

What feedback would you like to provide the Village on the proposed development at the southwest corner of Route 22 and Quentin Road? (These comments will be shared with the Village Board and Planning & Zoning Commission).

I have lived in LZ since 1975 and have seen many changes. With this potential new development, I feel it necessary that sidewalks be included. I walk a lot throughout the Village and find it cumbersome to get around since I live in the OMG subdivision. Sidewalks should be installed from OMG Road/Oakwood east to Quentin Road on both sides of Route 22. This is not a minor detail as I have seen other people walking up and down Route 22 on the edge of the road. Thank you.

I do not see side walks and pedestrian cross walks at 22 and quentin road. I like to walk to stores and live in old mill grove. this should be a mandatory requirement for this development. also there should be side walks on both sides of 22. walking to the post office is also very challenging and dangerous with out side walks.

I am strongly against the proposed development at the southwest corner of Route 22 and Quentin Road. This will create more flooding issues in an already overflowing Basin in Cedar Creek. Please consider your current residents and vote NO to this proposal.

This is crazy to develop more homes that would feed into flooding issues with the cedar creek drain and cause more flooding for those already impacted. Stop over developing and take care of issues currently at hand. By adding more houses and businesses that feed into that retention facility you are forcing home owners across stone, thistle and Stanton to at greater risk.

R10 is pretty tight. With that many houses, you need to make sure it's a community, with some common area. They won't have room for playgrounds so another common playground would be good. A walking path or sidewalks are needed.

People in that area don't want it, anymore than all of that development by Hackneys. What don't you get. I'm sorry we ever voted for any of you. I love the fact you allowed a funeral home across from the NURSING HOME AND MEMORY CARE SO THAT WE CAN SEE OUR FATE.

We became Lake Zurich residents because of many reasons: the green space and the tolerable traffic being just some. The added traffic with this development would significantly impact us in our neighborhood. The new residences proposed are on the tiniest of lots-- and that's just not what lake Zurich's reputation is about.

We can't accommodate the extra traffic in the area. We prefer the green space rather than an overcrowded residential neighborhood. In the proposed plans the houses are on top of each other. It just not right for the area. It would be an eyesore.

Who would buy such expensive houses with such a small piece of land? With the other housing options in the area I don't see how this would be successful. I think the retail would be successful, but I would not want my tiny backyard to back up to it.

Not a fan of the narrow, small lots. Will not appeal to young families. Not quite sure who the audience is for these homes. May be better off with upscale town homes. Also, do we really need another strip mall in Lake Zurich. I'd vote no as planned.

There is no need for more residential construction and especially for anymore retail in this town. Aren't there enough vacant commercial retail buildings already! The Village is out-of-control and out of their minds.

I am concerned about the price point of the proposed homes devaluing existing structures. Homes in Coventry creek are similar in price and have remained stagnant on the market. Adding inventory where there is struggling demand will only drive home values down. Plus these will be an even harder sell due to the lot structure.

Lot sizes should be larger with fewer homes being built. That will hold more consistent with the lifestyles of current Lake Zurich residents making it an extension of our community, rather than a outside glitch in the community that doesn't really fit.

This development feels like it would be a blight for this community. These 'cluster' homes are overpriced and cannot imagine that they would sell. In addition what would this due to the already overtaxed sewer and drainage (Cedar Lake is slightly prone to that if you don't recall). This lot could be developed much more responsibly. Please do not go this route of just trying to increase the tax revenues.

I do not feel a cluster neighborhood is the answer. LZ is already concerned about water drainage and this will put much stress on an area with issues already. I am a Cedar Creek resident and have standing water in my yard after any significant rainfall. The additional traffic will also be a nightmare- especially if trying to turn west on to Rt. 22 from Cedar Creek. The prices seem outrageous to live in a small house on little land at a busy intersection. I am unable to make the meeting on the 21st, and hope you will vote no to this proposal.

Do not approve this plan as proposed. It is a poor attempt by the developer to squeeze too many homes in and does not maintain the neighborhood feel of the area. In addition, Cedar Creek residents will have this eye sore in their backyards. I am additionally concerned with the run off and additional toll on the flooding issue that already exists in the area.

You will hear from us in cedar creek - this is a very poorly developed proposal that crams as many homes as the developer can possibly cram together on minimal land for a grossly overestimated price. Hopefully the village cares about its current residents and votes this down- the commercial boundary will back right up to the homes in cedar creek. Vote no. We will be present at the hearings to vocalize our concerns.

There is a natural watershed that I am afraid will be disrupted by the building of these homes. Also, the sheer number of homes proposed is very concerning - taking into account the additional traffic and tax on our schools this will have.

Ridiculously small lots. The houses are average in appearance and size, but the prices are astronomical. Do not see that as being an improvement to LZ. Either build those houses on larger lots (which means fewer homes - around 30 at most) or keep that development as a strictly commercial endeavor. If the homes built are down to 30 with larger lots, then I can maybe understand the pricing. Do we want another stalled project like the townhomes in downtown LZ? Initial pricing was too high. Financial issues during development and construction. And now they are being sold for peanuts. I think the pricing of these proposed homes are wishful thinking on the developer's part.

Preliminary review of the plan indicates overuse of the site for both residential and commercial purposes. Commercial site layout leaves much to be desired in terms of layout and parking, landscaping, etc. Who are proposed users? Please provide photographs and elevations of existing Walgreen projects completed by developers. Residential component completely fails.

I'm all for retail as long as it's NOT a tire store, mattress store or vitamin shop. Small locally-owned and operated would be a VERY welcome addition! 2) sidewalks/bike paths also should be incorporated into planning so that middle-schoolers and high schoolers don't use the minuscule shoulder to get to where they need to go. Please and thank you.

A much needed gas station would be great on that corner. As well as more bars and restaurants.

Houses look to be crammed very close together, on tiny lots. While that maximizes profit for the developer (and the village's tax rolls) is that the direction we want to go?

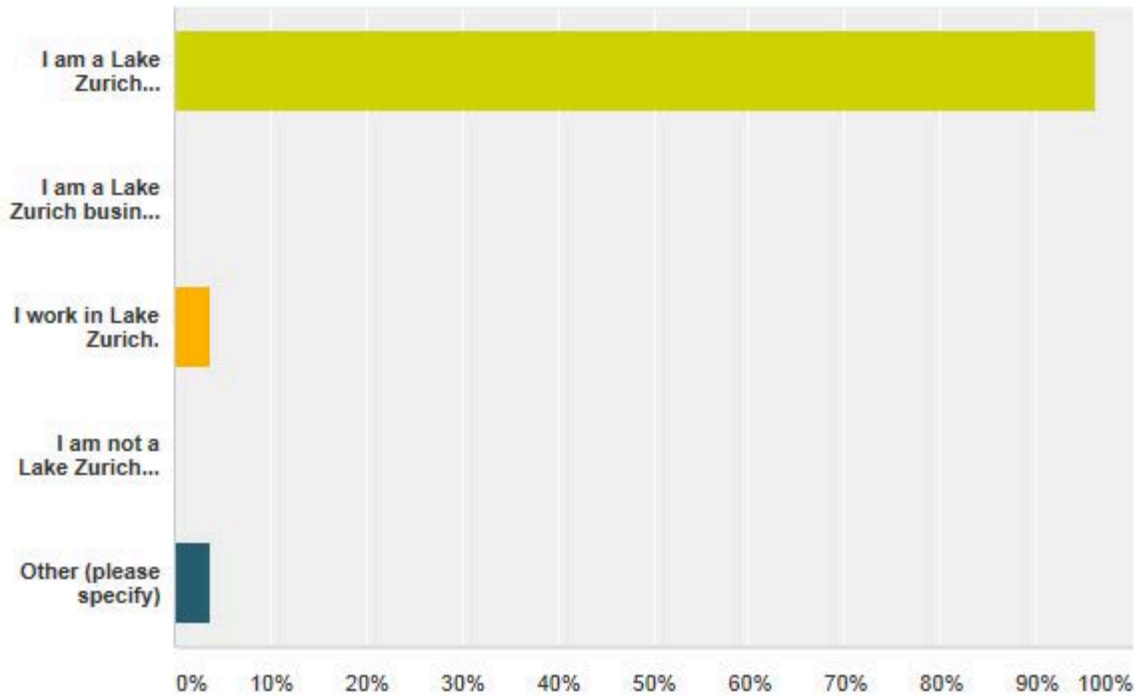
Where would the families of these homes go to school? Lake Zurich district or Stevenson? 68 new homes equates to many new families filling the schools...and if they would feed into Sarah Adams, that would cause some issues for capacity levels. Also, more retail in that corner is going to cause traffic concerns on both Quentin and Rte. 22.

The small roads that feed into Quentin & Old McHenry do not support this level of density. Plus homes are way too close together for that price range.

I live on Bristol Trail Rd off of Quentin. The traffic on Quentin Road is already heavier with Mariano's, I can never turn left on to Quentin. I worry that this densely populated subdivision will negatively impact traffic on Quentin.

Which of the following best describes you? (Check all that apply)

Answered: 26 Skipped: 0



Answer Choices	Responses
▼ I am a Lake Zurich resident.	96.15% 25
▼ I am a Lake Zurich business owner.	0.00% 0
▼ I work in Lake Zurich.	3.85% 1
▼ I am not a Lake Zurich resident but am involved in the community.	0.00% 0
▼ Other (please specify) Responses	3.85% 1
Total Respondents: 26	