	-	891	-
Stage 1	-	-	-	-	981	-
Stage 2	-	-	-	-	964	-

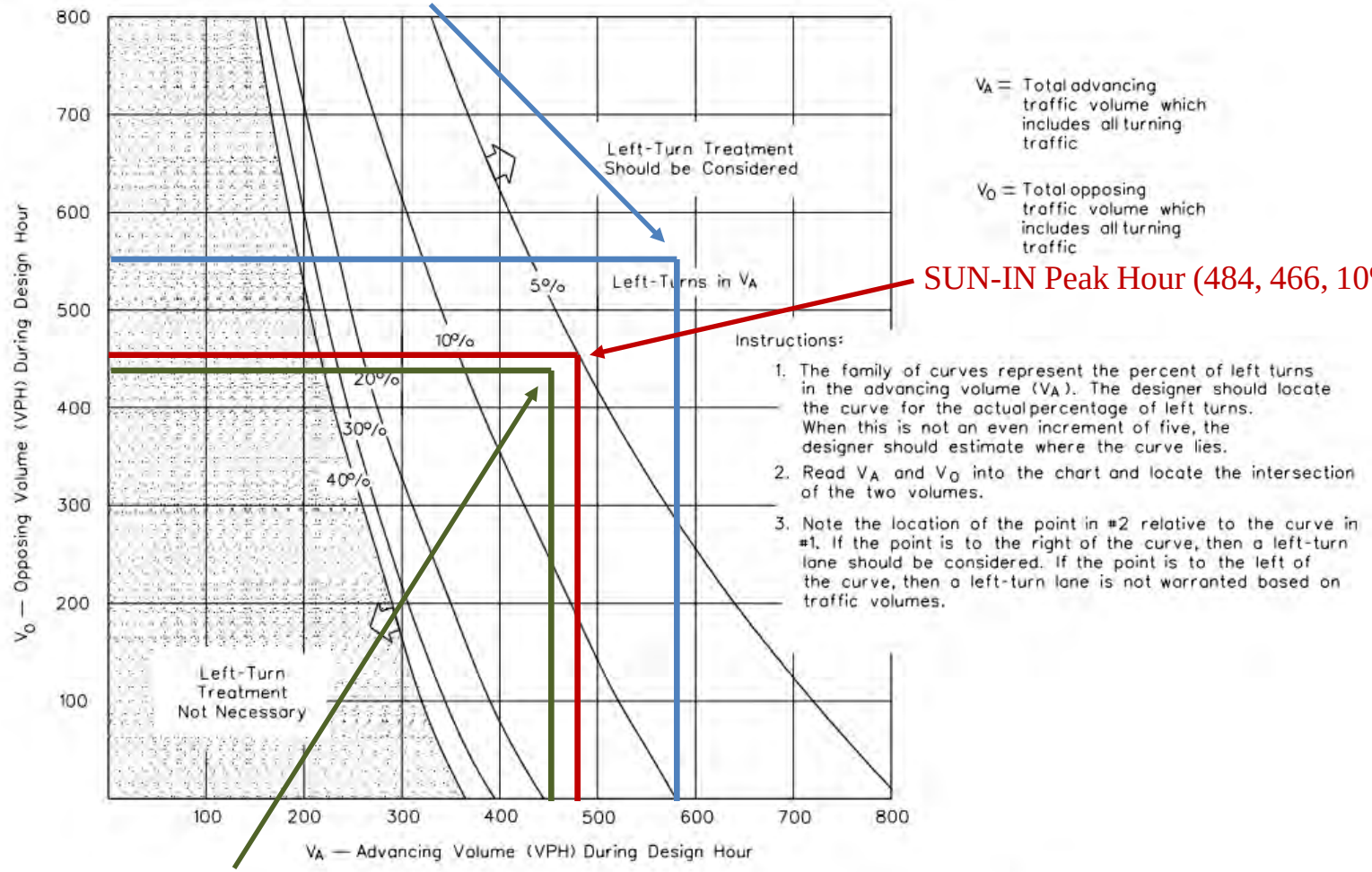
Approach	EB	WB	NB
HCM Control Delay, s	0	0	9.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	891	-	-	1545	-
HCM Lane V/C Ratio	0.102	-	-	-	-
HCM Control Delay (s)	9.5	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Turn Lane Warrants

Left-Turn Lane Warrant

PM Peak Hour (585, 556, 1%)



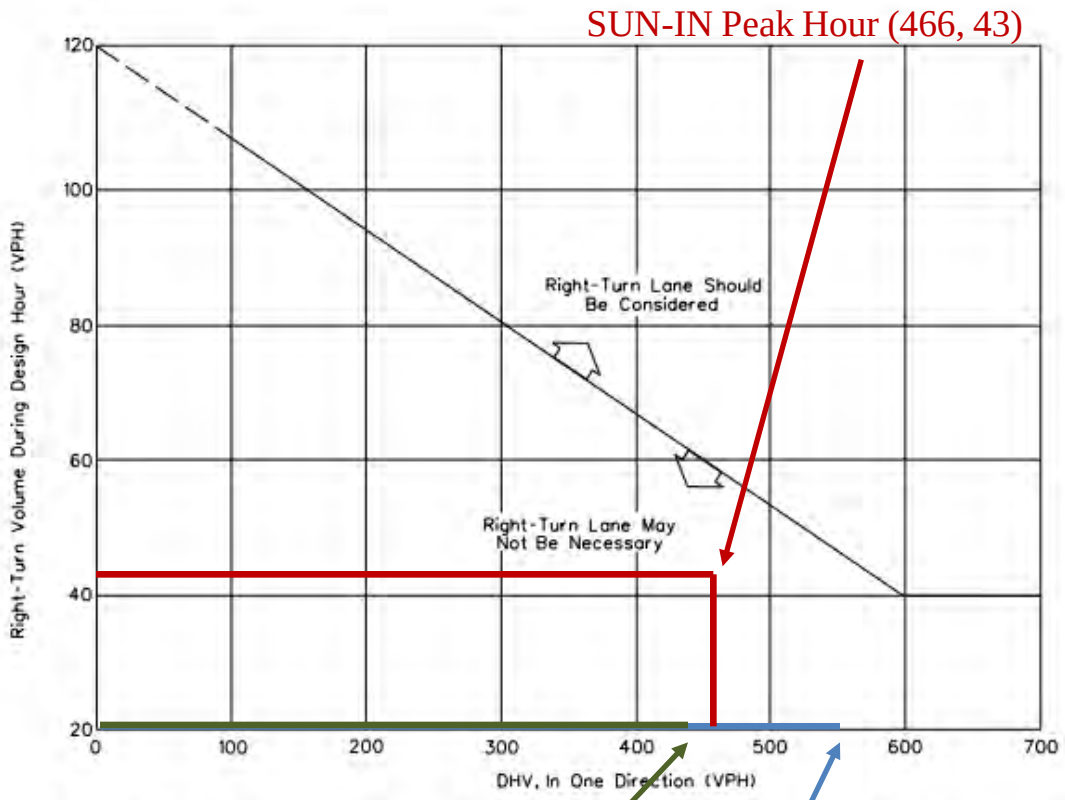
SUN-IN Peak Hour (484, 466, 10%)

SUN-OUT Peak Hour (449, 436, 3%)

VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS
(40 mph Design Speed)

Figure 36-3.G

Right-Turn Lane Warrant



Note: For highways with a design speed below 50 mph (80 km/hr), with a DHV in one direction of less than 300, and where right turns are greater than 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

Example SUN-OUT Peak Hour (436, 13) PM Peak Hour (556, 7)

Given:	Design Speed	=	35 mph (60 km/hr)
	DHV (in one direction)	=	250 vph
	Right Turns	=	100 vph

Problem: Determine if a right-turn lane is warranted.

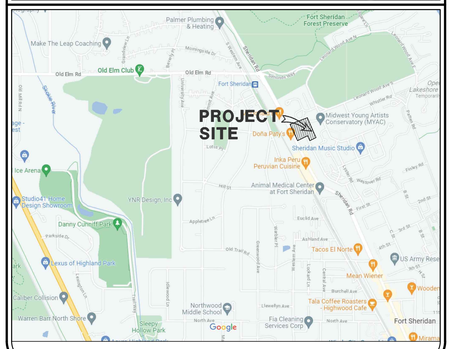
Solution: To read the vertical axis, use 100 - 20 = 80 vph. The figure indicates that right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS

Figure 36-3.A

LOCATION MAP

NTS



GRASS SURFACE PARKING NOTE: A GEOCELL PRODUCT SUCH AS GRASSPAVE2 CAN BE INSTALLED TO PROVIDE A STABILIZED GRASS SURFACE FOR THE PROPOSED PARKING LOTS. SNOW REMOVAL IS ACCOMPLISHED BY INSTALLING SKIDS ON THE ENDS OF A PLOW BLADE, RAISING THE BLADE 1/2" TO 1" ABOVE THE GEOCELL/GRASS SURFACE

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
	STORM SEWER	
	WATER MAIN	
	YARD DRAIN	
	STORM MANHOLE	
	SANITARY MANHOLE	
	CLEAN OUT	C.O
	B.BOX	
	DOWNSPOUT	DS
	PAVEMENT	
	FENCE	
	DRAINAGE FLOW	
• XXX.XX	PAVEMENT @ GROUND ELEVATION	× XXX.XX
XXX	CONTOURS	XXX
T/F=XXX.XX	TOP OF FOUNDATION ELEVATION	T/F=XXX.XX
F/F=XXX.XX	FIRST FLOOR ELEVATION	F/F=XXX.XX
G/F=XXX.XX	GARAGE FLOOR ELEVATION	G/F=XXX.XX
11" TREE	EXISTING TREE	
	TREE TO BE REMOVED	11" TREE
	SILT FENCE	
	TREE PROTECTION FENCE	x

THE CONTRACTOR MUST CALL J.U.L.I.E FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE, ETC.) AT 1-800-892-0123 48 HOURS PRIOR TO DIGGING.

CONCEPTUAL PLAN #2

1. TOPOGRAPHY PREPARED BY IG CONSULTING INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 23873
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATION. ARCHITECTURAL PLAN PREPARED BY BOOTH HANSEN ARCHITECT.

N

REVISIONS

DATE	DESCRIPTION	DRAWN BY

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

CONCEPTUAL PLAN #2 | DESIGN: J.K. | DRAFTING: S.R.M. | SCALE: 1" = 30' | DATE: 11/11/24

FIRM NO. 184-001330

MYAC
SHERIDAN ROAD
HIGHWOOD, ILLINOIS

PROJECT No. 23873

1 of 1

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CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W Higgins Road, Suite 600, Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

April 24, 2025

City of Highwood
17 Highwood Avenue
Highwood, IL 60040

Attention: Scott Coren, City Manager

Subject: MYA Campus Expansion
Conceptual Plan #2
(CBBEL Project No. 170196.R2301)

Dear Scott
We have reviewed the Traffic and Parking Management Plan for Large Events, and Conceptual Plan #2. Our Traffic Operations staff has reviewed the Traffic and Parking Management Plan for Large Events. Our Municipal staff has reviewed the Conceptual Plan #2 as well. Based on our teleconference of April 23, 2025 and follow-up correspondence from Kevin Lewis of IG Consulting, we offer the following:

Conceptual Plan #2:

1. The traffic impact study (TIS) and large event parking plan are acceptable.
2. We find the Concept Level Engineering Plans to be generally complete and acceptable for concept level plans.
3. A Watershed Development Permit is required if more than 3 acres of land is hydraulically disturbed. Please refer to Article 3.300.06 of the Lake County Watershed Development Ordinance. This shall be submitted with final engineering plans. Based on our discussions and supplemental information provided, there is an agreement that the final design will be in full compliance with City and Lake County codes and stormwater detention will be provided on site. Several alternatives are being considered for stormwater detention storage, including but not limited to, an underground stormwater vault or chambers, and the release of stormwater will be restricted as required.. We understand that the City will not issue development permits until final engineering plans and reports provide documentation that the proposal is in compliance with City and Couty codes. The proposal will not include storage within the existing regional stormwater basin east of the site.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Daniel L. Lynch, PE, CFM
Vice President, Head Municipal Engineering Department

IG Consulting, Inc.

Civil Engineers Land Surveyors Site Planners

April 23, 2025

Mr. Daniel L. Lynch, PE, CFM
Vice President, Head Municipal Engineering Department
Christopher B. Burke, Engineering, LTD
9575 W. Higgins Road, Suite 600
Rosemont, IL 60018

RE: MYA Campus Expansion
Conceptual Plan #2
(CBBEL Project No. 170196.R2301)

Dear Mr. Lynch:

In response to your Memorandum dated April 17, 2025, the owner of the property is prepared to address the comments as follows:

Conceptual Plan #2:

1. The traffic impact study (TIS) and large event parking plan are acceptable.

   Response: Noted and understood.

2. We presume that the City is has or is discussing eliminating Westover Road. If so, a plat of vacation eliminating the right of way in the area where the existing road was located will be required.

   Response: Westover Road to be removed is within the MYA property and not in a public right of way. Therefore, a Plat of Vacation would not be necessary.

3. With final engineering plans all City utilities along Westover Road shall be shown as either re-routed or removed. This will also include any utilities shown running under the proposed building.

   Response: All necessary removal or re-routing of Westover Lane utilities, including utilities under the proposed building, will be indicated in the final engineering drawings. Easement will be created where necessary.

4. A Watershed Development Permit is required if more than 3 acres of land is hydraulically disturbed. Please refer to Article 3.300.06 of the Lake County Watershed Development Ordinance. This shall be submitted with final engineering plans.

Response: As we have reviewed together, we have developed a preliminary storm water management concept to include a chamber or vault system on the site to restrict the release of on site storm water runoff. The Offsite Basin will not be used for the project stormwater management. A watershed development permit application will be completed and submitted with final engineering drawings.

5. We presume that fire protection for the entire site will be required. Fire hydrants shall be shown with coverage of a 400' radius.

   Response: Fire hydrants are shown. Locations will be designed based upon a 400-foot radius of protection. Please see our revised exhibit depicting a proposed water main and fire hydrant.

6. The final engineering submittal shall include the following documents:
   a. Plat of Vacation *(not required for ROW Vacation)*
   b. Plat of Subdivision *(not required for development of project)*
   c. Stormwater Report *(will be provided)*
   d. Demolition Plan
   e. Erosion Control Plan
   f. Geometric Plan including signage
   g. Grading Plan (Existing and Proposed)
   h. Utilities Plan
   i. Lighting Plan
   j. Details sheet including all civil site details needed for the project

   Response: Documents and drawings listed from A to J in the CBBEL letter will be provided to the City for review as part of final engineering submittal.

7. Details of the proposed "Geocell" product shall be provided in the final engineering submittal. We presume this system will be considered permeable.

   Response: Details for the permeable Geocell product will be provided in the final engineering submittal.

8. A blowup of how Westover Road will be cut off shall be included in the next submittal. We recommend some sort of landscaping in the area as well. The City may require a turnaround at the dead end. Additionally, dead end signage will be required at the entrance to Westover Road to the south.

   Response: A detail shall be provided for pavement removal and restoration, to close Westover Lane at Lyster Road, as well as Westover Lane at the south end of the site. Dead end signage will be provided at the south end of Westover Lane.

9. The plans show the parking lot exit onto Prall's Loop as being removed. This shall be included in the final engineering submittal with more detail.

Response: In final engineering, additional details shall be provided for removal and restoration of the parking lot exit to Prall's Loop.

10. The existing depressed curb on the north side of Westover Road on the south end of the project shall be shown as removed and replaced with barrier curb consistent with the adjacent subdivision.

    Response: Barrier curb shall be indicated, where Westover Lane will end at the south end of the site.

Please include our file number 23873 on any further correspondence. If there are any questions, please do not hesitate to contact us.

Very truly yours,
IG Consulting, Inc.

Kevin C. Lewis, P.E., P.L.S.
President

CITY OF HIGHWOOD
PLANNING & ZONING COMMISSION

Public Hearing
Wednesday, May 21, 2025 6:00 PM

Property in Question	North Sheridan Road, Vacant 16-10-401-014
Owner:	Midwest Young Artists
Applicant:	Allan Dennis, President, Midwest Young Artists
Zoning District	R-1

Request: **Petition for a Planned Unit Development**

Summary: The Petitioner, Allan Dennis, President of the Midwest Young Artists (MYA), has submitted a petition for a planned unit development. The development involves constructing a concert hall as part of their vision to create an arts campus, which includes the surrounding properties. The proposed building will have a floor area of 41,702 square feet spread over four stories, with 271 parking spaces to accommodate 728 seats.

Staff Review and Comment: The City of Highwood Comprehensive Plan includes a section discussing the history and significance of the Midwest Young Artists (MYA) to the community. It states that the City should continue to support MYA's efforts and promote the music school as a regional attraction within its marketing and promotional activities for the larger community. The Comprehensive Plan also addresses the vacant lot used in the proposal, recommending that the City collaborate with MYA to explore potential expansion in this area. This application and the associated reviews align with the recommended actions of the Comprehensive Plan.

The property itself is quite unique, with nearby uses including MYA's existing music school, the Amrany art studio, abutting residential properties, and a commercial strip center across Sheridan Road. The Petitioner was encouraged to solicit feedback from neighboring properties to create thoughtful buffers since initiating conversations with the City. Additionally, the Petitioner was advised to meet zoning requirements for setbacks, lot coverage, and floor area ratio for the existing underlying R-1 zoning district, as well as parking and loading requirements for theater use. The Petitioner was largely successful in meeting R-1 zoning requirements within their proposal, with the exception of the building's height.

Original concepts for the building included a taller structure that exceeded the height of all buildings in the Town of Fort Sheridan, except for the historic tower and the condo building in Highland Park. The Petitioner explains that the 50-foot height requirement for a concert hall is necessary for proper acoustics. The revised submission includes a building that is 45 feet high, achieved by digging below grade. The result is a proposal that exceeds the 35-foot maximum allowed in the R-1 district but is only 4 feet higher than the rooftop of the existing MYA building. The site plan was also modified since the August 2024 proposal. The revised site plan calls for moving the building towards Sheridan Road to increase setbacks with the residential properties and enhance the landscape buffers with residential properties.

The City required the Petitioner to complete a traffic study capturing vehicle data on the surrounding roadways. It is important to note that existing traffic patterns will be changed. New access will be added to Sheridan Road and the existing MYA access points at Lyster and Pralls Loop will be eliminated. Staff anticipate that the traffic pattern change will reduce the number of vehicles entering Fort Sheridan, as all MYA traffic will be routed through a dedicated Sheridan Road entrance and exit. The traffic study concludes that a left or right turn lane is not warranted on Sheridan Road and recommends traffic control personnel and parking attendants for larger events. Notably, the traffic study contemplates 18 larger events per year, and personnel for traffic control and parking should be provided at no expense to the City of Highwood.

The financial impact on the City of Highwood is expected to be minimal. Staff recommends that direct costs for the City of Highwood be the obligation of the Petitioner. The property is currently tax-exempt, and the City has not received a concept plan to develop the property for residential use. Staff expect any residential proposal to require zoning relief due to the lot size requirements under the existing R-1 designation. It may be possible to build 8-10 single-family or duplex homes on this parcel.

Despite the Petitioner making extensive efforts to limit the impact of a concert hall on the residential neighborhood, the City may require limits on the usage of the property. One way to achieve this is by limiting the number of events or concerts hosted on the property, either as a condition of approval or by requiring an agreement to be negotiated between the City and the Petitioner. There is likely a difference in impact between large-scale sold-out events that utilize their overflow (e.g., hard surface grass) parking and smaller events such as non-profit luncheons with fewer attendees.

Public Comments Received: Staff have received over 100 written public comments on this proposal, in addition to a petition, which are included in the packet for consideration.

If the Planning & Zoning Commission considers recommending the granting of a variance the following minimum conditions would be recommended:

Conditions:

1. A chamber or vault system shall be constructed to restrict the release of on-site stormwater runoff. Offsite basins shall not be used for stormwater management. Engineering plans must be reviewed and approved by the City's engineer to appropriately address stormwater concerns on the property.
2. The Petitioner shall comply with any other appropriate requirements imposed by the City for the proposed improvements, including but not limited to recommendations by the City's Engineer, Planner, Building Consultant, and/or other City Staff for the construction and maintenance of the proposed improvements on the premises.
3. Midwest Young Artists shall enter into an agreement with the City of Highwood regarding the number of full capacity and partial capacity events to be held at the facility to limit the impact on surrounding properties and roadways. The application contemplates a limit of 18 full capacity events annually and 3 half capacity events per month.
4. Midwest Young Artists must follow the Conceptual Traffic and Parking Management Plan presented and adhere to any modifications requested by City Staff once the expansion is completed and operational.
5. No public access shall be allowed between Lyster Road and the development. The Petitioner and Staff shall review emergency access points for police and fire during the final building permit application.
6. Midwest Young Artists must pay the City of Highwood for public safety-related support, including parking and traffic safety/enforcement during concerts or events.
7. The Petitioner must pay all costs incurred by the City of Highwood for the zoning proceedings and any costs related to the processing, review, and enforcement of this proposal.

Submitted by Scott Coren, City Manager

CODAMETRICS
FROM PLANS TO PLACES

February 24, 2025

City of HIGHWOOD
Scott Coren, City Manager
17 Highwood Avenue
Highwood IL 60040

RE: **PROJECT REVIEW: Midwest Young Artists Conservatory**

Dear Scott:
Attached please find the memo outlining my review of the Midwest Young Artists Conservatory project proposed for a Planned Unit Development (PUD) approval on R-1 zoning. Note that this review follows the PUD Findings of Fact.

In general, this development meets the findings of fact for a PUD and appears to be a positive contribution to the City of Highwood.

The project is unique from many perspectives: the use and its contributions to the broader community, the building function, the building design, and the parking. The use and building function require the taller space with few windows, which yields a different building envelope and, in this case, a unique facade treatment. The site needs to be parked with a significant number of cars on an irregular basis. Because of all these atypical needs, these types of uses (assembly uses such as churches, performance arenas, community centers) are often given flexibility to be designed uniquely from offices, shops, and residential of the usual urban fabric. These buildings provide an opportunity to create little jewels within the urban fabric. The new orientation makes this "jewel" of a civic-oriented building more visible to the community, contributing to the streetscape of Sheridan Road.

While zoning and design flexibility are often given to these types of projects, there are still some urban design standards to consider. Civic buildings should still be oriented to the street, allowing access via multiple modes of transportation and contributing to the streetscape. Parking should be to the side or rear, limiting its visibility and dominance. Often these unique buildings have deeper setbacks from the surrounding urban fabric (such as a courthouse on a square or a church surrounded by deeper yards). The new orientation of the building on the site fulfills these design standards, by focusing the most interesting and active facades towards the street, locating all of the parking to the side or rear, retaining existing trees to buffer blank facades, and floating the building among native landscaping. This building, with its visibility from street, and its unique civic function contributes to the Sheridan corridor and the city as a whole.

Please let me know if you have any questions or would like to discuss further.

Sincerely,

Leslie Oberholtzer, AICP, PLA, LEED AP
Principal

CONCEPTUAL ILLUSTRATION FROM APPLICANT prepared by Booth Hanson, November 20,2024

PRELIMINARY PROJECT REVIEW: **MIDWEST YOUNG ARTISTS CONSERVATORY**

The following is a summary review of the concept design for the Midwest Young Artists Conservatory submittal materials, dated November 20, 2024, for a Planned Unit Development application with the R-1 zoning. This review is organized using the Findings of Fact in Section 11-10-14 of the city's zoning ordinance in Chapter 10 Planned Unit Developments.

A. CONSISTENCY WITH PURPOSE OF THE PUD REGULATIONS

✓ **1. Development would not be allowed under current zoning.** This conservatory use is not permitted in any zone but the downtown zoning districts. Further, the overall height of this development at approximately 45 feet exceeds the height permitted under R-1, 35 feet and 2.5 stories.

✓ **2. Preservation of Open Space.** The site plan includes two large green areas, though both of these are marked as "grass spots" for parking. This is a creative way of accommodating the use's irregular parking, while preserving green space. Further, a significant front yard setback from Sheridan, approximately 60 feet deep, provides a landscape setting for the unique building.

✓ **3. Preserve Natural Landscape.** Several large historic trees are noted for "salvage," which is assumed to mean retention. The new site plan, which functions well for the building and its context, sensitively avoids the trees and incorporates them into the landscape design. The site appears to be fairly flat with no apparent topographic or geologic features.

✓ **4. Creative Approach.** Historically, civic buildings such as this conservatory have been similarly developed as sculptural buildings in park. The orientation to andview of the glass facade from Sheridan combined with the native landscape setback appropriately sets this civic-minded building apart from typical urban fabric.

✓ **5. Efficient Use of Land.** The use of the land for a conservatory is not particularly efficient, but that does not necessarily reduce the value of

the use in this location.

✓ **6. Promotes Public Health, Safety, Comfort, Morals, and Welfare.** The development of a conservatory use is consistent with the promotion of public health and welfare. Access to the site is continuous from the bike path along Sheridan to the front drop-off area, allowing for multi-modal access to the site.

B. MEETS THE STANDARDS OF THE PUD REGULATIONS

The following reviews the project based upon the PUD standards outlined in 11-10-13.

✓ **1. Compliance with the Comprehensive Plan.** The comprehensive plan calls for "other land uses" in this location, consistent with the existing MYAC building to the east.

✓ **2. Ownership and Size.** The parcel or parcels appear to be under single ownership or unified control, and the parcel is over the minimum 60,000 sq. feet required for use of the PUD. (Parcel is 180,160 sq. feet.)

✓ **3. Compatibility.** The broad setbacks and buffering from residential uses surrounding the development increases the compatibility with between the conservatory and the residential uses.

✓ **4. Need.** It is assumed that the need exists for MYAC to locate and build their own conservatory.

✓ **5. Space Between Buildings.** Only a single building is proposed.

✓ **6. Yards.** The building at 45 feet in height is well over 45 feet from all property lines and is set back from Sheridan with a terrace and deep native landscape area.

✓ **7. Parking.** The required parking for the use is 263 spaces (728 seats in the auditorium). The proposed development includes 271 spaces. Of those, 149 paved spaces on the site plus 122 spaces in grass areas. The potential for use of the Metra Station parking for overflow also is stated.

Further these spaces are all located to the side or rear of the building, with the accessible spaces located off a drop-off drive directly adjacent to the entrance.

✓ **8. Traffic.** Additional information needed for how the number of cars will be managed.

✓ **9. Density.** No residential density is generated by this project.

C. EXTENT OF DEPARTURE FROM R1 REGULATIONS

The following outlines which regulations of R1 are met and which are not met but covered by the PUD..

✓ **1. Minimum Lot Size.** The minimum lot size of 2 acres and the minimum lot width of 125 ft. are met. The site is just over 4 acres and the width of the lot along Sheridan is over 300 feet.

✓ **2. Density.** The project does not provide residential.

PUD **3. Height.** The project exceeds the allowable height of R1 (35 feet and 2.5 stories). The height of the building is 45 feet, and 4 stories.

✓ **4. Setbacks.** The minimum front and street-side setbacks of R1 are 50 feet and 30 feet, respectively, with a rear yard setback of at least 40 feet. The street setback is approximately 60 feet, according to the table of information and 95 feet to to the east lot line, and over 180 feet to the existing MYAC building. Side setbacks to lot lines are 150 feet.

✓ **6. Lot Coverage.** Total lot coverage by buildings allowed in R1 is 33.33% and this project is 10% per the zoning table in the submittal.

D. PHYSICAL DESIGN

✓ **General Design.** The project is a unique building for housing a civic-focused use, a conservatory. Because of the unique characteristics of an auditorium, assembly building, the design should be and indeed is iconic and unique.

✓ **Open Space.** The site plan includes two large green areas, though both of these are marked as "grass spots" for parking. This is a creative way of accommodating the use's irregular parking, while preserving green space. Further, a significant front yard setback from Sheridan, approximately 60 feet deep, provides a landscape setting for the unique building.

✓ **Facade Design.** The front facade for this building may be unique because of the use, but is clearly defined with expansive glass.

✓ **Street System.** The site design must accommodate a significant number of vehicles during events. The site plan introduces a driveway directly off Sheridan to the front of the building, which allows for stacking and drop-off. A secondary route provides access to the rear

within the Fort Sheridan development. The site design does not use any surrounding residential streets for access and, in fact, disconnects Westover Road from the site.

E. COMPATIBILITY WITH ADJACENT PROPERTIES

✓ **Compatibility.** The scale and height of the new building is much more intensive than that of the surrounding development, including the existing MYAC building and residential buildings. The deep setbacks and landscape should provide a significant buffer from the periodic activities on the site.

F. DESIRABILITY AND CONTRIBUTION TO THE COMMUNITY

✓ **Desirability.** This project will contribute to the city, providing a unique cultural activity and forum for such events. Further, the new frontage along Sheridan will provide views of the unique building from the street, especially when the lights are on inside at night.

G. CONFORMITY WITH INTENT/SPIRIT OF THE COMPREHENSIVE PLAN

✓ This project appears to have been contemplated during the development of the comprehensive plan, considering the future land use was designated to be the same as the existing MYAC building to the east.

PUBLIC COMMENTS RECEVIED AS OF 5/19/2025

From: Chris Hull
To: Scott Coren
Subject: Follow up - MYA
Date: Thursday, May 1, 2025 9:02:07 AM

Dear Mr. Coren,

Thank you for your continued transparency as this process moves forward. In advance of the May 21 PUD meeting, I wanted to acknowledge the confirmed availability of several key public documents that provide important context for both residents and decision-makers:

- MYAC's petition cover letter and full PUD application
- Supporting materials, including architectural plans, a traffic study prepared by KLOA, and additional consultant materials
- A summary of feedback and commentary from City consultants, including engineering input
- Clarifications from the City Manager regarding the status of the proposal
- Over 100 letters submitted by residents, the majority opposing the rezoning, and a petition signed by 676 individuals in formal objection

These materials reflect substantial civic engagement and a clear pattern of concern expressed by the community regarding the proposed development's scale, impact, and long-term implications.

In that spirit, I respectfully request that the following eight questions be acknowledged and addressed as part of the PUD hearing - if these need to be submitted differently or if I should share directly with the members of the Planning & Zoning Commission, please let me know.

Zoning Specificity:

- **How will the City ensure that any zoning change is legally limited to MYA's educational use and cannot be transferred or repurposed in a future transaction?**

Justification for Scale:

- **What documented evidence supports the need for a 728-seat, world-class acoustic venue for a K–12 educational program? Has MYA provided annual audience data to support this claim?**

Financial Commitments:

- **Will MYA agree in writing not to break ground until they have raised full funds for construction and long-term operations?**

Planning Accuracy:

- **Have updated economic risks (e.g., inflation, upcoming tariffs on building**

materials) been factored into their financial projections?

Response to Resident Feedback:

- **Why has the building's size not changed despite consistent community feedback naming scale as the number one concern?**

Transparency Around Sustainability:

- **Why has MYA declined to share its business plan publicly, and what alternative documentation will be provided to demonstrate long-term financial sustainability?**

Use Restrictions:

- **What enforceable language will be included in the PUD to limit usage to educational and non-commercial events, and how will this be monitored over time?**

Traffic Impact Accuracy:

- **Why does the traffic study omit Friday and Saturday night data—the most likely times for large events—and when will a revised study be published?**

These questions are only a sample of my questions, but hopefully reflect my commitment to civic process and thoughtful, sustainable development that truly serves Highwood, Fort Sheridan, Highland Park, and Lake Forest.

Thank you again for your attention to these important matters. I remain available to discuss these questions further and welcome the opportunity for continued dialogue.

--
Christopher Hull

From: Lucien
To: Scott Coren
Subject: For MYAC Symphony Center
Date: Wednesday, May 14, 2025 7:33:36 PM

Dear Mr. Coren,

I am writing to express my enthusiastic support for the proposed new music venue for the Midwest Young Artists Conservatory (MYAC) at Fort Sheridan. As a long-standing advocate for youth arts education and community enrichment, I believe that this venue represents a valuable and forward-thinking investment in our cultural landscape. I grew up with similar venues in Bloomington, Indiana and look back on them fondly. My father was president at Indiana University for 13 years and always stressed the importance of enabling the arts within a community. I hold that same belief.

MYAC has consistently demonstrated its commitment to excellence in music education and youth development. Its programs have nurtured thousands of young musicians, fostering not only artistic talent but also discipline, confidence, and collaboration. A dedicated performance space at Fort Sheridan will allow MYAC to expand its reach, enhance its programming, and provide students with a professional environment to share their talents with the community.

Furthermore, the proposed venue promises to serve as a cultural cornerstone for the greater Lake County area. By hosting concerts, recitals, and public events, it will draw audiences from across the region and contribute to the economic and social vitality of the area. The site at Fort Sheridan offers historical significance and scenic beauty, making it an ideal home for a world-class music conservatory.

While I respect the mission of the Friends of Historic Fort Sheridan to preserve the character and history of the area, I must respectfully disagree with their opposition to the proposed MYAC music venue. This project has been thoughtfully designed to complement the historic surroundings while providing a much-needed cultural resource for our youth and community. Rather than detract from Fort Sheridan's legacy, the venue will enhance it—breathing new life into the area and ensuring that future generations can experience both its historical significance and its ongoing contributions to the arts. Preserving history should not mean preventing progress, especially when that progress fosters education, creativity, and community engagement.

I strongly encourage all stakeholders to lend their support to this important project. The MYAC music venue at Fort Sheridan has the potential to inspire generations of musicians and music lovers, while enriching the cultural fabric of our community.

I sadly will be out of town for the hearing but hope my letter makes its way to your desk. I would love nothing more than to see a local symphony on a cold winter night in December.

Sincerely,

Lucien McRobbie

Business & Integration Architecture Specialist

Financial Services - Chicago, Illinois

Mobile: +1 (812) 361-5939

accenture.com

From:	Chris Derfler
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com; Krista Hanson; Robyn Baur; George Markoutsas
Subject:	MYAC re-zoning - No
Date:	Thursday, May 1, 2025 2:30:17 PM

Esteemed members of the Highwood City Council.
Thank you for your service.

I am writing to urge a no vote on re-zoning the MYAC property.

Many things do not seem to add up, literally, in the current plan.
Mainly, how they will generate enough annual revenue to even pay the interest on $30-40M of projected debt incurred to fund their project?
There are so many related questions, including why the need to go so large on this?
I'm sure you've heard all the arguments many times now.

On our personal impact level, however, it seems their plan has not included any consideration of the impact of closing the northern ingress and egress of Westover Road.
(I'm not sure they even have the authority to do so since it is not part of their property, right?)

We live at the corner of Westover and Rienzi and all Westover traffic will now move past our house. If they had even set foot on the street, the portion of Westover that runs through the rental properties is basically a one-lane road. Two cars cannot pass each other because of the parking situation. Their plan only shows a dead-end, no cul-de-sac, so there is no place to even turn around to leave the area. At minimum the north end of Westover should also be paved to Sheridan Road. If not, then without the northern ingress/egress safety will be compromised and inconvenience will pile up.

When I asked the question at a recent public meeting it seemed like no one had even considered what they were doing to the residents in this area--most of their focus seems to be on Prall's Loop.
And this isn't to mention emergency services coming through.

I see on their proposal there will be a gate to prevent MYAC traffic from turning onto Westover, but there is no mention of the impact on the residents. How will we get in and out? A keypad every time we go anywhere? We don't live in a gated community.

There are so many reasons this proposal is a big fail. These are just a couple of examples of the inconvenience they plan to subject Fort Sheridan residents to. With no real benefit—to the Fort or even Highwood in general.

And for a project that doesn't seem to be fully disclosed. The current proposal seems more trojan horse than a place for classical and jazz musicians to practice and perform in. At their meeting they never discussed the major concern: trying to recreate Ravinia Festival up here.

I know you've already received a lot of letters so I won't go on any longer. The last thing I will say is your council determines the fate of the west side of Fort Sheridan but it will affect the entire Fort which is also "owned" by Highland Park, Lake Forest, Openlands and the Lake County Forest Preserve. All of the other non-Highwood residents and entities will be hoping you do the right thing and ask the Dennis's to scale back or maybe even find someplace else for their non-profit that was so generously gifted their current space and property.

Thank you,
Chris and Iris Derfler
706 Rienzi Lane
Highwood, IL
847.606.1435

Katrin Welke
Highwood, Il 60040 5/4/2024

Re: Feedback

Dear Mr. Coren,

I am writing to express my concerns about how the Friends of Fort Sheridan have been communicating information regarding the proposed music venue by MYAC (Midwest Young Artists Conservatory). While I agree that the community should be informed and that questions about the project must be asked and clarified, the way this proposal has been framed publicly feels misleading and unnecessarily negative.

To my understanding, the MYAC proposal is an opportunity to share their vision and initiate a discussion. However, the language used in the online posts and flyers from the Friends of Fort Sheridan—referring to the project as a "Mega Venue," "Commercial Space," or "Entertainment Venue"—creates a distorted and exaggerated narrative. This rhetoric unfairly casts MYAC in a negative light and fosters misconceptions about their mission and intentions.

This misrepresentation is evident in how the discussion has devolved on platforms like Nextdoor, where some neighbors have made disparaging remarks, basically calling MYAC “freeloaders”, who should be kicked out. Is this really how we, as a community, want to treat our neighbors?

It is valid to raise concerns about the project's financing and long-term maintenance. These are important topics for discussion. However, focusing on irrelevant criticisms—such as dead trees or furniture on the porch—distracts from meaningful dialogue. Moreover, some of the claims on your website seem speculative, relying on “what if” scenarios rather than substantiated facts.

For instance, how can one assume MYAC lacks the capability to manage a new venue when they have successfully operated since 1993? They currently manage six orchestras, over 40 chamber ensembles, three jazz big bands, multiple choral ensembles, and early childhood music classes. Suggesting they are incapable due to their age or past achievements is not only unfounded but dismissive.

The proposal envisions 18 concerts annually, primarily featuring music ensembles—not pop or rock performances. This does not suggest a second Ravinia-like setup. The venue would be built on an empty lot outside the Fort Sheridan preserve, away from the National Cemetery and the nature preserve.

Ironically, the alternative vision of developing the site into 15 single-family homes seems to contradict concerns about traffic, environmental impact, or preserving the peace of Fort Sheridan.

When MYAC revised their proposal in response to community feedback, this was met with further skepticism, with claims that the revised plan might now be too small or redirecting the

traffic out of the Fort is not a good option either. This reaction suggests a resistance to the project regardless of the adjustments made. MYAC has demonstrated a willingness to engage and adapt based on input, yet they continue to face undue hostility and assumptions about their intentions, planning, and business acumen.

What if this project succeeds? What if it enhances the community with a vibrant music venue, a beautifully landscaped space with a sculpture garden, and less traffic than anticipated due to shared rides, biking, walking, or Metra usage?

While no proposal is perfect, dismissing this project outright without giving it a fair chance seems unfair. Constructive discussions are essential, but they should be based on facts, not assumptions or fear. Instead of labeling MYAC negatively and misrepresenting their mission, let's have an open and honest conversation about their proposal and its potential impact on our community.

Sincerely,

Katrin Welke
Highwood Resident

From: Katrin Welke
To: Charles Pecaro; Scott Coren
Subject: MYAC rezoning proposal
Date: Sunday, May 4, 2025 7:44:21 PM
Attachments: MYAC rezoning opinion.pdf

Dear Mr. Coren

Please find attached my opinion letter concerning the MYAC rezoning proposal. In this letter, I raise concerns about the misinformation being spread by the Friends of Fort Sheridan and how their efforts appear to be driven by self-interest rather than the broader needs of the community. At the most recent meeting, public comments were overwhelmingly negative and largely driven by members of this group, with little input from Highwood residents who do not live in the Fort Sheridan area.

As the conversation moves forward, I believe it is crucial that future meetings allow room for a wider range of voices and viewpoints—including those that see potential benefits in the proposal.

Thank you for your time and consideration.

Best regards

Katrin Welke

Katrin Welke
Highwood, Il 60040 5/4/2024

Re: Feedback

Dear Mr. Coren,

I am writing to express my concerns about how the Friends of Fort Sheridan have been communicating information regarding the proposed music venue by MYAC (Midwest Young Artists Conservatory). While I agree that the community should be informed and that questions about the project must be asked and clarified, the way this proposal has been framed publicly feels misleading and unnecessarily negative.

To my understanding, the MYAC proposal is an opportunity to share their vision and initiate a discussion. However, the language used in the online posts and flyers from the Friends of Fort Sheridan—referring to the project as a "Mega Venue," "Commercial Space," or "Entertainment Venue"—creates a distorted and exaggerated narrative. This rhetoric unfairly casts MYAC in a negative light and fosters misconceptions about their mission and intentions.

This misrepresentation is evident in how the discussion has devolved on platforms like Nextdoor, where some neighbors have made disparaging remarks, basically calling MYAC “freeloaders”, who should be kicked out. Is this really how we, as a community, want to treat our neighbors?

It is valid to raise concerns about the project's financing and long-term maintenance. These are important topics for discussion. However, focusing on irrelevant criticisms—such as dead trees or furniture on the porch—distracts from meaningful dialogue. Moreover, some of the claims on your website seem speculative, relying on “what if” scenarios rather than substantiated facts.

For instance, how can one assume MYAC lacks the capability to manage a new venue when they have successfully operated since 1993? They currently manage six orchestras, over 40 chamber ensembles, three jazz big bands, multiple choral ensembles, and early childhood music classes. Suggesting they are incapable due to their age or past achievements is not only unfounded but dismissive.

The proposal envisions 18 concerts annually, primarily featuring music ensembles—not pop or rock performances. This does not suggest a second Ravinia-like setup. The venue would be built on an empty lot outside the Fort Sheridan preserve, away from the National Cemetery and the nature preserve.

Ironically, the alternative vision of developing the site into 15 single-family homes seems to contradict concerns about traffic, environmental impact, or preserving the peace of Fort Sheridan.

When MYAC revised their proposal in response to community feedback, this was met with further skepticism, with claims that the revised plan might now be too small or redirecting the

traffic out of the Fort is not a good option either. This reaction suggests a resistance to the project regardless of the adjustments made. MYAC has demonstrated a willingness to engage and adapt based on input, yet they continue to face undue hostility and assumptions about their intentions, planning, and business acumen.

What if this project succeeds? What if it enhances the community with a vibrant music venue, a beautifully landscaped space with a sculpture garden, and less traffic than anticipated due to shared rides, biking, walking, or Metra usage?

While no proposal is perfect, dismissing this project outright without giving it a fair chance seems unfair. Constructive discussions are essential, but they should be based on facts, not assumptions or fear. Instead of labeling MYAC negatively and misrepresenting their mission, let's have an open and honest conversation about their proposal and its potential impact on our community.

Sincerely,

Katrin Welke
Highwood Resident

From:	Chelsea Duggan
To:	Scott Coren
Cc:	Chelsea Duggan; Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com; Krista Hanson; Robyn Baur; George Markoutsas
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Thursday, May 1, 2025 9:47:17 PM

Dear All,

As a former student of MYAC, I can attest to the high quality of their musicianship. However, I am not in favor of this concert venue. Will they then profit off of renting out this facility? Highwood/Highland Park make no taxes off this residential land? I drive several times a week from Highland Park to Lake Forest and I imagine a facility of this size will add traffic stops making my commute time double. Please keep the small town feel of Highwood alive. With a proposed 4 story building, Fort Sheridan will lose its charm and we will have yet another suburb with urban sprawl. MYAC already has photos on their website of bringing the MYAC symphony center alive. Not the Highwood community symphony, not the Fort Sheridan community symphony. This is a for-profit project under the guise of non-profit and community. How many Highwood residents, esp, underserved residents are using this facility. More work needs to be done on this.

Thank you.

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely,—
Chelsea Duggan
645 Kincaid Street, Highland Park, IL 60035

Chelsea Duggan
chelseaduggan@mac.com
847-533-7281

From:	Denise Craig
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; Neukirch, Ghida; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com; Krista Hanson; Robyn Baur; George Markoutsas; frank
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Thursday, May 1, 2025 5:52:35 PM

Hello,

We own a home in Fort Sheridan and did not buy property here to have a music venue built literally right down the street! This is absurd, brings down our property values, and in addition, potential crime, traffic and parking issues, and ruins the peaceful safe Fort Sheridan atmosphere that we love.

WE STRONGLY OPPOSE MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

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With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood / Highland Park neighborhood that is peaceful, serene

and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Denise and Frank Craig
121 Whistler Road
Highland Park, IL 60035

From: Irene Hoppe
To: Scott Coren
Cc: Mike Fiore; M. Brad Slavin; Charles Pecaro; Andy Peterson; Krista Hanson; Robyn Baur; George Markoutsas; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Wednesday, April 30, 2025 8:59:08 PM

I respectfully request that these Public Comments be entered into the Public Record and forwarded to the Planning & Zoning Committee for their review and consideration.

I am writing as a concerned resident in objection to the proposed Symphony Center development by the Midwest Young Artists Conservatory (MYAC). My concerns are informed by attending two prior public meetings held in Highwood—at the Bocce Club and Oak Terrace School— a neighborhood-specific meeting on April 10, 2025, at MYA for Holabird residents and the City Council Meeting on April 15, 2025. Following those meetings, I reviewed MYAC's publicly available information, the City of Highwood Comprehensive Plan, local zoning ordinances, and various communications, and I feel compelled to raise significant issues regarding transparency, public impact, environmental concerns, and community trust.

Transparency and Misrepresentation of City Support

MYAC representatives have publicly claimed that the City of Highwood Comprehensive Plan supports this project. However, a closer look at the Plan (Page 38, Section 7: The Arts) indicates otherwise. The document encourages the arts' integration into the community but specifically states that this should be done through tax-generating live-work housing "where appropriate." The section further notes that MYA serves a student body of approximately 900, of which only 9 are from Highwood and 33 from Highland Park—underscoring the fact that MYA is a regional institution with limited local reach.

Additionally, the plan identifies that school officials have expressed a possible need for expansion of the existing MYA building westward into the current parking lot and highlights the obstacles to the MYA acquiring new property. It does not support that change or the current proposal for a new performance venue. In fact, refers directly to a planned development of 15 single-family homes on the parcel in question. MYAC's public statements, including in a video titled "Property Tax" from the MYA on YouTube, mischaracterize this well-documented plan as a "statement going around"—which is demonstrably false.

Zoning and Land Use Misrepresentation

MYAC has publicly stated that R-1 zoning exists in only a few parcels throughout the City of Highwood, attempting to imply that their request to rezone is reasonable or routine. While it is true that institutions like St. James Church, Oak Terrace School, Westover Residences (adjacent to the proposed site), and a nursing home are located on R-1 parcels, these are all consistent with permitted uses within the R-1 residential zoning classification, as explicitly outlined in both the City of Highwood Zoning Ordinance and its Comprehensive Plan. Therefore, their presence does not justify the introduction of a new, non-residential special-use venue that contradicts both the spirit and intent of R-1 zoning.

If the zoning map (last updated in 2020) and the comprehensive plan (dated 2013) have not been amended, it is likely because there has been no need—the community's development has remained aligned with the city's vision of preserving residential integrity.

In fact, the Comprehensive Plan reinforces the importance of maintaining and prioritizing residential zoning in several places. On page 22 under "Growth", it states:

"Patten Road and Westover Road represent the greatest opportunity for new residential development. These will likely remain residential and, moreover, the City should work with future developers to ensure that roadway and neighborhood connections are made and new development is incorporated into the larger community."

It further emphasizes under "Non-residential Uses" that:

"The City should adopt and enforce an amortization schedule to phase out non-residential and non-conforming uses within residential districts."

This commitment is also illustrated on the corresponding zoning map on page 23, which visually designates this area for continued residential use.

Importantly, on page 80, one of the plan's short-term (1–2 years) action items is to:

"Develop a detailed subarea plan for this property,"

again referring back to the residential development focus outlined on page 22. These consistent references throughout the Comprehensive Plan clearly demonstrate the city's intent to preserve and prioritize residential zoning in the area where MYAC now seeks to introduce a large, non-residential event facility.

Additionally, on page 41 under "Business Community", the plan cautions against over-saturating Highwood with events that may inadvertently harm local businesses:

"While special events build awareness of Downtown Highwood's offerings, community input has indicated that some businesses may be negatively impacted if these events deter existing customers from visiting."

This statement underscores the need to balance civic engagement with sustainable development and supports the view that placing a large-scale, non-tax-generating performance venue in a residential zone is misaligned with the city's stated development goals.

Disregard for Financial Priorities of the Community

MYAC has attempted to justify the Symphony Center's tax-exempt status by claiming the land has not produced tax revenue in over 100 years and that the impact of 15 homes on the tax base would be negligible. This narrative entirely misses the point. Residents' concerns are not about personal tax reductions, but about maximizing tax-generating land use to support our city's infrastructure, schools, and public services.

Furthermore, MYAC's references to cities like Sarasota, FL and Atlanta, GA to justify their claim that arts venues increase property values are inappropriate comparisons. Highwood is a 1-square-mile city. The venues cited are in established arts districts, not in the heart of residential neighborhoods.

Community Disruption and Environmental Impact

This project is likely to impose the following significant, ongoing burdens on residents:
- Traffic congestion, especially from the proposed pedestrian-activated crosswalk and overlapping events.
- Neighborhood traffic overflow, with event attendees likely to search for parking throughout Fort Sheridan's residential streets, posing serious safety concerns.

- Parking lot safety concerns.
- Lighting pollution from both the building and its parking facilities, as well as the obstruction of natural light for neighboring homes due to berms and dense tree installations.

- Noise pollution from traffic and frequent events—even at partial capacity.
- Environmental pollution, including **garbage and litter left behind** by event attendees and increased carbon emissions from vehicle congestion.

History of Limited Community Engagement

Despite 25 years in the community, to our knowledge MYAC has:
- Not demonstrated any sustained partnerships with local Highwood businesses, though it

claims such partnerships as a benefit on its website (https://www.mya.org).

- Not hosted or sponsored non-MYA community events.

  - Maintained a strained relationship with Fort residents due to its non-membership in the Fort Sheridan Master Homeowners Association (MHOA) and longstanding issues with property maintenance and landscaping—which only began improving after this project was proposed and public criticism intensified.

Given this history, residents are right to question whether future promises will be kept.

Key Questions and Requests

I respectfully request:
- A complete and final business plan for the proposed Symphony Center.
- A list of current MYA events, including frequency and attendance.
- A categorized list of all anticipated events with attendance estimates and hosts.
- Clarification on venue use when MYA is not hosting: expected fees, how they will they be calculated, and how they'll be used.
- Documentation of business partnerships or sponsorships in Highwood.
- Clear explanation of who will fund traffic control efforts and public safety including the pedestrian crosswalk during events.
- Assurance that MYAC will coordinate all events with Celebrate Highwood and other municipal functions, and develop a plan to ensure emergency vehicle access is not hindered during events.

Final Statement

There is no compelling reason to impose daily disruptions—including noise, lighting, traffic, and safety risks—as well as financial risk on hundreds of residents for the benefit of a private, tax-exempt organization. The MYAC Symphony Center does not align with the City of Highwood's zoning goals, its comprehensive plan, residential priorities and its residents' best interests.. I strongly urge city officials to protect the community's interests and evaluate the proposal with full transparency.

Alternative solutions exist, such as renting the Highland Park High School auditorium, which is equipped for large performances and was built with community traffic and access in mind.

I strongly urge city leadership and zoning officials to uphold the integrity of our city's planning process, prioritize residents' quality of life, and reject the rezoning of this property and thoroughly investigate all claims made by MYAC in regard to this project.

References for Review

- MYAC Website: https://www.mya.org
- Friends of Historic Fort Sheridan: https://www.friendsoffortsheridan.org
- City of Highwood Zoning Map: https://www.cityofhighwood.org/DocumentCenter/View/282/Zoning-Map
- Highwood Zoning Ordinance (R-1): https://www.cityofhighwood.org/DocumentCenter/View/281/Zoning-Ordinance
- YouTube Video: Property Tax for MYAC: https://www.youtube.com/watch?v=Y2iyqEyZCVE

Thank you very much for your consideration and I look forward to a reply.
Sincerely,

Irene Hoppe

Resident, Town of Fort Sheridan, Highwood, IL

From: Dale Watt
To: Scott Coren; Charles Pecaro
Subject: Supporting the MYAC Symphony Center
Date: Wednesday, May 14, 2025 6:20:50 PM

Hello,

I was born and raised on the North Shore and was a student at Midwest Young Artists Conservatory for nearly a dozen years, until I left for college. It is a wonderful organization dedicated to creating art and serving young people.

Having reviewed the plans, FAQ, and other materials about the proposed Symphony Center, I urge you to support it. Highwood would benefit from this renewed commitment to the arts and expansion of opportunities for kids and families, which would cost $0 in taxpayer money. Not only that, but it would reduce traffic through the Fort.

There will always be some people with complaints. But building a thriving, growing, cultural city requires embracing those who offer new plans and ideas, new buildings and developments.

Best,
Dale Watt

From:	David Blitz
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	MYAC Opposition Letter
Date:	Saturday, November 2, 2024 3:41:02 PM

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest. It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

David Blitz
51 Holabird Loop
Highwood IL 60040

Marc Facchini

From: Anne Borrasso <anne@williamsskiandpatio.com>
Sent: Monday, November 4, 2024 3:15 PM
To: Scott Coren
Cc: Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

TO:

scoren@cityofhighwood.org

CC:

cpecaro@cityofhighwood.org; efalberg@cityofhighwood.org; mfiore@cityofhighwood.org; jhospodarsky@cityofhighwood.org; apeterson@cityofhighwood.org; mbradslavin@cityofhighwood.org; Jlevi@cityofhighwood.org; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; **wichaj@cityoflakeforest.com**;

SUBJECT:

Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

BODY OF EMAIL:

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest. It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Anne Borrasso

746 Lyster Rd.

Highwood, IL 60040

Marc Facchini

From: Amy PB <amy.brandstrader@gmail.com>
Sent: Monday, September 30, 2024 5:40 PM
To: Scott Coren
Cc: Charles Pecaro; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi
Subject: Objection to the MYAC rezoning proposal.

I am expressing my objection to the MYAC rezoning proposal.

There is no compelling reason to re-zone part of our residential area into commercial space. We are already surrounded by public use spaces that utilize and tax our neighborhood resources. This neighborhood should not be asked to support an additional public venue.

There are unused, empty buildings and decrepit looking storefronts right across the street on Sheridan, all of which could use some attention by Highwood.
Given this reality, I lack confidence that the city of Highwood would adequately manage another major development, especially if financial difficulties arise for the owners. The proponents of this project lack the necessary funding to initiate development and will only generate revenue if they operate as a profit-based business.

Their proposal appears to be a fanciful solution to a need that does not exist. If they need an auditorium for their elementary orchestra students, this is not that.

I am deeply concerned about the potential for noise and parking-lot light pollution from a commercial venue across the street, which would disturb any normal bedroom community.

Their assertion that it would function like a church with minimal traffic is unrealistic.

I urge you to reconsider this proposal for the well-being of our neighborhood and its residents.

In addition, Eric Falberg should recuse himself with an obvious conflict of interest.

I hereby request this note be filed as part of the public record and that it be forwarded to the Planning and Zoning Commission.

Sincerely,
Amy Palmer Brandstrader
Fort Sheridan resident

Marc Facchini

From: Joanne Bregman <joannebregman7@gmail.com>
Sent: Saturday, November 2, 2024 12:48 PM
To: Scott Coren
Cc: Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest. It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Joanne Bregman and Elliot Heidelberger
106 Stables Court
Highwood 60040 in the Town of Fort Sheridan

Marc Facchini

From: Caryn Burstein <carynsburstein@gmail.com>
Sent: Friday, October 18, 2024 9:32 AM
To: Scott Coren
Cc: Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; James Levi; Andy Peterson; M. Brad Slavin
Subject: MYAC's Proposal

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 40,000+ sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former miliary base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus sparking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

Furthermore, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a community that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who are

lucky enough to live in or visit Fort Sheridan! This stress from traffic, noise, lights, pollution will alter our nature-rich and calm environment. Traffic and congestion will also impact our friends and neighbors as patrons travel through varying streets and neighborhoods of Highwood, Highland Park and Lake Forest to get to/from the venue. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community.

In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

Overall, it sounds like the MYAC venue would put extra demands and risks onto public safety and infrastructure, plus congestion, noise, pollution and more on toward the city, Fort Sheridan, and the surrounding areas.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you so very much for your consideration and I look forward to a reply.

Sincerely,

Caryn Burstein

Marc Facchini

From: janet buckley <janet-buckley@hotmail.com>
Sent: Friday, January 10, 2025 4:10 PM
To: Scott Coren
Subject: Re: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning

Scott
I looked over my comments and realize I have my correct address but inadvertently stated Lake Forest as the town rather than Highwood.
Thank you
Janet
Janet Buckley

Sent from my iPhone

On Nov 5, 2024, at 11:12 AM, Scott Coren <scoren@cityofhighwood.org> wrote:

Dear Janet,

Thank you for providing this feedback on the Midwest Young Artists parcel. I am blind copying the elected officials on this e-mail chain to avoid any dialogue that could conflict with the Open Meetings Act.

We had previously received public comments from you on this project. Would you like these to replace the previously submitted comments?

If the MYA submit revised plans that request a change in zoning, we will include these in the public hearing process.

Please let me know if you have any questions. Have a good day.

Scott Coren
CITY OF HIGHWOOD
City Manager

From: janet buckley <janet-buckley@hotmail.com>
Sent: Monday, November 4, 2024 10:30 PM
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>; Eric Falberg <efalberg@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; James Hospodarsky <JHospodarsky@cityofhighwood.org>; Andy Peterson <apeterson@cityofhighwood.org>; M. Brad Slavin <mbradslavin@cityofhighwood.org>; James Levi <jlevi@cityofhighwood.org>; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning

Dear Scott,

My name is Janet Buckley. I am a resident of Highwood who lives in Fort Sheridan. Attached are my opinions regarding MYAC's proposal to rezone its 4 "residential" acres to "commercial." I do not support this rezoning change. I ask that my message detailing my concerns be filed as part of the public records and that it be forwarded to all members of the Planning & Zoning Commission.

I strongly oppose MYAC's request to build a very large (728-seat) 4 story, 46,000 square foot commercial event venue in the residential neighborhood of Fort Sheridan. My husband and I deeply respect and value the uniqueness of this national historic landmark district. Fort Sheridan is a treasure for all the residents and visitors to this area. People come from all over to appreciate the history of the Fort. I feel this modern commercial event venue would strongly detract from the beauty and historical feel of the Fort.

I strongly support MYAC's efforts to support and develop young artists. I am offended that it has been implied that if one does not support MYAC's expansion they do not support the arts.

Karen Dennis has said that the mission of the event venue will be in line with what MYAC is used for today, but on a larger scale. She has also said that MYAC has the need for a structure that could seat 728 people for its students a handful of times a year. It is obvious that to support a large commercial venue of this size there will need to be outside performance acts/groups. MYAC has not assured that the other performance acts/groups will align with their mission. And MYAC has not put a limit on the number of performing acts. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org). I am very concerned about the impact of this venture that could potentially result in volumes in line with that of Skokie's North Shore Performing Arts Center.

As a tax-free non-profit, there are no guaranteed financial benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. A commercial venue the size that MYAC is proposing will lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter the ease of travel in and out of Highwood and on surrounding roads in Highland Park and Lake Forest. It will also increase public resource demands of police, fire, EMS and other city departments in Highwood, Highland Park and Lake Forest.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal. This proposal just doesn't seem like a good fit. Please do not approve this rezoning request.

Thank you for the opportunity to express my concerns. I look forward to a reply

Sincerely
Janet Buckley

689 Rienzi Lane

Lake Forest, IL. 60040

Marc Facchini

From: Susan Lazar <slazar@lazargroup.com>
Sent: Tuesday, August 27, 2024 5:25 PM
To: Scott Coren
Cc: Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; James Levi; M. Brad Slavin; Andy Peterson; markcohen1154@gmail.com; marlachernofcohen@gmail.com; Gary Lazar
Subject: Public Comment Opposing MYAC Performing Arts Center
Attachments: MYAC Final Public Comment 8.27.docx

Hi Scott, attached are the Public Comments of Mark Cohen, Marla Cohen, Gary Lazar and myself opposing MYAC's application to rezone residential property for a commercial performing arts center. Please forward to the Planning and Zoning Commission and include our comments in the public record. Please acknowledge receipt, and if you have any questions, please do not hesitate to contact us.
Thank you,
Susan Lazar, Mark Cohen, Marla Cohen and Gary Lazar

Susan Lazar
847.278.0043
slazar@lazargroup.com

DATE: August 27, 2024

TO: Scott Coren, City Manager, City of Highwood

CC: Mayor Charlie Pecaro, Alderman Eric Falberg, Alderman Mike Fiore, Alderman James Hospodarsky, Alderman James Levi, Alderman Andy Peterson, Alderman M. Brad Slavin

FR: Marla & Mark Cohen and Susan & Gary Lazar, residents of Highwood's Preservation & Historic District of Fort Sheridan

RE: **PUBLIC COMMENT TO MYAC APPLICATION TO HIGHWOOD PLANNING AND ZONING COMMISSION (PETITION FOR PLANNED UNIT DEVELOPMENT)**

We are residents of Highwood/Ft. Sheridan and STRONGLY OPPOSE Midwest Young Artists Conservatory's ("MYAC") plans to build a commercial entertainment venue in Ft. Sheridan.

At the outset, we would like to say that we are strong supporters of the performing arts, and of educational opportunities for young artists. We applaud MYAC's mission and accomplishments and its place at Ft. Sheridan as currently constituted. However, MYAC's plans for a four story, 728 seat entertainment venue, which Highwood's own consultant, Codametrics, describes as having a "…. lack of windows and (a lack of) friendly facade..." is unnecessary, misguided and detrimental to Highwood and Ft. Sheridan. The plan benefits no one but the owners of MYAC. It is overwhelming and disproportionate to Fort Sheridan, which is a historic preservation district and neighborhood within Highwood. Some of the reasons for our STRONG OPPOSITION are set forth below:

1. **RESIDENTIAL IMPACT**

Residents of the Fort bought their homes based on the historic, residential nature of the neighborhood and the residential zoning for the Fort. The Fort is a historic treasure with landmark status. Highwood's Comprehensive Plan states that its residents take pride in a "rich history that includes Ft. Sheridan and all the dignity and honor that the historic facility represents." The Comprehensive Plan goes on to state that Highwood should support facilities such as MYAC **"provided that improvements or expansions do <u>NOT</u> negatively impact residential neighborhoods…"**

Establishment of an entertainment venue, which MYAC calls The Lake County Arts Center, will bring more traffic, congestion, crowds, garbage, noise, parking challenges, security concerns and light pollution to the entire Highwood area, including Ft. Sheridan, as well as Highland Park, Lake Forest and the Army Reserve Center lasting well into the night. According to MYAC, concerts will last until at least 10:30 p.m. Traffic and parking in Highwood are already a nightmare for all the city's residents and MYAC's proposed venue will only make matters worse. Residents near Everts Park have already complained that the numerous Celebrate Highwood events have deprived them of use of the park and created noise, garbage, security and parking problems in their neighborhood. Of course, MYAC's owners, as well as members of its Board, do not care about these impacts as they (except for Alderman Falberg) do not live in Highwood.

And on that note, **Alderman Falberg should disqualify himself from any consideration of MYAC's application as he has an absolute conflict of interest in that he serves on MYAC's Board.**

A significant need and a lack of harm to others should be shown before a zoning change is made to the character of a historic, residential neighborhood which was relied upon by residents when purchasing their homes. A requested zoning change in order to confer a commercial benefit on another party should never outweigh the previous reliance of homeowners on residential zoning. This is particularly true where a historic district will be impacted. MYAC' s request to change the residential zoning is unprecedented.

2. **REAL ESTATE IMPACT & TAX LOSS TO HIGHWOOD**

MYAC has failed to show any need, let alone a significant need for the proposed venue, and also has failed to show lack of harm. Highwood's documents show that the parcel on which the venue is to be built – as presently zoned residential – can accommodate eight to twelve homes. MYAC's plan continues to financially harm Highwood by preventing collection of real estate taxes that Highwood would otherwise receive. In effect, Highwood's citizens are funding MYAC's private venue.

3. **FINANCIAL/BUSINESS/OPERATING VIABILITY**

MYAC has failed to submit with its application a demonstration of the financial/business viability of its proposed entertainment venue, which MYAC told the Ft. Sheridan Master Homeowners Association will cost $35 to $40 million dollars to build. (Initial construction cost projections are often wildly underestimated.) This enormous cost raises questions as to: the source of the funding; the identity of any investors/donors; the cost of maintaining such a large venue; whether the current owners have the skill and knowledge to run such a facility; and who will manage the booking/scheduling of so many additional events.

There are numerous competing entertainment venues, and it appears that the project is not financially viable unless MYAC rents it out for large scale events at least 18 times a year in addition to the 4 or 5 large events (700+ attendees not including performers, service, catering, security and support staff) sponsored by MYAC. And this is in addition to regular, smaller MYAC events. What will happen if 18 large scale events do not materialize? Will the venue still succeed? Or will there be another white elephant like the failed Hotel Moraine/Lifestyle Residences?

Highwood should not impose a zoning change on its residents without a complete financial study and business plan projecting the success of this facility, as well as an ongoing operating plan. To our knowledge, no such studies or plans have been submitted, and when asked for them, MYAC made the irrelevant response that "all non-profits are required to be audited and submit 990 tax forms."

Most importantly, the fact that MYAC needs to rent out this venue at least 18 times a year for not only concerts/performances, but also for various social, corporate and charitable benefit events is significant. This shows that MYAC has no need for a commercial entertainment venue of the

proposed size which is three times the size of Writer's Theatre's largest performance space and 2 times the size of the performance space at Gorton Community Center in Lake Forest. MYAC claims it has a need for a larger venue for 4 or 5 MYAC sponsored events, but MYAC can continue to rent out venues as it has in the past. MYAC has certainly not shown a significant need (or any need at all) that would justify the harm this project will inflict on Highwood and its residents. **This further points to the absolute need for a Fiscal Impact Analysis to ascertain the effect of this proposed venue on Highwood, including Fort Sheridan, and the surrounding neighborhoods of Highland Park and Lake Forest.**

4. **PROPERTY CONTROL/LIMITATIONS**

A Highwood City Manager document proposes that various restrictions and covenants be imposed on the use of the venue, especially with regard to traffic control and parking. MYAC has stated that there will be no rock or pop concerts. However, MYAC's oral pronouncements cannot be trusted because **MYAC has stated to the Fort's Master HOA board that it will <u>not</u> "make any commitments or impose limits on how many outside events they will host, dates and times of events, number and size of events or type of events."** Not only does this arrogant attitude alone justify denial of the application, but also it shows that MYAC contemplates "event creep" — 18 events this year, 50 events the next year and so on. Event creep is especially likely to occur if additional events are needed for either financial viability or the desire to increase revenue. This alone makes this proposed center more analogous to Skokie's NorthShore Center for the Performing Arts which claims… "Approximately 200,000 people annually attend events at the North Shore Center … The Center also hosts private events such as weddings, conferences and trade shows." High frequency usage is what makes a large venue viable.

Even assuming that MYAC would agree to venue use restrictions, any such restrictions would need to attach to the property and not be voidable by subsequent owners (the current owners are at least in their 70's). Moreover, any restrictions at best only control the harm and do not eliminate it. The constant traffic, congestion, crowds, noise, garbage, parking, light pollution, security concerns and demand for public resources will still exist.

MYAC's proposal will create problems where today none exist. It will sap the resources of Highwood and require constant attention and monitoring, time and resources better spent elsewhere. MYAC's solution to the parking problem is to impose on Highwood the obligation and cost to enact and enforce parking regulations and fines, and assumes that Highwood has sufficient staffing to do so. MYAC has not demonstrated any need, let alone a significant need, to justify inflicting these harms on the residents of Highwood.

5. **TRAFFIC STUDY**

MYAC's traffic and parking study is fatally flawed. We are not traffic engineers, but we know this — cars will not just come in through the proposed new Sheridan Road entrance. Instead, a stream of traffic will also use the Simonds Way entrance, the Patten Road entrance and the First St. entrance to the Fort, and then park on neighborhood streets and not in the proposed lots. Quiet neighborhood streets will be turned into busy thoroughfares. Traffic through the Patten Road entrance will also adversely affect the neighborhood and safety of our military friends and their young families.

Moreover, the traffic study expressly admits that **"… the study did not evaluate the operation of the roadway system during large events"** nor is there any evaluation of the impact of traffic heading East and West on Old Elm, access to/from Hwy 41 and Rte. 22, North and South on Sheridan Road, or the **impact of** ingress and egress to residents of Ft. Sheridan or the Ft. Sheridan Reserve Center. Also, the study did not address the effect on access by police, fire and EMS.

Highwood should not approve a zoning change with these critical evaluations missing. The failure to include such critical elements within the traffic study gives rise to a clear inference that such elements of the study would be unfavorable to MYAC.

6. **GREEN SPACE & PARKING DEMANDS**

Open green space will be lost under MYAC's request. According to the traffic and parking study, the new venue will provide 287 parking spaces, of which 152 spaces will be paved and 135 spaces are "temporary/land banked" spaces. Even using the study's very low estimate of 250 vehicles per large event, this means that at every large event at least 98 vehicles will be parked on the grass, thereby destroying the open land environment. **Highwood's own preliminary project review acknowledges that the open space has not been preserved or protected.** Further, what happens when it snows? Where will the vehicles park? The answer is obvious - that vehicles will park on neighborhood streets and in the parking lots of Highwood businesses, across from the Fort.

Furthermore, there is no accommodation for parking spaces that will be required for visiting busloads, or all the performers of large-scale events, venue staff, security, catering, as well as the trucks that haul all the equipment of an orchestra or other large performance.

7. **DESIGN FIT & ENVIRONMENTAL ISSUES**

There are also concerns with the design of the building and its compatibility with the surrounding area, which, among other things, include: its height (45 ft while current zoning allows for 35 ft.) in relation to the neighborhood; a modern design that conflicts with the historic nature of the landmark district; and a design that presents on the west and east sides large windowless cement wall slabs. Further, MYAC's application does not contain a study, to the extent required, of the environmental impact of the entertainment venue that would address such issues as flooding (this has happened in the past), drainage, soil analysis (one level of the project is 30 feet below grade), the absence of munitions, and the like.

8. **IN CONCLUSION**

The Planning and Zoning Commission and the Highwood City Council should **NOT** approve MYAC's application, and we strongly oppose such a commercial entertainment venue. The application is not really a request to change the current zoning to benefit MYAC. **Rather, the application is an attempt to shoehorn a large commercial Lake County Arts Center (the name MYAC uses for the project discloses its true intent) costing at least $35-$40 million dollars into an area that cannot accommodate it.**

This is not really a MYAC project as MYAC does not need such a large venue as discussed above. Instead, it is the project of some undisclosed investor(s) or real estate developer using MYAC as cover. The application is a wolf in sheep's clothing. The Planning and Zoning Commission and the Highwood City Council should bar the door and deny the application.

Marc Facchini

From: ebc174@aol.com
Sent: Sunday, March 9, 2025 7:57 PM
To: Scott Coren
Cc: Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject: MYAC Proposal

TO: Scott Coren
Highwood City Manager

SUBJECT:
Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

Dear Sirs and Madams:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Eric & Claudia Combs
174 Leonard Wood S.
Highland Park, IL 60035

Marc Facchini

From: ebc174 <ebc174@aol.com>
Sent: Thursday, November 28, 2024 7:21 AM
To: Scott Coren; CLAUDIA COMBS
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

Dear Scott Coren:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

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In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans. Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Eric Combs
174 Leonard Wood S.
Highland Park, IL 60035

Sent from the all new AOL app for iOS

Marc Facchini

From: Cathleen Cutler <cathleenclaire3@gmail.com>
Sent: Saturday, November 2, 2024 10:30 PM
To: Scott Coren
Cc: Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

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This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

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Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Cathleen Cutler
238 Leonard Wood S 113
Highland Park, IL 60035

From:	Dale Blitz
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	MYAC Opposition
Date:	Saturday, November 2, 2024 3:43:10 PM

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

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In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Dale Blitz

DATE: August 27, 2024

TO: Scott Coren, City Manager, City of Highwood

CC: Mayor Charlie Pecaro, Alderman Eric Falberg, Alderman Mike Fiore, Alderman James Hospodarsky, Alderman James Levi, Alderman Andy Peterson, Alderman M. Brad Slavin

FR: Marla & Mark Cohen and Susan & Gary Lazar, residents of Highwood's Preservation & Historic District of Fort Sheridan

RE: **PUBLIC COMMENT TO MYAC APPLICATION TO HIGHWOOD PLANNING AND ZONING COMMISSION (PETITION FOR PLANNED UNIT DEVELOPMENT)**

We are residents of Highwood/Ft. Sheridan and STRONGLY OPPOSE Midwest Young Artists Conservatory's ("MYAC") plans to build a commercial entertainment venue in Ft. Sheridan.

At the outset, we would like to say that we are strong supporters of the performing arts, and of educational opportunities for young artists. We applaud MYAC's mission and accomplishments and its place at Ft. Sheridan as currently constituted. However, MYAC's plans for a four story, 728 seat entertainment venue, which Highwood's own consultant, Codametrics, describes as having a "…. lack of windows and (a lack of) friendly facade..." is unnecessary, misguided and detrimental to Highwood and Ft. Sheridan. The plan benefits no one but the owners of MYAC. It is overwhelming and disproportionate to Fort Sheridan, which is a historic preservation district and neighborhood within Highwood. Some of the reasons for our STRONG OPPOSITION are set forth below:

1. **RESIDENTIAL IMPACT**

Residents of the Fort bought their homes based on the historic, residential nature of the neighborhood and the residential zoning for the Fort. The Fort is a historic treasure with landmark status. Highwood's Comprehensive Plan states that its residents take pride in a "rich history that includes Ft. Sheridan and all the dignity and honor that the historic facility represents." The Comprehensive Plan goes on to state that Highwood should support facilities such as MYAC **"provided that improvements or expansions do <u>NOT</u> negatively impact residential neighborhoods…"**

Establishment of an entertainment venue, which MYAC calls The Lake County Arts Center, will bring more traffic, congestion, crowds, garbage, noise, parking challenges, security concerns and light pollution to the entire Highwood area, including Ft. Sheridan, as well as Highland Park, Lake Forest and the Army Reserve Center lasting well into the night. According to MYAC, concerts will last until at least 10:30 p.m. Traffic and parking in Highwood are already a nightmare for all the city's residents and MYAC's proposed venue will only make matters worse. Residents near Everts Park have already complained that the numerous Celebrate Highwood events have deprived them of use of the park and created noise, garbage, security and parking problems in their neighborhood. Of course, MYAC's owners, as well as members of its Board, do not care about these impacts as they (except for Alderman Falberg) do not live in Highwood.

And on that note, **Alderman Falberg should disqualify himself from any consideration of MYAC's application as he has an absolute conflict of interest in that he serves on MYAC's Board.**

A significant need and a lack of harm to others should be shown before a zoning change is made to the character of a historic, residential neighborhood which was relied upon by residents when purchasing their homes. A requested zoning change in order to confer a commercial benefit on another party should never outweigh the previous reliance of homeowners on residential zoning. This is particularly true where a historic district will be impacted. MYAC' s request to change the residential zoning is unprecedented.

2. **REAL ESTATE IMPACT & TAX LOSS TO HIGHWOOD**

MYAC has failed to show any need, let alone a significant need for the proposed venue, and also has failed to show lack of harm. Highwood's documents show that the parcel on which the venue is to be built – as presently zoned residential – can accommodate eight to twelve homes. MYAC's plan continues to financially harm Highwood by preventing collection of real estate taxes that Highwood would otherwise receive. In effect, Highwood's citizens are funding MYAC's private venue.

3. **FINANCIAL/BUSINESS/OPERATING VIABILITY**

MYAC has failed to submit with its application a demonstration of the financial/business viability of its proposed entertainment venue, which MYAC told the Ft. Sheridan Master Homeowners Association will cost $35 to $40 million dollars to build. (Initial construction cost projections are often wildly underestimated.) This enormous cost raises questions as to: the source of the funding; the identity of any investors/donors; the cost of maintaining such a large venue; whether the current owners have the skill and knowledge to run such a facility; and who will manage the booking/scheduling of so many additional events.

There are numerous competing entertainment venues, and it appears that the project is not financially viable unless MYAC rents it out for large scale events at least 18 times a year in addition to the 4 or 5 large events (700+ attendees not including performers, service, catering, security and support staff) sponsored by MYAC. And this is in addition to regular, smaller MYAC events. What will happen if 18 large scale events do not materialize? Will the venue still succeed? Or will there be another white elephant like the failed Hotel Moraine/Lifestyle Residences?

Highwood should not impose a zoning change on its residents without a complete financial study and business plan projecting the success of this facility, as well as an ongoing operating plan. To our knowledge, no such studies or plans have been submitted, and when asked for them, MYAC made the irrelevant response that "all non-profits are required to be audited and submit 990 tax forms."

Most importantly, the fact that MYAC needs to rent out this venue at least 18 times a year for not only concerts/performances, but also for various social, corporate and charitable benefit events is significant. This shows that MYAC has no need for a commercial entertainment venue of the

proposed size which is three times the size of Writer's Theatre's largest performance space and 2 times the size of the performance space at Gorton Community Center in Lake Forest. MYAC claims it has a need for a larger venue for 4 or 5 MYAC sponsored events, but MYAC can continue to rent out venues as it has in the past. MYAC has certainly not shown a significant need (or any need at all) that would justify the harm this project will inflict on Highwood and its residents. **This further points to the absolute need for a Fiscal Impact Analysis to ascertain the effect of this proposed venue on Highwood, including Fort Sheridan, and the surrounding neighborhoods of Highland Park and Lake Forest.**

4. **PROPERTY CONTROL/LIMITATIONS**

A Highwood City Manager document proposes that various restrictions and covenants be imposed on the use of the venue, especially with regard to traffic control and parking. MYAC has stated that there will be no rock or pop concerts. However, MYAC's oral pronouncements cannot be trusted because **MYAC has stated to the Fort's Master HOA board that it will <u>not</u> "make any commitments or impose limits on how many outside events they will host, dates and times of events, number and size of events or type of events."** Not only does this arrogant attitude alone justify denial of the application, but also it shows that MYAC contemplates "event creep" — 18 events this year, 50 events the next year and so on. Event creep is especially likely to occur if additional events are needed for either financial viability or the desire to increase revenue. This alone makes this proposed center more analogous to Skokie's NorthShore Center for the Performing Arts which claims… "Approximately 200,000 people annually attend events at the North Shore Center … The Center also hosts private events such as weddings, conferences and trade shows." High frequency usage is what makes a large venue viable.

Even assuming that MYAC would agree to venue use restrictions, any such restrictions would need to attach to the property and not be voidable by subsequent owners (the current owners are at least in their 70's). Moreover, any restrictions at best only control the harm and do not eliminate it. The constant traffic, congestion, crowds, noise, garbage, parking, light pollution, security concerns and demand for public resources will still exist.

MYAC's proposal will create problems where today none exist. It will sap the resources of Highwood and require constant attention and monitoring, time and resources better spent elsewhere. MYAC's solution to the parking problem is to impose on Highwood the obligation and cost to enact and enforce parking regulations and fines, and assumes that Highwood has sufficient staffing to do so. MYAC has not demonstrated any need, let alone a significant need, to justify inflicting these harms on the residents of Highwood.

5. **TRAFFIC STUDY**

MYAC's traffic and parking study is fatally flawed. We are not traffic engineers, but we know this — cars will not just come in through the proposed new Sheridan Road entrance. Instead, a stream of traffic will also use the Simonds Way entrance, the Patten Road entrance and the First St. entrance to the Fort, and then park on neighborhood streets and not in the proposed lots. Quiet neighborhood streets will be turned into busy thoroughfares. Traffic through the Patten Road entrance will also adversely affect the neighborhood and safety of our military friends and their young families.

Moreover, the traffic study expressly admits that **"… the study did not evaluate the operation of the roadway system during large events"** nor is there any evaluation of the impact of traffic heading East and West on Old Elm, access to/from Hwy 41 and Rte. 22, North and South on Sheridan Road, or the **impact of** ingress and egress to residents of Ft. Sheridan or the Ft. Sheridan Reserve Center. Also, the study did not address the effect on access by police, fire and EMS.

Highwood should not approve a zoning change with these critical evaluations missing. The failure to include such critical elements within the traffic study gives rise to a clear inference that such elements of the study would be unfavorable to MYAC.

6. **GREEN SPACE & PARKING DEMANDS**

Open green space will be lost under MYAC's request. According to the traffic and parking study, the new venue will provide 287 parking spaces, of which 152 spaces will be paved and 135 spaces are "temporary/land banked" spaces. Even using the study's very low estimate of 250 vehicles per large event, this means that at every large event at least 98 vehicles will be parked on the grass, thereby destroying the open land environment. **Highwood's own preliminary project review acknowledges that the open space has not been preserved or protected.** Further, what happens when it snows? Where will the vehicles park? The answer is obvious - that vehicles will park on neighborhood streets and in the parking lots of Highwood businesses, across from the Fort.

Furthermore, there is no accommodation for parking spaces that will be required for visiting busloads, or all the performers of large-scale events, venue staff, security, catering, as well as the trucks that haul all the equipment of an orchestra or other large performance.

7. **DESIGN FIT & ENVIRONMENTAL ISSUES**

There are also concerns with the design of the building and its compatibility with the surrounding area, which, among other things, include: its height (45 ft while current zoning allows for 35 ft.) in relation to the neighborhood; a modern design that conflicts with the historic nature of the landmark district; and a design that presents on the west and east sides large windowless cement wall slabs. Further, MYAC's application does not contain a study, to the extent required, of the environmental impact of the entertainment venue that would address such issues as flooding (this has happened in the past), drainage, soil analysis (one level of the project is 30 feet below grade), the absence of munitions, and the like.

8. **IN CONCLUSION**

The Planning and Zoning Commission and the Highwood City Council should **NOT** approve MYAC's application, and we strongly oppose such a commercial entertainment venue. The application is not really a request to change the current zoning to benefit MYAC. **Rather, the application is an attempt to shoehorn a large commercial Lake County Arts Center (the name MYAC uses for the project discloses its true intent) costing at least $35-$40 million dollars into an area that cannot accommodate it.**

This is not really a MYAC project as MYAC does not need such a large venue as discussed above. Instead, it is the project of some undisclosed investor(s) or real estate developer using MYAC as cover. The application is a wolf in sheep's clothing. The Planning and Zoning Commission and the Highwood City Council should bar the door and deny the application.

Marc Facchini

From: David Blitz <dblitz51@gmail.com>
Sent: Saturday, November 2, 2024 3:41 PM
To: Scott Coren
Cc: Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject: MYAC Opposition Letter

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest. It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,
David Blitz
51 Holabird Loop
Highwood IL 60040

August 13th
Mr. Scott Coren
17 Highwood Avenue
Highwood IL 60040
Dear Mr. Coren:
I am a homeowner in Fort Sheridan and have some very deep concerns about the MYAC proposed development. 'The Fort" is an idyllic community in a nature like setting that has become a very desirable place to live and raise a family. This development will put the community and Highwood at large at risk and potentially have a negative impact on home values.

It will create more congestion on the 'strip," regardless of what the traffic report states. It will also create more traffic within the Fort, and with the influx of young families we have experienced in recent years, could potentially put children at play at risk. I am very much against this proposal, and I would expect that Eric Falberg would recuse himself from voting on it as he, in my mind, is clearly conflicted in this process.

Specific to the project, I question the sustainability of this business model and doubt that enough family members are going to attend youth recitals to justify its expense. As a result, I believe that the renting out of the auditorium 18 times per year will include bringing popular acts to the site which is at the very least, less than desirable.
It is my understanding that MYAC intends to get a liquor license. If so, I don't need to explain the negative impact on the community this situation would bring, and I doubt the City of Highwood has the resources to provide adequate traffic and police coverage for such events.

I lived in Ravinia for 35 years, so I know firsthand what this venue can do to the area on show nights. More congestion, more foot traffic, trashed lawns and cars parked everywhere-despite the local police's best efforts to prevent it.

Finally, the financial viability of this model is beyond questionable. And the last thing we need is another building like the Moraine Hotel sitting vacant for years.

Highwood, under your leadership has become a very desirable community and a destination spot for dining and entertainment. There must be better sites within Highwood to develop this project that won't contaminate the things that make The Fort such a desirable place to live and raise a family.

Regards,

David Blitz
51 Holabird Loop
Highwood IL 60040

Marc Facchini

From: Iris Derfler <iderfler@me.com>
Sent: Thursday, October 24, 2024 9:09 AM
To: Scott Coren
Cc: Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 40,000+ sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

Furthermore, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a community that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who are lucky

enough to live in or visit Fort Sheridan! This stress from traffic, noise, lights, pollution will alter our nature-rich and calm environment. Traffic and congestion will also impact our friends and neighbors as patrons travel through varying streets and neighborhoods of Highwood, Highland Park and Lake Forest to get to/from the venue. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community.

In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic. Overall, it sounds like the MYAC venue would put extra demands and risks onto public safety and infrastructure, plus congestion, noise, pollution and more on toward the city, Fort Sheridan, and the surrounding areas.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Iris Derfler

Marc Facchini

From: Charles Pecaro
Sent: Thursday, September 5, 2024 10:17 AM
To: Joshua Dombrow; Scott Coren
Subject: Re: Opposition to MYAC Performance Arts Center

Hi Josh & Kim,

Thank you for your time and efforts putting together your list of concerns. As you know, the MYA project is a particularly polarizing issue for our city, and we are committed to ensuring that we follow a transparent process where all comments and information are properly considered. I have included Scott so your comments are delivered to the Planning and Zoning Committee to ensure they are included in the public record.

Thank you again for your comments.

All the best,

Charlie

From: Joshua Dombrow <joshua.dombrow@yahoo.com>
Sent: Wednesday, September 4, 2024 9:59 PM
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>; Andy Peterson <apeterson@cityofhighwood.org>; Eric Falberg <efalberg@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; James Hospodarsky <JHospodarsky@cityofhighwood.org>; James Levi <jlevi@cityofhighwood.org>; M. Brad Slavin <mbradslavin@cityofhighwood.org>; ICE <k_fuldauer@yahoo.com>
Subject: Opposition to MYAC Performance Arts Center

Mr. Coren - we are writing to oppose the MYAC's proposed performing arts center. Please file this message as part of the public record and forward to the Planning and Zoning Commission.

We have lived in Highwood in Fort Sheridan since 2006. We oppose the proposed performing arts center for the following reasons:

1. The Town of Fort Sheridan primarily is a residential subdivision. While there are shared elements, it should remain a residential subdivision. We are not saying the MYAC does not have a right to develop their land. However, it should do so keeping in mind that the land should be used for residential purposes.

2. We are concerned about the traffic that this arts center likely would bring not only to our neighborhood, but also to Sheridan Road. There already are traffic issues getting in and out of the neighborhood, especially at rush hour during the week or on the weekends when the reserves break for lunch or people visit the neighborhood to use the beach. Sheridan Road is a two lane road that is not meant to accommodate concerts and large crowds.

3. We are concerned about what might happen if there is an emergency in our house or the neighborhood before, during or after a concert and the effect on response times from first responders. A traffic jam could cost us or any of our neighbors' our lives. There are quite a few senior citizens that live around us.

4. We are concerned about parking. In our opinion, there is not enough parking in the plan. It's quite a distance from the Metra station. What likely will happen is people will park in our neighborhood. Is the MYAC going to hire people to direct traffic, or is the police going to patrol so no one parks in our neighborhood? That is not to mention the likelihood of added wear and tear on the roads or any garbage possibly left behind from attendees that would litter our neighborhood.

5. We moved into Fort Sheridan to live in a quiet, peaceful community. We did not choose to move to Ravinia. We do not want to have to change our comings and goings around a concert or event schedule.

6. We are concerned about the number of events being planned, including private events. Even if the MYAC limits the events now, they may not in the future. This is a youth music center. Why is there a need to have other than youth concerts? Or, what if construction starts and is not completed? Then, we may be left with an empty space or a partially-completed building.

7. We are concerned that this building will have an impact on our property values. And, if it is built and affects property values, we may be stuck in a subdivision with a building that we do not want. Why can't there be houses built in this parcel contributing to the City's property taxes?

8. One of things we like about the Fort is the historic nature of the buildings. The historic buildings are tightly regulated. The new houses still match and keep the character of the old houses. However, in our opinion, the proposed building clashes with the historic nature of the Fort.

We oppose a zoning change. The land should remain zoned residential.

Thank you,

Josh and Kim Dombrow

Marc Facchini

From: David EtsHokin <detshokin@tenantadvisors.com>
Sent: Sunday, November 3, 2024 2:48 PM
To: Scott Coren
Cc: wichaj@cityoflakeforest.com; stack@cityoflakeforest.com; gneukirch@cityhpil.com; nrotering@cityhpil.com; Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com

Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is Julie and my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is our belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, we are not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest. It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

David and Julie EtsHokin
833 Stables Ct W
Highwood, IL
60040

detshokin@tenantadvisors.com
www.TenantAdvisors.com

Marc Facchini

From: Kay Ettington <kettington@gmail.com>
Sent: Thursday, December 19, 2024 6:42 PM
To: Scott Coren
Cc: Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com

Subject: SUBJECT: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

Dear Sirs:
This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Kay Ettington
Kay Ettington & Associates Architects
1300 St. Johns Avenue
Highland Park, IL 60035
p 847.432.4080 c 847.567.0135
kettington@gmail.com

Marc Facchini

From: Barbara Fenton <barbara.fenton20@gmail.com>
Sent: Monday, March 17, 2025 9:06 AM
To: Scott Coren
Cc: Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its four "residential" acres to "commercial." It is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.
*This email is edited to include my additional opinions on the potential impact of this venue on this area in Highwood. Please read.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story(*seriously??-four stories??!!)*, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this unique and historical property?

Please know, I am not anti-music nor anti-education nor anti entertainment but I am against this venue development project/location as proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from *frequent non-mission uses and by outside performance acts/groups*. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

The traffic alone along Sheridan Road will be a nightmare on days with active music programming. Access for nearby residents will be horribly impacted as well the restaurants and small businesses located along Sheridan Road south and west of Fort Sheridan. It will also impact the accessibility of the open lands pathways so carefully planned around the Fort Sheridan residential areas. This is a big deal. And the possible idea that Sheridan Road could be widened to accommodate this new influx of cars, people and potential MYAC vendors only continues to compromise the nature of the entire historic area.

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. These projects will provide a taxable base and lift to the local economy, will

further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional, excessive traffic to an area that is residential in design and intent.

We have many friends who have downsized and relocated into the Fort Sheridan residential community. I know that this proposed venue will absolutely impact my desire to visit these friends by car or bike or the fabulous open space walking areas without checking if it is a concert event that day or night. That is an absolute shame. It is such a great, peaceful, lovely area. A venue as proposed will only grow its attendance impact over time as they market and justify their investment and as other entities discover it is a location to hold their concerts, their recitals, their plays etc. Over time it will not only have a negative impact via traffic and congestion and the other financial costs but it will just feel like a commercial area. Totally opposite the design intent of the Fort Sheridan residential and open space development.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. The public space planning has been so carefully vetted, planned and curated, this proposal is a slap in the face to that planning.

This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). Cars will be doing "turn arounds" into and out of the Fort Sheridan residential community. The venue and related requirements will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

In addition, from a parking standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Barbara and George Fenton
2140 Stirling Rd
Bannockburn, IL 60015

Marc Facchini

From: Andrew Fishleder <afishleder@gmail.com>
Sent: Tuesday, November 5, 2024 3:44 PM
To: Scott Coren
Cc: Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
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And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Highwood and on surrounding

roads in Highland Park and Lake Forest. It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Andrew Fishleder
207 Leonard Wood North Unit 301
Highland Park 60035

Friends of Historic Fort Sheridan | PO Box 25 | Highwood, IL 60040 US

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ReplyForward
You can't react with an emoji to a group

Marc Facchini

From: donna fitzgerald <donfitz7@att.net>
Sent: Tuesday, October 15, 2024 9:41 PM
To: Charles Pecaro; Scott Coren
Subject: MYAC Performing Arts Center

Greetings Mayor Pecaro & City Manager Scott Coren,

I am sending this letter to you to be shared with the City of Highwood officials to refute the misleading and distracting information being disseminated by protesters regarding the Midwest Young Artist Conservatory's new building proposal. MYAC has not been given the opportunity to be properly heard regarding the wonderful assets their building can add as a cultural center for Highwood and the larger community. Really, can a traffic issue hold back an opportunity to make Highwood "Shine"?

Please share my letter.
Thank You,
Donna Fitzgerald

My husband Jim and I lived in Fort Sheridan from 1999 until his death in 2013. Jim was on the original Fort Sheridan MHA Board. There were many up and down moments as the settling of this young community developed. There was the closing of the golf coarse,the renovation construction of buildings like the Drill Hall and the Post Theater, now Rotblatt Amrany Fine Arts Studio. The one building that preceeded all others was Midwest Young Artist Conservatory of Music who took occupancy of the Post Jail in 1997. Jim and I watched MYA grow and develope into a reputable school of music. We enjoyed their performances, Galas, Christmas caroling at the Tower, outdoor open houses in the summer and especially full orchastra practices on the corners of Lyster and Whistler. We were honored to have their students use our piano when practicing for a concert when there weren't enough pianos to go around at the Conservatory. Since the founding of the Fort Sherican Historical Society in 2016, FSHS has had successful events at MYA, such as FSHS Bingo Night fund raiser and FSHS Aviator Event. MYA has also participated in four FSHS House Tours. Dr. Allan Dennis has been the MC and or furnished music and bugler for Veterans Day, plus furnishing sign boards at the entrances and flagpole for every event FSHS has had since 2016. They have always been our safe place in the event of bad weather. They could not have been better neighbors.

Our two Fort Sheridan busnesses, Midwest Young Artist Conservatory of Music and Rotblatt Amrany Fine Art Center have good reputations in the Fine Art's world. The goal of MYAC is to provide a music education environment for students in the fine arts curriculun to learn, practice and perform. They have six orchestras, jazz, choral and chamber music and an early childhood music program with nearly 1,000 young musicians throughout Chicagoland and beyond attending classes. They are asking for rezoning to meet their needs for a larger than 400 seat capacity building. Why would they build a new concert hall that is already too small?

Many incorrect accusations have been spread about the concert hall MYA is proposing. They have established who they are...a school whose purpose is the music education of young students. They have explained their needs...expansion and addition of a concert hall large enough to accomodate their growth and the larger community around them. They will gate the whole corner from Westover to Prall's Loop barring through traffic. They don't have day students during the school year but are busy on week ends. They will have large concerts on designated week ends and a hired staff to conduct traffic. Residents will not be affected as everything will be directed from Sheridn Road which you will not see from Lyster inside the Fort. This arrangement will make traffic less than it is today as even the daily staff and teachers will use the Sheridan Road access. To a few, what MYAC proposes is a threat. All the changes MYAC has made do not satisfy the protesters resistance to change. If we don't accept change we suffer regression. The kind of bitterness and divisiveness demonstrated at the meetings has not allowed a true picture as MYA was booed to silence. They missed the opportunity to present their dream by the chant of the disrupters yelling..."I just don't want them here!" Is that a good enough reason to restrain the building of a Concert Hall that could becone "The Gem of the North Shore"

Thanks for Listening,
Best,
Donna Fitzgerald

Marc Facchini

From: Israel Garcia <iflyatwin@gmail.com>
Sent: Wednesday, March 19, 2025 9:19 AM
To: Scott Coren
Cc: Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

Importance: High

Dear Sirs:
This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking

problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans. Thank you very much for your consideration and I look forward to a reply.

Sincerely,
REGLA GARCIA
80 Holabird Circle
Highwood, IL. 60040

Marc Facchini

From: msag54@comcast.net
Sent: Tuesday, November 5, 2024 11:07 AM
To: Scott Coren
Cc: Charles Pecaro; James Hospodarsky; Eric Falberg; M. Brad Slavin; Andy Peterson; friendsofhistoricfortsheridan@gmail.com; Mike Fiore; James Levi; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

Dear Representatives:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." It is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

The MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood and it's National Historic Landmark status.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposal for Fort Sheridan, or for the City of Highwood, its residents or businesses. MYAC doesn't have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

Highwood has many other real estate development projects underway with tangible and meaningful benefits. These projects will provide a taxable base, will further the city's vibrant business and restaurant culture, and the city's financial solvency. In contrast, the MYAC venue offers no financial benefit, and it will add excessive traffic, and tax existing city services.

This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest. It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

There is not enough parking for the 728 patrons. This would be exacerbated with the expansion to support venue staff, security and maintenance, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

Please do not approve this rezoning request.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Jesse Gonzalez & Tracy Allen
213 Leonard Wood N, #201
Highland Park, IL 60035
msag54@comcast.net

Marc Facchini

From: Ct Griffith <ctglaw1@gmail.com>
Sent: Friday, November 22, 2024 12:13 PM
To: Scott Coren
Cc: Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com; Ct Griffith
Subject: Midwest Young Artists Conservatory (MYAC) Rezoning Proposal - Public Comment

Dear Community Leaders:

This email is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." It is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a large 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood. This neighborhood is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

I am not anti-music nor anti-education, but this appears to be nothing more than a commercial venue under the guise of an educational endeavor - which will (improperly) be tax-free as well.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, nor for the City of Highwood, its residents or businesses. Further, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, to remain viable, it is clear to me that MYAC will need to put this facility to on-going, year round, "non-mission" uses --

particularly by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why - their true mission is to generate revenue. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. These projects, unlike MYAC, will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add even more additional, excessive, traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), and on surrounding roads in Highland Park (HP) and Lake Forest (LF) on a year-round basis. It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF - who will pay for these services? Not MYAC.

From another standpoint, there also is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. I understand that insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't make good sense for our communities. I strongly urge you to **not approve** this rezoning request. Perhaps a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Chris Griffith
690 Rockefeller Rd
Lake Forest, IL

February 25, 2025

Dear Mr. City Manager,

I write to you in support of MYAC's proposed concert hall. I am very familiar with MYAC and its reputation as a premier institution for teaching young musicians. Because of MYAC, I am living my dream of working as a professional musician. Not only am I proud alumni of the organization, but I have also taught at the organization, and I am a regular donor. I believe strongly in MYAC's mission and have experienced, first-hand, its positive influence on young musicians.

I originally joined MYAC because my school district did not have a string program. While I joined out of necessity, I stayed out of a passion for the product being cultivated. What makes MYAC unique from other youth orchestras is not just the quality of the music education but also the focus on building long-lasting relationships. Attending one of MYAC's summer programs inspired me to pursue music professionally, and I have countless core musical memories from the 8 years that I was a student of this organization. Simply put, I would not be where I am today without MYAC, and I am one of many, many students who can say that over the course of MYAC's 30+ year history.

As fine arts funding continues to be on the chopping block, I can only think of the countless other young musicians who are in the same position I was - enjoying their instrument individually but without the ability to play with others. And although MYAC has given them that opportunity for over 30 years, the one thing missing is an on-site performance venue. An organization of this caliber needs to have its own bona fide performance space to be complete. The prestige of this program has taken its orchestras to many international stages as well as all the venues in Chicago, but it is vital that students have regular access to a performance space. Performing recitals and concerts is challenging enough as it is. The logistics of finding available performance space often dissuades young musicians and their support teams from that vital final step of the actual performance.

As a community, the City of Highwood will be enriched by this unique space. Music is an important part of any culture, and convenient access to a recital hall like this will provide opportunities for social and emotional engagement. I believe that Highwood would see a musical renaissance that would be the envy of the north shore. All boats will rise with this tide.

Thank you for considering my voice,

Ian Hallas

From:	Nancy Hannick, NLH Landscape Architects
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com; "Gary Lazar"; slazar@lazargroup.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Tuesday, November 12, 2024 12:43:01 PM

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq. ft., $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year.

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest. ***We live just off Old Elm Road, a direct access to the entrance to the Fort and the proposed facility.*** It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc.

Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Nancy and Steven Hannick
1000 Grandview Lane
Lake Forest, Illinois 60045

From:	Laura Hara
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	STRONG Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Tuesday, November 26, 2024 10:58:51 AM

Dear Sirs:
This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an

already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Laura Hara
26 Carriage Lane - Highwood, IL 60040

--
Laura Hara

@properties | Real Estate Broker Associate
607 Central Avenue - Highland Park, Il. 60035
c. 847-338-2661 efax. 888-790-9997
laurahara@atproperties.com
lauralhara@gmail.com

atproperties.com

From:	Michael H
To:	Charles Pecaro; Scott Coren; Mike Fiore; James Levi; M. Brad Slavin; Andy Peterson; James Hospodarsky
Cc:	sheryl kravitz; slazar@lazargroup.com
Subject:	say NO to MYAC expansion
Date:	Thursday, September 12, 2024 9:32:29 AM

Dear City of Highwood officials and elected representatives,
As residents of Highwood/Ft Sheridan, **We urge you to oppose the proposed MYAC expansion**.
-It will run counter to the historic value of Ft Sheridan,
-It will have an environmetal impact due to noise during construction and future performance (given the proposed size to recoup the cost it will require FREQUENT events!). As you may be aware, Fort Sheridan is remarkable for being located in the migration path of many rare species of raptors (including northern harriers, swainson hawks, golden and bald eagles, snowy owls and many others).
-It will result in unsustainable traffic snarls and will disrupt residents lives and may increase traffic accidents and
-It will result in trash thrown around as is common with the venues of this size.
Several additional point to keep in mind listed below

Michael Heifets MD 208-401-6861
Helen Heifets
758 Deroo Loop, Highwood, IL 60040

SAY NO TO REZONE! NO HUGE ENTERTAINMENT VENUE IN HISTORIC FORT SHERIDAN!

No Rezoning 4-acres of R-1/Residential land for a $35-40+ million 728-Seat Entertainment Venue
in Highwood's "National Historic Landmark District"
The Fort is a unique community of ~550 residences with an NHLD designation
The "MYAC Performing Art Center" is a commercial real estate/investor development project!

MYAC's rezoning proposal has NONE OF THE FOLLOWING:

– Pays No Taxes – No City Revenue – No Financial Plan – No Business Plan – No Real Estate Impact Study –

– No Ecology/Environment Study (land, drainage, noise, air, lights, foliage, garbage, etc.) –
– No Valid Traffic Study – Insufficient Parking for Guests, Performers, Workers, Buses, Trucks, Caterers –
– No Ongoing Maintenance Plan – No Safety & Security Plan for Residents or Police/Fire/EMS/Trains –
– No Collab or Fiscal Impact Analysis for Neighboring HP, LF or Lake County Forest Preserves –

BE AWARE! This huge venue requires regular year-round use with varying performing acts & event rentals to succeed, bringing unwanted congestion, traffic,

security and safety risks to the Fort. MYAC needs to find another location!

From:	Linsey Henderson
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Sunday, November 3, 2024 9:41:15 AM

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest. It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Yours Sincerely

Linsey Henderson
42 Holabird Loop
Highwood

From:	Jane Higgins
To:	Scott Coren; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Sunday, November 17, 2024 10:39:20 PM

Dear Sir:
Dear Sirs:
This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and

Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely,
David and Jane Higgins
890n)old Elm Road
Lake Forest,Illinois

HIGHLAND PARK STRINGS

1601 Oakwood Avenue, #105, Highland Park, Illinois 60035 (847) 831-3622

Allan Dennis
Conductor

Lawrence Block
Founder and
General Manager

September 3, 2024

Charlie Pecaro, Mayor
Scott Coren, City Manager
City of Highwood
17 Highwood Ave
Highwood, IL 60040

Alice Anson
Melissa Arbetter
Gail Baar
William Baar
Hillary Bayley
Naza Bekturova
Lawrence Block
Jay Broutman
Dennis Burg
Lucy Colman
Brandy Crawford
Elizabeth Duke
Stephanie Ettelson
Rachel Fisher
Elaine Fohrman
Venus Fu
Yuriy Geyer
Daniel Golden
Brian Hoffman
Barbara Julis
Larisa Kozlova
Joseph Krzysiak
Paul Martinez
Joanne Ross
Francine Sherman
Jacqueline Steele
Desi Tantchev
Jerry Taxy
Lorraine Wallace
Janet Weinberg
Susan Werth
Marylou Witz
Henry Zheng

RE: LAKE COUNTY PERFORMING ARTS CENTER

Gentlemen:

I am writing to voice my strong support for the proposed Lake County Performing Arts Center to be located on the grounds of the Midwest Young Artists Conservatory "MYAC".

Since moving to Highand Park nearly 60 years ago, I have been immersed in the arts on the North Shore, including as Founder, Principal Cellist, and General Manager of the Highand Park Strings. I have also served as Chairman of the Highland Park Cultural Arts Commission, President of the Rotary Club of Highland Park/Highwood, and President of the Sister Cities Foundation of Highand Park. I can now say, unequivocally, that what is sorely needed is an arts center which will provide, among other things, a concert hall, not only for the talented young musicians of MYAC, but also for the many orchestras, dance groups and other arts organizations located in Lake County, including the Highland Park Strings, the Lake Forest Civic Orchestra, and the Lake County Symphony Orchestra.

Although I am sure you are well aware of the following, I think it is important that these facts be repeated:

1. MYAC is a non-profit corporation and has no stockholders. It is managed by an independent Board of Directors and is tax-exempt under section 501 (c) (3) of the Internal Revenue Code.

2. It is a school and NOT now nor will it ever be a commercial entertainment venue.

3. MYAC was granted a building in 1994 and moved into Fort Sheridan in 2000 with the idea of making this their home and building an educational performance center from the very beginning.

HIGHLAND PARK STRINGS

4. The school currently does 11 full capacity concerts a year in whatever venue can be found and, in common with other arts organizations like the Highland Park String, it is nearly impossible to find venues that accommodate the larger ensembles.

5. It is my understanding that MYAC has agreed not to do more than 18 full capacity concerts a year. Personally, I see no reason why the number should be limited. Bear in mind that if 500 people attend a Sunday afternoon concert, they will want to have dinner afterwards. Imagine how the restaurants in Highwood would benefit from these newfound customers!

6. There will be NO ROCK OR POP MUSIC!!

7. The Mission Statement of MYAC has since 2000 included this goal: "Building a home with the power of music to enrich the lives of our students and communities"

8. The city of Highwood put expansion of MYAC in its 2013 Comprehensive Plan which encouraged MYAC to the purchase of the property.

9. The current building is a fabulous rehearsal facility, BUT a medium sized performance venue is desperately needed.

10. Other valid concerns such as traffic, height of the building, parking, and who will be using the facility have been and will continue to be addressed.

I would be happy to meet with each of you personally to discuss this most important matter further.

Sincerely,

Lawrence Block

From:	Karen Hoffmann
To:	Scott Coren
Cc:	James Levi; James Hospodarsky; Mike Fiore; Eric Falberg; Charles Pecaro; Andy Peterson; M. Brad Slavin
Subject:	MYAC's Proposed Performing Arts Center
Date:	Wednesday, October 16, 2024 9:51:08 AM

To Mr. Scott Coren,

My husband and I are residents of Fort Sheridan. We own our home on Whistler Road. We moved to Fort Sheridan for many reasons but chief among them was the historic residential neighborhood. The extensive HOA covenants is protective for all residents. We are writing because of our OPPOSITION to the building of the proposed MYA Performing arts Center in the Fort. While technically the property in question for the MYA Performing Arts Center is not included in the historic Fort landmarks the land abuts many homes in the Fort and would have a dramatic affect on the lives the residents. You have received a lengthy list of concerns from many residents, so I will not copy and paste another long list of reasons this is not a sound proposal. The goal of the MYA leadership to change the property from residential to commercial is significant. This should not happen when the vast majority of residents oppose said development. The traffic studies alone given the additional development planned for Sheridan Road should make this a hard stop. The drainage sewer is another hard stop.
The MYA representatives have been deceptive in providing circular or non-responses in answer to these and other primary concerns. It also makes no sense when this land could be developed for approximately a dozen homes added to the tax base for Highwood rather a non-profit. I would think the citizens of Highwood would find this a curious decision by their elected leaders.
I hope that you as the Highwood leaders would see this vanity project by the MYA owners for what it is a boondoggle project. The MYA has been lousy neighbors only maintaining their property under duress from the Fort HOA. And complaining about it the whole time. Please think of your neighbors in the Fort when making this choice to keep the site residential. There is no going back once zoned commercial for what may come.

I am requesting that letter be filed as part of the public record and that it be forwarded to the Planning and Zoning Commission.

Sincerely yours,
Mark and Karen Hoffmann

354 Whistler Road.

From:	Steve Horwich
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Wednesday, November 6, 2024 7:00:46 AM

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

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It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

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This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Steve Horwich
164 Leonard Wood South, Highland Park IL

Subject: Written Comments for Record: Opposition to MYA Concert Hall Development

Dear Mr. Coren,

I am writing to formally submit my comments regarding the proposed Midwest Young Artists (MYA) concert hall development at 64 Westover, Highwood. As a deeply invested resident of Fort Sheridan and a father of four young children, I have significant concerns about the potential impacts of this development on our community. I hope that the following points will be considered thoroughly by the Planning & Zoning Commission, City Council, and all relevant decision-makers.

1. Zoning, Land Use, and Community Character
The Highwood Comprehensive Plan, endorsed by Mayor Charles Pecaro, Aldermen Patrick Whalen, Eric Falberg, Charles Peterson, James Hospodarsky, Michael Fiore, W. Bradley Slavin, and City Manager Scott Coren, emphasizes the importance of preserving the residential character of neighborhoods like Fort Sheridan, where single-family homes predominate. The Plan explicitly discourages the conversion of these areas into multi-family or commercial uses.

- **Question:** How does the proposed rezoning align with the Highwood Comprehensive Plan, which designates this area as single-family residential? What precedent might this set for future developments in similar neighborhoods?

- **Request:** Please provide any models, projections, or data supporting the rezoning for this development, as this information is not included in the proposed plan available on the Zoning and Planning page.

The proposed MYA concert hall, being a commercial development, is incompatible with the residential character of Fort Sheridan. The scale, design, and commercial nature of this project threaten to disrupt the unique atmosphere that residents value.

- **Question:** What measures have been proposed to ensure that the character of Fort Sheridan and the City of Highwood is preserved, and how will the city address concerns about maintaining the integrity of our residential neighborhoods?

2. Financial Impact on the City
The investment of city dollars into infrastructure, safety measures, and other support for this venue could be compared to cities investing in sports stadiums—projects that have often proven to be financial disasters for public services. Even if the development is privately funded, such projects frequently necessitate substantial public investment in infrastructure upgrades, traffic management, emergency services, and ongoing maintenance. These public expenditures, often underestimated or overlooked, can impose significant financial burdens on taxpayers, especially when the promised economic benefits fail to materialize. As a result, the community may end up shouldering costs with little return, regardless of the initial funding source.

- **Question:** How will this venue benefit the city financially, considering the substantial investment required for infrastructure and safety improvements? What guarantees are in place to ensure that this project will not result in a financial burden for the city, similar to what has been observed in other municipalities that have invested in large public venues?

- **Request:** I would like to review any financial projections, economic impact studies, or cost-benefit analyses that support this project.

3. Sustainability of the Venue and Legal Considerations Related to the Deed

The proposed concert hall raises significant concerns regarding its sustainability, both in terms of MYA's current needs and its adherence to the deed's educational use restrictions. MYA's current performances do not appear to require a venue of this size, raising questions about whether the proposed space is truly necessary.

MYAC estimates the construction of the facility will cost $35-40 million, which they plan to fund largely through fundraising efforts. However, this plan carries significant financial uncertainty, particularly if fundraising goals are not met. The lack of a secured funding source could result in delays, incomplete construction, or reliance on additional public or private funds, further burdening the community.

A review of MYA's recent financials, as presented in their Form 990, indicates that while the organization's revenue is consistent with its expenses, there is no substantial surplus that would justify a significant increase in space. The financials suggest that MYA is stable, but not experiencing the kind of growth that would typically necessitate a large capital project like a new concert hall. This raises questions about the financial sustainability of such an expansion and whether the organization has the resources to support it without incurring significant debt or relying heavily on fundraising.

Furthermore, if MYA intends to rent out the space to outside entities, this could conflict with the deed's requirement that the property be used "continuously for educational purposes." The deed also specifies that any sale, lease, mortgage, or other disposition of interest in the property must adhere to this educational mission.

- **Question:** Has MYA provided evidence that justifies the need for such a large venue based on its current and projected usage? How does the proposed development align with the deed's restrictions on educational use, and what assurances are in place to prevent the venue from being used in ways that violate these conditions?

- **Request:** Please provide any data, usage projections, or studies that justify the need for this venue's size, as well as information on how MYA plans to comply with the deed's educational use requirements.

The deed also includes obligations related to historic preservation, which may impact the proposed construction if it does not align with the historic character of Fort Sheridan. Additionally, the deed grants certain rights to the grantor if the covenants are breached. Understanding the enforceability of these provisions is crucial in determining whether the proposed development aligns with the existing legal and zoning requirements.

- **Question:** How will the proposed development comply with the historic preservation goals outlined in the deed and the Comprehensive Plan? Has a thorough evaluation been conducted to ensure that the historic character of Fort Sheridan will be preserved?

- **Question:** How enforceable is the provision that grants the grantor rights if the covenants are breached, and could it be used to contest the development if it violates the deed's terms?

Finally, we have not yet been able to review all the exhibits referenced in the deed, which are essential to fully evaluating the potential impact of this development.

- **Request:** I respectfully request that all exhibits related to the deed be made publicly available so that concerned residents can thoroughly evaluate the legal and historical arguments surrounding this proposed development.

4. Traffic and Safety Concerns

The traffic study referenced in the MYA report indicates a significant increase in traffic due to the large events planned at the concert hall, particularly along Sheridan Road and nearby residential streets. The MYAC's lack of clarity regarding event limits, coupled with the large-scale nature of the facility, could lead to significant increases in traffic and strain on local infrastructure. The attached traffic study and the concerns raised by the MHA board about parking and traffic congestion highlight the potential for substantial disruption to the daily lives of residents in Fort Sheridan and Highwood. This increase poses a severe safety risk to our children and other pedestrians in the area.

- **Question:** What specific traffic management and safety measures will be implemented to protect residents, particularly children, from the increased traffic and potential hazards associated with the proposed development?
- **Question:** How does the city plan to manage the impact of traffic and parking given the unknown number and types of events that MYAC might host at the new facility?

5. Environmental and Aesthetic Impact

The project's design includes extensive paving for parking, which threatens to disrupt the green space and natural beauty of our community. The potential stormwater management issues and the visual impact of a large structure in a historically significant area are of great concern.

As part of the community's infrastructure, the city installed massive pipes in the field in what I believe was 2018 or 2019. Understanding the depth at which these pipes were laid and how

they interact with the proposed development is critical to evaluating potential environmental risks.

- **Question:** Can you provide details on the installation of these pipes, including the year they were installed and how far down they were dug? How will the existing infrastructure, including these pipes, be impacted by the proposed construction?

- **Question:** What environmental impact assessments have been conducted to evaluate the effects of this development on green space, stormwater management, and the overall aesthetics of Fort Sheridan?

- **Request:** I request access to any and all environmental studies, including but not limited to:
    - Water Runoff Evaluations: Detailed assessments of how the proposed development will affect water runoff patterns, including potential impacts on local water bodies, drainage systems, and adjacent properties.
    - Stormwater Management Plans: Comprehensive plans that outline how stormwater will be managed on-site, including mitigation strategies for preventing flooding, erosion, and water contamination.
    - Soil and Groundwater Analysis: Studies that examine the soil composition and groundwater conditions in the area, assessing how construction and subsequent use of the site might affect these elements.
    - Biodiversity Impact Studies: Evaluations of how the development will impact local flora and fauna, particularly any endangered or protected species that may be present in the area.
    - Air Quality Assessments: Analyses of potential changes in air quality during and after construction, including the impact of increased vehicle traffic and any potential emissions from the site.
    - Noise Pollution Studies: Studies assessing the potential increase in noise levels, both during construction and once the venue is operational, and how this might affect the surrounding residential area.
    - Light Pollution Analysis: Evaluations of how the development might contribute to light pollution, particularly in an area known for its historic and residential character.
    - Visual Impact Assessments: Detailed analysis of how the structure will visually impact the community, including its fit with the historic and residential aesthetics of Fort Sheridan.
    - Cultural and Historic Resource Assessments: Studies evaluating how the development might affect the cultural and historic resources of Fort Sheridan, ensuring that the area's historical significance is preserved.

This information is crucial for residents to understand the full scope of the proposed development, particularly in terms of how it will affect our local ecosystem, infrastructure, and the visual and historical integrity of Fort Sheridan. Understanding the potential environmental

footprint of this development is essential for evaluating whether the project aligns with the community's environmental values and legal requirements.

6. Process and Resident Collaboration

While the process for this proposal may be legal and within the necessary guidelines, it does not meet the city's expectations for collaboration and cooperation with residents. The proposal seems to be moving forward with a sense of urgency that limits the opportunity for thorough discussion and consideration of all relevant information.

Despite offering to collaborate with MYA and others on a venue that would meet the community's needs and align with the deed's restrictions and Highwood's Plan, I have not been approached to discuss this possibility. Instead, the project has continued to advance without meaningful community involvement.

Adding to these concerns, MYAC estimates the construction of the facility will cost $35-40 million, which they plan to fund largely through fundraising efforts. This plan carries significant financial uncertainty, particularly if fundraising goals are not met. The lack of a secured funding source could result in delays, incomplete construction, or reliance on additional public or private funds, further burdening the community.

Moreover, MYAC has stated that they are not prepared to make any commitments or impose limits on the number, size, or type of events they will host in the new facility. This uncertainty poses a significant risk to the community, as unrestricted events could lead to excessive noise, traffic, and disruption, far beyond what the current infrastructure and residential nature of Fort Sheridan can handle.

- **Question:** How is the city ensuring that residents have ample opportunity to voice their concerns and engage in meaningful dialogue about this development, especially considering the financial uncertainties and potential risks associated with the proposed project?
- **Question:** What measures will the city take to protect the community from the potential negative impacts of unrestricted events at this new facility, given that MYAC has not committed to any limits on event size, type, or frequency?
- **Question:** How does MYAC plan to ensure that an unidentified number of events, potentially varying in size and type, aligns with their charter and the educational use requirements outlined in the deed?

7. Civic Duty of City Officials

I urge the city officials to fulfill their civic duty by ensuring that all key checkpoints and criteria are thoroughly evaluated before any decisions are made regarding this development. It is imperative that the potential long-term impacts on our community are fully understood and considered.

Responsibility to Residents: City officials have a responsibility to protect the interests of residents, particularly in matters that could fundamentally alter the character of our neighborhoods. The decision to approve or deny this development should be made with the utmost care and attention to the concerns of the community.

Due Diligence: Have all necessary checks and evaluations been conducted, and how are these findings being communicated to the public? Transparency and thoroughness are essential to maintaining public trust and ensuring that decisions are made in the best interest of the entire community.

8. MYA's Vision for a World-Class Acoustic Venue

MYA has publicly stated its ambition to create a world-renowned acoustic venue, aiming to be one of the best in the United States. While this goal is commendable and could bring positive recognition to Highwood, it raises significant questions about the scale, necessity, and broader impact of such a development on our small town of just 5,000 residents.

Achieving such a high standard in acoustics and performance space often requires extensive architectural and structural considerations that may not align with the existing residential character of Fort Sheridan and Highwood. More importantly, the pursuit of this goal could lead to a facility that is out of scale with its surroundings, potentially overwhelming the neighborhood's quiet and historic charm. The influx of visitors, increased traffic, and strain on local infrastructure are all serious concerns that must be addressed.

Do we truly need a mecca for acoustic performance in a town of our size? The traffic impact alone, with potentially hundreds or even thousands of vehicles converging on our small streets for events, could drastically alter the character of our community. The increased congestion, noise, and disruption to daily life are issues that cannot be ignored.

Additionally, the resources required to achieve this level of acoustic excellence could expand the project beyond its originally proposed scope, raising concerns about sustainability, funding, and adherence to the legal requirements set forth in the deed. It is essential that this project remains transparent and collaborative, with full consideration given to how it fits within our community's values and established legal framework.

- Question: How does MYA plan to balance its ambition of creating a world-class acoustic venue with the need to respect existing deed restrictions, zoning requirements, and the residential character of Fort Sheridan and Highwood? How will the significant traffic impact and infrastructure strain be managed, and is such a venue truly necessary for a small town like Highwood?

9. Personal Commitment to the Community
As a father of four young children who was a teacher at Elm Place for 11 years, I am deeply committed to this community. My family and I moved into our home after carefully evaluating the zoning around our property and reviewing the City of Highwood's plans, which identified this area as single-family residential. The proposed MYA development is unexpected, and frankly, inappropriate for this location.

The Highwood Comprehensive Plan, which is publicly available, clearly outlines the vision for maintaining the residential nature of neighborhoods like Fort Sheridan. This development not only contradicts that vision but also threatens to undermine the investment my family and other residents have made in our homes and community.

Conclusion
I strongly urge the Planning & Zoning Commission and City Council to consider the significant negative impacts that the MYA concert hall development would have on Fort Sheridan and Highwood as a whole. The proposed development is incompatible with the Highwood Comprehensive Plan and does not align with the values and expectations of the residents who call this area home. Additionally, the financial risks associated with changing the zoning and supporting this development may far outweigh any potential benefits, making it crucial to preserve the current zoning for the long-term stability and prosperity of our community.

Thank you for considering my comments. I am hopeful that city officials will take these concerns seriously and make a decision that truly reflects the best interests of our community.

Sincerely,
Chris Hull
36 Prall's Loop, Highwood IL 60040
740-602-2503

As an addendum, I am presenting two visual renderings to illustrate how a constructive discussion between MYAC and the community could begin. Developed within five minutes using free available resources, these concepts consider the Midwest Young Artists Conservatory's needs while respecting deed restrictions and harmonizing with the Fort Sheridan and Highwood community.

These renderings offer a conceptual starting point, showing that this process could advance meaningfully with a commitment to collaboration and adherence to the deed and zoning requirements. If both parties are willing to explore options that meet MYA's needs while upholding the legal and aesthetic standards that protect our community, we can achieve a solution that benefits all.

Rendering Details:

- Exterior View: The exterior rendering highlights a building that rises no more than 30 feet above ground, constructed from natural wood and stone materials that blend seamlessly with the historic and residential character of Fort Sheridan. The low-profile design and carefully landscaped areas are intended to integrate the venue with the existing green space, preserving the neighborhood's charm and adhering to zoning compatibility requirements.

- Interior View: The interior design features an intimate, acoustically optimized space with warm wood paneling, modern elements, and expansive glass walls. These design choices align with the deed's emphasis on educational use, creating a space that is not only functional but also inviting and connected to the natural surroundings.

FORT SHERIDAN, IL
FORT SHERIDAN
FORT SHERIDAN & HIGHWOOD IL

HIGHWOOD
FORT SHERIDAN
FORT SHERIDAN

From:	aoachief@aol.com
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Sunday, April 6, 2025 11:15:09 AM

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

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the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Marie Jacobsen

755 Endicott Road

From: Scott Coren
To: Marc Facchini
Subject: FW: MYAC Symphony Center
Date: Monday, May 19, 2025 10:34:45 AM

From: Chris Cerimele <ccerimele@comcast.net>
Sent: Friday, May 16, 2025 1:34 PM
To: Scott Coren <scoren@cityofhighwood.org>
Subject: MYAC Symphony Center

Dear Scott,

I hope this message finds you well. My name is Chris Cerimele, and I serve on the Board of Directors of the Midwest Young Artists Conservatory (MYAC). I know you are very familiar with MYAC, and as you know there is a Zoning & Planning Committee on May 21.

I'm reaching out to express my strong support the proposed Symphony Center.

MYAC has been a big part of my family's life for more than a decade. Of our four children, two have graduated from the program and two are still actively involved. My wife and I both studied music when we were younger, and we are strong proponents of youth music education. Music study instills discipline, creativity, confidence, and a strong sense of community in its students—qualities that serve them well beyond the concert stage. It is also highly correlated with academic excellence.

We have seen firsthand how MYAC shapes lives through music – at all levels. As the top youth orchestral program in the Midwest, some alumni go on to attend the world's top music conservatories, such as Juilliard. Others simply enjoy playing. Many of MYAC's alumni have pursued successful careers in medicine, law, engineering, and business after being admitted to elite colleges and universities. The skills students develop at MYAC help prepare them for success across a wide range of disciplines. They also build lifelong friendships.

The proposed Symphony Center doesn't just benefit MYAC, it's also an investment in the future of Highwood. It has been thoughtfully designed with the concerns of the community incorporated. It promises to become a cultural and educational destination that draws families and visitors from across the region. It will help boost local businesses, elevate civic pride by hosting world-class youth performances, and offer residents more ways to connect with music and the arts.

Importantly, the project will preserve the character of the neighborhood while adding long-term value to the community. MYAC has demonstrated its deep commitment to Highwood over many years, and the Symphony Center is a natural extension of that partnership.

I respectfully urge the City to approve the requested zoning change and support this project.

Thank you.

Sincerely,

Chris Cerimele
Board Member and Parent
Midwest Young Artists Conservatory
ccerimele@comcast.net
(312) 371-3527

From: Carly Johnson
To: Scott Coren
Cc: Charles Pecaro
Subject: MYA Project Concerns
Date: Thursday, August 15, 2024 2:10:46 PM

Scott-

My name is Carly Kirschmeier and I live at 24 Pralls Loop, I am the lucky direct neighbor of the MYA. I live at home with my husband Jon and 2 daughters, Ella (3) and Sloane (1). We closed on our home on May 20, 2021. When moving to the Fort with my husband and two day old baby girl, we came to the Fort for peace and tranquility, for its natural beauty and magnificent historic value.

We chose this home over many other homes for sale specifically because the property behind us and adjacent to us was zoned residential. My husband and I are both attorneys, and were worried about this exact scenario, so we did our due diligence and ensured the property was not zoned commercial before making our offer. We also reviewed the deed to the land which states it must be used for non-for-profit educational purposes and if it is not used for said purposes, it will revert back to the city of HIGHLAND PARK (do they even know this? Shouldn't they have an interest in this and a say in this if they are the ones who will get the property back if it's not used for non-for-profit educational purposes?). The deed specifically states that City of Highland Park is the successor if this exact scenario came about, and here we are living in the exact situation the deed sought to prevent.

When we heard about the news that the MYA was going to build this monstrosity of a building we were caught off guard to say the least. This not only disrupts the nature and historic value of the Fort itself, but it destroys and diminishes the property value of our property, and the majority of properties that will be impacted by this decision. The large building will entirely block all light to our home and disrupt our right to quiet enjoyment. The establishment will constitute a nuisance and create an environment that will be unpleasant to live in, will cause mental distress and annoyance, impair our happiness, and depreciate the value of our property and our neighbors properties. We will have constant noise inside and outside of our home.

We are one of two properties in the fort that were lucky enough to have a pool in our backyards. We spend a LOT of time outside enjoying our yard and our pool, to have our sunlight and air space blocked and to have constant noise, garbage, car traffic, etc directly behind and adjacent to our home is unfair to say the least. What is the point of having a home with a pool if all of your sunlight is blocked? The venue will will host hundreds (upwards of SEVEN HUNDRED AND FIFTY) of patrons who will be eating, drinking, singing, yelling, littering, and otherwise conducting behavior that any reasonable person would deem a nuisance as a neighbor.

Not surprisingly, in the 3.5 years we have lived here, our "neighbors" have not made ONE single attempt to introduce themselves or meet their ONLY direct neighbor. This should be deemed alarming to say the least. The proposal specifically states that the MYA needed to speak with its neighbors and work with us to come up with a plan that can work with everyone. The MYA has failed to speak with its neighbors or address any of our concerns. *There is a right way and a wrong way of going about a project of this size and capacity while maintains the respect and understanding of your neighbors.*

Instead of speaking with us, they decided to neglect their property, neglect the bushes between our homes, litter all over and push it to the edges so its on our property line, create nuances and ongoing noise that would drive any reasonable person to be upset. And lastly, change their original proposed plans to leave a street to Sheridan road directly behind our home. This is NOT what the MYA was supposed to do.

If you review the plans, our home is THE ONLY home that does NOT have a grass "overflow" parking (although all but 60ish spots ARE overflow parking? How is that being dealt with on rainy days? Etc?) lot behind us. The MYA put green space behind EVERY SINGLE home on Pralls loop aside from their direct neighbor who is the most impacted by this project. Instead, we are now the lucky recipients of a brand new ONE WAY IN ONE WAY OUT street that connects a major road (Sheridan rd) to our backyard fence with a roundabout that will ensure traffic jams, noise, honking, littering, and constant car noise behind our house. The proposal itself states that the traffic study resulted in a conclusion from an expert that this should NOT move forward as planned, which is also contained in the proposal.

The proposed plans are more than a space for young artists to learn and play. The proposal is for a concert hall (a literal amphitheater) which will generate an audience of SEVEN HUNDRED AND FIFTY people. This definitely does NOT meet the objective of a non for profit educational space for young artists to learn and grow. It vastly exceeds that scope and encompasses events that will generate revenue and dismisses the goals and vision of the MYA- to have a non-for-profit educational space. In fact, we KNOW that liquor will be involved and provided by the same man who sits on both the city council and also the MYA board and is pushing this project through for his own monetary benefit (also illegal and he must recuse himself and step down as a board member). This just isn't right.

I do not believe that this venue belongs in a protected historical residential neighborhood. Don't destroy the magic of the fort. People come here for the quaint and the quiet. People drive from all over the place just to enjoy the serenity of the nature paths and the beautify that encompasses the fort.

This entire project has been extremely shady to say the least. My husband and I are both attorneys and we do not appreciate the knowledge of closed door meetings between the MHA and the MYA when it should be an open meeting. In fact, I called first residential and they did not even have the meeting in their books- interesting to say the least (hmmm….?), so why is it happening?

Furthermore, having the zoning hearing on a HOLIDAY WEEKEND is absolutely not fair and was definitely planned and thought out by the same masterminds who are hiding this entire project, posing it to the public to be something its not, and trying to slide it through without the public's attention.

Give the people of Highwood a chance here. Make this right. Include our comments in the proposal. Included the voice of the highwood residents who have concerns, of the fort residents who are directly impacted. Give the public ALL of the facts. Don't allow the MYA to getaway with a proposal that says that there are "NO COMMENTS FROM THE PUBLIC" on it, when you and I both know the amount of comments you alone have received regarding this project. Let your people have a voice that can be heard at a time and

date that is FAIR to all involved.

We endeavor the City of Highwood to listen to its residents, to put yourselves in the shoes of a young couple with two young children who moved to the Fort for peace and quiet. Put yourself in the shoes of the people who did their research before buying their homes, who looked at the deeds and the zoning of the empty lots behind, knowing they were safe and moving into a neighborhood zoned for residential and not the next major concert venue for the suburbs.

I hope you take our concerns into consideration, protect the residents, and protect the Fort.

Sincerely,

Carly, Jon & Ella, and Sloane, your neighbors and residents of Fort Sheridan

From:	Nancy Kahn
To:	Scott Coren
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Monday, November 4, 2024 6:15:12 PM

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest. It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Nancy Kahn
135 Stables Court Way
Highwood, IL 60040

From:	Nancy Kahn
To:	charlie.pecaro@gmail.com; Scott Coren
Cc:	Eric Falberg; James Hospodarsky; Mike Fiore; M. Brad Slavin; Andy Peterson; James Levi; ablumberg@cityhpil.com; jhoobler@cityhpil.com; alidawer@cityhpil.com; ross@cityhpil.com; kstone@cityhpil.com; atapia@cityhpil.com; nrotering@cityhpil.com
Subject:	Protect the Fort
Date:	Thursday, August 15, 2024 1:43:52 PM

City officials:

I strongly oppose the construction of the proposed concert venue. This venue will negatively impact the traffic, noise level, real estate values, and stunning setting of our beloved Fort Sheridan. **This venue belongs in another more appropriate location.** Fort Sheridan is a unique property that homeowners value for its peace, tranquility, natural beauty, and historic roots. Eric Falberg has an obvious conflict of interest in this issue and should recuse himself. Please Protect the Fort and do not allow a business venture to disturb and destroy Fort Sheridan.

Sincerely,

Nancy Kahn
135 Stables Court Way
Highwood

From:	kaiser.jf@comcast.net
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Monday, November 18, 2024 11:02:38 AM

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Jeanette & Andy Kaiser

700 Longwood Drive
Lake Forest, IL

From:	nancy kaplan
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Monday, November 18, 2024 9:31:44 PM

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and

Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Nancy Kaplan
25 Carriage Lane, Highwood
847-421-8592

From:	gene Katz
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Saturday, October 19, 2024 3:11:54 PM

Dear Sirs:

My name is Gene Katz and I am a resident of Fort Sheridan at 3481 Bradley Court. If you have any questions please call me at 312-545-4525.

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 40,000+ sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former miliary base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

Furthermore, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue

stress on a community that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who are lucky enough to live in or visit Fort Sheridan! This stress from traffic, noise, lights, pollution will alter our nature-rich and calm environment. Traffic and congestion will also impact our friends and neighbors as patrons travel through varying streets and neighborhoods of Highwood, Highland Park and Lake Forest to get to/from the venue. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community.

In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

Overall, it sounds like the MYAC venue would put extra demands and risks onto public safety and infrastructure, plus congestion, noise, pollution and more on toward the city, Fort Sheridan, and the surrounding areas.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Your Name

From: mark@kirkglobaladvisors.com
To: Scott Coren; Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Tuesday, October 15, 2024 3:52:07 PM

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 40,000+ sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former miliary base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

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With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a community that is peaceful, serene, and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront, and pastoral beauty. This is why it's felt to be a gem by all who are lucky enough to live in or visit Fort

Sheridan! This stress from traffic, noise, lights, pollution will alter our nature-rich and calm environment. Traffic and congestion will also impact our friends and neighbors as patrons travel through varying streets and neighborhoods of Highwood, Highland Park, and Lake Forest to get to/from the venue. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue, and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community.

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In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Senator Mark Kirk
275 Whistler Road, Highland Park, IL 60035

From:	sheryl kravitz
To:	Scott Coren
Cc:	Charles Pecaro; bslavin@cityofhighwood.org; James Hospodarsky; Mike Fiore; Andy Peterson; James Levi; Eric Falberg
Subject:	Regarding MYAC - for public record
Date:	Wednesday, September 4, 2024 7:55:08 AM

Dear City Manager Coren,

I would like my comments to be filed as part of the public record and forwarded to the Planning and Zoning Commission. The MYAC's proposed development was recently brought to my attention by a neighbor.

Like many other Highwood and Highland Park residents I attended the meeting at the Bocce Ball Club a couple of weeks ago. Conspicuously absent was the President of the MYAC.

Regardless of the negative impression this absence made with me, I went ahead and did some research on my own. According to the MYAC's strategic plan, I discovered it is this organization's vision "to become the largest youth music ensemble program in the U.S. by offering the highest quality youth music program in the most nurturing environment anywhere." In addition, the MYAC has "every intention of partnering with other major, large-scale organizations to bring their vision to life". Again, this is outlined in their strategic plan, which is attached for public record.

Based on what I have reviewed – and the reasons outlined in the attached - there is ZERO alignment with local residents with justified reason and cause.

Perhaps it's time for the MYAC to move out of their current home so that they can pursue their goal elsewhere. There are numerous arts organizations who would be willing to have the MYAC's current space - theatre, dance or other performance art organizations who would be thrilled to have the space they currently have, *and who* would be more neighborly and better suited for historic Fort Sheridan and the City of Highwood.

I am therefore opposed to having zoning changed from residential to commercial and do not support building development of any kind until the issues outlined in the attached have been satisfactorily resolved.

Respectfully, Sheryl Kravitz
Highwood Resident

--

From: Matt Krenger
To: Scott Coren
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Tuesday, March 25, 2025 8:46:23 PM

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Matt Krenger
3497 University Ave
Highland Park IL 60035

Sent from my iPhone

From:	Erin Krex
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Tuesday, October 15, 2024 2:15:29 PM

Dear Sirs:
This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 40,000+ sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former miliary base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus sparking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.
Furthermore, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a community that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who are lucky enough to live in or visit Fort Sheridan! This stress from traffic, noise, lights, pollution will alter our nature-rich and calm environment. Traffic and congestion will also impact our friends and neighbors as patrons travel through varying streets and neighborhoods of Highwood, Highland Park and Lake Forest to get to/from the venue. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway

with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community.

In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.
Overall, it sounds like the MYAC venue would put extra demands and risks onto public safety and infrastructure, plus congestion, noise, pollution and more on toward the city, Fort Sheridan, and the surrounding areas.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.
Sincerely,

Erin Krex

From: Kris Heiar Newman
To: Scott Coren
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Saturday, November 16, 2024 12:06:33 PM

Dear Sirs:
This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to

increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Kris Heiar Newman
969 Morningside
LF

From:	Kristine Andersen
To:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; Susan Lazar; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com; Scott Coren
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Sunday, January 19, 2025 7:12:05 PM

Dear Aldermen and City Managers:
This note is in opposition to MYAC's proposal to rezone the 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

I strongly believe that MYAC's zoning request for a giant 728-seat, 7 story (4 stories above ground), 46,000 sq ft, $35-40+ mil commercial year-round event venue is inappropriate for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a National Historic Landmark District (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood **not** want to maintain the intended pastoral and non-commercial nature of this one?

Please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Here are some of the reasons I truly believe the venue does not belong in those four acres:

- There are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan or the City of Highwood, its residents or businesses.
- MYAC states they want to partner with the Fine Arts Studio in the "ROTBLATT AMRANY building next door, with plans to transform the grounds into an 'art center". It's clear that MYAC is not building this for their students but rather to fulfill their personal dreams.
- **Where is the research to support the need for a 700+ seat concert venue in Lake County?**
- Should this proposed music venue ("art garden") be built at the cost of Highwood residents?
    - Traffic will be severely impacted in Highwood everytime there is an event.
    - Safety will be impacted with SO many people coming into the family neighborhood.
    - The historic neighborhood of Fort Sheridan will be tainted forever with such a huge structure built behind one of its historic buildings.
- A venue this large needs to be a larger site with adequate parking and EASY access.

Sincerely,
Kristine Andersen
750 Lyster Rd.
Highwood

From:	Kristine Andersen
To:	Scott Coren; Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; James Levi; Andy Peterson; M. Brad Slavin
Cc:	stack@cityoflakeforest.com; wichaj@cityoflakeforest.com; gneukirch@cityhpil.com; nrotering@cityhpil.com; PFrank@lakecountyil.gov
Subject:	Lake County Arts Center
Date:	Wednesday, August 28, 2024 10:15:47 PM
Attachments:	MYAC Final Public Comment 8.27.pdf

Scott Coren, Charlie Pecaro, Eric Falberg, Mike Fiore, James Hospodarsky, James Levi, Andy Peterson and M. Brad Slavin,
I am a resident of Highwood living in Fort Sheridan. I DO NOT want the Lake County Arts Center to be built on the 4 acres behind the historic jail where Midwest Young Artist Conservatory (MYAC) resides.

- The building venue is MUCH too large for the space. The plans that MYAC has shown DO NOT even include any placement for HVAC and Garbage cans!
- The Traffic plan was not given approval by their hand picked specialist. Consequently, it's meaningless.
- North Shore Performing Arts Center is a similar venue with the capacity of approximately 800+ seats. They typically draw in 200,000 attendees per year!
- All the roads leading into the proposed Highwood's Lake County Arts Center venue are 2 lane streets bordered by residential neighborhoods without the capacity to handle large numbers of cars.
- This building may detrimentally impact the Environment, the essence of Fort Sheridan, the value of real estate, and quality of life for the people of Highwood and neighboring communities.

This enclosed document clearly states the reasons I oppose the Lake County Arts Center sponsored by MYAC.
File this as part of a PUBLIC RECORD and forward a copy of this to all the members of Highwood's Planning and Zoning Commission.

Kristine Andersen
750 Lyster Road, Highwood, IL

From: Nelly Kvirikadze
To: Scott Coren
Subject: Concert Hall project
Date: Wednesday, November 20, 2024 11:57:42 AM

I live in Highwood
It is shame that you are collecting this rejection votes
I am not sure what is your purpose BUT YOU need to stop leaving in 1940th and start accepting new life and energy
You should not be blocking proposal. We want Our youth to develop and get engaged in art. Traffic to Downtown Chicago is very bad and most of the time people avoid going to concerts due to it

Please let me know how I can assist to promote this project
All the arguments brought up in letter are manageable and should be discussed in details with Project Managers

This will bring new life to City of Highwood, new Restaurants and new developments, businesses with florist and Highwood will become famous

We need to look into future not in past

Whoever is blocking this amazing initiative should be out of business , they have poor judgment

Nelly

From:	John LaPine
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	My Vehement Objections to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Friday, December 13, 2024 11:32:24 AM

Dear Sirs:

I am sending you this email to voice my vehement opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." **I request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee**.

I am both a Fort Sheridan homewoner and an 11-year Army Veteran, and I am convinced that MYAC's zoning request for an enormous 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-suited for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Other cities and municipalities throughout the United States revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know that as a former member of the Board of Directors of the Suzuki-Orff Music School in Chicago, and as a donor to The Chicago Children's Choir, The Chicago Symphony Orchestra and The Lyric Opera of Chicago, I am neither anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add significantly more traffic and congestion to an already busy little community. In contrast, the proposed MYAC venue offers no financial benefit, it is a textbook example of poorly-executed planning, specious representations to the City and to the public, and it will add additional excessive traffic that will ultimately endanger the members of the community and the public at large.

With realistic expectations for a high-traffic, year-round commercial venue, this will impose an enormous amount of stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, it will be the single cause of increased traffic congestion, increased parking problems, increased noise, larger crowds, increased auto, bus and truck emissions, increased safety concerns, and it will irrevocably alter ease of travel in/out of the Fort, through Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase the public resource demands of police, fire, EMS, and other city departments in HW, HP and LF without any concommittent financial contribution or support from MYAC.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Perhaps a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

John LaPine
268 Leonard Wood South #105
Highland Park, IL 60035

From:	A ML
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Thursday, March 6, 2025 5:18:41 PM

Hello - TO WHOM IT MAY CONCERN;

City of Highwood please stop the rezoning and any future consideration to allow permission for a building that does not benefit those that live in Highwood or the surrounding communities. The taxpayers of Highwood, Lake Forest and Highland Park deserve to be taken into consideration.

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC. THERE ARE PLENTY OF OPTIONS ELSEWHERE FOR THEM TO BUILD THIS OR AS A MATTER OR FACT THERE ARE PLENTY OF BUILDINGS THAT THEY CAN MAKE A HAPPY HOME WITHOUT IMPACTING THE CITY OF HW, LF AND HP.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And,MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC

will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the **MYAC venue offers no financial benefit**, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. **Please do not approve this rezoning request**. Maybe a team of business consultants can **help MYAC find another location for their expansion plans.**

Thank you very much for your consideration and I look forward to a reply.

A M LaPine
268 Leonard Wood South
Highland Park IL 60035

From:	Larry Moller
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Wednesday, December 11, 2024 6:01:38 AM

I oppose MYAC's proposal to rezone its 4 "residential" acres to "commercial." I request my comments are added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a huge 728-seat, 4 story, 46,000 sq ft, commercial, year-round event venue is not suited for the space designated and our local community for the following reasons:

1) As a tax-free non-profit, there are no tangible benefits associated with this proposed venue.

2) The viability of this venue must come from frequent non-mission uses with outside performance acts/groups, altering the complete nature of MYAC. MYAC will not put a limit on the number of performing acts. Skokie's North Shore Performing Arts Center is slightly larger and boasts about 200,000 patrons per year (see www.Northshorecenter.org).

3) The MYAC project should result in increased traffic congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Fort Sheridan, Highwood, Highland Park and Lake Forest.

4) It will increase public resource demands of police, fire, EMS, and other city departments on a year-round basis without the additional tax revenue.

5) Parking is significantly inadequate to accommodate 728 patrons, members of a full orchestra (up to another 100 spaces), venue staff, security, maintenance staff, caterers, buses, trucks, etc. It is my understanding this was already acknowledged by the City of Highwood's own consultant. .

Since Fort Sheridan is a national historic landmark district community known for its walking paths, open spaces, lakefront pastoral beauty, and serenity, the MYAC proposal will only add traffic, congestion, community frustration,

and drain municipal government resources without additional revenue. Fort Sheridan already experiences additional traffic from visitors from throughout the Chicagoland area who appreciate its beauty. Illegal parking is already an ongoing issue. This proposed project will only create additional problems and stress to our community.

Please do not approve the MYAC rezoning request. Hopefully, MYAC can find another location or propose a dramatically downsized version of their proposed plan that is truly suited for their students and not for an entertainment venue. Denying their request may inspire MYAC to engage with our community to possibly achieve a result beneficial to all.

Thank you for your consideration.

Sincerely,

Larry Moller
118 Leonard Wood South, #103
Highland Park, IL 60035

From:	Ken Lauridsen
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Friday, November 22, 2024 1:44:47 PM

Dear Sirs:
This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an

already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Ken and Deb Lauridsen
24 North Ave
Lake Forest, Illinois 60045

From:	Susan Lazar
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Saturday, November 2, 2024 10:16:01 PM

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the

historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest. It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Susan Lazar
105 Ronan Road
Highwood, IL 60040

From:	holly ledvina
To:	Scott Coren
Cc:	pecaro@cityofhighwood.org; Eric Falberg; Mike Fiore; James Hospodarsky; James Levi; Andy Peterson; M. Brad Slavin
Subject:	Objections to MYAC Construction Project
Date:	Sunday, September 15, 2024 12:56:11 PM

TO: Scott Coren, City Manager of Highwood
CC: Aldermen of Highwood
FR: Charles and Holly Ledvina, residents of Highwood's Preservation & Historic District of Fort Sheridan

RE: Public comment to MYAC application to Highwood Planning and Zoning Commission, Planned Unit Development

We are opposed to the MYAC plans to build a commercial entertainment venue in Fort Sheridan.

We purchased our Fort Sheridan historic home in 2018. We are the corner house to the south of MYAC, our front yard is on Lyster Road and our backyard is Prall's Loop. As members of the arts community, we support the educational opportunities that MYAC offers students. We do not support changing the property zoning from residential to commercial and are opposed to the construction of an entertainment venue in our backyard. The building will bring more traffic, congestion, crowds, garbage, noise, parking challenges, and security concerns to our neighborhood.

1. Alderman Falberg should disqualify himself from any consideration of MYAC's application as he has an absolute conflict of interest in that he serves on MYAC's Board.

2. The traffic study presented by MYAC is flawed. We see the traffic the school brings every weekend classes are held, much of it driving past our house as many parents use the Prall Loop entrance. The current parking lot is already not sufficient for the cars on weekends. We know that people will park on neighboring streets once the new building is constructed because they already park on Highwood streets surrounding the current building.

The traffic evaluation did not address the impact of traffic heading East and West on Old Elm, access to/from Hwy 41 and Rte. 22, North and South on Sheridan Road, or the impact of ingress and egress to residents of Ft. Sheridan or the Ft. Sheridan Reserve Center. The study also did not address the effect on access by police, fire and EMS.

The intersection at Sheridan and Old Elm is already dangerous with high volume on weekdays but on weekends it is becoming impossible to navigate. Walkers and bikers entering and leaving the McCrory trail as well as those crossing the street to enter the LCFP at Ft Sheridan have trouble making the light with bikers and cars overwhelming the intersection. Traffic from a 728 seat entertainment venue would be impossible to accommodate with the current road infrastructure. MYAC does not address any artery road considerations.

3. There was extensive sewer and utility construction on the MYAC property several years ago. The MYAC plan does not address how they would build below grade to

avoid this new infrastructure. The plan also does not address environmental issues such as flooding, drainage, soil analysis, or water retention.

4. Consider the lack of a business plan or financial disclosure of how MYAC will pay for this building. At the public meeting, the MYAC presenter stated the entire project would be paid for by securing donations- $50 million. What assurances does the Council have that this project won't be funded by private equity, investors or real estate developers? How will MYAC pay for the running of the building, the utilities, management and maintenance?

5. It would be a mistake to reverse the zoning from residential housing to commercial. We are not attorneys and do not pretend to understand the legalities of this change. However, any person with a sense of community taxation can see that a single family housing plan would bring in more tax revenue than a nonprofit entertainment venue that pays $0 taxes and will only cost city residents time, money and aggravation.

Highwood City Council should consider and listen to the concerns and voices of city residents over those of the MYAC. We live here, pay taxes, and put up with excessive traffic from all the Celebrate Highwood events already scheduled. Stop and consider that outside of your desire to build up Highwood businesses and commerce, as a City Council, you really do very little for your non-business constituents. We have an underfunded library, few recreational opportunities and very few parks where residents can take children to play sports or enjoy the outdoors. The downtown area is a conglomeration of hideous gravel parking lots, oversized apartment buildings built almost on the street, very few trees or green spaces and unmanaged traffic issues. The City Council could improve the quality of life for residents and businesses with an aesthetic and beautification plan for downtown Highwood, rather than throwing support behind a mega entertainment venue in the middle of a historic residential district.

We request these comments be recorded in Highwood official "Public Comments" and forwarded to the Planning & Zoning Commission.

From: Allison Lewin
To: Charles Pecaro; nrotering@cityhpil.com; Scott Coren
Subject: MYA Expansion
Date: Tuesday, August 20, 2024 6:55:31 PM

Hello,
I am a resident of Fort Sheridan and am writing to express my strong opposition to the proposal to expand MYA to create a concert venue with a parking structure. Fort Sheridan is currently an idyllic place to raise my daughter. We are able to enjoy the many playgrounds and walking paths without concerns of high traffic, noise, and other disruptions. In fact, the peaceful nature of the Fort was a significant factor in why I chose to live here.
During my years in Fort Sheridan, I have found MYA to be a less than adequate member of our community. They do not routinely maintain the building and grounds and the owners are defensive and even defiant when approached by residents of the Fort.

The proposed concert venue would create an unmanageable influx of traffic and noise. I am also extremely concerned that alcohol would be served at the venue. To be clear, this is not Ravinia. I didn't move here knowing I would have to accept certain inconveniences due to the proximity of a major attraction in the community. I moved into Fort Sheridan because of its safety and peace. I have no faith that traffic and safety will be controlled, and that the residents of the Fort will be unbothered by this proposed structure.
I am completely against Highwood and Highland Park moving forward with the MYA concert venue. I hope that you will listen to your constituents, particularly those behind "Protect the Fort." It is your duty to respect our position and vote accordingly.

Thank you for your time,
Allison Lewin

Sent from my iPad

From:	Margaret Lipka
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal.
Date:	Saturday, November 2, 2024 12:45:05 PM

Dear Sirs:

This email is to voice my opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

I believe that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

Please note I am not anti-music nor anti-education and have enjoyed MYAC's concerts myself, but I am against this venue development project proposed by MYAC. Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic. With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan!

This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest, as large MYAC events already add congestion and disruption to Ft. Sheridan, especially along Leonard Wood West. It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add

the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Margaret Lipka
934 Leonard Wood West
Highwood, IL 60040

From: James Levi
To: Nathan Mayland
Cc: Scott Coren
Subject: Fwd: Support for the MYA Construction Project in Fort Sheridan
Date: Tuesday, September 3, 2024 11:03:47 AM

Hi Nathan:

Thank you for your email. I am copying the Village Manager on this email so your comments can be presented at the Plan Commission meeting regarding this matter.

Sincerely,

James

Sent from my iPhone

Begin forwarded message:

> **From:** Nathan Mayland <trombonate@gmail.com>
> **Date:** September 3, 2024 at 7:01:30 AM CDT
> **To:** James Levi <jlevi@cityofhighwood.org>
> **Subject: Support for the MYA Construction Project in Fort Sheridan**
>
> Hello Mr. Levi,
>
> My name is Nate Mayland. My parents have been homeowners in Fort Sheridan (807 Endicott Road) for 25 years and I visit regularly, now with my 6 year old daughter. We love the beauty of the land, and the efforts at preservation of both nature and of the historical buildings.
>
> I have been a professional musician in New York City for 25 years, and am extremely fortunate to have had opportunities to play at the most prestigious halls with amazing musicians, including The New York City Ballet, The Village Vanguard Orchestra, and over fifty Broadway shows.
>
> Relevant to this letter, I am also a founding member of the Midwest Young Artists program and cannot overstate the importance of the environment it has created for young musicians. They have instilled the ideas of confidence, communication, respect and dedication in generations of students, and that is a treasure, especially as we see arts funding disappear across the country.
>
> Dr. Dennis trusted me as a young musician by asking me to join the orchestra, and by programming challenging music that featured exciting trombone parts. That trust helped form my professional outlook and has

allowed me to succeed in the competitive music scene in NYC.

The discussed construction of performance space will be a tremendous addition to the MYA program, and the surrounding community should be proud to support the arts.

Fears of traffic, loud music and supposedly undesirable musical styles are small minded at best: music and arts are integral to a functioning society and I hope that all the residents of Fort Sheridan and Highwood can come to appreciate and enjoy the opportunity to support such a fantastic organization.

The MYA was created to provide education, support and a creative outlet for young students, and they have done so for decades. That is a fact. They say they will continue to do that. They say they will not use the venue for rock concerts and weddings, etc. Why not believe them? Why not believe all of the attached points from MYA? I for one believe them completely, simply because I know and trust the MYA organization.

Thank you for your consideration,
Nate Mayland

We have to get facts out there:

1. primarily that MYAC is a 501 c 3 non-profit school with an educational mission.
2. Allan and I are not owners; we have a governing board of directors.
3. We are not now nor will we be a commercial entertainment venue.
4. MYAC currently does 11 full capacity concerts a year. We have agreed to not do more than 18 full capacity concerts a year. Those using the facility would be of similar mission. . . .classical music, youth, choral, jazz. . . . NO ROCK or POP MUSIC!
5. We do not plan to put a shovel in the ground until we have raised the money to complete the building and endow it for the future.
6. We are a fiscally conservative non-profit, having run in the black for 31 seasons with only 1 year in the red (2007-2008) when we put every donation in a restricted endowment fund.
7. We borrowed money from that fund to purchase the land in 2013 and have since repaid it.
8. We were granted the building in 1997 and moved into Fort Sheridan in 2000 with the idea of making this our home.
9. Our mission statement developed that summer is ***building a home with the power of music to enrich the lives of our students and communities.***
10. The City of Highwood put expansion of our school in their 2013

Comprehensive Plan before we purchased the property.

11. We have a perfect rehearsal facility; we need a medium sized performance venue.
12. We plan to make traffic through Fort Sheridan less, not more.
13. Our campus would ONLY be entered by Sheridan Road, NOT the north or south entrances of Fort Sheridan, that includes our current weekend traffic on Saturdays and Sundays.
14. We plan to completely block off access from Lyster and to close off Prall's Loop.
15. We have addressed just about every suggestion in an email we received from Andy Hamilton in November of 2021.

Nate Mayland
Tenor & Bass Trombone, Tuba
www.mapleandbrass.com
718-812-9073
trombonate@gmail.com

From: lesliemayland@gmail.com
To: Eric Falberg; James Hospodarsky; Mike Fiore; M. Brad Slavin; Andy Peterson; James Levi; Scott Coren
Subject: MYA rehearsal building plans
Date: Thursday, September 5, 2024 3:55:21 PM

I have been a resident of The Town of Fort Sheridan since my husband and I built a house on Endicott Road in Highwood in 2001. That was over 23 years ago! We love it here. Our moving here from Barrington, where we had lived for 22 years, was not planned very far in advance. We had talked about downsizing from our large house and huge yard, but it was just talk and no action. But one day I saw an ad in the Tribune for a new development called The Town of Fort Sheridan, and after church on Sunday we decided to drive over to take a look. We went to the Marketing Center and looked at all the information. Then Shelley Lurie, the marketing manager, drove us around the Fort. When we drove by what used to be the jail, she said that an arts group called Midwest Young Artists had just bought it: I was dumbfounded: our kids helped start that group many years earlier! Rehearsals were in Lake Forest and the concerts were in Evanston at Northwestern. I think it was at that moment that I decided this was where we should be! (Our son's picture is hanging in the lobby of MYA, as a member of the first orchestra!)

Midwest Young Artists was a wonderful group, attracting talented students from all over the Midwest. Auditions were required to be accepted. Dr. Allan Dennis was truly inspirational. It made a big difference in our lives.

I understand there is resistance to the MYA plan to build a concert hall. The property was bought in 2013 and at that time Highwood approved the plans. I have seen the final plans, and except for the necessary construction noise and mess while it is being built, I think it looks attractive. The entrance to it will be directly off Sheridan Road, so there won't be more cars driving around.

The MYA is a real treasure to have here in Fort Sheridan. Karen Dennis has said there will only be classical and jazz concerts. Rumors about there being rock concerts, weddings, parties, etc. have grown out of proportion. Please, give them a chance!

(My son is now in his 40s and has been a successful professional trombonist in New York City since 2001. My daughter works in a health field in Australia, and she plays her flute on weekends in a community orchestra.)

I have been asked to sign a petition to oppose the building, but I have a strong allegiance to MYA and I trust the Board of Directors to do what is right. I will not sign the petition.

Leslie Mayland
ld.mayland@comcast.net

From:	John Mellen
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com; Susan Lazar
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Saturday, November 9, 2024 8:47:57 AM

Dear Sirs:

This note is in opposition to MYAC's petition to re-zone 4 acres of land within Ft. Sheridan from its current "residential" classification to "commercial." Please add these "Public Comments" to the Public Record and forward them to all members of the Planning & Zoning Committee.

It is my belief that the massive 4 story, 728-seat, $35-40+ mil commercial, year-round event venue that MYAC proposes to develop on this site is ill-fitting and unsuitable for Ft. Sheridan, a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere and celebrate their NHLD and military-rich communities by honoring their history and preserving their historical character and settings. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music or anti-education. But I am against this venue development proposed by MYAC.

Importantly, as part of a tax-free, non-profit entity, this proposed commercial venue would offer no tangible benefits for Ft. Sheridan or for the City of Highwood, its residents or businesses. MYAC does not
have a need for such a large structure for its students to use on a regular basis. Rather, its viability would have to come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of events or days of usage of this large venue, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

Highwood has a number of other real estate development projects under consideration or underway which would provide tangible and meaningful financial benefits to the city and its residential and business communities. Each of these other developments would add more traffic and congestion to an already busy little community, but they would also augment the tax base and lift the local economy, supporting the city's vibrant business and restaurant culture, as well as the city's financial solvency. In contrast, the proposed MYAC venue would significantly increase traffic, congestion and related risks, while offering no corresponding financial benefit, and at the direct expense of a unique and historically significant residential community.

With realistic expectations for a high-traffic, year-round commercial venue, this project would put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. MYAC's huge proposed commercial venue would disregard the history of Ft. Sheridan and diminish its historical character and setting, while also increasing traffic, congestion, parking problems, noise, crowds, pollution and safety concerns and adversely affecting the ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest. Construction and operation of this venue would also increase public resource demands on the already stretched resources of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not adequate parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which could require another 100 spaces), plus venue staff, security, maintenance, caterers, buses, trucks and other service providers. The engineering firm hired by the city to review the traffic impact study (TIS) submitted by MYAC in support of its zoning petition identified deficiencies in the parking plan and recommended against approval of the TIS. This further evidences that the proposed development is ill-fitting and would be inappropriate for this location.

In sum, this petition just doesn't add up and it does not justify MYAC's extraordinary request. For the reasons set forth above, and many others, I strongly believe that Ft. Sheridan is simply not a suitable or acceptable site for this large commercial entertainment venue. Please do not approve this re-zoning request.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

John Mellen
165 Janes Loop
HIghwood, Illinois 60040

From:	Susan Merdinger
To:	Eric Falberg; Charles Pecaro; James Hospodarsky; Mike Fiore; M. Brad Slavin; Andy Peterson; James Levi; Scott Coren
Cc:	Karen Dennis; Steve Greene
Subject:	RE: Letter in support of MYA"s new Performing Art Center, from a longtime Highland Park and current Highwood/Town of Fort Sheridan Residents
Date:	Friday, August 30, 2024 8:55:33 PM
Attachments:	IMG_5485.jpeg IMG_5484.jpeg IMG_5478.jpeg IMG_5471.jpeg IMG_5431.jpeg IMG_5464.jpeg IMG_5462.jpeg

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Dear Aldermen and Officials of Highwood and Highland Park,

We are writing to express our strong and unequivocal support for the Midwest Young Artists Conservatory (MYA) project proposal to construct a new performance facility. This project aligns with MYA's mission to "build a home with the power of music to enrich the lives of our students and communities."

MYA has garnered national and international recognition as a premier educational institution. It attracts talented students, including Lang Lang Scholars, and facilitates student exchanges and community music programs across Lake and Cook Counties and beyond.

The quality of instruction and the comprehensive musical experience provided by MYA are unparalleled. Unlike other institutions that may focus on select programs, MYA offers a full symphonic, choral, and chamber music experience for students at all levels. In contrast, institutions like the Music Institute of Chicago offer only limited programs and are equipped with dedicated performance venues, such as Nichols Hall in Evanston.

The proposed medium-sized concert hall will serve as a cultural hub and a beacon of excellence in music education and performance for the North Shore's northern suburbs. Currently, residents of Highland Park, Lake Forest, and Highwood must travel 40-45 minutes to venues like Northwestern University's Pick-Staiger Hall or College of Lake County's Lumber Performing Arts Center for large-scale symphonic performances. The addition of a dedicated MYA performance venue would greatly enhance cultural accessibility within our community.

While some have suggested that MYA could continue renting spaces at venues like Ravinia, Northwestern, and DePaul, this approach is costly and inconvenient. Furthermore, many private universities now restrict or limit the rental of their facilities, reserving them primarily for their own students and faculty.

It is more reasonable to question why shouldn't a distinguished, nationally recognized institution like MYA have its own dedicated performing arts venue? A venue designed to preserve and celebrate the traditions of classical music would undoubtedly enhance our community's cultural landscape while furthering the mission of this educational institution!

Concerns have been raised about the potential impact of the new facility. However, the proposed design can be adapted to harmonize with the historic aesthetics of Fort Sheridan. The facility could feature traditional cream-colored brick and incorporate brass, bronze, or copper

finishes. Additionally, the building could be surrounded by landscaping to ensure privacy and enhance visual appeal. Importantly, the facility would help mitigate noise from the nearby METRA train and Sheridan Road for Fort Sheridan residents.

Addressing concerns about the facility's long-term viability, MYA is a well-managed 501(c)(3) organization with a track record of fiscal responsibility. The building's construction will proceed only once sufficient funding, including an endowment for maintenance, is secured. The facility's traffic flow will be meticulously managed through a dedicated entrance on Sheridan Road, virtually *eliminating* any local traffic entering the Town of Fort Sheridan development. This approach ensures that all traffic associated with the new performing arts center is directed away from the residential areas, thereby preserving the tranquility and privacy of Fort Sheridan residents. Concentrating traffic through this designated entrance on Sheridan Road can effectively prevent congestion and minimize any potential disruptions within the neighborhood. This strategic planning underscores our commitment to maintaining the quality of life for local residents while supporting the vibrant cultural addition of the MYA Performing Arts Center.

The MYA Performing Arts Center will also benefit local businesses in Highwood by attracting patrons and supporting the local economy. Moreover, MYA's partnership with the Highland Park Strings, a community orchestra serving adult amateur and professional musicians, and its plan to offer the venue for external classical music, theatre, and musical theatre groups will further **enrich our community and ensure Classical and jazz, symphonic and choral music *can be enjoyed by people of all ages*.**

Many have expressed concern that this Performing Arts Center might negatively impact property values in Fort Sheridan. However, the opposite is likely to occur. The absence of a cultural institution like MYA may have already affected the attractiveness of Highwood as a retirement community. While Highwood offers scenic beauty, hiking trails, and fine dining, cultural amenities are crucial for attracting and retaining residents, particularly seniors who appreciate classical music. By supporting MYA's educational programs and performance space, we nurture a cultural environment that benefits both current residents and future generations.

A musician's development cannot be confined to practice rooms or studios. Performing on stage in front of live audiences is essential for inspiring and motivating continued musical study. The proposed venue will provide invaluable opportunities for young musicians to experience this crucial aspect of their training.

As a Steinway Artist and a parent of MYA alumni, I have witnessed firsthand the transformative impact MYA has had on my own family and countless others. The new facility would serve as a testament to the value of high-quality music education and performance.

In conclusion, if we genuinely value MYA's mission and the enrichment it brings to our community, we should support the development of this performing arts center without restrictive limitations of how many concerts per year that can be presented. (That would be like telling one of the many restaurants in Highwood "you can only serve lunch on Tuesday and Dinner on Wednesdays". **This venue will stand as a cultural gem for the North Shore and a beacon of our commitment to preserving and celebrating classical music.**

Thank you for considering and supporting this vital project. Steve and I look forward to

attending and performing at this outstanding new venue!

We also want to publicly express our deep gratitude to MYA for the outstanding musical experience they provided for our children and many of our piano and instrumental students! We pray that our entire community will come together to realize the enormous benefits this performing arts center will have for generations to come!

Sincerely,

Susan Merdinger and Steven Greene
791 Endicott Road
Highwood, IL 60040

201-788-1968 Susan

551-486-3495 Steve

(Fort Sheridan residents since 2022, MYA Parent Alumni since 2004, Highland Park Residents 2003-2022)

[Enclosed: Photos from the BBC Proms with Sarah Greene, MYA 2010, Eastman 2014 BM, USC 2018 Performer's Certificate, and Royal Northern College of Music 2023 MM with Distinction]

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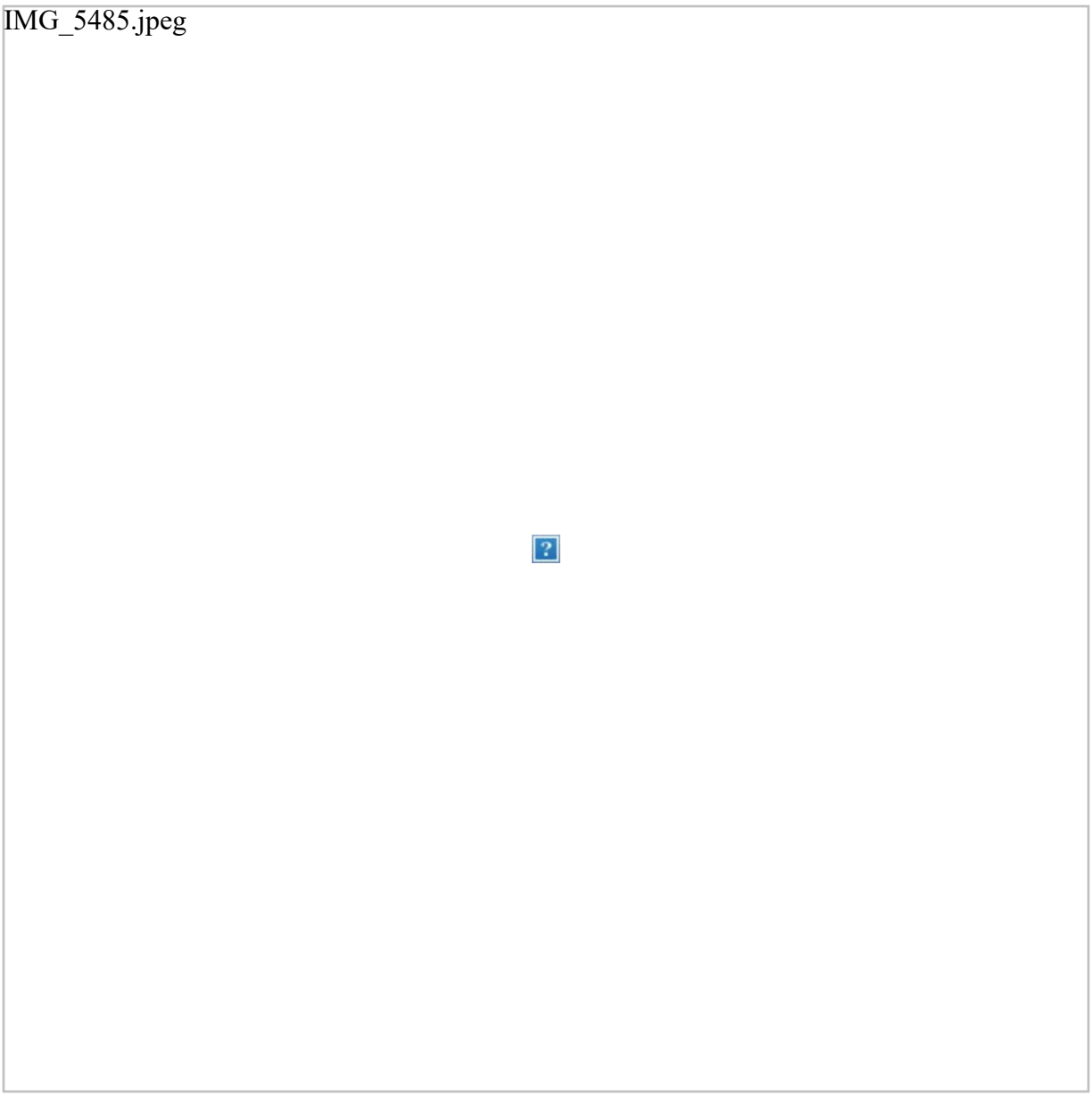
IMG_5431.jpeg

IMG_5485.jpeg



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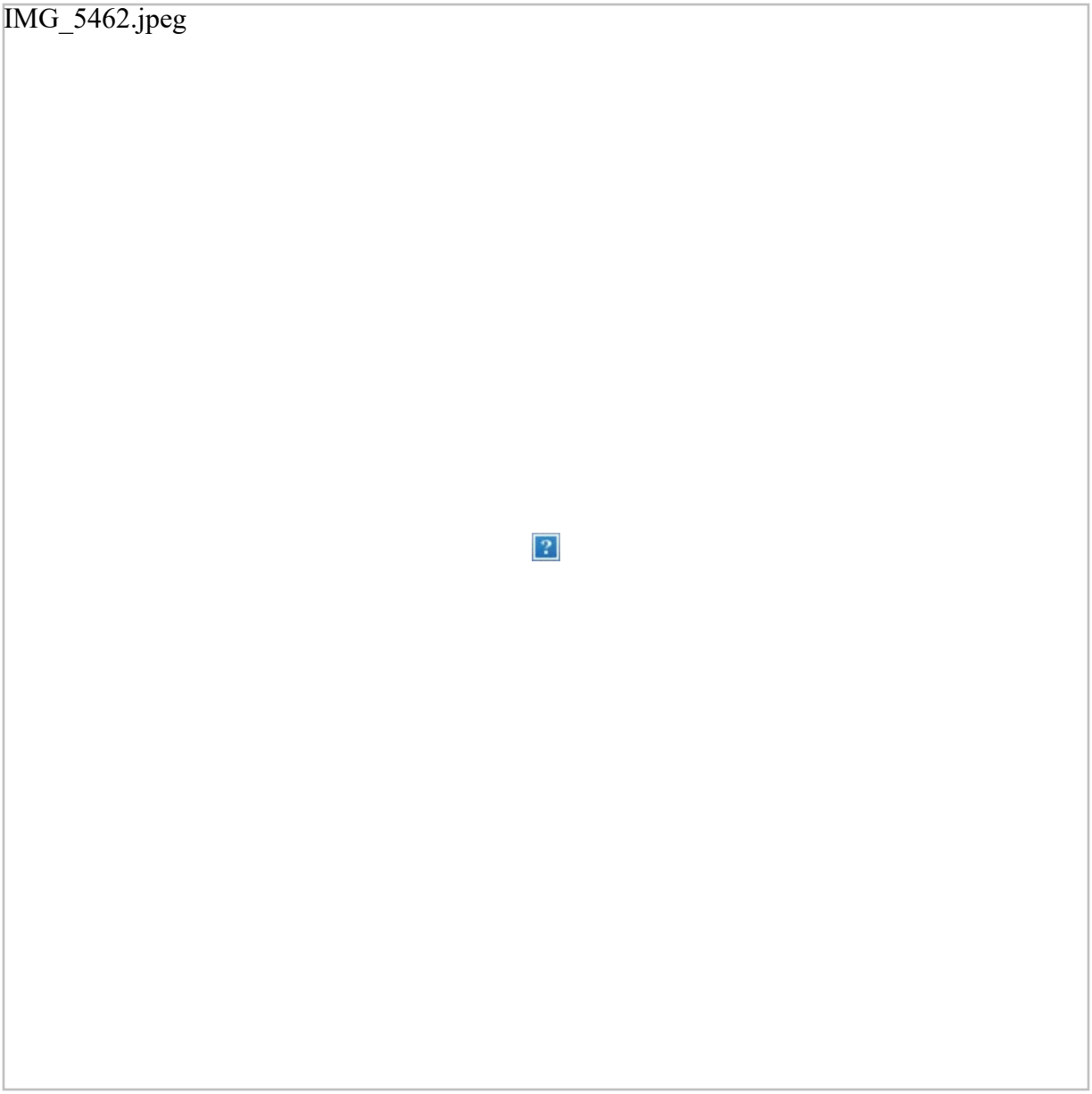

Susan Merdinger, B.A., M.M.
Steinway Artist
Founder and Artistic Director, Sheridan Music Studio
Piano Faculty, Summit Music Festival, NY and Burgos Music Festival, Spain
Home: 847-681-8471
Cell: 201-788-1968
www.susanmerdingerpianist.com

www.sheridanmusicstudio.com

From: Jane Mikulski
To: Scott Coren
Subject: Strong support for the MYA Entertainment Venue
Date: Monday, November 18, 2024 2:41:21 PM

Hello Mr. Coren,

I live in Fort Sheridan and I strongly support the proposed Lake County Art Center. We love the arts in our community. We have enjoyed wonderful concerts at the current MYAC.

From Writers Theatre in Glencoe to Ravinia, I love that I can enjoy the arts without having to battle traffic in Chicago.

Please support this wonderful institution.

Regards,
Jane Mikulski
840 Stables Court East
Highwood, Illinois 60040

From:	Betsy Morton
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Saturday, November 16, 2024 8:32:44 AM

Dear Sirs:
This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and

Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Betsy Morton
814 Endicott Road
Highwood, IL 60040

From:	Barbara Nathanson
To:	Scott Coren; cpearo@cityofhighwood.org; efakberg@cityofhighwood.org; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; jlei@cityofhighwood.org
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Friday, October 18, 2024 9:17:54 AM

Dear Sirs:

As a resident of Highwood, this note is written in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." It is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 40,000+ sq ft, $35-40+ million commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former miliary base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

Please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

Furthermore, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a community that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who are lucky enough to live in or visit Fort Sheridan! This stress from traffic, noise, lights, and pollution will alter our nature-rich and calm environment. Traffic and congestion will also impact our friends and neighbors as patrons travel through varying streets and neighborhoods of Highwood, Highland Park and Lake Forest to get to/from the venue. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. These projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community.

In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.
Overall, it sounds like the MYAC venue would put extra demands and risks onto public safety and infrastructure, plus congestion, noise, pollution and more on Fort Sheridan, and the surrounding areas.
Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.
Sincerely,
Barbara Nathanson

From:	Vicki Newman
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; Susan Lazar; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Friday, November 22, 2024 6:39:01 PM

Dear Sirs:
This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest. It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn’t add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Vicki and Loren Newman

705 Rienzi Lane
Highwood, IL. 60040

From:	Mike Nuteson
To:	Scott Coren
Subject:	Yes in My Back Yard - MYAC Concert Venue
Date:	Tuesday, September 3, 2024 12:22:35 PM

Dear Mr. Coren,

My name is Mike Nuteson, I'm a long-time resident of Fort Sheridan at 48 Westover Road. I write to you in full-throated supported of the proposed MYAC expansion plan which is just down the road from me and my family.

I have attended MYA's plan briefing at the bocce ball court and a subsequent Fort Sheridan HOA meeting at the high rise to discuss this plan. I have found an angry group of residents (my neighbors) not interested in working with MYA (even though it's not part of the HOA), and very interested in shouting down the people proposing the effort.

The reality, from my perspective, is that MYA is force of GOOD for the neighborhood and community. Our kids both benefited greatly (and contributed greatly) by having a top-tier orchestra program right here in Highwood. In full disclosure, Alice and I are regular donors to MYA, even after our kids have gone on to college. Allan and Karen are tireless workers and advocates, and Highwood has a WORLD-CLASS youth orchestra because of this. They will not do what the fear mongers claim (e.g. "they're going to have way more than 18 events a year and there's going to be rock stars like James Taylor playing there" - No No No!!!). Now, as a result of the HOA meeting, it appears the strategy is to gather up the lawyers in the neighborhood to try to gum up the plan with studies and writing campaigns. I'm appalled, by our lack of neighborliness and this sense of entitlement we have to not allow an honorable not-for-profit organization to build this beautiful facility on the land they own! I for one am looking forward to LESS TRAFFIC going through the fort which is inevitable if MYA traffic is restricted to Sheridan Road.

In summary, MYA is good, not evil. Allan, Karen and the Board are honorable and we can believe their plan. My neighbors may be loud, but they DO NOT represent me, nor the others whom they plan to shout down.

All the best,
Mike Nuteson

847 224 7921 (call or text)
MikeNuteson@yahoo.com

From:	Jill Okun
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	MYAC opposition from realtor point of view
Date:	Monday, November 18, 2024 2:17:36 PM

This is to let you know I am opposed to the 4 acres in Fort Sheridan, which is currently zoned residential, re-zoned for commercial purposes to allow a music venue to be built. From a realtors' point of view, we already have a severe shortage of housing to meet the current demand, with very little relief in sight. It doesn't make sense to have a parcel that could provide new housing, re-zoned for a large commercial project that is not at all suited to this location.

Another reason for my objection is the impact such a venue would have on traffic. I live on a street off Old Elm Rd near Rt 41, and I've watched Old Elm go from a relatively quiet through street, to one that has a steady stream of traffic due to the development of Fort Sheridan in the 35+ years I've lived here. It would be detrimental to residents and business owners to increase the flow of traffic, which is already bumper-to-bumper, when there is no way to expand our single lane roads in Highwood, on streets like Old Elm and Sheridan Rd to accommodate it. It's already bad enough, and if it gets worse, business owners and neighborhoods will suffer.

Finally, let's not disrupt the quiet, historic ambiance of Fort Sheridan so many of us enjoy, by adding a large venue, parking lot, and hundreds of cars, buses and delivery trucks to the mix. We already have Ravinia in the area, which negatively impacts traffic during the summer season, and there are probably some existing buildings (such as schools/colleges) that you could look into renting for concerts of this kind, for an alternative venue.

Please forward my concerns to all members of the zoning and planning committee, and add my comments to the public record.

--

Jill OKun, Real Estate Broker

1043 Buena Rd
LakeForest, IL
847-902-2296 (mobile)
jillokun143@gmail.com

BEWARE OF CYBER-FRAUD – Before wiring any funds, call the intended recipient to confirm the instructions at a phone number you know is valid. Always be suspicious of requests to change wire instructions at or right before closing.

From:	Reed ----------
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Friday, November 15, 2024 1:12:39 PM

Dear City Officials:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's

financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Reed Oliff
344 Leonard Wood South #105
Highland Park, IL 60035

From:	Barbara Oliff
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Monday, November 18, 2024 8:42:59 AM

To whom it concerns:
This note opposes MYAC's proposal to rezone its 4 "residential" acres to "commercial." I request that these "Public Comments" be added to the Public Record and forwarded to all Planning & Zoning Committee members.

I believe that MYAC's zoning request for a giant 728-seat, 4-story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the historic Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Many cities in this country revere, protect, and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this NHLD?

What are the benefits of this proposed massive, year-round, commercial, tax-free, non-profit venue associated with Fort Sheridan, the City of Highwood, its residents, or businesses? MYAC doesn't require such a large structure for its students to use regularly. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is slightly larger than the MYAC proposed venue and boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway that inspire tangible and meaningful benefits. These projects will provide a taxable base and lift the local economy to support the city's vibrant business and restaurant culture and the community's financial solvency. They will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic and overwhelm our infrastructure.

RESOURCES: With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a peaceful, serene lakefront and nature-based Highwood neighborhood. This is why it's felt to be a gem by all who enjoy and live in Fort Sheridan! This huge commercial venue will change the historical and visual character of Fort Sheridan, but more importantly, it will lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). Most importantly, it will increase public resource demands of police, fire, EMS, and other city departments in HW, HP, and

LF. Highwood closed its doors to our local fire department. This venue would increase response times of fire, EMS, and police. As a municipality, you are setting yourself up for failure due to a lack of much-needed response resources by adding this high-volume local venue. **Is there a plan to add additional full-time fire, EMS, and police to Highwood? Response resources are a critical miss in this proposal.**

PARKING: There is not enough parking for the 728 patrons. Where will the staff, musicians, security, maintenance staff, caterers, buses, and trucks park? Insufficient parking has been noted by the City of Highwood's consultant on this project. Parking alone is the first main issue in this ill-fitting location for this proposal. I will not tolerate the overflow of parking on my already much-restricted parking on the street where I reside.

In sum, it is a financial miss from a non-profit educational center, a lack of response resources, a loss of serenity, land blasting an NHLD, and a lack of parking that make this proposal a total shame and sham. I **do not** approve this rezoning request. MYAC needs to find another location for its expansion plans.

Thank you very much for your consideration, and I look forward to a reply.

Sincerely,
Barbara Oliff
344 Leonard Wood Drive Unit 105
Highland Park, IL 60035

From:	Chris O'Neill
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Friday, November 15, 2024 7:23:04 AM

Greetings City Manager Coren,

This email is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF. Will extra police, fire, EMS positions and equipment, and vehicles be funded to handle the increased call volume related to this proposed facility?

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal. This will greatly impact the residential portions of the Highland Park and Highwood Town of Ft. Sheridan where Highland Park had to create and police a parking permit system due to numerous visitors of the Lake County Forest Preserve property off of Leonard Wood North.

In summary, this proposal will have a substantial negative impact on the local Ft. Sheridan residential community. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC

find another location for their expansion plans such as the vacant Hotel Moraine Property which has recently been renovated and has a large parking lot with potential room for expansion.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Chris O’Neill
25 Ronan Road #103,
Highwood, Illinois 60040

From:	Mela Osburn
To:	Scott Coren
Cc:	Charles Pecaro; James Levi; Eric Falberg; hospodarsky@cityofhighwood.org; Andy Peterson; Mike Fiore; M. Brad Slavin
Subject:	Proposed Zoning change for MYAC
Date:	Monday, September 30, 2024 3:32:46 PM

I am writing about my concern regarding the proposed commercial venue by the Midwest Young Artist Conservatory (MYAC).

The zoning variance for the 4 acres of "residential"/R-1 to commercial in order to build a large 728 seat, 4 story, year round entertainment venue should not be granted.

The project is oversized for the area. This is demonstrated in the limited amount of parking the plan provides. I am particularly concerned about the effect relative to parking on the surrounding residential streets in the Fort Sheridan neighborhoods.

I believe the music venues that currently exist in the North Shore area are adequate for performances that MYAC want to produce.

I wish my concerns be included in the public record as "Public Comment" and also be shared with the Planning and Zoning Commission.

Thank you,

Mela Osburn
63 Holabird Loop
Highwood

From:	Susan Ostrov
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Sunday, April 6, 2025 6:53:45 PM

Dear Scott,

This note is in STRONG opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." It is our request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting and inappropriate for the Fort Sheridan residential neighborhood -- a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. We must maintain the intended pastoral and non-commercial nature of our beautiful Fort.

Importantly, as a tax-free non-profit, t**here are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses**.

MYAC will not put a limit on the number of performing acts. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

Highwood has many other real estate development projects underway with tangible and meaningful benefits. These projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, **the MYAC venue offers no financial benefit, and it will add additional excessive traffic.**

This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to **increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.**

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already

stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. We urge you to not approve this rezoning request.

Thank you very much for your consideration and we look forward to a reply.

Sincerely,

Susan and Kurt Gutheim
763 Endicott Road
Highwood, IL 60040

Susan Ostrov Gutheim
Over The Top Boutique
1866 1st Street
Highland Park, IL 60035
(847) 433-3150
www.shopoverthetop.com

Hours: Mon-Fri 10-5pm
Saturday 11-4pm

susie@shopoverthetop.com

From:	Anne Pachciarek
To:	Scott Coren
Cc:	friendsofhistoricfortsheridan@gmail.com
Subject:	Opposition to Midwest Young Artists Conservatory (MYAC) Proposal
Date:	Monday, March 17, 2025 10:07:32 AM

Dear Mr. Coren,

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is our request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is our belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ million commercial year-round event venue is not a good fit for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation.

Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, we are not anti-music nor anti-education. But we are against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year.

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan.

This huge commercial venue will change the historic and visual character of Fort

Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution and safety concerns, and negatively alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

There simply is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is a poor location for this development project.

In sum, this proposal just doesn't add up. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and we look forward to a reply.

Sincerely,

Anne Pachciarek and Perry Ergang
151 Whistler Road
Highland Park

From: Eric Falberg
To: Scott Coren; Charles Pecaro
Subject: FW: MYA development
Date: Tuesday, September 3, 2024 11:03:47 PM

FYI

Sent via the Samsung Galaxy S21 FE 5G, an AT&T 5G smartphone

-------- Original message --------
From: Ford Palmer <fordpalmer@gmail.com>
Date: 9/3/24 9:33 PM (GMT-06:00)
To: Eric Falberg <efalberg@cityofhighwood.org>
Subject: MYA development

Dear Alderman Falberg,

I find it funny I live down the street from you, yet we've never met. I'm a 68 year old multi-millionaire who has lived around here all my life. I've suffered through stupid, useless and expensive projects our neighboring villages pushed through. This MYA project is by far the stupidest stunt I've ever seen. As I told the Mayor, this development will ruin the nicest neighborhood in Highwood. The fact that you are on the MYA board, a local liquor license holder and an alderman, I find it very suspicious you haven't recused yourself from this project. I agree with my neighbors when they say this whole deal smells like rotten fish. I strongly urge you to distance yourself from this project. Be aware I've retained a local law firm to block any/all further attempts to re-zone this property. Please understand I'm not trying to threaten you, I'm only asking you do the right thing. Ford H. Palmer

From: Charles Pecaro
To: Ford Palmer; Scott Coren
Subject: Re:
Date: Wednesday, September 4, 2024 9:16:19 AM

Dear Ford,

Thank you for your input on this critical issue here in Highwood. I have included Scott Coren, the City Manager, to ensure he includes your comments to the Planning and Zoning Committee and the public record. Your comments are a vital part of the decision-making process, and I want to assure you that it will be considered as we move forward.

Thank you for taking the time to reach out.

All the best,
Charlie

Get Outlook for iOS

From: Ford Palmer <fordpalmer@gmail.com>
Sent: Tuesday, September 3, 2024 8:18:16 PM
To: Charles Pecaro <cpecaro@cityofhighwood.org>
Subject:

Dear Mayor Pecaro,

The City of Highwood got very lucky when the Fort Sheridan property got split up. Our small community here should be a feather in your cap, and something you should be very proud of. Unfortunately you and your counsel members are hell bent on ruining a beautiful, family friendly neighborhood. The City of Highwood hasn't got the police/fire department infrastructure to service this venue. In addition, the noise and traffic will ruin the entire west side of the Fort Sheridan community. I have contacted a Federal and local attorney regarding this MYA proposal. If you and your council members insist on ramming through this development, I will retain both attorneys to block your project. In addition, I will demand a full FBI and IRS investigation into all parties involved. Please don't consider my email a threat, I am merely exercising my rights as a citizen. I certainly hope the powers that be are smart enough to vote this zoning change down. Ford H. Palmer

From:	Paul Lipka
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal.
Date:	Saturday, November 2, 2024 3:54:17 PM

To Whom It May Concern:

This email is to voice my opposition to MYAC's proposal to rezone its four (4) "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

I believe that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

Please note I am not anti-music nor anti-education and have enjoyed MYAC's concerts myself, but I am against this venue development project proposed by MYAC. Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic. With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan!

This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest, as large MYAC events already add congestion and disruption to Ft. Sheridan, especially along Leonard Wood West - **which is where I live**. It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add

the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Paul Lipka
934 Leonard Wood West
Highwood, IL 60040

From:	Jen Pearson
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Saturday, November 16, 2024 9:13:46 AM

Dear City Officials and Zoning Committee Members:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

There are a number of reasons I oppose this build. First, let me say that none of the reasons have to do with lack of support for the current MYAC students who gain an appreciation of music and have an opportunity to enrich their college and career readiness. As an educator, I support the arts and art education.
What I do not support is the development of a property that rather than benefiting the community can have unintended consequences.

First concern: Historic Preservation
While it is my hope that MYAC will preserve its current music program. It is also my hope that they will respect and preserve the historic property they were granted. It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue contradicts the historic preservation of the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one? I am against this venue development project proposed by MYAC.

Second concern: Sustainability and Deviation from the Intended Use Messaging
MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org). It should not be rezoned, opening the door for long-term, unintended consequences that cannot be rolled back. Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. MYAC venue offers no financial benefit and holds a lot of financial risk. While MYAC may be able to raise the initial funds for the project, how will the yearly costs be sustainable? What is the long range financial plan for the location

that ultimately could be built, change the historic standing and serenity of the neighborhood, and leave a vacant monstrosity deviant from the historic buildings that surround it and used for purposes wholly different from an expansion of its school. The proposal is misleading and ill informed.

Third Concern: Insufficient Traffic Study and Traffic Impact
No traffic study has considered the ramifications and impact of MYAC's added traffic on all thoroughfare streets, or the potential impact on Highwood residents or its businesses, nor the impact on safety and access for essential services. For Fort Sheridan residents, families in military housing, and military personnel at the active Philip Sheridan Reserve Center, there are only three ingress/egress points to access the Fort. This poses many security and safety issues, to these individuals, visitors, essential services, as well as businesses in the area.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood/Highland Park/Lake Forest neighborhood that is special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

Forth Issue: Parking
From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

Finally, this proposal just doesn't add up or sound right for a number of reasons: **Historic preservation, sustainability and deviation from its intended use, traffic and congestion, parking, safety and security, the footprint, zoned for residential only, no monetary benefits and exponential risks, and many unknown questions.**

Personally, I moved to the historic Fort Sheridan because when I visited, I could breathe and de-stress. The tranquility has supported the mental health of its residents and visitors. That was obvious during COVID. I love the Highwood community and support the amazing efforts to support the schools, local businesses, and community.

Request
I request that you preserve this historic community, and I recommend that you do not

approve this rezoning request. Another location (for what will really be a music venue rather than an extension of the school) should be located elsewhere on a larger footprint that can address the larger infrastructure, the parking and traffic capacity, and does not jeopardize this historic landmark.

Personally, I moved here because when I visited, I could breathe and de-stress. The tranquility has supported the mental health of its residents and visitors. That was obvious during COVID.
Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Jennifer Pearson
Friend of Historic Fort Sheridan
354 Leonard Wood South
Highland Park, IL 60035

From:	Nels Pearson
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Saturday, November 16, 2024 11:26:39 AM

Dear City Officials and Zoning Committee Members:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

I live in Fort Sheridan, literally a couple hundred feet from MYAC, and fully support the mission and presence of MYAC in the community. My area of the Fort voted against restricting parking that would have adversely impacted the parents of MYAC students who periodically visit for student performances. In general, MYAC has been a good neighbor and a positive member of the community.

However, attempting to pull a bait and switch on zoning requirements with the goal of inserting an ugly, 46,000 square foot, 4 story, eye-sore of a building into a historic community is not the act of a good neighbor. I can support the arts, support MYAC as a neighbor, and NOT support a $40 million boondoggle that will ruin the aesthetics and harmony of the Fort.

In summary my issues with this project include:

<!--[if !supportLists]-->• <!--[endif]-->**Soldier Field Level Mistake Ruining a Historic Property:** The State of Illinois and the City of Chicago assisted and enabled the ruinous remodel of Soldier Field to accommodate the Chicago Bears making a few more dollars. Does the city of Highwood want their fingerprints on a similar act of governing malpractice?

<!--[if !supportLists]-->• <!--[endif]-->**Lack of Transparency:** The *"we're doing this for the kids"* simply does not pass the red face test. A $40 million, 728 seat, building is simply not built to host only a dozen concerts for the MYAC students. There is a half-baked, commercial impetus behind this that should be defined and committed to as a pre-condition for any zoning approval changes.

<!--[if !supportLists]-->• <!--[endif]-->**Ravinia-Like Traffic and Parking Issues:** Old Elm and Sheridan Road are narrow, one lane roads completely inadequate to support the traffic of 50+ concerts implied by the new building. Also, the lack of plan for adequate parking (30 additional spaces) is not the behavior of a good neighbor.

I request that you preserve this historic community, and I recommend that you do not approve this rezoning request.

Sincerely,

Nels Pearson

Friend of Historic Fort Sheridan

354 Leonard Wood South

Highland Park, IL 60035

From:	William Polignano
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Saturday, November 23, 2024 6:40:54 AM

Dear Sirs:
This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and

Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely,
William & Maria Polignano
291 Whistler Road
Highland Park, Il60035

Sent from my iPad

From: Marla Portman
To: Scott Coren
Subject: Against rezoning
Date: Thursday, January 9, 2025 6:57:45 PM

Dear Sirs:
This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely
Marla Portman

From:	Annie Propst
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Monday, November 18, 2024 8:48:14 AM

Dear Sirs:
This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and

Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Ann Oakley Propst
53 Holabird Cir, Highwood, IL 60040

From: desmond raftery
To: Scott Coren
Subject: MYAC Development
Date: Friday, October 18, 2024 2:46:09 PM

Dear Mr. Coren,
I am a resident in Fort Sheridan for over seven years, I live at 15 Rienzi Lane and I am writing this email to express my deep concerns for the proposed development at the MYAC.

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 40,000+ sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former miliary base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

The accusations of the MYAC that people who are resisting their plans are anti-music nor anti-education. I am a great lover of the Arts and I love the idea of a music school for children at Fort Sheridan. But I am against this venue development project proposed by MYAC.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

Furthermore, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a community that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who are lucky enough to live in or visit Fort Sheridan! This stress from traffic, noise, lights, pollution will alter our nature-rich and calm environment. Traffic and congestion will also impact our friends and neighbors as patrons travel through varying streets and neighborhoods of Highwood, Highland Park and Lake Forest to get to/from the venue. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift

to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community.

In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

Overall, it sounds like the MYAC venue would put extra demands and risks onto public safety and infrastructure, plus congestion, noise, pollution and more on toward the city, Fort Sheridan, and the surrounding areas.

In summary, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Desmond Raftery
15 Rienzi Lane,
Highwood, IL 60040
Sent from my iPhone
Des Raftery

From:	Cindy Range
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; gneukirch@cityhpil.com; nrotering@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Monday, March 3, 2025 2:27:22 PM

Dear Sirs:
This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and

Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Cindy Range
114 Westover
Highwood, IL 60040
817-713-0695

Sent from Gmail Mobile

From:	Reid Reutell
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Tuesday, December 3, 2024 5:26:42 PM

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Reid Reutell
550 Michigan Ave.
Highland Park, IL 60035

From:	James Rice
To:	Scott Coren; James Rice
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Monday, November 18, 2024 3:59:26 PM

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a

taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

James F. Rice

815 Euclid Ct. Highwood, IL. 60040

From: Robin Richman
To: Scott Coren
Subject: MYAC
Date: Wednesday, September 4, 2024 1:25:04 PM

Hello Scott,
I would like to share with you my husband's and My feelings about the expansion of the music center in Highwood. We are not happy at all with your plans. We live in the Fort. Currently, there is a substantial amount of traffic from outsiders. It is already difficult getting in and out of the Fort. Highwood is already congested with many venues. The street traffic has been significantly higher since the two new apartments have been built.
Can you tell me when the next meeting is scheduled for residents to attend?
Thank you,
Robin Richman
3535 Patten Rd 7E

From:	Kristy Rita
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Monday, November 4, 2024 2:42:58 PM

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, it is my understanding that MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, and more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest. It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

Additionally, there is not enough parking for the 728 patrons in addition to the necessary spaces required for members of a full orchestra (which includes another 100 spaces), and for venue staff, security and maintenance staff, caterers, buses, trucks, etc.

In sum, this proposal just does not make economic sense for the City of Highwood, or the residents of Fort Sheridan. Please do not approve this rezoning request.

Thank you very much for your consideration.

Sincerely,

Rita Kristy
782 Lyster Road
Highwood, IL 60040

From:	Lisa Rosenberg
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Saturday, November 2, 2024 12:09:13 PM

To all concerned:

I am in strong opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." I request that these "Public Comments" be added to the Public Record and forwarded to all Planning & Zoning Committee members. I have lived in "the Fort" for over 22 years. I buried my husband in Fort Sheridan National Cemetery. I believe that MYAC's zoning request for a massive 728-seat, 4-story commercial, year-round event venue is ill-fitting and inappropriate for the Fort Sheridan residential neighborhood that is a unique community of 503 residences with a "national historic landmark district" (NHLD) designation, a former military base, and where our current and former members of the military are still honored for their service.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful and known as special for its link to nature with its walking paths, open spaces, lakefront, and pastoral beauty. This is why it is considered a gem by many North Shore residents! Many of those residents already visit the Fort by car and bike. This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to greater traffic and congestion, parking problems, noise, crowds, pollution, safety concerns, and alter ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest. An increase in the previously listed factors will inevitably harm the Fort's flora and fauna. There will also be increased public resource demands for police, fire, EMS, and other city departments in HW, HP, and LF.

From a simple standpoint, there is woefully inadequate parking for the 728 patrons. This does not account for the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

Please do not approve this rezoning request. It is a commercial venture, plain and simple, that will harm the integrity of a beautiful and historic community.

Thank you very much for your consideration.

Lisa Rosenberg PhD, RN
3535 Patten Road, #3E
Highland Park, Il 60035

From: P R
To: Scott Coren
Cc: Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Thursday, November 7, 2024 11:26:19 AM

Dear Mr. Coren,

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest. It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn’t add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Paul Rosenstrock
924 Leonard Wood West
Highwood, Il 60040

From: Mitchel Ruffman
To: Scott Coren
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Thursday, March 6, 2025 3:58:20 PM

Dear Sirs:
This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a

large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local econor
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and the city's financia
add more traffic and
busy little community.
venue offers no financial benefit, and it will add additional excessive traffic.

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With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND

on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely, Dr Mitchel Ruffman
2754 Saint Johns Ave
Highland Park, IL. 60035

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From:	Shelley Saffrin
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Saturday, March 1, 2025 3:29:45 PM

Dear Sirs:
This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and

Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Shelley Saffrin
25 Ronan Road
Unit 205
Highwood

From:	Safran Regina
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com; friendsofhistoricfortsheridan@gmail.com
Subject:	Objection to Midwest Young Artist Rezoning
Date:	Saturday, November 2, 2024 11:44:47 AM

To whom it may concern:

Though I am proud to have the Midwest Young Artist Conservatory as part of the Fort Sheridan Community, I believe a 728 seat venue would not only ruin this historical landmark community, but also negatively impact Highwood and Lake Forest.

Having lived near Ravinia Music Festival, I know first-hand how traffic can back up when patrons are seeking parking - as well as the need for police control. This proposed Highwood location will cause even more problems with its lack of parking spaces for patrons, staff, and musicians. There is also a concern for pedestrian safety as well as lack of access for emergency vehicles trying to entering the fort and surrounding roads.

Please do not go forward with rezoning!

Sincerely,
Regina Safran
290Leonard Wood South #102
Highland Park, IL 60035

From:	Shelli Sheridan
To:	Scott Coren
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Tuesday, November 5, 2024 1:04:43 PM

Dear Sirs:
This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Shelli Sheridan
152 Highwood Ave
Highwood, IL 60040

From: Raymond Silverman
To: Scott Coren
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Thursday, November 14, 2024 5:35:42 PM

Ladies and gentlemen

This is to advise that we are 20 year residence of Fort Sheridan.

We fully support the MYCA in its CURRENT LOCATION AND ORIGINAL EDUCATIONAL PURPOSE. It has provided a wonderful service to music students

We are aware of a proposal to REZONE TO ALLOW a commercial venue

WE ARE STRONGLY OPPOSED to any change in zoning to the Fort given it's purpose and long standing designation as a neighborhood zoned for private homes

WE ARE IN OPPOSITION DUE TO A NUMBER OF FACTORS THAT WILL HAVE AN ADVERSE IMPACT

To specify a few of concern

1. Change in historic character
2. Increased traffic.
3. Crowds beyond the capacity of the location
4. Safety
5. Ease of travel
6. The long established need for historic preservation

We wish you to vote NO on any zoning changes for any reasons now and in the future

Alice Silverman
Raymond M. Silverman, M.D
Diplomate
American Board of Psychiatry and Neurology
Telephone - 847-4710997

240 Whistler Rd 2D

From: Raymond Silverman
To: Scott Coren
Subject: Midwest Young Artists
Date: Sunday, August 18, 2024 9:15:10 PM

We are aware of proposals to rezone an area of Fort Sheridan for non residential usage

As residents of Fort Sheridan we want you know that we are strongly opposed to the proposal. It's an inappropriate and problematic program for a residential area to be exposed to this kind of venue

It will change the nature of the Fort and adversely impact on those who have lived in the area for many years. Midwest Young artists has an ongoing program. There is no valid reason to substantially alter the area to support "for profit "musical events in an area zones for residential use

Please act to have the Highwood council veto this action as quickly as possible to avoid the expense involved in formal litigation to prevent this

Sincerely

Raymond M. Silverman, M.D
Diplomate
American Board of Psychiatry and Neurology
Telephone - 847-433-6520

The purpose of this message is to convey my strong opposition to MYAC's proposal to rezone its four residential acres to commercial status.

I also request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

Following are my thoughts about this zoning change proposal that is a detriment for MYAC's neighbors, both those in and adjacent to Fort Sheridan.

First, a comparison I thought of a few weeks ago I was driving west on Whistler Road via Patten Road, looking directly at the MYAC building illuminated for the evening. As I drove, I was struck by the former jail's impressive appearance and its perfect siting at the end of one of the Fort's major streets. It reminded me of the dramatic vista looking south on LaSalle Street that ends with the magnificent Board of Trade building. Both of these buildings command pride of place at the end of a major street due to the planner's intentional design, purpose, and placement, making an indelible statement about each building within its built environment.

While the Board of Trade conveys commerce and Chicago's place in the forefront of trade, within Fort Sheridan the building given to the MYAC expresses the importance of stability and order, and acting as an anchor for residents -- both in its original use as well as in its current location within the residential Fort Sheridan community. The building's importance has been essential throughout its original military purpose as well as in its residential reinterpretation. All this is to say that it is essential to the Fort's community that the MYAC building must stay as it is, without the addition of a new, overly large commercial building that is diametrically opposed to the plan that Fort Sheridan owners accepted as part of our investment in this unique community.

MYAC's zoning request for a giant four story, 728-seat, 46,000-square-foot commercial event venue is not advantageous or beneficial for the 500+ residences in Fort Sheridan – a community designated as a National Historic Landmark District placed within the rare surrounding of both an expansive forest preserve and the accessible Openlands. The admired and nationally recognized environment should not to be dishonored by this arrogant abuse of the property currently – and correctly – zoned for residences.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents, or businesses. As homes in Fort Sheridan usually sell exceptionally fast and often above the asking price, a much better use of the property zoned residential is, of course,

for residences. These would be upper-level homes that would command significant real estate valuations and generate a corresponding increase in property tax revenue for the city and county.

To go back to my original comparison, this huge commercial venue will permanently alter the historic and visual character of Fort Sheridan. There are many reasons this massive structure is wrong for Fort Sheridan, including but far from limited to these:

- A four-story commercial structure doesn't belong within a completely residential area. Would you expect a year-round venue bringing in tens of thousands of non-residents in Lake Forest's new Westleigh Farms? The new Deerpath Farms community in Mettawa that boasts of being able to "live in open lands"? The established Ontwensia Gardens? The Merit Club in Libertyville? (A golf club that was part of the original plan of the development plan doesn't count as buyers were aware of the course when they purchased.) The redevelopment of Fort Sheridan has become a similarly desirable and exclusive community that is highly sought after by home buyers. The enormous building proposed by MYAC was never part of the original Fort Sheridan redevelopment plan and homebuyers purchased knowing the land was zoned for residential use.) The proposed building, with ensuing noise and traffic and changing the residential nature of the Fort, will significantly depress property values.

- It is impossible to overstate how bad the increased traffic will be for families in the Fort. The outsized proposed venue will result in burdens in the form traffic confusion, congestion, noise, crowds, and pollution. The influx of so many non-residents will raise safety concerns and negatively impact travel in and out of the Fort and the adjacent Army base, as well as in Highwood and on surrounding roads in Highland Park and Lake Forest. This overly large proposed space will also greatly increase public resource demands on local police, fire, EMS, and other city departments.

- Insufficient parking is the conclusion that has already been quantified by the City of Highwood's own consultant. This alone indicates this is an ill-fitting location for the proposed large venue. There is far from enough parking for patrons, not including the space needed for the performers, venue staff, security and maintenance staff, caterers, buses, trucks, etc.

- Again, as a tax-free non-profit, there are little if any tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, and especially none for the Fort's Highland Park residents who will bear much of the traffic burden.

The building's viability must depend on frequent non-mission and commercial uses and by outside concerts and performers. In yet another action that is decidedly unfriendly to its neighbors, MYAC will not put a limit on the number of performing acts, so hundreds of events bringing increased traffic and noise may well be in their plans. It is certainly not fair to force Fort Sheridan's owners and residents to bear this when this commercial land use was not in the original plan and benefits residents not at all.

- Could this proposed rezoning to commercial use become a slippery slope for altering other zoning? With this as precedent, could one of the Fort's larger homes become a bed-and-breakfast? Could a single-family home decide to open in in-home daycare for children or the elderly? Could a home request rezoning to become a dispensary or wedding venue? These uses may be far-fetched, but they demonstrate how completely ill-fitting a large commercial building would be within an established and respected residential community.

Bear in mind that, for more than twenty years, people have chosen to invest in the Fort Sheridan community knowing that it is historic, architecturally significant, elegantly restored and redesigned, surrounded by a unique natural setting, secure, and quiet. This proposed structure is an embarrassment to the Fort's design and an affront to Fort Sheridan's hundreds of residents as well as their neighbors. MYAC has been an insular organization not particularly integrated or invested in the Fort Sheridan community (poor building maintenance, lack of landscaping and snow removal, their decision to not be part of the Fort's MHA, etc., have been noted by neighbors). In looking their gift horse in the mouth and measuring its teeth, MYA should not be rewarded for its arrogance in proposing a massive, unnecessary, and detrimental four-story building that will disturb their neighbors, demean both the Fort's nationally recognized historic design and its elite residential community, bring much more traffic (and much less security) to the Fort, all without providing any benefit to their neighbors.

Please do not approve the MYAC rezoning request. Ideally, these four acres should be resold by MYAC – likely at a large profit, based on the Fort's steadily increasing home prices and property assessment rates. I understand MYAC would like a performing space, but placing this commercial building within the historic residential area of Fort Sheridan is clearly not appropriate. In my opinion, MYAC should follow the example of the Music Institute of Chicago's example of having locations in multiple performance and teaching spaces in the north shore. A concert venue (such as the Music Institute's Evanston building) should be in a place where people could park once for an event while being easily able to support local restaurants and shops at the same time. Perhaps there is an opportunity in the large

development where the Nite ‘N Gale restaurant and parking lot are located. But, again, locating this four-story building in Fort Sheridan is truly not the answer.

There are many additional argument besides the ones I raise here, but these are the ones that are top of mind for me. Since this is a long message, I will conclude, rather than begin, with an Executive Summary to clearly explain my concerns:

> The MYAC’s proposed change in zoning from residential to commercial in order to accommodate a massive and poorly planned four-story building is arrogant, unwarranted, and unnecessary. The land should be used as originally intended: to develop additional single-family homes that will generate significant property tax revenue for Highwood and Lake County. The proposed building provides absolutely no benefit to Fort Sheridan residents, and would permanently alter the Fort’s historic layout and the more recent redevelopment plan that existed when the decommissioned base was converted into a residential community. The traffic, noise, congestion, loss of security, and strain on public service resources represent only part of an unwanted burden that the Fort Sheridan community does not want and does not deserve.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Amelia Stone
260 Whistler Road, 2A
Highland Park, IL 60035

From:	Amelia Stone
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Sunday, November 17, 2024 4:56:29 PM
Attachments:	MYAC Expansion Concerns.docx

This is a long message - please also see the Word document attached.

The purpose of this message is to convey my strong opposition to MYAC's proposal to rezone its four residential acres to commercial status.

I also request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

Following are my thoughts about this zoning change proposal that is a detriment for MYAC's neighbors, both those in and adjacent to Fort Sheridan.

First, a comparison I thought of a few weeks ago I was driving west on Whistler Road via Patten Road, looking directly at the MYAC building illuminated for the evening. As I drove, I was struck by the former jail's impressive appearance and its perfect siting at the end of one of the Fort's major streets. It reminded me of the dramatic vista looking south on LaSalle Street that ends with the magnificent Board of Trade building. Both of these buildings command pride of place at the end of a major street due to the planner's intentional design, purpose, and placement, making an indelible statement about each building within its built environment.

While the Board of Trade conveys commerce and Chicago's place in the forefront of trade, within Fort Sheridan the building given to the MYAC expresses the importance of stability and order, and acting as an anchor for residents -- both in its original use as well as in its current location within the residential Fort Sheridan community. The building's importance has been essential throughout its original military purpose as well as in its residential reinterpretation. All this is to say that it is essential to the Fort's community that the MYAC building must stay as it is, without the addition of a new, overly large commercial building that is diametrically opposed to the plan that Fort Sheridan owners accepted as part of our investment in this unique community.

MYAC's zoning request for a giant four story, 728-seat, 46,000-square-foot commercial event venue is not advantageous or beneficial for the 500+ residences in Fort Sheridan – a community designated as a National Historic Landmark District placed within the rare surrounding of both an expansive forest preserve and the accessible Openlands. The admired and nationally recognized environment should not to be dishonored by this arrogant abuse of the property currently – and correctly – zoned for residences.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents, or businesses. As homes in Fort Sheridan usually sell exceptionally fast and often above the asking price, a much better use of the property zoned residential is, of course, for residences. These would be upper-level homes that would command significant real estate valuations and generate a corresponding increase in property tax revenue for the city and county.

To go back to my original comparison, this huge commercial venue will permanently alter the historic and visual character of Fort Sheridan. There are many reasons this massive structure is wrong for Fort Sheridan, including but far from limited to these:

• A four-story commercial structure doesn't belong within a completely residential area. Would you expect a year-round venue bringing in tens of thousands of non-residents in Lake Forest's new Westleigh

Farms? The new Deerpath Farms community in Mettawa that boasts of being able to “live in open lands”? The established Ontwensia Gardens? The Merit Club in Libertyville? (A golf club that was part of the original plan of the development plan doesn’t count as buyers were aware of the course when they purchased.) The redevelopment of Fort Sheridan has become a similarly desirable and exclusive community that is highly sought after by home buyers. The enormous building proposed by MYAC was never part of the original Fort Sheridan redevelopment plan and homebuyers purchased knowing the land was zoned for residential use.) The proposed building, with ensuing noise and traffic and changing the residential nature of the Fort, will significantly depress property values.

• It is impossible to overstate how bad the increased traffic will be for families in the Fort. The outsized proposed venue will result in burdens in the form traffic confusion, congestion, noise, crowds, and pollution. The influx of so many non-residents will raise safety concerns and negatively impact travel in and out of the Fort and the adjacent Army base, as well as in Highwood and on surrounding roads in Highland Park and Lake Forest. This overly large proposed space will also greatly increase public resource demands on local police, fire, EMS, and other city departments.

• Insufficient parking is the conclusion that has already been quantified by the City of Highwood’s own consultant. This alone indicates this is an ill-fitting location for the proposed large venue. There is far from enough parking for patrons, not including the space needed for the performers, venue staff, security and maintenance staff, caterers, buses, trucks, etc.

• Again, as a tax-free non-profit, there are little if any tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, and especially none for the Fort’s Highland Park residents who will bear much of the traffic burden. The building’s viability must depend on frequent non-mission and commercial uses and by outside concerts and performers. In yet another action that is decidedly unfriendly to its neighbors, MYAC will not put a limit on the number of performing acts, so hundreds of events bringing increased traffic and noise may well be in their plans. It is certainly not fair to force Fort Sheridan’s owners and residents to bear this when this commercial land use was not in the original plan and benefits residents not at all.

• Could this proposed rezoning to commercial use become a slippery slope for altering other zoning? With this as precedent, could one of the Fort’s larger homes become a bed-and-breakfast? Could a single-family home decide to open in in-home daycare for children or the elderly? Could a home request rezoning to become a dispensary or wedding venue? These uses may be far-fetched, but they demonstrate how completely ill-fitting a large commercial building would be within an established and respected residential community.

Bear in mind that, for more than twenty years, people have chosen to invest in the Fort Sheridan community knowing that it is historic, architecturally significant, elegantly restored and redesigned, surrounded by a unique natural setting, secure, and quiet. This proposed structure is an embarrassment to the Fort’s design and an affront to Fort Sheridan’s hundreds of residents as well as their neighbors. MYAC has been an insular organization not particularly integrated or invested in the Fort Sheridan community (poor building maintenance, lack of landscaping and snow removal, their decision to not be part of the Fort’s MHA, etc., have been noted by neighbors). In looking their gift horse in the mouth and measuring its teeth, MYA should not be rewarded for its arrogance in proposing a massive, unnecessary, and detrimental four-story building that will disturb their neighbors, demean both the Fort’s nationally recognized historic design and its elite residential community, bring much more traffic (and much less security) to the Fort, all without providing any benefit to their neighbors.

Please do not approve the MYAC rezoning request. Ideally, these four acres should be resold by MYAC – likely at a large profit, based on the Fort’s steadily increasing home prices and property assessment rates. I understand MYAC would like a performing space, but placing this commercial building within the historic residential area of Fort Sheridan is clearly not appropriate. In my opinion, MYAC should follow the example of the Music Institute of Chicago’s example of having locations in multiple performance and teaching spaces in the north shore. A concert venue (such as the Music Institute’s Evanston building) should be in a place where people could park once for an event while being easily able to support local restaurants and shops at the same time. Perhaps there is an opportunity in the large development where

the Nite ‘N Gale restaurant and parking lot are located. But, again, locating this four-story building in Fort Sheridan is truly not the answer.

There are many additional argument besides the ones I raise here, but these are the ones that are top of mind for me. Since this is a long message, I will conclude, rather than begin, with an Executive Summary to clearly explain my concerns:

The MYAC’s proposed change in zoning from residential to commercial in order to accommodate a massive and poorly planned four-story building is arrogant, unwarranted, and unnecessary. The land should be used as originally intended: to develop additional single-family homes that will generate significant property tax revenue for Highwood and Lake County. The proposed building provides absolutely no benefit to Fort Sheridan residents, and would permanently alter the Fort’s historic layout and the more recent redevelopment plan that existed when the decommissioned base was converted into a residential community. The traffic, noise, congestion, loss of security, and strain on public service resources represent only part of an unwanted burden that the Fort Sheridan community does not want and does not deserve.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Amelia Stone
260 Whistler Road, 2A
Highland Park, IL 60035

From: non tidswell
To: Scott Coren
Subject: Objection to Proposed Concert Hall at Fort Sheridan
Date: Wednesday, August 14, 2024 11:49:56 PM

Dear Scott,
As a Fort Sheridan homeowner and Highwood tax payer I am deeply concerned about the proposed new concert hall at MYA Please could you convey my objection to both the City Council and Zoning Board this month. The size of the project would negatively impact the neighbourhood and Highwood.
Thank you for your help.
Sincerely,
Non Tidswell
23 Pralls Loop
Highwood.

Sent from my iPhone

From: Steve Tilkin
To: Scott Coren
Subject: Opposed to new music venue at Ft. Sheridan
Date: Sunday, October 27, 2024 9:31:06 AM

To the decision makers on the new music venue at Ft Sheridan,

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 40,000+ sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

Furthermore, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-

mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a community that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who are lucky enough to live in or visit Fort Sheridan! This stress from traffic, noise, lights, pollution will alter our nature-rich and calm environment. Traffic and congestion will also impact our friends and neighbors as patrons travel through varying streets and neighborhoods of Highwood, Highland Park and Lake Forest to get to/from the venue. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community.

In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.
Overall, it sounds like the MYAC venue would put extra demands and risks onto public safety and infrastructure, plus congestion, noise, pollution and more on toward the city, Fort Sheridan, and the surrounding areas.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Best Regards,

Steve Tilkin
Highland Park, IL
847-650-3160

Terhi Tuominen
50 Wiltshire Drive
Lincolnshire, IL 60089
(619) 905-7603
terhi.tuominen@gmail.com

Sep 6, 2024

Dear Mayor Pecaro, City Manager Coren and the City Aldermen,

My name is Terhi Tuominen, and I am the Marketing Director at Midwest Young Artists Conservatory (MYAC). I also have two children of my own who have been actively involved in MYAC's jazz and orchestra programs for over 5 years. Having worked closely with our vibrant community of young musicians, and as a parent, I have seen firsthand the profound impact that arts education and performance opportunities can have on our youth and community.

Midwest Young Artists Conservatory aims to give the City of Highwood a significant boost with a large capital investment by building the MYAC Performing Arts Center. This center would showcase the vibrant local arts community and generate cultural, economic, and social benefits for Highwood, Highland Park, Lake Forest and all of Lake County, and their residents. Investing in this project is in all of our best interests as we work together to build a stronger thriving economic, social, and cultural future for Highwood.

Benefits of MYAC's Performing Arts Center

1. **Cultural Enrichment**: A performing arts center provides residents with access to a variety of cultural experiences, including music, theater, dance, and visual arts. This enriches the community's cultural fabric and fosters a deeper appreciation for the arts.

2. **Community Engagement:** The center serves as a hub for community activities, bringing people together through shared experiences. It offers a space for local performing arts events, promoting social interaction and a sense of belonging.

3. **Economic Boost**: A performing arts center can serve as a powerful catalyst for local economic growth. By drawing visitors, generating employment opportunities, and boosting spending at local restaurants, shops, and hotels, it can significantly enhance the vitality of our community. Currently, when Midwest Young Artists Conservatory (MYAC) holds concerts, we travel to external venues. However, with a dedicated MYAC Performing Arts Center in Highwood, we would bring all our events to our own town. This shift would encourage our audience to spend money on dining, coffee, fuel, and other local services right here in Highwood. Additionally, the Center would create new jobs and

attract talented artists, further enriching our community.

4. **Educational Opportunities:** Residents, especially students, can benefit from educational programs offered by the center, such as concerts, instrument festivals, national concerto and chamber music competitions, and outreach initiatives. These programs provide learning opportunities that might not otherwise be available locally.

5. **Improved Quality of Life:** The arts contribute to a higher quality of life by providing entertainment, inspiration, and a break from the routine. A performing arts center offers residents a nearby venue to enjoy world-class performances and cultural events.

6. **Increased Civic Pride:** A thriving performing arts center can become a source of pride for the community, enhancing the area's identity and making it a more attractive place to live and visit.

7. **Youth Development:** The center would significantly impact local youth by offering programs and performances that foster creativity, discipline, and confidence. Participants would gain valuable experience from performing, rehearsing in a professional environment, and observing accomplished musicians and artists in their own community.

People often fear change, but it is essential for a community to thrive. A forward-thinking community like Highwood would greatly benefit from expanding its arts offerings with a Performing Arts Center. I kindly ask you to support MYAC's efforts to build this Center by voting yes to the zoning change.

Thank you for considering this important development.

Kind regards,
Terhi Tuominen
Resident of Lincolnshire who loves Highwood and visits almost every day as both an employee and a parent.

From:	Terhi Tuominen
To:	Charles Pecaro; Scott Coren; Eric Falberg; James Hospodarsky; Mike Fiore; M. Brad Slavin; Andy Peterson; James Levi
Subject:	Support for MYAC Performing Arts Center – Letter to City Council
Date:	Thursday, September 5, 2024 3:29:41 PM
Attachments:	Terhi"s letter to HIghwood City Council.pdf

Dear Mayor Pecaro, City Manager Coren, and City Aldermen,

I hope this message finds you well. Attached, please find a letter in support of Midwest Young Artists Conservatory's proposal to build a Performing Arts Center in Highwood. As the Marketing Director at MYAC and a parent of two long-time participants in our programs, I've seen the profound impact of arts education on both youth and the broader community.

The letter outlines the many cultural, social, and economic benefits this project would bring to Highwood and surrounding areas. I kindly ask for your consideration of this important initiative.

Thank you for your time and support

Best regards,
Terhi Tuominen
terhi.tuominen@gmail.com
(619) 905-7603

From:	Terry Vismantas
To:	Scott Coren
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Sunday, November 10, 2024 11:05:10 AM

Dear Sirs:
This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.
Thank you very much for your consideration and I look forward to a reply.

Terry Vismantas
154 Leonard Wood S. 114
Highland Park, IL. 60035

From: karenwehner@comcast.net
To: Scott Coren
Subject: FW: Opposition to MYA"s Proposed Performing Art Center
Date: Sunday, September 15, 2024 9:59:00 PM

Hi Scott,
Apologies. I had your email incorrect in the message below.
Thanks,
Karen

From: karenwehner@comcast.net <karenwehner@comcast.net>
Sent: Sunday, September 15, 2024 8:30 PM
To: 'scoren@cityofhighwood.com' <scoren@cityofhighwood.com>
Cc: 'cpecaro@cityofhighwood.org' <cpecaro@cityofhighwood.org>; 'efalberg@cityofhighwood.org' <efalberg@cityofhighwood.org>; 'mfiore@cityofhighwood.org' <mfiore@cityofhighwood.org>; 'jhospodarsky@cityofhighwood.org' <jhospodarsky@cityofhighwood.org>; 'Jlevi@cityofhighwood.org' <Jlevi@cityofhighwood.org>; 'apeterson@cityofhighwood.org' <apeterson@cityofhighwood.org>; 'mbradslavin@cityofhighwood.org' <mbradslavin@cityofhighwood.org>
Subject: RE: Opposition to MYA's Proposed Performing Art Center

Dear Mr. Coren,
Below I am outlining the reasons I am against approval of the current MYA Performing Arts Center plan. I request that these comments be filed as part of the public record, and forwarded to the Planning and Zoning Commission.

I am a resident of Highwood/Ft. Sheridan and strongly oppose Midwest Young Artist Conservatory's ("MYAC") current plans to build a commercial entertainment venue in Ft. Sheridan. At the outset, I would like to say that I am a strong supporter of the performing arts, and of educational opportunities for young artists. I applaud MYAC's mission and accomplishments and its place at Ft. Sheridan as currently constituted. However, MYAC's plans for a four story,
728 seat entertainment venue, which Highwood's own consultant, Codametrics, describes as having a "…. lack of windows and (a lack of) friendly facade…" is unnecessary, misguided and detrimental to Highwood and Ft. Sheridan. It
is overwhelming and disproportionate to Fort Sheridan, which is a historic preservation district and neighborhood within Highwood. Some of the reasons for my STRONG OPPOSITION are set forth below:

1. RESIDENTIAL IMPACT
Residents of the Fort bought their homes based on the historic, residential nature of the neighborhood and the residential zoning for the Fort. The Fort is a historic treasure with landmark status. Highwood's Comprehensive Plan states that its residents take pride in a "rich history that includes Ft. Sheridan and all the dignity and honor that the historic facility

represents." The Comprehensive Plan goes on to state that Highwood should support facilities such as MYAC "provided that improvements or expansions do NOT negatively impact residential neighborhoods..." Establishment of an entertainment venue, which MYAC calls The Lake County Arts Center, will
bring more traffic, congestion, crowds, garbage, noise, parking challenges, security concerns and light pollution to the entire Highwood area, including Ft. Sheridan, as well as Highland Park,Lake Forest and the Army Reserve Center lasting well into the night. According to MYAC, concerts will last until at least 10:30 p.m. Traffic and parking in Highwood are already a challenge for city residents and MYAC's proposed venue will only make matters worse. Residents near Everts Park have also complained that the numerous Celebrate Highwood events have deprived them of use of the park and created noise, garbage, security and parking problems in their neighborhood. A significant need and a lack of harm to others should be shown before a zoning change is made to the character of a historic, residential neighborhood which was relied upon by residents when purchasing their homes. A requested zoning change in order to confer a commercial benefit on another party should never outweigh the previous reliance of homeowners on residential zoning. This is particularly true where a historic district will be impacted. MYAC' s request to change the residential zoning is unprecedented.

2. REAL ESTATE IMPACT & TAX LOSS TO HIGHWOOD
MYAC has failed to show any need, let alone a significant need for the proposed venue, and also has failed to show lack of harm. Highwood's documents show that the parcel on which the venue is to be built – as presently zoned residential – can accommodate eight to twelve homes. MYAC's plan continues to financially harm Highwood by preventing collection of real estate taxes that Highwood would otherwise receive. In effect, Highwood's citizens are funding MYAC's private venue.

3. FINANCIAL/BUSINESS/OPERATING VIABILITY
MYAC has failed to submit with its application a demonstration of the financial/business viability of its proposed entertainment venue, which MYAC told the Ft. Sheridan Master Homeowners Association will cost $35 to $40 million dollars to build. (Initial construction cost projections are often wildly underestimated.) This enormous cost raises questions as to: the source of the funding; the identity of any investors/donors; the cost of maintaining such a large venue; whether the current owners have the skill and knowledge to run such a facility; and who will manage the booking/scheduling of so many additional events. There are numerous competing entertainment venues, and it appears that the project is not financially viable unless MYAC rents it out for large scale events at least 18 times a year in addition to the 4 or 5 large events (700+ attendees not including performers, service, catering, security and support staff) sponsored by MYAC. And this is in addition to regular, smaller MYAC events. What will happen if 18 large scale events do not materialize? Will the venue still succeed? Or will there be another white elephant like the failed Hotel Moraine/Lifestyle Residences? Highwood should not impose a zoning change on its residents without a complete financial study and business plan projecting the success of this facility, as well as an ongoing operating plan. To our knowledge, no such studies or plans have been submitted, and when asked for them,

MYAC made the irrelevant response that “all non-profits are required to be audited and submit 990 tax forms.”Most importantly, the fact that MYAC needs to rent out this venue at least 18 times a year for not only concerts/performances, but also for various social, corporate and charitable benefit events is significant. This shows that MYAC has no need for a commercial entertainment venue of the proposed size which is 3 times the size of Writer’s Theatre’s largest performance space and 2 times the size of the performance space at Gorton Community Center in Lake Forest. MYAC claims it has a need for a larger venue for 4 or 5 MYAC sponsored events, but MYAC can continue to rent out venues as it has in the past. MYAC has certainly not shown a significant need (or any need at all) that would justify the harm this project will inflict on Highwood and its residents. This further points to the absolute need for a Fiscal Impact Analysis to ascertain the effect of this proposed venue on Highwood, including Fort Sheridan, and the surrounding neighborhoods of Highland Park and Lake Forest.

4. PROPERTY CONTROL/LIMITATIONS

A Highwood City Manager document proposes that various restrictions and covenants be imposed on the use of the venue, especially with regard to traffic control and parking. MYAC has stated that there will be no rock or pop concerts. However, MYAC’s oral pronouncements cannot be trusted because MYAC has stated to the Fort’s Master HOA board that it will not “make any commitments or impose limits on how many outside events they will host, dates and times of events, number and size of events or type of events.” Not only does this arrogant attitude alone justify denial of the application, but also it shows that MYAC contemplates “event creep” — 18 events this year, 50 events the next year and so on. Event creep is especially likely to occur if additional events are needed for either financial viability or the desire to increase revenue. This alone makes this proposed center more analogous to Skokie’s NorthShore Center for the Performing Arts which claims… “Approximately 200,000 people annually attend events at the North Shore Center … The Center also hosts private events such as weddings, conferences and trade shows.” High frequency usage is what makes a large venue viable. Even assuming that MYAC would agree to venue use restrictions, any such restrictions would need to attach to the property and not be voidable by subsequent owners (the current owners
are at least in their 70’s). Moreover, any restrictions at best only control the harm and do not eliminate it. The constant traffic, congestion, crowds, noise, garbage, parking, light pollution, security concerns and demand for public resources will still exist. MYAC’s proposal will create problems where today none exist. It will sap the resources of Highwood and require constant attention and monitoring, time and resources better spent elsewhere. MYAC’s solution to the parking problem is to impose on Highwood the obligation and cost to enact and enforce parking regulations and fines, and assumes that Highwood has sufficient staffing to do so. MYAC has not demonstrated any need, let alone a significant need, to justify inflicting these harms on the residents of Highwood.

5. TRAFFIC STUDY

MYAC’s traffic and parking study is fatally flawed. We are not traffic engineers, but we know this — cars will not just come in through the proposed new Sheridan Road entrance. Instead, a

stream of traffic will also use the Simonds Way entrance, the Patten Road entrance and the First St. entrance to the Fort, and then park on neighborhood streets and not in the proposed lots. Quiet neighborhood streets will be turned into busy thoroughfares. Traffic through the Patten Road entrance will also adversely affect the neighborhood and safety of our military friends and their young families. Moreover, the traffic study expressly admits that "… the study did not evaluate the operation of the roadway system during large events" nor is there any evaluation of the impact of traffic heading East and West on Old Elm, access to/from Hwy 41 and Rte. 22, North and South on Sheridan Road, or the impact of ingress and egress to residents of Ft. Sheridan or the Ft. Sheridan Reserve Center. Also, the study did not address the effect on access by police, fire and EMS. Highwood should not approve a zoning change with these critical evaluations missing. The failure to include such critical elements within the traffic study gives rise to a clear inference that such elements of the study would be unfavorable to MYAC.

6. GREEN SPACE & PARKING DEMANDS

Open green space will be lost under MYAC's request. According to the traffic and parking study, the new venue will provide 287 parking spaces, of which 152 spaces will be paved and 135 spaces are "temporary/land banked" spaces. Even using the study's very low estimate of 250 vehicles per large event, this means that at every large event at least 98 vehicles will be parked on the grass, thereby destroying the open land environment. Highwood's own preliminary project review acknowledges that the open space has not been preserved or protected. Further, what happens when it snows? Where will the vehicles park? The answer is obvious -that vehicles will park on neighborhood streets and in the parking lots of Highwood businesses, across from the Fort. Furthermore, there is no accommodation for parking spaces that will be required for visiting busloads, or all the performers of large-scale events, venue staff, security, catering, as well as the trucks that haul all the equipment of an orchestra or other large performance.

7. DESIGN FIT & ENVIRONMENTAL ISSUES

There are also concerns with the design of the building and its compatibility with the surrounding area, which, among other things, include: its height (45 ft while current zoning allows for 35 ft.) in relation to the neighborhood; a modern design that conflicts with the historic nature of the landmark district; and a design that presents on the west and east sides large windowless cement wall slabs. Further, MYAC's application does not contain a study, to the extent required, of the environmental impact of the entertainment venue that would address such issues as flooding (this has happened in the past), drainage, soil analysis (one level of the project is 30 feet below grade), the absence of munitions, and the like.

8. IN CONCLUSION

The Planning and Zoning Commission and the Highwood City Council should NOT approve MYAC's application, and I strongly oppose such a commercial entertainment venue. The application is not really a request to change the current zoning to benefit MYAC. Rather, the application is an attempt to shoehorn a large commercial Lake County Arts Center (the name

MYAC uses for the project discloses its true intent) costing at least $35-$40 million dollars into an area that cannot accommodate it.

Thank you,
Karen Wehner
60 Holabird Circle

From:	Lynne W.
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Thursday, November 14, 2024 7:19:45 PM

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest. It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant.

This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Lynne Weiss
1175 Beech Lane
Highland Park, IL 60035

From:	Alan Weiss
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Thursday, November 14, 2024 5:52:19 PM

Dear Sirs:

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

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With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of

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From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Alan Weiss
1175 Beech Lane
Highland Park

Alan Weiss

From: Mairin Wilkie
To: Scott Coren
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposa
Date: Tuesday, March 25, 2025 3:40:18 PM
Attachments: MYAC Final Public Comment 8.27 (3).pdf

Dear Scott,

I'm writing to express my strong opposition to the proposed Midwest Young Artist Conservatory. My family moved to Fort Sheridan in 2021 seeking a tranquil and family oriented neighborhood with access to nature. Building a four story, 728 seat entertainment venue would be detrimental to what we sought when we purchased our home 4 years ago.

I grew up in Evanston, and my younger brother participated in MYA as a cellist for nearly a decade. My family enjoyed watching him play at many of the larger venues across the North Shore and city during his years with MYA. I am very supportive of MYAC's mission and work they do in the community. However, experiencing first hand the crowds that attended those concerts, lack of carpooling and other issues not related to those direct experiences but my current living situation leaves me fully opposed to the proposed venue.

I hope you and the other Highwood Officials will listen to the voices of our community and **reject** MYAC's application. Full letter attached.

Thanks
Mairin Wilkie
38 Holabird Loop

--
Mairin Wilkie

DATE: August 27, 2024

TO: Scott Coren, City Manager, City of Highwood

CC: Mayor Charlie Pecaro, Alderman Eric Falberg, Alderman Mike Fiore, Alderman James Hospodarsky, Alderman James Levi, Alderman Andy Peterson, Alderman M. Brad Slavin

FR: Marla & Mark Cohen and Susan & Gary Lazar, residents of Highwood's Preservation & Historic District of Fort Sheridan

RE: **PUBLIC COMMENT TO MYAC APPLICATION TO HIGHWOOD PLANNING AND ZONING COMMISSION (PETITION FOR PLANNED UNIT DEVELOPMENT)**

We are residents of Highwood/Ft. Sheridan and STRONGLY OPPOSE Midwest Young Artists Conservatory's ("MYAC") plans to build a commercial entertainment venue in Ft. Sheridan.

At the outset, we would like to say that we are strong supporters of the performing arts, and of educational opportunities for young artists. We applaud MYAC's mission and accomplishments and its place at Ft. Sheridan as currently constituted. However, MYAC's plans for a four story, 728 seat entertainment venue, which Highwood's own consultant, Codametrics, describes as having a "…. lack of windows and (a lack of) friendly facade..." is unnecessary, misguided and detrimental to Highwood and Ft. Sheridan. The plan benefits no one but the owners of MYAC. It is overwhelming and disproportionate to Fort Sheridan, which is a historic preservation district and neighborhood within Highwood. Some of the reasons for our STRONG OPPOSITION are set forth below:

1. **RESIDENTIAL IMPACT**

Residents of the Fort bought their homes based on the historic, residential nature of the neighborhood and the residential zoning for the Fort. The Fort is a historic treasure with landmark status. Highwood's Comprehensive Plan states that its residents take pride in a "rich history that includes Ft. Sheridan and all the dignity and honor that the historic facility represents." The Comprehensive Plan goes on to state that Highwood should support facilities such as MYAC **"provided that improvements or expansions do <u>NOT</u> negatively impact residential neighborhoods…"**

Establishment of an entertainment venue, which MYAC calls The Lake County Arts Center, will bring more traffic, congestion, crowds, garbage, noise, parking challenges, security concerns and light pollution to the entire Highwood area, including Ft. Sheridan, as well as Highland Park, Lake Forest and the Army Reserve Center lasting well into the night. According to MYAC, concerts will last until at least 10:30 p.m. Traffic and parking in Highwood are already a nightmare for all the city's residents and MYAC's proposed venue will only make matters worse. Residents near Everts Park have already complained that the numerous Celebrate Highwood events have deprived them of use of the park and created noise, garbage, security and parking problems in their neighborhood. Of course, MYAC's owners, as well as members of its Board, do not care about these impacts as they (except for Alderman Falberg) do not live in Highwood.

And on that note, **Alderman Falberg should disqualify himself from any consideration of MYAC's application as he has an absolute conflict of interest in that he serves on MYAC's Board.**

A significant need and a lack of harm to others should be shown before a zoning change is made to the character of a historic, residential neighborhood which was relied upon by residents when purchasing their homes. A requested zoning change in order to confer a commercial benefit on another party should never outweigh the previous reliance of homeowners on residential zoning. This is particularly true where a historic district will be impacted. MYAC' s request to change the residential zoning is unprecedented.

2. **REAL ESTATE IMPACT & TAX LOSS TO HIGHWOOD**

MYAC has failed to show any need, let alone a significant need for the proposed venue, and also has failed to show lack of harm. Highwood's documents show that the parcel on which the venue is to be built – as presently zoned residential – can accommodate eight to twelve homes. MYAC's plan continues to financially harm Highwood by preventing collection of real estate taxes that Highwood would otherwise receive. In effect, Highwood's citizens are funding MYAC's private venue.

3. **FINANCIAL/BUSINESS/OPERATING VIABILITY**

MYAC has failed to submit with its application a demonstration of the financial/business viability of its proposed entertainment venue, which MYAC told the Ft. Sheridan Master Homeowners Association will cost $35 to $40 million dollars to build. (Initial construction cost projections are often wildly underestimated.) This enormous cost raises questions as to: the source of the funding; the identity of any investors/donors; the cost of maintaining such a large venue; whether the current owners have the skill and knowledge to run such a facility; and who will manage the booking/scheduling of so many additional events.

There are numerous competing entertainment venues, and it appears that the project is not financially viable unless MYAC rents it out for large scale events at least 18 times a year in addition to the 4 or 5 large events (700+ attendees not including performers, service, catering, security and support staff) sponsored by MYAC. And this is in addition to regular, smaller MYAC events. What will happen if 18 large scale events do not materialize? Will the venue still succeed? Or will there be another white elephant like the failed Hotel Moraine/Lifestyle Residences?

Highwood should not impose a zoning change on its residents without a complete financial study and business plan projecting the success of this facility, as well as an ongoing operating plan. To our knowledge, no such studies or plans have been submitted, and when asked for them, MYAC made the irrelevant response that "all non-profits are required to be audited and submit 990 tax forms."

Most importantly, the fact that MYAC needs to rent out this venue at least 18 times a year for not only concerts/performances, but also for various social, corporate and charitable benefit events is significant. This shows that MYAC has no need for a commercial entertainment venue of the

proposed size which is three times the size of Writer's Theatre's largest performance space and 2 times the size of the performance space at Gorton Community Center in Lake Forest. MYAC claims it has a need for a larger venue for 4 or 5 MYAC sponsored events, but MYAC can continue to rent out venues as it has in the past. MYAC has certainly not shown a significant need (or any need at all) that would justify the harm this project will inflict on Highwood and its residents. **This further points to the absolute need for a Fiscal Impact Analysis to ascertain the effect of this proposed venue on Highwood, including Fort Sheridan, and the surrounding neighborhoods of Highland Park and Lake Forest.**

4. **PROPERTY CONTROL/LIMITATIONS**

A Highwood City Manager document proposes that various restrictions and covenants be imposed on the use of the venue, especially with regard to traffic control and parking. MYAC has stated that there will be no rock or pop concerts. However, MYAC's oral pronouncements cannot be trusted because **MYAC has stated to the Fort's Master HOA board that it will <u>not</u> "make any commitments or impose limits on how many outside events they will host, dates and times of events, number and size of events or type of events."** Not only does this arrogant attitude alone justify denial of the application, but also it shows that MYAC contemplates "event creep" — 18 events this year, 50 events the next year and so on. Event creep is especially likely to occur if additional events are needed for either financial viability or the desire to increase revenue. This alone makes this proposed center more analogous to Skokie's NorthShore Center for the Performing Arts which claims… "Approximately 200,000 people annually attend events at the North Shore Center … The Center also hosts private events such as weddings, conferences and trade shows." High frequency usage is what makes a large venue viable.

Even assuming that MYAC would agree to venue use restrictions, any such restrictions would need to attach to the property and not be voidable by subsequent owners (the current owners are at least in their 70's). Moreover, any restrictions at best only control the harm and do not eliminate it. The constant traffic, congestion, crowds, noise, garbage, parking, light pollution, security concerns and demand for public resources will still exist.

MYAC's proposal will create problems where today none exist. It will sap the resources of Highwood and require constant attention and monitoring, time and resources better spent elsewhere. MYAC's solution to the parking problem is to impose on Highwood the obligation and cost to enact and enforce parking regulations and fines, and assumes that Highwood has sufficient staffing to do so. MYAC has not demonstrated any need, let alone a significant need, to justify inflicting these harms on the residents of Highwood.

5. **TRAFFIC STUDY**

MYAC's traffic and parking study is fatally flawed. We are not traffic engineers, but we know this — cars will not just come in through the proposed new Sheridan Road entrance. Instead, a stream of traffic will also use the Simonds Way entrance, the Patten Road entrance and the First St. entrance to the Fort, and then park on neighborhood streets and not in the proposed lots. Quiet neighborhood streets will be turned into busy thoroughfares. Traffic through the Patten Road entrance will also adversely affect the neighborhood and safety of our military friends and their young families.

Moreover, the traffic study expressly admits that **"… the study did not evaluate the operation of the roadway system during large events"** nor is there any evaluation of the impact of traffic heading East and West on Old Elm, access to/from Hwy 41 and Rte. 22, North and South on Sheridan Road, or the **impact of** ingress and egress to residents of Ft. Sheridan or the Ft. Sheridan Reserve Center. Also, the study did not address the effect on access by police, fire and EMS.

Highwood should not approve a zoning change with these critical evaluations missing. The failure to include such critical elements within the traffic study gives rise to a clear inference that such elements of the study would be unfavorable to MYAC.

6. **GREEN SPACE & PARKING DEMANDS**

Open green space will be lost under MYAC's request. According to the traffic and parking study, the new venue will provide 287 parking spaces, of which 152 spaces will be paved and 135 spaces are "temporary/land banked" spaces. Even using the study's very low estimate of 250 vehicles per large event, this means that at every large event at least 98 vehicles will be parked on the grass, thereby destroying the open land environment. **Highwood's own preliminary project review acknowledges that the open space has not been preserved or protected.** Further, what happens when it snows? Where will the vehicles park? The answer is obvious - that vehicles will park on neighborhood streets and in the parking lots of Highwood businesses, across from the Fort.

Furthermore, there is no accommodation for parking spaces that will be required for visiting busloads, or all the performers of large-scale events, venue staff, security, catering, as well as the trucks that haul all the equipment of an orchestra or other large performance.

7. **DESIGN FIT & ENVIRONMENTAL ISSUES**

There are also concerns with the design of the building and its compatibility with the surrounding area, which, among other things, include: its height (45 ft while current zoning allows for 35 ft.) in relation to the neighborhood; a modern design that conflicts with the historic nature of the landmark district; and a design that presents on the west and east sides large windowless cement wall slabs. Further, MYAC's application does not contain a study, to the extent required, of the environmental impact of the entertainment venue that would address such issues as flooding (this has happened in the past), drainage, soil analysis (one level of the project is 30 feet below grade), the absence of munitions, and the like.

8. **IN CONCLUSION**

The Planning and Zoning Commission and the Highwood City Council should **NOT** approve MYAC's application, and we strongly oppose such a commercial entertainment venue. The application is not really a request to change the current zoning to benefit MYAC. **Rather, the application is an attempt to shoehorn a large commercial Lake County Arts Center (the name MYAC uses for the project discloses its true intent) costing at least $35-$40 million dollars into an area that cannot accommodate it.**

This is not really a MYAC project as MYAC does not need such a large venue as discussed above. Instead, it is the project of some undisclosed investor(s) or real estate developer using MYAC as cover. The application is a wolf in sheep's clothing. The Planning and Zoning Commission and the Highwood City Council should bar the door and deny the application.

Dear Mr Scott Coren,

This email is in follow up to the Midwest Young Artists Conservatory's revised proposal for their Symphony Center (as this email is long, I have also included this email attached as a PDF). As you are undoubtedly aware, they have submitted a revised proposal to the Highwood City Council and it is scheduled for a public information session hosted by Highwood City Councilman Jim Hospodarski on Wednesday, March 19, from 7-8:30 pm at Oakwood Terrace School in Highwood. That session will not include an open Q&A comparable to the session held at the Bocce Club to discuss the previous proposal. Instead, the information session will consist of MYAC representatives responding to selected questions submitted ahead of time, and small breakout groups with specific individuals involved in the project. We are concerned that this format means that some key questions that MYAC has never responded to will continue to remain unanswered, and won't even be able to be mentioned in open forum.

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If MYAC can raise sufficient funds to build the facility as proposed in its entirety and endow it in perpetuity, more power to them. However, if they need to use concert ticket revenues to help sustain the maintenance of the building, the $10-20 (at most) ticket fee they charge will not generate the necessary revenue. Even venues that charge substantially higher ticket prices have difficulty maintaining their facilities and have turned to local taxpayers for support. The North Shore Center for the Performing Arts has required taxpayer subsidies. Waukegan had to issue bonds and find sources for several cash infusions to rebuild and reopen the Genessee Theatre.

It is surprising that the proposed building does not provide teaching space to expand MYAC's current offerings. They state that the venue will "[p]rovide enough practice space for the large numbers of MYAC students, many of whom currently rehearse in the hallways and basement (and event tent)." (https://mya.org/lcac-project-details) However, the plans do not show space dedicated for these purposes. Instead, there is a kitchen (ground level) and member's lounge (fourth level), features that seem better suited to a commercial venue than a concert hall for high school student performances.

The building is likely to be more expensive to maintain than anticipated. In that case, additional revenue will be needed. A few scenarios are possible. First, MYAC could

revise its current plan and decide to expand beyond 18 large concerts per year and/or rent to rock/pop concerts. Second, MYAC could decide to sell the building, with an arrangement for MYAC to use it for the few dates when they need such a large space. There may be willing buyers -- even perhaps one of the individuals in the community who have been so supportive of the MYAC plan would be in a position to purchase it. This could furnish operating funds for MYAC while opening up a year-round large concert venue in the backyards of Fort Sheridan residents, with the threat of (an)other white elephant in their neighborhood if they protest. Third, MYAC could decide to take out a mortgage. If there are insufficient funds to pay it off, they would need additional revenue (see the first scenario) or, if they default on their mortgage, the bank would require additional lucrative concerts to recoup their investment. In all of these scenarios, the Fort Sheridan residents will be left with either a major concert venue in their backyard with the noise and traffic congestion such a venue brings, and potential crime issues with increased foot traffic throughout the community, or a rotting eyesore (see Hotel Moraine across the street).

These issues are why it is fundamentally important for the MYAC to share their business plan.

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Thank you for your time and attention to this issue. Please contact us if you have any questions or if we can provide additional information.

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Margaret Winker Cook and Brian Cook
320 Whistler Rd
Highland Park, IL
224-216-9302

From:	Margaret Winker
To:	Scott Coren
Subject:	MYAC revised Symphony Center proposal
Date:	Friday, March 14, 2025 12:52:00 PM
Attachments:	MYAC updated PUD letter SC.pdf

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Thank you for your time and attention to this issue. Please contact us if you have any questions or if we can provide additional information.

Sincerely yours,

Margaret Winker Cook and Brian Cook
320 Whistler Rd
Highland Park, IL
224-216-9302

From:	Margaret Winker
To:	Scott Coren
Cc:	Brian Cook
Subject:	MYAC concert venue proposal and drainage concerns
Date:	Tuesday, February 18, 2025 10:06:04 AM
Attachments:	Video.mov

Dear Scott Coren (my husband, Brian Cook, is copied as well),

We contacted you previously, on September 6, 2024, about our concerns regarding the proposed MYAC concert venue. Thank you for making those comments part of the public record. I'd like to provide some additional documentation regarding our concerns about drainage.

The attached video shows the drainage behind our house (320 Whistler Rd), in the Meadow into the pond, taken during rainfall on January 31, 2025. In the video you cannot see the drain that empties into the pond, because it became completely submerged in a matter of minutes as we watched. The video also shows the rivers of drainage along the sides of the homes and through the Meadow.

In an email to follow this one (to avoid having too large an email) is a photo showing that drain, plus photos of where the drainage continues into Bartlett Ravine, on a normal day without rain.

Our concern is that the current drainage is already overloaded at times. With even more runoff if/when the MYAC concert hall is built, the runoff could create serious flooding, particularly as storms become more intense.

Thank you for your time and attention to this issue, and please let me know if you have any questions or if there's anything else I can do (including providing the photos in an annotated PDF, if that would be helpful).

Please share this information with Highwood City Council members and make it part of the public record. I also provided these to Ghida Neukirch. Please let me know if you have any questions.

Thank you,
Margaret

Margaret Winker Cook
224-216-9302
320 Whistler Rd
Highland Park, IL 60035

From:	Margaret Winker
To:	Scott Coren
Cc:	Eric Falberg; Charles Pecaro; Andy Peterson; James Hospodarsky; Mike Fiore; James Levi; M. Brad Slavin; Neukirch, Ghida; Rotering, Nancy; Mary Lynne Gaedele; Kim Stone; Brian Cook
Subject:	MYAC concert venue proposal: public comment
Date:	Friday, September 6, 2024 10:50:42 AM

Dear Mr Coren,
We have the following comments regarding the Midwest Young Artists Conservatory proposed 728-seat concert venue on Sheridan Rd in Highwood. Please add these comments to the public record.

We have been residents of Fort Sheridan, living a few doors down the street from MYAC (in a portion of Fort Sheridan designated as Highland Park), since 2018. We moved here for the nature, peace, and tranquility of the forest preserves, the proximity of the lake, the beauty of the Fort itself, and the sense of community. We respect the music education that MYAC provides to the children they enroll and we believe in their mission. However, their proposed venue is not designed for educating children. Rather, it would build a large concert venue in a residential neighborhood that will be rented for all kinds of uses that have nothing to do with MYAC, with insufficient parking and inadequate traffic planning. Members of Highwood City Council may think such a venue would benefit the town, this is not the location for it. Specifics are provided below.

1) **National Historic Landmark District**. Fort Sheridan's residential community, surrounded by the Fort Sheridan National Cemetery, the Fort Sheridan Forest Preserve, and the Openlands Lakeshore Preserve at Fort Sheridan, is not an appropriate location for an entertainment venue. The Fort is a unique place, designated as a **"**National Historic Landmark District**"** (NHLD). This designation means that the buildings, landscaping, and lighting all must adhere to strict policies to maintain the historical flavor and setting unique to this community, and "*dramatic or negative change to [NHLDs] can impact their integrity and create cause for concern over the loss of NHLD designation*". The proposed entertainment is not designed to reflect or enhance the surrounding neighborhood, nor could such a large venue do so. It would undermine the unique atmosphere, as well as the value, including property values, of the neighborhood and community feel that is essential to Fort Sheridan.

2) **Loss of Highwood tax revenue**. The 4 acres of property that MYAC purchased in 2013 (for substantially less than market value) are zoned R-1 residential. In 2014, MYAC petitioned to have the property's taxes of that parcel reduced because of MYAC's nonprofit status. This reduced Highwood's property tax revenue that helps support the community, including its public school and library. MYAC is now proposing to rezone these 4 acres for commercial use. This means not only the loss of additional homes in a prime residential neighborhood, but also the loss of substantial property taxes that such homes would contribute. As a small town of one square mile only, Highwood needs its tax revenue.

3) **This large concert venue is neither designed nor necessary for children's performances, nor is MYAC equipped to manage or pay for it.** MYAC is proposing building this expensive

large commercial entertainment venue -- $35-40 million to build, plus millions to maintain-- on acreage that is adjacent to/among residential homes. The venue is much larger than required for the needs of MYAC's students and concert attendees; rather it is designed for other larger commercial performances. The size and cost of the proposed venue, not just to build but to maintain, means its success depends on year-round use, not just by MYAC, but by renting the space out to all sorts of performing acts and other venue uses (benefits, galas, parties, etc.) that entail caterers, food, liquor, etc. The proposed 728-seat entertainment venue is only slightly smaller than Skokie's NorthShore Performing Arts Center, which attracts hundreds of thousands of guests annually to cover its overhead/profitability. MYAC has no experience running such a venue and will likely require a third party to do so, as is common with other large venues. Between maintenance and management, the annual costs to run the facility will be substantially higher than anything MYAC has done to date (experts have estimated more than a million dollars annually for maintenance alone). MYAC may well find itself overwhelmed physically and financially by the requirements of running such a venue, such that it compromises its central mission of educating children in music. It may find that it needs to sell the venue. In fact, the proposed venue appears to be ready-made to sell as a commercial venue independent of MYAC, should that be financially advantageous for MYAC and/or investors in the community. At that point, any constraints on frequency and types of performances, noise, liquor licenses, etc., would be up for debate again as the owners need to find revenue streams to maintain the large structure. The proposed venue would be the proverbial nose of the camel under the tent, such that any statements regarding limiting plans for rentals, food, alcohol, etc, would be moot once revenues fall, and residents would find themselves helpless to do anything but move and try to sell their homes at a loss. Many other high quality concert venues are available in the area for MYAC to use or rent, at a substantially lower cost.

4) **Residential neighborhood, with inadequate plans for traffic and parking.** Unlike the NorthShore Performing Arts Center, MYAC's proposed venue would exist within a residential neighborhood. It would be accessed from Sheridan Rd, a busy two-lane road without a stop light. Furthermore, the proposal only provides for 287 parking spaces for 728 seated guests; no spaces are allotted for performers, venue staff, maintenance, security, buses, trucks, caterers, etc. The lack of parking, plus the promised traffic, pollution, trash, noise, lights, road impact, demand on city and neighboring city resources is untenable. Many of the 728 guests, plus performers, staff, security, buses, etc., would need to seek parking offsite, undoubtedly within Fort Sheridan as is typical of large venues near residential neighborhoods. MYAC has suggested that Metra train parking spaces across Sheridan Rd maybe could be used, but this is uncertain, and people crossing Sheridan Rd and/or train tracks at night without lighting or cross walks would not be safe. Furthermore, the MYAC proposal includes a traffic study performed on a Tuesday from 4-6 pm and a Sunday from 12-2 pm during non-performance periods, not the Friday and Saturday nights when venue performances/rentals are planned. The traffic engineer (Christopher B. Burke Engineering, Ltd.) who reviewed the plans on behalf

of Highwood states that *"the traffic projections included in the [traffic impact study] are estimated based on attendance of 200 people, automobile occupancy of 2.5 persons per vehicle and 10% drop off/pickup*" -- not the 728 seats plus performers, etc., planned for the venue, nor a lower, more realistic number of persons per car. The engineer goes on to state, "*At this time, I am not recommending approval of the TIS. A parking management plan should be developed detailing how parking will be accommodated during peak event periods with respect to ingress/egress, parking attendants and anticipated local law enforcement needs. The management plan should also address alternatives if the field parking (land banked) parking spaces are not usable due to inclement weather.*" No such plan has been provided by MYAC. Imagine Highwood Police or the Highland Park Fire Department responding to a fire or crowd disruption in such a scenario.

5) **Additional concerns** have been raised but not addressed, including:

1. The MYAC business plan for the venue (keeping in mind that their only existing building, the Stockade, was bought for $10 and they have never had a mortgage or comparable maintenance costs)
2. The potential for flooding and other environmental concerns created by this large proposed building dug 30 feet below ground and paving additional parking lots in a residential neighborhood
3. The lack of evidence that the documented coal contamination of the site (Coal Storage Area 3) has been addressed
4. Potential safety issues within Fort Sheridan when venue attendees and workers venture into the neighborhood
5. The lack of information about location and environment (e.g., noise, lighting, fumes, garbage, etc.), as well as heating and cooling equipment.

MYAC has said they have information pertaining to the first three of these issues, but has not provided them.

6) **Highwood City Councilman conflicts of interest.** One of MYAC's Board members, Eric Falberg, owner of the 28 Mile Distillery and music venue in Highwood, copied herein, is also a City of Highwood Councilman. He has not responded to many requests to recuse himself from his City Council role for consideration of the MYAC proposal, and apparently intends to vote as a City Councilman on the MYAC proposal despite a clear conflict of interest. Without question, he must recuse himself from the Highwood City Council's consideration of the proposal or step down from his City Management role.

In sum, the proposed MYAC venue is located in a residential neighborhood, literally in people's backyards, and is designed primarily not as a concert venue for MYAC students but as a large commercial venue to rent out for non-MYAC performances. It has insufficient parking and

road access and is sure to result in traffic jams on Sheridan Rd and vehicles and pedestrians creating congestion and potentially hazardous situations in Fort Sheridan. The homeowners of Fort Sheridan who, by virtue of living in a historic community, must adhere to strict policies regarding everything from lighting to roofing material to suitable plantings, will find themselves inundated by a massive structure with no relation to the surrounding neighborhood and with traffic, noise, and light at the very least, and their property values falling. The proposed venue's location is not suitable; there are many other appropriate concert options in the area, and we strongly object to having it placed within our neighborhood.

Please contact us if you have any questions.

Sincerely yours,

Margaret Winker Cook and Brian Cook
320 Whistler Rd, Fort Sheridan
224-216-9302

From:	rbwise37@gmail.com
To:	Scott Coren
Cc:	Charles Pecaro; Eric Falberg; Mike Fiore; James Hospodarsky; Andy Peterson; M. Brad Slavin; James Levi; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Friday, November 15, 2024 8:44:36 AM

This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

As a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org).

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community where it is impossible to find parking already. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort, in Highwood (HW), AND on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF. FINALLY, IT WILL NEGATIVELY IMPACT PROPERTY VALUES TO ALL OF THE PEOPLE LIVING IN THE FORT SHERIDAN

RESIDENTIAL NEIGHBORHOOD.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal. This proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,
Robert Wise
204 Whistler Road, Highland Park

August 19th
Mr. Scott Coren
17 Highwood Avenue
Highwood IL 60040
Dear Mr. Coren:
As a result of last week's meeting with the MYAC, several things have come to light that you may or may not be aware of. Please be advised of the following:

1. This is projected to be at least a $40M project that MYAC claims will be fully funded by donations. We are unclear what that projected number includes, as there is no mention of infrastructure improvements, Phase 3 EPA evaluation, and possible ground cleaning-which can easily cost hundreds of thousands of dollars.
2. MYAC admits they have not raised any funds, and expect it will take 2 years to raise them, as well as 2 years to complete the project.
3. By that time the Dennis' will be close to 80 years old, which raises the question regarding what the end game is for this venue.
4. The traffic study they submitted is admittedly flawed. The very last page of their proposal clearly states, by their own engineering company, that they do not recommend use of it. The study is based on an attendance level of 200 people, but the venue will seat 700+ attendees. The parking is inadequate. When asked about parking, the MYAC suggested that people will use Uber rather than drive, or be shuttled to the venue from remote sites.
5. The Traffic Study addressed only weekday evenings and midday Sundays. It did not analyze traffic at peak times of the week-specifically weekend nights where they intend to lease out the venue to third parties. When asked about this, MYAC had no response.
6. According to their website, this venue is going to called the Lake County Arts Center, presumably to attract professional concerts. Clearly it will be separate from the MYAC and not exclusively for the use of the students. This reinforces the position that there will be other uses for the venue that will be problematic for the community at large as discussed in my previous letter.

Scott, when I was in business, I was never concerned about what I knew about an opportunity, but I was always concerned about what I didn't know. And it seems to me, there is a lot more we don't know about this project than we do know– which is very concerning.

Regards,

David Blitz
51 Holabird Loop
Highwood IL 60040

Date: September 3, 2024

To: Scott Coren, City Manager, City of Highwood

CC: Mayor Charlie Pecaro
Alderman Eric Falberg
Alderman Mike Fiore
Alderman James Hospodarsky
Alderman James Levi
Alderman Andy Peterson
Alderman M. Brad Slavin

From: Howard and Paula Bernstein

Re: PUBLIC COMMENT TO MYAC APPLICATION TO HIGHWOOD PLANNING AND ZONING COMMISSION (PETITION FOR PLANNED UNIT DEVELOPMENT)

At the outset, we hereby repeat and incorporate as our own statement the August 27, 2024 statement submitted by Maria & Mark Cohen and Susan & Gary Lazar. Our comments below simply underscore certain additional thoughts and comments.

We are residents of Highwood. We have lived in Highwood continuously since 1999. We live in very close proximity to the current location of MYAC and to the location of the proposed commercial entertainment venue. WE ARE VIGOROUSLY OPPOSED TO THE MYAC'S PROPOSAL TO CHANGE THE ZONING FROM RESIDENTIAL AND WE STRONGLY OBJECT TO MANY OF THE MISREPRESENTATIONS, OMISSIONS, AND DECEPTIONS STATED IN THE MYAC PETITION AND ITS PUBLIC STATEMENTS TO THE CITIZENS WHO HAVE EXPRESSED OBJECTIONS.

It is the duty and responsibility of the Highwood City Council and the Planning and Zoning Commission to act for the benefit of the City and its residents. To do so when acting on a request such as the one submitted by MYAC, it must balance the benefit to the City and its citizens with the detriment. Simply put, the MYAC's request articulates no meaningful or quantifiable benefit to either the City or its residents while presenting numerous potential serious and costly harms and risks. While the application attempts to make it appear that the City will somehow benefit

from the insertion of a commercial entertainment venue, MYAC offers no financial or cost/benefit analysis to support its superficial assertions. In other words, the clear costs to the City (financial and otherwise) are real while the supposed benefits are illusory. Indeed, there is no analysis (let alone even any discussion) of the impact on property values of the homes in the vicinity of the proposed venue.

Some have indicated that the creation of such an entertainment venue will simply be an extension of Highwood's existing various festivals which draw interest and visitors to the City. Yet, such a comparison is grossly misplaced. We applaud the City's (and Alderman Falberg's) efforts and successes in creating and supporting those events. However, none of those events involve a large and permanent structure or an ongoing and expensive commitment. If the MYAC's proposed venue is a failure, the City will be left with a very costly structure, yet another "white elephant" like the failed Hotel Moraine. None of the City's current festivals present such potential long term costs or obligations.

Likewise, the MYAC is a "non-profit" organization. Who is financially responsible for the organization's or the venue's failure? While the PUD application "talks about" soliciting the very substantial funds necessary to build the venue, the application gives no indication of who would be ultimately responsible for the construction, let alone the ongoing operation of the venue in the future. The current MYAC leadership makes no representations about either its short term or long term plans to operate the venue. Do they plan to contract out the operation? Do they plan to turn over operation and responsibility to a successor? As a non-profit organization, are they required to maintain adequate liability insurance to insure against all of the various possibilities for damage or injury to visitors or Highwood residents and neighbors?

Likewise, who will be financially responsible for maintaining the very significant landscaping that the PUB suggests will be planted? MYAC has a long history of trying to avoid or evade its responsibilities for maintaining its existing facility.

The PUD makes representations about the supposed minimal impact on traffic and resident disruptions within Fort Sheridan. The application even goes so far as to represent that measures will be taken to insure that venue traffic does not enter or exit the Fort Sheridan streets. Such

representations are preposterous in the extreme. For 25 years, we lived 1 1/2 blocks from Ravinia. Notwithstanding the significant efforts of the City of Highland Park to control traffic, parking, and other disruptions to residents in the vicinity, those efforts were largely ignored or failed. Constantly, cars without proper permits would park on the street in front of our house (sometimes even right in our driveway). Concert goers would leave trash, empty bottles and cans, and other refuse in our yard. Also, on concert nights, it was difficult for us to use major streets to get to or from our house. Is the City of Highwood prepared for the expense of patrolling, ticketing, or towing the Highwood streets adjacent to the venue? Is the City of Highland Park prepared to do the same for their adjacent streets? Again, MYAC makes it appear that traffic will only enter the venue from Sheridan Road, that is a ridiculous representation. Traffic WILL enter from Old Eld into the front entrance to the Fort on Lyster Road. Traffic WILL enter the Fort through Patten Road. Traffic WILL enter the Fort from the back entrance to the Fort on First Street. And such traffic WILL park on Lyster Road, Ronan Road, Whistler Road, and other streets. Threatened ticketing or towing simply will not prevent it. Once again, it is the City of Highwood's legal responsibility to reject the application if the project negatively impacts residential neighborhoods, which this project unquestionably will.

One brief comment on what should be obvious—the PUD represents that all traffic into and out of the venue will be from the existing Sheridan Road. But the existing Sheridan Road would likely need to be widened (at whose expense?) if there is any significant increase in traffic. Moreover, entry into the venue from Sheridan Road without the installation of a traffic light (again, at whose expense?) would be dangerous, slow, and would cause a significant backup of traffic on Sheridan Road. In addition, before traffic even got to Sheridan Road, it would have to approach the venue from Old Elm (a two lane road that requires crossing a railroad track), or perhaps from Half Day Road. The PUD simply dismisses and concerns by attempting to rely on a seriously flawed traffic study.

What gives MYAC the right to call the venue "The Lake County Arts Center"? Such a designation creates the erroneous and disingenuous impression that the venue is somehow part of or supported by Lake County—which it is not.

In conclusion, we reiterate that it is the City of Highwood's responsibility to act in the long term best interest of the City and its residents. It must balance any potential (in this case, very minimal if at all) benefit of a zoning change with the very real and demonstrable detriment to the Highwood residents as well as the potential detriment to Highwood's neighboring communities of Highland Park and Lake Forest. Once again, we urge REJECTION of the proposed PUD.

Howard & Paula Bernstein
144 Ronan Road
Highwood

From:	RALPH BISHOP
To:	Scott Coren
Subject:	MYAC project -article to be included in the public comments
Date:	Thursday, September 5, 2024 10:11:37 AM
Attachments:	NSC TRIBUNE 96.pdf

Scott,

I am a resident of Fort Sheridan and have some concerns about the MYAC proposed entertainment project. I noticed that the North Shore Center for the Performing Arts was mentioned in the public comments. This article from the Chicago Tribune, originally published in 1996, presents an interesting comparison between the North Shore Center and the proposed project. Probably most important points are:

1. The location of the Skokie project was an already heavily developed, high traffic commercial area, not abutting a nationally landmarked historic site.
2. The project had substantial public funding, but was substantially scaled back from the initial plan by the Village of Skokie.

In addition the North Shore Center advertises the availability of 1500 free parking spaces.

I strongly believe that the current MYAC proposal advocates a project that is out of place, out of scale, and out of touch with the surrounding area. It should be rejected as proposed.

Ralph Bishop
3535 Patten Rd.
Apt. 4F
Highland Park, IL 60035

https://www.chicagotribune.com/1996/10/27/reality-cuts-arts-center-dream-to-size/

REALITY CUTS ARTS CENTER DREAM TO SIZE

Originally Published in the Chicago Tribune: October 27, 1996 at 1:00 a.m.

About 10 years ago, a group of optimistic arts devotees in the north suburbs dreamed of building an expansive, 1,500-seat theater with an accompanying studio space–a cultural center plush enough to rival anything in downtown Chicago.

Next month, when the North Shore Center for the Performing Arts in Skokie opens its doors, visitors will find a theater roughly half the size of the original plan (839 seats), with a smaller studio space that will serve double duty as, ahem, a banquet hall.

What's more, the dream complex has been located not on a showcase property but in a tiny former parking lot between the North Shore Hilton Hotel and a Jewel food store. And the center will be run not by the original planners but by a management firm based in Rhode Island.

Though architecture and music critics have yet to weigh in on the merits of the $19 million arts center, which opens Nov. 7 at 9501 Skokie Blvd., the radically changed version offers a case study in the politicking, dealmaking and infighting involved in creating a cultural center from the ground up.

With plans in development for a new Jazz Museum of Chicago and a Chicago Music and Dance Theater, the saga of the North Shore Center should prove instructive to anyone with arts center dreams of their own.

"We wanted 1,500 seats– actually, it would have been nice to have had 1,700 seats, plus a rehearsal room or two, and a small-studio or black-box theater," says Dorothy Litwin, founder and executive director of Centre East Inc., a non-profit organization that began presenting shows in the former Niles East High School in 1980.

“At the very least, the mainstage (of the new North Shore Center) should have had 1,000 to 1,200 seats, but we didn’t get that,” complains Litwin.

What happened?

The road turned rocky about a decade ago, when Centre East applied for a $10 million grant from the State of Illinois’ Department of Commerce and Community Affairs to build an arts center of its own. Unable to upgrade and refurbish space at Niles East High School, most of which was being occupied by Oakton Community College (which has since purchased the site), Litwin and friends decided they needed to build their own cultural center.

The state approved the money, but with one catch: A quasi-governmental organization (officially named Centre East Metropolitan Exposition, Auditorium and Office Building Authority) would have to be formed to own and operate the new building.

“In other words, the state wouldn’t give the money to Centre East Inc.,” explains Mark Vanderpool, assistant village manager of Skokie. “The state said, `OK, we’ll award you the money, but you need to create the separate governmental agency.’

“And the requirements were such that it had to have broad representation in the community. So it’s a nine-member board, of whom six members are to be appointed by the mayor of Skokie, and three members appointed by the township of Skokie, Niles Township.”

Thus Centre East Inc., which established an audience for performing arts events in Skokie and neighboring suburbs, no longer was running the show. With the Village of Skokie planning to contribute more than $3 million to build the new venue, Centre East no longer was the major player.

One of the first things the new authority did was to erase Centre East’s vision of a 1,500-seat theater.

“I can only say that the economics didn’t work with a larger theater,” says Vanderpool, Skokie’s assistant village manager. “This project would not have happened if we had to build a 1,300-seat theater.

“So we came up with the idea of a smaller theater, with a multi-purpose room.”

Originally, Wisdom Bridge Theatre was to have occupied the smaller alternative space, but when that troupe went into deep hiatus, Northlight Theatre, of Evanston, stepped in.

Thus, by night, the multi-purpose room of the North Shore Center will serve as Northlight’s home (beginning in March). By day, platforms will be laid over the stage and seating, the space to be used for banquets, business conferences, fashion shows and the like.

This unusual arrangement came about with input from the North Shore Hilton, which was willing to pay $100,000 in annual operating expenses for the new building (as well as other contributions) in exchange for a banquet hall.

“We were able to create a unique private partnership with the Hilton, which made the economics of the performing arts center viable,” says Vanderpool.

Counters Litwin, “If they (the Village of Skokie) couldn’t afford the larger theater, they should have gotten a mortgage and made the theater what it should have been.”

For Northlight, however, the North Shore Center offered a way out of the homelessness it has faced since leaving Evanston’s old Coronet Theatre two years ago.

“We were able to build the sort of theater that we wanted for roughly half of what it would have cost us to do on our own,” says Northlight acting artistic director Brian Russell, pointing to the $2 million cost of constructing the 350-seat space.

Even in its downsized state, however, the North Shore Center will have a great deal going for it. For starters, the acoustics and sight lines of performance spaces tend to be better in smaller rooms than in larger ones. In a house that holds fewer than 1,000 seats, visitors surely will be closer to the action than they are at, say, the new Rosemont Theatre, a 4,200-seat venue.

In the multi-purpose Northlight space, “There are only 10 rows,” says Russell. “No seat is farther than 30 feet from the stage.”

Though the 350-seat multi-purpose apparently fits the needs of Northlight, which had 377 seats in the Coronet Theatre, the economics of making an 839-seat theater work as a music/dance room will be challenging, to say the least.

“It’s very tough to do the kind of programming we’ve been doing, with 839 seats,” says Centre East’s Litwin, who had 1,310 seats to sell when Centre East was in Niles East High School. As before, Litwin will present in the new space a lineup of well-known comics, ballet companies and nostalgia acts; she questions, however, whether audiences will pay the higher ticket prices necessitated by the smaller house.

“With less seating capacity, we’ve had to raise ticket prices,” from the $18 to $30 range for featured attractions at Niles East to $25 to $40 in the new building, she says.

“Our financial projections for the first season are–well, it’s going to be an interesting year.”

In a tough spot

The folks at Professional Facilities Management, which will operate the new building, concede that “it gets a little tougher when you’re talking about presenting expensive acts” in a small house, says PFM Vice President Norbert Mungeon. “But you can command a higher ticket price.

“You’ve got to remember that in 4,000-seat theaters, everyone wants to sit in the first 1,000 seats.

“Well the North Shore Center is the first thousand seats.”

The North Shore Center, however, may be the only major arts center in the Chicago area managed by an out-of-town firm: the same PFM, based in Providence, R.I.

The Village of Skokie hired the out-of-towners because “we didn’t know much about running a performing arts center,” says Vanderpool. “So we turned that over to the private sector. I do not believe that PFM being based out of town is a problem, although I realize that could be perceived as a problem here.

“But all the full-time staff that PFM will have working on this project will be located full time here, and most of the people they’ve hired are from this region.”

Nevertheless, one wonders why the folks at Centre East, who championed this project from the beginning, weren’t asked to run it.

“This venture requires administering a great deal of contracts, a contract with Northlight Theater, a contract with the Hilton, contracts with the State of Illinois, the Village of Skokie, the authority,” Vanderpool says. “It requires the coordination of a foundation board. So it really went outside (Centre East’s) realm of expertise, and for that reason we felt we needed to privatize operations.”

Centre East’s Litwin disagrees.

“I don’t think they trust the not-for-profits,” she says. “They committed to 114 events a year that Centre East would present, but we could have done 300.”

Perhaps the most troubling feature of the North Shore Center, however, is not what’s inside the building but, rather, what’s outside. Shoehorned into a space just south of the North Shore Hilton Hotel and just north of a Jewel food store, the building–despite its impressive facade–looks as if it mistakenly had been dropped from the sky into a lot too small by half.

“We considered a number of sites that just proved to be cost prohibitive or unpractical for one reason or another,” says Vanderpool. “It turned out that this location was available and had free parking, which is very important to us–we didn’t have to construct a parking deck or a garage, which can be very costly.”

On balance, it’s important to note that the building stands near a heavily trafficked thoroughfare: Golf Road and Skokie Boulevard. Just around the corner sits the newly expanded Old Orchard Shopping Center, with its popular aggregation of movie theaters and restaurants.

The sliver of property on which the North Shore Center sits may not be pretty, but it will not lack for visibility.

“The site is a bit congested, we don’t argue that,” says Vanderpool. “But I’ll tell you this much: It’s far less congested than anything downtown.

“Not only that, but parking is free.”

UPCOMING SHOWS

Here are highlights of the North Shore Center for the Performing Arts, 9501 Skokie Blvd., Skokie. For more information, phone 847-673-6300.

Nov. 7: Benefit performance featuring Marvin Hamlisch

Nov. 8: Singer Kurt Elling

Nov. 9: Comic Shecky Greene

Nov. 15: Magician Blackstone

Nov. 26-27: Sankai Juku dance troupe

Nov. 30: Comic Al Franken

Dec. 15: Uptown String Quartet

Jan. 25: Trinity Irish Dance Company

Feb. 1: Preservation Hall Jazz Band

Feb. 7: Kronos Quartet

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From:	Andy Peterson
To:	Scott Coren
Subject:	Fw: MYA Performing Arts Center will be good for Fort Sheridan!!!
Date:	Wednesday, October 16, 2024 12:37:09 PM
Attachments:	MYAC Center for the Performing Arts.pdf

From: larry gilbert <lagilbert1@hotmail.com>
Sent: Tuesday, October 15, 2024 5:53:56 PM
To: Charles Pecaro <cpecaro@cityofhighwood.org>; M. Brad Slavin <mbradslavin@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; Andy Peterson <apeterson@cityofhighwood.org>; James Hospodarsky <JHospodarsky@cityofhighwood.org>; James Levi <jlevi@cityofhighwood.org>
Cc: donna fitzgerald <donfitz7@att.net>; mikenuteson@yahoo.com <mikenuteson@yahoo.com>; Karen Dennis <karendennis@mya.org>; Allan Dennis <allandennis@mya.org>; Laura Gilbert <gil7595@hotmail.com>
Subject: Re: MYA Performing Arts Center will be good for Fort Sheridan!!!

All
I apologize for resending this email as I had "fat fingers" (fingers moving faster than my brain) and misspelled an email address the first time.

Regards,
Larry Gilbert

(847) 502-3410 - cell

From: larry gilbert <lagilbert1@hotmail.com>
Sent: Tuesday, October 15, 2024 5:34 PM
To: cpercaro@cityofhighwood.org <cpercaro@cityofhighwood.org>; mbradslavin@cityofhighwood.org <mbradslavin@cityofhighwood.org>; mfiore@cityofhighwood.org <mfiore@cityofhighwood.org>; apeterson@cityofhighwood.org <apeterson@cityofhighwood.org>; jhospodarsky@cityofhighwood.org <jhospodarsky@cityofhighwood.org>; efalberg@citofhighwood.org <efalberg@citofhighwood.org>; jlevi@cityofhighwood.org <jlevi@cityofhighwood.org>
Cc: donna fitzgerald <donfitz7@att.net>; mikenuteson@yahoo.com <mikenuteson@yahoo.com>; Karen Dennis <karendennis@mya.org>; Allan Dennis <allandennis@mya.org>; Laura Gilbert <gil7595@hotmail.com>
Subject: Fw: MYA Performing Arts Center will be good for Fort Sheridan!!!

Mayor Pecaro and Highwood City Council Members,
I am forwarding an email and MYA fact sheet that I asked the Fort Sheridan Board of Directors to send to all Fort Sheridan residents. A group called "Friends of Fort Sheridan" are campaigning against MYA building a performing art center. Many of their statements are incorrect and they don't represent all residents within the Fort. My guess is that they are already petitioning you to block this project. The Fort

Sheridan MHA Board of Directors sent to all residents the "FOFS" side of the argument but refused to present my rebuttal.

As the project is ultimately your decision since MYA and the land behind MYA is not part of the Fort (it's within the Highwood borders), I am bringing my perspective directly to you. I hope you are able to sift through the facts and fiction. Thank you for your consideration.

Regards,
Larry Gilbert

(847) 502-3410 - cell

From: larry gilbert <lagilbert1@hotmail.com>
Sent: Saturday, September 28, 2024 4:18 PM
To: Mary Lynne Gaedele <MaryLynne.Gaedele@fsresidential.com>
Cc: donna fitzgerald <donfitz7@att.net>; Laura Gilbert <gil7595@hotmail.com>
Subject: MYA Performing Arts Center will be good for Fort Sheridan!!!

Mary Lynne
Laura and I have lived in Fort Sheridan for 24+ years and we live 100 yards from MYA on Leonard Wood South. We have had students practice in our condo (when MYA ran out of practice space) and we had a student live with us for a month last summer (she comes to MYA from Madison, Wisconsin). We attend concerts at MYA often. This is an unknown gem within the Fort. Very few homeowners ever attend the concerts which I don't understand. I attended the meeting on August 15 at the Highwood Bocce Ball Courts and the yelling and rude behavior by Fort Sheridan owners was embarrassing. It was a very emotional situation with no solutions or recommendations provided by residents. The only response was "I just don't want this in our neighborhood!". I read the email from the Friends of the Fort and felt it misrepresented the purpose and scope of the concert hall. Many of their "facts" were incorrect.

Since the MYA land isn't part of the Fort (it's in Highwood) and MYA doesn't need the approval of Fort Sheridan residents, it would seem that the MHA Board should partner with MYA to provide CONSTRUCTIVE input. Based on what I've read and heard from MYA, the concert hall will not negatively impact the lives of Fort Sheridan residents. There won't be additional traffic in the Fort (MYA is blocking off access to Lyster; traffic will enter MYA only from Sheridan Rd thus reducing traffic from the current situation), the building won't be visible from Lyster (it will be the same height as the current building; the first floor will be under ground level), folks who attend these types of concerts aren't going to cause property destruction (there won't be rock concerts and these won't be Ravinia concerts), and this will attract new people to our wonderful community (could help property values and will help Highwood restaurants). The focus of MYA will remain the same ("provide music educational environment for young students") as they will partner with Lake Forest College and other schools in the area. This will become an Arts Center with the Rotblatt Amrany

sculpture studio

I have attached a Fact Sheet provided to me by MYA and wish that MYA could put on a concert at the Fort Sheridan picnic if it gets rescheduled. I believe if residents truly heard these kids perform, some minds would be changed. The MHA Board needs to provide leadership and provide constructive input as MYA seems to be open to cooperative discussions. Thanks for sharing my perspective.

Regards,
Larry Gilbert

(847) 502-3410 - cell

MYAC Center for the Performing Arts

Who We Are: Midwest Young Artists Conservatory (MYAC) is a 501(c)(3) non-profit school with an educational mission: ***to build a home with the power of music to enrich the lives of our students and communities*.** As the region's largest youth music ensemble program, we offer unparalleled orchestral, chamber, jazz, and choral music education of the highest quality. We empower nearly 1,000 students annually of all ages and abilities, from 84 communities in Illinois, Wisconsin, and Indiana to study and rehearse at our home in Highwood, Illinois. For 32 years, MYAC has been a successful non-profit educational program. We have never been and do not intend to ever be a commercial organization.

Background: Since moving into our current facility in 2000, our dream has been to develop a cultural campus, including the new MYAC Center for the Performing Arts, our current building, and the Fine Art Studio of ROTBLATT AMRANY next door, with plans to transform the grounds into an "art garden." We made our plans known to the City of Highwood and, in their comprehensive plan adopted on January 15, 2013, they included their support for this project.

Vision for the Building: The primary purpose of the MYAC Center for the Performing Arts is to serve as the performance home for Midwest Young Artists Conservatory's musical ensembles which include orchestras, chamber groups, jazz big bands and combos, and choral groups. It will be an educational venue, not for "commercial entertainment." Our plan is to build a 728-seat performing arts center with a stage large enough for our 100-member student orchestra.

Why Now: Suitable performance venues in the area are increasingly scarce. Our current building functions well as a rehearsal space but is inadequate for performances. We require a venue with a unique combination of features: high-quality acoustics suitable for classical, jazz, and choral performances; a large stage capable of hosting approximately 100 musicians; and enough backstage space to accommodate waiting ensembles. Additionally, the concert dates must align with our educational calendar, allowing sufficient preparation time and opportunities for our students to perform.

For years we have relied on Pick Staiger Hall (Northwestern University) but fewer dates are available each year. This academic year, for instance, only one weekend was open between mid-March and mid-May.

There are no medium-sized concert halls between Evanston and Waukegan that can fulfill our requirements in terms of stage size, acoustics, and backstage capacity, especially during the times that fit our educational schedule. For example:

- Writers Theater, Glencoe: Two performance spaces—250-seat main stage and 99-seat black box. The stage and the seating are too small.
- Gorton Center's John & Nancy Hughes Theater, Lake Forest: Seats 309, with a stage too small for large ensembles and no backstage.

- Skokie Performing Arts Center: Center Theater seats 867 but lacks a backstage, and the stage is too small for larger orchestras. Busy performance schedule makes renting impossible.

Usage: MYAC will limit use of the facility to 18 full capacity concerts a year, 11 of which will be used for MYAC activities, in addition to many smaller concerts. In addition to MYAC, the venue will be used to support the educational and performing arts needs of Lake County. Outside groups will be mission-driven, youth-focused non-profits, including music, dance, and arts organizations, schools (both private and public), private music teachers, local orchestras/dance companies, and sister institutions with similar missions. There will be no rock or pop music concerts. MYAC will oversee all performances at the MYAC Center for the Performing Arts, including those by external organizations. Our business plan calls for additional staff to be hired to manage the center.

Benefits of the MYAC Center for the Performing Arts for Highwood, Fort Sheridan and surrounding areas:

- **Cultural Enrichment:** Expands access to diverse arts experiences.
- **Economic Growth:** Attracts visitors, boosts local spending, and creates jobs.
- **Business Partnerships:** Promotes collaboration with local businesses.
- **Community Engagement:** Strengthens social bonds through shared events.
- **Civic Pride:** Fosters community pride and boosts the city's reputation.
- **Property Values:** A vibrant arts culture can boost property values. Visit our site for articles exploring the connection between the arts, education, and real estate, supported by data, case studies and expert insights.

Traffic: We plan to reduce traffic through Fort Sheridan, not increase it. Our campus will only be accessed via Sheridan Road, excluding the north and south entrances of Fort Sheridan. This includes redirecting our current weekend traffic. We will completely block access from Lyster Road and close off Prall's Loop. Three separate traffic studies, addressing all neighborhood concerns, have been completed by the same company that works with the City of Highwood. We also plan to hire traffic control personnel during full-capacity events

Parking: MYAC's Planned Unit Development includes 287 parking spaces, 10 more than the number of parking spaces needed to meet codes. Open grass parking allows for natural drainage, while maintaining an attractive grass space.

Sound Strategic Plan: We have a board-approved business plan for the building, and a comprehensive succession plan for leadership, both for the short and long term.

No Historic District: The MYAC owned lot is not zoned as historical. The property is part of unincorporated Highwood, not Fort Sheridan, and has never been part of Fort Sheridan. The entire area along Sheridan Road has no historical building restrictions, yet the building will be 45' tall, in line with other Fort Sheridan buildings. This is why all the homes just to the north of us have made no efforts to create historical references and are simply contemporary homes

Tax Revenue: This property is non-profit and will remain such. No tax revenue has been or will be generated from it, similar to the military property.

DATE: August 27, 2024

TO: Scott Coren, City Manager, City of Highwood

CC: Mayor Charlie Pecaro, Alderman Eric Falberg, Alderman Mike Fiore, Alderman James Hospodarsky, Alderman James Levi, Alderman Andy Peterson, Alderman M. Brad Slavin

FR: Marla & Mark Cohen and Susan & Gary Lazar, residents of Highwood's Preservation & Historic District of Fort Sheridan

RE: **PUBLIC COMMENT TO MYAC APPLICATION TO HIGHWOOD PLANNING AND ZONING COMMISSION (PETITION FOR PLANNED UNIT DEVELOPMENT)**

We are residents of Highwood/Ft. Sheridan and STRONGLY OPPOSE Midwest Young Artists Conservatory's ("MYAC") plans to build a commercial entertainment venue in Ft. Sheridan.

At the outset, we would like to say that we are strong supporters of the performing arts, and of educational opportunities for young artists. We applaud MYAC's mission and accomplishments and its place at Ft. Sheridan as currently constituted. However, MYAC's plans for a four story, 728 seat entertainment venue, which Highwood's own consultant, Codametrics, describes as having a "…. lack of windows and (a lack of) friendly facade..." is unnecessary, misguided and detrimental to Highwood and Ft. Sheridan. The plan benefits no one but the owners of MYAC. It is overwhelming and disproportionate to Fort Sheridan, which is a historic preservation district and neighborhood within Highwood. Some of the reasons for our STRONG OPPOSITION are set forth below:

1. **RESIDENTIAL IMPACT**

Residents of the Fort bought their homes based on the historic, residential nature of the neighborhood and the residential zoning for the Fort. The Fort is a historic treasure with landmark status. Highwood's Comprehensive Plan states that its residents take pride in a "rich history that includes Ft. Sheridan and all the dignity and honor that the historic facility represents." The Comprehensive Plan goes on to state that Highwood should support facilities such as MYAC **"provided that improvements or expansions do <u>NOT</u> negatively impact residential neighborhoods…"**

Establishment of an entertainment venue, which MYAC calls The Lake County Arts Center, will bring more traffic, congestion, crowds, garbage, noise, parking challenges, security concerns and light pollution to the entire Highwood area, including Ft. Sheridan, as well as Highland Park, Lake Forest and the Army Reserve Center lasting well into the night. According to MYAC, concerts will last until at least 10:30 p.m. Traffic and parking in Highwood are already a nightmare for all the city's residents and MYAC's proposed venue will only make matters worse. Residents near Everts Park have already complained that the numerous Celebrate Highwood events have deprived them of use of the park and created noise, garbage, security and parking problems in their neighborhood. Of course, MYAC's owners, as well as members of its Board, do not care about these impacts as they (except for Alderman Falberg) do not live in Highwood.

And on that note, **Alderman Falberg should disqualify himself from any consideration of MYAC's application as he has an absolute conflict of interest in that he serves on MYAC's Board.**

A significant need and a lack of harm to others should be shown before a zoning change is made to the character of a historic, residential neighborhood which was relied upon by residents when purchasing their homes. A requested zoning change in order to confer a commercial benefit on another party should never outweigh the previous reliance of homeowners on residential zoning. This is particularly true where a historic district will be impacted. MYAC' s request to change the residential zoning is unprecedented.

2. **REAL ESTATE IMPACT & TAX LOSS TO HIGHWOOD**

MYAC has failed to show any need, let alone a significant need for the proposed venue, and also has failed to show lack of harm. Highwood's documents show that the parcel on which the venue is to be built – as presently zoned residential – can accommodate eight to twelve homes. MYAC's plan continues to financially harm Highwood by preventing collection of real estate taxes that Highwood would otherwise receive. In effect, Highwood's citizens are funding MYAC's private venue.

3. **FINANCIAL/BUSINESS/OPERATING VIABILITY**

MYAC has failed to submit with its application a demonstration of the financial/business viability of its proposed entertainment venue, which MYAC told the Ft. Sheridan Master Homeowners Association will cost $35 to $40 million dollars to build. (Initial construction cost projections are often wildly underestimated.) This enormous cost raises questions as to: the source of the funding; the identity of any investors/donors; the cost of maintaining such a large venue; whether the current owners have the skill and knowledge to run such a facility; and who will manage the booking/scheduling of so many additional events.

There are numerous competing entertainment venues, and it appears that the project is not financially viable unless MYAC rents it out for large scale events at least 18 times a year in addition to the 4 or 5 large events (700+ attendees not including performers, service, catering, security and support staff) sponsored by MYAC. And this is in addition to regular, smaller MYAC events. What will happen if 18 large scale events do not materialize? Will the venue still succeed? Or will there be another white elephant like the failed Hotel Moraine/Lifestyle Residences?

Highwood should not impose a zoning change on its residents without a complete financial study and business plan projecting the success of this facility, as well as an ongoing operating plan. To our knowledge, no such studies or plans have been submitted, and when asked for them, MYAC made the irrelevant response that "all non-profits are required to be audited and submit 990 tax forms."

Most importantly, the fact that MYAC needs to rent out this venue at least 18 times a year for not only concerts/performances, but also for various social, corporate and charitable benefit events is significant. This shows that MYAC has no need for a commercial entertainment venue of the

proposed size which is three times the size of Writer's Theatre's largest performance space and 2 times the size of the performance space at Gorton Community Center in Lake Forest. MYAC claims it has a need for a larger venue for 4 or 5 MYAC sponsored events, but MYAC can continue to rent out venues as it has in the past. MYAC has certainly not shown a significant need (or any need at all) that would justify the harm this project will inflict on Highwood and its residents. **This further points to the absolute need for a Fiscal Impact Analysis to ascertain the effect of this proposed venue on Highwood, including Fort Sheridan, and the surrounding neighborhoods of Highland Park and Lake Forest.**

4. **PROPERTY CONTROL/LIMITATIONS**

A Highwood City Manager document proposes that various restrictions and covenants be imposed on the use of the venue, especially with regard to traffic control and parking. MYAC has stated that there will be no rock or pop concerts. However, MYAC's oral pronouncements cannot be trusted because **MYAC has stated to the Fort's Master HOA board that it will <u>not</u> "make any commitments or impose limits on how many outside events they will host, dates and times of events, number and size of events or type of events."** Not only does this arrogant attitude alone justify denial of the application, but also it shows that MYAC contemplates "event creep" — 18 events this year, 50 events the next year and so on. Event creep is especially likely to occur if additional events are needed for either financial viability or the desire to increase revenue. This alone makes this proposed center more analogous to Skokie's NorthShore Center for the Performing Arts which claims… "Approximately 200,000 people annually attend events at the North Shore Center … The Center also hosts private events such as weddings, conferences and trade shows." High frequency usage is what makes a large venue viable.

Even assuming that MYAC would agree to venue use restrictions, any such restrictions would need to attach to the property and not be voidable by subsequent owners (the current owners are at least in their 70's). Moreover, any restrictions at best only control the harm and do not eliminate it. The constant traffic, congestion, crowds, noise, garbage, parking, light pollution, security concerns and demand for public resources will still exist.

MYAC's proposal will create problems where today none exist. It will sap the resources of Highwood and require constant attention and monitoring, time and resources better spent elsewhere. MYAC's solution to the parking problem is to impose on Highwood the obligation and cost to enact and enforce parking regulations and fines, and assumes that Highwood has sufficient staffing to do so. MYAC has not demonstrated any need, let alone a significant need, to justify inflicting these harms on the residents of Highwood.

5. **TRAFFIC STUDY**

MYAC's traffic and parking study is fatally flawed. We are not traffic engineers, but we know this — cars will not just come in through the proposed new Sheridan Road entrance. Instead, a stream of traffic will also use the Simonds Way entrance, the Patten Road entrance and the First St. entrance to the Fort, and then park on neighborhood streets and not in the proposed lots. Quiet neighborhood streets will be turned into busy thoroughfares. Traffic through the Patten Road entrance will also adversely affect the neighborhood and safety of our military friends and their young families.

Moreover, the traffic study expressly admits that **"… the study did not evaluate the operation of the roadway system during large events"** nor is there any evaluation of the impact of traffic heading East and West on Old Elm, access to/from Hwy 41 and Rte. 22, North and South on Sheridan Road, or the **impact of** ingress and egress to residents of Ft. Sheridan or the Ft. Sheridan Reserve Center. Also, the study did not address the effect on access by police, fire and EMS.

Highwood should not approve a zoning change with these critical evaluations missing. The failure to include such critical elements within the traffic study gives rise to a clear inference that such elements of the study would be unfavorable to MYAC.

6. **GREEN SPACE & PARKING DEMANDS**

Open green space will be lost under MYAC's request. According to the traffic and parking study, the new venue will provide 287 parking spaces, of which 152 spaces will be paved and 135 spaces are "temporary/land banked" spaces. Even using the study's very low estimate of 250 vehicles per large event, this means that at every large event at least 98 vehicles will be parked on the grass, thereby destroying the open land environment. **Highwood's own preliminary project review acknowledges that the open space has not been preserved or protected.** Further, what happens when it snows? Where will the vehicles park? The answer is obvious - that vehicles will park on neighborhood streets and in the parking lots of Highwood businesses, across from the Fort.

Furthermore, there is no accommodation for parking spaces that will be required for visiting busloads, or all the performers of large-scale events, venue staff, security, catering, as well as the trucks that haul all the equipment of an orchestra or other large performance.

7. **DESIGN FIT & ENVIRONMENTAL ISSUES**

There are also concerns with the design of the building and its compatibility with the surrounding area, which, among other things, include: its height (45 ft while current zoning allows for 35 ft.) in relation to the neighborhood; a modern design that conflicts with the historic nature of the landmark district; and a design that presents on the west and east sides large windowless cement wall slabs. Further, MYAC's application does not contain a study, to the extent required, of the environmental impact of the entertainment venue that would address such issues as flooding (this has happened in the past), drainage, soil analysis (one level of the project is 30 feet below grade), the absence of munitions, and the like.

8. **IN CONCLUSION**

The Planning and Zoning Commission and the Highwood City Council should **NOT** approve MYAC's application, and we strongly oppose such a commercial entertainment venue. The application is not really a request to change the current zoning to benefit MYAC. **Rather, the application is an attempt to shoehorn a large commercial Lake County Arts Center (the name MYAC uses for the project discloses its true intent) costing at least $35-$40 million dollars into an area that cannot accommodate it.**

This is not really a MYAC project as MYAC does not need such a large venue as discussed above. Instead, it is the project of some undisclosed investor(s) or real estate developer using MYAC as cover. The application is a wolf in sheep's clothing. The Planning and Zoning Commission and the Highwood City Council should bar the door and deny the application.

From:	Richard Port
To:	Charles Pecaro; Scott Coren; Eric Falberg; Mike Fiore; James Levi; apetersen@cityofhighwood.org; M. Brad Slavin
Cc:	Lucy Port; Susan Lazar
Subject:	Opposition to Concert Venue
Date:	Thursday, August 29, 2024 1:54:08 PM
Attachments:	MYAC Final Public Comment 8.27.pdf

Dear Gentleman:

Please let this letter serve as a written notification of our strong opposition to the proposed change in the zoning of the current property from residential to commercial for the sole purpose of the development and construction of a concert venue on the property of Ft. Sheridan. Attached you will find a letter that we would like to be attached to the public records as well as this email voicing our concerns and vehement opposition.

The letter attached states the obvious issues associated with this proposal. This type of development violates not only the actual physical attributes of the preservation status and landmark statues of the Fort, but also the spree d'corps that was used in the original development and conversion of the Fort into the town of Ft. Sheridan as a Landmark and Preservation residential entity.

To put it succinctly, there isn't one reason this proposed project should be rezoned from residential to business zoning. The impact on the physical aspect of the fort architecture would be unacceptable and unalterable should it be permitted to proceed. I will disrupt and unalterably change the fort residential environment and diminish the attraction to live in the fort and negatively aff

We are not cultural neanderthals and have an extreme amount of respect for development of the arts, including musical performance. We respect the mission of the school. But, when the school purchased the current building, they knew firsthand of the significant physical restrictive guidelines to be one of two commercial entitles in an otherwise residential community. As they currently exist, the commercial enterprises live harmoniously within the residential community. The development of a concert venue has no upside to the residents of Ft. Sheridan, none whatsoever. For numerous reasons as stated in the attached letter, it would disrupt the tranquility of our neighborhoods, decrease the quality of daily life, affect public safety, and lessen our property values.

Thank you for you taking the time to the read my letter and the attached letter and I welcome your responses and discussion.

Respectfully submitted and kind regards,

Richard

Richard M. Port, DDS, MS
Diplomate: American Boards of Orthodontics and Pediatric Dentistry

825 Stables Ct. W
Highwood, IL 60040

C: 847-927-2680

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DATE: August 27, 2024

TO: Scott Coren, City Manager, City of Highwood

CC: Mayor Charlie Pecaro, Alderman Eric Falberg, Alderman Mike Fiore, Alderman James Hospodarsky, Alderman James Levi, Alderman Andy Peterson, Alderman M. Brad Slavin

FR: Marla & Mark Cohen and Susan & Gary Lazar, residents of Highwood's Preservation & Historic District of Fort Sheridan

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A Highwood City Manager document proposes that various restrictions and covenants be imposed on the use of the venue, especially with regard to traffic control and parking. MYAC has stated that there will be no rock or pop concerts. However, MYAC's oral pronouncements cannot be trusted because **MYAC has stated to the Fort's Master HOA board that it will <u>not</u> "make any commitments or impose limits on how many outside events they will host, dates and times of events, number and size of events or type of events."** Not only does this arrogant attitude alone justify denial of the application, but also it shows that MYAC contemplates "event creep" — 18 events this year, 50 events the next year and so on. Event creep is especially likely to occur if additional events are needed for either financial viability or the desire to increase revenue. This alone makes this proposed center more analogous to Skokie's NorthShore Center for the Performing Arts which claims… "Approximately 200,000 people annually attend events at the North Shore Center … The Center also hosts private events such as weddings, conferences and trade shows." High frequency usage is what makes a large venue viable.

Even assuming that MYAC would agree to venue use restrictions, any such restrictions would need to attach to the property and not be voidable by subsequent owners (the current owners are at least in their 70's). Moreover, any restrictions at best only control the harm and do not eliminate it. The constant traffic, congestion, crowds, noise, garbage, parking, light pollution, security concerns and demand for public resources will still exist.

MYAC's proposal will create problems where today none exist. It will sap the resources of Highwood and require constant attention and monitoring, time and resources better spent elsewhere. MYAC's solution to the parking problem is to impose on Highwood the obligation and cost to enact and enforce parking regulations and fines, and assumes that Highwood has sufficient staffing to do so. MYAC has not demonstrated any need, let alone a significant need, to justify inflicting these harms on the residents of Highwood.

5. **TRAFFIC STUDY**

MYAC's traffic and parking study is fatally flawed. We are not traffic engineers, but we know this — cars will not just come in through the proposed new Sheridan Road entrance. Instead, a stream of traffic will also use the Simonds Way entrance, the Patten Road entrance and the First St. entrance to the Fort, and then park on neighborhood streets and not in the proposed lots. Quiet neighborhood streets will be turned into busy thoroughfares. Traffic through the Patten Road entrance will also adversely affect the neighborhood and safety of our military friends and their young families.

Moreover, the traffic study expressly admits that **"… the study did not evaluate the operation of the roadway system during large events"** nor is there any evaluation of the impact of traffic heading East and West on Old Elm, access to/from Hwy 41 and Rte. 22, North and South on Sheridan Road, or the **impact of** ingress and egress to residents of Ft. Sheridan or the Ft. Sheridan Reserve Center. Also, the study did not address the effect on access by police, fire and EMS.

Highwood should not approve a zoning change with these critical evaluations missing. The failure to include such critical elements within the traffic study gives rise to a clear inference that such elements of the study would be unfavorable to MYAC.

6. **GREEN SPACE & PARKING DEMANDS**

Open green space will be lost under MYAC's request. According to the traffic and parking study, the new venue will provide 287 parking spaces, of which 152 spaces will be paved and 135 spaces are "temporary/land banked" spaces. Even using the study's very low estimate of 250 vehicles per large event, this means that at every large event at least 98 vehicles will be parked on the grass, thereby destroying the open land environment. **Highwood's own preliminary project review acknowledges that the open space has not been preserved or protected.** Further, what happens when it snows? Where will the vehicles park? The answer is obvious - that vehicles will park on neighborhood streets and in the parking lots of Highwood businesses, across from the Fort.

Furthermore, there is no accommodation for parking spaces that will be required for visiting busloads, or all the performers of large-scale events, venue staff, security, catering, as well as the trucks that haul all the equipment of an orchestra or other large performance.

7. **DESIGN FIT & ENVIRONMENTAL ISSUES**

There are also concerns with the design of the building and its compatibility with the surrounding area, which, among other things, include: its height (45 ft while current zoning allows for 35 ft.) in relation to the neighborhood; a modern design that conflicts with the historic nature of the landmark district; and a design that presents on the west and east sides large windowless cement wall slabs. Further, MYAC's application does not contain a study, to the extent required, of the environmental impact of the entertainment venue that would address such issues as flooding (this has happened in the past), drainage, soil analysis (one level of the project is 30 feet below grade), the absence of munitions, and the like.

8. **IN CONCLUSION**

The Planning and Zoning Commission and the Highwood City Council should **NOT** approve MYAC's application, and we strongly oppose such a commercial entertainment venue. The application is not really a request to change the current zoning to benefit MYAC. **Rather, the application is an attempt to shoehorn a large commercial Lake County Arts Center (the name MYAC uses for the project discloses its true intent) costing at least $35-$40 million dollars into an area that cannot accommodate it.**

This is not really a MYAC project as MYAC does not need such a large venue as discussed above. Instead, it is the project of some undisclosed investor(s) or real estate developer using MYAC as cover. The application is a wolf in sheep's clothing. The Planning and Zoning Commission and the Highwood City Council should bar the door and deny the application.

From:	Kay Reichenbach
To:	Scott Coren
Subject:	Opposition to MYAC
Date:	Wednesday, September 4, 2024 9:37:30 PM
Attachments:	MYAC Final Public Comment 8.27.pdf

Hi Scott

I'm writing to express my strong opposition to the proposed Midwest Young Artist Conservatory. My family moved to Fort Sheridan last year seeking a quiet neighborhood with easy access to the beauty of Lake County (hiking trails, prairie, beach, etc.). Building a four story, 728 seat entertainment venue would be detrimental.

Growing up in Riverwoods, two of my best friends were part of MYA (Bass and Violin). I support fine art education and applaud MYA's mission (and don't challenge the space as currently constituted). But again, I have serious concerns with the expansion plans.

I hope you and the other Highwood Officials will listen to the voices of our community and **reject** MYAC's application. Full letter attached.

Thanks
Kay Reichenbach
46 Holabird Loop

From: Scott Coren
To: Marc Facchini
Subject: FW: MYAC Met with Holabird Loop - Meeting Details
Date: Tuesday, April 29, 2025 11:38:51 AM

Please include this in public comment.

Thanks!

s

From: Katie Marecek <katiemarecek@gmail.com>
Sent: Tuesday, April 29, 2025 8:28 AM
To: Scott Coren <scoren@cityofhighwood.org>
Subject: Fwd: MYAC Met with Holabird Loop - Meeting Details

Hi there Scott,

I had sent you this message and wanted to ask if it was, or could be, submitted into the public record and shared with the Planning & Zoning Committee.

Thank you,
Katie Marecek

---------- Forwarded message ---------
From: **Katie M** <katiemarecek@gmail.com>
Date: Mon, Apr 14, 2025 at 6:51 PM
Subject: MYAC Met with Holabird Loop - Meeting Details
To: <efalberg@cityofhighwood.org>, <jhospodarsky@cityofhighwood.org>, <mfiore@cityofhighwood.org>, <mbradslavin@cityofhighwood.org>, <cpecaro@cityofhighwood.org>, <apeterson@cityofhighwood.org>, <Jlevi@cityofhighwood.org>, <scoren@cityofhighwood.org>
Cc: <karendennis@mya.org>, <mp.arroyo@gmail.com>

Good Evening Highwood City Officials,

My name is Katie Marecek and I live at 64 Holabird Loop in Fort Sheridan.

I wanted to share a recap of a meeting that I attended on Thursday, April 10, 2025 regarding the proposed MYAC Symphony Center along with the Holabird Loop thoughts.

Let me start by saying a neighbor living on Holabird Loop was notified that she could invite fellow Holabird neighbors to a meeting with MYAC representatives to discuss the proposed MYAC Symphony Center. Luckily, this neighbor had the contact information for most of us, so we were able to quickly assemble. The MYAC representatives mentioned there were flyers inviting us to meet previously, but not a single Holabird resident present at the meeting (7 out of 14 residences were represented). The 2 residences represented from Holabird Circle did not receive flyers either.

During the meeting, we were invited to ask questions and share our concerns. We were given papers with the following bullet points, with our opinions underneath each point:

Get the facts on the MYAC Symphony Center.

- Stops traffic through Fort Sheridan.
    - **There will be more traffic through the fort**, as there are merely 270 parking spots for an event space that will hold 820 people (100 performers during a "full orchestra performance" and 720 patrons). The "solution" was to use the Metra lot across Green Bay Road as an overflow lot, but people will more likely park in the neighborhood and use the gravel path that connects Holabird Loop to Green Bay Road and walk down the sidewalk to the front entrance, as opposed to darting across a busy street.
    - It was more than a little insulting that the people planning this project weren't aware of this path, as even Google has included it on their maps.
- Empowers our kids.
    - **This ENDANGERS *our* kids** because we all play in our front yards and in the cul-de-sac most evenings and weekends and having cars driving through looking for parking will be unsafe. Often, when people are walking through the neighborhood and utilizing the gravel path, they'll pass through and ask if we are running a preschool, because there are so many small children playing. We currently have 20 children living on Holabird Loop alone, most of which are under the age of 10, and some with special needs.
- Preserves classical performing arts.
- Non-amplified music, no rock concerts.
    - **...until the center gets desperate** to fill it's performance schedule. We have no guarantee that the promise to invite only "like-minded" performers (a loosely-worded requirement) to use the facility will be

honored. If the facility starts to face financial strain, the pressure to deviate from the mission and invite any kind of performance that will fill the space could be strong.
    - We were told half of the performances would be the MYAC's student performances and half would be outside performers. Having spoken with MYAC students, we know they actually really enjoy getting to perform at external professional event spaces around Chicago, etc. We didn't get any information on a "need" from outside performers to have a space like this erected.
- Benefits small local businesses.
- Elevates Highwood culture.
    - **Detracts from Fort Sheridan's culture**, as it's completely adverse to the entire look and feel of the fort. We strive to adhere to our HOA guidelines, even if it can seem annoying at times. We know the codes are in place to honor and promote the historic beauty of the fort, but the proposed MYAC Symphony Center will be able to benefit from the look of the community we've all strived to maintain, while giving nothing back.

Additionally, we shared concerns about the following:

- The funding of this building (where will the money come from?)
- The cost to maintain the building
- How it will affect our property values
- The safety of a crosswalk slapped into the middle of Green Bay Road
- Traffic before / after events on a two-lane road with no stop light
- Event security
- Litter from events
- Obtrusive parking lot lighting

We think it is important to share this information with you, as we are the people who will be directly affected by this proposal. We embrace growth and support the arts, but we believe the proposed MYAC Symphony Center will tarnish the historic and peaceful integrity of our neighborhood, risk the safety of our children, cause major issues with traffic, and decrease the value of our properties.

We met with the MYAC representatives and we do NOT want them to move forward with their Symphony Center. Unfortunately, at this point, Q&A sessions won't be changing

our minds. There is nothing that will make us want this structure built in our backyard.

Please consider the people this will be hurting when making decisions about rezoning this land.

Thank you,
Katie Marecek

I have copied some of the MYAC representatives that we met with, for transparency. I was unable to find email addresses for Will Tippens or Jay Schneider. I have shared this message with my neighbors, who were in attendance at the meeting as well.

May 16, 2025 (updated from April 29 submission)

Mr. Scott Coren
City Manager
City of Highwood
17 Highwood Avenue
Highwood, IL 60040

Dear Scott,

Thank you again for your efforts that support the City of Highwood, as well as managing all the issues related to MYAC's rezoning petition. With this, attached is a **newly updated list of 701 petition signers** from the Friends of Historic Fort Sheridan (FHFS) community organization. This updates our prior submission on April 29, 2025.

These 701 citizens have electronically signed a letter expressing their opposition to the MYAC proposal to rezone its 4 "residential" acres to build a 728 seat, 4-story, 40,000+ sq ft, $35-40mil year-round music/entertainment venue in Highwood. And to be clear, the FHFS organization and its supporters are huge fans of the arts/culture and MYAC's mission to foster music education. Objections from FHFS and supporters are rooted in concern for the health, safety, financial stability and overall welfare of our interwoven communities, which includes the Fort and nearby residents and businesses in Highwood, Highland Park and Lake Forest.

On behalf of these individuals, it is their request that each of their voices be added as a "Public Comment" to the City of Highwood's Public Record and forwarded to all members of its Planning & Zoning Committee. A list containing each of these individuals' names is in the attached updated Excel spreadsheet. Some of these individuals signed a Google.doc petition on our website (www.FriendsOfHistoricFortSheridan.org) and others signed our petition on Change.org. Both documents are again attached.

Please acknowledge receipt and confirmation of recording these as 701 individual Public Comments and a request to include this in each of the Planning & Zoning member's packet.

Thank you and let me know if you have any questions,

Susan Lazar, President
Friends of Historic Fort Sheridan
P.O. Box 25
Highwood, IL 60040
FriendsOfHistoricFortSheridan@gmail.com
www.Friendsofhistoricfortsheridan.org

Friends of Historic Fort Sheridan Petition

Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal for Fort Sheridan

Friends of Historic Fort Sheridan (FHFS) is a passionate community-driven organization dedicated to preserving the integrity of Fort Sheridan's National Historic Landmark District (NHLD) residential neighborhood, and protecting our nearby at-risk neighbors in Highwood, Highland Park and Lake Forest. We are standing firm against a proposed zoning change that threatens to commercialize a cherished national landmark designated neighborhood and residential community with an oversized, disruptive year-round tax-free entertainment venue.

THE ISSUE
Midwest Young Artists Conservatory (MYAC) is a non-profit/tax-free music school that resides in Fort Sheridan and has petitioned the City of Highwood to rezone four (4) "residential"/R-1 acres to "commercial" to expand its current education portfolio to build a massive 728-seat, 4-story, 46,000 square-foot, $35-40+ million modern year-round entertainment venue.

FHFS believes this commercial venue will change the historic and visual character of Fort Sheridan, and lead to increased traffic, congestion, noise, crowds, pollution, safety concerns and alter ease of travel in/out of the Fort and nearby roads. The proposed facility will increase public resource demands of police, fire, EMS, and other city departments for Highwood (HW), Highland Park (HP) and Lake Forest (LF).

THE IMPACT ON LOCAL COMMUNITIES
Historic Preservation

As the home of a National Historic Landmark District (NHLD) designated neighborhood, Highwood and Highland Park are exceptional among cities in the US. As a former essential and active military base, Fort Sheridan represents a vital part of our nation's heritage. Highwood, Highland Park and Lake Forest, and Fort Sheridan in particular, are also unique to have incorporated a vast array of protected open lands, now managed by the Lake County Forest Preserves.

The NHLD designation requires that Fort Sheridan's buildings, landscaping, painting and lighting must adhere to strict policies to maintain the historical flavor and setting unique to this community, and "dramatic or negative change to [NHLDs] can impact their integrity and create cause for concern over the loss of NHLD designation."[3]

MYAC's proposed oversized development threatens the integrity of this historic site and undermines the essence of what makes Fort Sheridan special. FHFS is determined to protect this irreplaceable landmark and the protected open lands from a project that prioritizes commercialization over preservation.

BY SIGNING THIS PETITION YOU ARE AGREEING TO SIGNING YOUR NAME TO THIS LETTER GOING TO MEMBERS OF THE PLANNING AND ZONING BOARD OF HIGHWOOD:

Dear Sirs:
This note is in opposition to MYAC's proposal to rezone its 4 "residential" acres to "commercial." And it is my request that these "Public Comments" be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

It is my belief that MYAC's zoning request for a giant 728-seat, 4 story, 46,000 sq ft, $35-40+ mil commercial year-round event venue is ill-fitting for the Fort Sheridan residential neighborhood that is a former military base and a unique community of 503 residences with a "national historic landmark district" (NHLD) designation. Cities around the country revere, protect and celebrate their NHLD and military-rich communities. Does Highwood not want to maintain the intended pastoral and non-commercial nature of this one?

And please know, I am not anti-music nor anti-education. But I am against this venue development project proposed by MYAC.

Importantly, as a tax-free non-profit, there are no tangible benefits associated with this proposed massive year-round commercial venue for Fort Sheridan, or for the City of Highwood, its residents or businesses. And, MYAC doesn't really have a need for such a large structure for its students to use on a regular basis. Rather, its viability must come from frequent non-mission uses and by outside performance acts/groups. MYAC will not put a limit on the number of performing acts, and this is probably why. As a close comparison relative to size and volume, Skokie's North Shore Performing Arts Center is only slightly larger than the MYAC proposed venue and it boasts 200,000 patrons per year (see www.Northshorecenter.org

It is also known that Highwood has many other real estate development projects underway with tangible and meaningful benefits. And these projects will provide a taxable base and lift to the local economy, will further support the city's vibrant business and restaurant culture, and the city's financial solvency. They too will add more traffic and congestion to an already busy little community. In contrast, the MYAC venue offers no financial benefit, and it will add additional excessive traffic.

With realistic expectations for a high-traffic year-round commercial venue, this will put undue stress on a Highwood neighborhood that is peaceful, serene and known as special for its airiness and link to nature with its walking paths, open spaces, lakefront and pastoral beauty. This is why it's felt to be a gem by all who enjoy Fort Sheridan! This huge commercial venue will change the historic and visual character of Fort Sheridan, but more importantly, lead to increased traffic, congestion, parking problems, noise, crowds, pollution, safety concerns and alter ease of travel in/out of Highwood and on surrounding roads in Highland Park and Lake Forest. It will also increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF.

From a simple standpoint, there is not enough parking for the 728 patrons. Then add the necessary spaces required for members of a full orchestra (which includes another 100 spaces), plus parking needed for venue staff, security and maintenance staff, caterers, buses, trucks, etc. Insufficient parking is the conclusion already stated by the City of Highwood's own consultant. This alone should suggest this is an ill-fitting location for this proposal.

In sum, this proposal just doesn't add up or sound right. Please do not approve this rezoning request. Maybe a team of business consultants can help MYAC find another location for their expansion plans.

Thank you very much for your consideration and I look forward to a reply.

Sincerely,

_____

*When signing the petition you also agree to have your name listed as a FHFS supporter and receive updates - We appreciate you!

More Info visit: www.friendsofhistoricfortsheridan.org

Email *

Valid email

This form is collecting emails. Change settings

Sign *

- [ ] I Object to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal for Fort Sheridan

Please include your Full Name and Address *

First Name		Last Name		First Name		Last Name
Fadhila		Abdullahi		Nicholyn		Barnett
Nahomys Chals		Acosta		Jason		Barthel
Eymee		Acosta		June		Bartlett
Miguel		Acosta		Daritza		Bautista
Aneles		Acosta		vrindA		bawA
K		Ahern		Beth		Becker
Kehinde		Ajumobi		Janet		Beger
Kevin		Akaloo		Jase		Benavides
Dema		Alkhalil		MEIR		BERGER
Lily		All		Grace		Bernardi
Peter		Almeroth		Jody		Berns
Bailee		Almond		Howard		Bernstein
Stephanie		Altman		Paula		Bernstein
Dev		Alwine		Daniel		Berry
Richard		Amidei		Darlene		Bischoff
Kristine		Andersen		Ron		Blanche
Scott J.		Andersen		Dale		Blitz
Sheryl		Annes		David		Blitz
Hannah		Applebaum		Caron		Blitz
Mehmet K		Arici		Kevin		Blitz
Jillian		Armstrong		Alan		Blitz
Laura		Ashman		Charles		Blomberg
Brad		Ashman		Brandon		Bodor
Saint		Assi		Teri		Borcherding
Michael		Atto		Jenifer		Borovy
Claudia		Audino		Anne		Borrasso
Lizbeth		Avellaneda		Patricia		Breternitz
Lorena		Bacci		John		Breternitz
Lea		Bacci		William		Bronner
Chris		Bach		Marianan		Brown
James		Bailey		Taiwoo		Browne
Amanda		Bailey		Rebecca		Bruch
Michele		Ballachino		Gina		Collins
Ralph		Bruner		Massimo		Colombia
Violetta		Buhler		Eric		Combs
Susan		Burklin		Claudia		Combs
Thomas		Burns		Daniel		Cordova
Caryn		Burstein		Leana		Cottone
Susan		Byrd		Mark		Cowin
Maribel		Cabrera		Denise		Craig
Patricia		Cahalan		Tom		Crofts
Kelsey		Calico		Patricia		Crofts
Josephine		Campagni		John		Culver

Vanessa		Campagni-FELLING		Cathleen		Cutler
Hector		Capistran		Alan		Dattel
Isabella		Cardoza		Ari		Dattel
Lateef		Carrere		Marcell		Davis
Michelle		Carter		James F		Dean
Cecily		Casey		Lynn		Dean
Anigail		Castsnon		Jeanine		Dehaan
Connie		Cave		Josenia		Denise
Fran		Chana		Deana		Denney
Lilyahna		Chittenden		Iris		Derfler
Beth Anne		Chmara		Chris		Derfler
Andy		Choi		Jim		Derleth
Scott		Chovanec		Lauren		Dodd
Diane		Chuc		Jill		Doherty
Omar		Chuc		Josh		Dombrow
Audrey		Clark		Joseph		Doornbos
Nicole		Clayton		Andriy		Dovzhenko
Jeffrey		Cody		Shelby		Drury
Shari		Coe		Michael		Duffey
Mark		Cohen		Lena		Duran
Marla		Cohen		Debbie		E
Sue		Cohn		Ralph		Ebersole
Tra'myah		Eggerson		Paula		Frey
Suzy		Eich		Michael		Friedmann
Ben		Ellis		Keirstin		Furlani
Philip		Englert		Krystal		Galaa
Perry		Ergang		Dale		Galassie
David		EtsHokin		JOEL		GARBER
Julie		EtsHokin		Yuriel		Garcia
Kay		Ettington		Janet		Garcia
Gabrielle		Evans		Timothy		Garcia
Brian		Fabbri		Sunnie		Garlt
Linda		Factor		maggie		Garris
Samba		Fall		Sean Morgan		Garrity
William		Farbarik		Tom		Garrity
Daniel		Feeley		Frances		Gasbarra
Robert		Feinberg		Kara		Gazdziak
Myra		Feinberg		Steve		Geikow
Roberta		Feldgreber		Rhonda		Geisler
Robert		Feldgreber		Lori		Gerberding
Kathy		Ferri		Joel		Gettleman
susan		filkin		Adriano		Giannetti
Andrew		Fishleder		Spiro		Giannos
Susie		Fl		Lisa Needlman		Giardina

David		Flahive		Cynthia		Giarelli
Darin		Flater		Kathryn		Gibson
Tracy		Flavin		Susan		Gibson
Mark		Flavin		Joyce		Gile
Todd		Fletcher		Robin		Glymph
Julieta		Floroiu		Gwen		Gola
Azra		Flowers		Gerald L		Gold
Lillie		Forteau		Norm		Goldring
Michelle		Franck		Cynthia		Goldring
Sonya		Frazin		Lauri		Goldstein
Sadie		Freeman		Brenda		Gonzalez
Lydia		Gonzalez		Laurie		Harris
Manelyk		González		Melissa		Harris
Cynthia		Goot		Ann		Harvey
Michael		Goot		Alexis		Haverfield
Arnold		Goot		James		Hawk
Jill		Gordon		Tom		Hawkens
Samdi		Gore		Stephanie		Hayes
Marcus		Gottlieb		Kris		Heiar-Newman
Kinncy		Gourdet		Helen		Heifets
Kathryn W.		Graff		Darryl		Heine
Jack		Grasser		Victoria		Heinze
T'wanne		Green		Linsey		Henderson
Chris		Griffith		Will		Henderson
Justin		Griffith		David		Henderson
Maureen		Griffith		Noah		Hernandez
Ian Thomas		Griffith		Anayatzin		Hernandez
Trina		Grogan		Ronald		Hickie
Randey		Grossman		Evelyn		Higgs
Karla		Guerrero		Rodney		Hipsher
Grace		Guerrier		Mary		Hirose
Kurt		Gutheim		Karen		Hoffman
Susan		Gutheim		Mark		Hoffmann
Carolyn		Haak		Cynthia		Holck
Stacy		Hahn		Kelley		Hoopis
Jakleen		Hakeem		Irene		Hoppe
Nancy		Hallam		Jeberti		Hosh
Andy		Hamilton		Susan		Howell
David		Hammer		Mari Vic		Howes
Sheila		Handler		Jack		Huckstep
Burton		Handler		Gailen		Hull
Laura		Hara		Blayze		Husband
Andrianna		Harden		Nhi		Huynh
Steve		Hardy		Ellen		Idler

Anne		Hardy		Amarianna		Irby
Julie		Isaacson		Alice		Kobus
Muhaned		Iskandrani		Mark		Koch
Chris		Johnson		Kirsten		Kohlmeyer
Jason		Johnson		Karen		Kohn
Maureen		Johnson		Elizabeth		Kotlarczyk
Nancy A.		Jones		Lindsay		Kovacevich
Melinda		Jones		Jen		Kraemer
Angelica		Jones		Sheryl		Kravitz
Michele		Judge		Cynthia		Krebs
Gregory		Kaefer		Matt		Krenger
Christine		Kaefer		Steven		Kriss
Nancy		Kahn		Wendy		Kritt
Heather		Kalsky		Sandra		Kroll
Pamela		Kang		Paula		Krone-Moreau
Nancy		Kaplan		Laurali		Kropp
Ahmad		Karimi		Joe		Kubicek
Amy		Kasallis		Monica		Kubicek
Jason		Kasallis		Deb		Kugler
Marta		Kasperska		Jennifer		Lambert
Kelly		Kelley		John E.		LaPine
Ron		Kelner		Angela		LaPine
Amber		Kempton		Vanessa		Lara
Randy		Kempton		Elizabeth		Lau
Nyesha		Kerr		Kenneth		Lauridsen
Amy		Kessler		Debra L		Lauridsen
Robert		Kilkenny		Jenny		Lauth
Kenneth		King		Susan		Lazar
lau		king lau		Gary		Lazar
Sabryna-Joi		King-Bell		Mary		Leach
Mark		Kirk		Cynthia		Leahy
Kelsey		Kleinert		Diane		LeClair
SHEILA		KLEMPERER		Susie		LeClercq
Sharon		Klint		Selena		Ledesma
Charles		Ledvina		Samuel		Lozada
Holly		Ledvina		Isabel		Lozano
Margot		Lee		Peter		Lucas
Suzanna		Lee		Laura		Luce
Carole		LeMay		Britta		Luce
Susan		Lenihan		Robert		Lutgen
Stefhany		Leon		Javier		M
Vanessa		Leon		Miranda		Maar
Mary Patricia A.		Letcher		Atena		Mahno
Cheryl		Levine		Teresa		Mak

Leonard		Levine		Hailey		Malinowski
Nat		Levy		Debbie		Mall
Ronit		Levy		Michelene--Myk		Manion
Karishma		Levy		Rebecca		Maresco
Allison		Lewin		Wanda P.		Marinic
Rena		Lewin		Alexandra		Markarian
Karen		Lewis		Catherine		Marks
Peter		Lewy		Suzi		Marks
Meng		Li		James Joseph		Marquardt
Xuemei		Li		Jason		Marques
Jeffrey		Lieblich		Al		Martin
Anna		Lieblich		Jade		Martin
Balls		Ligament		Malleli		Martinez
Sunny		Liles		Madeline		Martinez
Luz		Limon		Abril		Martinez
Cecilia		Limón		Kathy		Matelski
Margaret		Lipka		Deneen		Matson
Kimberlee		Littman		Ricky		Mattos
Florence		London		Savannah		Maurer
Carol		Longman		Deanna		Mccluskey
Angela		Lopez		Dorothy		McCracken
Nora		Loredo		John		McGrath
Gabriella		Loredo		Calista		McGuire
Michele		McKenna		Betsy		Morton
Katherine		McNatt		Gerard		Mosciano
Anne		McNicholl		Mary Lynn		Mosciano
Christian		Melendez		Peter		Mott
Diane		Melle		Thomas		Motzko
Lakshmi		Menon		Jason		Muelver
Paul		Mercury		Ortega		Munguia
Megan		Miceli		Joy		Murawski
Deborah		Mikasser		Yaqueleidis		Mustelier
Susan		Millenson		Riley		N
Charlotte		Miller		Divya		Nagendran
Jacqueline		Miller		Barbara		Nathanson
Kurt		Miller		Leslie R.		Neilan
Elliott		Miller		brook		newberry
David		Miller		Jeff		Newcomb
Julie		Miller		Loren		Newman
Mikeal		Miller		Vicki		Newman
Nancy		Miller		Robyn		Newman
Karen		Millner		Dan		Nickow
Ina Beth		Mintz		Kevin		Notz
Max H		Mintzer		Cindy		Nowak

Wendy		Mintzer		Randi		O’Carroll
Rubina		Mirza		Charlie		O’Neil
Diana		Mitcham		Susie		O’Neill
Steven		Mocogni		Layla		Obregon
Erik		Mocogni		Larry		O'Brien
Pat		Mocogni		Randi		O'Carroll
Sheila		Moller		Jake		Oher
Jeska		Morales		Jill		Okun
Adela		Moris		Barb		Oliff
Mike		Moroney		Reed		Oliff
Brittany		Morris		Grace		O'Neil
JE		Morris		Alfredo		Ortiz
Andrew		Morrissette		Karen		Poline
Quinn		Osterberg		Howard		Polk
Robert		Ostrov		Derek		Pooh
Robert Peter		Overholt		Marla		Portman
Leticia A		Overholt		Gordon		Poston
Anne		Pachciarek		Sophia		Pottier
Marcy		Padorr		Amanda		Presutti
Joseph		Padorr		Jacob		Pridgeon
Nick		Pagano		Monica		Ptak
Amy		Palmer		Mia		Pucci
Jamie		Palmer		Osmani		Puga
Dean		Palumbo		Paulina		Pulido
Chris		Papousek		Joanne		Purpura
Hassan		Paria		Willow		Quinn
Preston		Parks		Mark		Quirin
Louis		Parria		Karen		Radtke
Hailey		Pascale		JEFF		RADTKE
Nancy		Pastroff		Jeffrey		Radtke
Pinal		Patel		Des		Raftery
Tina		Patel		Jaishree		Ramnath
Sumaiya Saeed		patel		Jesus Montes		Ramos
Courtney		Payne		Cindy		Range
Jennifer		Pearson		Deborah		Rashman
Nels		Pearson		Chelsey		Raty
Russell		Pedley		Kay		Reichenbach
Robson		Pereira		Elizabeth		Reiff
Amy		Pessis		Wendy		Reiman
David		Pessis		Thomas		Reiman
Dennis		Pessis		Christine		Reinhardt
Frances		Peszek		Linda		Remensnyder
Kim		Peterson		Larry		Remensnyder
Mike		Pickard		William		Renwick

Dionna H		Plywacz		Reid		Reutell
William		Polignano		Ellen		Sansone
Pat		Rice		Carol		Santi
ROBIN		RICHMAN		DeAnn		Saykawlard
Erika		Rikhiram		Spencer		Schaumberger
Edward J		Riley Jr		Steve		Schaumberger
John		Risdon		Deborah		Scherer
Karen		Rish		Karlie		Scherer
Carol		Ritchell		Paul		Scherer
Pamela		Rivi		Jo		Scherer
Heather		Rohde		Pamela		Schlosberg
Diane		Roodman		Kim		Schmidt
Marty		Rose		Lynn		Schmoker
Susan		Rose		Jennie		Schott
Michelle		Rose		Jefferson		Schott
Clare		Rosean		Angela		Schremser
Lisa		Rosenberg		Debra M		Schwartz
Jennifer		Rosenberg		Joe		Sciarrone
Michael		Rosenfeld		Robb		Scott
Marty		Rosenthal		Tim		Sepulveda
Emily		Rossini		Sarah A		Shelley
Julie		Roth		Diane		Shelton
Wes		Rowlands		Ashley		Shide
Barbara		Rubenstein		Kurt		Shiplett
Neil		Rubenstein		Alexander		Shonjani
James		Rubly		Jared		Shorten
Stephen		Ruken		Michelle		Siegman
Cara		Russo		Janice		Siemienas
Francis		S.		Raymond		Silverman
Shelley		Saffrin		Alice		Silverman
daholat		salaudeen		Kevin		Simmons
Ana		Salazar		Carolyn		Singer
Melissa		Sanchez		Nancy		Sisk
Emily		Sanchez		Diane		Skaleski
Carol		Sanes-Miller		Robyn		Slahor
Fred		Slurff		DALE		TARANTUR
Amy		Small		Emily		Tauscher
Jill		Smiley		Sitra		Tauscher-Wisniewski
Henry		Smith		Karen		Tejan
Nicole		Smith		Nachaly		Tellez
Zoe		smith		Stefanie		Teubner
Tatyana		Solovey		Mary Kay		Thayer
Cristina		Sotelino		Annalynn		Thomas
Jorge		Soto		Darlene		Thomas

Stephanie		Soto		Gary		Thomas
Sheila		Spica		Alicia		Thompson
Jon		Spinac		DorisMarie		Thrasher
Bonnie		Spiros		Vicki		Tickman
Rhonda		Spor		Susie		Tingle
Josh		Standiford		Elaine		Tobben
June		Stanford		Mary		Tondi
S		Starkman		Bryan		Torcivia
Bozena		Stasiak		Merle L		Tovian
Susan		Steinberger		Lukas		Trawicki
Frances		Sternberg		Glenn		Triller
Gavin		Stevens		Robert		Truding
Spencer		Stiltz		Jean B.		Uebele
Patty		Stone		Joan		Ulrich
Alyse		Stone		Rabia		Usmani
Susan		Straus		Leah		Vandenheuvel
Suzanne		Stumo		Chris		Veech
ANDREW		SVENDSEN		melody		vissman
Xavier		Swader		Matthew		Vitacco
Francie		Swidler		Mark		Volpe
Hanna		Szymanska		Christoph		Walker
Barbara		Tait		Marilyn		Wanca
Jenny		Tan		David		Wasserman
Angelo		Tan		Beth		Waxman
Susan		Tarantur		Tiffany		Zeigler
Lana		Weiner		Bin		Zhou
Kathy		Wellington		Zoe		Zimmer
Harvey		Welstein		Kevin		Zimmerman
Alison		Wertheimer		Carol		Zwierzhowski
Karen		Whisler		Kristine		Wolflick
Eleanor Faith		White		Richard		Wolk
Jude		White		Ethan		Wood
Patricia		Whitsett		Karen L.		Woodall
Rob		Wieland		Lisa		Wyatt
Maria		William		Shang		Xiong
Jane		Williams		Estevez		Yamilet
Mark		Williams		Gary		Yarkony
Sandra		Williams		Jill		Yates
Melissa		Williams		Suki		Ye
Lisa		Williams		Mollie		Yearty
Rick		Williams		Sholomo		Yisrael
Margaret		Winker-Cook		Spencer		Young
Conni		Wireman		Brennan		Young
Scott W		Witten				