

**Land Development Committee Minutes**  
**July 31, 2017**

Attendees: Elida Kamine (Committee Member), Natalie Wolf (Committee Member), Scot Lahrmer, Ed Hattenbach, Ray Warren Frank Davis, Bill Doering, Louis Katz, Merrie Stillpass, Bruce Lazarus and Tom Muething (Committee Chair).

The meeting was called to order at 5:00 p.m. The minutes from the meeting of June 21, 2017 were reviewed and approved.

The first item on the agenda was a statement from Amberley resident Bruce Lazarus regarding Amberley Green. His statement is included in an attachment to these minutes.

The next item on the agenda was the review of a recommendation to contract with MKSK Landscape Architecture for the provision of land planning for Amberley Green. Mr. Lahrmer and Mr. Davis explained the process that was used to arrive at the recommendation. It was explained that proposals were received from three firms and MKSK was the recommended firm both in terms of cost as well as ability to deliver what we need in this case. After discussion, Ms. Wolf moved that the Committee recommend to Council that the Village Manager be authorized to enter into the contract with MKSK in the form as reviewed by the Committee. This motion was seconded by Ms. Kamine and it was approved unanimously.

The final item on the agenda was a discussion of an electric easement related to the Mercy medical office development on the North Site. This easement would be granted to Duke Energy and is necessary for Duke to provide electricity service to the building. After discussion, Ms. Kamine moved that the Committee recommend to Council that the Village grant the proposed easement to Duke Energy. Ms. Wolf seconded this motion and the motion carried unanimously.

There being no further business, the meeting was adjourned.

Tom Muething

## Bruce Lazarus statement

It is my understanding that this committee will be selecting a planner for Amberley Green. I'd like to speak about an important issue that affects me—and I'd even venture to say—affects many of us here today. I love living in Amberley. We have been very happy here for the last 18 years. But as we can see with many of our aging residents from previous generations, maintaining a large home on a large lot can become an insurmountable physical, mental and economic burden. If seniors choose to stay in Amberley, their properties may not get the attention and care they need. And it isn't easy finding qualified people to contract out the maintenance work, plus there are cost considerations to be made.

Currently there are no viable options available to be able to downsize and stay in Amberley.

Amberley green is a great opportunity that doesn't come along often. We need to take advantage of it while we're able to. Creating a new type of housing stock that's appropriate for our aging residents (and that includes many of us present today in this room) won't damage the ambiance, beauty, and uniqueness of our Village—just the opposite—it would actually enhance Amberley and make it an even more attractive place for both current and potential residents.

When the Crest Hills property first became available, a developer wanted to create the type of housing that Amberley and those of us who are aging, desperately need. While some people supported it, others did not. I think part of the problem was the development seemed very large. I believe that this was also before the JCC opened, which some people objected to, fearing traffic problems. The JCC has fit in with the community. There will always be some residents who don't want any change, they want Amberley as it was in the 1960s. Amberley's traditional regulations, such as limiting commercial/ retail activity and having large lot sizes have served residents and the Village well, but times *do* change. Now is the time for us to closely reexamine having some of Amberly Green become that type of alternative housing.

Planning to include multi-family units and/or ranch-style patio homes in the Village Green's redevelopment makes undeniable sense. We don't need to resort to high rises or blocks of ugly apartment buildings; effective and aesthetically-appealing urban planning and well-considered architecture can transform part of Amberley Green into a viable and new additional housing to the Village.

It's incumbent on us to keep our Village a thriving and stable community. And being able to remain in Amberley—in smaller residences—will keep us viable and allow many current homeowners to downsize and still be a part of this unique suburb. I strongly encourage this committee when selecting a planner for Amberley Green take my comments into consideration. It has been a fair number of years since this first came up. People who in the past may have objected to this, now may see the wisdom in creating new options for our residents. What I am suggesting is for only part of the property. I urge you select a planner that will bring senior-friendly housing choices into the mixed use of Amberley Green. Thank you.