

Donald Schoenheider
1605 Tallgrass Lane
Lake Forest, IL 60045

June 30, 2014

Dear Mayor Schoenheider,

Re: Amberley Woods Retail Center

The League of Women Voters-Lake Forest/Lake Bluff Area supports the City of Lake Forest's Comprehensive Plan. "The Plan provides a framework to preserve and protect the existing built environment, and to guide future growth so that it is compatible with the quality of existing development in Lake Forest. The Plan is a guide for policy making."

Throughout the Plan, there are references to preserving open space, scenic views, and historic landmarks. These are important characteristics that make Lake Forest a desirable community, and different from nearby communities.

The proposed development at Saunders and Rt. 60 (Amberley Woods Retail Center) does not comply with the Comprehensive Plan. Although the Plan includes the statement "recommendations can be reconsidered in compelling circumstances", does this development meet the level of "compelling"?

The Plan specifically spells out: "The Comprehensive Plan amendment regarding the Rt. 60 Sub-Area from June 2001, recommendations were to enhance the unique characteristics of the Sub-Area and preserve open space.

- Enhance Rt 60 as the western gateway into Lake Forest.
- Continue improving the frontage along both sides of the roadway (150 feet north/south of right of way with landscaping and other design features to create a greenway/gateway setting.
- The landscaped greenway should extend along Rt 60 from the Tollway to Waukegan rd. A comprehensive plan for this are shall be developed and all future development shall landscape their front 150 feet in accordance with said plan."
- Adaptive reuse of the Miller estate house

As the developer says he cannot comply with the 150 ' setback, it would appear that the project cannot meet the minimum recommendations of the Comprehensive Plan. The City should not abandon its vision because one developer wants to lower the standards. This is the western gateway into Lake Forest. Stay with the vision.

Sincerely,

Jane Partridge, Co-President
League of Women Voters - Lake Forest/Lake Bluff Area