AGENDA

MEETING OF THE
HIGHWOOD PLANNING AND ZONING COMMISSION

Wednesday June 18, 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

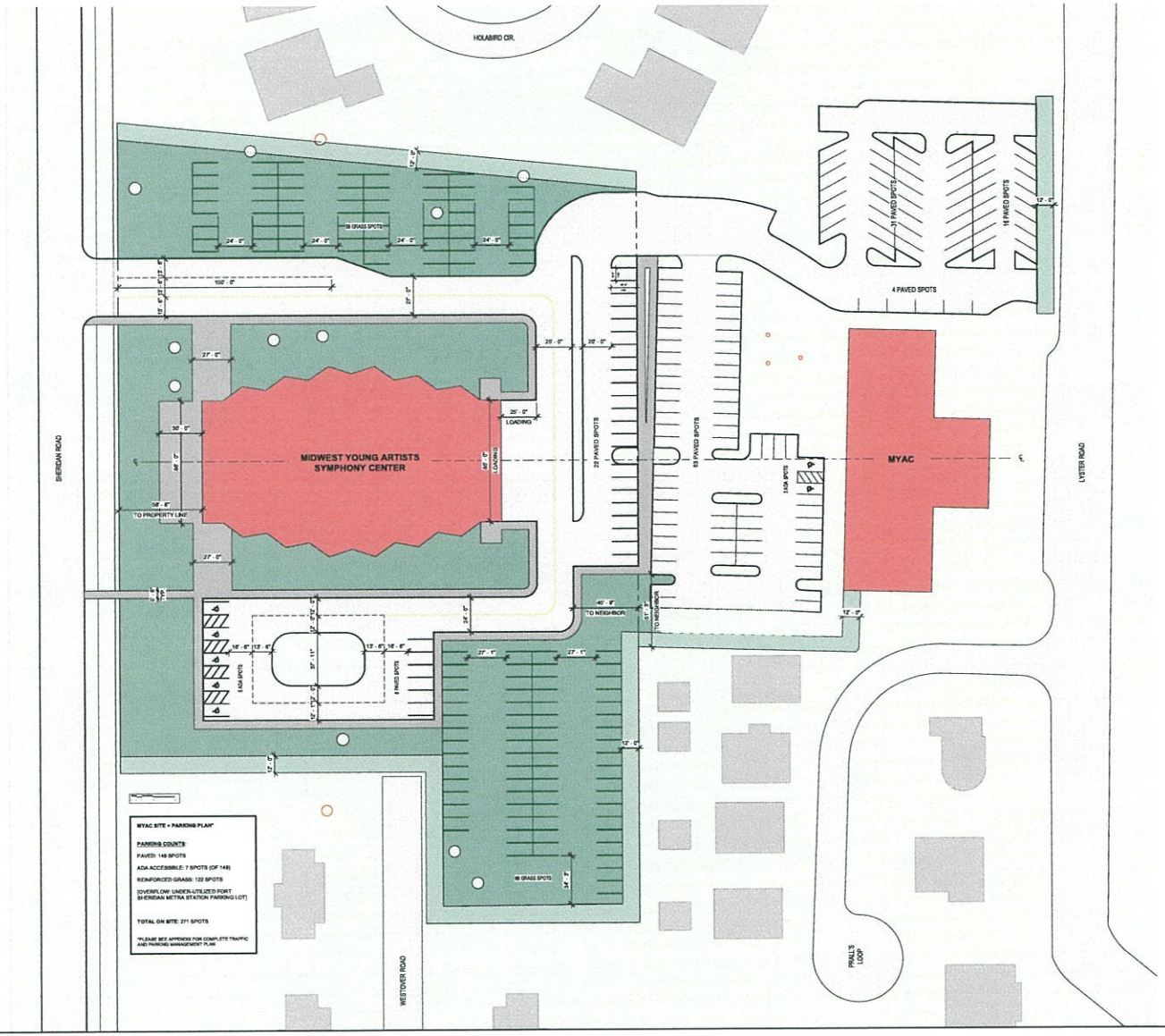
LARRY BOOTH, BOOTH HANSEN
lbooth@boothhansen.com

JOHN NEDEAU, BOOTH HANSEN
jnedeau@boothhansen.com

BOOTH HANSEN

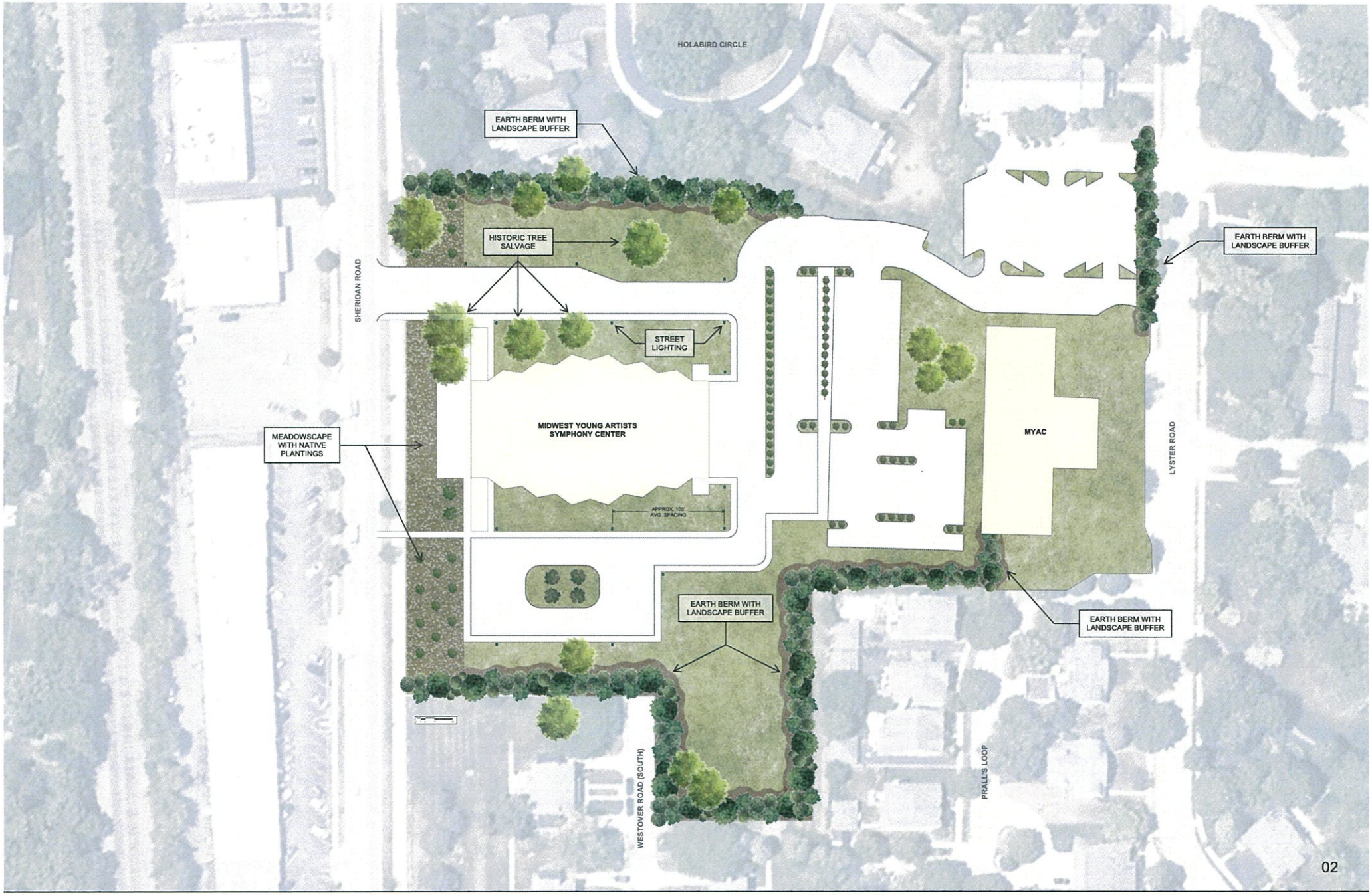
ARCHITECTURE • INTERIORS • PLANNING

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	1 Parking Space per 300 SF of Floor Area 24,966 SF (excl. Lower Level) / 300 = 84 Spaces Required		
Theaters	1.0 Parking Space per 4 Seats in Auditorium 728 Seats / 4 = 182 Spaces Required	149 Paved Spaces 122 Reinforced Grass Spaces	
Total Parking Spaces Number of Accessible Spaces	**266 Spaces Required Total** 7 (of 266) Spaces Required	**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		



BOOTH HANSEN

SITE + PARKING PLAN



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

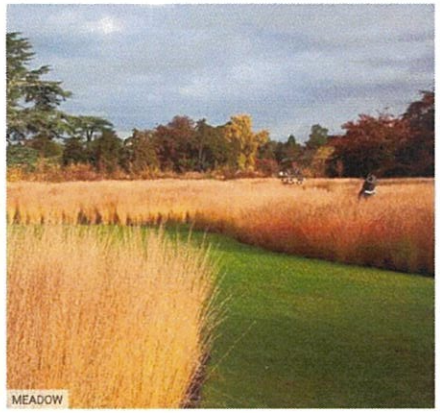
MEADOW

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

DLR Group

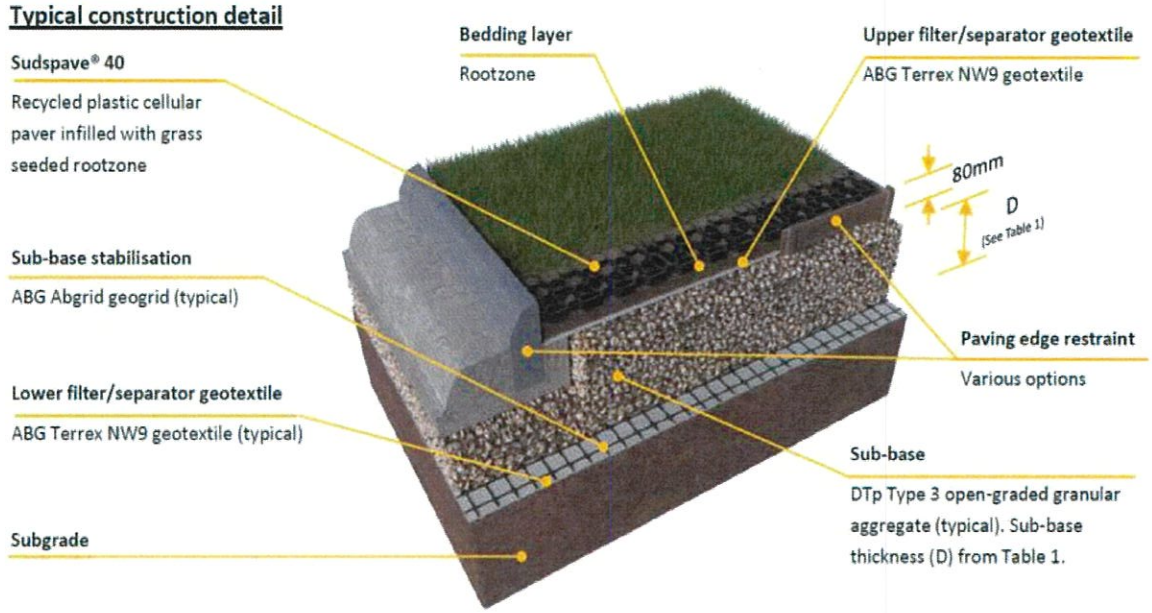
Part of the overflow parking strategy is to utilize reinforced, porous grass pavers on select tracts of the site's greenspace. There are multiple benefits of reinforced grass as a parking strategy:

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.

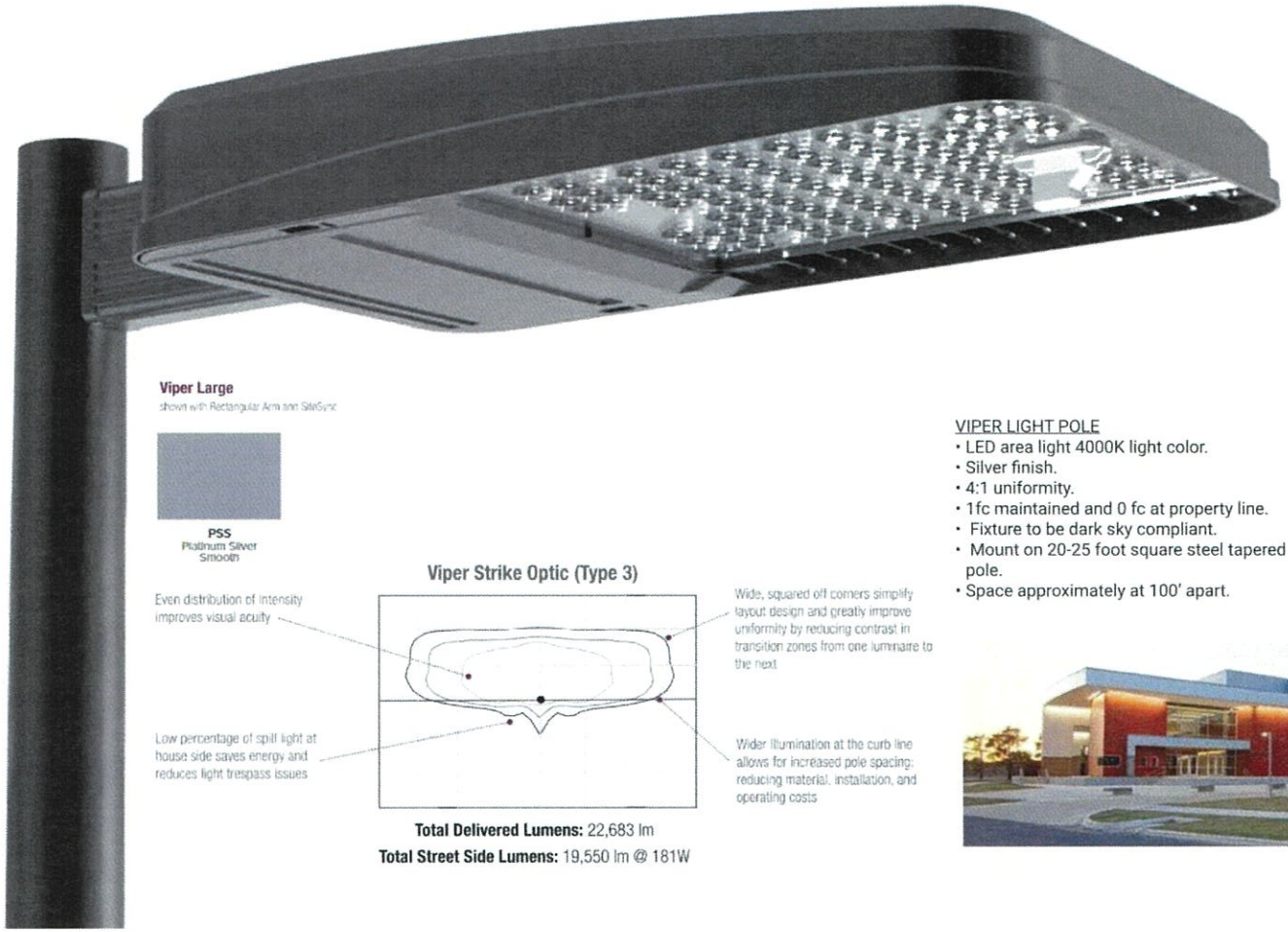
MYAC would be amenable to sponsorship of a Midblock Pedestrian Signal at an optimally designated location between the new MYA Facility and the under-utilized Union Pacific North Line Metra Station Parking Lot at Fort Sheridan.

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)

Even distribution of intensity improves visual acuity

Low percentage of spill light at house side saves energy and reduces light trespass issues

Wide, squared off corners simplify layout design and greatly improve uniformity by reducing contrast in transition zones from one luminaire to the next

Wider illumination at the curb line allows for increased pole spacing; reducing material, installation, and operating costs

Total Delivered Lumens: 22,683 lm

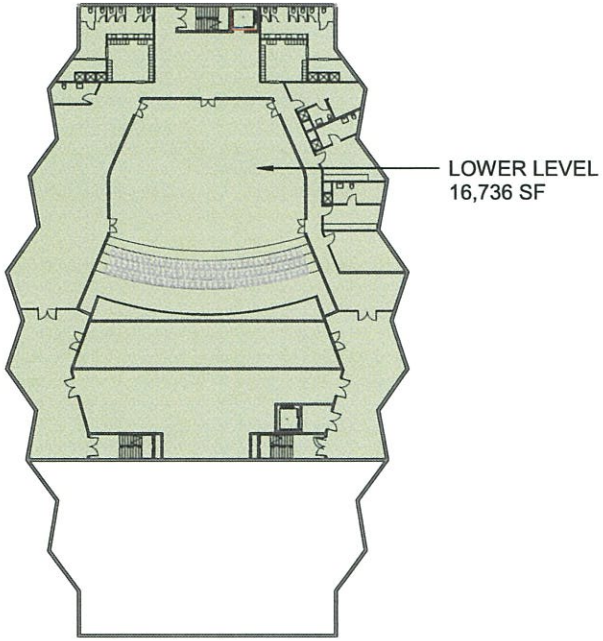
Total Street Side Lumens: 19,550 lm @ 181W

VIPER LIGHT POLE

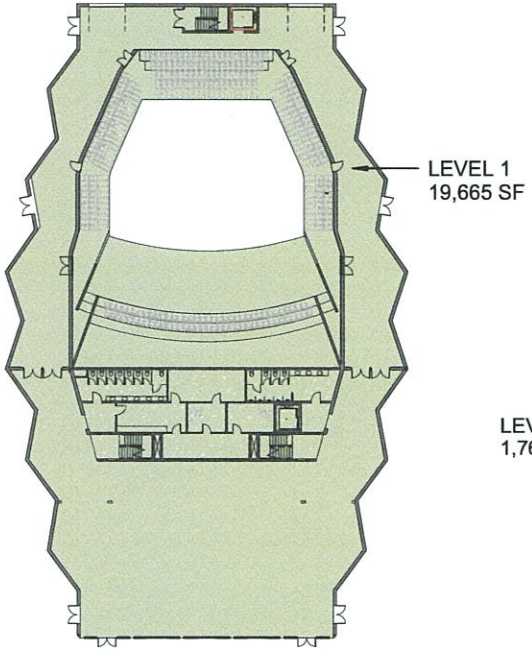
- LED area light 4000K light color.
- Silver finish.
- 4:1 uniformity.
- 1fc maintained and 0 fc at property line.
- Fixture to be dark sky compliant.
- Mount on 20-25 foot square steel tapered pole.
- Space approximately at 100' apart.

TOTAL AREA

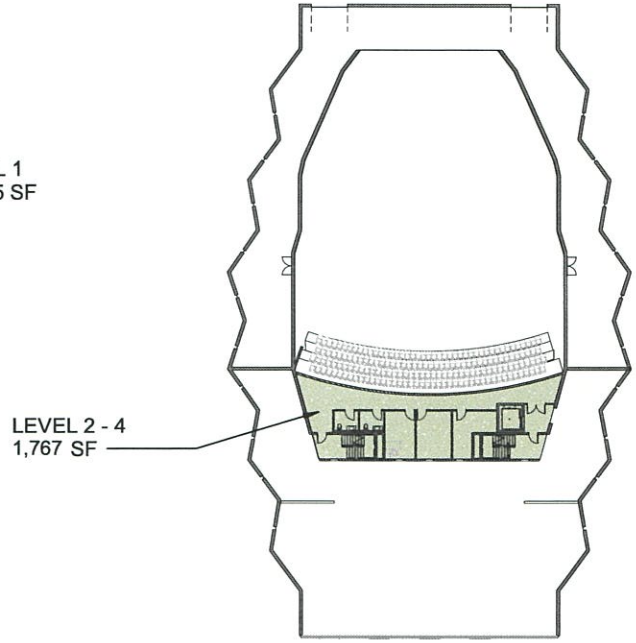
Name	FLOOR AREA
LEVEL 4	1,767 SF
LEVEL 3	1,767 SF
LEVEL 2	1,767 SF
LEVEL 1	19,665 SF
LOWER LEVEL	16,736 SF
GRAND TOTAL	41,702 SF



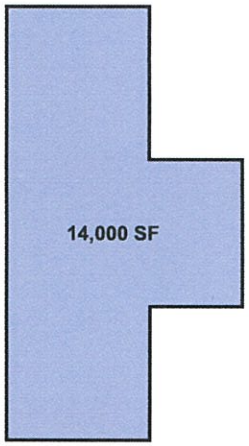
1 LOWER LEVEL
1" = 40'-0"

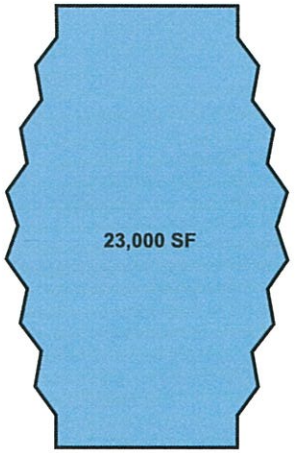


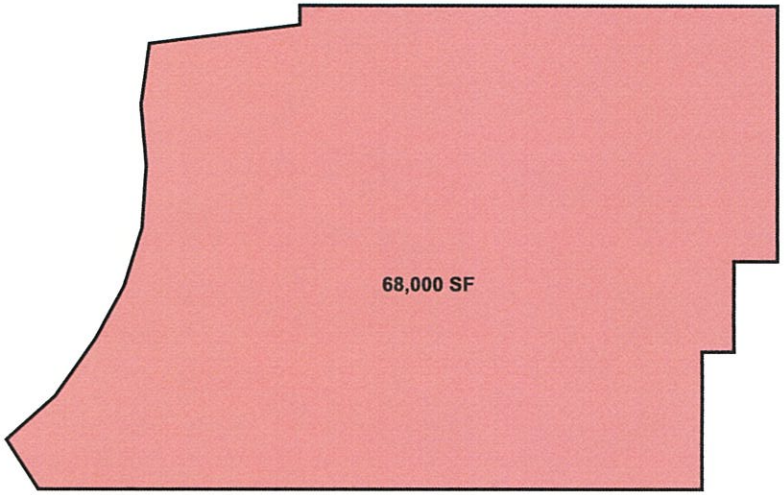
2 LEVEL 1
1" = 40'-0"



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







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

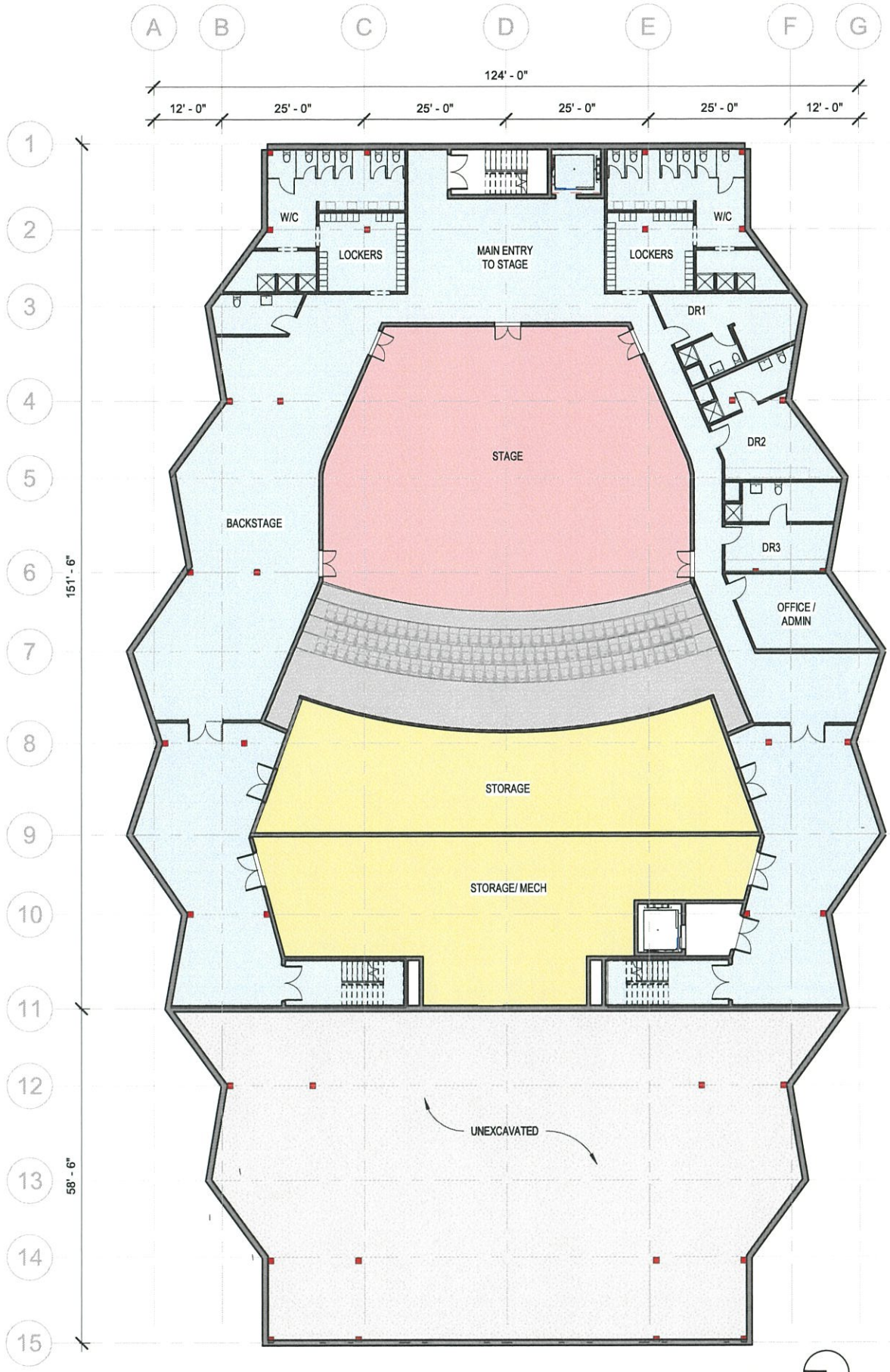
NORTH SHORE CENTER FOR THE PERFORMING ARTS

SKOKIE, IL

FOOTPRINT: 68,000 SF

SEATING CAPACITY: 867

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

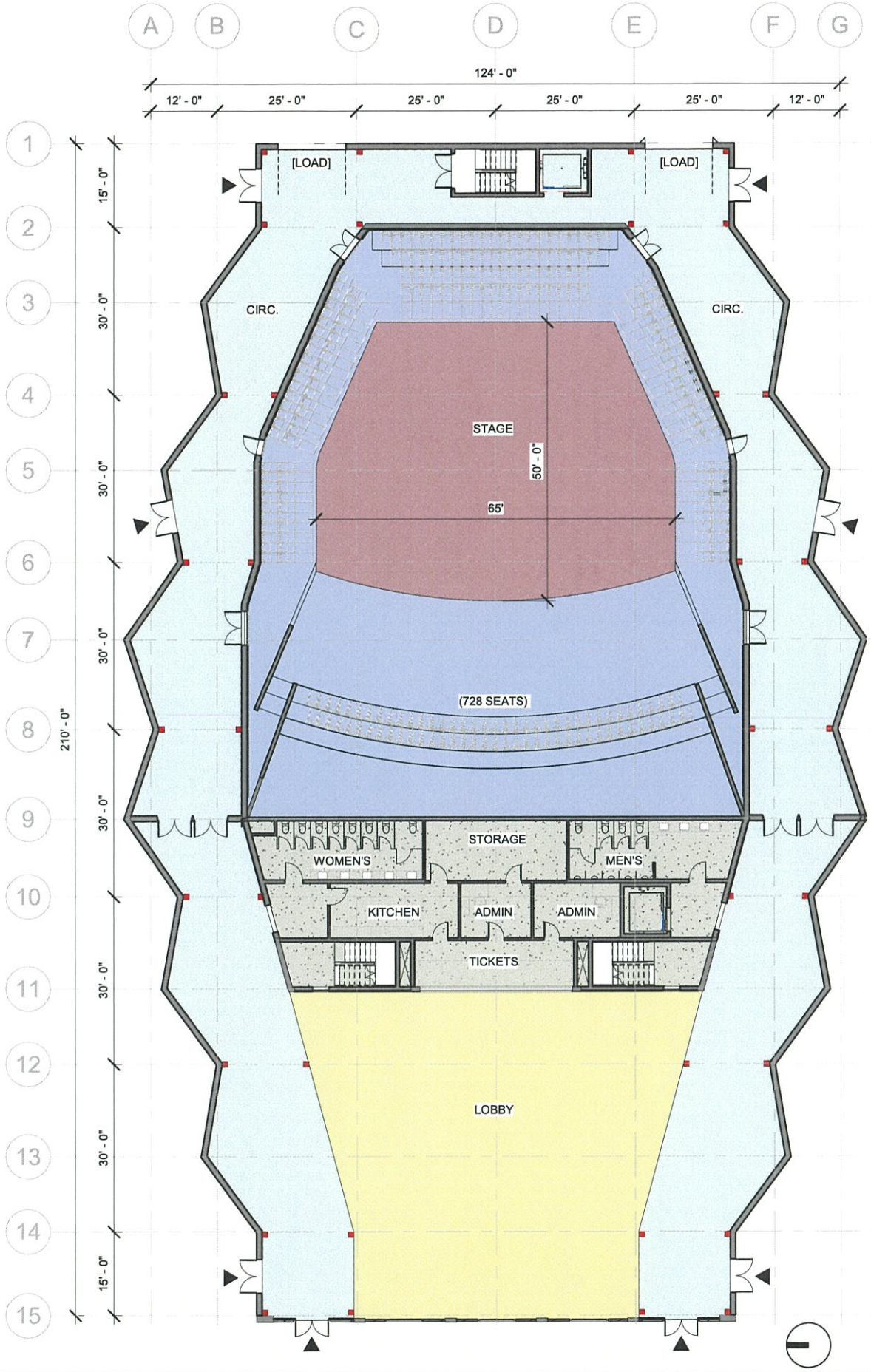


09

BOOTH HANSEN

LOWER LEVEL PLAN

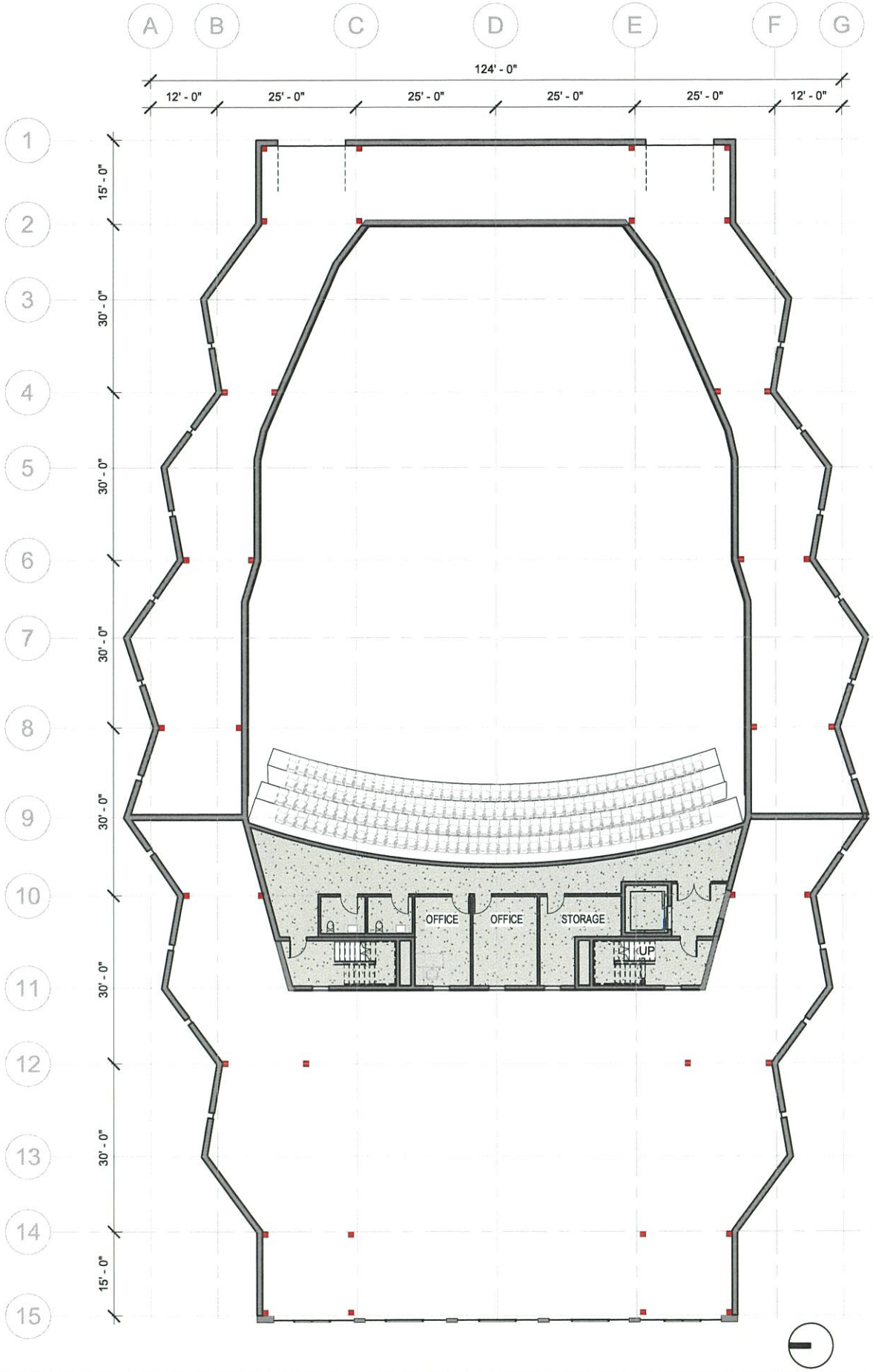
0 4 8 16 32



BOOTH HANSEN

GROUND LEVEL PLAN

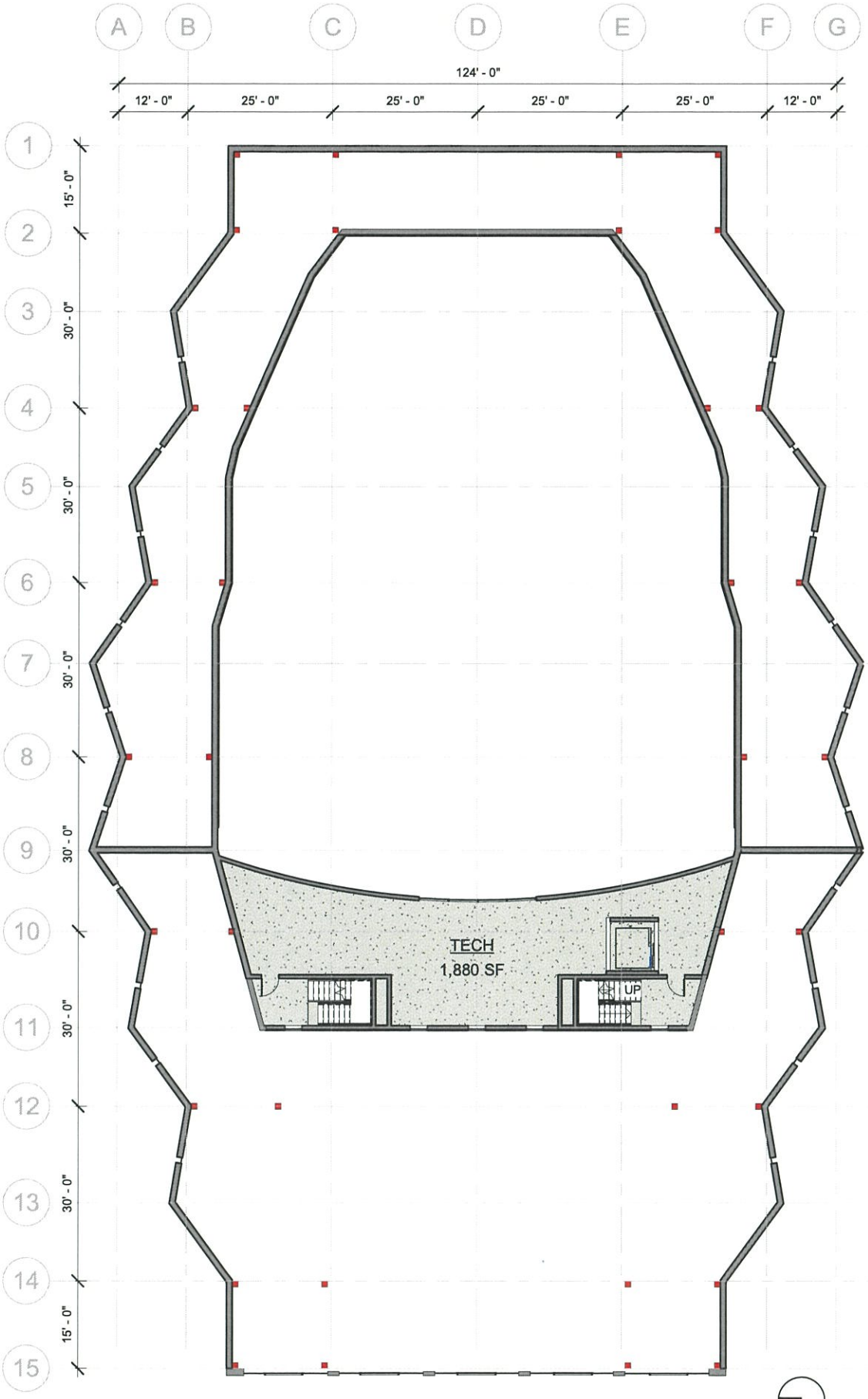
0 4 8 16 32



BOOTH HANSEN

SECOND LEVEL PLAN

0 4 8 16 32



BOOTH HANSEN

THIRD LEVEL PLAN

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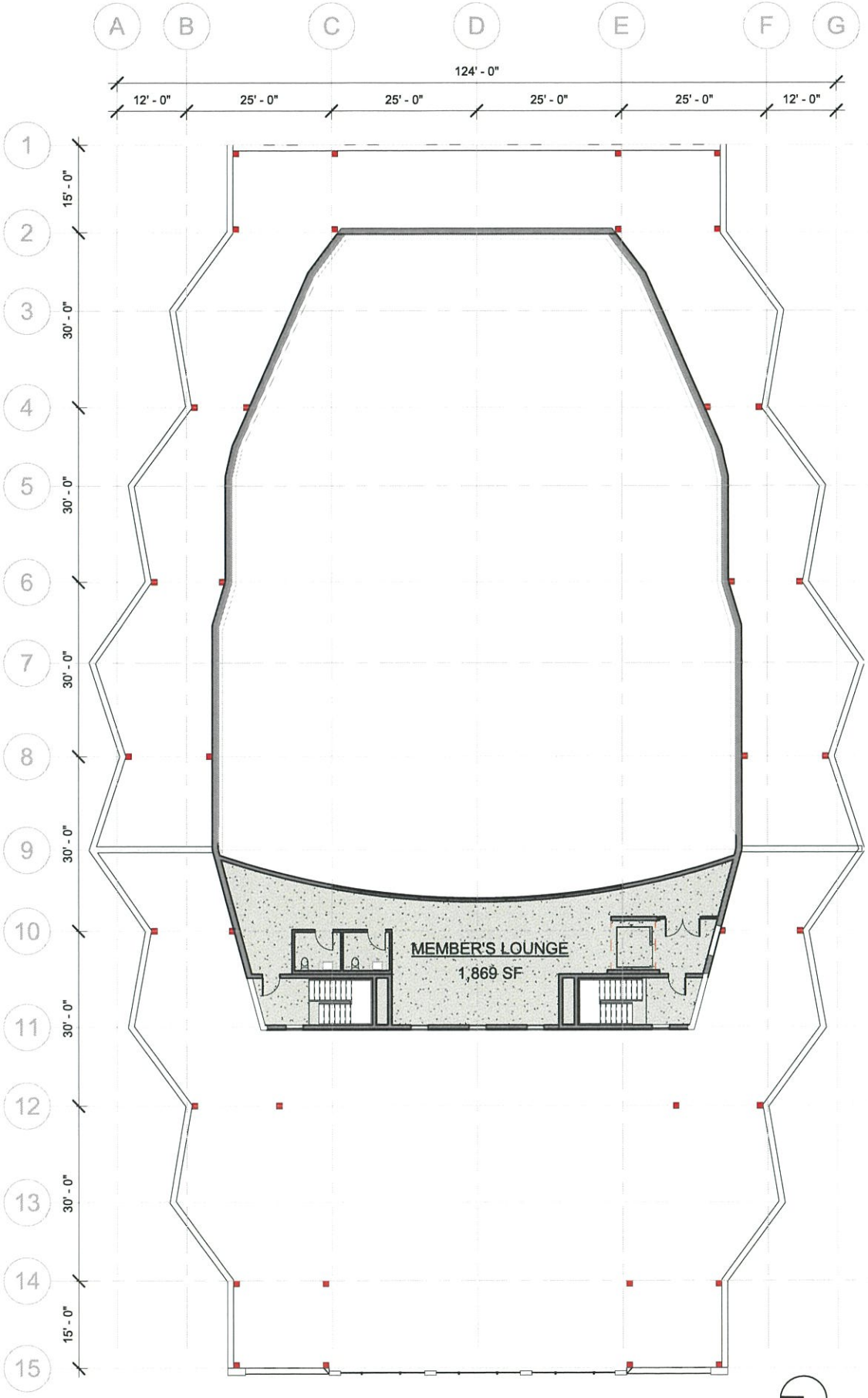

BOOTH HANSEN

FOURTH LEVEL PLAN

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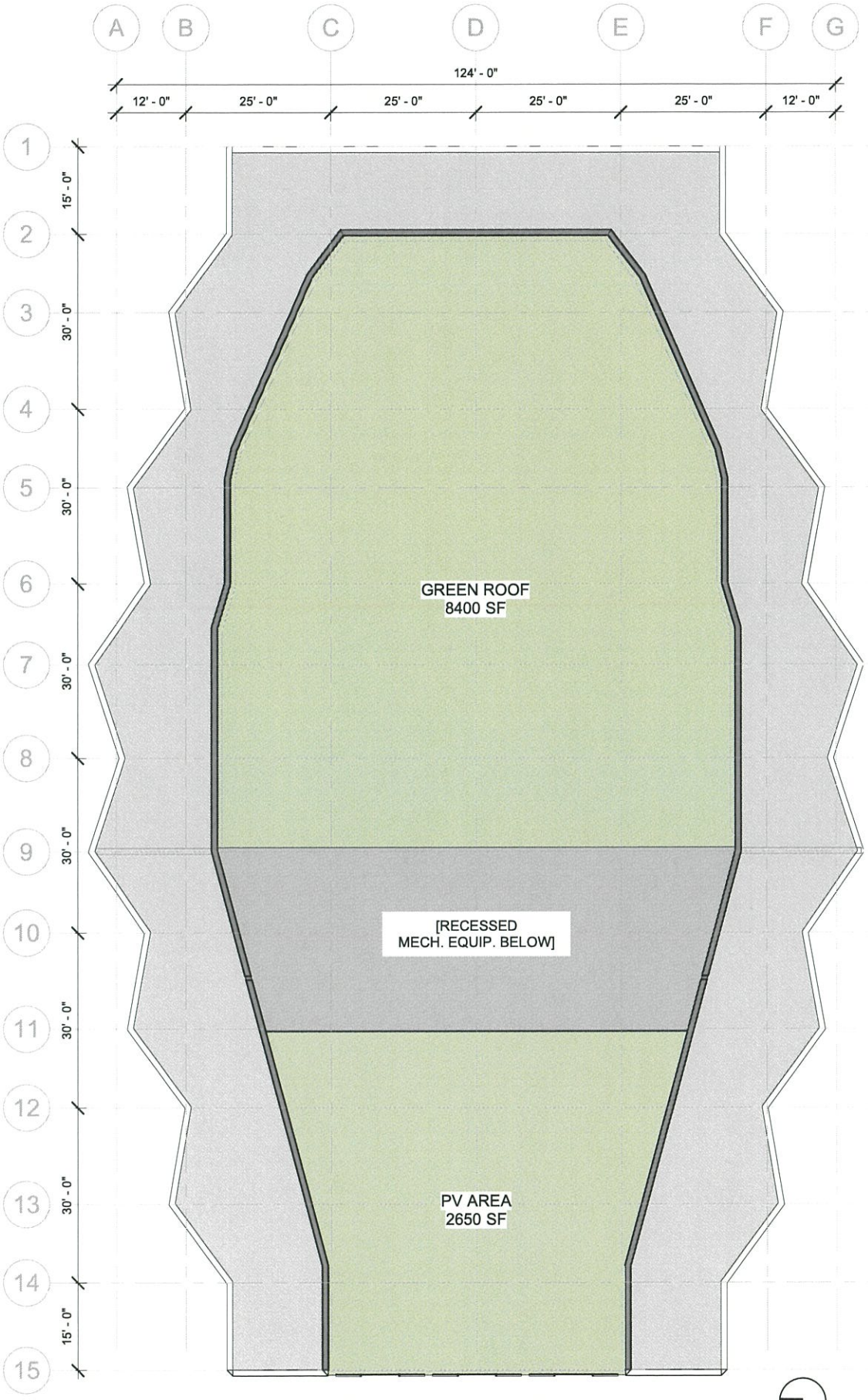
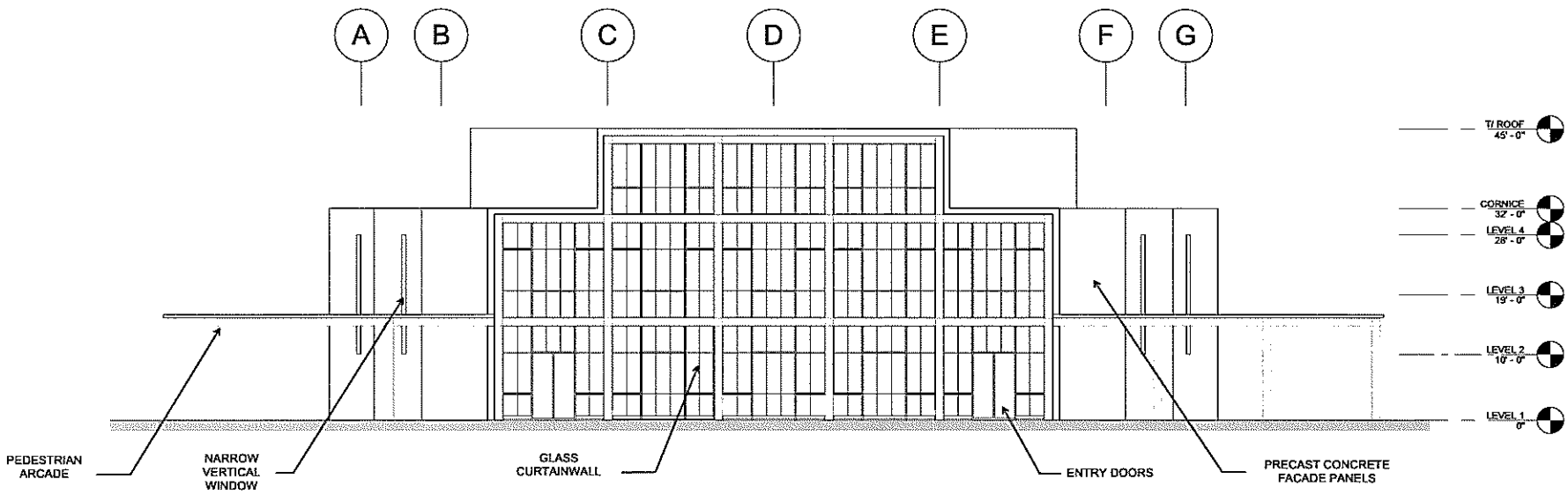


BOOTH HANSEN

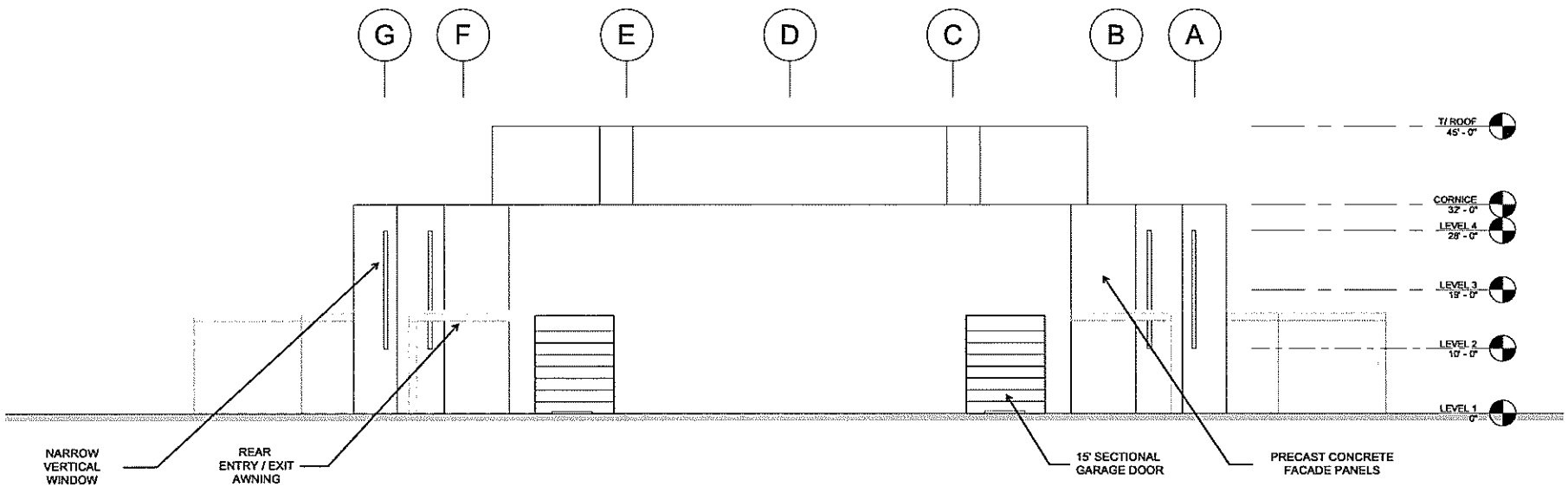
ROOF LEVEL PLAN

0 4 8 16 32



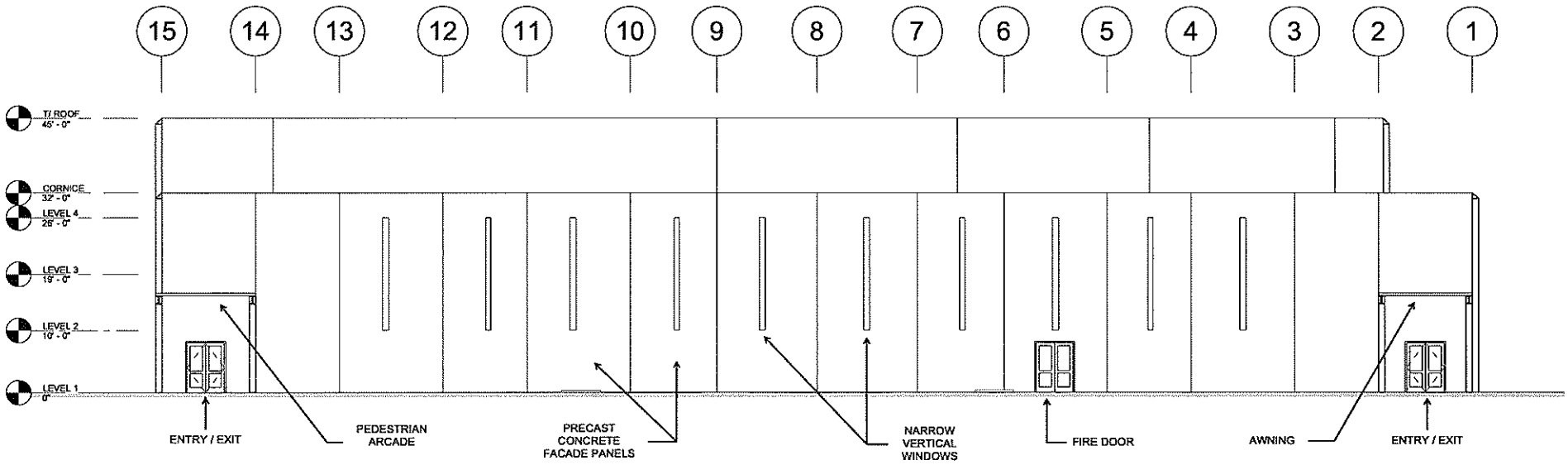
1 WEST ELEVATION

1/16" = 1'-0"



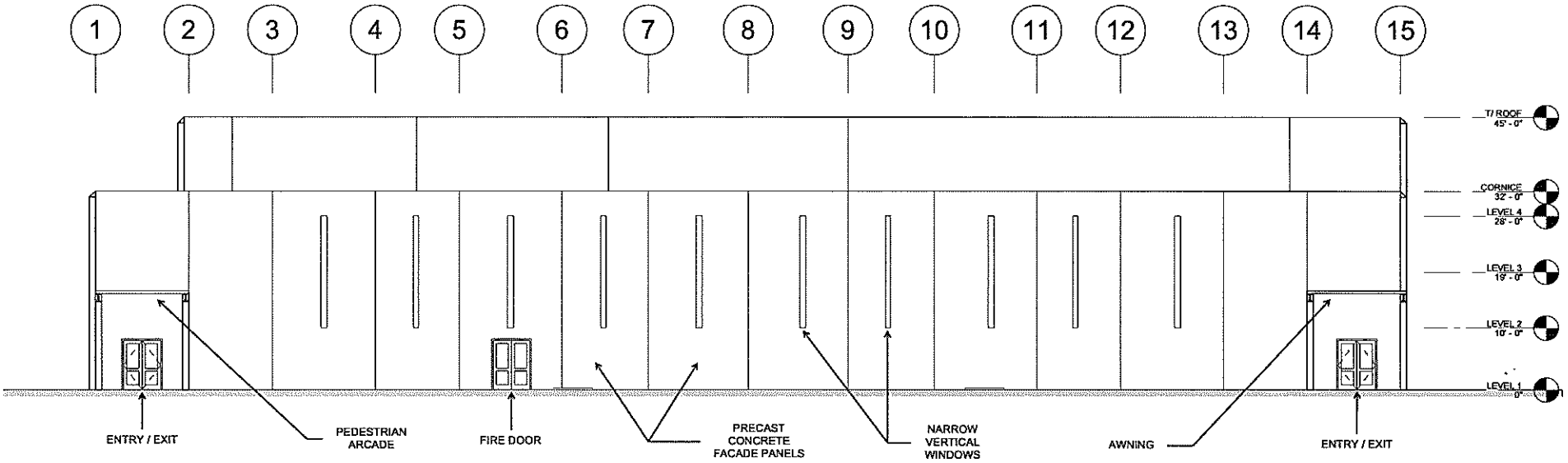
1 EAST ELEVATION

1/16" = 1'-0"



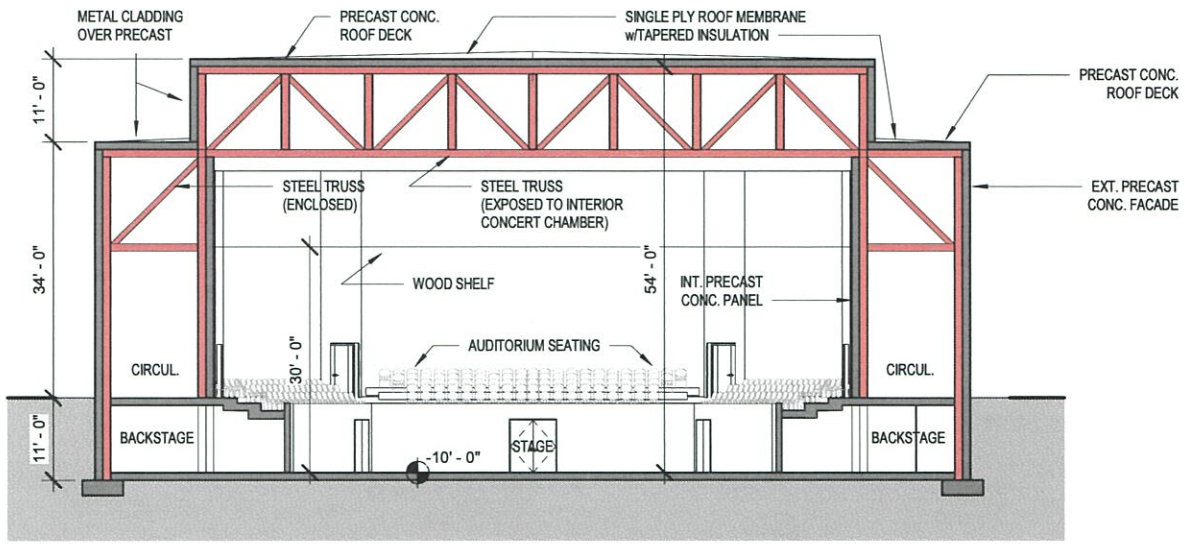
1 NORTH ELEVATION

1/16" = 1'-0"



1 SOUTH ELEVATION

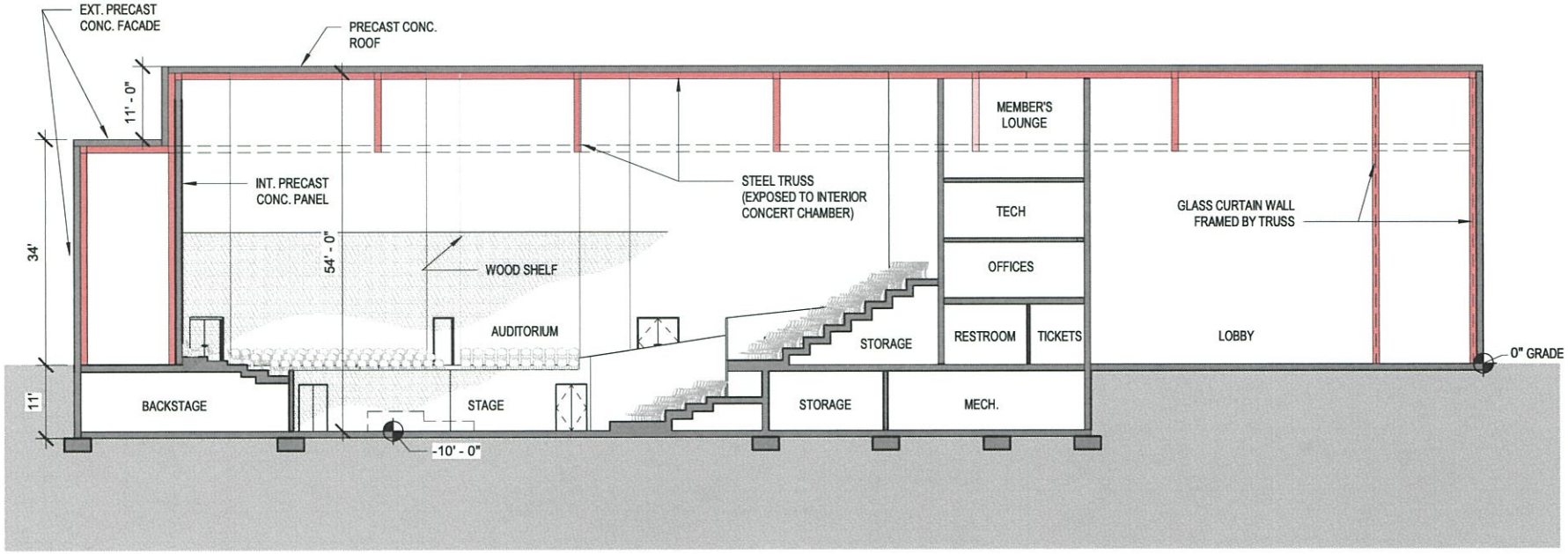
1/16" = 1'-0"



1 EAST-WEST SECTION

1/16" = 1'-0"

0 4 8 16 32



1 BUILDING SECTION

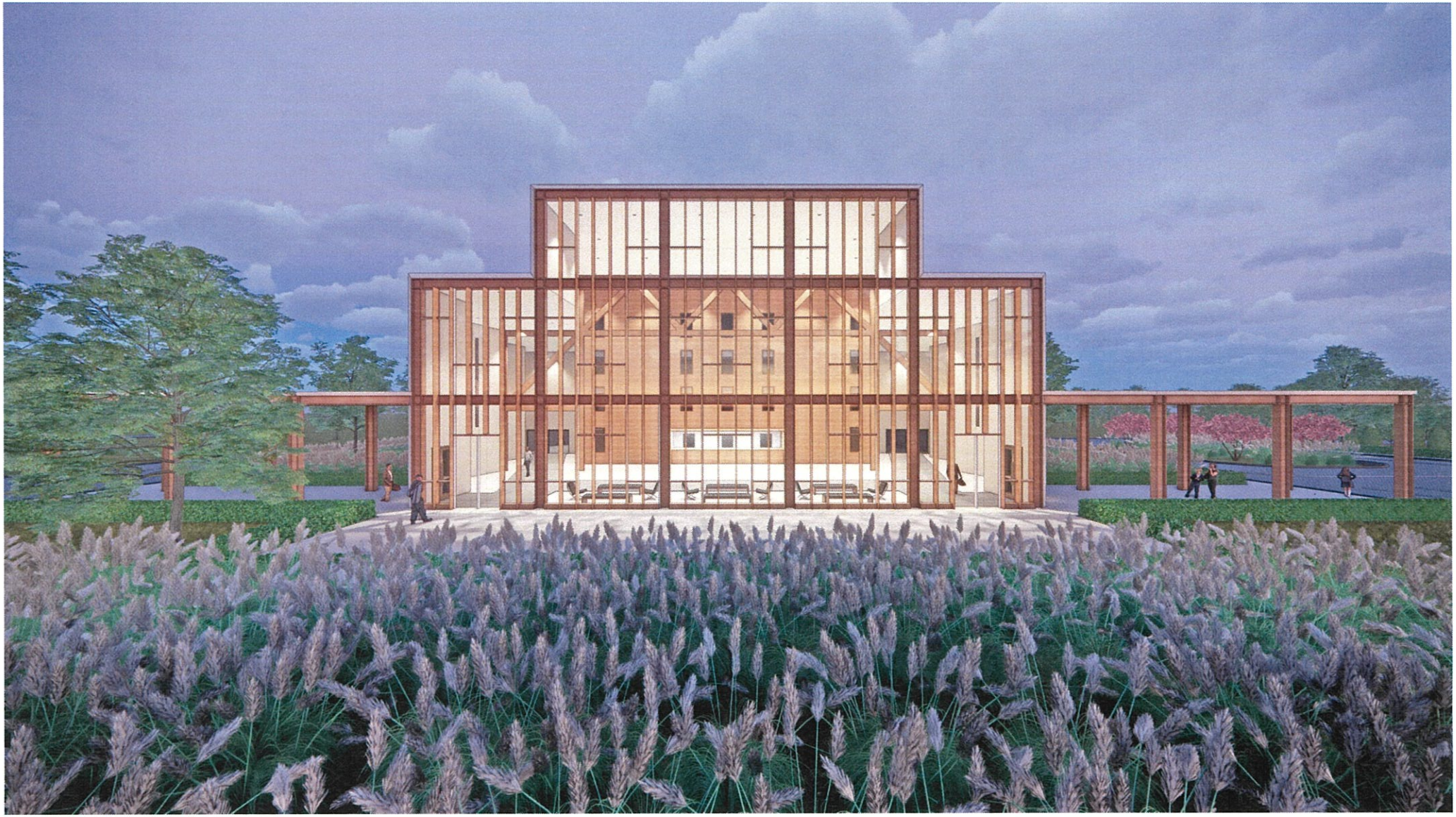
1/16" = 1'-0"

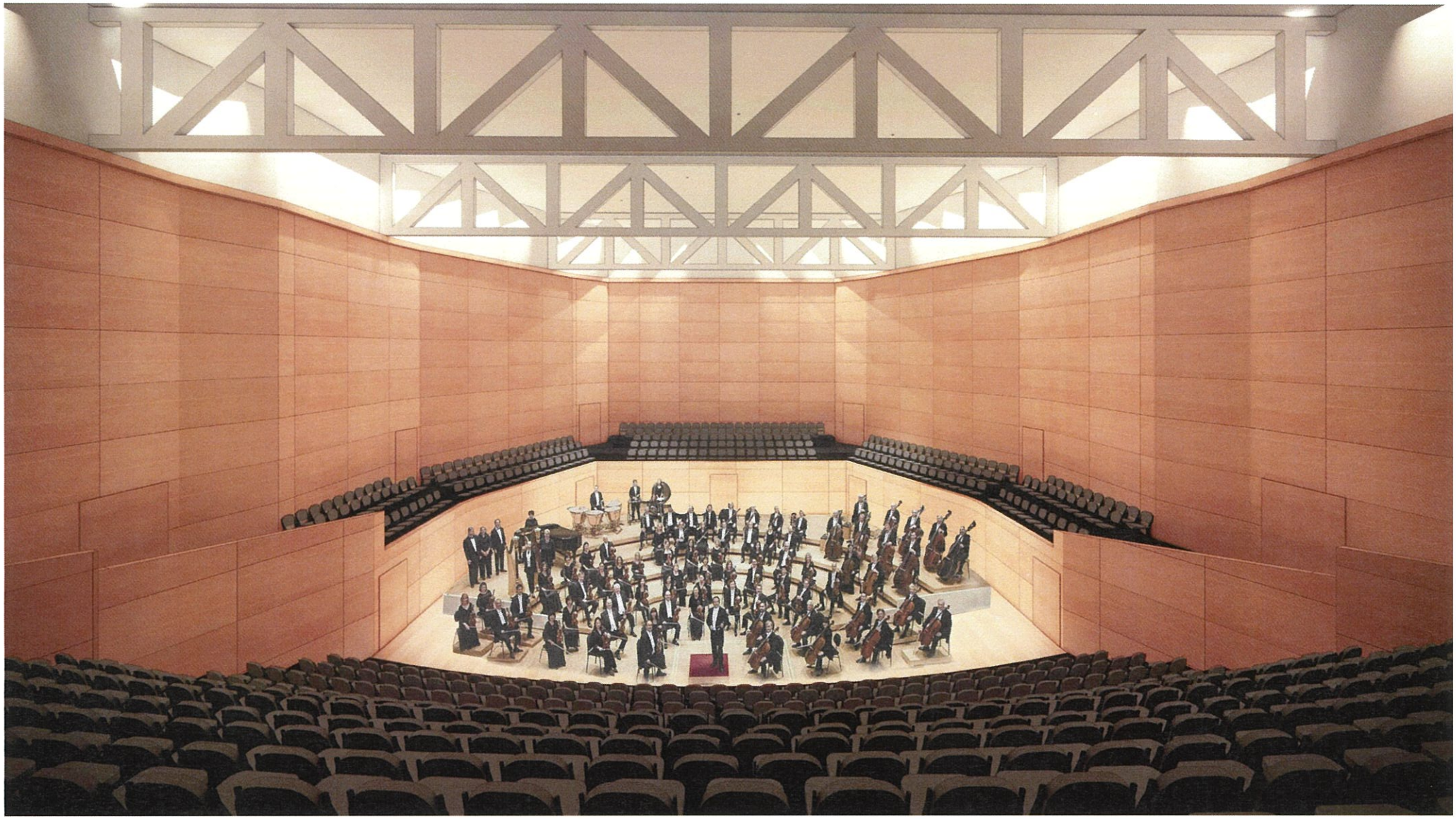
0 4 8 16 32

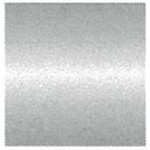
BOOTH HANSEN

NORTH-SOUTH BUILDING SECTION

MYAC





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.

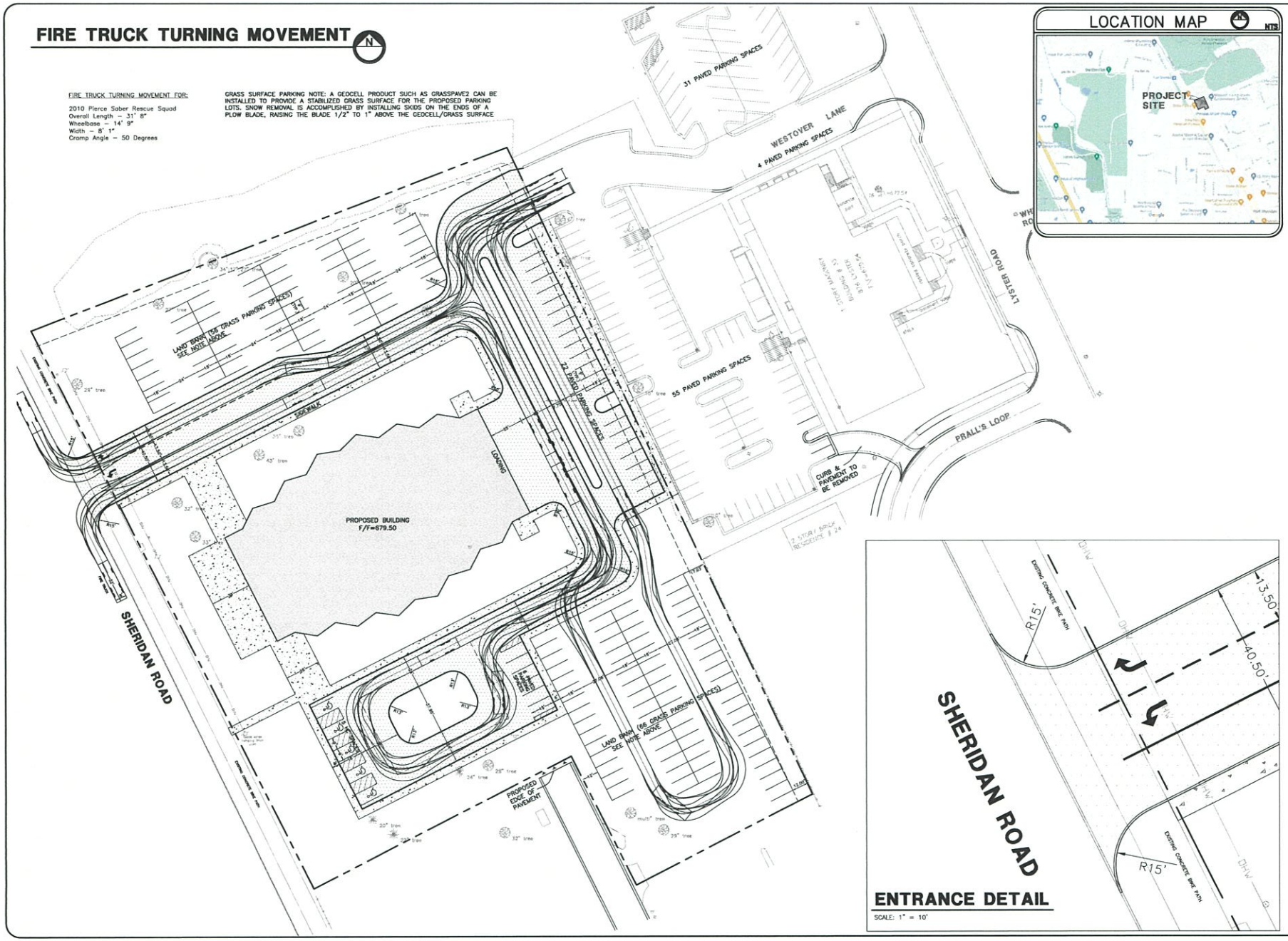
While the updated traffic counts were higher than the traffic counts performed as part of the traffic study, the increase in traffic was very limited. Further, it is important to note that the traffic study provided a conservative (worst-case) analysis as the total projected traffic volumes included 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"
Cramp 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 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



REVISIONS

DATE	DESCRIPTION	DRAWN BY
08/28/24	ADDED GRASS PARKING NOTE	A.W.
11/22/24	SITE PLAN REVISION	S.R.M.

JG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH: (847) 215-1133 | FAX (847) 215-1177
1729 MAIN STREET UNION GROVE, WISCONSIN 53182 PH: (262) 878-9205 | jgc@jgconsultinc.net

FIRE TRUCK TURNING MOVEMENT | DESIGN: J.K. | DRAFTING: S.R.M.
FIRM NO. 184-001300 | SCALE: 1" = 30' | DATE: 04/16/24

MYAC
SHERIDAN ROAD
HIGHWOOD, ILLINOIS

PROJECT No. 23873

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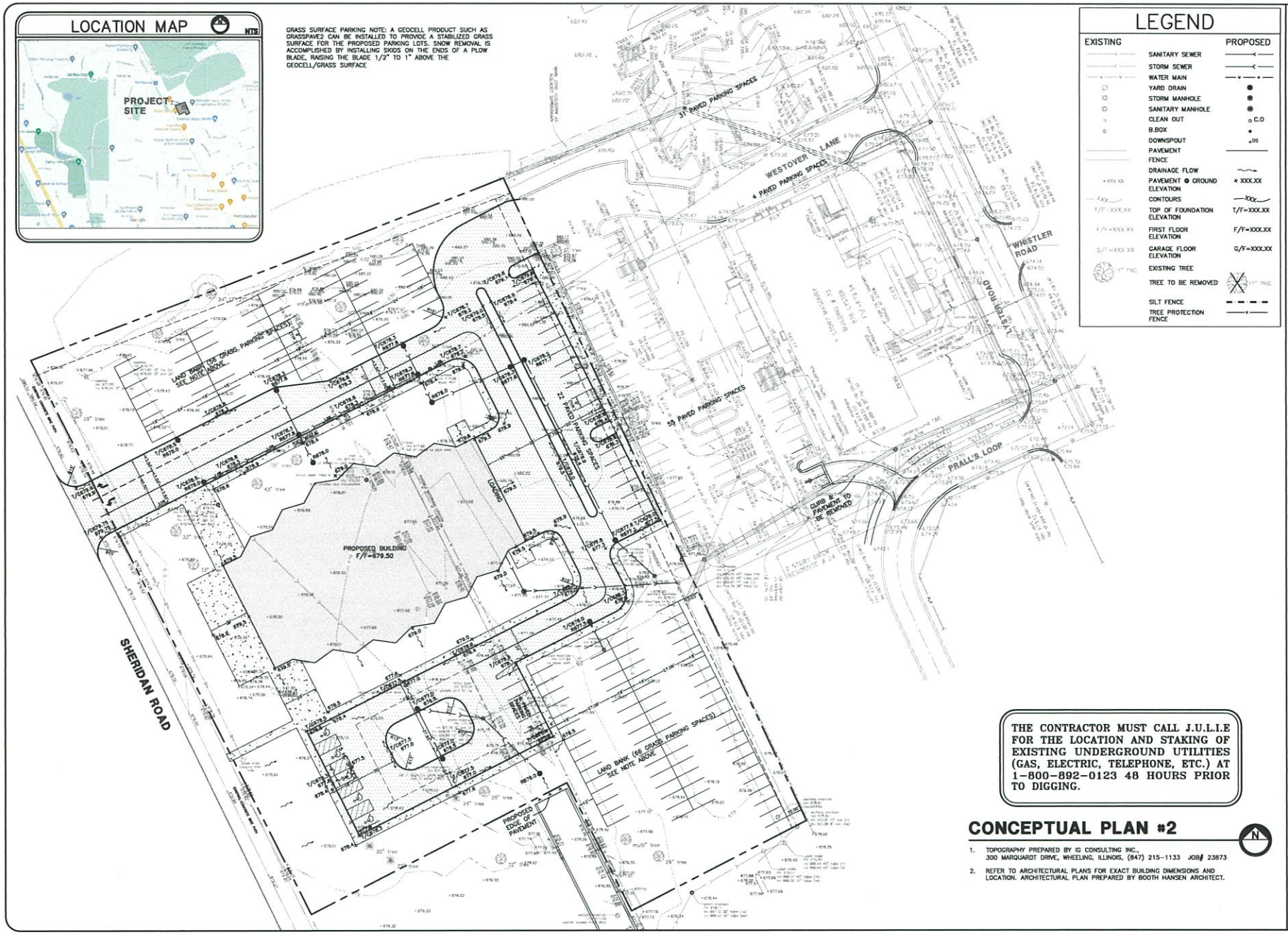
LOCATION MAP

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
1" TREE	EXISTING TREE	
	TREE TO BE REMOVED	1" TREE
	SILT FENCE	
	TREE PROTECTION FENCE	



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.

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) 878-6203 | ig@ig-consulting.net

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

FIRM NO. 184-002700

MYAC
SHERIDAN ROAD
HIGHWOOD, ILLINOIS

PROJECT No. 23873

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Traffic Impact Study
Midwest Young Artists Campus Expansion

Highwood, Illinois

Prepared For:

Midwest Young Artists

KLOA
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:

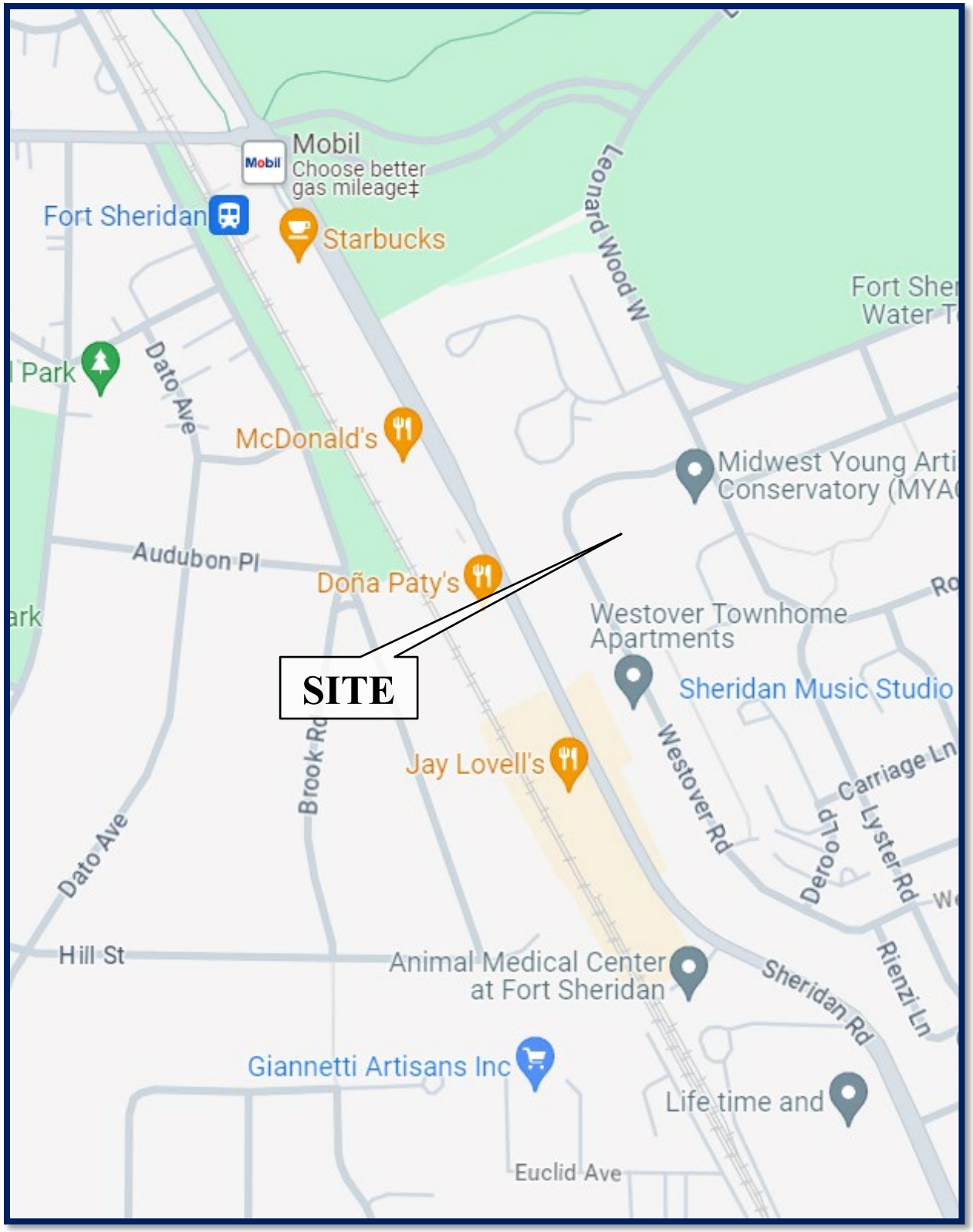
- Existing roadway conditions
- A description of the proposed facility expansion
- Directional distribution of the facility traffic
- Vehicle trip generation for the facility expansion
- Future traffic conditions including access to the facility
- Traffic analyses for the weekday evening and Sunday midday 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.

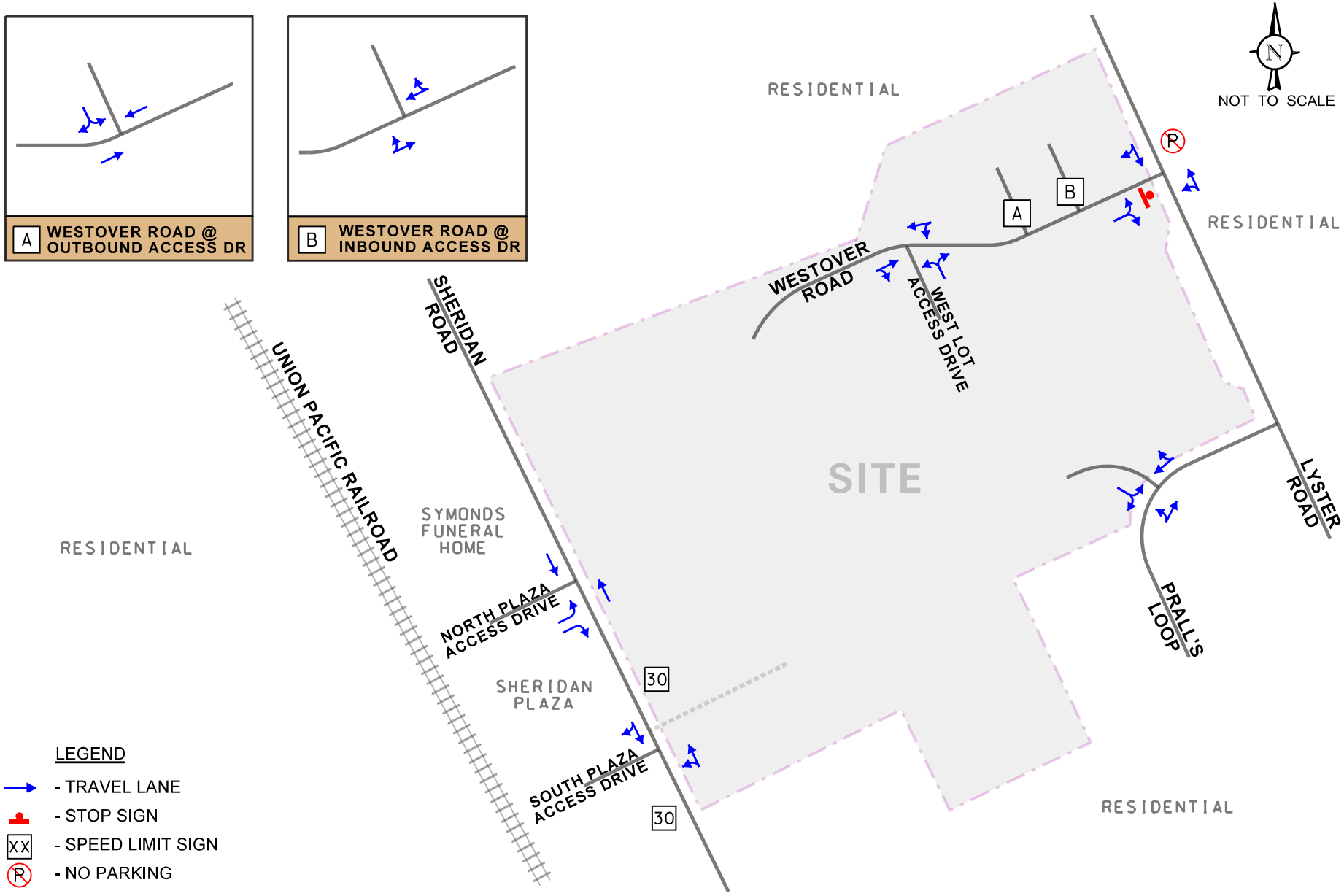
The existing MYA facility, which is 13,256 square feet not including the 4,000 square-foot basement used for storage, includes two large rehearsal rooms, a large lobby/lounge area, seven smaller teaching/coaching rooms, and a large classroom. Access to the existing campus is currently provided by Lyster 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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Job No: 21-345 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.

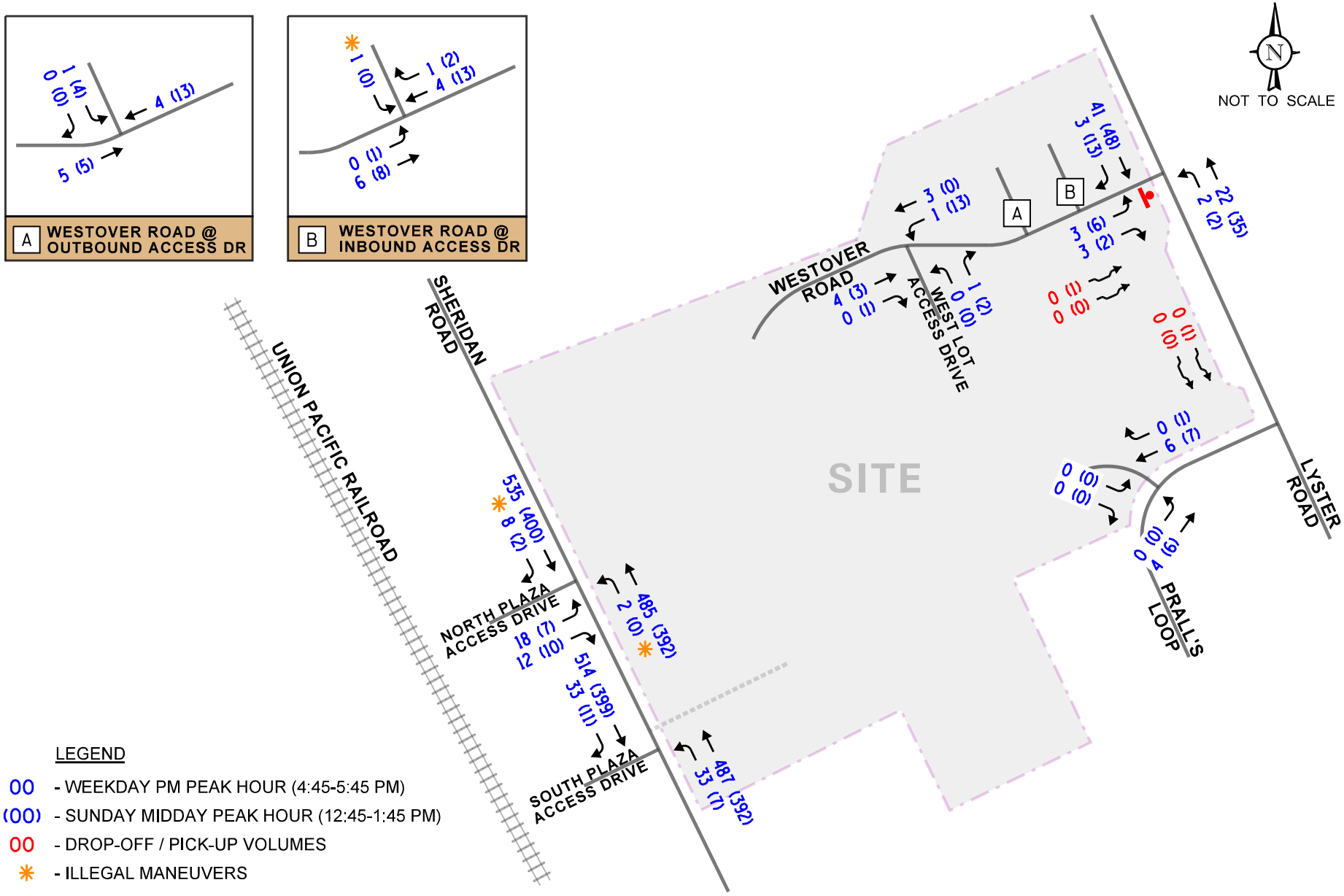
The existing facility does not have the capacity to accommodate all of these programs, performances, and events. Currently MYA rents spaces at Ravinia Festival, which is primarily used on Sundays. In addition, Ravinia and other large venues have been used to hold rehearsals, competitions, and performances.

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

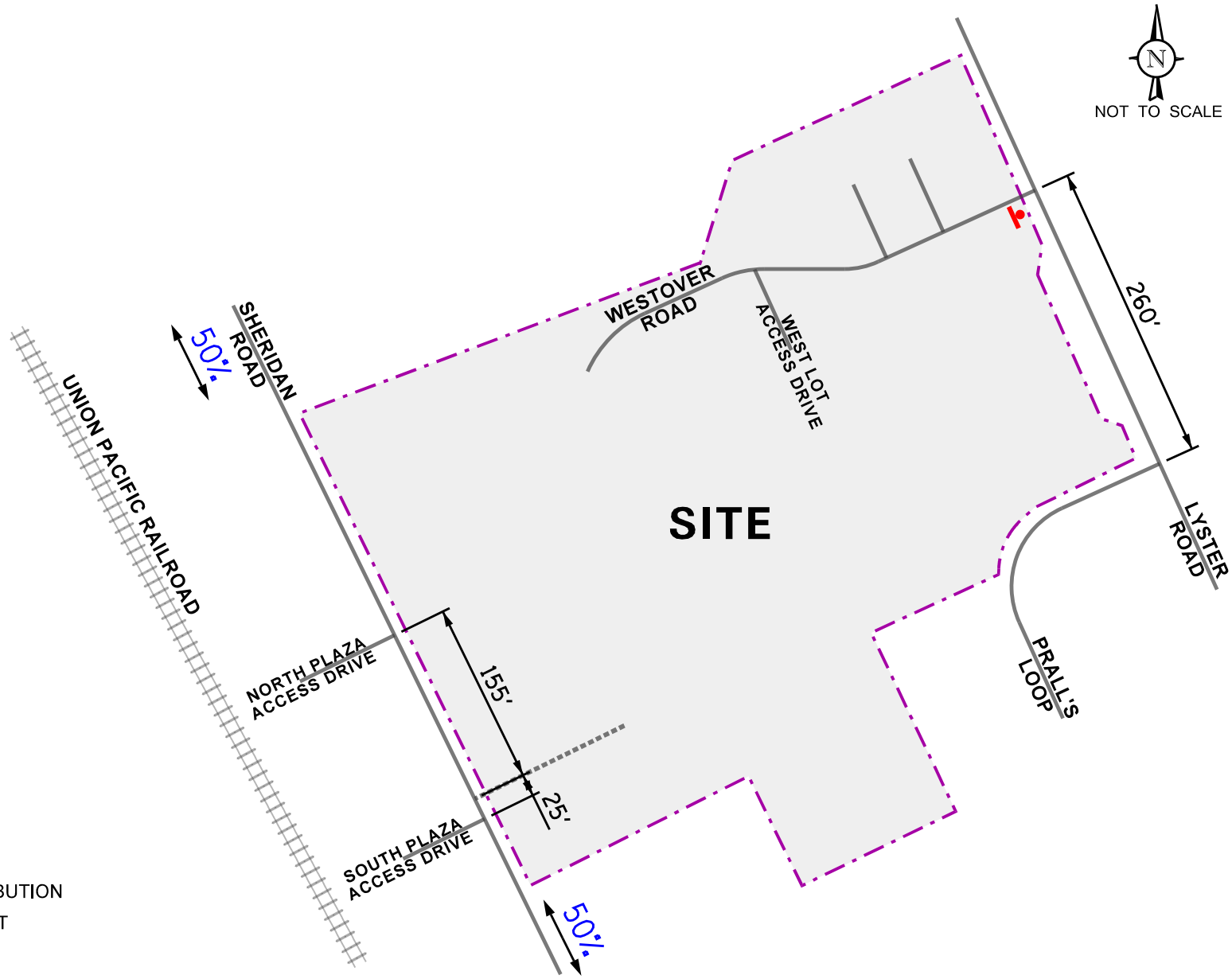
The concert hall proposed as part of the new facility will be used primarily for Chamber Music recitals/performances and larger performances and events as summarized below:

- 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.



LEGEND

00% - PERCENT DISTRIBUTION

00' - DISTANCE IN FEET

- GATED

Midwest Young Artists Expansion
Highwood, Illinois

Directional Distribution

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

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

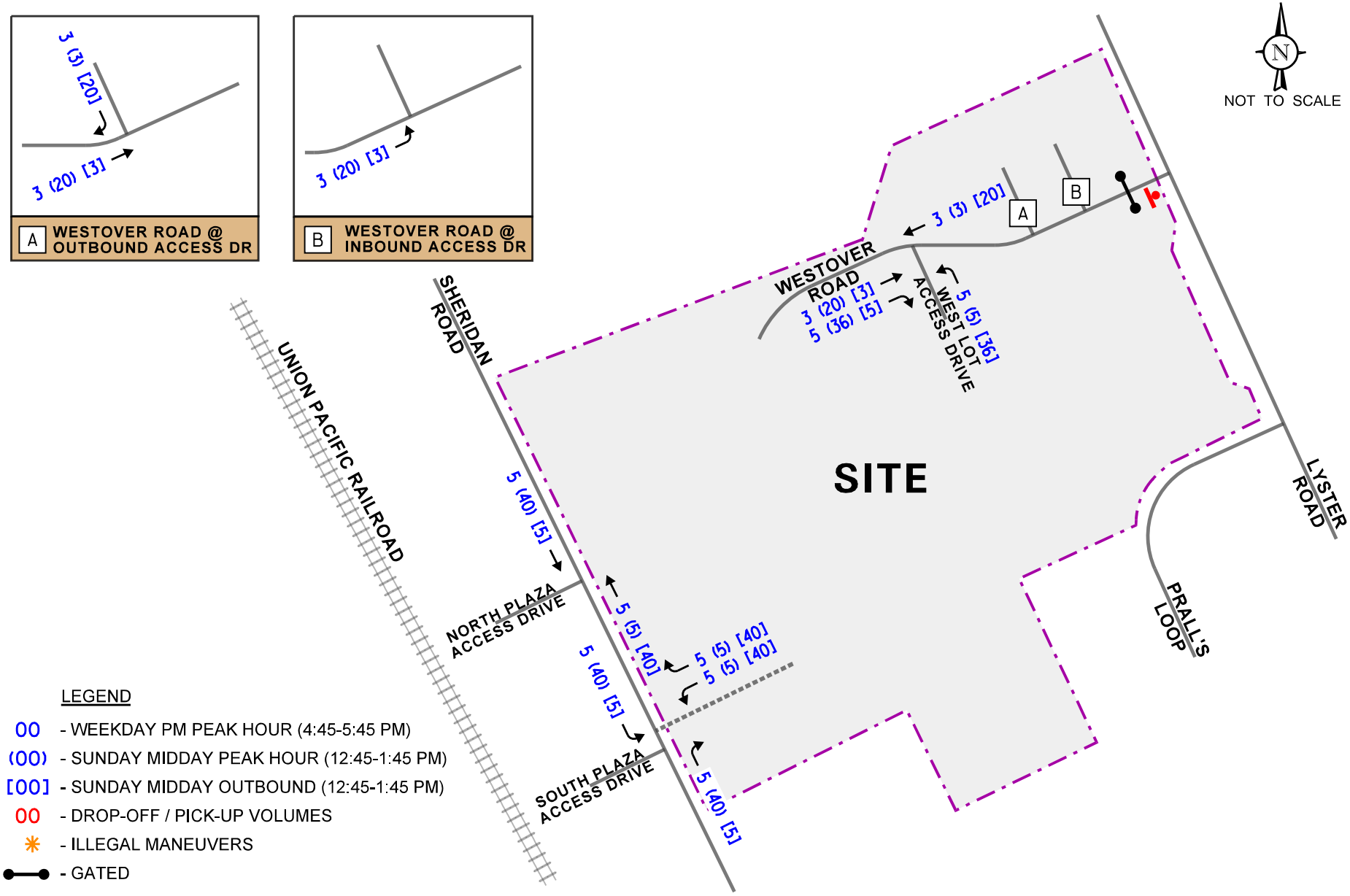
The estimated weekday evening and Sunday midday inbound and outbound peak hour traffic volumes that will be generated by the proposed facility were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the traffic assignment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

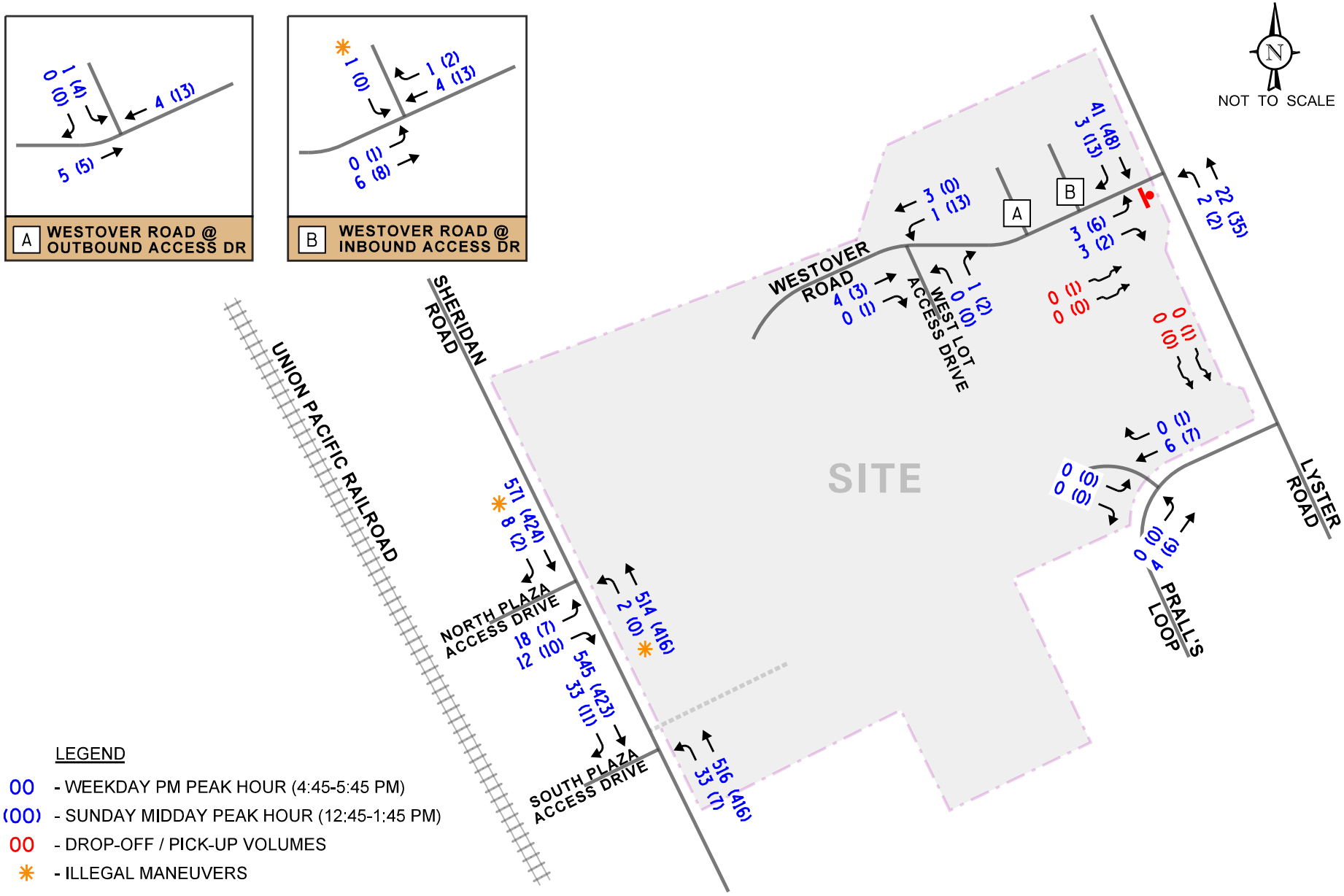


Midwest Young Artists Expansion
Highwood, Illinois

Site-Generated Traffic Volumes

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

Job No: 21-345 Figure: 6

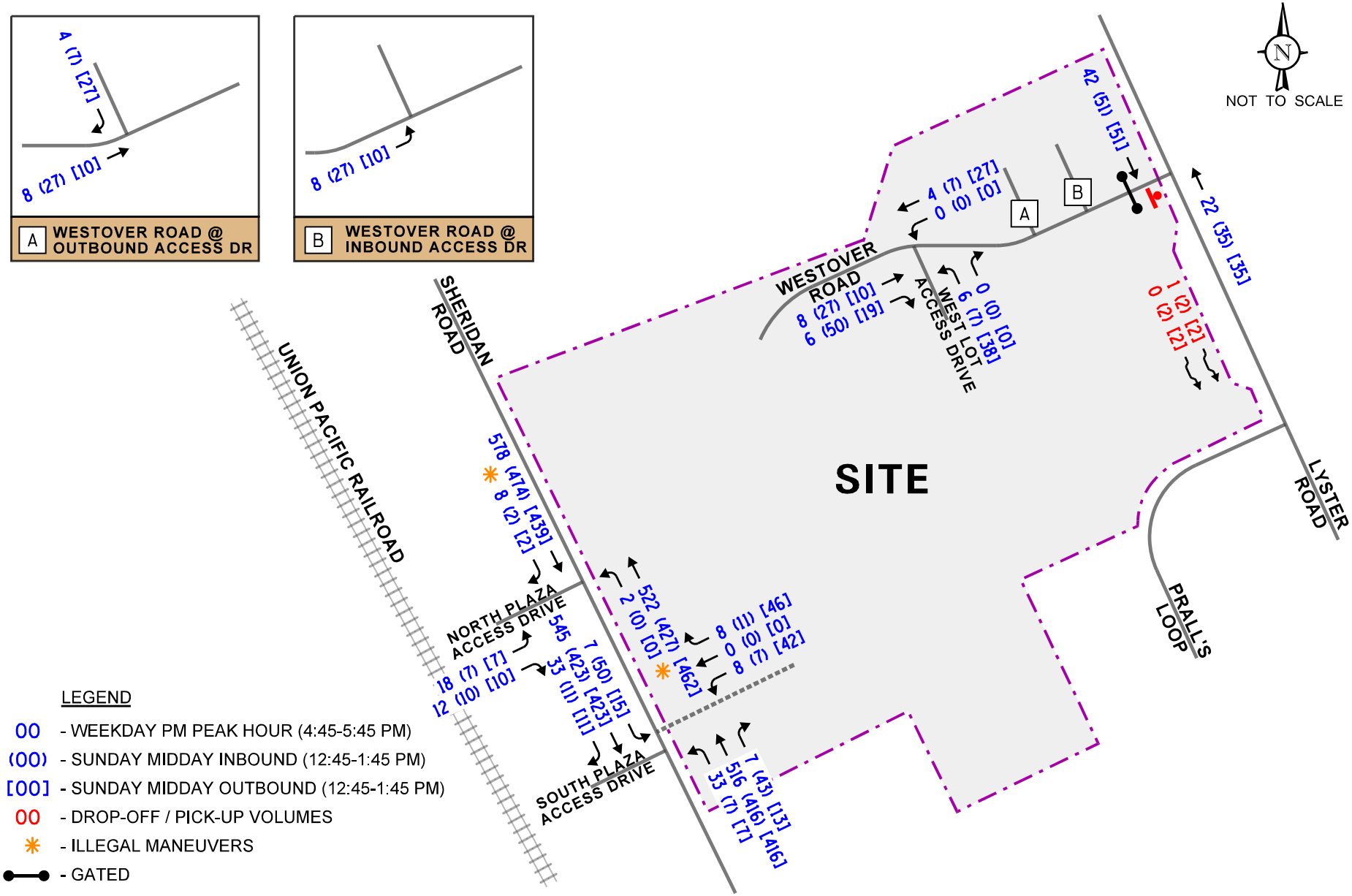


Midwest Young Artists Expansion
Highwood, Illinois

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	-	-	-	-	-	-	-	-	-	-	-	-

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 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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(847)518-9990 kpachowicz@kloainc.com

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	-	-

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

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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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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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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

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 Flow Rates: Appr/Exit Totals

Int# 2 Westover/myaf/easat/a

Begin	Approach Totals				Exit Totals				Int
Time	N	E	S	W	N	E	S	W	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	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	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	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	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	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	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	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	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	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	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

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 Flow Rates: Appr/Exit Totals

Int# 3 westover/myaf/east/b

Begin	Approach Totals				Exit Totals				Int
Time	N	E	S	W	N	E	S	W	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	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	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	Approach Totals				Exit Totals				Int
Time	N	E	S	W	N	E	S	W	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

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 Flow Rates: Appr/Exit 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	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	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	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	Approach Totals				Exit Totals				Int
Time	N	E	S	W	N	E	S	W	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	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	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	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	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	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	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

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 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

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 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	-

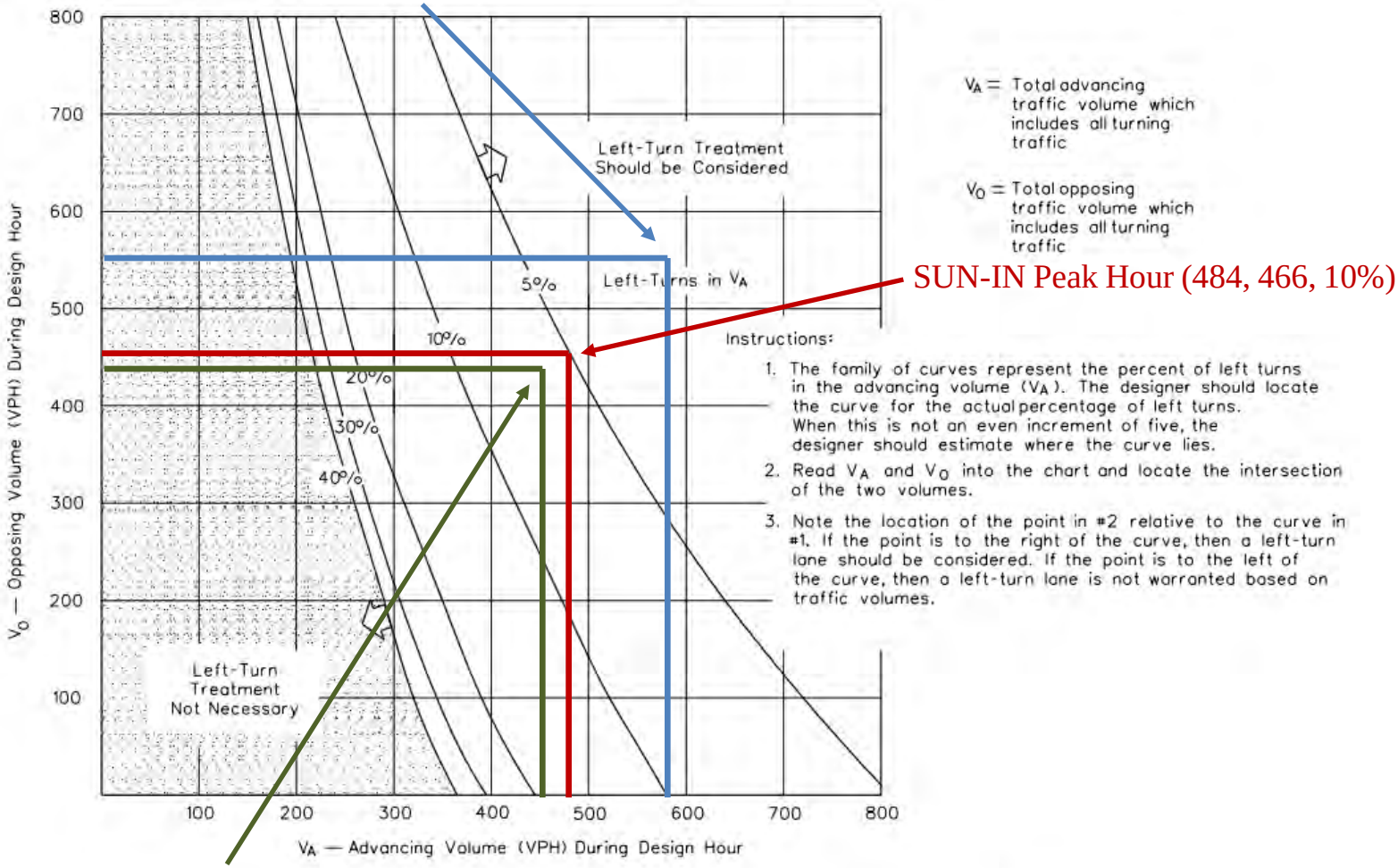
Approach	EB	WB	NB
HCM Control Delay, s	0	0	9.5
HCM LOS			A

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%)



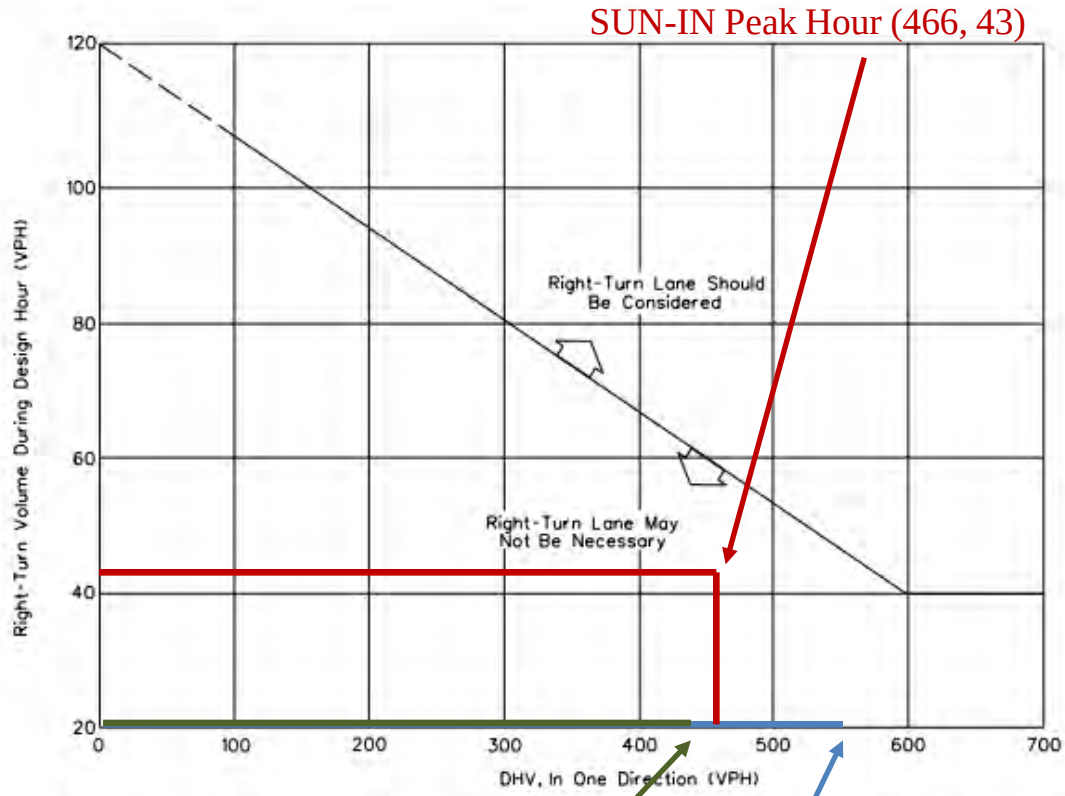
SUN-IN Peak Hour (484, 466, 10%)

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.

<u>Example</u> 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

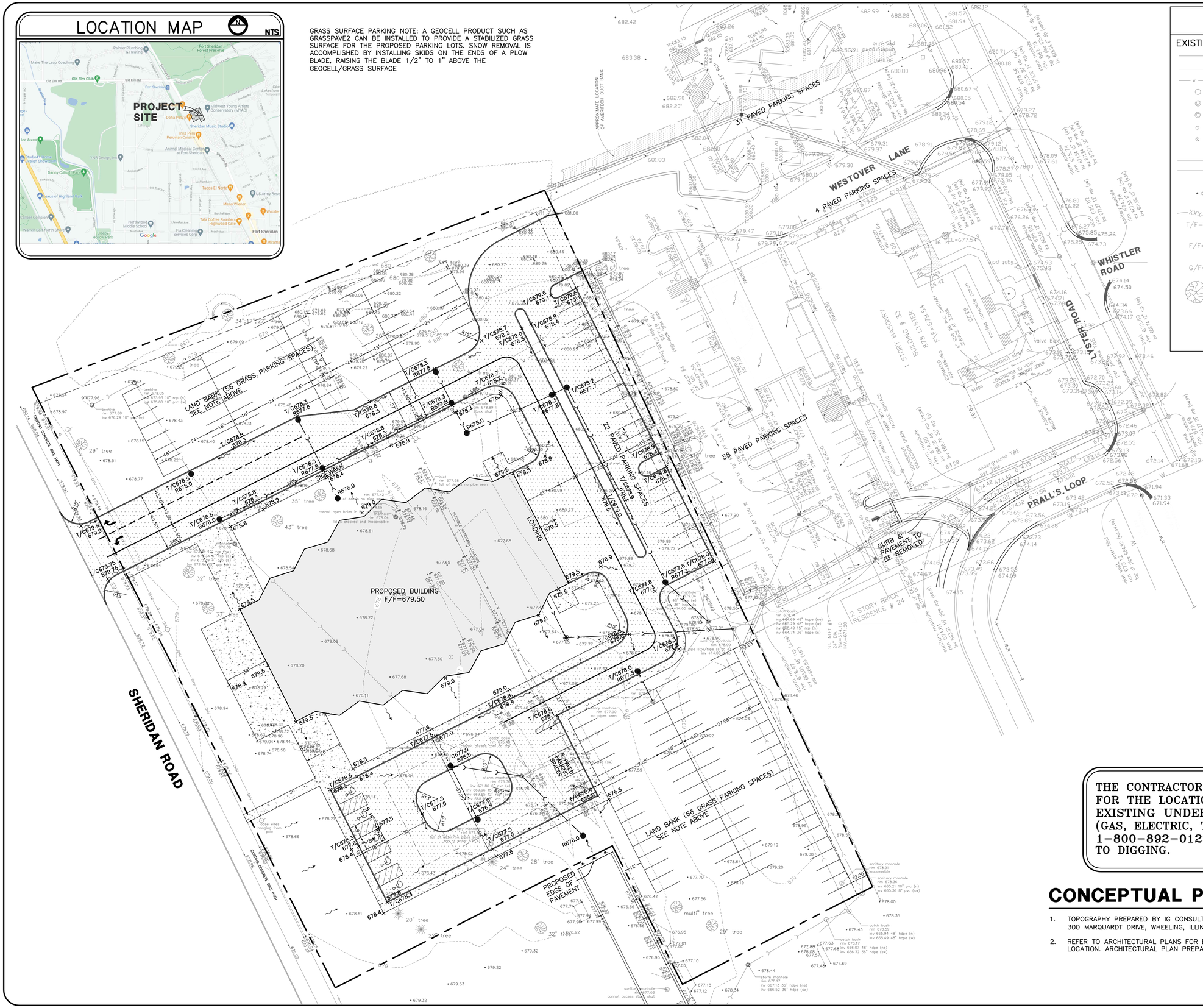
LOCATION MAP

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	



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.

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

DRAFTING: S.R.M.
DESIGN: J.K.
SCALE: 1" = 30'
DATE: 11/11/24

FIRM NO. 184-001330

MYAC
SHERIDAN ROAD
HIGHWOOD, ILLINOIS

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PROJECT No. 23873

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.

300 Marquardt Dr., Wheeling, IL 60090
847.215.1133
ig@igconsulting.net
1129 Main St.,Union Grove, WI 53182
262.878.6200

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 6/16/2025

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.

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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.

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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.

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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,
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 <u>not</u> 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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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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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:

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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.**

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

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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.**

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

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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,
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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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

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

September 3, 2024

Charlie Pecaro, Mayor
Scott Coren, City Manager
City of Highwood
17 Highwood Ave
Highwood, IL 60040

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?

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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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.

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,

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.

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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,
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

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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,
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).

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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:

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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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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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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).

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,

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.

As Fort Sheridan residents living five doors away from the MYAC, we have reviewed the updated proposal and related documents, and we have the following concerns. Please share this email with the Highwood Mayor and City Council. We have also sent these concerns to Ghida Neukirch, Highland Park City Manager; Jay Wicha, Lake Forest City Manager; and Jim Hospodarski. We requested that our letter be shared with their respective City Councils and that it be made part of the public record.

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The traffic plan does not factor in anticipated growth of Highwood. The traffic study is projected to 2029, presumably when the MYAC Symphony Center is expected to be completed and offering concerts. However, in the meantime, Highwood will grow: a 6-story mixed-use building will be built in the NiteNGale lot with about 103 rental units, plus a mixed-use building with 68-89 rental units in the Buffo's lot. Fort Sheridan will likely have an additional 14-16 townhomes built on the undeveloped lot on Patten Road that remains from the original Fort plan. A development on the west side of Patten Road south of the Fort has been proposed several times and likely will happen eventually. The Hotel Moraine, located at 700 Sheridan Rd south of the MYAC proposed development and north of First Street, has had several bidders for development and will likely eventually be opened for mixed use plus residents. Finally, the Lake County Forest Preserve has assumed ownership of the Openlands space accessed from Patten Rd and plans to expand parking and access to this already highly popular space of great natural beauty. All of these developments mean more residents, more cars, and

more traffic on Sheridan Rd, a two-lane road with no shoulders and no room for expansion.

The plan addresses only small concerts. Based on the additional traffic study, they conclude that the plan is sufficient for Chamber recitals/performances, drawing 150-200 people per performance. (p. 13) However, they also acknowledge that the MYAC plan includes larger events, using the capacity of the 728-seat venue, 18 times per year, on Friday or Saturday nights or Sundays. Because the events are "only 18 times per year," they didn't study traffic on Friday or Saturday nights (p. 13), which also happen to be Highwood's busiest traffic time as people travel to Highwood for dining and music. The MYAC addendum to the traffic study (p. 116-117) states that "City of Highwood police officer(s) will be retained to direct and manage the flow of 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." They also state, "We also plan to hire traffic control personnel during full-capacity events."

Parking is inadequate for larger events. Parking for the MYAC Symphony Center will involve vehicles exiting Sheridan Road onto a single lane (no stoplight) to access a maximum of 271 parking spaces. They state "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 an event." (p. 116) Presumably in recognition of the fact that 271 parking spaces would not be sufficient for 728 ticket holders, plus orchestra members, family, MYAC faculty and staff, they state, "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." However, the area is poorly lit and a pedestrian crossing would require lights as well as crossing signals.

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likely be required for other more police-related activities on Friday and Saturday nights. Furthermore, the venue will reduce potential property taxes by replacing the homes the land is currently zoned for (and as a non-profit will not contribute to the tax base), and instead use taxpayer-funded police staff to direct their traffic.

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MYAC's administration for the existing facility is not necessarily efficient. According to Charity Navigator (MYAC overall rating, 3 out of 4 stars), for FY2024, 32.3% of funds were used for administration, 17% for fundraising, and 50.7% for programs, giving them 11 out of a possible 25 points for this metric. They were also downgraded for not making their IRS Form 990 available on their website.

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.

Sincerely yours,

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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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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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:	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 *

CITY OF HIGHWOOD
M E M O

TO: **Planning & Zoning Commission**

FROM: **Scott Coren, City Manager**

DATE: **May 20, 2025**

SUBJECT: **Evaluation Report – Midwest Young Artist Development**

City Staff received an 'Evaluation Report' from representatives of the Midwest Young Artists on May 20, 2025. The report includes several sections on the existing conditions of the property, proposed conditions, land use context, economic impact, and proposed Findings of Fact.

As the City did not receive this document until the day before the scheduled public hearing there is not sufficient time to have the report reviewed by an independent 3rd party consultant as is typical for report submissions from a petitioner. It is being included in the packet for the Commission's consideration without Staff comment.

Midwest Young Artists Campus Expansion

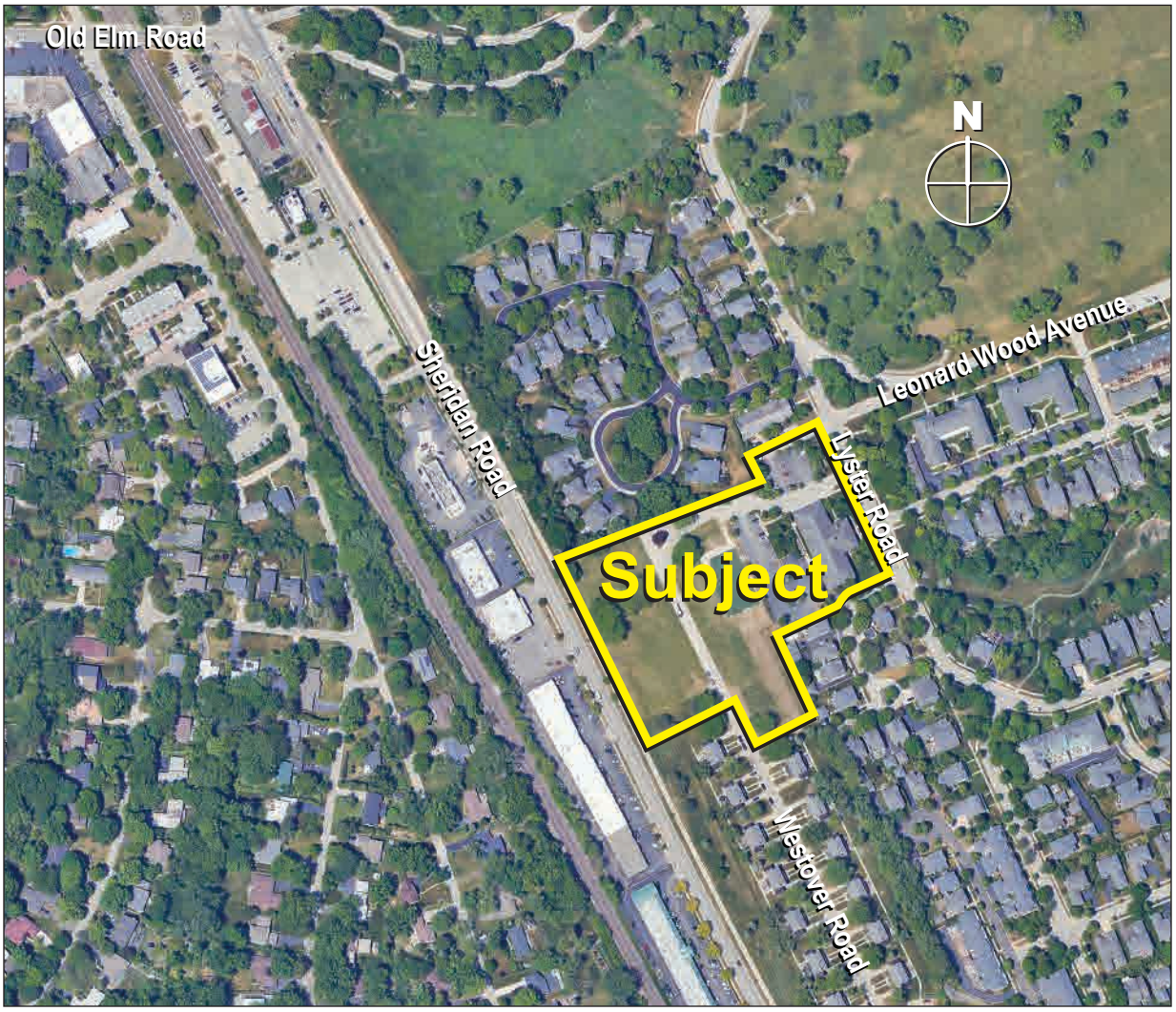
878 Lyster Road
Highwood, Illinois

Evaluation of a Planned Unit Development (PUD) to allow for the expansion of its existing campus to include a ±41,702 square foot, 728 seat concert hall

By: George V. Kisiel, AIA, AICP

President, Okrent Kisiel Associates, Inc.

Date: May 13, 2025



I. Introduction

I am a licensed architect and a certified planner. I am a member of the American Institute of Architects, the American Planning Association, and the American Institute of Certified Planners. I am the president and owner of Okrent Kisiel Associates, Inc., where I have been employed for over 40 years. I have been accepted as an expert witness in planning and zoning in the courts of Cook, Lake, Will and DuPage Counties, Illinois and have appeared before numerous planning and administrative review boards throughout the Chicago metro area. My resume is attached as an addendum to this report.

II. Purpose

The purpose of this report is to state my opinions and conclusions in the context of a zoning application for a map amendment and a Planned Unit Development (PUD) to allow for the expansion of its existing campus to include a ±41,702 square foot, 728 seat concert hall. All of the opinions and conclusions contained herein are from the perspective of an architect and a planner. The bases of my opinions are contained in this report, my file, discussions with other individuals, and my professional background, qualifications, and experience. Should additional information become available I reserve the right to amend and/or update this report to reflect that additional information.

III. Opinion

Based on my review and analysis of the data referenced in this report and contained in my file, and my professional experience and qualifications, it is my professional opinion that:

- The proposed zoning map amendment that changes the subject property zoning from R1 Single-Family Residential District to a PUD is consistent with the standards for map amendments contained in §***11-3-8-C (1-12)*** of the City of Highwood Zoning Ordinance.
- The proposed Planned Unit Development as described in the submitted documents to allow the construction of a ±41,702 square foot, 728 seat concert hall is consistent with the standards for Planned Unit Developments contained in §***11-10-13*** of the City of Highwood Zoning Ordinance.
- No public purpose of any kind would be served by denial of the requested zoning map amendment or Planned Unit Development.

IV. Existing Conditions

The applicant, Midwest Young Artists (MYA), is seeking approval of a Planned Unit Development (PUD) to allow for the expansion of its existing campus to include a ±41,702 square foot, 728 seat concert hall at 878 Lyster Road in Highwood, Illinois. The subject property is located on the east side of Sheridan Road, bounded by Lyster Road and Prall's Loop on the east.

The irregularly shaped subject property is ±180,165 square feet in area, with ±458 feet of frontage along Sheridan Road and ±340 feet of frontage along Lyster Road. The subject property is currently bisected by Westover Road, which will be removed as a part of this proposal.

The subject property is currently developed with a single-story building, ±13,523 square feet in area, with a ±4,000 square foot basement area.

Subject Property in Context

Existing MYAC Facility: Old Stockdale Building

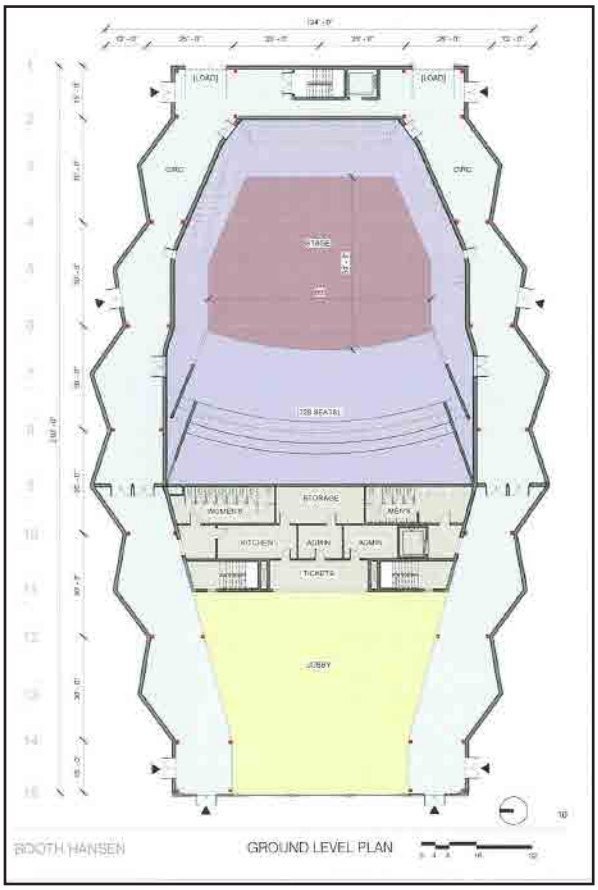
This building, known as the Old Stockade Building, was part of Fort Sheridan and has served as MYA's conservatory since 1994. The conservatory includes two large rehearsal rooms, a lobby and lounge, seven smaller teaching rooms, and a classroom. A paved parking lot with 71 parking spaces, four of which are ADA compliant, is located on the west side of the existing building. It is accessed via Westover Road and a single-lane access point onto Prall's Loop. A paved parking lot with 30 parking spaces, two of which are ADA compliant, is located to the north of the existing building, across Westover Road. The parking areas are well maintained and include interior landscape islands and mature landscape trees. The subject property includes ample mature landscape, including mature shade trees. Passenger loading zones are provided on Lyster Road and Westover Road. There are twelve bicycle parking spaces located on site.

Proposed Concert Hall: Rendering from southwest

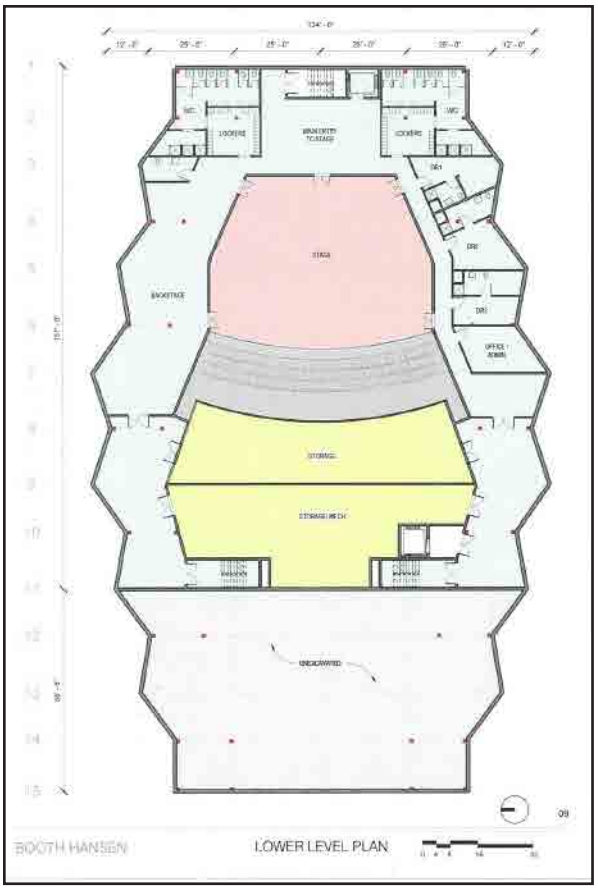
V. Proposed Conditions

MYA proposes to expand its existing campus to include a ±41,702 square foot, 728 seat concert hall on the undeveloped western portion of the subject property.

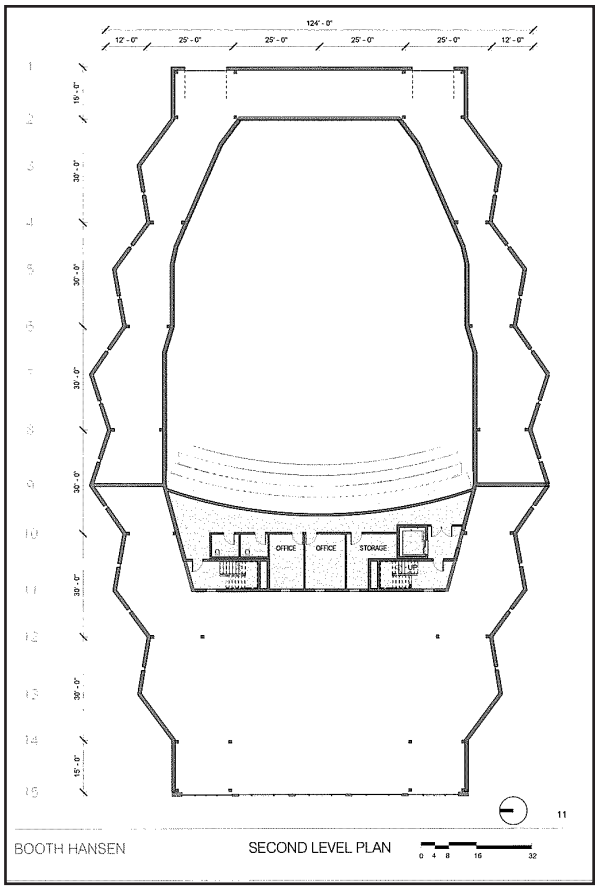
Plans prepared by architects Booth Hansen call for a new four story concert hall to be oriented toward the Sheridan Road frontage of the subject property. The ground level would be ±19,665 square feet in area and include a large lobby and ticket area, administrative offices, seating, kitchen, storage, and restrooms, with vertical circulation, including an elevator, located near the center of the structure.



Proposed Concert Hall: Ground Level Plan



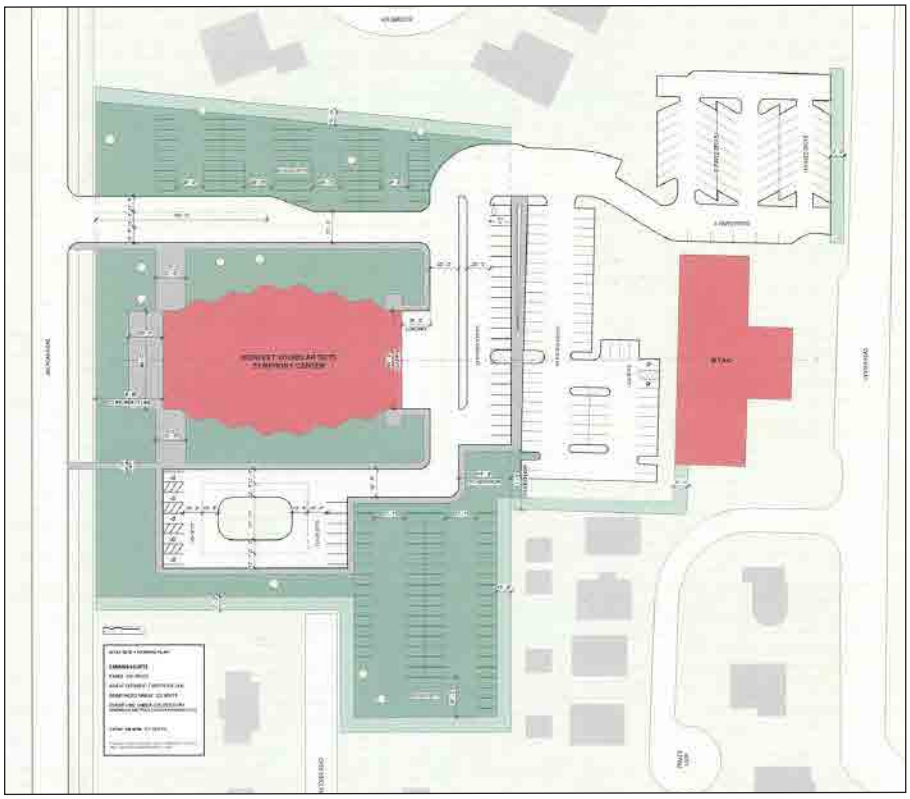
Proposed Concert Hall: Lower Level Plan



Proposed Concert Hall: Second Level Plan

The lower level, ±16,763 square feet in area, would include the stage as well as additional seating. The lower level would include other backstage areas such as changing rooms, tech areas, and storage. The second through fourth floors would each be ±1,800 square feet in area, and include office and storage space, tech space, and a fourth floor members' lounge. The proposal calls for an 8,400 square foot green roof. Primary entrance and exit to the facility would be via doors located on the Sheridan Road elevation. Two garage doors on the eastern elevation would provide loading access to the facility. Elevation materials would include precast concrete, glass, aluminum, cedar paneling, and painted steel. The proposed facility would have a zoning height of 45 feet, and be set back 60 feet from Sheridan Road, 150 feet from the northern and southern property line, and 95 feet from the eastern property line, with a lot coverage of approximately ten percent.

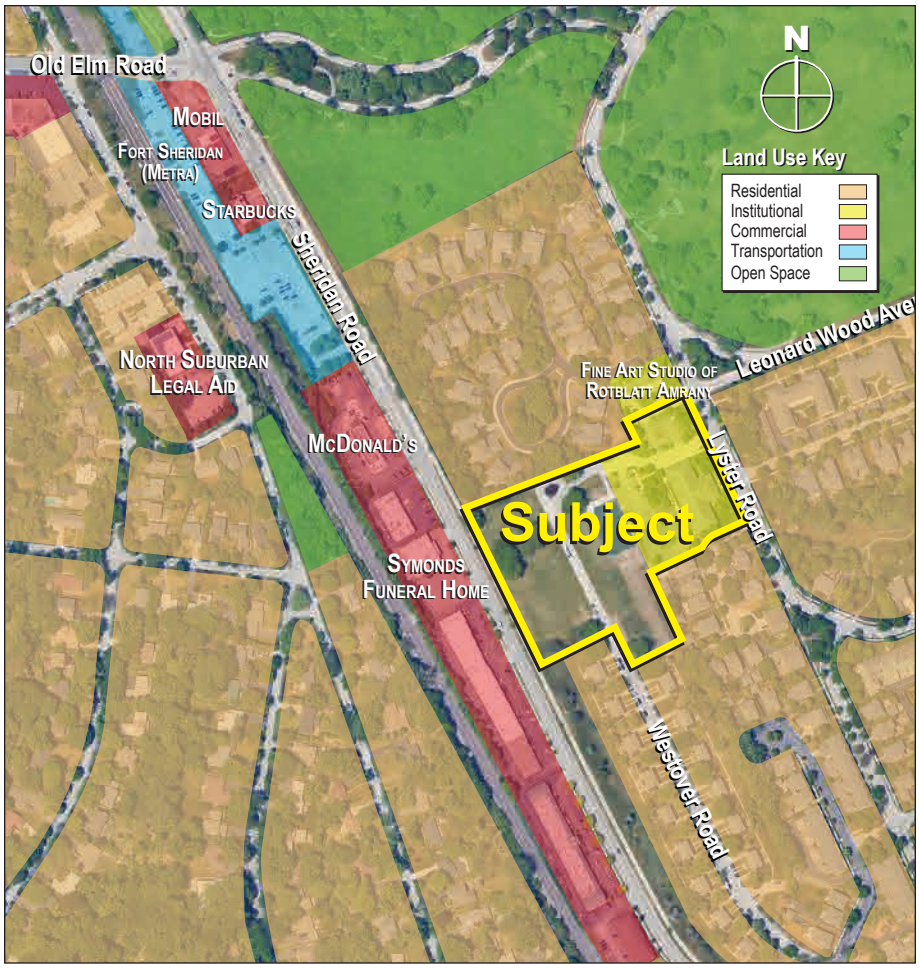
Proposed Concert Hall: Sheridan Rd. Elevation



Proposed Site Plan

The existing conservatory on the subject property would remain largely unchanged. As a part of the proposal, access to the subject property would be limited to a single proposed curb cut onto Sheridan Road, near the northwestern corner of the subject property. Access to Lyster Road and Prall's Loop would be eliminated, and Westover Road would terminate near the eastern boundary of the subject property. The proposed PUD would include a total of 271 parking spaces, seven of which would be ADA compliant. Of these spaces, 149 would be paved spaces and 122 would be on reinforced grass pavers. Landscape buffers, ±12 feet in width, would be located around the perimeter of the subject property and include berms and planted landscaping. To the degree feasible, existing mature shade trees will be preserved on the subject property and at its perimeter.

The applicant proposes to limit the use of the facility to no more than eighteen events per year, with an additional three events per month anticipated at half capacity or less, resulting in an estimate of approximately 24,000 people attending events throughout the year. Additionally, the applicant proposes the implementation of a Traffic and Parking Management Plan for Large Events, which would be used as needed. This plan is outlined in more detail in the applicant's submittal. The applicant is a non-profit organization that has been operating for more than three decades. It provides vital services in nurturing young, creative talent and ensures its programs are accessible to all by offering need-based financial aid. It focuses its resources on providing high-quality musical education, community enrichment, and inspiration for the next generation of musicians.



Land Use Context

VI. Land Use Context

The subject property is located on the east side of Sheridan Road, bounded by Lyster Road and Prall's Loop on the east, near the northern corporate limits of Highwood.

The area immediately to the north of the subject property consists of single-family residences built around 2000. The areas immediately to the east and south of the subject property consist of a mixture of vintage multi-family and duplex residential uses that were formerly part of Fort Sheridan, and contemporary single-family and multi-family uses built around 2000 as a part of the repurposing of Fort Sheridan.

Areas immediately to the west of the subject property, across Sheridan Road, consist primarily of single-story commercial strips centers and auto-oriented commercial uses, generally built in the 1980s and 1990s. These developments generally include parking along the street frontage, with buildings placed near the rear of the property, and are home to a range of retail, service, and restaurant uses. Uses of note in the commercial corridor include McDonald's, Starbucks, and Symonds Funeral Home. Highwood's historic downtown area is located approximately two-thirds of a mile to the south of the subject property, and is home to numerous bars, restaurants, retail, and service uses. Fort Sheridan Forest Preserve is located to the north of the subject property, just outside the corporate limits of Highwood. The Fort Sheridan station on the Metra Union Pacific North Line is located less than one-quarter mile northwest of the subject property, with ample parking provided on-site.

Adjacent to the subject property, Sheridan Road has one lane in each direction for through traffic. A center left turn lane is present on Sheridan Road, to the north of the subject property. A separated multi-use path is present

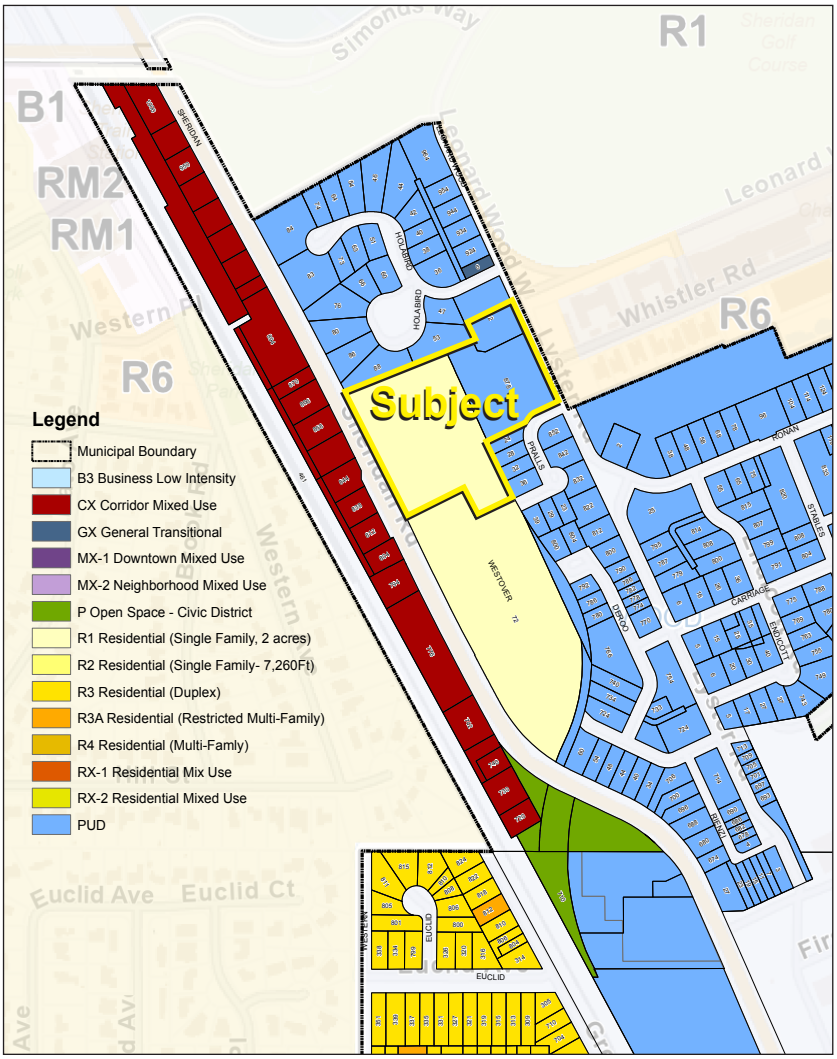
on the east side of the street, and a sidewalk is present on the west side of the street. Adjacent to the subject property, Lyster Road has one lane in each direction for through traffic, with parking allowed along the west side of the street. Passenger loading zones are currently provided on Lyster Road and Westover Road immediately adjacent to the subject property.

The I-94 Expressway is located approximately 4.5 miles west of the subject property, with full access provided via both Townline Road and Half Day Road.

VII. Zoning Context

The eastern portion of the subject property containing the existing conservatory is part of an existing PUD enacted when a portion of the Town of Fort Sheridan was annexed to the City of Highwood. The underlying zoning classification under the PUD for this portion of the proposed development is R1 Single Family (2 acres). It is the only property with the City of Highwood R-1 classification in the entire PUD. The western portion of the subject property, adjacent to Sheridan Road, is also zoned R1 Single-Family Residential (2 acres) zoning. Only four other properties in the City of Highwood are zoned R1. They include the Westover Townhome Aparments development south of and adjacent to the subject property; St. James Catholic School, approximately 3/4 mile to the south/southeast; Oak Terrace Elementary School about a mile south; and Aperion Care, an assisted living/nursing home/rehab facility a bit more than a mile south.

The R1 district is Highwood's most restrictive zoning district. In addition to large-lot single-family residential dwellings, the R1 district permits only certain public, private, and religious institutional uses, such as churches, parks and playgrounds, public and private schools, and public institutions of higher learning.



Zoning Context

The R1 district has a maximum zoning height of 35 feet, a maximum lot coverage of 33.33 percent, a minimum front yard setback of 50 feet, a minimum rear setback of 40 feet or 20 percent of the lot depth, and minimum interior yard setback of 10 feet, and a minimum street side yard setback of 30 feet. It should be noted that there are no areas in the City of Highwood developed with single family residential uses on 2-acre lots. That type of large-lot development would be entirely out of character given the existing development pattern in the City of Highwood. It should also be noted that none of the aforementioned developed R1 properties conform to the regulations of the R1 district and are legally non-conforming.

Properties immediately to the north of the subject property are zoned PUD (City of Highwood R3 underlying) or RM1 Medium-to-High Density Residential. Properties immediately to the south of the subject property are zoned PUD (R-3 or R4 underlying) and R1. Properties immediately to the west of the subject property, across Sheridan Road, are zoned CX Corridor Mixed Use. Properties to the east of the subject property, across Lyster Road, are zoned PUD with R6 Medium Density Residential in Highland Park, or RM1 Medium-to-High Density Residential in Highland Park. Generally, residential areas in the vicinity of the subject property and within the corporate limits of Highwood are zoned PUD with underlying R3, R4 or R6, while commercial areas along Sheridan Road are zoned CX Corridor Mixed Use.

VIII. Planning Context

The City of Highwood Comprehensive Plan was adopted in 2013 and is considered to be up-to-date. The 2013 Plan can be seen as an update to the prior 1996 Comprehensive Plan that focused on the annexation and integration of the town of Fort Sheridan neighborhood into the community.

With respect to the broader goals and objectives of the 2013 Comp Plan relevant to the proposal by MYA, the section on Community Image and Identity indicates the following objectives:

> *"Maintain and enhance the City's reputation as a fine dining and entertainment destination."*
>
> *"Create attractive and prominent entry points into the community"*
>
> *"Sponsor and promote community events throughout the year to foster a stronger sense of community, bring residents together from different neighborhoods, and social and cultural groups and attract visitors from outside of the community"*
>
> *"Require high quality materials finishes and architecture and resource efficient design and construction in the development, redevelopment and expansion of structures throughout the City"*

The establishment of the MYA concert hall reinforces these objectives by adding a cultural/entertainment venue that will attract an additional ±24,000 attendees annually with an attractive and striking structure designed by a prominent and award winning architectural firm at the northern entry to the community.

With respect to the section on Mixed-Use and Commercial Development, the 2013 Comp Plan states as an objective:

> *"Encourage the redevelopment of vacant or underutilized properties. Improve the appearance and quality of commercial properties through consistent, active code enforcement."*

The development of the vacant property along Sheridan Road adjacent to commercial properties to the west will both enhance the visual quality of the corridor and help activate the local commercial environment.

Finally, with respect to the section on Community Facilities and Services, one of the stated objectives includes:

> *"Coordinate with local public and Private schools to maintain and enhance school sites and facilities throughout the City."*

The document directly addresses MYA later in its detailed Community Facilities section. It refers to their existing facility, and recognizes its importance to the City of Highwood as a cultural attraction:

> *"The MYA has students from throughout the greater Chicago area and southeast Wisconsin, and school officials estimated that it attracts 600 families to the City of Highwood from throughout the region on a weekly basis during the school year. The City should continue to support the efforts of the MYA and include the music school as a regional attraction within its marketing and promotional efforts for the larger community."*

The document goes onto address the needs of MYA regarding expansion:

> *"The MYA moved to the former Army Stockade building in the Town of Fort Sheridan development in June of 2000. The building has been renovated to provide rehearsal space and a state-of-the-art recording studio. School officials indicated a need to expand the current building to the west in the area occupied by the parking lot.*

With respect to the proposed expansion into the adjacent property to the west, the comprehensive plan document states:

> *"The city should work with MYA and current property owners to assess the potential for expansion into this area."*

The construction of the proposed MYA concert hall is consistent with the broader goals and objectives the current Highwood Comprehensive Plan as well as the specific sections of the document that address MYA.

IX. Economic Impact

While a full economic impact study is beyond the scope of this document, in general, the economic impacts of the proposed development can be broken down into two categories: 1) impacts from the construction of the facility and 2) impacts from the operation of the facility after construction. Economic impacts from construction of the facility include direct, indirect and induced impacts.

The direct impacts for construction are limited to the industry affected, in this case those involved in the planning, design, and construction of the facility including the revenue generated and the jobs that revenue supports. The indirect impacts are reflected in the business-to-business transactions required to for the construction of the facility, including materials, equipment, furnishings, etc. With an estimated $39 million in construction cost (soft and hard costs) that impact can be expected to reverberate through the county-wide and regional economy. Based on data from the Bureau of Economic Analysis, construction spending has approximately a three-times multiplier effect for the economy. That means that a dollar spent on construction results in another three dollars being spent. Given the above, the expectation is that more than $100 million is added throughout the broader economy. Finally, the induced effect is derived from local spending on goods and services by people working to satisfy the direct and indirect effects. While the direct and indirect impacts resonate throughout larger county-wide and regional geographies, induced impacts have a more positive effect on the local community. Given the size of the proposed facility and quality of materials and furnishings a construction crew of 30 to 40 can be expected to be on site during the estimated 18 month construction period. With a six day work week and average daily spend per worker locally (on gas, food, beverage, sundries, etc.) of ±$10.00 the specific local economic impact can be expected to be in the range of between ±$135,000 to ±$180,000 for the 18 month construction period. While that number pales in comparison to the broader economic impact, it nonetheless represents a significant bump for the local small business community.

With respect to impacts from the operation of the facility after construction, the community benefits – economic and otherwise – of arts organizations are well studied and documented. Americans for the Arts is a non-profit organization that for 30 years has studied and documented the economic and social impacts of the nation's nonprofit arts and culture industry. In their most recent study, *Arts and Economic Prosperity 6,* among the top takeaways regarding the impact of arts organization audiences the following are listed:

Arts and culture drives commerce to local businesses.

When people attend a cultural event, they often make an outing of it—dining at a restaurant, paying for parking or public transportation, enjoying dessert after the show, and returning home to pay for child or pet care. Attendees at nonprofit arts and culture events spend $38.46 per person per event, beyond the cost of admission—vital income for local merchants and a value-add that few industries can compete with.

Arts and culture strengthens the visitor economy.

One-third (30.1%) of attendees travel from outside the county in which the activity takes place; they spend an average of $60.57, twice that of their local counterparts ($29.77). Three-quarters (77%) of non-local attendees reported that the primary purpose of their visit was to attend that cultural event.

TOTAL ECONOMIC IMPACT						
ARTS &	Total Expenditures	Jobs	Household Income	Local Government Revenue	State Government Revenue	Federal Gov Tax Revenue
Organization(s):	$425,000.00	12	$396,317.00	$11,994.00	$16,898.00	$79,020.00
Audiences:	$665,765.00	9	$273,363.00	$15,426.00	$20,040.00	$48,321.00
Total:	$1,090,765.00	21	$669,680.00	$27,420.00	$36,938.00	$127,341.00

A vibrant arts and culture community keeps residents spending locally.

When local attendees to nonprofit arts and culture events were asked what they would have done if the event where they were surveyed had not been available, 51% said they would have "traveled to a different community to attend a similar arts or cultural activity."

The City of Highwood's latest Comprehensive Plan document repeatedly mentions the Village's reputation as a fine dining and entertainment destination. Indeed, the municipality derives a significant amount (±34%) of its revenue from sales tax, indicating the importance of this reputation. The proposed development is located within a short distance from Highwood's downtown restaurants and businesses that would benefit from the out-of-town visitors attending events.

MYA estimates an increase in attendance on-site of over 22,000 patrons annually over the modest audience numbers for the fifteen Chamber Music Soirees that are held on Saturday nights along with the five Music at the Fort Recitals and three Jazz Combo concerts typically held at the current facility. According to MYA estimates, the additional expenditures to produce the increased programming at the new facility is estimated to be ±$425,000 annually. Utilizing these inputs, the Americans for the Arts economic impact calculator produces an estimate of economic impacts due to the proposed MYA concert hall reproduced in the chart above. The calculation indicates that additional spending by MYA and its expanded audience numbers will generate nearly $200,000 in government revenues, over $650,000 in local household incomes and generate an additional 21 jobs locally.

An explanation of the terms in the chart is reproduced below:

Total Expenditures: *The total dollars spent by your nonprofit arts and cultural organization and its audiences; event-related spending by cultural audiences is estimated using the average dollars spent per person, per event by cultural attendees in similarly populated communities.*

Jobs (Employment): *Employment data in IMPLAN is an annual average headcount of full time, part time, and seasonal employment. Note that a person can hold more than one job, so the job count is not necessarily the same as the count of employed persons. While IMPLAN employment adjusts for seasonality, it does not indicate the number of hours worked per day. It is not, therefore, equal to full time equivalents. This is the same definition used by the U.S. Bureau of Economic Analysis Regional Economic Accounts and the U.S. Bureau of Labor Statistics Census of Employment and Wages.*

Household Income: *The total dollars paid to community residents as a result of the expenditures made by your arts and cultural organization and/or its audiences. Household income includes salaries, wages, and entrepreneurial income paid to residents. It is the money residents earn and use to pay for food, shelter, utilities, and other living expenses.*

Government Revenue: *The total dollars received by local, state and federal governments as a result of the expenditures made by your arts and cultural organization and/or its audiences. Government revenue includes revenue from local and state taxes (e.g., income, sales, lodging, real estate, personal property) as well as funds from license fees, utility fees, filing fees, and other similar sources. Local government revenue includes funds to governmental units such as city, county, township, and school districts, and other special districts.*

X. Evaluation According to the Standards for Map Amendments

The following section is an evaluation of the proposed PUD for the construction of the MYA Symphony Center with respect for the standards for zoning map amendments contained in §11-3-8-C (1 – 12). Each standard is listed in italic with the response following.

§11-3-8-C(1-12) Map Amendment

C. Plan Commission Factors: The plan commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely in the interest of the applicant. The plan commission shall consider the following factors in considering any such amendment:

1. The existing uses and zoning classifications of properties in the vicinity of the subject property.

Response:

With respect to the existing land use pattern, the land uses along Sheridan Road in the general vicinity of the subject property are a mix of commercial and multi-family residential uses. In the vicinity of the subject property, Sheridan Road functions as a commercial corridor with strip centers and stand alone commercial structures on the west side of the street with single- and multi-family residential uses backing up to Sheridan Road on the east. The immediate land use context adjacent to the subject property is also a mix of commercial and residential uses along with the MYA complex – a cultural/educational use. The more sensitive single-family residential uses are internally oriented and focused away from Sheridan Road The existing land use pattern has been well established for at least the last 30 years.

With respect to the zoning pattern, commercial zoning dominates along Sheridan Road with Planned Unit Development (PUD with underlying City of Highwood R3 and R4) for Ft. Sheridan and R1 for the subject property and along Westover Road As can be expected, for the most part, the zoning pattern is consistent with the land use pattern in the vicinity of the subject property.

It should be noted, however, that both the Westover and Subject property R1 zoning classification does not permit the existing developments which pre-date the zoning ordinance (non-conforming to R1 standards). In fact, the R1 classification (single-family residential on 2-acre lots) is completely inconsistent with the existing land use pattern throughout the City of Highwood. As a result, the R1 – Highwood's most restrictive zoning district – adjacent to Sheridan Road and commercial property is inappropriate given the current pattern of development.

As a result, the R1 zoning for subject property should be interpreted as provisional.

All in all, with the exception of the R-1 zoning on the subject property, the zoning and land use patterns in the vicinity of the subject property are consistent and well-established. Given above, the existing land use and zoning patterns support rezoning to a PUD to allow the construction of the proposed facility and to codify the long standing use on the subject property.

2. The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

Response:
The area surrounding the subject property has been fully developed for the last 25 years.

Prior to that, the trend of development had been the annexation and redevelopment of Ft. Sheridan and infill of remaining vacant properties with adaptive reuse or redevelopment of underutilized properties. The rezoning and redevelopment of vacant land zoned R1 and expansion of MYA is consistent with trend of development in the area.

Given above, the trend of development is consistent with proposal.

3. The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

Response:
The current R1 zoning on the subject property is adjacent to Sheridan Road which carries an Average Annual Daily Traffic volume of 11,200 vehicles. Current zoning limits development to a single single-family home on the remaining land adjacent to Sheridan Road which is inconsistent with trend of development and market preferences. Single family residential development is inconsistent with MYA mission and expansion consistent with MYA mission is proscribed by R1 zoning.

Given above, value of property to applicant and its not-for-profit mission is greatly diminished by existing R1 zoning and its restrictions on use.

4. The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

Response:
The proposed development poses no threat to public health in that it would not create overcrowding such that spread of disease would result. In fact, the proposed development conforms with the strict density standards of

the R1 District. The facility is so designed as to eliminate traffic through residential areas for the current function of MYA as well as proposed expanded use.

The limited program for public concerts reduces the frequency of high-traffic events and confines overall volume of traffic to the site. The traffic study prepared by KLOA indicates no threat to public safety from traffic concerns. The current use is a benefit to the community providing advanced education in music and the arts and expansion of that use is consistent with enhancing the public welfare

Given the foregoing there is no evidence that there is any significant increase in protecting the public health, safety and welfare in preserving the R1 classification such that it would offset the diminution in value of the applicant's property.

5. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

Response:
As mentioned earlier, the limited program for public concerts limits frequency of overall impacts and volume of traffic to site. The proposed expansion will be adjacent to and accessed from Sheridan Road and the re-orientation of site access for existing, as well as proposed uses, enhances enjoyment of adjacent and nearby residential properties by reducing traffic in the residential area. Furthermore, the existing structures and developments on-site buffer expanded use from residential uses to the east.

Finally, as mentioned earlier, the KLOA traffic study concludes that there would be no negative impact on adjacent and surrounding roadway system.

Given the foregoing, the proposed use would not significantly reduce the use and enjoyment of adjacent properties

6. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

Response:
No undue negative land use impacts so as to cause diminution of use and enjoyment of property as outlined above are anticipated and enhanced arts programming and entertainment options are associated with an increase in property values, not a decrease.

Given the foregoing there is no reason to believe, from a planning and land use perspective, that the value of adjacent properties would be negatively affected

7. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

Response:
The subject property is the only vacant parcel of land in the immediate area and, as mentioned earlier, the City of Highwood is fully developed but for remaining opportunities in the annexed Ft. Sheridan Property distant from the subject property. The existing land use and zoning patterns, and trend of development indicate that the proposed amendment is a more appropriate zoning classification than is the current R-1 on the subject property.

Given the foregoing, there is no reason to believe that the proposed amendment would have any effect on the orderly development of adjacent properties.

8. The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

Response:
The subject property R1 zoning permits only single-family residential on 2 acre lots, churches nd temples (places of worship), public schools, elementary and high, or private schools (having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning), and parks, playgrounds, forest preserves. The remaining developable land on the subject property is ± 2.5 acres adjacent to Sheridan Road which is too small for a public or private school as permitted, or for a house of worship, and inappropriate for park use given proximity to Sheridan Road. As discussed earlier, the land use context and trend of development along Sheridan Road is contrary to uses allowed in R1.

Given the size, configuration, and current improvements on the subject property, the existing land use and zoning context, and the volume of traffic on Sheridan Road the subject property is not suited for the only uses permitted.

9. The availability of adequate ingress and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

Response:
The traffic study authored by KLOA indicates adequate ingress/egress for the proposed use, and no significant negative impact on overall traffic conditions in the vicinity of the subject property

10. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

Response:
Existing public and private infrastructure resources are available to the subject property. Given the development program and proposed usage there is no reason to believe that existing public sewer and water capacity are inadequate for the proposed use demand. Due to the nature of the proposed development, no new residents or school-age children would be generated therefore there would be no new burden to the public school system. Due to the proposed usage and limits on the number of public concerts, burden on law enforcement as well as fire and EMT services are anticipated to be minimal and would not require additional personnel or significant expense to the municipality.

11. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

Response:
The subject property has been in its current state of development since the establishment of Highwood as a municipal corporation. Likewise, the southern portion of the subject property has been vacant for the same period of time. The existing zoning classification of the southern portion of the subject property is one of the primary reasons it has remained vacant.

12. The community need for the proposed map amendment and for the uses and development it would allow.

Response:
Enhanced arts programming adds to community attractiveness and is associated with enhanced real estate values. There is no similar performance space or attraction in Highwood that has the same potential to draw patrons to local restaurants and businesses. Furthermore, the proposed development provides the opportunity to re-orient vehicular circulation reducing traffic in residential areas.

Given the foregoing there is significant evidence of community need for the proposed use authorized by the proposed change to PUD zoning.

XI. Evaluation According to the Standards for Planned Unit Developments

The following section is an evaluation of the proposed PUD for the construction of the MYA Symphony Center with respect for the standards for zoning map amendments contained in §11-10-13. Each standard is listed in italics with the response following.

11-10-13: STANDARDS:

The planned unit development must meet the following standards:

A. Compliance With Comprehensive Plan: A planned unit development must conform with the intent and spirit of the proposals of any comprehensive plan adopted and then in effect.

Response:
The Highwood Comprehensive Plan ("Comp Plan") was adopted in February of 2013 and is considered to be up-to-date and reflective of community goals. The approval of a PUD for the construction of the MYA concert hall is, as discussed earlier in this report, consistent with the general goals and objectives related to Community Image and Identity, Commercial and Mixed-use Development, and Community Facilities and Services.

The comprehensive plan's future land use map identifies the existing MYA facility and the area of the proposed campus expansion for public/semi-public use, which includes public and private institutional uses such as the proposed expansion.

The Comp Plan specifically mentions MYA as a community asset attracting 600 families on a weekly basis to the area during the school year and indicates that the City should continue to support MYA.

The Comp Plan also indicates that the City should work with MYA to facilitate expansion to the area west of its existing facilities consistent with the proposal to establish the MYA Symphony Center.

Given the foregoing, the proposed planned unit development conforms to the intent and spirit of its currently adopted Comp Plan.

B. Ownership; Size: The site of the planned unit development must be under single ownership and/or unified control and be not less than sixty thousand (60,000) square feet in area.

Response:
The site is under single ownership and exceeds the 60,000 square foot minimum threshold. Therefore this standard is met.

C. Compatibility: The uses permitted in a planned unit development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties.

Response:
The prior analysis of zoning map amendment standards establishes that the proposed use

would not significantly reduce the use and enjoyment of adjacent properties; that there is no reason to believe, from a planning and land use perspective, that the value of adjacent properties would be negatively affected; or that there would be any negative influence on the orderly development of adjacent and nearby properties. As stated earlier, the limited program for public concerts limits frequency of overall impacts and volume of traffic to the site.

The proposed expansion will be adjacent to and accessed from Sheridan Road and the re-orientation of site access for existing, as well as, proposed uses will have a positive impact on nearby residential properties by reducing traffic in the residential area. Furthermore, the existing structures and developments on-site buffer expanded use from residential uses to the east.

Finally, as mentioned earlier, the KLOA traffic study concludes that there would be no negative impact on the adjacent and surrounding roadway system.

Given the foregoing, the proposed planned unit development would not exercise undue detrimental influence upon surrounding properties

D. Need: A clear showing of need must be made.

Response:
Current facilities are not sufficient for MYA's needs and there are no other local venues suitable for the type of performances and musical ensembles trained at MYA. As a result, performances take place outside the community at venues in municipalities such as Evanston, Wilmette, Chicago and Lake Bluff. This places a burden on MYA to schedule and secure these venues and represents a lost opportunity to draw more collateral business to Highwood restaurants and merchants.

The MYA Symphony Center also provides an opportunity to provide appropriate performance space for other arts organizations.

Given the foregoing, there is a clear need for a venue such as the MYA Symphony Center for both MYA and the City of Highwood.

E. Space Between Buildings: The minimum horizontal distance between buildings shall be:

1. *Fifteen feet (15') between 1-story, 2-story, 21/2-story buildings, or combinations thereof.*
2. *Equal to the height of the taller buildings in the case of freestanding unattached buildings other than 1-story, 2-story, or 21/2- story buildings.*

Response:
The proposed site plan indicates sufficient separation between buildings.

F. Yards:

1. *The required yards along the periphery of the planned unit development shall be at least equal in width or depth to that of the adjacent zoning district.*
2. *Buildings of more than twenty four feet (24') in height shall provide a setback from any property line of not less than equal to the height of such buildings.*

Response:
The proposed site plan indicates yards consistent with these provisions.

G. Parking Requirements: Adequate parking shall be provided, and in no event shall the parking be less than that provided for in other provisions of this title.

Response:
The proposed site plan indicates 271 parking spaces which exceed minimum requirements of the Zoning Ordinance.

H. Traffic: Adequate provision shall be made to provide ingress and egress so designed as to minimize traffic congestion in public streets.

Response:
The traffic study by KLOA indicates no undue negative impact on traffic. Traffic planning for event days ensures minimum impact during peak use.

I. Density:

1. *The density of any planned unit development shall not exceed by more than ten percent (10%) the density allowed in the district in which the planned unit development is located. Land within the planned unit development which is used for industrial purposes, commercial purposes, and open space may be included as gross area for calculation of density. The requirements of this subsection shall not apply to land within the I-1 limited industrial district.*
2. *Ground area of the uses not normally permitted in the district in which said planned unit development is located shall not exceed, by more than twenty percent (20%), the total ground area of said development.*
3. *The planned unit development may depart from strict conformance with the required density, dimension, area, bulk, use, and other regulations for the standard zoning districts and other provisions of this title to the extent specified in the preliminary land use and zoning plat and documents authorizing the planned unit development so long as the planned unit development will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. (ORoad 2003-O-15, 3-18-2003)*

Response:
According to the zoning matrix provided by Booth Hansen as part of the applicant's submittal, the proposal complies with all density standards applicable in the Highwood Zoning Ordinance.

XII. Conclusions

Given the foregoing analysis it is clear that the proposal to construct the MYA Symphony Center is consistent with the current Highwood Comprehensive Plan and meets the standards for both Map Amendments contained in §11-3-8-C(1-12) and Planned Unit Development contained in §11-10-13 of the City of Highwood Zoning Ordinance.

XIII. Findings of Fact

In light of the prior analysis and conclusions, the following proposed findings of fact are submitted:

11-10-14: FINDINGS OF FACT:

The plan commission shall provide findings of fact setting forth the reasons for the recommendation, and said findings shall set forth, with particularity, in what respects the proposal would be in the public interest including, but not limited to, findings of fact on the following:

A. In what respects the proposed plan is consistent with the stated purpose of the planned unit development regulations.

1. A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the other provisions of this title.

The proposed planned development will permit the applicant to expand their existing campus to include a performing arts venue and concert hall on land under common ownership. The proposal will protect existing development and provide enhanced natural and landscaping features, as described in more detail throughout this evaluation, while providing enhanced cultural opportunities for the community and the region. Due to the specific acoustic requirements of the proposed use, additional height is necessary beyond that which is permitted in the zoning district in which the campus is located. The applicant has made every effort to ensure that other requirements of the underlying zoning district are met and that any potential negative impacts on the neighborhood or community are mitigated.

2. Permanent preservation of common open space and recreation areas and facilities.

While the proposal has no direct impact on the preservation of public open space or recreation areas and facilities, the proposed plan will incorporate reinforced grass pavers for overflow parking lots, ensuring that green open space on the subject property is maximized to the extent feasible. The proposed use itself will provide access to a state of the art performing arts venue, clearly in the interest of the community and the entire region.

3. A pattern of development to preserve natural vegetation, topographic and geologic features.

The proposal will have no negative impact on any existing natural vegetation, topographic, or geologic features. The proposal calls for extensive use of berming and landscaping at the perimeter of the subject property, a meadowscape with native plantings along Sheridan Road, and reinforced grass pavers for overflow parking lots. Additionally, the preservation of more than a dozen mature trees throughout the subject is anticipated as a part of this proposal. Clearly, the proposal is designed so as to protect natural elements of the subject property and community.

4. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of aesthetic amenities.

The proposal calls for numerous creative and unique solutions to ensure that the proposal results in a better development than could otherwise be constructed, including but not limited to, construction that involves building a portion of the facility below grade (thus reducing the overall height), a proposed meadowscape along Sheridan Road, berming and landscaping at the perimeter of the subject property, reinforced grass pavers for overflow parking, a restriction of public access to the subject property to Sheridan Road, a proposed pedestrian crosswalk on Sheridan Road, and the preservation of mature landscaping on the subject property. The proposed development will create a more open, natural, and walkable campus and provide better access to facilities for the applicant and for MYA students than would development of the propose use on a site remote to the existing conservatory use.

5. An efficient use of the land resulting in more economic networks of utilities, streets, and other facilities.

The proposal calls for the closing of public access onto neighborhood streets, with access being only via Sheridan Road, as well as a mid-block pedestrian crossing on Sheridan Road. These elements of the proposal, in addition to the implementation of a Traffic and Parking Management Plan for Large Events, will ensure a more efficient use of streets during periods when events are not being hosted and will ensure that traffic and parking does not create an undue burden on the community during events, as detailed in the analysis performed by KLOA. The proposal will have no negative impact on utilities in the area, and storm management facilities will be designed to ensure that there is no negative impact on the community due to runoff from the subject property.

6. A land use which promotes the public health, safety, comfort, morals, and welfare.

The proposed use, which will allow for the expansion of the existing MYA campus, will provide enhanced performing arts opportunities

for students of the existing conservatory, as well as additional civic and cultural opportunities for the community through the performing arts venue, which can only be viewed as promoting the public comfort, morals, and welfare. As outlined throughout this analysis, great care has been taken by the applicant to ensure that any potential negative impacts related to the provision of open space, access to light and air, and traffic and parking associated with proposed use is property mitigated. The proposed land use clearly promotes the public health, safety, comfort, morals, and welfare of both the neighborhood and the community at large.

B. The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations.

The proposal fully complies with the spirit and intent of the planned development standards and regulations, as well as the standards for map amendments, as detailed more fully previously in this report.

C. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including, but not limited to, the density, dimension, area, bulk, and use, and the reasons why such departures are deemed to be in the public interest.

With the exception of the proposed concert hall (theater) use and the proposed height, the proposed expansion complies with all zoning regulations, including setbacks, lot coverage, parking, and loading. No subdivision is required as a part of this proposal.

The proposed height of 45 feet (four stories) exceeds the maximum height of 35 feet (two-and-a-half stories) in the underlying R-1 zoning designation. The need for the proposed height is directly related to the required acoustic properties of the proposed use, and the applicant has reduced the height of the proposal by proposing to build the facility partially below grade. The proposed height is just four feet higher than the roof of the existing conservatory building on the subject property, and in line with structures that could be built as-of-right to the west of the subject property, in the CX zoning district. Public and private institutional uses are permitted uses and theaters are allowed as accessory uses to schools in the R1 district, and a theater of the size proposed (General Service Use) would be a permitted use in the neighboring CX district.

Given the nature of the departures, they are fully within the public interest in order to provide a community cultural asset such as the one proposed.

D. The physical design of the proposed plan and the manner in which said design makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.

The proposal meets all requirements of the Zoning Ordinance that are intended to limit negative impacts on neighboring uses, including lot coverage, setbacks, and the provision of parking and loading. The applicant proposes to implement a Traffic and Parking Management Plan for Large Events to ensure that traffic and parking related to the proposal does not cause an undue burden on neighboring uses. The proposal calls for the limiting vehicular access to the subject property to Sheridan Road. The use of reinforced grass pavers for

overflow parking, berms and landscape buffers at the perimeter of the subject property, and a proposed meadowscape with native plantings along Sheridan Road will help ensure the subject property maintains a sense of natural openness and visual enjoyment. Therefore, the proposal provides adequate control over vehicular traffic while protecting access to open space, light, and air within the community.

E. The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood.

The proposal meets all requirements for lot coverage, setbacks, and the provision of parking and loading, and public access to and from the subject property from the surrounding residential neighborhood will be restricted. The applicant has reoriented the proposed concert hall from previous proposals to be more proximate to Sheridan Road and ensure greater setbacks between the proposed structure and residential uses in all directions. Reinforced grass pavers and stormwater management enhancements will preserve open space and mitigate flooding impact on surrounding uses. The proposed landscaping plan, including berming and screening at the perimeter, meadowscape adjacent to Sheridan Road, and the preservation of existing trees on the subject property will preserve and enhance the existing natural environment of the neighborhood. The proposed use is not out of context with existing single-story commercial uses to the west of the subject property and, in fact, could attract additional businesses and spur future improvements to these properties.

F. The desirability of the proposed plan to physical development, tax base and economic well being of the entire community.

Given the proposed use of the facility for eighteen larger events per year and approximately three smaller events per month, it is estimated that the proposal will bring approximately 24,000 additional people to the community per year. Many of these visitors will visit other businesses in the community, including bars and restaurants in the city's downtown district, supporting local businesses and generating tax revenue, beyond the cultural benefits the proposal offers. The proposed use is clearly a desirable asset and in the interest of the economic well-being of the entire community.

G. The conformity with the intent and spirit of the comprehensive plan. (ORD 2003-O-15, 3-18-2003)

The City of Highwood Comp Plan, adopted in February of 2013, identifies MYA as a community asset and regional attraction, drawing hundreds of families from throughout the region to the city on a weekly basis during the school year. The comprehensive plan encourages the promotion and showcasing of local artist groups and programs.

Specifically related to MYA, the Comp Plan recognizes the need of MYA to expand its facilities, including additional parking, and identifies vacant land to the west of the existing facility for possible expansion. The plan includes a specific short term action item to "work with the Midwest Young Artists (MYA) and current property owners to assess the potential for expansion into the lots to the west of the MYA."

The plan also identifies the need to support the efforts of the MYA specifically and encourages their promotion as a regional attraction. The

plan includes a specific short term action item to "include the MYA music school as a regional attraction within marketing and promotional efforts for the larger community."

The comprehensive plan's future land use map identifies the existing MYA facility and the area of the proposed campus expansion for public/semi-public use, which includes public and private institutional uses such as the proposed expansion.

The proposed MYA campus expansion and the proposed PUD that supports it are clearly in conformity with the spirit and intent of the adopted comprehensive plan.

From: Scott Coren
To: Marc Facchini
Subject: Fw: The MYAC Zoning Item
Date: Monday, June 9, 2025 1:38:31 PM

Please include in the packet. Thank you!

Scott Coren
CITY OF HIGHWOOD
City Manager

From: Alexandra Markarian <lexie.markarian@gmail.com>
Sent: Monday, June 9, 2025 8:45 AM
To: Scott Coren <scoren@cityofhighwood.org>
Subject: The MYAC Zoning Item

Good morning Scott,
I am a resident of Ft. Sheridan and the president of the Bakery School Loft Condo Association (BSCLA). We are a building of 12 condos at the corner of Lyster and Ronan. My unit has an independent door facing Lyster. Prior to this home, I lived at 842 Lyster, just two doors down from MYAC. Now, I am across the street.
I share this with you so there is a sense of understanding as to my proximity to the proposed rezoning area. I/We are super close!
To date, I have spoken with everyone in my building and all are against the proposed rezoning. You have heard all of the reasons as to why in all of the prior letters and meetings (I have been to all of the meetings). Please count the opinion of 12 homeowners herein as opposed to the rezoning. We represent about 5-10% of the Fort Sheridan community.
Thank you,
Lexie

--
Alexandra Markarian
lexie.markarian@gmail.com

From:	Scott Coren
To:	Marc Facchini
Subject:	Fw: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Monday, June 9, 2025 1:40:58 PM

Please include

From: Carole Mostow <carolemostow@gmail.com>
Sent: Monday, June 9, 2025 11:46 AM
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; Andy Peterson <apeterson@cityofhighwood.org>; M. Brad Slavin <mbradslavin@cityofhighwood.org>; friendsofhistoricfortsheridan@gmail.com <friendsofhistoricfortsheridan@gmail.com>; nrotering@cityhpil.com <nrotering@cityhpil.com>; gneukirch@cityhpil.com <gneukirch@cityhpil.com>; stack@cityoflakeforest.com <stack@cityoflakeforest.com>; wichaj@cityoflakeforest.com <wichaj@cityoflakeforest.com>; Krista Hanson <khanson@cityofhighwood.org>; Robyn Baur <rbauer@cityofhighwood.org>; George Markoutsas <gmarkoutsas@cityofhighwood.org>
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

Dear Zoning Board 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.

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,

Carole Mostow
779 Lyster Rd, Highwood IL 60040

--
Carole Mostow
carolemostow@gmail.com

From: Scott Coren
To: Marc Facchini
Subject: Fw: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Monday, June 9, 2025 1:45:55 PM

Please include

From: jody berns <jody.berns@gmail.com>
Sent: Monday, June 9, 2025 10:34 AM
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; Andy Peterson <apeterson@cityofhighwood.org>; friendsofhistoricfortsheridan@gmail.com <friendsofhistoricfortsheridan@gmail.com>; Rotering, Nancy <nrotering@cityhpil.com>; gneukirch@cityhpil.com <gneukirch@cityhpil.com>; stack@cityoflakeforest.com <stack@cityoflakeforest.com>; wichaj@cityoflakeforest.com <wichaj@cityoflakeforest.com>; Krista Hanson <khanson@cityofhighwood.org>; Robyn Baur <rbauer@cityofhighwood.org>; George Markoutsas <gmarkoutsas@cityofhighwood.org>
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

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.

In addition, there are very concerning environmental issues for such a venue that will affect the ravines, the lakefront and the surrounding areas that are important for ecological purposes.

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,
Jody & Randy Berns
207 Leonard Wood N
Highland Park, IL

From:	Scott Coren
To:	Marc Facchini
Subject:	Fw: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Monday, June 9, 2025 1:39:34 PM

Please include

From: Marcy Padorr <padorr4@ameritech.net>
Sent: Monday, June 9, 2025 8:23 AM
To: Scott Coren <scoren@cityofhighwood.org>
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

Hi,

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.

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,

Marcy Padorr
344 Leonard Wood South
Highland Park, IL 60035

Marcy Padorr
Padorr4@ameritech.net
847-917-7779

From: Scott Coren
To: Marc Facchini
Subject: Fw: Orient Kisiel Submission
Date: Monday, June 9, 2025 1:31:25 PM

Please include in public comment.

s

From: David Blitz <dblitz51@gmail.com>
Sent: Monday, June 9, 2025 9:16 AM
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; Andy Peterson <apeterson@cityofhighwood.org>; M. Brad Slavin <mbradslavin@cityofhighwood.org>; Susan Lazar <friendsofhistoricfortsheridan@gmail.com>; nrotering@cityhpil.com <nrotering@cityhpil.com>; Ghida S. Neukirch <gneukirch@cityhpil.com>; Krista Hanson <khanson@cityofhighwood.org>; Robyn Baur <rbauer@cityofhighwood.org>; George Markoutsas <gmarkoutsas@cityofhighwood.org>
Subject: Orient Kisiel Submission

Scott:
Rather than take the time at the upcoming P/Z hearing to present a more complete rebuttal to the Okrent Kisiel report relative to the financial benefits to Highwood, I thought I would make additional comments in writing to be added to the record.

Kisiel claims that this project is estimated to bring in an estimated $100M in revenue to the border economy. Also, construction and crew employees will spend between $135,000 and $185,000 in 18 months on gas, food, beverages and other items with a direct local economic impact. The reality is that there are **NO** contractor companies in Highwood of the required skill set,magnitude, or caliiber that could possibly work on this project, so none will be hired to do this project. These alleged dollars will flow to other communities. Additionally, all building supplies will be purchased outside of Highwood as there are no vendors with a Highwood address that can supply the building material. Finally, we have discovered through our research that 64.5% of all workers bring their lunch. Also gas and other sundry items are already being purchased. There is no additional benefit in that area either. Any additional dollars spent in Highwood would be minimal and only temporary-through the construction period. So relative to the actual construction of this project, we conclude that there is no economic benefit to the City of Highwood.

I'd like to add a bit more color to my letter of May 28th regarding Kisiel's use of the Americans For Fine Arts calculator and his claims of financial benefit to the city of Highwood using data from 2 cities close to home. The data claims that in Peoria, Illinois, a city with a population of 113,150, that 191,692 people attended art related events (not music school events), adding $5.4M in personal income to its residents, and $473K in state tax revenues. Regarding Elgin, Illinois, a city with a population of 114,797, the data claims that 176, 426 people attended art related events (not music school performances), adding $8M in personal income to its residents, and $399K in state tax revenues. As I stated before, this data is beyond suspect and so irrelevant that it borders on being insulting.

I think it is worth repeating-If this is the best data Kisiel can put forth relative to the economic benefit to the city of Highwood, then the only conclusion one can draw is that there is **no economic benefit** to it. I'm looking forward to seeing you again on the 18th. Hopefully, we can put this issue behind us soon.

Regards,

David Blitz

From:	Amanda Presutti
To:	Scott Coren
Cc:	Charles Pecaro; Mike Fiore; Andy Peterson; M. Brad Slavin; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com; Krista Hanson; Robyn Baur; George Markoutsas
Subject:	Opposition to MYAC Rezoning Proposal – Please Include in Public Record
Date:	Saturday, May 24, 2025 11:55:40 AM

To the Members of the Highwood Planning & Zoning Committee, and City Officials of Highwood, Highland Park, and Lake Forest,

I respectfully submit this note in opposition to MYAC's proposal to rezone four residential acres in Fort Sheridan to commercial use. Please include these comments in the public record and share them with all Planning & Zoning Committee members.

The proposed 728-seat, 4-story, 46,000 sq ft commercial event venue is incompatible with Fort Sheridan's residential character and National Historic Landmark District status. This peaceful, historic neighborhood of 503 homes was never intended to accommodate a high-traffic, year-round commercial facility.

While I fully support music and education, MYAC's proposal offers no clear benefit to its members, Fort Sheridan, the City of Highwood, or local residents and businesses. As a tax-exempt nonprofit, MYAC would not contribute to the local tax base. Its viability depends on frequent non-mission events and outside acts, with no restrictions on event frequency—raising serious concerns about traffic, noise, parking, and public safety.

The city's own consultant has concluded there is insufficient parking for this venue. Additionally, Highwood is already supporting other development projects that provide tangible economic benefits without compromising the neighborhood's character.

In short, MYAC has not demonstrated a need for this venue or how it benefits the community. I urge the committee to reject this rezoning request and recommend that MYAC seek a more appropriate location for its expansion.

Thank you for your time and consideration. I welcome your response.

Sincerely,

Amanda Mocogni Presutti

130 Michigan Ave

Highwood

From:	Andy Hamilton
To:	Scott Coren
Cc:	Charles Pecaro; Mike Fiore; Andy Peterson; M. Brad Slavin; Susan Lazar; 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 29, 2025 10:48:00 PM

To the Mayor, City Council, and City Manager of Highwood,

We are writing to express our strong opposition to the proposal by MYAC to rezone four acres of land from **Residential (R1)** to **Commercial** use. We respectfully request that this letter be entered into the public record and shared with all members of the Planning & Zoning Committee.

Our home at 39 Pralls Loop directly faces the lots under consideration. The proposed zoning change is not only unprecedented in Highwood but conflicts with the City's existing zoning ordinance. Rezoning established residential property for commercial use poses a serious threat to the character and stability of our neighborhood.

Should the City approve this request, it would place the value of our home, and the homes of our neighbors on Pralls Loop and throughout the neighborhood, at significant risk. Aside from the direct impact on property values, such a decision sets a concerning precedent that could endanger residential zoning protections throughout Highwood.

We urge the City to consider the consequences of this action, including potential legal challenges that will follow if zoning regulations are ignored or overridden.

Thank you for your consideration of this matter. We look forward to your reply.

Sincerely,
Andy and Cindy Hamilton
39 Pralls Loop
Highwood, IL 60040

From:	Beth Waxman-Arteta
To:	Scott Coren
Cc:	Charles Pecaro; Mike Fiore; Andy Peterson; M. Brad Slavin; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; Neukirch, Ghida; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com; Krista Hanson; Robyn Baur; George Markoutsas
Subject:	Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Saturday, May 24, 2025 3:21:11 PM

Dear All:

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,
Beth Waxman-Arteta & Carlos Hubner Arteta
213 Leonard Wood N #202

--
Beth Waxman-Arteta
917-306-2810

From: Scott Coren
To: Marc Facchini
Subject: FW: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Saturday, June 7, 2025 10:39:39 AM

Please add this to the packet.

Thanks!

S

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Bogdan Enache <enache.bv@gmail.com>
Date: 6/7/25 4:57 AM (GMT-07:00)
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>, Mike Fiore <mfiore@cityofhighwood.org>, Andy Peterson <apeterson@cityofhighwood.org>, "M. Brad Slavin" <mbradslavin@cityofhighwood.org>, friendsofhistoricfortsheridan@gmail.com, nrotering@cityhpil.com, gneukirch@cityhpil.com, stack@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 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,
Bogdan Enache
1690 Beverly Pl
Highland Park, IL 60035

Sent from my iPhone

From:	C.J. Longman
To:	Scott Coren
Cc:	Charles Pecaro; Mike Fiore; Andy Peterson; M. Brad Slavin; 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:	Wednesday, May 21, 2025 4:14:22 PM

Dear Sirs:

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.

MYAC's zoning request for a 728-seat, 4 story, 46,000 sq ft, commercial year-round event venue should not be granted.

The Fort Sheridan, Highland Park and Lake Forest residential neighborhoods in the area will all be negatively impacted. This venue will create increased traffic on both Old Elm and Sheridan Roads. As you may know, these roads are extensively used by cyclists and pedestrians. Old Elm is a narrow road designed for a residential use. Without a doubt, people come to Highwood for entertainment and dining, but they also come seeking the unique, historical, preserved open spaces.

Besides increased traffic problems and the loss of historic land, this is not a fiscally smart project. This project will increase public resource demands of police, fire, EMS, and other city departments in HW, HP and LF yet as a tax-free non-profit, there will be no revenue collected. Vote NO.

Sincerely,

Carol Longman
625 Beverly Place lake Forest, IL 60045

From: Chris Michalek
To: Scott Coren; Charles Pecaro
Subject: FOR the MYA!
Date: Wednesday, May 21, 2025 3:40:48 PM

Mayor Pecaro and Manager Coren-

I am writing to express my support for the proposed MYA venue on Sheridan. I am an Architect, and resident of Highland Park in the Highlands on 3244 Summit Ave. I think the MYA is a fantastic organization that deserves a proper venue. It is an asset to the community. I also think that it will help bring more exposure to the Highwood restaurant community. Highwood is uniquely prepared for a before or after show dining crowd, which can only be further enhanced by this venue. Thinking about Paul over at Broken Tee- he would be thrilled for additional business. I know that he is quite seasonal, and if he can get a new demand generator to help smooth that out, his chances for staying vibrant are increased. I, for one, look forward to the new view from Scotty's 'patio' while I sip a gin martini.

Further- the design is fantastic. Booth Hansen is a TOP firm, well respected in the architecture community. The consultant team as a whole are some of the most respected in the Chicago area.

Things that I am not concerned with: I do not think the bulk of the building is significant. I do not think that the traffic impact of 18 concerts will be significant to the community. I do not think that this will impact the historic character of the Fort.

Please support this proposal and potential new cultural gem for Highwood.

Thank you!

CHRISTOPHER MICHALEK
Partner

Mobile 312.661.6183
Chicago | New York
SGWarch.com | @SGWarch

From: Colleen Madden Blumenfeld
To: Scott Coren; Charles Pecaro
Subject: In Support of MYAC"s Symphony Center
Date: Thursday, May 22, 2025 12:54:30 PM

Good afternoon, and happy holiday weekend,

Last night, Midwest Young Artists Conservatory (MYAC), a 501c 3 non-profit organization, appeared before the Planning & Zoning Commission of Highwood requesting a zoning change for their current property just west of 878 Lyster Rd in Highwood. MYAC is seeking to build a 728 seat concert hall primarily for their students, K-12 children, to perform classical, jazz, and chamber music. The concert hall will also be rented out to other, similar organizations to use for their musical events.

I am a parent of a current student of MYAC, Highland Park resident (I live right on the Highwood border), and serve on the volunteer board of directors for MYAC. I'm very much in support of this project, so that is my bias. But I also believe neighbors are being purposely oppositional to this project at the detriment to the whole community.

Certainly, a project of this size would come with concerns, questions, and feedback from the neighborhood. MYAC has gone to great lengths to receive community input into their plans and have submitted revisions incorporating this feedback to the city. However, the neighborhood groups appear to be arguing against the project in bad faith in order to keep growth and expansion from occurring in Highwood.

They are doing this by:
distributing misinformation about the project
-i.e. describing the project as a rock concert venue creating extreme traffic and noise issues
picking and choosing data to facilitate this false narrative
misleading graphics
-I actually loved the graphic from the neighbors' traffic engineer where all the cars were akimbo in the parking lot, as if people would just forget how to drive when they enter the lot. Legit funny!
ad hominem attacks
-MYAC didn't landscape properly when they moved into their current building 20 years ago or contribute to security cameras on the lake, and therefore are bad neighbors.

A commissioner asked how long it will take to enter and exit the Fort if Westover is closed off. I know the answer to this. I drive my daughter (or ride my bike) to MYAC every week. To go "the long way," going north from Washington to Old Elm and turning on Simonds Way, it adds less than 90 seconds to the drive back around to Westover. Taking First is obviously faster.

Despite what my neighbors said at the meeting, I have never hit any traffic on Sheridan between Washington and Old Elm. I'm on this stretch all the time for MYAC, fundraisers at the restaurants on Sheridan, our vet is there. Going south from Washington, I have experienced some, but nothing that has caused me any inconvenience, even during community events.

Regarding the concerts, these are mostly families of the students. They are also community

members. When the concerts are at Pick-Staiger, for instance, I bring my daughter an hour before the performance (other ensembles get there earlier or later), then go to the student union and get a coffee. I'd love to cross Sheridan and go to Starbucks or McDonalds before the shows instead.

I've lived here for 5 years. I love Highwood, my kids go to Oak Terrace, and we often eat and play right on Sheridan and Green Bay. We trick or treat at those businesses, get our bday cakes from Bent Fork, bar hop (when we can get babysitters) and grab coffee at Tala. We've done Pumpkin Fest and Highwood Days. It's a beautiful, diverse community!

I recognize that many of the residents are long-time residents. I heard "I've lived here 30, 40, 50 years," during that meeting. This kind of change can be scary, so I understand their trepidation, but ultimately this project is for the benefit of the entire community. This will be great for the kids of Highwood, not only to participate in MYAC's school, but to attend concerts performed by their peers right in their own backyards. I hope the board rezones the property.

With respect and gratitude,
Colleen Madden Blumenfeld
858 Spyglass Ct, Highland Park, IL

From: David Blitz
To: Scott Coren
Subject: Financial Data
Date: Wednesday, May 28, 2025 12:59:23 PM

Scott:
It was nice meeting you the other night so we both could put names to faces. I will be brief, but would be remiss without going on record as saying that it was at the very least disappointing that MYAC's consultant would provide data relative to the financial benefits to the community that was so misleading and irrelevant to their submission that it is insulting. This data was created using the Americans For The Arts calculator and was spooled from a data base of states, cities, and regions which includes ALL categories and aspects of art. The data itself is suspect, but more importantly, it has absolutely nothing to do with a classical music school who allegedly is building a concert hall solely for the benefit of its students in a city the size of Highwood.

I can document literally hundreds of examples in this data that support my statements. Rather than spend our time looking at specific examples, I've attached a link to their data base, so you and those in the decision stream can access it and form their own conclusions. If this is the best data MYAC can put forth regarding the financial benefits to the community, then the obvious conclusion is that there is NO financial benefit to the community. Please add this note to the public record.

Regards,

David Blitz

https://drive.google.com/file/d/1PoKxhI1K2cSlybwdUOSrPUf98_NpSAjc/view

Americans for the Arts partnered with 297 local, regional, and statewide organizations that represent the 373 study regions in AEP6 (41 partners included multiple study regions as part of their AEP6 participation). This study absolutely could not have been completed without them.

Alabama
Arts Huntsville
The Arts Council of Tuscaloosa

Alaska
Fairbanks Arts Association

Arizona
Arizona Commission on the Arts
Chandler Center for the Arts
City of Mesa Department of Arts and Culture
City of Phoenix Arts and Culture Department
City of Tempe Arts and Culture Division
Flagstaff Arts Council
Scottsdale Arts
Sedona Arts Center
Southern Arizona Arts and Cultural Alliance
West Valley Arts Council

Arkansas
Creative Arkansas Community Hub & Exchange (CACHE)
- Northwest Arkansas Region
- State of Arkansas

California
Arts Connection
- City of San Bernardino
- City of Ontario
- San Bernardino County

Arts Council for Monterey County
Arts Council of Placer County
Arts Council Santa Cruz County
- City of Santa Cruz
- City of Watsonville
- Santa Cruz County

Balboa Park Cultural Partnership
California Desert Arts Council
City of Carlsbad Cultural Arts Office
City of Coronado Cultural Arts Commission
City of Encinitas Parks, Recreation, and Cultural Arts Department
City of Escondido Department of Economic Development
City of Laguna Beach Cultural Arts Department
City of National City
City of Oceanside (Arts Commission)
- City of Oceanside
- Oceanside Cultural District

City of Riverside Arts & Cultural Affairs Division
City of Sacramento Office of Arts and Culture

California
City of San Diego Commission for Arts and Culture
- City of San Diego
- San Diego County

City of San José Office of Cultural Affairs
City of Santa Ana
City of Walnut Creek Arts and Recreation Department
City of West Hollywood Communications Department (Arts Division)
Inland Empire Community Foundation
Nevada County Arts Council
Riverside Arts Council
San Francisco Arts Commission
Silicon Valley Creates

Colorado
City of Boulder Office of Arts + Culture
City of Fort Collins Department of Cultural Services
Cultural Office of the Pikes Peak Region
Denver Arts & Venues
Grand Junction Commission on Arts & Culture

Connecticut
Arts Council of Greater New Haven
Arts & Culture Collaborative of the Waterbury Region
City of New Haven Department of Arts, Culture, and Tourism
Connecticut Department of Economic and Community Development (Office of the Arts)
Cultural Alliance of Fairfield County
Cultural Alliance of Western Connecticut
Greater Hartford Arts Council
Northwest Connecticut Arts Council
- Downtown Torrington
- Northwest Connecticut Region

Shoreline Arts Alliance
Southeastern Connecticut Cultural Coalition
- Eastern Connecticut Region
- Northeastern Connecticut Region
- Southeastern Connecticut Region

Delaware
Delaware Division of the Arts

Florida
Alachua County Manager's Office
Arts Council of Martin County
Arts Council of Hillsborough County
- City of Tampa
- Hillsborough County
- Greater Tampa/St. Petersburg Area

Arts & Cultural Alliance of Sarasota County
- Sarasota County
- Greater Sarasota/Bradenton Area

Bradenton Area Convention and Visitors Bureau
Broward County Cultural Division
Clearwater Arts Alliance
City of Fort Lauderdale Office of the City Manager

Florida
City of Largo
City of Ocala
City of Safety Harbor
Council on Culture & Arts
Creative Pinellas
Cultural Council of Greater Jacksonville
Cultural Council of Palm Beach County
- Town of Jupiter
- City of Boca Raton
- City of West Palm Beach
- Palm Beach County

Cultural Arts Alliance of Walton County
Florida Division of Cultural Affairs
Flagler County Cultural Council
Lee County Alliance of the Arts
- City of Fort Myers
- Lee County

Miami-Dade County Department of Cultural Affairs
- City of Miami Beach
- Miami-Dade County

St. Johns Cultural Council
St. Petersburg Arts Alliance
Tarpon Arts
United Arts Collier
United Arts of Central Florida
- City of Winter Park
- City of Orlando
- Lake County
- Volusia County
- Orange County
- Central Florida Region
- Loch Haven Cultural Park

Georgia
City of Atlanta Mayor's Office of Cultural Affairs
City of Savannah Department of Cultural Resources
Georgia Council for the Arts
Greater Augusta Arts Council
Macon Arts Alliance
- Downtown Macon
- Macon-Bibb County

Hawaii
Garden Island Arts Council

Idaho
Idaho Commission on the Arts

Illinois
ArtsPartners of Central Illinois

Illinois
City of Elgin
Quad City Arts

Indiana
Arts Council of Indianapolis
Arts United of Greater Fort Wayne
- Arts Campus Fort Wayne
- Greater Fort Wayne Area

City of Carmel

Iowa
Ames Community Arts Council
Bravo Greater Des Moines
City of Dubuque Office of Arts and Cultural Affairs
Community Foundation of Northeast Iowa
Englert Theatre
- City of Coralville
- Iowa City Downtown District
- Johnson County

Iowa Arts Council
Marion Chamber of Commerce
MacNider Art Museum
Pottawattamie Arts, Culture, and Entertainment
Quad City Arts
Sioux City Art Center

Kansas
ArtsConnect
Arts Council of Johnson County
Arts KC
- Wyandotte County

City of Wichita Division of Arts & Cultural Services

Kentucky
Fund for the Arts
LexArts
Paducah Convention & Visitors Bureau

Louisiana
City of Monroe Department of Economic Development

Maine
Creative Portland
Waterville Creates

Maryland
Arts & Humanities Council of Montgomery County
Cecil County Arts Council
- Cecil County
- Town of Elkon

Prince George's Arts and Humanities Council

Massachusetts
Springfield Cultural Partnership

Michigan
Creative Washtenaw

Michigan
Greater Flint Arts Council
Upper Peninsula Arts and Culture Alliance
- City of Marquette
- Upper Peninsula of Michigan

Minnesota
St. Croix Valley Foundation and ArtsReach St. Croix
The Arts Partnership

Mississippi
Yoknapatawpha Arts Council

Missouri
Allied Arts Council of St. Joseph
ArtsKC
- Platte County
- City of Kansas City
- Clay County
- Jackson County
- Greater Kansas City Metropolitan Area

City of Columbia Office of Cultural Affairs
Connect2Culture
Florissant Civic Center Theatre
Greater St. Charles County Chamber of Commerce
Hannibal Arts Council
Lee's Summit Cultural Arts Division
Missouri Arts Council
Springfield Regional Arts Council
Regional Arts Commission of St. Louis
- Grand Center Arts District
- Greater St. Louis Area

Montana
Arts Missoula

Nebraska
Lincoln Arts Council

Nevada
City of Las Vegas Office of Cultural Affairs
- Downtown Las Vegas (Las Vegas, NV)
- City of Las Vegas (NV)

Clark County Department of Parks & Recreation (Public Art)
City of Reno Office of the City Manager (Arts, Culture, & Events)
Nevada Arts Council

New Hampshire
Arts Alive!
City of Dover Arts Commission
City of Portsmouth
City of Nashua Arts Commission
Sullivan County Office of the County Manager
Upper Valley Business Alliance

New Jersey
ArtPride New Jersey
Bergen County Division of Cultural & Historic Affairs
Camden County Cultural & Heritage Commission
City of Jersey City Office of Cultural Affairs
Cumberland County Cultural & Heritage Commission
Essex County Division of Cultural & Heritage Affairs
Hunterdon County Cultural & Heritage Commission
Hudson County Office of Cultural & Heritage Affairs
Morris Arts
Middlesex County Office of Arts and History
Monmouth Arts
Ocean County Cultural & Heritage Commission
Somerset County Cultural & Heritage Commission
Union County Office of Cultural & Heritage Affairs

New Mexico
City of Albuquerque Department of Arts & Culture
City of Santa Fe Arts and Culture Department
Millicent Rogers Museum
New Mexico Department of Cultural Affairs

New York
Arts Services Initiative of Western New York
ArtsWestchester
Long Island Arts Alliance

North Carolina
Arts AVL
- Buncombe County
- City of Asheville

North Carolina Arts Council
- State of North Carolina
- Northeast Prosperity Zone (NC)
- Northwestern Prosperity Zone (NC)
- Western Prosperity Zone (NC)
- Sandhills Prosperity Zone (NC)
- Southeast Prosperity Zone (NC)
- Piedmont-Triad Prosperity Zone (NC)
- Southwestern Prosperity Zone (NC)
- North Central Prosperity Zone (NC)

Arts Council of Fayetteville/Cumberland County
- Cool Spring Downtown District
- Cumberland County

Arts Council of Carteret County
Arts Council of Wilmington and New Hanover County
Arts Council of Winston-Salem/Forsyth CountyCabarrus Arts Council
ArtsGreensboro (in partnership with Creative Greensboro and the High Point Arts Council)
- City of Greensboro
- Guilford County

Arts & Science Council of Charlotte/Mecklenburg
Brunswick Arts Council
Caldwell Arts Council
Chatham Arts Council
Cleveland County Arts Council
Columbus County Arts Council
Craven Arts Council and Gallery
Durham Arts Council

North Carolina
Gaston Arts Council
Pitt County Arts Council at Emerge
Pocosin Arts
Transylvania Community Arts Council
Town of Carrboro Department of Recreation, Parks, & Cultural Resources
Town of Cary Cultural Arts Division
Town of Chapel Hill Division of Community Arts and Culture
Town of Hillsborough Planning and Economic Development Division
Orange County Arts Commission
United Arts Council of Catawba County
United Arts Council of Raleigh and Wake County
Watauga County Arts Council
Wilkes Art Gallery
Wilson Arts

North Dakota
Dakota West Arts Council
Jamestown Arts Center
Minot Area Council of the Arts
North Dakota Council on the Arts
The Arts Partnership

Ohio
Assembly for the Arts
Culture Works
Buckeye Hills Regional Council
- Southeast Ohio
- Southeast Ohio Theatre Trail

Oklahoma
Norman Arts Council

Oregon
Arts & Business Alliance of Eugene
Arts Council of Clatsop County
City of Monmouth Arts & Culture Commission
City of Ontario
City of Salem
Chehalem Cultural Center
Clackamas County Arts Alliance
Coos Bay - North Bend Visitor and Convention Bureau
Desert Moon Atelier
Florence Regional Arts Alliance
Northeast Oregon Economic Development District
Oregon Arts Commission
Oregon Center for the Arts at Southern Oregon University
Pendleton Development Commission
Regional Arts & Culture Council
- City of Portland
- Greater Portland Area
- Multnomah County

Scalehouse Collaborative for the Arts
Tualatin Valley Creates
The Dalles Arts Center
Oregon Coast Council on the Arts

Oregon
Umpqua Valley Arts Association

Pennsylvania
Greater Philadelphia Cultural Alliance
- City and County of Philadelphia
- Greater Philadelphia Region

Greater Pittsburgh Arts Council
Lehigh Valley Arts & Cultural Alliance

Puerto Rico
Institute of Puerto Rican Culture
- Commonwealth of Puerto Rico
- Municipality of San Juan

Rhode Island
City of Providence Department of Art, Culture & Tourism

South Carolina
Arts Council of York County
Chapman Cultural Center

South Dakota
Arts South Dakota
Aberdeen Area Arts Council
Brookings Arts Council
Rapid City Arts Council
Sioux Falls Arts Council
Yankton Area Arts

Tennessee
ArtsBuild
Art is Here Partnership (partnering with the Community Foundation of Cleveland and Bradley County)
- City of Cleveland
- Bradley County

Athens Area Council for the Arts
Arts in McNairy
Arts & Culture Alliance of Greater Knoxville
ArtsMemphis
Brownsville Arts Council
City of Columbia Arts Council
City of Tullahoma Arts Council
Clarksville/Montgomery County Arts and Heritage Development Council
Greene County Partnership
Grundy County Mayor's Office
Jackson Arts Council
Johnson County Center for the Arts
Kingsport Office of Cultural Arts
Macon County Arts Council
Metropolitan Nashville Arts Commission
Monthaven Arts and Cultural Center
Monroe Area Council for the Arts
Rose Center Council for the Arts
Rutherford Arts Alliance

Tennessee
Tennessee Arts Commission
- State of Tennessee
- Northwest Tennessee Development District (TN)
- Southwest Tennessee Development District (TN)
- Upper Cumberland Development District (TN)
- First Tennessee Development District (TN)
- South Central Tennessee Development District (TN)
- Southeast Tennessee Development District (TN)
- Memphis Area Association of Governments (TN)
- East Tennessee Development District (TN)
- Greater Nashville Regional Council (TN)

Texas
Abilene Cultural Affairs Council
- City of Abilene
- Abilene Cultural District

Arts Council of Fort Worth
City of Dallas Office of Arts and Culture
City of Frisco Cultural Affairs Division
City of Garland Cultural Arts Division
City of San Antonio Department of Arts & Culture
Creative Waco
Dallas Arts District
Houston Arts Alliance
- City of Houston (TX)
- Harris County (TX)
- Greater Houston Region (TX)
- Houston Museum District (Houston, TX)
- Houston Theatre District (Houston, TX)
- Midtown Cultural District (Houston, TX)

Lewisville Grand Theater
McKinney Performing Arts Center
North Texas Business Council for the Arts

Utah
Arts Council of Park City & Summit County
Cache Valley Center for the Arts
Davis County
Salt Lake City Arts Council
Salt Lake County Zoo, Arts and Parks Program
- Salt Lake County
- Salt Lake Cultural Core

Utah Division of Arts and Museums

Vermont
Burlington City Arts
Paramount Theatre
Upper Valley Business Alliance
Vermont Arts Council

Virginia
ArtsFairfax
- Fairfax County
- Greater Fairfax Area

Arts Alliance
Blacksburg-Christiansburg-Montgomery County VA Regional Tourism
City of Alexandria Office of the Arts
City of Fairfax Cultural Arts
City of Falls Church Recreation and Parks Department
CultureWorks
- Richmond & Tri-Cities Region
- Tri-Cities Communities

Washington
City of Bellevue Department of Community Development
- City of Bellevue
- The Eastside

City of Redmond Department of Planning and Community Development
City of Renton Municipal Arts Commission
City of Tacoma Office of Arts and Cultural Vitality

West Virginia
Community Connections
- Mercer County
- Mercer Street Grassroots District

Wisconsin
Bay Area Arts and Culture Alliance
Dane County Arts and Cultural Affairs Commission
Imagine MKE
Pablo Center at the Confluence
Peninsula Arts and Humanities Alliance
St. Croix Valley Foundation and ArtsReach St. Croix
Wisconsin Arts Board

Wyoming
Arts Cheyenne

From: Scott Coren
To: Marc Facchini
Subject: FW: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Saturday, June 7, 2025 10:39:13 AM

Please add this to the packet.

Thanks!

S

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Elizabeth Kotlarczyk <e.kotlarczyk@yahoo.com>
Date: 6/7/25 4:54 AM (GMT-07:00)
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>, Mike Fiore <mfiore@cityofhighwood.org>, Andy Peterson <apeterson@cityofhighwood.org>, "M. Brad Slavin" <mbradslavin@cityofhighwood.org>, friendsofhistoricfortsheridan@gmail.com, nrotering@cityhpil.com, gneukirch@cityhpil.com, stack@cityoflakeforest.com
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

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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 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,
Elizabeth Kotlarczyk
1690 Beverly Pl
Highland Park, IL 60035

Sent from my iPhone

From:	Joan Ulrich
To:	Scott Coren
Cc:	Steve Ulrich; Charles Pecaro; Mike Fiore; Andy Peterson; M. Brad Slavin; 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 (MYCA) Rezoning Proposal
Date:	Wednesday, May 28, 2025 8:33:15 AM

Hello

We just attended our third meeting on the MYCA rezoning proposal. The first was at the bocce ball courts in August (?) 2024 - one month after we moved into the Calvary East Barracks in Fort Sheridan which is the reason for this email. I want to share our experience as new residents. We submitted an offer on our condo in April and closed in May 2024. During our due diligence, we asked about the vacant space along Sheridan Road - we were told it was zoned for 15 residential homes. We also asked about the Parade Ground and Forest Preserve. We wanted assurance that the natural beauty of Ft Sheridan would remain. We were shocked to learn of the MYCA proposal months after moving in; the point being no realtor selling Ft Sheridan real estate early in this process would volunteer information that a proposed 700+ seat concert venue would be shoe-horned into this historic neighborhood for fear it would negatively impact sales activity. We can't imagine a more compelling example of how the market views this project and its impact on real estate values. Should the proposed development move forward, we predict lower property values, vacant properties, and declining property taxes for the city of Highwood. As you consider how you will vote, we ask you to think about how you would feel if this project was being developed very near your own home and its impact on your quality of life. It's clear the residents of Ft Sheridan are resoundingly against the MYCA expansion - why would the city of Highwood vote against the 600 or so residences with no clear benefit? We predict decades of ill will and negative unintended consequences should this project move forward. It defies reason that city officials could possibly vote yes on such an ill conceived project - justifying a yes vote to the community will be a tall order. Please protect our neighborhoods and vote no.

Steve and Joan Ulrich
314 Leonard Wood S, #204

Sent from my iPad

From: J Gao
To: Scott Coren; Charles Pecaro
Subject: Letter of Support for MYAC Symphony Center
Date: Thursday, May 22, 2025 6:18:09 PM

Good morning Mr. Pecaro and Mr. Coren,

My name is Jocelyn Gao and I've been a student At MYAC for the past 8 years. I went to the zoning and planning meeting yesterday but unfortunately I was unable to speak due to time constraints.

I feel building this concert hall would bring far more than just material benefits for MYA. While a concert hall of our own means we wouldn't have rental fees and potential scheduling conflicts with other venues, it would also give our students a dedicated place to grow artistically and take pride in their music. The concert hall would become an extension of MYA's goals, where our legacy is to create a home for music. In addition, I believe the concert hall would help reinforce Highwood's image as an artsy and creative community. I hope you all will consider supporting MYA in our goal for a space not just to play music, but for a haven where kids can be proud of what they've achieved and feel a sense of belonging.

Thank you very much for your time!

Best,
Jocelyn Gao

From:	kat
To:	Scott Coren
Cc:	Charles Pecaro; Mike Fiore; Andy Peterson; M. Brad Slavin; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com; Krista Hanson; Robyn Baur; George Markoutsas
Subject:	Midwest Young Artists Conservatory (MYAC) Rezoning Proposal NOT IF FAVOR
Date:	Tuesday, June 3, 2025 12:38:07 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, 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.
Kathy Ferri
25 Ronan Rd.
Highwood, Illinois

From: Lyn Wise
To: Scott Coren
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Sunday, June 1, 2025 4:37:46 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.

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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.

Lyn Wise
204 Whistler Rd.
Highland Park, IL 60035

photo

Lyn Wise
Lyn Wise Group | MBA

847.624.6143

1741 Second Street Highland Park, IL 60035

lynwise@atproperties.com

lynwisegroup.com

#1 @properties INDIVIDUAL AGENT @HP '23

2023 - NORTH SHORE REAL PRODUCER, CHICAGO MAGAZINE TOP AGENT

CHICAGO AGENT WHO'S WHO, ALTITUDE AWARD

IMPORTANT NOTICES
Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. **Always** independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. **Never** wire money without double-checking that the wiring instructions are correct. By opening this e-mail, you agree that you understand the risks of hacking and agree that At World Properties LLC shall have no liability for the wiring of funds.
This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, contact the sender via reply email and destroy all copies of the original message. Although At World Properties LLC takes reasonable measures to prevent the transmission of computer viruses, by opening this email you agree that At World Properties LLC shall have no liability for any loss or damage caused by this email.

From: Peter Lucas
To: Charles Pecaro; Scott Coren
Subject: Objection to Midwest Young Artists Conservatory Rezoning Proposal
Date: Wednesday, May 21, 2025 3:28:57 PM

Dear Mayor Pecaro,

I am writing to express my concerns and objections to plans by the Midwest Young Artists Conservatory to rezone property in Fort Sheridan to build a performing arts auditorium that will directly impact residents in the surrounding areas.

After reviewing the revised plans by the MYAC, which includes creating a Sheridan Rd. entrance to the proposed auditorium, it is clear that traffic in the area will increase immensely on days when events are scheduled. The increased traffic will overwhelm the normal traffic flow along Sheridan Road and nearby streets in Fort Sheridan and the Highlands. That stretch of Sheridan Rd. already generates a significant amount of traffic. Plus, there are many businesses and restaurants in the strip malls along Sheridan Rd. that would likely be adversely affected by the increased traffic the proposed auditorium would bring to the area.

In addition, one of the goals of the communities surrounding Fort Sheridan (Highland Park, Highwood and Lake Forest) when Fort Sheridan was initially being redeveloped was to preserve as much open space as possible. The MYAC is planning to build its auditorium on a large tract of open space that nearby residents of Fort Sheridan bought into. Open space is highly valued by residents in and around Fort Sheridan, including the Highlands neighborhood of Highland Park, which is where I live.

Historically, the three communities bordering Fort Sheridan have sought to keep development of Fort Sheridan from adversely affecting the area. That fight began as soon as it was announced in the early 1990s that Fort Sheridan would be decommissioned as a military base. At the time, the surrounding communities voiced strong objections to the original redevelopment plan, which as I recall, was to transform the base more into the equivalent of The Glenn (the former Glenview Naval Air Base), than the residential community featuring open space Fort Sheridan is today. At one time, the developer threatened to open a drug rehabilitation center on the property if the surrounding communities did not back away from their objections to the proposed redevelopment.

Thankfully, the initial redevelopment plan was scrapped after Sen. Sam Nunn of Georgia, then the chairman of the U.S. Senate Committee on Armed Services, nixed the deal. The deal, which was consummated between the developer and the United States Army, called for the developer to receive Fort Sheridan in its entirety in exchange for a few acres of land in the Washington D.C. area so the Army could build a museum.
I urge you and members of the city council not to approve the MYAC's request to rezone the

property so the auditorium can be built, as the proposed auditorium will, I believe, have an adverse effect on Forst Sheridan and the surrounding area.

Sincerely
Peter Lucas

From: Scott Coren
To: Marc Facchini
Subject: FW: MYAC music venue project
Date: Saturday, June 7, 2025 3:54:45 PM

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Philip West <philipwest03@gmail.com>
Date: 6/7/25 1:39 PM (GMT-07:00)
To: Scott Coren <scoren@cityofhighwood.org>
Subject: MYAC music venue project

Dear Mr. Coren,

My wife and I moved to Fort Sheridan about 18 months ago. We lived in Glenview for 38+ years. Glenview is at the south end of a watershed that begins around Route 176. The village has always been susceptible to flooding. In fact, we had to reconstruct the lower level of our split-level home on two different occasions. In 2008, Glenview formed the Storm Water Task Force, composed of several village officials, an outside engineering firm, and 16 residents. I was one of the residents who served on this task force. Over the course of 14 months, we identified short-, medium-, and long-term projects that would eliminate or mitigate flooding across the village. The work of the task force was documented as the Flood Risk Reduction Program, which has served as a blueprint for Glenvew's storm water management activities. It has been an unqualified success.

I provide this background because of what I have seen regarding the MYAC storm water management plan. The MYAC project will exacerbate flooding within Fort Sheridan. We cannot allow ourselves to be comforted by engineers who declare that MYAC "meets requirements." (It is easy to endorse a plan when you do not live near the project.) The infrastructure leading out of the project was, <u>at best</u>, designed to handle residential construction on the subject property. The MYAC project contains too much hardscape. It will overwhelm on site detention as well as downstream infrastructure in both Highwood and Highland Park. It will also form an obstacle to the infrastructure leading <u>to</u> the project, which will cause flooding upstream of the property.

Thank you for taking the time to read this. Please regard these as Public Comments for the Public Record and please forward to the Planning & Zoning Committee.

Phil West

3535 Patten Road, Unit 3C

Highland Park, IL 60035

From:	Rick Williams
To:	Scott Coren
Cc:	Charles Pecaro; Mike Fiore; Andy Peterson; M. Brad Slavin; 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:	Sunday, May 25, 2025 8:55:17 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,

Richard & Lisa Williams
239 Leonard Wood N
Highland Park, IL 60035

From:	Santi, Carol
To:	Scott Coren
Cc:	Charles Pecaro; Mike Fiore; Andy Peterson; M. Brad Slavin; 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:	Saturday, May 24, 2025 12:48:32 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.

Carol DeGrazia Santi|Coldwell Banker Realty
Broker, CRS,ABR
"Your Local Agent With National Connections"
Cell: 847-668-8449
carol.santi@cbexchange.com
northshorehomespro.com

Wire Fraud is Real. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

From: Scott Coren
To: Marc Facchini
Subject: FW: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Sunday, June 8, 2025 2:08:22 PM

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: sue leason <bilste@ameritech.net>
Date: 6/8/25 11:17 AM (GMT-07:00)
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>, Mike Fiore <mfiore@cityofhighwood.org>, Andy Peterson <apeterson@cityofhighwood.org>, "M. Brad Slavin" <mbradslavin@cityofhighwood.org>, friendsofhistoricfortsheridan@gmail.com, nrotering@cityhpil.com, gneukirch@cityhpil.com, stack@cityoflakeforest.com, wichaj@cityoflakeforest.com, Krista Hanson <khanson@cityofhighwood.org>, Robyn Baur <rbauer@cityofhighwood.org>, George Markoutsas <gmarkoutsas@cityofhighwood.org>
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

Dear Highwood officials,

I am 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?

Importantly, this will not be a money maker for Highwood. 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. And 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).

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. We recently moved to Fort Sheridan for these very reasons. Fort Sheridan is a gem! 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.

Then there is the parking demand. Clearly 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. While I support the Arts, this type of venue does not enhance the teaching or development of the students. Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Sue A. Leason
213 Leonard Wood North, Apt. 102
Highland Park, Illinois 60035

From: Scott Coren
To: Marc Facchini
Subject: Fw: Opposition to MYAC Rezoning Proposal
Date: Monday, June 9, 2025 2:31:02 PM

From: Michael <msmostow@gmail.com>
Sent: Monday, June 9, 2025 1:52 PM
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; Andy Peterson <apeterson@cityofhighwood.org>; M. Brad Slavin <mbradslavin@cityofhighwood.org>; friendsofhistoricfortsheridan@gmail.com <friendsofhistoricfortsheridan@gmail.com>; nrotering@cityhpil.com <nrotering@cityhpil.com>; gneukirch@cityhpil.com <gneukirch@cityhpil.com>; stack@cityoflakeforest.com <stack@cityoflakeforest.com>; wichaj@cityoflakeforest.com <wichaj@cityoflakeforest.com>; Krista Hanson <khanson@cityofhighwood.org>; Robyn Baur <rbauer@cityofhighwood.org>; George Markoutsas <gmarkoutsas@cityofhighwood.org>
Subject: Opposition to MYAC Rezoning Proposal

City Officials:

I oppose the proposal of the Midwest Young Artists Conservatory to rezone its 4 residential acres to commercial, and I request that these comments be added to the Public Record and forwarded to all members of the Planning & Zoning Committee.

I reiterate the arguments against MYAC's proposal noted by many members of the Friends of Historic Fort Sheridan, pasted below. But having attended the recent Zoning Commission hearing and prior informative meetings, I stress here that, if built, the concert venue proposal will create traffic and parking nightmares, I love Highwood's restaurant, bars, music, and festivals, all of which are an appropriate size for our community. In contrast, the MYAC concert hall is a beast that will harm Highwood. Please reject this proposal.

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.

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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 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,

Michael Mostow
779 Lyster Road
Highwood, IL 60040

June 9, 2025

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

Dear Scott,

The City of Highwood, including Fort Sheridan and its surrounding neighborhoods, is currently facing an unprecedented housing shortage. Inventory levels are at historic lows, and the imbalance between supply and demand is growing more severe. We are seeing an overwhelming number of qualified buyers actively searching for homes in our area, yet there are simply not enough properties available to meet the demand.

This shortage is not just a market inconvenience—it's a community crisis. Buyers have few options, and current residents who may otherwise consider selling have nowhere to move within their own city. This stifles mobility and growth, ultimately constraining the vibrancy and economic vitality of Highwood.

In light of this reality, allowing a zoning change that would facilitate construction of a large music venue, thereby eliminating the opportunity to develop much-needed single-family homes on the site, would be a significant disservice to the constituents of this city. The intended use of this land for single-family housing aligns perfectly with the needs of our community and the long-term goals of a sustainable, inclusive, and economically thriving Highwood.

Single-family homes generate substantial property tax revenue, attract families who invest in local schools and businesses, our parks and award winning library and strengthen the social fabric of our community.

These homeowners become long-term residents, community leaders, and active participants in civic life.

In contrast, deviating from this vision through a disruptive and ill-advised zoning change could jeopardize these benefits for uncertain gains. Living near a large-scale commercial concert venue, or any other non-conforming, disruptive or aberrant structure, can negatively affect home values and pricing strategies due

to several key factors. These typically fall into three categories: quality of life concerns, marketability issues, and perceived long-term risks. Many buyers are deterred by these issues, narrowing the pool of interested purchasers. Homes near such venues may take longer to sell, require price reductions to attract offers and even be viewed as "problem properties" by real estate agents. Proximity to large crowds may increase insurance premiums due to higher risks of damage or liability. All of these concerns are far greater when impacting a unique residential neighborhood that had been built and preserved around the principle of “no commercial” property within Fort Sheridan or the Town of Fort Sheridan.

Highwood stands at a pivotal moment. By preserving zoning that protects for single-family development, the city will not only address the housing crisis but also secure a brighter future for generations to come.

We urge you to support the community by rejecting the proposed rezoning of this residential parcel and ensuring this land is used as it was intended—for building homes, building families, and building Highwood.

Please acknowledge receipt and confirmation of recording this letter in Public Comments and my request to include this letter in each of the Planning & Zoning member’s packet.

Thank you and let me know if you have any questions,

Alison Wertheimer, At Properties
29 Pralls Loop
Highwood, IL 60040

From: Scott Coren
To: Marc Facchini
Subject: Fw: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Tuesday, June 10, 2025 10:40:11 AM

Please include

From: Barbara Rubenstein <br@campuscolors.com>
Sent: Monday, June 9, 2025 2:41 PM
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; Andy Peterson <apeterson@cityofhighwood.org>; M. Brad Slavin <mbradslavin@cityofhighwood.org>; friendsofhistoricfortsheridan@gmail.com <friendsofhistoricfortsheridan@gmail.com>; nrotering@cityhpil.com <nrotering@cityhpil.com>; gneukirch@cityhpil.com <gneukirch@cityhpil.com>; stack@cityoflakeforest.com <stack@cityoflakeforest.com>; wichaj@cityoflakeforest.com <wichaj@cityoflakeforest.com>; Krista Hanson <khanson@cityofhighwood.org>; Robyn Baur <rbauer@cityofhighwood.org>; George Markoutsas <gmarkoutsas@cityofhighwood.org>
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).

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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,
Barbara and Neil Rubenstein
829 Stables Ct. W
Highwood, IL 60040

From: Scott Coren
To: Marc Facchini
Subject: Fw: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Tuesday, June 10, 2025 10:58:46 AM

From: Cindy Range <Cindy@awhsales.com>
Sent: Tuesday, June 10, 2025 10:55 AM
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; Andy Peterson <apeterson@cityofhighwood.org>; M. Brad Slavin <mbradslavin@cityofhighwood.org>; friendsofhistoricfortsheridan@gmail.com <friendsofhistoricfortsheridan@gmail.com>; nrotering@cityhpil.com <nrotering@cityhpil.com>; gneukirch@cityhpil.com <gneukirch@cityhpil.com>; stack@cityoflakeforest.com <stack@cityoflakeforest.com>; wichaj@cityoflakeforest.com <wichaj@cityoflakeforest.com>; Krista Hanson <khanson@cityofhighwood.org>; Robyn Baur <rbauer@cityofhighwood.org>; George Markoutsas <gmarkoutsas@cityofhighwood.org>
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Across the country, studies show that introducing oversized commercial venues into historic districts often leads to irreversible consequences—altering the character, walkability, and cohesive fabric of these culturally significant areas. According to the National Trust for Historic Preservation, incompatible development is among the top threats to the integrity of National Historic Landmark Districts. Once these communities are compromised by scale and purpose misalignment, it becomes difficult—if not impossible—to preserve the original intent and aesthetic. Furthermore, increased commercialization often leads to the displacement of community-centered activities and strains local infrastructure in ways small cities are not designed to absorb.
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 truly 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 has not committed to limiting the number of performances, and this is likely 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. These projects will provide a taxable base and lift to the local economy, further supporting the city's vibrant business and restaurant culture, and financial solvency. While they, too, may add some traffic, they are offset by financial benefit and alignment with the city's vision. The MYAC venue offers none of these benefits, while promising significant additional burdens.

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 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 massive commercial venue will alter the historic 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 and out of the Fort, in Highwood (HW), and on surrounding roads in Highland Park (HP) and Lake Forest (LF). It will also increase demands on public resources—police, fire, EMS, and other city departments—in all three cities.

From a basic infrastructure standpoint, there is simply not enough parking for 728 patrons. Then add the necessary spaces for members of a full orchestra (another 100 spaces), plus venue staff, security, maintenance, caterers, buses, trucks, etc. Insufficient parking is the conclusion already reached by the City of Highwood's own consultant. This alone should be enough to determine this is an ill-fitting location for such a proposal.

In sum, this proposal just doesn't add up or feel aligned with the character, zoning, or historic integrity of Fort Sheridan. Please do not approve this rezoning request. Perhaps a team of business consultants can assist MYAC in identifying a more suitable location for their expansion plans—one that meets their goals without compromising a protected neighborhood.

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

Sincerely,

Cindy Range
114 Westover Rd.
Highwood, IL 60040
817-713-0695

From: Scott Coren
To: Marc Facchini
Subject: Fw: NO MYAC NEW BUILDING
Date: Tuesday, June 10, 2025 10:28:20 AM

From: Claudia Mann <claudiahmann@gmail.com>
Sent: Tuesday, June 10, 2025 10:14 AM
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; Andy Peterson <apeterson@cityofhighwood.org>; M. Brad Slavin <mbradslavin@cityofhighwood.org>; friendsofhistoricfortsheridan@gmail.com <friendsofhistoricfortsheridan@gmail.com>; nrotering@cityhpil.com <nrotering@cityhpil.com>; gneukirch@cityhpil.com <gneukirch@cityhpil.com>; stack@cityoflakeforest.com <stack@cityoflakeforest.com>; wichaj@cityoflakeforest.com <wichaj@cityoflakeforest.com>; Krista Hanson <khanson@cityofhighwood.org>; Robyn Baur <rbauer@cityofhighwood.org>; George Markoutsas <gmarkoutsas@cityofhighwood.org>
Subject: NO MYAC NEW BUILDING

Dear Elected Officials,

My name is Claudia Hoffman Mann. My husband, Tom Mann and I live at Fort Sheridan in Highwood. We are very happy and grateful to be here.

I am writing to communicate my and my husband's vehement opposition to the Midwest Young Artists Conservatory's (MYAC) proposal to build a seven-story concert venue in the Highwood section of Fort Sheridan, and to ask for your support to prohibit this proposal.

Fort Sheridan is not the place for the MYAC's building for so many reasons. Fort Sheridan is a beautiful, quiet, peaceful, very well-kept **residential** community. These qualities are the reasons my husband and I, and our fellow Fort Sheridan residents live here.

First and most importantly, Fort Sheridan is not zoned for the MYAC's building, the land is zoned for residential property only. How can the MYAC building even be considered with residential-only zoning? Wouldn't the MYAC building be unlawful in a residential-only zone? **How can city officials approve the MYAC building when the zoning laws prohibit it?**

The MYAC building is not financially viable. The MYAC is at least under-funded if not insolvent. The MYAC's annual budget is ~$650k and it wants to build a $35 - $40 million facility, the math simply doesn't work.

The MYAC has not been transparent or provided necessary information re: its proposed building. The MYAC has been asked multiple times for details re: how it plans to fund and maintain the proposed building, as well as for information re: the proposed building's engineering and construction. The Friends of Historic Fort Sheridan's engineering, construction and other experts have determined that based on the limited information the MYAC has provided, the MYAC's proposed building is not structurally sound, with risks that

include flooding and an unstable foundation.

The MYAC does not properly maintain its current, much smaller building, what makes anyone think the MYAC will properly maintain an exponentially larger facility? The MYAC is not a good neighbor.

As a not-for-profit organization the MYAC will pay no taxes, this cannot possibly benefit our city and will in fact likely increase residents' and business' taxes - not the best way to attract new homeowners and businesses. As a commercial establishment the MYAC will negatively impact Fort Sheridan property values in Highland Park and Highwood because Fort Sheridan was built as and must remain a residential community. Why not build homes on this land that can generate significant tax revenue? As elected officials you have a fiduciary responsibility to the communities you represent and your constituents. **Approving the MYAC building would be to neglect your fiduciary responsibilities.**

The MYAC's proposed building design is not consistent with the historical architecture that Fort Sheridan residents treasure, and which we are obligated to maintain. It is impossible for a building that is intended to be a predominantly glass, contemporary style to be consistent with Fort Sheridan's aesthetic. This building will be an absolute eyesore. The building will block the sun from many residents' homes.

Fort Sheridan and the surrounding area do not have the necessary infrastructure for the traffic MYAC events will bring. Those who use the MYAC building and attend events will have no vested interest in our community and may not treat it with the same care we residents do. We already have problems with trash on our beaches, lawns and in the street during summer months, this problem would likely be exacerbated by additional people and activities. We Fort Sheridan residents do not want to experience the disruption caused by MYAC patrons.

Additionally, the MYAC plans to rent its building to other entertainers. How will the types of entertainers be controlled, who will make these decisions? Lack of knowledge re: additional/other entertainers results in far too much unknown risk.

The MYAC's building will ruin the sense of community we who live at Fort Sheridan have and hold dear. Fort Sheridan is not the appropriate place for a commercial establishment, which, despite its not-for-profit status, the MYAC's building will be.

There is not one positive reason to allow the MYAC to build its facility at Fort Sheridan. Conversely, as per the above, there are numerous legal, financially astute, objective and sound reasons to prohibit the MYAC from building a new facility at Fort Sheridan.

I thank you for your time and again ask you for your support to prohibit the MYAC from building its facility at Fort Sheridan.

Respectfully,

Claudia Hoffman Mann
790 Lyster Road
Highwood, IL 60040

From:	Scott Coren
To:	Marc Facchini
Subject:	Fw: Statement Opposing Zoning Change for MYAC Concert Hall Development
Date:	Tuesday, June 10, 2025 12:52:27 PM

From: Daniel Wertheimer <dwerth@gmail.com>
Sent: Tuesday, June 10, 2025 12:12 PM
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; Andy Peterson <apeterson@cityofhighwood.org>; M. Brad Slavin <mbradslavin@cityofhighwood.org>; friendsofhistoricfortsheridan@gmail.com <friendsofhistoricfortsheridan@gmail.com>; nrotering@cityhpil.com <nrotering@cityhpil.com>; gneukirch@cityhpil.com <gneukirch@cityhpil.com>; stack@cityoflakeforest.com <stack@cityoflakeforest.com>; wichaj@cityoflakeforest.com <wichaj@cityoflakeforest.com>; Krista Hanson <khanson@cityofhighwood.org>; Robyn Baur <rbauer@cityofhighwood.org>; George Markoutsas <gmarkoutsas@cityofhighwood.org>
Subject: Statement Opposing Zoning Change for MYAC Concert Hall Development

To My Civic Leaders: As residents of Highwood, we strongly oppose the proposed zoning change that would allow the Midwest Young Artists Conservatory (MYAC) to build a 728-seat concert hall in a residential community. While we support the arts and youth music education, this project is not suited for a quiet neighborhood and poses serious concerns related to traffic, livability, public input, and long-term city planning.

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1. Disruption to Neighborhood Life
A concert hall of this scale will flood our streets with traffic—up to 1,000 people per event when including 728 audience members, 120 musicians, staff, and others. The resulting noise, constant vehicle turnover, and loss of neighborhood peace is unacceptable. This is not an occasional inconvenience—it's a permanent, high-volume event center being placed in a residential zone. Car doors slamming, evening foot traffic, and vehicles circling for parking will become a regular intrusion into our homes and daily lives.

---

2. Lack of Effective Parking and Traffic Management
MYAC has not presented any binding or enforceable plan to control where patrons will park. Overflow parking will inevitably spill into nearby residential streets, turning quiet blocks into event overflow zones.

To make matters worse, the current traffic flow design directs cars and drop-offs directly behind Prall's Loop homes, placing the heaviest impact on the most affected residents. This is inappropriate and inconsiderate.

All drop-offs—including rideshares, taxis, and parents—should be routed to the front of the building off of Sheridan Road, a major thoroughfare much better suited to manage high traffic volumes. There is no justification for routing that traffic through residential areas.

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3. Absence of a Trash and Pest Management Plan
The current MYAC site plan includes no mention of dumpsters or designated trash management facilities. For a 1,000-person event venue, this is a critical oversight.Where will dumpsters be located? How many will be required? What is MYAC's plan for storing, emptying, and maintaining waste in a way that prevents odor, overflow, and disruption to neighbors?

Moreover, large venues generate food waste and trash that inevitably attract pests—especially rats. What is the rat control plan? Where will traps be placed? Who will monitor and manage the rodent population?

Without a clear, enforceable sanitation and pest mitigation strategy, this venue could quickly become a health and safety hazard for the surrounding community.

---

4. Disregard for Community Feedback
Residents of Prall's Loop provided direct feedback to MYAC, yet their concerns were not meaningfully addressed in the revised plan.

In particular, residents requested a 20-foot-wide landscaped berm to buffer their homes from the development. This request was ignored in favor of a minimal setback and a service road directly behind their homes.

Ignoring community input while claiming to engage in outreach is disingenuous and undermines public trust.

---

5. Misuse of the Comprehensive Plan
Supporters of the project cite Highwood's 2013 Comprehensive Plan to justify this proposal—but they ignore key facts:

- The same plan called for soccer fields to be built on Patten Road—fields that were never constructed. That community benefit has now been quietly abandoned in favor of private development.

- The plan explicitly states that Highwood lacks the traffic infrastructure to support a high-volume venue like this. That was true in 2013 and is even more apparent today.

Using the plan selectively while ignoring parts that contradict the proposal is misleading and a disservice to responsible planning.

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6. Lost Revenue for Schools and City Services
The parcel is currently zoned for up to 15 residential homes, which would generate over $350,000 annually for our local schools and more than $50,000 in city tax revenue. This is consistent, long-term funding that directly benefits our community. A concert venue does not offer comparable financial returns and places additional strain on public services and infrastructure without covering its costs.

---

7. A One-Sided Project That Harms Residents
This project is designed to benefit a single, private organization—bringing in patrons from outside Highwood—while placing the burden on local residents.
We will be left with the traffic, noise, safety concerns, and loss of neighborhood character. This is not a fair or responsible tradeoff.

Conclusion
We all support thoughtful, responsible development—and we value the mission of cultivating young musicians. But a smaller, appropriately scaled facility focused on education—with classrooms, rehearsal space, and training facilities for student development—would be far more suitable for this site and for the City of Highwood.

This version of the project is too large, too disruptive, and fundamentally out of alignment with our neighborhood and infrastructure.

We respectfully urge the City of Highwood to reject this zoning change and instead pursue a plan that supports both artistic growth and community integrity.

Thank you for considering my statement,

Daniel Wertheimer
29 Pralls Loop
Highwood, IL 60040

From: Scott Coren
To: Marc Facchini
Subject: FW: Rezone
Date: Tuesday, June 10, 2025 8:11:53 PM

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Dcbos <dcbos@comcast.net>
Date: 6/10/25 6:45 PM (GMT-07:00)
To: Scott Coren <scoren@cityofhighwood.org>
Subject: Rezone

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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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.
Diane Boscia
971 McCormick Dr
Lake Forest
Sent from my iPad

From: Scott Coren
To: Marc Facchini
Subject: Fw: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Tuesday, June 10, 2025 11:41:41 AM

Please include

From: damelle@sbcglobal.net <damelle@sbcglobal.net>
Sent: Tuesday, June 10, 2025 11:28 AM
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>; Andy Peterson <apeterson@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; wichaj@cityoflakeforest.com <wichaj@cityoflakeforest.com>; M. Brad Slavin <mbradslavin@cityofhighwood.org>; stack@cityoflakeforest.com <stack@cityoflakeforest.com>; gneukirch@cityhpil.com <gneukirch@cityhpil.com>; Krista Hanson <khanson@cityofhighwood.org>; Robyn Baur <rbauer@cityofhighwood.org>; nrotering@cityhpil.com <nrotering@cityhpil.com>; friendsofhistoricfortsheridan@gmail.com <friendsofhistoricfortsheridan@gmail.com>; George Markoutsas <gmarkoutsas@cityofhighwood.org>
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

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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.

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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.

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,

Diane Melle
1230 Park Ave W
Highland Park, IL 60035

From:	Scott Coren
To:	Marc Facchini
Subject:	Fw: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date:	Tuesday, June 10, 2025 10:38:44 AM

Please include

From: holly ledvina <hledvina@gmail.com>
Sent: Monday, June 9, 2025 6:38 PM
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; Andy Peterson <apeterson@cityofhighwood.org>; M. Brad Slavin <mbradslavin@cityofhighwood.org>; Susan Lazar <friendsofhistoricfortsheridan@gmail.com>; nrotering@cityhpil.com <nrotering@cityhpil.com>; gneukirch@cityhpil.com <gneukirch@cityhpil.com>; stack@cityoflakeforest.com <stack@cityoflakeforest.com>; wichaj@cityoflakeforest.com <wichaj@cityoflakeforest.com>; Krista Hanson <khanson@cityofhighwood.org>; Robyn Baur <rbauer@cityofhighwood.org>; George Markoutsas <gmarkoutsas@cityofhighwood.org>
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

---

To: Planning & Zoning Commission, City of Highwood

From: Holly and Charles Ledvina

852 Lyster Road

Highwood, IL 60040

heldvina@gmail.com, blp1569@gmail.com

June 8, 8.2025

To the Members of the Planning and Zoning Commission:

As longtime homeowners and committed members of this community, I am here to express my concern and urgency and to encourage you to reject the proposed rezoning and potential construction near the historic MYAC building (formerly The Stockade) and within the surrounding residential neighborhood. Please refer to the accompanying images for further context.

The land currently owned by MYAC has been zoned residential since the time of its acquisition. This designation is not arbitrary—it is intentional and reflects the character and needs of the neighborhood to this day. Preserving the current zoning is essential to protecting the integrity of the historic buildings in the area, as well as the property rights and investments of all existing homeowners. Voting against the proposed zoning change will protect the residential nature of this area and also mitigate the very obvious risk that will come with anything but residential zoning.

Our own home, built in 1893, is adjacent to the MYAC building, constructed in 1890. Both share historical importance and unique structural sensitivity. During the 2020 water and sewer infrastructure work conducted on MYAC's property, our home's foundation shifted, resulting in a large step crack. We were forced to install six 12-foot piers at a cost of $12,000 to stabilize our foundation. This damage was directly related to ground disturbance from the construction activity. (See attached images.) But this is NOT just about our home—it is an extremely worrisome concern

for all homeowners in the area.

We respectfully urge the Commission to consider the risks the rezoning proposal poses to our home and the damage already inflicted on all neighbors. Pralls Loop neighbors are 4' below grade, and their retaining walls and back yards were damaged during this same construction. These are real people's homes!

I will highlight two other issues of significance relative to construction that are serious and need your attention.

- **Ground Vibration and Soil Disturbance**: Construction activity in our area's clay soil is known to cause structural damage through vibration and shifting, posing a serious risk to surrounding historic and other homes and their foundations.
- **Stormwater Management**: The lack of a clear water retention or detention plan will lead to uncontrolled runoff, overwhelming existing uniquely designed drainage systems and increasing the risk of flooding and water damage to nearby homes, basements, roads, and infrastructure.

Next I would like to advocate for the importance of historic preservation. Fort Sheridan's historic buildings—including MYAC and surrounding homes—are irreplaceable cultural and architectural assets. They represent the legacy of our military history and community identity. Their preservation is not only a local priority but also a civic responsibility, specific to the zoning board's responsibilities. How can you guarantee that digging two stories down will not cause harm to these irreplaceable structures that many of us call home?

Lastly, I would like to comment on MYAC leadership, but I won't. I will not belabor this by talking about the demonstrative behavior exhibited by MYAC and their patrons toward neighbors. Sid Barnwell from the Fort Sheridan Master Home Association has already articulated examples detailing the lack of caretaking of their property and grounds.

Instead, I want to talk about trust and transparency. Over the seven years of our residency in the Fort, we have met with MYAC leadership twice. Most recently this included meeting with the board president and the building team. Unfortunately, these meetings have been contentious, unproductive, and, at times, deeply disturbing. MYAC consistently demonstrates a total lack of concern and disregard for homeowners; they only want to check a box outlined by the City Council as part of the planning and zoning process: meet with neighbors, CHECK. As a result, the relationship between MYAC and the surrounding neighborhood is deeply rooted in mistrust and disrespect.

We strongly urge you to vote **NO** on the proposed rezoning request. Thank you for your time, consideration, and commitment to preserving the residential zoning that protects the environment, property values, quality of life, character, and safety of our historic community in Fort Sheridan, Highwood, Illinois.

---

852 Lyster Road, shared history with the Stockade, now MYAC

The historic preservation of the building prior to MYAC ownership.

Foundation step crack damage caused by construction on MYAC property

Pier installation to stabilize home after construction damage

From: Scott Coren
To: Marc Facchini
Subject: Fw: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Tuesday, June 10, 2025 10:30:08 AM

From: Kristine Andersen <kristine.andersen5@gmail.com>
Sent: Monday, June 9, 2025 10:19 PM
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; Andy Peterson <apeterson@cityofhighwood.org>; M. Brad Slavin <mbradslavin@cityofhighwood.org>; Susan Lazar <friendsofhistoricfortsheridan@gmail.com>; nrotering@cityhpil.com <nrotering@cityhpil.com>; gneukirch@cityhpil.com <gneukirch@cityhpil.com>; stack@cityoflakeforest.com <stack@cityoflakeforest.com>; wichaj@cityoflakeforest.com <wichaj@cityoflakeforest.com>; Krista Hanson <khanson@cityofhighwood.org>; Robyn Baur <rbauer@cityofhighwood.org>; George Markoutsas <gmarkoutsas@cityofhighwood.org>
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

Dear Sirs or Madam:
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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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,
Kristine Andersen
750 Lyster Rd. Highwood

From: Scott Coren
To: Marc Facchini
Subject: Fw: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Tuesday, June 10, 2025 10:29:54 AM

From: Mike Latulippe <mla2lip@gmail.com>
Sent: Monday, June 9, 2025 10:25 PM
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Andy Peterson <apeterson@cityofhighwood.org>; Charles Pecaro <cpecaro@cityofhighwood.org>; friendsofhistoricfortsheridan@gmail.com <friendsofhistoricfortsheridan@gmail.com>; George Markoutsas <gmarkoutsas@cityofhighwood.org>; gneukirch@cityhpil.com <gneukirch@cityhpil.com>; Krista Hanson <khanson@cityofhighwood.org>; M. Brad Slavin <mbradslavin@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; nrotering@cityhpil.com <nrotering@cityhpil.com>; Robyn Baur <rbauer@cityofhighwood.org>; stack@cityoflakeforest.com <stack@cityoflakeforest.com>; wichaj@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.

I share concerns raised by many residents about the questionable need for a venue of this size, the impact on traffic and EMS and the loss of tax revenue for Highwood. I am also very concerned about the ability of a nonprofit of MYAC's size to fund, build, operate and maintain a venue of this size. It seems highly likely that its stated purpose will ultimately be subsidized by or converted to other uses and we will end up with many, many more events and more traffic, noise and disruption of our peaceful neighborhood.

I am most concerned about the damage that the construction and ongoing operations of the facility and parking lots will do to the fragile infrastructure of my property and the other homes on Pralls Loop. My yard is 3-4 feet below the grade of the proposed grass parking lot on the southeast side of the venue. We have a 3.5 foot retaining wall with a 6 foot fence above it. Our garage is less than 2 feet from the retaining wall and fence. We also have an in ground pool. Heavy construction equipment for grading the land and digging a 30 ft deep foundation creates a significant risk to these structures. See picture

In addition to the risk of damage, My home which is directly adjacent to MYAC on both the North and West sides of my property, will have parking lots on 2 sides. People are likely to park on Pralls Loop in front of my house as well for large events and cut through on foot to the venue since there is not adequate parking for the project. It's logical to expect that this will

negatively impact my property value.

The proposed 4 ft landscape berms and trees which will be on both the North and West side of my property will serve to direct additional water, dirt and debris onto my property which will be 6-8 feet below the top of the berm and only 6 feet away. We already have water and erosion issues on the North side (adjacent to current MYAC parking lots) where there is a small berm today. See picture of MYAC side of my fence on North side of my home

This land is not suitable for commercial zoning and large scale construction without creating significant damage and negative impact to property values for the homes on Pralls Loop.

Thank you for protecting your community members.

Michael Latulippe
24 Pralls Loop

Sent from my iPhone

From: Scott Coren
To: Marc Facchini
Subject: Fw: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Tuesday, June 10, 2025 10:41:31 AM

Please include

From: Naomi McEneely <naomikmceneely@gmail.com>
Sent: Monday, June 9, 2025 2:06 PM
To: Scott Coren <scoren@cityofhighwood.org>; Charles Pecaro <cpecaro@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; Andy Peterson <apeterson@cityofhighwood.org>; M. Brad Slavin <mbradslavin@cityofhighwood.org>; friendsofhistoricfortsheridan@gmail.com <friendsofhistoricfortsheridan@gmail.com>; nrotering@cityhpil.com <nrotering@cityhpil.com>; gneukirch@cityhpil.com <gneukirch@cityhpil.com>; stack@cityoflakeforest.com <stack@cityoflakeforest.com>; wichaj@cityoflakeforest.com <wichaj@cityoflakeforest.com>; Krista Hanson <khanson@cityofhighwood.org>; Robyn Baur <rbauer@cityofhighwood.org>; George Markoutsas <gmarkoutsas@cityofhighwood.org>
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.

Sincerely,

Naomi McEneely
910 East Old Elm Road
Lake Forest, IL
--
Naomi McEneely
http://leniencymemo.blogspot.com

From: Scott Coren
To: Marc Facchini
Subject: Fw: Objection to MYAC proposal
Date: Tuesday, June 10, 2025 10:28:46 AM

From: sue leason <bilste@ameritech.net>
Sent: Tuesday, June 10, 2025 7:35 AM
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; Andy Peterson <apeterson@cityofhighwood.org>; M. Brad Slavin <mbradslavin@cityofhighwood.org>; friendsofhistoricfortsheridan@gmail.com <friendsofhistoricfortsheridan@gmail.com>; nrotering@cityhpil.com <nrotering@cityhpil.com>; gneukirch@cityhpil.com <gneukirch@cityhpil.com>; stack@cityoflakeforest.com <stack@cityoflakeforest.com>; wichaj@cityoflakeforest.com <wichaj@cityoflakeforest.com>; Krista Hanson <khanson@cityofhighwood.org>; Robyn Baur <rbauer@cityofhighwood.org>; George Markoutsas <gmarkoutsas@cityofhighwood.org>
Subject: Objection to MYAC proposal

Dear Highwood officials,

I am 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?

Importantly, this will not be a money maker for Highwood. 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. And 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).

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. We recently moved to Fort Sheridan for these very reasons. Fort Sheridan is a gem! 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.

Then there is the parking demand. Clearly 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. While I support the Arts, this type of venue does not enhance the teaching or development of the students. Thank you very much for your consideration and I look forward to a reply.

Sincerely,

Thomas J. Gast
213 Leonard Wood North, Apt. 102
Highland Park, Illinois 60035

From: Scott Coren
To: Marc Facchini
Subject: Fw: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal
Date: Tuesday, June 10, 2025 10:28:35 AM

From: trudy trudytripple.com <trudy@trudytripple.com>
Sent: Tuesday, June 10, 2025 7:38 AM
To: Scott Coren <scoren@cityofhighwood.org>; Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; Andy Peterson <apeterson@cityofhighwood.org>; M. Brad Slavin <mbradslavin@cityofhighwood.org>; friendsofhistoricfortsheridan@gmail.com <friendsofhistoricfortsheridan@gmail.com>; nrotering@cityhpil.com <nrotering@cityhpil.com>; gneukirch@cityhpil.com <gneukirch@cityhpil.com>; stack@cityoflakeforest.com <stack@cityoflakeforest.com>; wichaj@cityoflakeforest.com <wichaj@cityoflakeforest.com>; Krista Hanson <khanson@cityofhighwood.org>; Robyn Baur <rbauer@cityofhighwood.org>; George Markoutsas <gmarkoutsas@cityofhighwood.org>
Subject: Objection to Midwest Young Artists Conservatory (MYAC) Rezoning Proposal

Dear Planning and Zoning Board members,

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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,
Trudy Tripple
242 Leonard Wood S
Highland Park, Illinois

From: Scott Coren
To: Marc Facchini
Subject: FW: Support for MYAC project
Date: Wednesday, June 11, 2025 11:35:44 AM

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Joel Shapiro <joelkshapiro@gmail.com>
Date: 6/11/25 6:47 AM (GMT-07:00)
To: Eric Falberg <efalberg@cityofhighwood.org>, James Hospodarsky <JHospodarsky@cityofhighwood.org>, Mike Fiore <mfiore@cityofhighwood.org>, "M. Brad Slavin" <mbradslavin@cityofhighwood.org>, Andy Peterson <apeterson@cityofhighwood.org>, James Levi <jlevi@cityofhighwood.org>, Scott Coren <scoren@cityofhighwood.org>, nrotering@cityhpil.com, ablumberg@cityhpil.com, jhoobler@cityhpil.com, alidawer@cityhpil.com, yross@cityhpil.com, kstone@cityhpil.com, atapia@cityhpil.com, Charles Pecaro <cpecaro@cityofhighwood.org>
Subject: Support for MYAC project

Hi, all – as an HP resident who lives within walking distance of Fort Sheridan, I just wanted to drop a note offering my own support for the MYAC project. I also wanted to share that I have spoken to numerous other HP residents who are in support of it as well.

I imagine you are hearing from many opposing it, and so I simply wanted to ensure you that there are many who support it, and think it would be a wonderful addition to the community.

Best,
Joel Shapiro

From:	Scott Coren
To:	Marc Facchini
Subject:	FW: MYCA Proposed Venue
Date:	Monday, June 16, 2025 10:07:17 AM

From: Maureen Costello <maureencostello@me.com>
Sent: Friday, June 13, 2025 5:11 PM
To: Scott Coren <scoren@cityofhighwood.org>
Subject: MYCA Proposed Venue

Dear Scott,

Thank you for taking on the proposed MYAC venue task, and reading all our pro and con emails.

I am a 21 year resident of Lake Forest, who lives on Old Elm Rd., and am opposed to the proposed MYAC venue.
And not because I dislike classical music, but because the traffic up and down the former country lane of Old Elm Rd.
has increased dramatically, in the last five years.

With the great prosperity and growth in Highwood over that time period, including two new apartment buildings and others to follow;
I can't imagine more speeding cars, loud construction trucks and newly experienced back-ups trying to get out of my driveway.

After attending the recent hearing and I will attend the one on June 18th, I encourage the City of Highwood management to consider the forever disruption to the peace of surrounding neighborhoods, when making their final vote.

Thank you,

Maureen Costello
847-722-1610

From:	Scott Coren
To:	Marc Facchini
Subject:	FW: Westover Road issue for proposed re-zoning
Date:	Monday, June 16, 2025 10:07:26 AM

From: Chris Derfler <chrisderflerproductions@gmail.com>
Sent: Saturday, June 14, 2025 10:53 AM
To: Scott Coren <scoren@cityofhighwood.org>
Cc: Charles Pecaro <cpecaro@cityofhighwood.org>; Mike Fiore <mfiore@cityofhighwood.org>; Andy Peterson <apeterson@cityofhighwood.org>; M. Brad Slavin <mbradslavin@cityofhighwood.org>; friendsofhistoricfortsheridan@gmail.com; nrotering@cityhpil.com; gneukirch@cityhpil.com; stack@cityoflakeforest.com; wichaj@cityoflakeforest.com; Krista Hanson <khanson@cityofhighwood.org>; Robyn Baur <rbauer@cityofhighwood.org>; George Markoutsas <gmarkoutsas@cityofhighwood.org>
Subject: Westover Road issue for proposed re-zoning

Chris and Iris Derfler
706 Rienzi Lane
Highwood, IL
847.606.1435

6/14/25
Planning & Zoning commission members, thank you for your service to our community and selflessly looking out for the best interests of Highwood residents.

My wife and I attended the May 21 meeting and I wanted to speak then, and now I am out of town for 6/18 so I am sending the short message I had prepared for last month's meeting.

May 21, 2025 address to the P&Z council
Four years ago yesterday my wife and I moved into our house on the corner of Westover Road and Rienzi Lane. It's been a joy to live in Fort Sheridan these past four years.

At the time we arrived the Midwest Young Artists Conservatory still had its COVID tent up and, being a musician, it was great to walk past rehearsals and performances of the talented artists studying and playing there. We truly admire the mission of the MYAC.

However, the plan that has been submitted to the city of Highwood has a glaring omission for Highwood residents who live on the West side of the fort and who use Westover Road daily.

Are there any residents from Westover Road here? How about from the Townhomes? Is the landlord here perhaps?

By my count there are 10 single family homes and 15 rental duplexes (Westover Townhome Apartments) along the stretch of Westover Road between the MYAC and Lyster. That means 40 families and their parked cars and their need to get into and out of the fort.

All of the plan maps and drawings have a very glaring problem. All of them have WR cut off by a complete dead end, no cul de sac in the drawings, and nothing to suggest a way out to the north, or any connection to Sheridan Road.

The traffic study, with all its pages of numbers etc. is actually pretty misleading, or even neglectful of the importance of Westover Road on the West side of the fort.

Westover Road by the townhomes is a two-way road, but it's basically only one lane. Because of the number of parked cars and the tiny driveways, there really isn't room for two cars going in opposite directions to pass each other.

Just last week I looked out the window of my office and watched as emergency vehicles pulled up to one of the duplexes. Because of the narrowness of the street, the ambulance and fire truck would have blocked any other cars that came along and in fact a couple service trucks did arrive and had to re-route themselves. (See pictures)

During the summer landscapers for the fort park along Westover right where the new building would go. And a cul de sac doesn't seem like it would to anything but increase congestion and danger as cars try to come into and leave their homes.

The MYAC plan seems to have neglected to foresee or ignores the impact to the residents of Westover Road. They revised their original plan to accommodate Holabird Circle and Prall's Loop and completely ignored the impact in terms of inconvenience and also emergency services for Westover Road residents.

So thank you for your time. I hope that you see that no matter the contributions MYAC has made to the surrounding youth musical community for the past 20 some years, there is at least one glaring blindspot to their plan that will directly affect 40 families, and in an inconvenient and unsafe way.

Added after the 5/21 meeting:
On 5/21 one of the commission members asked the MYAC team what the amount of time would be for the northernmost family to leave the fort. They didn't have an answer. I have timed it.

Of course, it all depends on if one wants to go north or south once one leaves the fort. We'll only consider someone who lives on Westover Road and might want to go to downtown Lake Forest say. Currently it's under two minutes from the northernmost duplex to leave via the north Fort Sheridan gateway.

If Westover is blocked on the north end then the time it would take to go south then east on Westover, turn onto Lyster, turn onto First, turn onto Sheridan and proceed to the North Ft. Sheridan gate comes out to over 3 minutes.

Besides that inconvenience, where this gets to be a problem, is in matters of life and death when minutes and seconds matter. The time it would take for emergency vehicles coming into or exiting the fort from the north gate is over a minute less to arrive than if they have to navigate north through the neighborhood from the south. Especially if there is traffic coming at them from the north.

Here are pictures of crowded Westover Road from where the cul de sac might be and from the other direction.

And pictures of an emergency vehicle blocking Westover Road. The trucks that are approaching couldn't proceed past on Westover and had to turn onto Deroo Loop. They came back later.

June 10, 2025 (updated with 760 signatures vs. May 16, April 29 and March 6 submissions)

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

Dear Scott,

Thank you greatly 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 760 petition signers** from the Friends of Historic Fort Sheridan (FHFS) community organization. This updates our prior submission on May 16, 2025.

These **760** 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 solely focused on this venue rezoning proposal and 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 **760** 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

	First Name	Last Name			First Name	Last Name
1	Fadhila	Abdullahi		44	Janet	Beger
2	Nahomys Chals	Acosta		45	Jase	Benavides
3	Eymee	Acosta		46	MEIR	BERGER
4	Miguel	Acosta		47	Grace	Bernardi
5	Aneles	Acosta		48	Jody	Berns
6	Joseph	Adajian		49	Howard	Bernstein
7	Carol	Adelman		50	Paula	Bernstein
8	K	Ahern		51	Daniel	Berry
9	Kehinde	Ajumobi		52	Darlene	Bischoff
10	Kevin	Akaloo		53	Ron	Blanche
11	Dema	Alkhalil		54	Dale	Blitz
12	Lily	All		55	David	Blitz
13	Diane	Allen		56	Caron	Blitz
14	Peter	Almeroth		57	Kevin	Blitz
15	Bailee	Almond		58	Alan	Blitz
16	Stephanie	Altman		59	Charles	Blomberg
17	Dev	Alwine		60	Brandon	Bodor
18	Richard	Amidei		61	Teri	Borcherding
19	Kristine	Andersen		62	Jenifer	Borovy
20	Scott J.	Andersen		63	Anne	Borrasso
21	Sheryl	Annes		64	Amy	Braun
22	Hannah	Applebaum		65	Patricia	Breternitz
23	Mehmet K	Arici		66	John	Breternitz
24	Jillian	Armstrong		67	William	Bronner
25	Laura	Ashman		68	Marianan	Brown
26	Brad	Ashman		69	Taiwoo	Browne
27	Saint	Assi		70	Rebecca	Bruch
28	Michael	Atto		71	Ralph	Bruner
29	Claudia	Audino		72	Tara	Brunner
30	Lizbeth	Avellaneda		73	Violetta	Buhler
31	Lorena	Bacci		74	Susan	Burklin
32	Lea	Bacci		75	Thomas	Burns
33	Chris	Bach		76	Caryn	Burstein
34	James	Bailey		77	Susan	Byrd
35	Amanda	Bailey		78	Maribel	Cabrera
36	Michele	Ballachino		79	Patricia	Cahalan
37	Nicholyn	Barnett		80	Kelsey	Calico
38	Jason	Barthel		81	Josephine	Campagni
39	June	Bartlett		82	Vanessa	Campagni-FELLING
40	Daritza	Bautista		83	Hector	Capistran
41	vrindA	bawA		84	Isabella	Cardoza
42	Kathy	Bayer		85	Lateef	Carrere
43	Beth	Becker		86	Michelle	Carter

87	Cecily	Casey		131	Lauren	Dodd
88	Anigail	Castsnon		132	Jill	Doherty
89	Connie	Cave		133	Josh	Dombrow
90	Fran	Chana		134	Joseph	Doornbos
91	Lilyahna	Chittenden		135	Andriy	Dovzhenko
92	Beth Anne	Chmara		136	Shelby	Drury
93	Andy	Choi		137	Michael	Duffey
94	Scott	Chovanec		138	Lena	Duran
95	Diane	Chuc		139	Debbie	E
96	Omar	Chuc		140	Ralph	Ebersole
97	Audrey	Clark		141	Tra'myah	Eggerson
98	Nicole	Clayton		142	Suzy	Eich
99	Jeffrey	Cody		143	Ben	Ellis
100	Shari	Coe		144	Philip	Englert
101	Mark	Cohen		145	Perry	Ergang
102	Marla	Cohen		146	Jennifer	Esposito
103	Gerald	Cohen		147	David	EtsHokin
104	Sue	Cohn		148	Julie	EtsHokin
105	Layla	Colegrove		149	Kay	Ettington
106	Gina	Collins		150	Gabrielle	Evans
107	Massimo	Colombia		151	Brian	Fabbri
108	Eric	Combs		152	Linda	Factor
109	Claudia	Combs		153	Samba	Fall
110	Daniel	Cordova		154	William	Farbarik
111	Leana	Cottone		155	Daniel	Feeley
112	Mark	Cowin		156	Robert	Feinberg
113	Denise	Craig		157	Myra	Feinberg
114	Tom	Crofts		158	Roberta	Feldgreber
115	Patricia	Crofts		159	Robert	Feldgreber
116	John	Culver		160	Dave	Ferri
117	Cathleen	Cutler		161	Kathy	Ferri
118	Alan	Dattel		162	susan	filkin
119	Ari	Dattel		163	Andrew	Fishleder
120	Marcell	Davis		164	Susie	Fl
121	James F	Dean		165	David	Flahive
122	Lynn	Dean		166	Darin	Flater
123	Jeanine	Dehaan		167	Tracy	Flavin
124	Josenia	Denise		168	Mark	Flavin
125	Deana	Denney		169	Todd	Fletcher
126	Iris	Derfler		170	Andrew	Fleury
127	Chris	Derfler		171	Nicholas	Fleury
128	Jim	Derleth		172	Jenny	Fleury
129	Beth	DeSantiago		173	Julieta	Floroiu
130	Jamey	Dillon		174	Azra	Flowers

175	Brooke	Foley		219	Jill	Gordon
176	Lillie	Forteau		220	Samdi	Gore
177	Michelle	Franck		221	Marcus	Gottlieb
178	Sonya	Frazin		222	Kinncy	Gourdet
179	Sadie	Freeman		223	Kathryn W.	Graff
180	Paula	Frey		224	Jack	Grasser
181	Michael	Friedmann		225	T'wanne	Green
182	Keirstin	Furlani		226	Chris	Griffith
183	Krystal	Galaa		227	Justin	Griffith
184	Dale	Galassie		228	Maureen	Griffith
185	JOEL	GARBER		229	Ian Thomas	Griffith
186	Yuriel	Garcia		230	Trina	Grogan
187	Janet	Garcia		231	Randey	Grossman
188	Timothy	Garcia		232	Karla	Guerrero
189	Sunnie	Garlt		233	Grace	Guerrier
190	maggie	Garris		234	Kurt	Gutheim
191	Sean Morgan	Garrity		235	Susan	Gutheim
192	Tom	Garrity		236	Carolyn	Haak
193	Frances	Gasbarra		237	Stacy	Hahn
194	Kara	Gazdziak		238	Jakleen	Hakeem
195	Steve	Geikow		239	Nancy	Hallam
196	Rhonda	Geisler		240	Andy	Hamilton
197	Lori	Gerberding		241	Cindy	Hamilton
198	Joel	Gettleman		242	David	Hammer
199	Adriano	Giannetti		243	Mary Beth	Hand
200	Spiro	Giannos		244	Sheila	Handler
201	Lisa Needlman	Giardina		245	Burton	Handler
202	Cynthia	Giarelli		246	Laura	Hara
203	Kathryn	Gibson		247	Andrianna	Harden
204	Susan	Gibson		248	Steve	Hardy
205	Joyce	Gile		249	Anne	Hardy
206	Pam	Gilmore		250	Laurie	Harris
207	Robin	Glymph		251	Melissa	Harris
208	Gwen	Gola		252	Ann	Harvey
209	Gerald L	Gold		253	Alexis	Haverfield
210	Norm	Goldring		254	James	Hawk
211	Cynthia	Goldring		255	Tom	Hawkens
212	Lauri	Goldstein		256	Stephanie	Hayes
213	Brenda	Gonzalez		257	Kris	Heiar-Newman
214	Lydia	Gonzalez		258	Helen	Heifets
215	Manelyk	González		259	Darryl	Heine
216	Cynthia	Goot		260	Victoria	Heinze
217	Michael	Goot		261	Linsey	Henderson
218	Arnold	Goot		262	Will	Henderson

263	David	Henderson		307	Amber	Kempton
264	Noah	Hernandez		308	Randy	Kempton
265	Anayatzin	Hernandez		309	Nyesha	Kerr
266	Ronald	Hickie		310	Amy	Kessler
267	Evelyn	Higgs		311	Robert	Kilkenny
268	Rodney	Hipsher		312	Robert	Kilkenny
269	Mary	Hirose		313	Kenneth	King
270	Karen	Hoffman		314	lau	king lau
271	Mark	Hoffmann		315	Sabryna-Joi	King-Bell
272	Cynthia	Holck		316	Mark	Kirk
273	Kelley	Hoopis		317	Kelsey	Kleinert
274	Irene	Hoppe		318	SHEILA	KLEMPERER
275	Jeberti	Hosh		319	Sharon	Klint
276	Susan	Howell		320	Alice	Kobus
277	Mari Vic	Howes		321	Mark	Koch
278	Carlos	Hubner		322	Kirsten	Kohlmeyer
279	Jack	Huckstep		323	Karen	Kohn
280	Gailen	Hull		324	Elizabeth	Kotlarczyk
281	Blayze	Husband		325	Lindsay	Kovacevich
282	Nhi	Huynh		326	Jen	Kraemer
283	Ellen	Idler		327	Sheryl	Kravitz
284	Amarianna	Irby		328	Cynthia	Krebs
285	Julie	Isaacson		329	Matt	Krenger
286	Muhaned	Iskandrani		330	Steven	Kriss
287	Chris	Johnson		331	Wendy	Kritt
288	Jason	Johnson		332	Sandra	Kroll
289	Maureen	Johnson		333	Paula	Krone-Moreau
290	Nancy A.	Jones		334	Laurali	Kropp
291	Melinda	Jones		335	Joe	Kubicek
292	Angelica	Jones		336	Monica	Kubicek
293	Michele	Judge		337	Deb	Kugler
294	Gregory	Kaefer		338	Jennifer	Lambert
295	Christine	Kaefer		339	Demetre	Lambropoulos
296	Nancy	Kahn		340	John E.	LaPine
297	Heather	Kalsky		341	Angela	LaPine
298	Julie	Kanak		342	Vanessa	Lara
299	Pamela	Kang		343	Elizabeth	Lau
300	Nancy	Kaplan		344	Kenneth	Lauridsen
301	Ahmad	Karimi		345	Debra L	Lauridsen
302	Amy	Kasallis		346	Jenny	Lauth
303	Jason	Kasallis		347	Susan	Lazar
304	Marta	Kasperska		348	Gary	Lazar
305	Kelly	Kelley		349	Mary	Leach
306	Ron	Kelner		350	Cynthia	Leahy

351	Robert	Leahey		395	Robert	Lutgen
352	Sue	Leason		396	Javier	M
353	Diane	LeClair		397	Miranda	Maar
354	Susie	LeClercq		398	Kristin	Mahoney
355	Selena	Ledesma		399	Atena	Mahno
356	Charles	Ledvina		400	Teresa	Mak
357	Holly	Ledvina		401	Hailey	Malinowski
358	Margot	Lee		402	Debbie	Mall
359	Suzanna	Lee		403	Michelene--M	Manion
360	Carole	LeMay		404	Claudia	Mann
361	Susan	Lenihan		405	Katie	Marecek
362	Stefhany	Leon		406	Rebecca	Maresco
363	Vanessa	Leon		407	Wanda P.	Marinic
364	Mary Patricia A.	Letcher		408	Alexandra	Markarian
365	Cheryl	Levine		409	Catherine	Marks
366	Leonard	Levine		410	Suzi	Marks
367	Nat	Levy		411	James Josepl	Marquardt
368	Ronit	Levy		412	Jason	Marques
369	Karishma	Levy		413	Al	Martin
370	Allison	Lewin		414	Jade	Martin
371	Rena	Lewin		415	Malleli	Martinez
372	Karen	Lewis		416	Madeline	Martinez
373	Peter	Lewy		417	Abril	Martinez
374	Meng	Li		418	Kathy	Matelski
375	Xuemei	Li		419	Deneen	Matson
376	Jeffrey	Lieblich		420	Ricky	Mattos
377	Anna	Lieblich		421	Savannah	Maurer
378	Balls	Ligament		422	Deanna	Mccluskey
379	Sunny	Liles		423	Dorothy	McCracken
380	Luz	Limon		424	Naomi	McEneely
381	Cecilia	Limón		425	John	McGrath
382	Margaret	Lipka		426	Calista	McGuire
383	Kimberlee	Littman		427	Michele	McKenna
384	Florence	London		428	Katherine	McNatt
385	Karen	Long		429	Anne	McNicholl
386	Carol	Longman		430	Christian	Melendez
387	Angela	Lopez		431	Diane	Melle
388	Nora	Loredo		432	Lakshmi	Menon
389	Gabriella	Loredo		433	Paul	Mercury
390	Samuel	Lozada		434	Megan	Miceli
391	Isabel	Lozano		435	Deborah	Mikasser
392	Peter	Lucas		436	Susan	Millenson
393	Laura	Luce		437	Charlotte	Miller
394	Britta	Luce		438	Jacqueline	Miller

439	Kurt	Miller		483	Robyn	Newman
440	Elliott	Miller		484	Dan	Nickow
441	David	Miller		485	Kevin	Notz
442	Julie	Miller		486	Cindy	Nowak
443	Mikeal	Miller		487	Randi	O’Carroll
444	Nancy	Miller		488	Charlie	O’Neil
445	Karen	Millner		489	Susie	O’Neill
446	Ina Beth	Mintz		490	Layla	Obregon
447	Max H	Mintzer		491	Larry	O'Brien
448	Wendy	Mintzer		492	Randi	O'Carroll
449	Rubina	Mirza		493	Jake	Oher
450	Diana	Mitcham		494	Jill	Okun
451	Steven	Mocogni		495	Barb	Oliff
452	Erik	Mocogni		496	Reed	Oliff
453	Pat	Mocogni		497	Allen	Olson
454	Cindy	Moczarney		498	Grace	O'Neil
455	Sheila	Moller		499	Tatiana	Orlova
456	Charlotte	Moore		500	Alfredo	Ortiz
457	Natalie	Moore		501	Quinn	Osterberg
458	Jeska	Morales		502	Robert	Ostrov
459	Adela	Moris		503	Robert Peter	Overholt
460	Mike	Moroney		504	Leticia A	Overholt
461	Brittany	Morris		505	Anne	Pachciarek
462	JE	Morris		506	Marcy	Padorr
463	Andrew	Morrissette		507	Joseph	Padorr
464	Betsy	Morton		508	Nick	Pagano
465	Gerard	Mosciano		509	Amy	Palmer
466	Mary Lynn	Mosciano		510	Jamie	Palmer
467	Carole	Mostow		511	Dean	Palumbo
468	Peter	Mott		512	Chris	Papousek
469	Thomas	Motzko		513	Hassan	Paria
470	Jason	Muelver		514	Preston	Parks
471	Ortega	Munguia		515	Louis	Parria
472	Joy	Murawski		516	Hailey	Pascale
473	Shannon	Murray		517	Nancy	Pastroff
474	Yaqueleidis	Mustelier		518	Pinal	Patel
475	Riley	N		519	Tina	Patel
476	Divya	Nagendran		520	Sumaiya Sae	patel
477	Barbara	Nathanson		521	Courtney	Payne
478	Leslie R.	Neilan		522	Jennifer	Pearson
479	brook	newberry		523	Nels	Pearson
480	Jeff	Newcomb		524	Russell	Pedley
481	Loren	Newman		525	Gary	Pennella
482	Vicki	Newman		526	Robson	Pereira

527	Amy	Pessis		571	Erika	Rikhiram
528	David	Pessis		572	Edward J	Riley Jr
529	Dennis	Pessis		573	John	Risdon
530	Frances	Peszek		574	Karen	Rish
531	Kim	Peterson		575	Carol	Ritchell
532	Mike	Pickard		576	Carolyn	Rivers
533	Dionna H	Plywacz		577	Pamela	Rivi
534	William	Polignano		578	Heather	Rohde
535	Karen	Poline		579	Diane	Roodman
536	Howard	Polk		580	Marty	Rose
537	Derek	Pooh		581	Susan	Rose
538	Mark	Portman		582	Michelle	Rose
539	Marla	Portman		583	Clare	Rosean
540	Gordon	Poston		584	Lisa	Rosenberg
541	Sophia	Pottier		585	Jennifer	Rosenberg
542	Amanda	Presutti		586	Jeanie	Rosenfeld
543	Jacob	Pridgeon		587	Michael	Rosenfeld
544	Monica	Ptak		588	Marty	Rosenthal
545	Mia	Pucci		589	Emily	Rossini
546	Osmani	Puga		590	Julie	Roth
547	Paulina	Pulido		591	Wes	Rowlands
548	Joanne	Purpura		592	Harley	Rubens
549	Willow	Quinn		593	Barbara	Rubenstein
550	Mark	Quirin		594	Neil	Rubenstein
551	Karen	Radtke		595	James	Rubly
552	JEFF	RADTKE		596	Stephen	Ruken
553	Jeffrey	Radtke		597	Cara	Russo
554	Des	Raftery		598	Francis	S.
555	Jaishree	Ramnath		599	Shelley	Saffrin
556	Jesus Montes	Ramos		600	daholat	salaudeen
557	Cindy	Range		601	Ana	Salazar
558	Deborah	Rashman		602	Melissa	Sanchez
559	Chelsey	Raty		603	Emily	Sanchez
560	Kay	Reichenbach		604	Carol	Sanes-Miller
561	Elizabeth	Reiff		605	Ellen	Sansone
562	Wendy	Reiman		606	Carol	Santi
563	Thomas	Reiman		607	DeAnn	Saykawlard
564	Christine	Reinhardt		608	Spencer	Schaumberger
565	Linda	Remensnyder		609	Steve	Schaumberger
566	Larry	Remensnyder		610	Deborah	Scherer
567	William	Renwick		611	Karlie	Scherer
568	Reid	Reutell		612	Paul	Scherer
569	Pat	Rice		613	Jo	Scherer
570	ROBIN	RICHMAN		614	Pamela	Schlosberg

615	Kimberly	Schmidt		659	S	Starkman
616	Lynn	Schmoker		660	Bozena	Stasiak
617	Jennie	Schott		661	Susan	Steinberger
618	Jefferson	Schott		662	Lisa	Stellato
619	Angela	Schremser		663	Frances	Sternberg
620	Debra M	Schwartz		664	Gavin	Stevens
621	Joe	Sciarrone		665	Spencer	Stiltz
622	Robb	Scott		666	Patty	Stone
623	Tim	Sepulveda		667	Alyse	Stone
624	Sarah A	Shelley		668	Susan	Straus
625	Diane	Shelton		669	Donna	Stride
626	Ashley	Shide		670	Suzanne	Stumo
627	Kurt	Shiplett		671	ANDREW	SVENDSEN
628	Ty	Shockley		672	Xavier	Swader
629	Alexander	Shonjani		673	Francie	Swidler
630	Jared	Shorten		674	Hanna	Szymanska
631	Michelle	Siegman		675	Barbara	Tait
632	Janice	Siemienas		676	Jenny	Tan
633	Raymond	Silverman		677	Angelo	Tan
634	Alice	Silverman		678	Susan	Tarantur
635	Kevin	Simmons		679	DALE	TARANTUR
636	Carolyn	Singer		680	Emily	Tauscher
637	Nancy	Sisk		681	Sitra	Tauscher-Wisniewski
638	Diane	Skaleski		682	Karen	Tejan
639	Robyn	Slahor		683	Nachaly	Tellez
640	Frederick	Slayton		684	Stefanie	Teubner
641	Fred	Slurff		685	Mary Kay	Thayer
642	Amy	Small		686	Annalynn	Thomas
643	Jill	Smiley		687	Darlene	Thomas
644	Henry	Smith		688	Gary	Thomas
645	Nicole	Smith		689	Alicia	Thompson
646	Zoe	smith		690	DorisMarie	Thrasher
647	Joan	Smoron		691	Vicki	Tickman
648	Geoffrey	Smoron		692	Susie	Tingle
649	Tatyana	Solovey		693	Elaine	Tobben
650	Cristina	Sotelino		694	Mary	Tondi
651	Jorge	Soto		695	Bryan	Torcivia
652	Stephanie	Soto		696	Merle L	Tovian
653	Sheila	Spica		697	Lukas	Trawicki
654	Jon	Spinac		698	Glenn	Triller
655	Bonnie	Spiros		699	Christina	Tropea
656	Rhonda	Spor		700	Robert	Truding
657	Josh	Standiford		701	Jean B.	Uebele
658	June	Stanford		702	Joan	Ulrich

703	Steve	Ulrich		747	Shang	Xiong
704	Janice	Urban		748	Estevez	Yamilet
705	Rabia	Usmani		749	Gary	Yarkony
706	Leah	Vandenheuvel		750	Jill	Yates
707	Chris	Veech		751	Suki	Ye
708	melody	vissman		752	Mollie	Yearty
709	Matthew	Vitacco		753	Sholomo	Yisrael
710	Mark	Volpe		754	Spencer	Young
711	Christoph	Walker		755	Brennan	Young
712	Linda	Walker		756	Tiffany	Zeigler
713	Raymond	Walker		757	Bin	Zhou
714	Marilyn	Wanca		758	Zoe	Zimmer
715	David	Wasserman		759	Kevin	Zimmerman
716	Beth	Waxman		760	Carol	Zwierzhowski
717	Lana	Weiner				
718	Kathy	Wellington				
719	Harvey	Welstein				
720	Alison	Wertheimer				
721	Daniel	Wertheimer				
722	Karen	Whisler				
723	Eleanor Faith	White				
724	Jude	White				
725	Patricia	Whitsett				
726	Rob	Wieland				
727	Mairin	Wilkie				
728	Maria	William				
729	Jane	Williams				
730	Mark	Williams				
731	Sandra	Williams				
732	Melissa	Williams				
733	Lisa	Williams				
734	Rick	Williams				
735	Mark	Williams				
736	Margaret	Winker-Cook				
737	Alaina	Winsor				
738	Geoffrey	Winsor				
739	Conni	Wireman				
740	Lyn	Wise				
741	Scott W	Witten				
742	Kristine	Wolflick				
743	Richard	Wolk				
744	Ethan	Wood				
745	Karen L.	Woodall				
746	Lisa	Wyatt				

FRIENDS OF HISTORIC FORT SHERIDAN

FHFS Overview Response to MYAC Rezoning

4-acre Fort Sheridan parcel #16-10-401-014

Presentation by Susan Lazar, Friends of Historic Fort Sheridan

to

Highwood Planning and Zoning Commission

Submitted June 2025

Oak Terrace School

Highwood is … a Special Community

- Known for its entertainment, restaurants, bars, festivals (Source: Wiki)
- 2 nature preserves and surrounded by Lake Michigan
- Fort Sheridan, a national historic landmark district – “NHLD”
- Loyal multi-generational families
- “…a landlocked community with limited opportunities for growth or expansion” (Source: 2013 Comprehensive Plan, pg22)

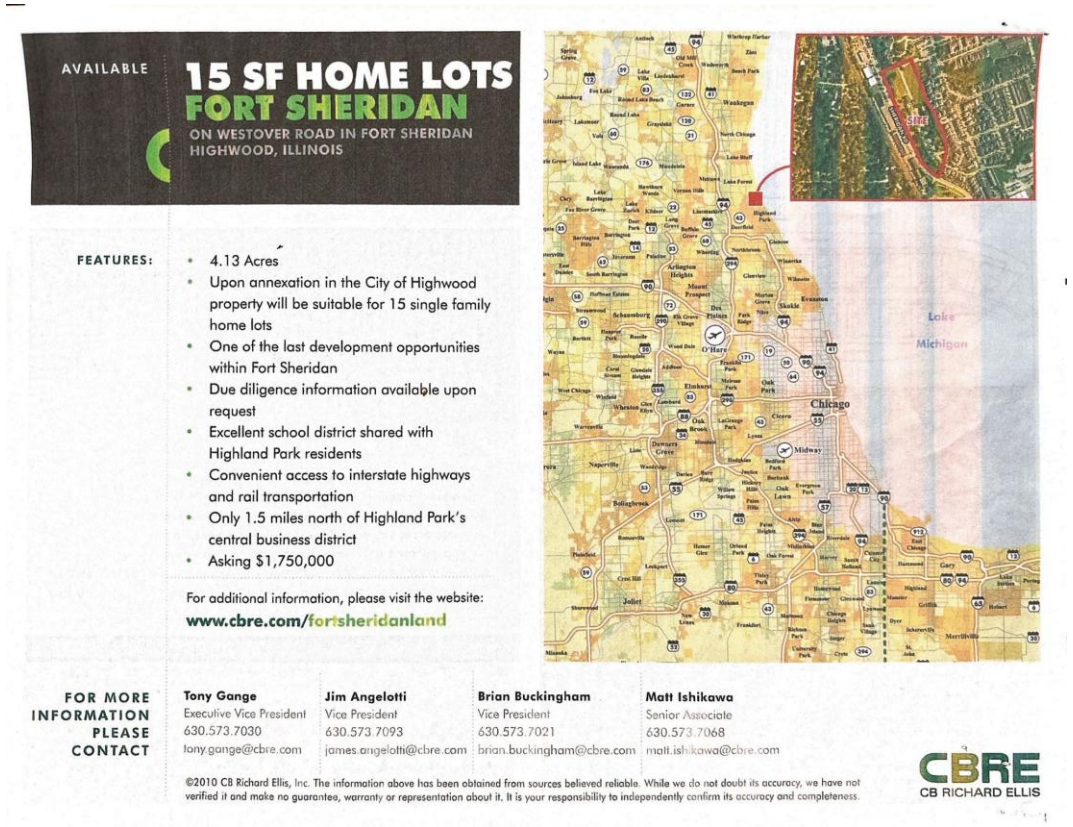
Highwood is…
a town of proud, caring residents & connected neighborhoods

Concern for the community morphed into Friends of Historic Fort Sheridan.

FHFS is a citizen group concerned for the health, safety, financial stability & overall welfare of the interwoven residents & businesses of HW/HP/LF.

FHFS has grown into a significantly sized group of citizens.

🎭 **FHFS is 100%+ supportive of the arts, music and education.** 🎼



AVAILABLE

15 SF HOME LOTS
FORT SHERIDAN
ON WESTOVER ROAD IN FORT SHERIDAN
HIGHWOOD, ILLINOIS

FEATURES:

- 4.13 Acres
- Upon annexation in the City of Highwood property will be suitable for 15 single family home lots
- One of the last development opportunities within Fort Sheridan
- Due diligence information available upon request
- Excellent school district shared with Highland Park residents
- Convenient access to interstate highways and rail transportation
- Only 1.5 miles north of Highland Park's central business district
- Asking $1,750,000

For additional information, please visit the website:
www.cbre.com/fortsheridanland

FOR MORE INFORMATION PLEASE CONTACT

Tony Gange	Jim Angelotti	Brian Buckingham	Matt Ishikawa
Executive Vice President	Vice President	Vice President	Senior Associate
630.573.7030	630.573.7093	630.573.7021	630.573.7068
tony.gange@cbre.com	james.angelotti@cbre.com	brian.buckingham@cbre.com	matt.ishikawa@cbre.com

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CBRE
CB RICHARD ELLIS

AVAILABLE

15 SF HOME LOTS
FORT SHERIDAN
ON WESTOVER ROAD IN FORT SHERIDAN
HIGHWOOD, ILLINOIS

AREA HIGHLIGHTS: Highwood is a small North Shore community located on the shores of Lake Michigan approximately 30 miles north of Chicago in Lake County, Illinois. It is surrounded by the affluent communities of Highland Park to the south and west, and Lake Forest to the north. Other neighboring communities include Bannockburn, Deerfield, Northbrook and Lake Bluff, all of which are within a five-mile radius.

FOR MORE INFORMATION PLEASE CONTACT

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CBRE
CB RICHARD ELLIS

4.13-acre Sales Flyer:

"15 Single Family Home Lots on Westover Rd in Fort Sheridan"

- Listing price: $1.75M
- Closing data: $1.150M, 9/6/2013
- Removed from the tax roll: 2014

Questions & Uncertainties

- Why is the land … and the venue … tax free?
- Why have the 4 acres sat vacant since 2013?
- What is a 728-seat theatre?

Gorton Center
309 seats
MYAC: 2x more seats

Writer's Theatre
255 seats in biggest stage
MYAC: ~3x more seats

NorthShore Center for Perf Arts
867 seats in main stage
MYAC: slightly smaller

Though Small, Highwood is Dense

- **Highwood is only .71 square miles with ~5,400 residents**

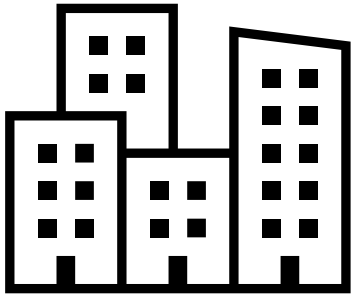
*Statistic**	**Highwood**	**HP**	**LF**	**Glencoe**
Sq mi	.71	12.2	17.2	3.7
Population	~5,400	~29,819	~18,917	~8824
Density (ppl/sq mi)	7,561	2,438	1,097	2,334
*IL State Rank**	13	183	697	197

- **HW density ranks #13 within IL**

- **HW density surpasses many larger US & nearby cities (e.g., Skokie)**

*Source: http://www.usa.com/highwood-il.htm)

Highwood is Evolving



- 5 high density real estate projects ACTIVELY in development
  - NiteNGale → mixed use structure
  - Buffo's parking lot → mixed use structure
  - Patten Rd west military 17 acres → residences
  - Patten Rd east vacant land (high rise adjacent) → residences
  - Patten Rd east lakefront → Lake County Forest Preserves expansion

- Hotel Moraine → ideally gets added to list or redeveloped

Planned Developments will Increase Congestion: Population, Vehicles & More

Development	**Type#**	**# Units**	**Avg # Ppl/Unit**	**Total People/ Total Cars (1-2/unit)**
NNG	6 story hi-rise	103	1.5	155 103 (1/unit)
Buffo's lot	5-6 story hi-rise	89	1.5	134 89 (1 per unit)
Patten west	Townhomes	77	2-4	154-308 154 (2/unit)
Patten east hi-rise adj	Townhomes	14-16???	2-4	28-64 28-32 (2/unit)
Hotel Moraine	Hi-rise + retail	104 + 30,000 sq ft (Chgo Trib)	1:8 = 13 + 10 retail	(104 + 13+10) 127 (26*+13+10) 49
LCFP Lakefront ext	Nature paths + parking	--	--	Hundreds 50-100

Estimated Totals: People: ⬆️ 598-788 ⬆️ Cars: 103+89+154+28+49+75=498
*104 residents x 25% with car = 26 cars

Result:

- ⬆️ **~390 units**
- ⬆️ **Pop. +/-15%**
- ⬆️ **Cars +~500**
- ⬆️ **Bikers**
- ⬆️ **Pedestrians**
- ⬆️ **Trucks**
- ⬆️ **LCFP visitors**

Planned Growth is Multi-Faceted

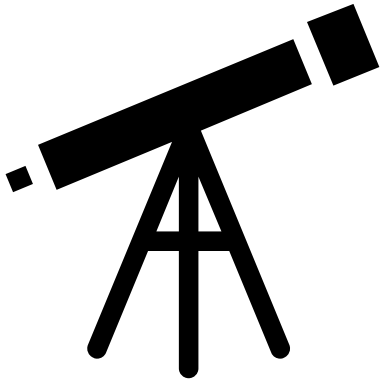
- **Benefits for these ACTIVE projects ARE tangible & numerous**
  - Revenue via property taxes and sales taxes
  - Assured local business support
  - Community membership & growth
  - Taxes support local schools, library, infrastructure

HW is evolving

FHFS supports holistic/responsible development

The City & Commission must Manage Growth Holistically and Responsibly

- What is long term plan and vision for the city?



- How is HW analyzing growth from these active projects?
  - Short-term and long-term growth impact?
  - Traffic study with projections?
  - Fiscal impact studies?
  - Other?

City & Commission must Assess…
MYAC Benefits vs. Risks & Impact on Future HW

- What are MYAC's benefits to the city?
- What are downsides/risks?
  - Traffic/Congestion on single lane roads
  - Business, resident, patron access
  - EMS access, safety, security
  - Parking, infrastructure, environmental
  - Stormwater/Drainage
  - Homeowner expectations
  - Real estate value/pricing
  - QOL – community/city well-being
  - Financial

- How is HW analyzing MYAC's fit with growth across all active projects?
  - Short-term and long-term growth impact?
  - Traffic study with projections?
  - Fiscal impact studies?
  - Other?

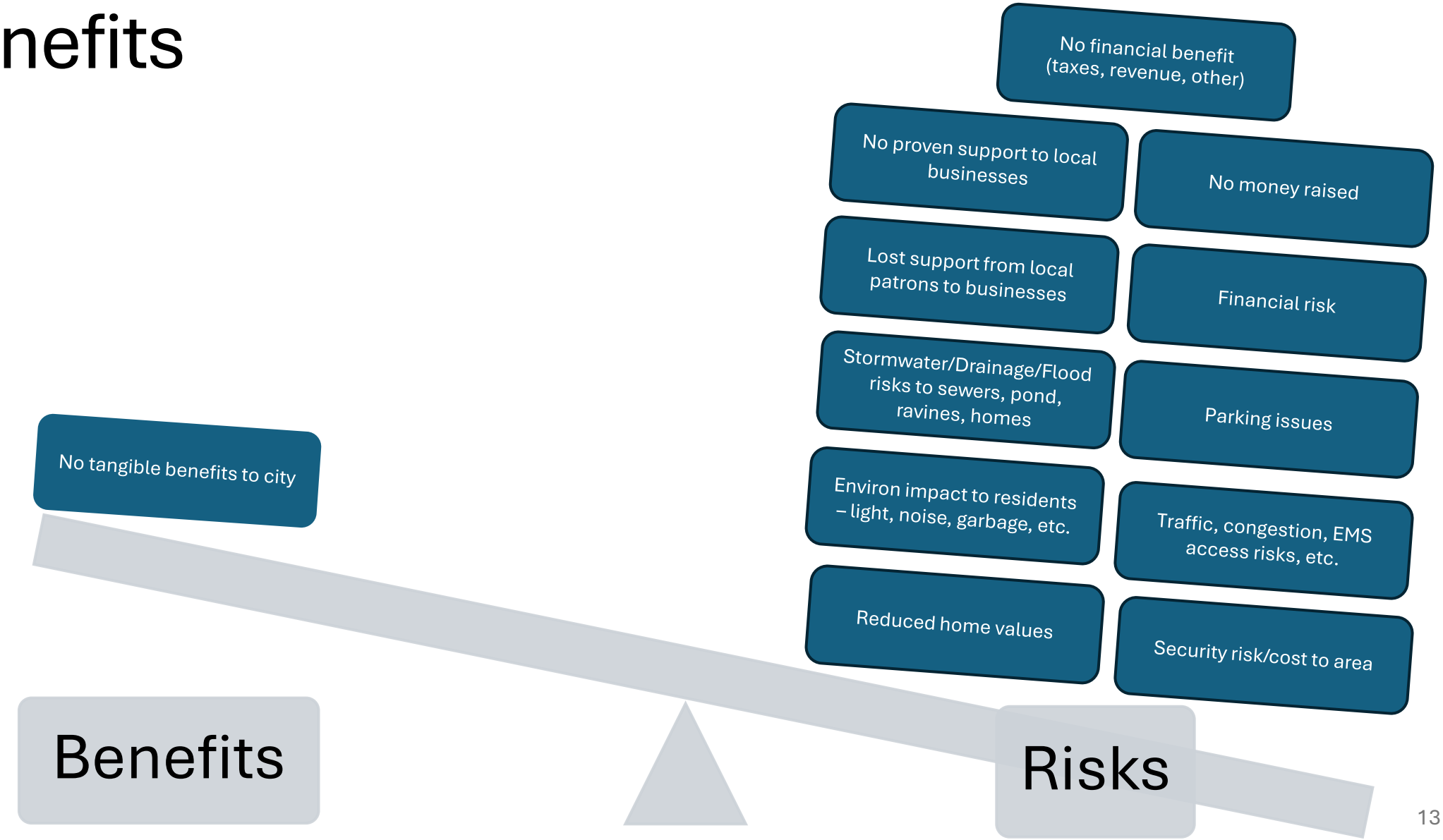
The Challenge: Be Growth Minded, HW Protective & Resident/Business Friendly

HW currently has…

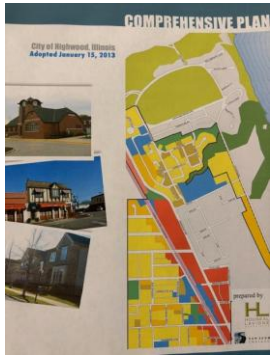
- Limited park green space
- Traffic/Congestion AND parking problems
- Over-use/Over-reach issues impact residents/businesses NOW
  - Complaints registered:
    - Access to homes and parks interrupted; negative business impact
    - Environmental pollution (noise, lights, garbage)
    - Set-up/clean up prolongs issues
  - Source: Outdoor market, festivals, carnivals, etc.

What have we learned? Next 5 years will be transformative!
The future needs to be managed!

Risks Clearly Outweigh Benefits



MYAC Ignores 2013 Comprehensive Plan



- *"The greatest opportunity for new residential expansion exists at the military properties along Patten Road north of the new Naval Housing (17 acres) and on Westover Road (4 acres)" (pg6)*

- *"Tax dollars that the [above noted] property produces, once incorporated into HW's boundaries, will be important to HW's future" (pg6)*

- *"HW's evolution … selectively encouraging less density and the elimination of commercial uses in the residential neighborhoods" (pg6)*

- *"Plans for the 4-acre parcel call for 15 single-family homes. The City should work with the MYA and current property owners to assess the potential for expansion into this area." (pg38)*

MYAC Ignores 2013 Comprehensive Plan (Cont'd)

- *"… and MYA music school are … school facilities located within the City …*
  - *City should support the continued operation and improvement of these facilities, provided that improvements or expansions do not negatively impact residential neighborhoods" (pg37)*

- *"Goal: … attractive neighborhoods … high-quality, well-maintained homes… (pg19)*
  - *elimination of non-residential uses and non-conforming residences from residential districts;*
  - *conversion of non-conforming uses to the desired type and scale of residential development;*
  - *development standards that encourage design reflecting the character of the neighborhood"*

Pursue Holistic, Responsible & Logical Plans

- 2013 Comprehensive Plan → solid directional inputs
- Low risk & high benefit projects → responsible planning
- Focus on real estate growth with revenue → responsible
- Citizen views → speaking out, writing letters, 700+ objecting petition signers, attendance tonight
- **Your vote critical** → support residents, businesses, neighbors

KEEP ACREAGE RESIDENTIAL!
NO CONCERT VENUE!

Vote No Rezone

FRIENDS OF HISTORIC FORT SHERIDAN

Non-Compliance With City Code PUD Eligibility And Parking

Presented by John Mellen, Friends of Historic Fort Sheridan

Highwood Planning and Zoning Commission

Submitted June 2025

This property is NOT eligible for PUD classification

The code specifically provides that R-1 is NOT one of the eligible zoning classifications

Under Section 11-10-2 of Highwood's City Code, which governs qualification for PUDs, the PUD option is available only for properties situated in one of 6 specific zoning classifications.

Section 11-10-2 Highwood City Code

R1 ZONING

To qualify for the planned unit development option, the land area to be developed must be at least double the minimum lot size requirement for the district in which the land is located. The option is limited to the following districts:

R-3	Residential district (duplex dwelling)
R-3A	Residential (restricted multiple dwelling)
R-4	Residential district (multi-family dwelling)
B-1	Retail business district
B-2	Service and retail business district
B-3	Low intensity business district

MYAC's proposed parking plan DOES NOT meet minimum requirements

01

Unsuitable Parking Surface

MYAC proposes just 33 new paved spaces on the 4-acre site, while 122 (73%) would use plastic grid pavers, an unsuitable choice for this property's use and location.— this despite Code requiring concrete paved (or similarly hard) surfaces.

02

Flawed Calculation

Through the erroneous inclusion or omission of data, MYAC: (1) significantly understated the minimum number of parking spaces required; and (2) overstated the number of spaces provided by the proposed PUD

03

Unauthorized Parking

MYAC asserts that the Ft. Sheridan Metra parking lot will be available for venue attendees. METRA has confirmed that this would require contractual permission, which MYAC has neither sought nor obtained,

FHFS

MYAC'S parking plan falls short of code by 135* SPACES

MYAC'S Final Parking Space Calculation:

266 Spaces Required

272 Spaces Provided (6 Spaces More Than Required)

CODE BASED Final Parking Space Calculation:

407 Spaces Required

272 Spaces Provided (135* Fewer Than Required)

(257 if porous pavers excluded)

Burdened Land Use

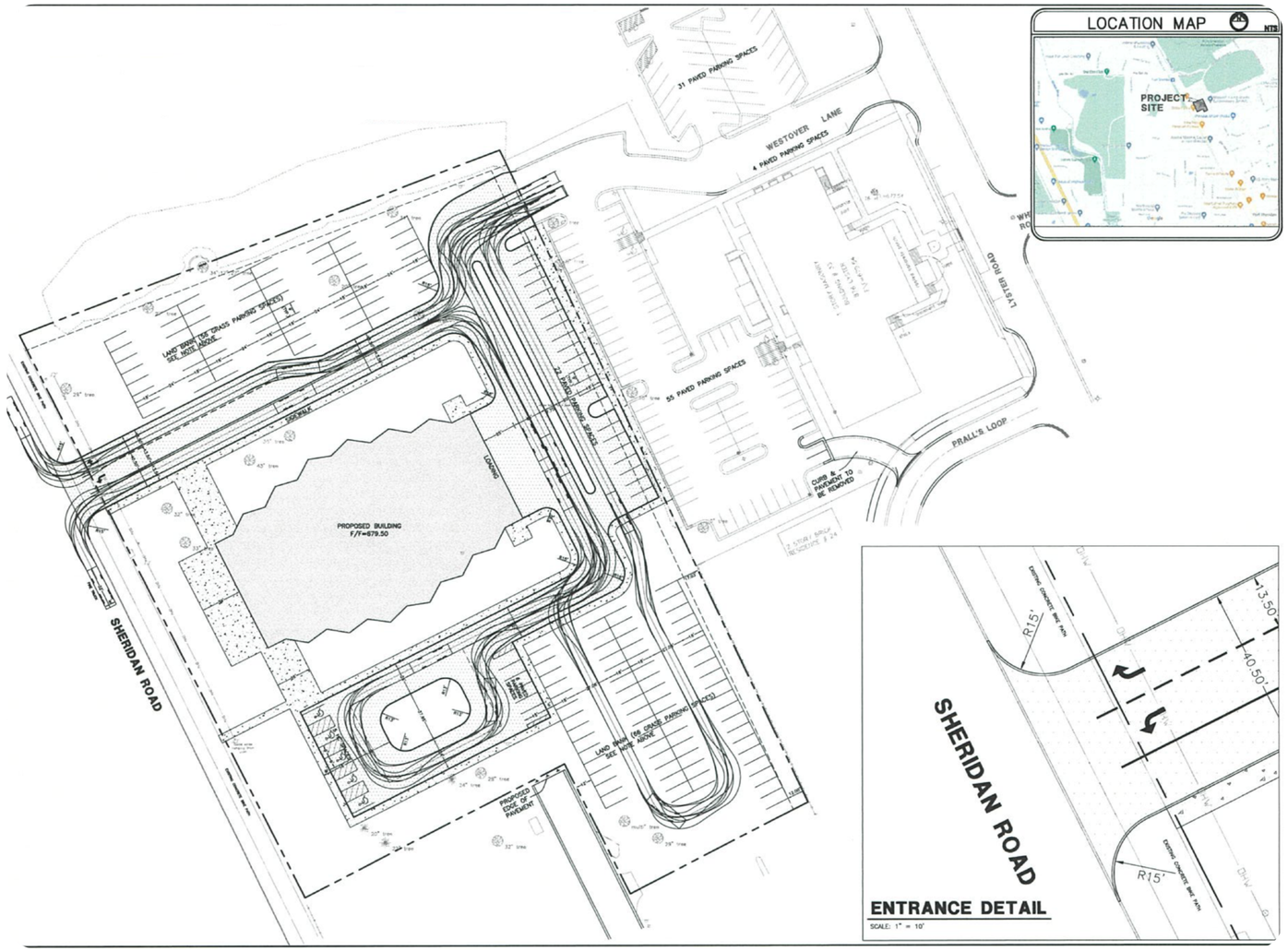
MYAC proposes a 41K sq. ft. building on a 4.13 acre lot that is also already burdened by:

01 New, wide access driveway to Sheridan Rd.

02 Paved, internal traffic access road that needs to wind throughout the property

03 The need to provide for a significant stormwater facility

04 Its obligation to preserve green space.

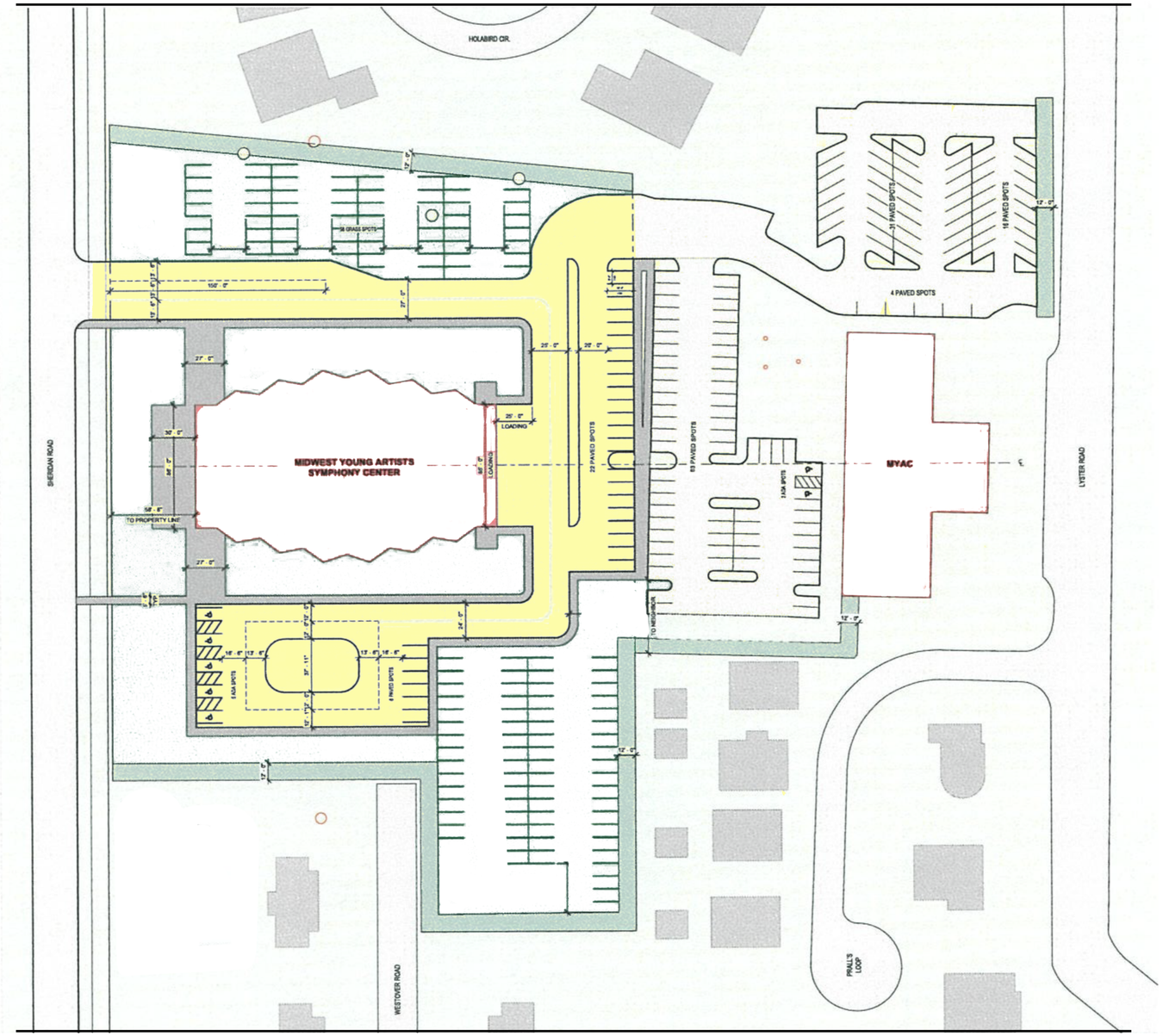


MYAC'S PARKING PLAN

Spaces On The Proposed PUD

33

New Paved Spaces



4.13 Acres

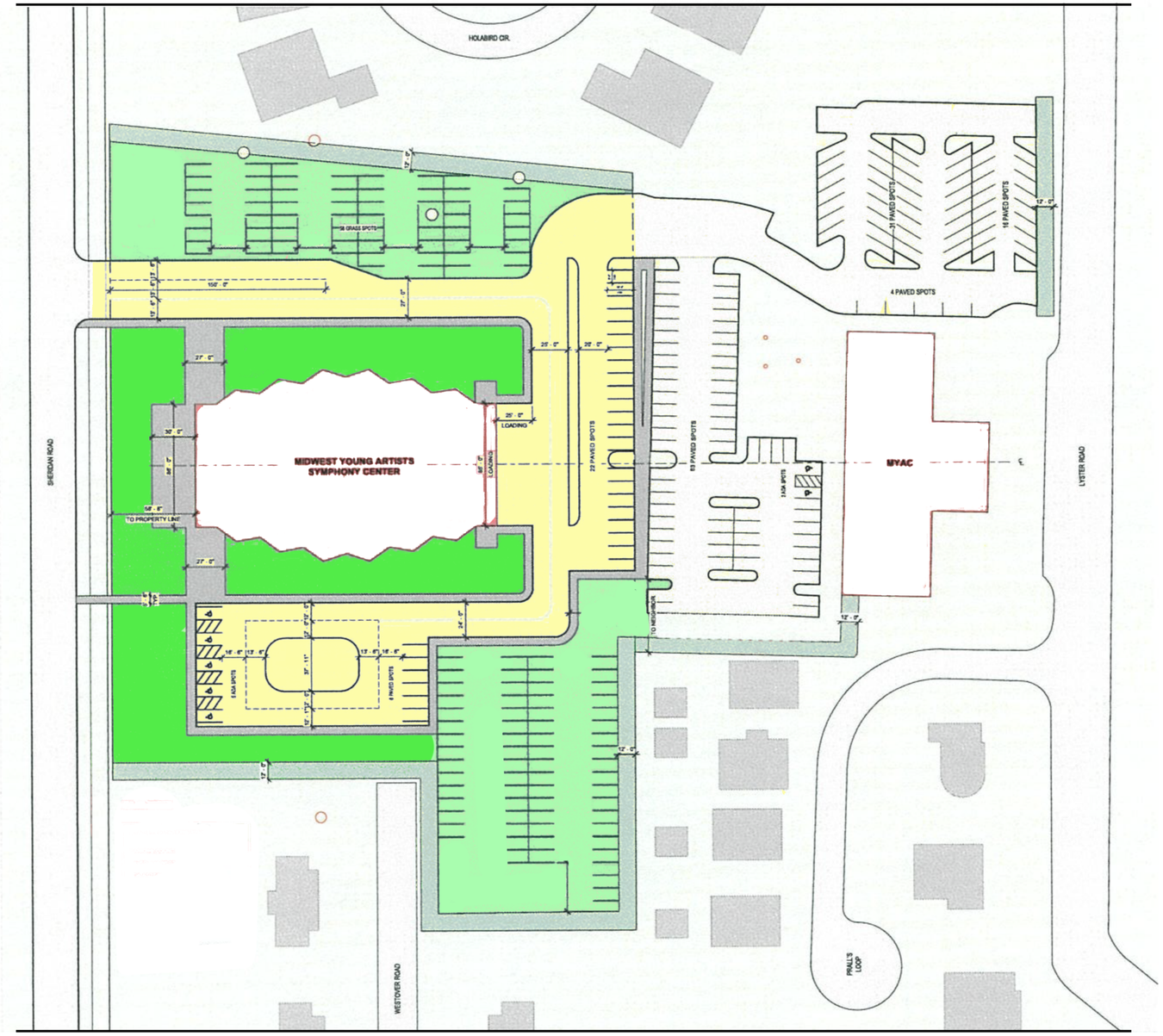
FHFS

MYAC'S PARKING PLAN

Spaces On The Proposed PUD

33
New Paved Spaces

122
Porous Pavers



4.13 Acres

Collective Use Approach

Combines 3 Facilities

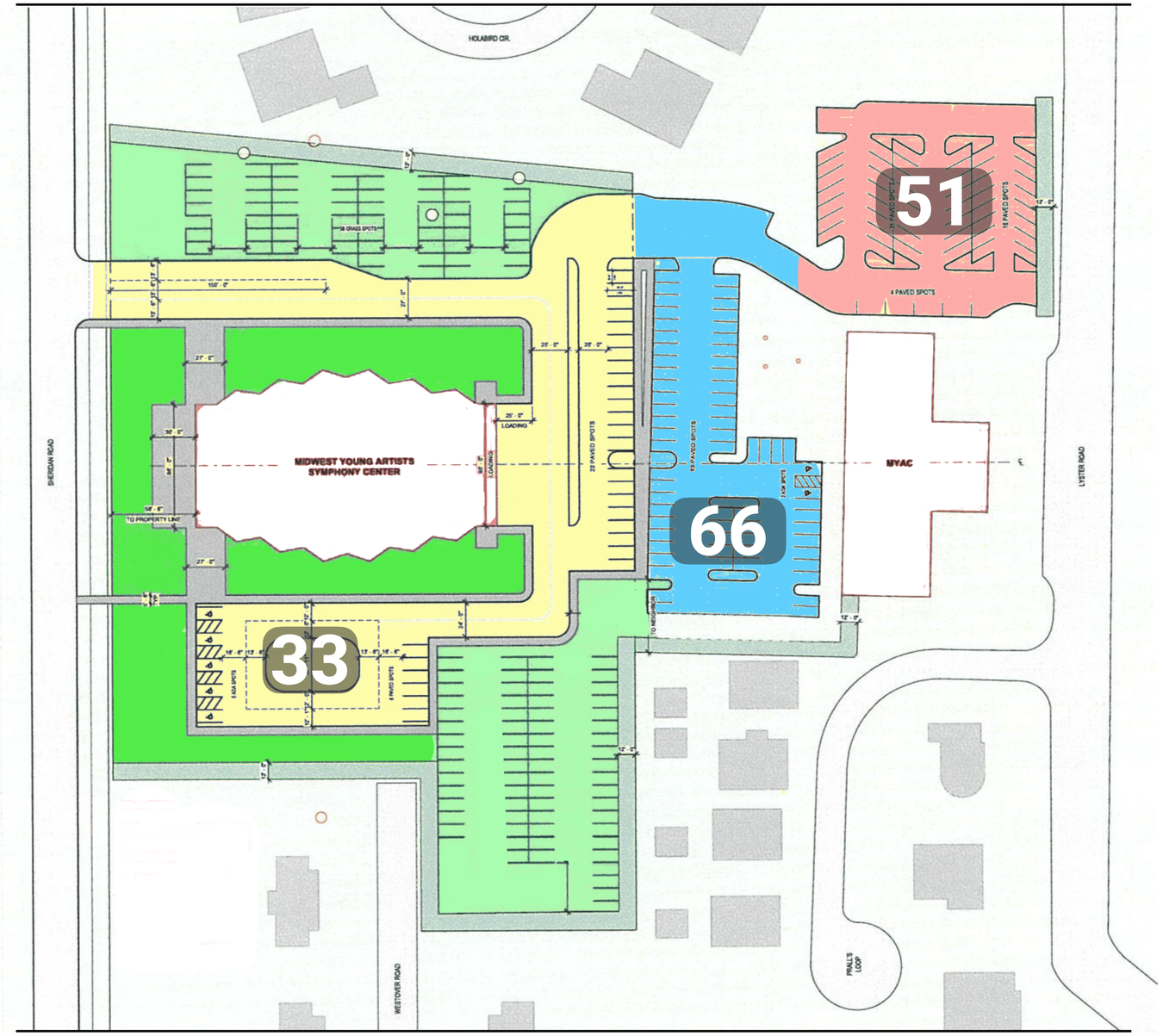
150
Paved Spaces

122
Porous Pavers

51 Paved
Amrany Studio

66 Paved
Existing MYAC

33 Paved
New Venue



4.13 Acres

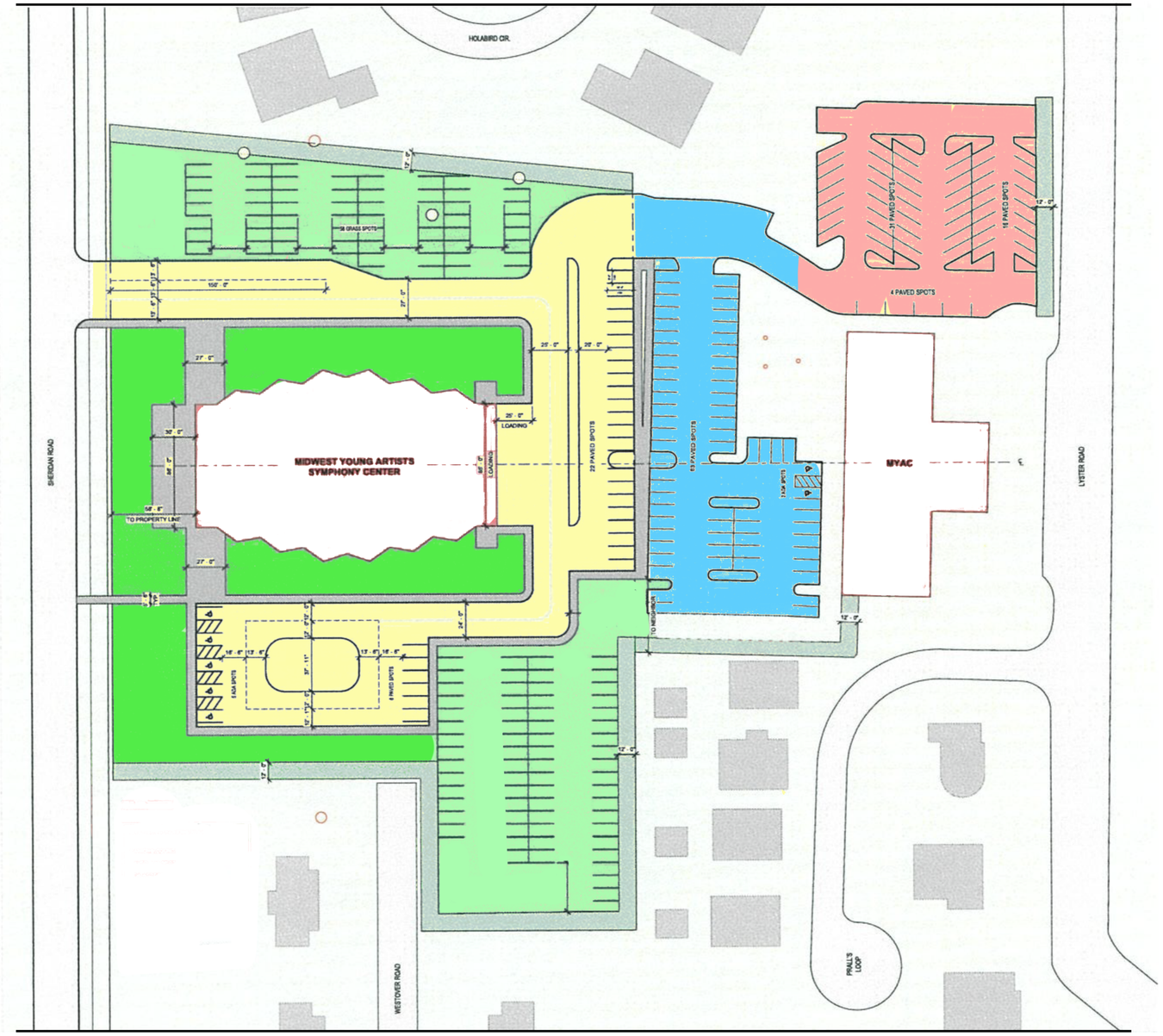
MYAC'S PARKING PLAN

Parking Spaces In Final Plan

150
New Paved Spaces

122
Porous Pavers

272
Total Spaces



4.13 Acres

HOW MANY SPACES IS MYAC REQUIRED TO HAVE?

CODE REQUIRMENT: 11-8-5

of Seats ÷ 4 + Floor Space (Sq Ft) ÷ 300

MYAC Calculation

728 / 4 = 182 + 24,966 / 300 = 266

CODE BASED Calculation

728 / 4 = 182 + 67,736 / 300 = 407

How Do We Explain The Gap?

MYAC's floor space calculation error

When MYAC combined the parking spaces of the three buildings, they were also required to combine the minimum parking space requirements for each of the three buildings. 11-8-4(B)

- Included NO floor space from Existing MYAC and Amrany Studio

In addition, MYAC omitted a 16,736 sq ft floor in the proposed new venue

- Omitted lower level

Impact Of MYAC's Floor Space Calculation Errors

FHFS

	Total Floor Space (Sq. Ft.)	Code Requires	MYAC'S Calculation
MYAC'S PROPOSED NEW VENUE			
Main Floor	19,665	19,665	19,665
Floor 2	16,736	1,767	1,767
Floor 3	16,736	1,767	1,767
Floor 4	16,736	1,767	1,767
Lower Level	16,736	16,736	0
EXISTING MYAC BUILDING	17,036	17,036	0
AMRANY STUDIO BUILDING	8,761	8,761	0
		67,499 Sq Ft	24,966 Sq Ft

FHFS

MYAC'S parking plan falls short of code by 135* SPACES

MYAC'S Final Parking Space Calculation:

266 Spaces Required

272 Spaces Provided (6 Spaces More Than Required)

CODE BASED Final Parking Space Calculation:

407 Spaces Required

272 Spaces Provided (135* Fewer Than Required)

(257 if porous pavers excluded)

MYAC'S PROPOSED PARKING PLAN DOES NOT MEET THE CODE
RELEVANT CODE PROVISIONS

Minimum Parking Space Requirement: Calculation

- 1 parking pace for every 4 seats, plus 1 space for every 300 sq. ft. of floor space (11-8-5)

Collective Use of Parking Facilities

- Off street parking facilities for separate uses may be provided collectively if the total number of spaces so furnished is not less than the sum of the separate requirements for each such use…".(11-8-4B; full text attached in Appendix))

Floor Area Definition

- Floor area is defined as "the sum of the gross horizontal areas of the several floors of the building or portion devoted to such use, including accessory areas located within selling or working space …and any basement floor area devoted to retailing activities, to the production of goods, or to business or professional offices. (11-2-3; full text contained in appendix slides.)

Engineering Challenges For Stormwater, Traffic And Parking/Plastic Pavers For MYAC Symphony Center

PRESENTED BY TROTTER & ASSOCIATES, INC. CONSULTING ENGINEERS

FOR HIGHWOOD PLANNING AND ZONING COMMISSION

MAY 21, 2025

Trotter Team

- **Steve Cieslica, P.E.**
  - ✓ Over 30 years of construction and engineering experience
  - ✓ Specializing in municipal engineering
  - ✓ Serves as Village and City Engineer

- **Mitch Severson, P.E.**
  - ✓ Graduate of University of Illinois at Urbana-Champaign
  - ✓ Specialize in Transportation and Construction Engineering
  - ✓ Serves as Village Engineer

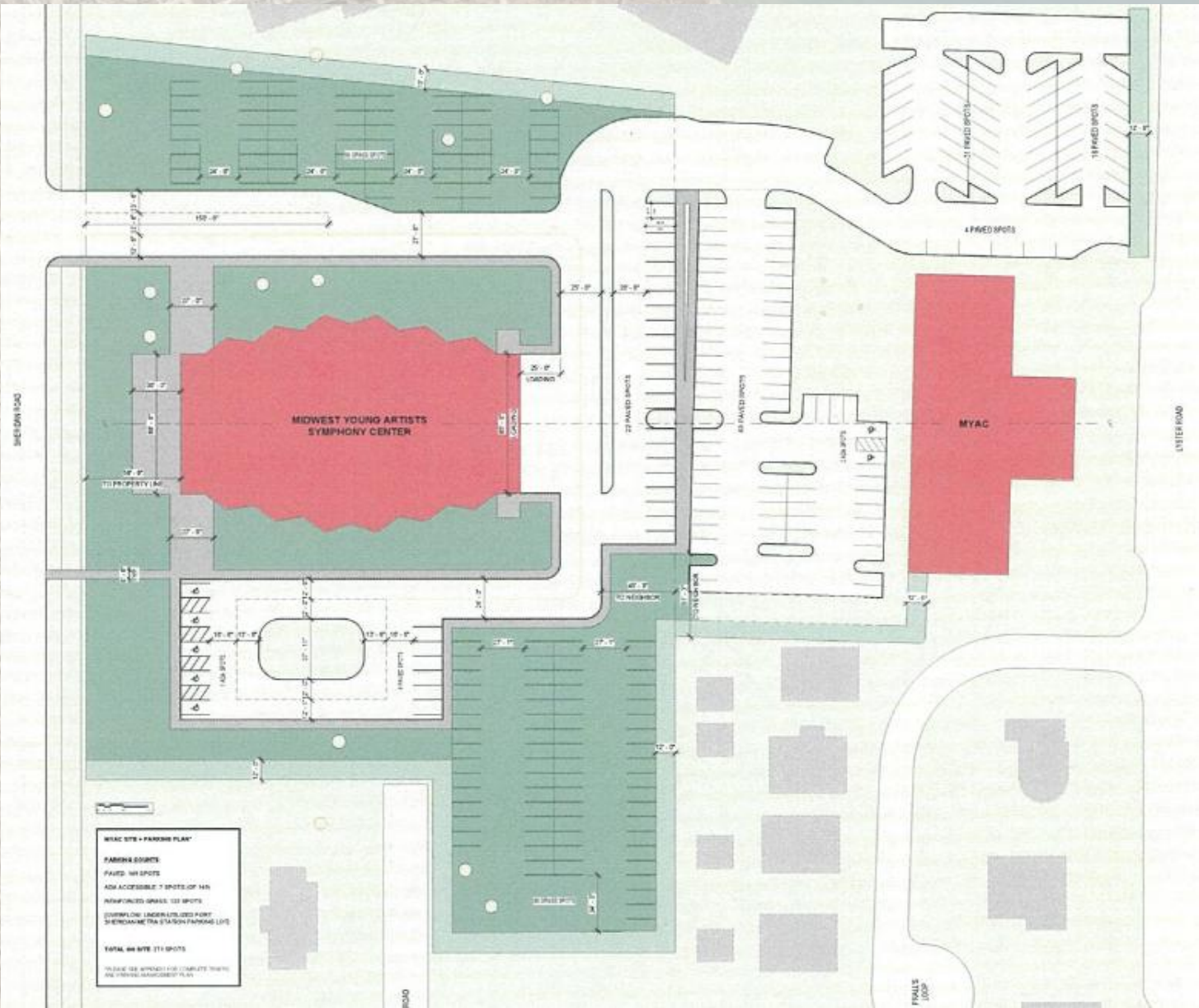
INTRODUCTION

- **Submittal needs additional engineering study due to major deficiencies in these areas:**
  - ✓ Parking
  - ✓ Traffic
  - ✓ Drainage

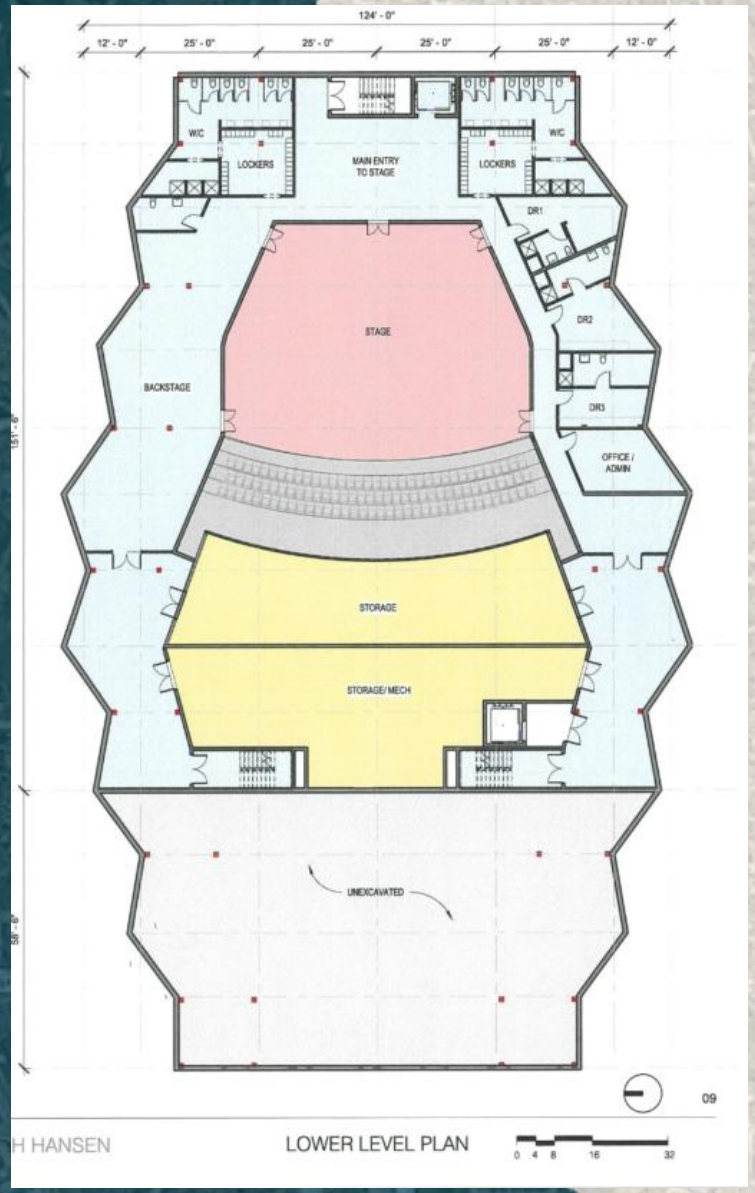
Work Session

- **Parking**
- Traffic analysis
- Hydrology
- PUD Submission

CURRENT PROJECT



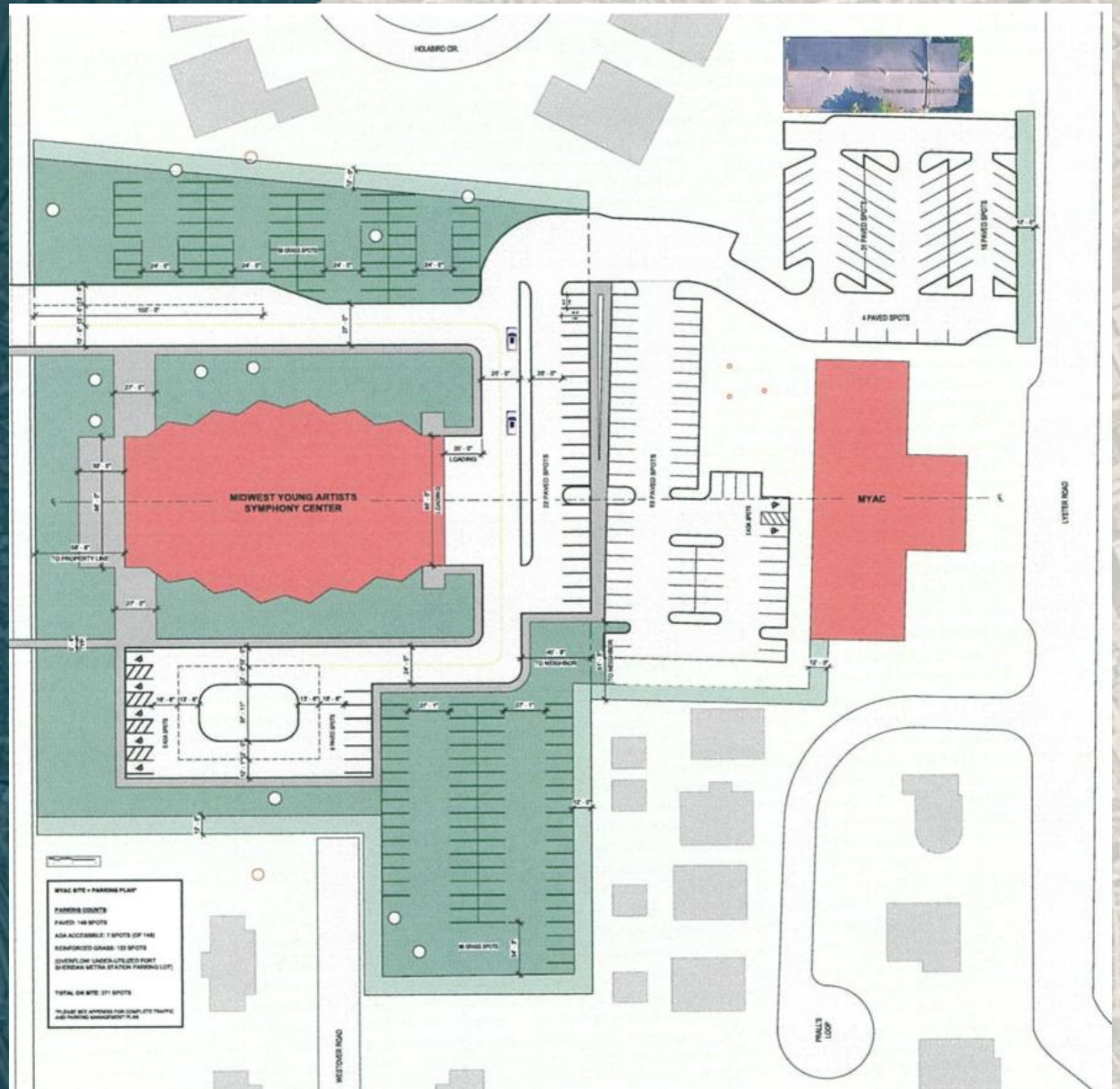
CURRENT PROJECT



- **The calculated required parking spaces is incorrect.**
  - ✓ Lower level is being excluded in this calculation even though this area has seating, stage, backstage, and an office

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

PARKING CALCULATION

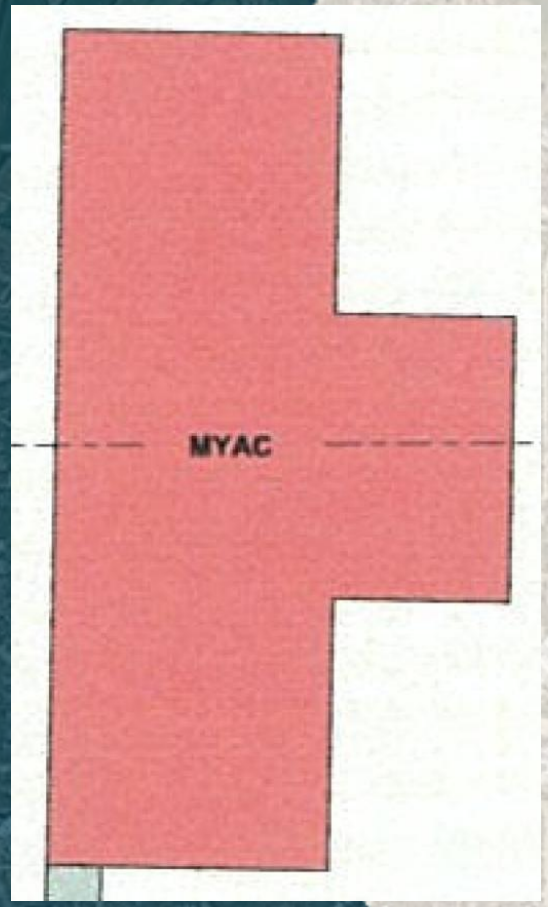


- **All buildings must be included in parking calculation.**

✓ In proposed conditions these buildings will need to share parking:

- Existing MYAC Building
- Fine Art Studio of Rotblatt Amrany
- MYAC Symphony Center

Existing Conditions



- ✓ Current MYAC Parking:
  - 17,036 SF
  - 64 Parking Stalls
  - 4 (of 64) ADA Parking Stalls
- ✓ Required:
  - 57 Stalls
  - 3 (of 57) ADA Parking Stalls

- ✓ Current Fine Art Studio of Rotblatt Amrany Parking:
  - 8,761 SF
  - 37 Parking Stalls
  - 1 (of 37) ADA Parking Stall
- ✓ Required
  - 30 Parking Stalls
  - 2 (of 30) ADA stall

PROPOSED CONDITIONS

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

✓ Required MYAC Symphony Center Parking:

- 41,702 SF
- 728 seats
- 322 Stalls
- 8 (of 322) ADA Parking Stalls
  - Current design shows ADA parking at MYAC building with no accessible route

PROPOSED CONDITIONS

- **MYAC severely understated the parking requirements.**

Business And Commercial Uses:	
Minimum requirement	All business and commercial establishments, except those specified hereafter, shall provide at least 1 parking space for each 300 square feet of floor area.

- ✓ Proposed Parking:
  - 271 Parking Stalls
  - 7 (of 271) ADA Parking Stalls
  - Use of Metra Parking has not been agreed upon
- ✓ Required Parking
  - 409 Parking Stalls
  - 13 (of 409) ADA Parking Stalls

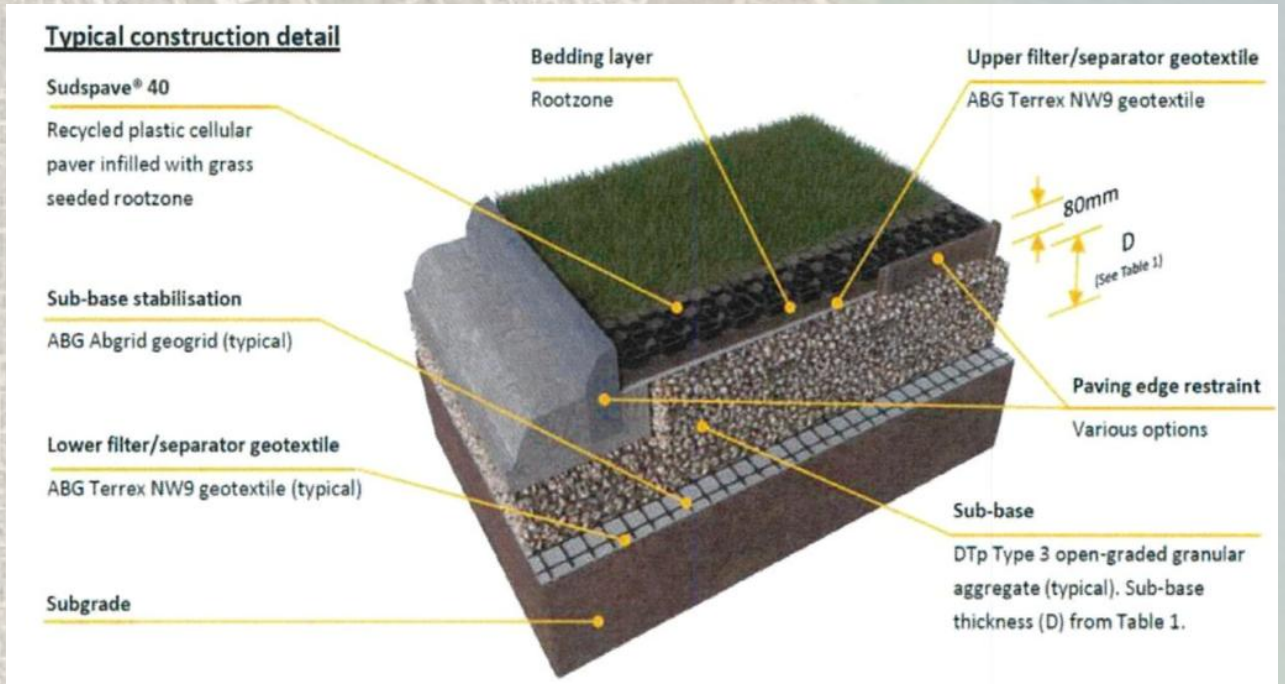
CURRENT PROJECT

- **Grass pavers do not meet City code**
  - ✓ 409 parking stalls required
  - ✓ 271 proposed (66%)
    - 122 reinforced grass parking stalls (45%)

2. Pavement, Drainage And Marking: All parking spaces (including required parking spaces accessory to a single-family dwelling), lots and garages shall be surfaced with a bituminous or concrete pavement, cement paver bricks, or a similar hard surface approved by the building official, providing an all weather, durable and dustless surface. All parking surfaces shall be graded and drained to dispose of surface water accumulation by means of a positive stormwater drainage system connected to a public storm sewer system. Parking areas will be clearly identified by markings approved by the building official.

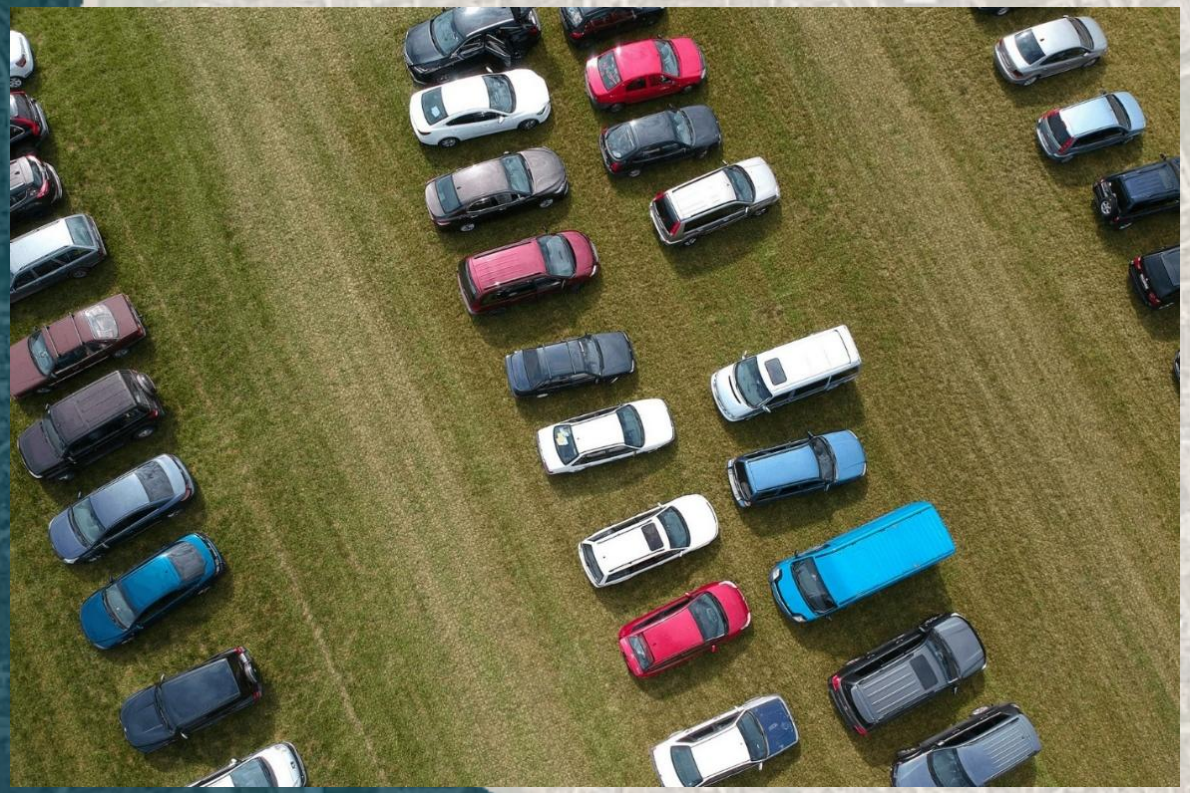
PARKING

- **The applicability of grass pavers is uncertain and may ultimately prove inadequate.**
  - ✓ Soil within the cellular pavers will be compacted due to vehicles driving and parking



PARKING

- **Grass pavers are inefficient and increases liability**
  - ✓ Pedestrian slip/trip and fall hazards (rutting)



PARKING

- **Grass pavers provide inadequate drainage which can retain water and freeze into ice**
  - ✓ Snow-plow will leave one to two inches above paver system

PARKING

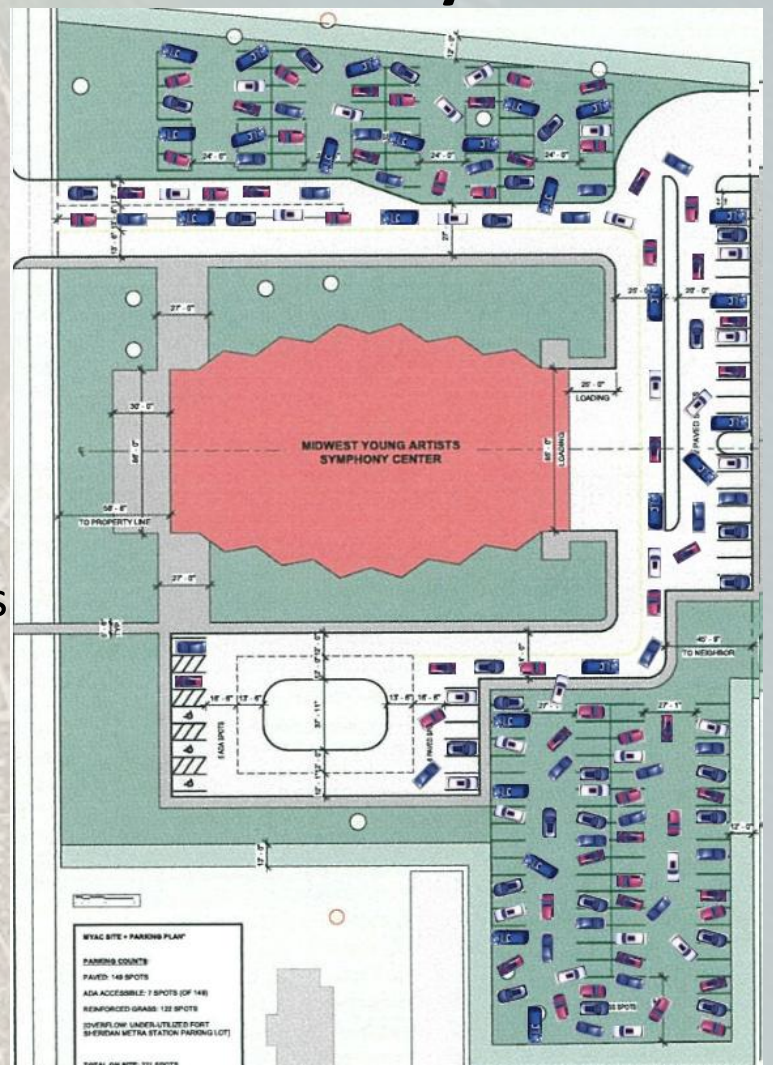
- Not ADA compliant
- Does not meet City code
- Creates precedent for future developments

Work Session

- Parking
- **Traffic analysis**
- Hydrology
- PUD Submission

TRAFFIC STUDY

- **A single access point faces congestion and delays during peak times.**
  - ✓ Only one access point to Sheridan Road
    - Image on the right only shows about 180 vehicles
  - ✓ A left turn lane was deemed warranted but was noted not being proposed due to one not being provided for the nearby properties
  - ✓ Access to parking dock was not provided in turning space exhibit



Traffic Study

- **Peak times were recorded during periods of low traffic and during non-performance periods.**
  - ✓ Traffic Study was taken in November
    - ✓ Tuesday, Thursday, Saturday, Sunday at non-peak hours
    - ✓ Friday and Saturday nights are peak times for Highwood
  - ✓ Traffic projections were based on an expected attendance of 200 people
    - Average vehicle occupancy of 2.5 persons (1.5 persons)
    - 10% drop-off/pick-up rate
  - ✓ These assumptions do not align with the facility capacity (full capacity 728 people 18 times per year) nor the typical engineering trip generation
    - Renting of Venue is not included in Traffic Study

TRAFFIC STUDY

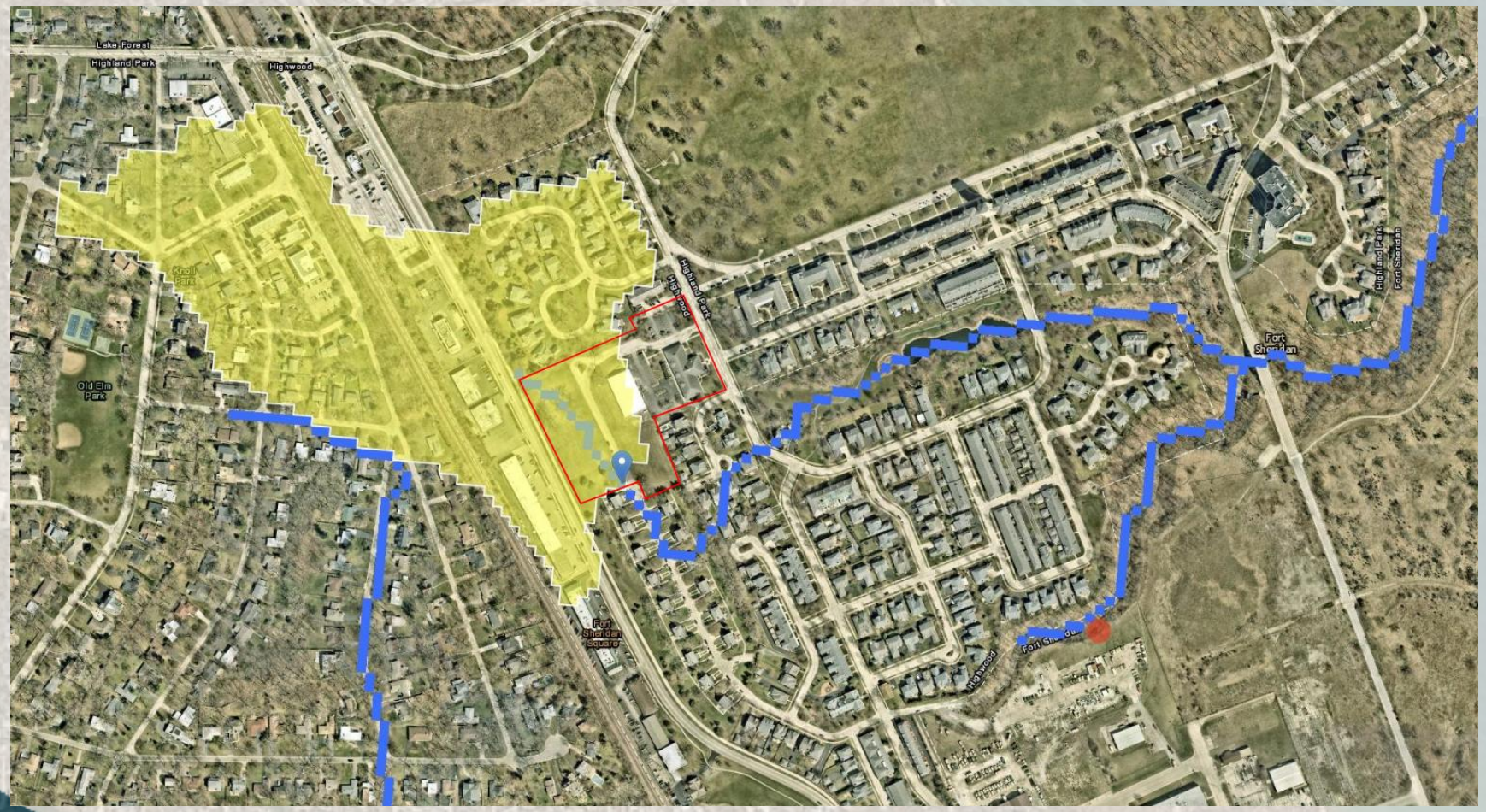
- **Large-scale events will negatively affect traffic flow and accessibility to surrounding areas.**
  - ✓ 18 events per year plus the option to rent the facility year round
  - ✓ NO LEFT TURN INTO SITE. Sheridan Road will experience significant backup to the north
  - ✓ Impact on ingress and egress for the adjacent residents, businesses (parking)
  - ✓ Combine this with train/Metra delays
  - ✓ Ability of emergency services to access all surrounding areas
  - ✓ Impact with the addition of more high-density residential developments

Work Session

- Parking
- Traffic analysis
- **Hydrology**
- PUD Submission

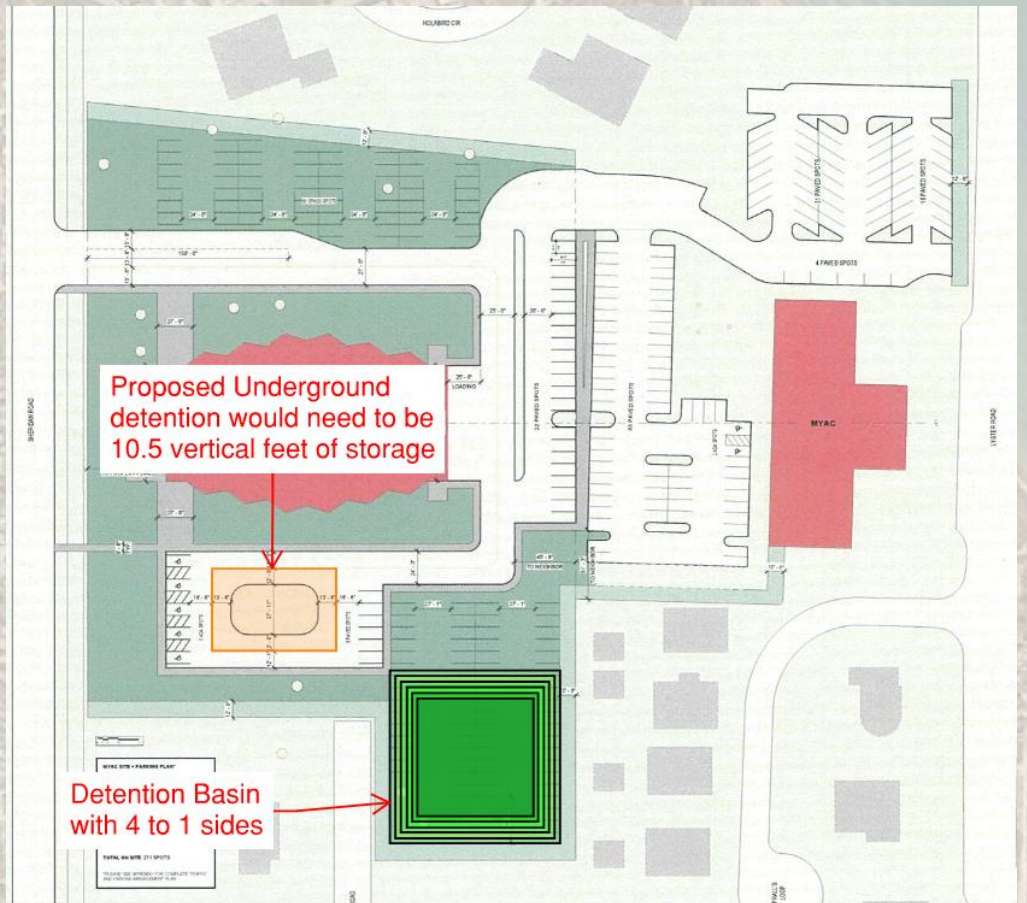
HYDROLOGY

- MYAC did not investigate the stormwater that runs through site.



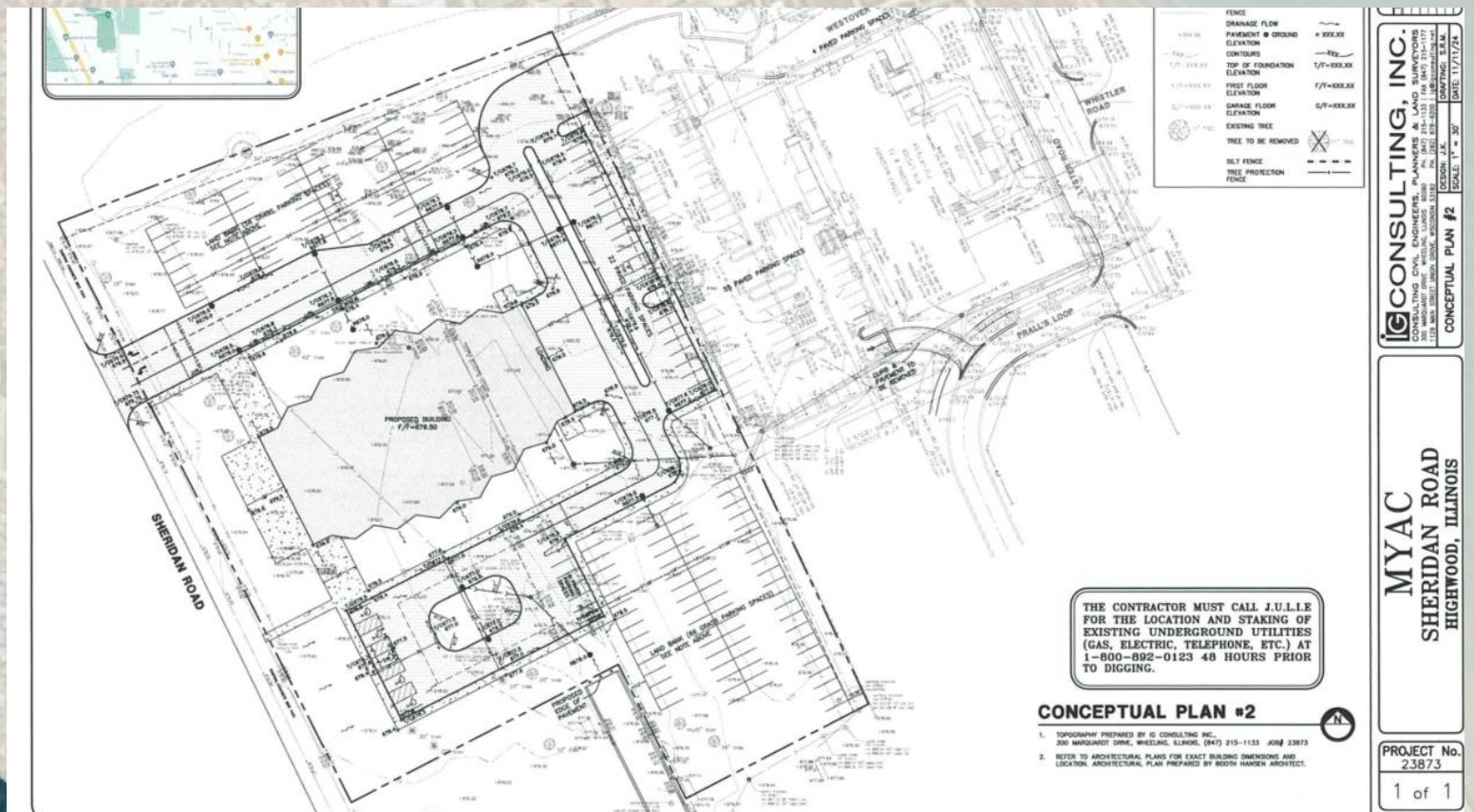
DETENTION

- **MYAC needs more in-depth analysis into detention.**
  - ✓ Proposed design will require significant stormwater detention on-site



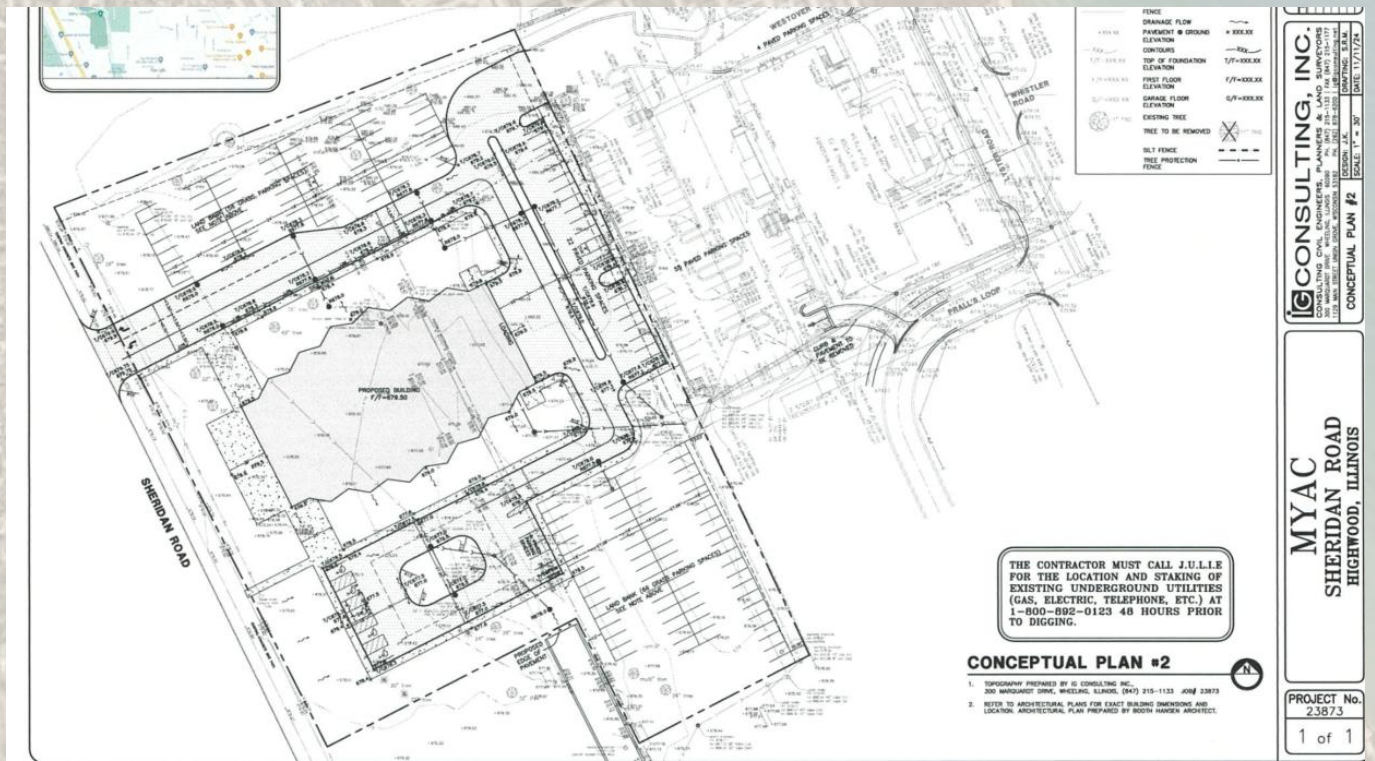
DETENTION

- **MYAC lacks an Existing site utilities plan.**
  - ✓ This is the only plan sheet that shows existing utilities, and it is missing existing storm sewer catch basins



DETENTION

- **MYAC lacks a preliminary drainage study to show proposed site is feasible.**
  - ✓ Proposed Site lacks a stormwater and detention plan which can be very expensive



Work Session

- Parking
- Traffic analysis
- Hydrology
- **PUD Submission**

PUD SUBMISSION

- **The Planned Unit Development Submission lacks vital information.**

10. LIST OF REQUIRED EXHIBITS FOR CITY DEPARTMENTAL REVIEW

A. Plat of Survey ____
B. Location Map ____
C. Existing Conditions Exhibit ____
- Existing topography
- Significant environmental features (wetlands, floodplain, streams/creeks, lakes/ponds, drainage ways, trees and vegetation)
- Existing structures
- Location of existing public and private utilities (overhead or underground)

D. Site Plan, including data table listing the following: ____
- Site Area
- Building Area
- Open Space
- Parking (# of spaces, including accessible spaces)
- Units of Proposed Uses (e.g., # of residential units; # of sq ft of retail or office)

E. Engineering Plans ____
- Grading Plan
- Erosion and Sediment Control Plan (can be combined with Grading Plan)
- Stormwater Drainage and Detention Plan
- Utilities Plan
- Wetland Protection Plan, if applicable
- Floodplain Development and Protection Plan, if applicable

F. Architectural Plans ____
- Building Elevations
- Floor Plans
- Color 3D Architectural Renderings (street level views)
- Materials list and samples

G. Landscape Plan ____
H. Lighting Plan ____
I. Traffic Impact Study ____
J. Market Study ____
K. Fiscal Impact Analysis (impacts on City, schools, taxes, and other taxing districts) ____
L. Schedule (Phasing Plan) ____
M. Covenants, if applicable ____
N. Findings of Fact for PUD and Zoning Variations ____
O. All of the above files shall be provided in 2 full-sized hard copy sets and in PDF format on a CD or flash drive ____

Impact of Approval

- **Any developer can develop the property with major variance to the Village Code.**
- **Allows for more substandard parking on other developments**
  - ✓Grass parking lots?
  - ✓Grass driveways?
  - ✓Grass sidewalks?

Impact of Approval

- **Once approved <u>You Are Stuck With It</u>.**
  - ✓On-going maintenance

FRIENDS OF HISTORIC FORT SHERIDAN

Troubled State of Performing Arts Centers & Misleading Claims

Presented by Howard Bernstein, Friends of Historic Fort Sheridan

Highwood Planning and Zoning Commission

Submitted June 2025

Oak Terrace School

OUR POSITION IS CONTRARY TO MYAC's CLAIMS...

→ NO PROVABLE GAIN TO THE CITY

→ NOT VIABLE - DOOMED TO FAIL

→ INEVITABLE TRANSITION TO LARGE COMMERCIAL VENUE

NO GAIN TO CITY

- **No evidence of…**
  - Improved property values
  - Increased business
  - Increased tourism
  - “Putting Highwood on the map”

MYAC'S COMPARISON OF THIS VENUE WITH OTHERS IS MISLEADING & IRRELEVANT

On MYAC's website, it compares its venue with city populations* of…

Atlanta – 510,000

Sarasota – 57,600

Rocky Mountain, NC – 57,477

Peoria – 108,870

Elgin – 113,310

**Compared with Highwood's population – 5,304*

NO EVIDENCE THAT ARTS CENTERS BOOST PROPERTY VALUES OR INCREASE BUSINESS

- **MYAC's claims** that performing arts centers…
  - Boost property values
  - Increase tourism
  - Increase business
  - Create jobs
  - Increase downtown spending

  …are **TOTALLY IRRELEVANT** to cities of size comparable to Highwood

PROJECT DOOMED TO FAIL - HIGHWOOD WILL SUFFER

- Declining financial status of performing arts
- Cost overruns
- Construction delays
- Lack of sufficient donor base

DECLINING FINANCIAL STATUS OF PERFORMING ARTS

- **Funding**: Lower than 50 years ago
- **Total attendance**: Down 59% between 2018 and 2022
- **Attendance at live orchestral concerts**: Dropped 30%
- **Government funding needed to cover 30% of expenses**: Likely to decline further
- **Private donors moving away**: From performing arts to “social justice” causes
- **Other issues**: Donor contraction and current economic turmoil

COST OVERRUNS AND DELAYS

- **MYAC's "plan"**
  - $35 to $40 million to construct
  - Construction to begin after necessary funds are generated (estimate 2 years)
  - Completed in another 2 to 4 years

- **MYAC engaged "Chief Acoustician" Yasuhisa Toyota**
  - Daniel Beckmann now shown as the Acoustical Consultant
  - Their role is to design the "acoustically superb" facility

PRIOR YASUHISA TOYOTA & DANIEL BECKMANN PROJECTS

Cost Overruns/Construction Delays

EXAMPLES…

1. 6 years late & more than $100 million over budget
2. Cost 300% the original budget
3. 760 seat venue – cost $160 million - $40 million paid by city and county
4. 513 seat concert hall - $6 million over budget

CONCLUSION

MYAC'S PREDICTIONS FOR HOW LONG IT WILL TAKE AND HOW MUCH IT WILL COST ARE SIMPLY UNREALISTIC

IT WILL
COST MUCH MORE
AND
TAKE MUCH LONGER

LACK OF SUFFICIENT DONOR BASE

- **MYAC's goal**: $35-40 million plus cost to maintain
- **Average donations over past 11 years**: $655,000 year
- **Capitol campaigns**: Take 2-4 years just to raise 60%-70% of goal
- **Enforceability of pledges**: ?????

ADDITIONAL RISKS TO HIGHWOOD WITH NO OFFSETTING BENEFIT

- Lack of credible financial or succession plan
- No restrictions on use
- Highwood's second "white elephant"
- Or transition to another operator as commercial venue

Your Decision

Do not ignore
the facts, reality, common sense,
or your fiduciary duty

FRIENDS OF HISTORIC FORT SHERIDAN

Financial Viability for Proposed MYAC Venue

Presented by Dale Blitz, Friends of Historic Fort Sheridan

Highwood Planning and Zoning Commission

Submitted June 2025

Oak Terrace School

Industry Trends

- As you have just heard, the financial trends and marketing analysis the committee has done in the classical music genre has produced some troubling findings
- Let's review some MYAC data with data from 2 other local music venues – Writers Theater and the Genesee Theater
  - All data that follows is a matter of public records
  - **The source is the 990 tax returns as published in the Propublica Non Profit Explorer**

Writers Theater Trends

- **Lost $1.2M dollars in 2023**
- **Relies heavily on contributions to survive**
- *REVENUES INCLUDE CONTRIBUTIONS !!!!*

Writers Theater	Revenue	Expenses	Net Income/Loss	Contributions
2023	$4,762,382	$6,035,721	-$1,273,339	$3,191,221
2022	$4,984,391	$5,416,766	-$432,375	$4,026,918
2021	$3,459,112	$3,821,776	-$362,664	$3,108,662
2020	$8,044,061	$5,988,530	$2,055,531	$6,050,458
2019	$6,018,225	$7,204,950	-$1,186,725	$2,918,984
2018	$9,039,993	$7,522,874	$1,517,119	$5,151,166
2017	$8,325,590	$7,509,698	$815,892	$4,647,104
2016	$8,440,820	$6,209,020	$2,231,800	$5,666,299
2015	$7,745,427	$4,547,291	$3,198,136	$6,159,465
2014	$15,249,482	$4,952,936	$10,296,546	$12,983,415
2013	$12,908,593	$4,615,337	$8,293,256	$10,741,195
2012	$7,562,903	$4,179,025	$3,383,878	$5,529,246
2011	$3,838,632	$3,851,804	-$13,172	$1,953,950

Genesee Theater

- The city of Waukegan purchased the Genesee Theater in 1999
- It is owned by the City of Waukegan and operated by the Friends of Historic Genesee Theater – a non-profit organization that also raises funds for the theater
- According to an article published in the Chicago Tribune's Lake County News-Sun, "in 2015 Waukegan inked a new 10 year deal to extend their lease to keep the theater open **despite lingering concerns about finance and frequency of show dates**"
- The North Shore Center for the Performing Arts is also owned by the Village of Skokie and utilizes popular shows and acts

Genesee Theater	Revenues *(incl contributions)*	Expenses	Net Income/Loss	Contributions
2023	$7,305,297	$6,839,221	$466,076	$2,000,000
2022	$7,549,561	$6,522,772	$1,026,789	$2,000,000
2021	$2,226,654	$1,478,151	$748,503	$2,000,000
2020	$6,047,291	$4,782,515	$1,264,776	$2,005,186
2019	$6,679,693	$5,781,084	$898,609	$2,003,000
2018	$6,747,199	$7,021,933	($274,734)	$1,503,000
2017	$7,483,638	$7,265,317	$218,321	$2,258,710
2016	$6,277,888	$5,845,603	$432,285	$2,300,258
2015	$4,832,294	$4,881,346	($49,052)	$2,119,438
2014	$3,661,839	$2,788,398	$873,441	$2,168,278

MYAC By The Numbers

- **No revenue growth in over 11 years**
- **Average net income $207K across 11 years**
- **Average annual contributions across 11 years $655K**
- **Revenues less Contributions show a 25% decline from 2024 to 2014 – over 11 years !!**

MYAC	Revenues	Revenues Less Contributions	Expenses	Net Income	Contributions
2024	**$1,587,915**	**$889,750**	$1,279,547	$308,368	$698,165
2023	$1,426,359	$814,227	$1,312,660	$113,699	$612,132
2022	$1,202,325	$542,580	$1,207,624	($4,701)	$659,745
2021	$1,895,341	$662,863	$1,169,086	$726,255	$1,232,478
2020	$1,567,498	$986,934	$1,380,988	$186,510	$580,564
2019	$1,435,541	$913,672	$1,365,086	$70,455	$521,869
2018	$1,544,793	$1,004,796	$1,379,496	$165,297	$539,997
2017	$1,701,057	$1,003,922	$1,414,776	$286,281	$697,135
2016	$1,618,212	$903,096	$1,314,704	$303,508	$715,116
2015	$1,494,748	$1,005,161	$1,407,462	$87,286	$489,587
2014	**$1,639,615**	**$1,177,284**	$1,600,838	$38,777	$462,331
Average	$1,555,764	$900,389	$1,348,387	**$207,430**	**$655,374**

MYAC By The Numbers

- We have a petitioner whose 2024 revenue numbers are essentially the same as they were 11 years ago. Net of contributions they actually declined 22%.
- We have a petitioner that in a 11 year span has reported declining tuition revenue
- We have a petitioner that has averaged $655K of annual donations for the last 11 years … *yet they state they are going to raise $35-40 or $50M in 5 years **
- We have a petitioner that has averaged $200K of net proceeds per year for the last 11 years … yet they state they can support a 41,702 sq. ft. building *
- And, this petitioner is asking you to approve a $35-$50M + project with risk

From a planning perspective this doesn't make sense

This is NOT the best use of this land!

Vote NO Zoning Change AND Minimize Our Risk!

FRIENDS OF HISTORIC FORT SHERIDAN

Emergency Service Access Risks & Challenges

Presented by
Dr. Steven M. Kriss, CAPT USN ret.
Family/Sports Medicine Physician
Former Director of EMS Great Lakes*

to
Highwood Planning and Zoning Commission
Submitted June 2025
Oak Terrace School

Fort Sheridan History

- Established as Camp Highwood in 1887
- Named Fort Sheridan in 1888*
- An important Army base during armed conflicts for 106 years: Indian Wars, Spanish-American War, WWI, WW II, Korean War, Vietnam War, Cold War, Gulf War
- Closed in 1993
- Historical, Military, Natural, Unique Residential area
- Joint Armed Forces Reserve Center

Fort Sheridan Community

- Fort Sheridan is comprised of Highland Park, Highwood, Fort Sheridan Military Housing *

- Highland Park population = 35,000
- Highwood population = 5,000

- Highwood uses Highland Park Fire Department, EMS
- Fort Sheridan is on the periphery of the Highland Park Fire Department range

Emergency Response Times

- National average EMS response time is 7 minutes
- 2015 data shows Highland Park Fire and EMS response to Fort Sheridan was 6 minutes
- In 2025, a 20 % larger population with more emergency (medical, fire, police) events means longer response times to Fort Sheridan. This can lead to increased fatalities

Traffic and Emergency Response

- A much larger MYAC (music) facility will lead to increased traffic on Sheridan Road (2 lanes; 0 shoulder)
- More traffic will slow the movement of EMS, Fire, Police to Fort Sheridan, the Army Reserve Center and businesses
- Residents of Fort Sheridan, others, can be severely impacted by longer emergency response times,

  resulting in worse outcomes and more deaths *

Additional Risks to EMS Response

- Metra Trains create traffic back-up and limit access of emergency vehicles

- Fort Sheridan has a large retired population with a high emergency call volume

- Pending high population density developments will further increase demand, access issues and increase vehicle and pedestrian traffic *

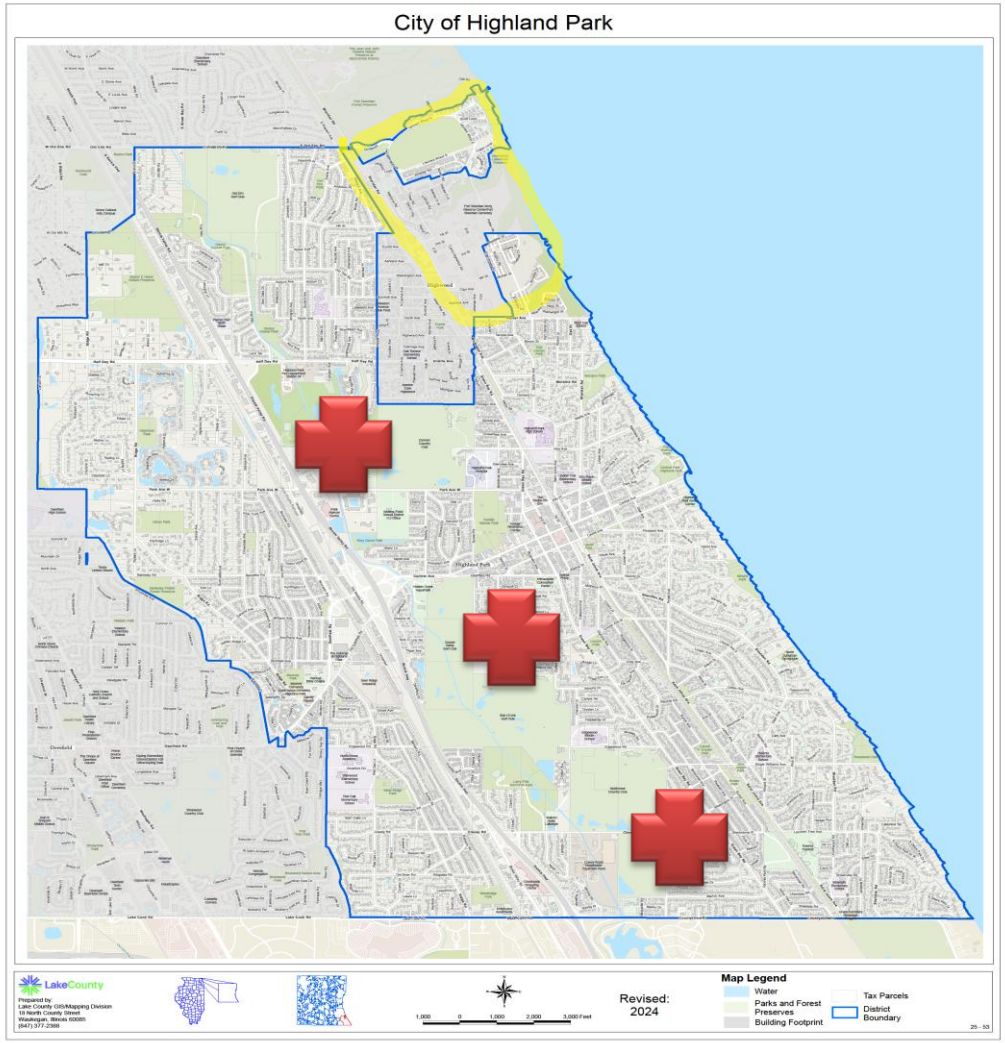
Health and Safety

- Increased traffic from a much larger MYAC will negatively impact and likely harm:

1. Children playing outside in Fort Sheridan
2. Pedestrians walking across Sheridan Road
3. Bicyclists riding in, around, through the area

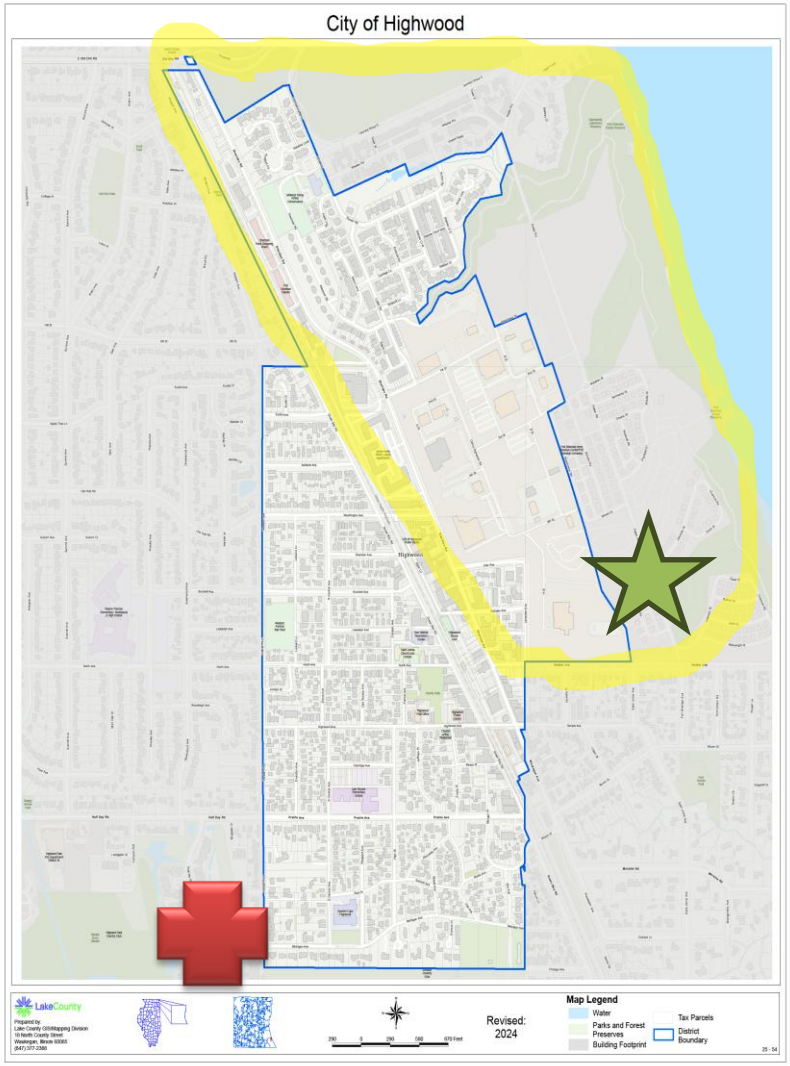
Map of Highland Park

(Fort Sheridan in Yellow)



Map of Highwood

(Fort Sheridan in Yellow)



Conclusion

- MYAC's 728 seat, 40,000 sq ft venue has the potential for significant harm:

  -Traffic impacting emergency response
  -Traffic impacting children, pedestrians, bikes
  -Pedestrians crossing Sheridan Road at night

- Please Vote NO to rezoning for this MYAC venue
- Thank you very much

Asterisks

- Director of EMS: Responsible for 2 Fire Stations, 30 Paramedics/Firefighters, over 2,000 ambulance transports per year
- Generals: Sheridan, Patton, Wainwright
- Fort Sheridan Military Housing: Active Duty

  Army, Navy, Marines; hundreds of children
- Deaths: Heart Attacks, Strokes, Trauma
- Real Estate Projects: Increase population