

**SABRE ROOM DEVELOPMENT PLAN
PUBLIC PRESENTATIONS
AND
QUESTIONS & ANSWER SESSIONS**

**Saint Patricia's Parish Center - Hickory Hills, Illinois
Wednesday, October 12, 2016**

**ATTENDEE
EVALUATION / FEEDBACK
SURVEY
REPORT**

**Prepared by
Tom McAvoy
Alderman - Third Ward
City of Hickory Hills**

December 6, 2016

INTRODUCTION

In September, 2016, Third Ward Alderman Brian Fonte and I were informed that the developers of the Sabre Room property were in the process of submitting a Preliminary Development Plan (PDP) to the Hickory Hills City Plan Commission / Zoning Board of Appeals (PC/ZBA) for designation of the property as a Planned Unit Development (PUD) zoning district. They informed us that they would be aiming at seeking a PC/ZBA hearing on their submittal on October 17th, 2016.

Earlier in the year, in our very first meeting with the Development Team (DT), we had secured a commitment from the team that an informal "open house" for residents would be held **BEFORE** any PC/ZBA or other formal city hearing. The purpose of holding the "open house" event would be to: 1) have the developers inform the impacted area residents (and officials of other effected units of government) of their proposals for developing the property (PDP); 2) allow residents / officials to ask questions of the DT about their development plan; and 3) obtain residents' and officials' opinions and feedback about the "open house" and the PDP.

With the October 17th hearing date fast approaching, this set off a "mad scramble" of negotiation, planning and coordination that resulted in the scheduling of two (2) hour-long "Public Presentations and Q. & A. Sessions" for Wednesday evening, October 12th, 2016 at St. Patricia's Parish Center.

Invitations to this event were mailed to approximately 700 impacted area residents or property owners and/or delivered to an additional 84 area public officials. Accompanying the invitations was a Fact Sheet / Executive Summary and PDP Diagram prepared by the DT. [**SEE APPENDIX: A & B**]

In order to obtain the opinions of the attendees about the event and the PDP, each person attending either of the October 12th sessions was given a program and a copy of a "**SABRE ROOM DEVELOPMENT PLAN CONFIDENTIAL EVALAUTION / FEEDBACK SURVEY FORM**" which had been developed earlier by Alderman Fonte and I. [**SEE APPENDIX: C**] Attendees were given pencils along with the forms and requested to return their completed forms to us as they exited the Parish Center (or if they desired, return the forms to us by October 19th).

SURVEYS RETURNED / RESPONSE RATE:

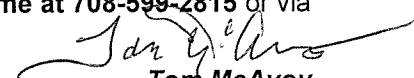
While no exact count was made of the number of persons attending the Oct. 12th event, various methods of estimating the number (for example: number of survey forms printed minus those left over or not distributed) arrived at **the estimated number attending being 160 total for both sessions. 70 survey forms were returned** (56 on the night of the event and 14 afterwards) for a **gross response rate of 37.5%**. As it was noted at the event, many couples and families attended and it is suspected that more than a few of them returned only one completed survey form. As a result, **the true response return rate is likely somewhat higher, perhaps in the 45-55% range.**

SURVEY RESULTS:

- **RESULTS OF THE SURVEY FOR THE STRUCTURED QUESTIONS APPEARING ON THE FIRST (FRONT) PAGE OF THE SURVEY FORM** can be found in **TABLES A thru H** on the pages to follow. The results are self-evident and are reported without comment or explanation.
- **RESULTS OF THE SURVEY'S SECTION SEEKING COMMENTS, SUGGESTIONS AND QUESTIONS FROM ATTENDEES (THE "IN YOUR OWN WORDS" SECTION, PAGE 2)** are also found on the pages to follow. After these results were transcribed, they were later re-assembled by subject. In order to avoid any bias in the order of appearance of the comments in this section, they were arranged in numerical order by the ID number of the survey form they appeared on, which is reflected in the parentheses () behind each comment. **Many of the comments provide important "input" from residents and business owners/managers on issues and concerns for all parties to consider as the development process moves forward.**

QUESTIONS:

If you have any questions about the survey, the results, or this report, please contact me at 708-599-2815 or via e-mail at: madmc51@aol.com.



- Tom McAvoy

ACKNOWLEDGEMENTS:

Faye FitzWilliams took on the mind-numbing task of accurately tallying the results for the structured questions. **Linda Gannon** transcribed the comments for the "In Your Own Words" section of the survey, an unenviable task involving not only the deciphering of some hastily scrawled comments in dubious handwriting, but also a challenge to hand-eye coordination when it came to transcription. I thank them both for making my job easy in comparison. - Tom

SABRE ROOM DEVELOPMENT PLAN
October 12, 2016 Public Briefings / Q & A Sessions

CONFIDENTIAL

EVALUATION/ FEEDBACK SURVEY RESULTS

TABLE - A

PRESENTATIONS AND QUESTION & ANSWER SESSIONS EVALUATION

QUESTION / STATEMENT: 1

The developer's presentation added to my understanding of the proposed development plan:

RESPONSES:

RESPONSE	No.	%	Grade	Weight Point	Total Weighted Points
STRONGLY AGREE	11	16.92%	A	4	44
AGREE	39	60.00%	B	3	117
DISAGREE	11	16.92%	C	2	22
STRONGLY DISAGREE	4	6.15%	D	1	4
Total Responding	65				187
No Opinion, No Response or Did Not Attend a Presentation	5	7.14%			
Total Surveys Received	70				

Overall Weighted Point Average [4.000 = A (Strongly Agree) * =

2.877

* Overall Weighted Point Average calculated from responses only from those who gave a response to the question or statement and does not include those who did not respond or indicated "NO OPINION"

TABLE - B

PRESENTATIONS AND QUESTION & ANSWER SESSIONS EVALUATION

QUESTION / STATEMENT: 2

I was satisfied with the answers to my question(s) about the proposed development plan:

RESPONSES:

RESPONSE	No.	%	Grade	Weight Point	Total Weighted Points
STRONGLY AGREE	4	9.52%	A	4	16
AGREE	26	61.90%	B	3	78
DISAGREE	9	21.43%	C	2	18
STRONGLY DISAGREE	3	7.14%	D	1	3
Total Responding	42				115
No Opinion, No Response or Did Not Ask a Question	28	40.00%			
Total Surveys Received	70				

Overall Weighted Point Average [4.000 = A (Strongly Agree) * =

2.738

* Overall Weighted Point Average calculated from responses only from those who gave a response to the question or statement and does not include those who did not respond or indicated "NO OPINION"

SABRE ROOM DEVELOPMENT PLAN
October 12, 2016 Public Briefings / Q & A Sessions

CONFIDENTIAL

EVALUATION/ FEEDBACK SURVEY RESULTS

TABLE - C

PRESENTATIONS AND QUESTION & ANSWER SESSIONS EVALUATION

QUESTION / STATEMENT: 3

I was satisfied with the answers to the question(s) asked by other attendees about the proposed development plan:

RESPONSES:

RESPONSE	No.	%	Grade	Weight Point	Total Weighted Points
STRONGLY AGREE	5	7.94%	A	4	20
AGREE	40	63.49%	B	3	120
DISAGREE	12	19.05%	C	2	24
STRONGLY DISAGREE	6	9.52%	D	1	6
Total Responding	63				170
No Opinion, No Response or Did Not Hear a Question/Response	7	10.00%			
Total Surveys Received	70				

Overall Weighted Point Average [4.000 = A (Strongly Agree) * = 2.698

* Overall Weighted Point Average calculated from responses only from those who gave a response to the question or statement and does not include those who did not respond or indicated "NO OPINION"

TABLE - D

PRESENTATIONS AND QUESTION & ANSWER SESSIONS EVALUATION

QUESTION / STATEMENT: 4

Overall, the information provided to me during the developer's presentation and the questions and answers period gave me a good understanding of the proposed development plan:

RESPONSES:

RESPONSE	No.	%	Grade	Weight Point	Total Weighted Points
STRONGLY AGREE	8	12.90%	A	4	32
AGREE	42	67.74%	B	3	126
DISAGREE	9	14.52%	C	2	18
STRONGLY DISAGREE	3	4.84%	D	1	3
Total Responding	62				179
No Opinion or No Response	8	11.43%			
Total Surveys Received	70				

Overall Weighted Point Average [4.000 = A (Strongly Agree) * = 2.887

* Overall Weighted Point Average calculated from responses only from those who gave a response to the question or statement and does not include those who did not respond or indicated "NO OPINION"

SABRE ROOM DEVELOPMENT PLAN
October 12, 2016 Public Briefings / Q & A Sessions

CONFIDENTIAL

EVALUATION/ FEEDBACK SURVEY RESULTS

TABLE - E

SENIOR (AGE 55 OR MORE) ONLY RESIDENTIAL PROPOSALS

QUESTION / STATEMENT: 5

What is your opinion of the development plan's proposal that the single-family, one-story ranch homes be owned only by persons 55 years of age or older?

RESPONSES:

RESPONSE	No.	%	Grade	Weight Point	Total Weighted Points
STRONGLY AGREE	50	80.65%	A	4	200
AGREE	10	16.13%	B	3	30
DISAGREE	1	1.61%	C	2	2
STRONGLY DISAGREE	1	1.61%	D	1	1
Total Responding	62				233
No Opinion or No Response	8	11.43%			
Total Surveys Received	70				

Overall Weighted Point Average [4.000 = A (Strongly Agree) * = **3.758**

* Overall Weighted Point Average calculated from responses only from those who gave a response to the question or statement and does not include those who did not respond or indicated "NO OPINION"

TABLE - F

SENIOR (AGE 55 OR MORE) ONLY RESIDENTIAL PROPOSALS

QUESTION / STATEMENT: 6

What is your opinion of the development plan's proposal that the apartment units be occupied only by persons 55 years of age or older?

RESPONSES:

RESPONSE	No.	%	Grade	Weight Point	Total Weighted Points
STRONGLY AGREE	49	79.03%	A	4	196
AGREE	11	17.74%	B	3	33
DISAGREE	1	1.61%	C	2	2
STRONGLY DISAGREE	1	1.61%	D	1	1
Total Responding	62				232
No Opinion or No Response	8	11.43%			
Total Surveys Received	70				

Overall Weighted Point Average [4.000 = A (Strongly Agree) * = **3.742**

* Overall Weighted Point Average calculated from responses only from those who gave a response to the question or statement and does not include those who did not respond.

SABRE ROOM DEVELOPMENT PLAN
October 12, 2016 Public Briefings / Q & A Sessions

CONFIDENTIAL

EVALUATION/ FEEDBACK SURVEY RESULTS

TABLE - G

**PROPOSED NAME OF THE COMMERCIAL
(RETAIL SHOPPING / OFFICES) CENTER**

QUESTION:

Currently, the developer is *tentatively* proposing that the name of the commercial (retail shopping / offices) part of the development be "**Sabre Woods Plaza**." (The name can be changed at any time before the proposed development plan is given final approval.)

If it were up to you to decide, which of the following names would you prefer?
[Please choose one (1) name only below (or suggest one of your own in the space provided).]

RESPONSES:

RESPONSE

No.	%
-----	---

Sabre Woods Center	17	30.91%
Sabre Woods Village Center	17	30.91%
Sabre Woods Plaza	13	23.64%
Sabre Ridge Center	2	3.64%
Sabre Center in the Woods	1	1.82%
Sabre Woods	1	1.82%
Sabre Hills City Center	1	1.82%
Sabre Memorial Woods Community Center	1	1.82%
Hickory or Hickory Hills Something	1	1.82%
Other: Eliminate the word "Sabre" - It connotes violence.	1	1.82%
Total Responding	55	
No Opinion or No Response	15	21.43%
Total Surveys Received	70	

SABRE ROOM DEVELOPMENT PLAN
October 12, 2016 Public Briefings / Q & A Sessions

CONFIDENTIAL
EVALUATION/ FEEDBACK SURVEY RESULTS

TABLE - H

OVERALL EVALUATION OF THE PROPOSED DEVELOPMENT PLAN					
QUESTION / STATEMENT:					
<i>Overall, what is your opinion of the proposed development plan?</i>					
RESPONSES:					
RESPONSE	No.	%	Grade	Weight Point	Total Weighted Points
EXCELLENT	6	10.71%	A	4	24
VERY GOOD	20	35.71%	B	3	60
GOOD	22	39.29%	C	2	44
FAIR	5	8.93%	D	1	5
POOR	0	0.00%	F	0	0
VERY POOR	3	5.36%	F-	-1	-3
Total Responding	56				130
No Opinion / Not Sure or No Response	14	20.00%			
Total Surveys Received	70				
Overall Weighted Point Average [4.000 = A (Excellent)] =					2.321
* Overall Weighted Point Average calculated from responses only from those who gave a response to the question or statement and does not include those who did not respond or indicated "NO OPINION/NOT SURE"					

**SABRE ROOM DEVELOPMENT PLAN
PUBLIC PRESENTATION SESSIONS
EVALUATION / FEEDBACK SURVEY FORM
ATTENDEE COMMENTS / QUESTIONS / REMARKS**

Saint Patricia's Parish Center - Wednesday, October 12, 2016

PRESENTATIONS AND QUESTION & ANSWER SESSIONS EVALUATION:

Oh the presentation of the Sabre room was touching HA HA distraction. (40)

Need more meetings like this (48)

This was probably the worst presentation and most unprofessional plan I have ever witnessed. Come back when you have a serious plan. This is too big of a project to be approached in such a sophomoric fashion. (55)

I did not think the presentation was long enough to answer all the questions. (56)

Presentation to be was like someone selling snake oil. They should have had there developer ready in panel. (64)

Nice job with timekeeping and the bell. It keep the meeting moving along. (67)

SENIORS (AGE 55 OR MORE) ONLY RESIDENTIAL PROPOSALS IN GENERAL:

How long will grandchildren be able to visit? My daughter lives in another country & visits every other year for a month. (43)

Is there a maintenance fee (46)

It would be nice if the senior housing is affordable. My mother-in-law might be interested in moving there from her condo in Hickory Hills where younger residents disturb her (noise-wise). The architecture & design looks beautiful! I like the mix of senior living, parks, retail, etc. This is much better than just putting up a subdivision of 100's of homes/apartments (49)

Mix the housing with age restrictive and single family. (53)

Should have barrier between property & residential. (54)

Why was the development promoted as a 55+ restricted when there are 6 lots at west end (R-4) that are not restricted to 55+? Can those 6 lots be changed to restricted 55+? (63)

Question – Why should Senior units have to bear taxes for schools? (64)

Do we want to be known as the Senior Suburb – Palos have the families. We have enough Senior housing – town homes & apartments. 60% of my taxes are for schools and I don't have anyone in there. (64)

**SENIORS (AGE 55 OR MORE) ONLY RESIDENTIAL PROPOSAL
SINGLE FAMILY – ONE STORY UNITS:**

Basements & crawl spaces are essential in the ranch homes – not only for storage but also for tornado protection! [39]

Not enough homes-single family (54)

I was disappointed that they propose to build only 20 single family homes. (56)

If the owner of the house is 55+ years, can home be rented to younger than 55+ years? (63)

Do all people living in home for 55+ need to be 55+ years? (63)

For the private senior ranch homes, will the exterior maintenance be provided (snow, grass, etc) & if so who will determine fees and how will they be structured in a mixed use development? (63)

Can there be more than 20 ranch 55+ restricted homes? Need basements. (63)

SENIORS (AGE 55 OR MORE) ONLY RESIDENTIAL PROPOSAL

MULTI-FAMILY UNITS:

Concerned with apt VS condo (ownership) got? subsidy – sect 8? (48)

Why not condos vs apartments? (50)

I wish that condos would be offered in addition to apartments. (56)

Is there a possibility of age restricted condos? ? (63)

ASSISTED LIVING CENTER:

If there is independent & assisted living is there any plan to add custodial & skilled care-make an RRC.
Is assisted living in apt building? If so, are these condos or rentals. (51)

Five story building-too much (54)

I would never consider moving into a facility for assisted living if it was not connected to a skilled nursing facility. (65)

I'm strongly disagree with the proposed development plan! No 5 story building behind my house. This is crazy and not acceptable idea! Please build 5 story building (senior living) on the same place Sabre Room Banquet Hall is now, or please move this huge building to the middle of the lot or near 88th Avenue or near 95th Street. I don't want this HUMONGOUS building behind my fence, not behind my border line. I'll have NO PRIVACY AT ALL!!! I bought this house 10 yrs. ago to have privacy and sorry, but I'm paying way too high property taxes to have a huge 5 story building. If you will, then you have to lower property taxes to all of us who will look at humongous building. We will have a shadow on my backyard and house. Also, on the last meeting I didn't get clear & complete answer – How far From my fence the building will be! (68)

DRAINAGE / WATER SUPPLY:

Our village reps were good bamboozle by dev. I live @ 93rd & Kean – the developer behind my home has failed to fulfill his obligation to drainage behind my home the ditch is always full of water – the homes tower over my home – up on a hill – I am concerned of the natural flow of water from hidden Pond to the area west of Sabre Rm to under 95th to the water body @ approx. 101st & Kean – I want to be assured this won't be disturbed as it already has The area I have seen on the proposed map seems to go with the flow but is that area going to have a depressed middle to take the natural flow? As I have already expressed the developer behind me only developed the ditch up to the house he was able to build (the fence is already falling) Take care of the flooding behind my house before this goes any further please. I have checked with the DNR. The property has not been developed behind my home – should not be developed – ask your engineers – they built a concrete vault under the lot for water – how long is that going to hold with a house built on the hill above it? Not working so far. (40)

SEWER LINE THAT RUNS THRU OUR NEIGHBORHOOD HAS GOTTEN CLOGGED AND HAS BACKED UP INTO A RESIDENCE ON MY BLOCK. WHERE ARE ALL THESE NEW BUILDINGS GOING TO TIE INTO THE SEWER SYSTEM? (41)

My comment is in regards to the drainage and storm sewer that is in place at 9009 W 93rd St. Will there be an increased flow of water added due to all new construction?

How will the additional sewer & water demands of this property affect the deteriorating sewer & water system of our city? (63)

RETAIL / COMMERCIAL DEVELOPMENT ELEMENT:

So proud of naming "Sabre Woods" (40)

I hope the developers work very hard on the retail aspect. As everyone knows, Hickory Hills has at least 3 so-called "shopping centers", one anchored by Jewel, one by Fairplay and one by Dollar General. We need to do better! (45)

Make sure to keep existing businesses in mind so that as new retailers come in, the existing ones don't have to close.(47)

I hope the retail shops will appeal to everyone. I feel Hickory Hills has enough e-cigs, video gaming & title loan type places. A small Whole Foods (like Orland Park) would be great. A Starbucks would be great. A bakery/cafe. (49)

We have a lot of empty retail nearby:

- 87th & 88th Ave
- 95th & 88th Ave
- 95th & Roberts (53)

RETAIL / COMMERCIAL DEVELOPMENT ELEMENT: *Continued*

Way too much retail stores (54)

I would like to see retail stores that we need. We need a good restaurant-not too pricy, with good American food. We could use a beauty shop/barber shop for the resident's convenience. (56)

Eliminate the word "sabre". It connotes violence. (58)

Also no Big Grocery store! Fairplay has always been very good for us & Sam is very concerned with the customers (not related to him either we're customers) Also not Huge Halls, cause our Camelot needs the Business Big or Small!! (59)

Also, we don't need more stores to rent, because a lot of empty business spaces to rent or lease on Fairplay plaza. (68)

TRAFFIC VOLUMES / IMPACTS / CONCERNS:

TURN SIGNAL ON 88TH TO 95TH IS NOT AUTOMATIC. *LIGHT FROM HELL*

NEW LIGHT ON 95TH? OTHERWISE THEY WILL COME WEST TO KEAN AVE TO TRY TO TURN AROUND (41)

Traffic in & out-signals or what (54)

Will there be a traffic impact study done on the area between 95th & 87th Street on 88th Avenue? Who will do it and how do we find out results? (63)

Can Kean Ave be deemed residential traffic only street if traffic becomes an issue? (66)

ENVIRONMENTAL IMPACT CONCERNS / WETLANDS AREA / BARRIERS:

Yet you are going to kill all those beautiful oaks on the east side of the property. At least keep the trees along 88th Ave. (40)

Buffers between existing homes on on 92nd ? between Equestrian Ridge and civic area? (60)

Wet lands should have some type walk trails for student study (54)

What is the actual meaning of wetlands and buffers being placed along the property? Will the developers clear, clean and install walkways with bike paths along with additional landscaping? Who maintains these landscapes? (61)

How much of the natural wooded areas will be retained? Will groups of mature trees be preserved rather than bulldozing and replacing with immature trees that take years to develop? ? (63)

Need to have a more exact definition &/or plan on the Wetlands/Preserve area ie what will be done so it is not just a swamp? Who will maintain? ? (63)

DEDICATED PUBLIC USE AREA:

The land your giving to the city for a park they will have to spend money & care of it!! We have enough parks (59)

I heard that there is to be a public library as part of the community center. While I am in favor of libraries, why this one when Spring Hills is so close? (65)

CONSTRUCTION RELATED ISSUES:

What type of availability will there be for local contractors to participate in the bidding process to help boost local business and job growth. (52)

Anticipating new constructions sites and excavating dust and noises and the length of time to complete this project, what precautions will the developers consider for our entire block? Allergies, dust, dirt, will have to be dealt with. Complaints, will Hickory Hills Police be notified? (62)

GENERAL / MISCELLANEOUS:

Will there be Sabre Room Memorial light fixtures, or any signage that ties the old with the new. Utilize exceptional materials and memories of Sabre Room Events throughout the Community streets and buildings. (42)

Forget the retail-build more homes. (44)

Cannot wait. Will be able to walk to so many places. Very much creates a Downtown for Hickory Hills Great! (57)

What exactly does the city benefit from the development (59)

Finally! A great idea. (60)

Will all or if any of the new projects be entitled to TIF taxing benefits, what will be the bottom line for our city of H.H.? (62)

If problems arise after development, such as sewer, water pressure, flooding – even if it a few years from completion -- will the Koziarz Group be around to fix the problems? (66)

APPENDICES

APPENDIX – A: Invitation Letter and Invitation

APPENDIX – B: Fact Sheet and Preliminary Development Plan Diagram

**APPENDIX – C: Confidential Evaluation / Feedback Survey Form and “In Your Own Words”
Comments, Suggestions and Questions Section**

City of Hickory Hills

A

8652 WEST 95th STREET
HICKORY HILLS, ILLINOIS 60457
PHONE (708) 598-4800

Tom McAvoy & Brian Fonte

Aldermen – Third Ward

City of Hickory Hills

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Sabre Room Area Development Plan
PUBLIC INFORMATION
PRESENTATIONS and Q. & A.
Wed. Oct. 12th, 2016 - 6:30p & 7:30p
Saint Patricia Parish Center
9000 South 86th Avenue – Hickory Hills

October 3, 2016

Dear Neighbors,

As you may be aware, the famous Sabre Room banquet hall on 95th Street has closed. Its loss is regrettable, to be sure. The Sabre Room and the Muzzarelli family, who owned and operated it from 1949 until May this year, were good for and to Hickory Hills, its residents and the countless number of its customers.

Much as Arnold Muzzarelli did when he came out here in 1949 and replaced the old Dynell Springs Spa with his Sabre Room ... now a new group of investors and developers is seeking to renew the property. As required by our ordinances, they have submitted a preliminary plan for developing the entire 29.95-acre site to the City of Hickory Hills for review and approval.

The City Plan Commission / Zoning Board of Appeals (PC/ZBA) will meet on Monday, October 17th (7:30PM, City Hall Council Chambers, 2nd Floor) to consider a "special use" zoning change to establish the property as a Planned Unit Development (PUD). **[NOTE:** Approval of the site as a PUD basically means that the property may be developed according to the developer's preliminary plan. (Modifications in that plan may be made later on, but the changes must be relatively minor and not radically depart from the preliminary plan. If those changes do depart radically from the submitted plan, the developer would risk disapproval of building permits, etc. and / or legal action by the City to halt the development entirely.)]

The PC/ZBA will either recommend or not recommend the developer's preliminary plan and report its recommendation to the City Council. The City Council may reject or adopt the recommendations of the PC/ZBA. **The City Council has the final decision-making authority in this matter... period.**

For months now, we, along with Mayor Howley, have been in discussions (and via countless e-mails, phone calls, etc.) with the developers about their plans. **We think it is fair to say that we were not impressed or very satisfied with the developer's initial plans for the residential area.** (The appx. 10-acre part of the property just West of the Sabre Room main building.) **To their credit, the developer came back with major revisions regarding that part of the project.** Those changes addressed many of our concerns.

In our very first meeting with the developers, **Ald. Tom McAvoy INSISTED that the developers conduct presentations and answer questions from area residents BEFORE any City Council consideration of the development plan.** Alderman Fonte and Mayor Howley joined Tom in his demand for such an event.

As a result, **ON THE REVERSE SIDE OF THIS LETTER YOU WILL FIND YOUR INVITATION to attend one of the two (2) PUBLIC INFORMATION PRESENTATIONS & QUESTION AND ANSWER SESSIONS to be held Wednesday evening, October 12th, 2016. (SEE INVITATION FOR DETAILS.)**

Also enclosed, you will find a Fact Sheet / Executive Summary and a diagram summarizing the basic elements of the development plan. (Those materials were prepared and supplied to us by the developer.)

We look forward to seeing you at one of the two sessions, having your questions answered by the developer, and receiving your comments, thoughts and suggestions about the planned development.

Respectfully yours,

Invitation on Reverse Side ...

Tom McAvoy & Brian Fonte
Aldermen – Third Ward – City of Hickory Hills

Tom McAvoy and Brian Fonte
Aldermen of the Third Ward - City of Hickory Hills
and
Mike Howley - Mayor of Hickory Hills

A

INVITE YOU TO ATTEND
A
PUBLIC INFORMATION PRESENTATION
AND
QUESTION & ANSWER SESSION
ON THE PRELIMINARY PLAN
FOR THE
DEVELOPMENT OF THE SABRE ROOM PROPERTY

Two (2) One-Hour
Information Presentations / Q & A. Sessions
will be held at

Saint Patricia's Parish Center
9000 South 86th Avenue – Hickory Hills
on

WEDNESDAY, OCTOBER 12TH, 2016
6:30PM to 7:30PM or 7:30PM to 8:30PM

EACH SESSION WILL CONSIST OF:

- **A 20-30 minute briefing by the Development Team** on the land uses, buildings, facilities, layout and infrastructure improvements proposed for the 29.95-acre Sabre Room property. The team will be composed of principals and senior staff of the owner of the property (Koziaz Group II); the developer (Chicagoland Realty Executives) and the project manager (ReTown).
followed by ...
- **A 30-40 minute period for attendees to ask questions** and offer comments and suggestions.

A CONFIDENTIAL SURVEY QUESTIONNAIRE FORM WILL BE DISTRIBUTED TO EACH ATTENDEE

SEEKING EVALUATIONS OF THE SESSION THEY ATTENDED as well as

OPINIONS, COMMENTS AND SUGGESTIONS REGARDING THE DEVELOPMENT PLAN.

(The survey forms will be collected, tabulated and the results reported to the City Council by Aids. McAvoy and Fonte.)

DOORS OPEN AT 6:00PM

Light snacks, sweets and beverages (coffee, tea, soda and bottled water)
will be available as long as the supplies last.

PLEASE NOTE: NO taxpayer funds were, or will be, expended in connection with this event.

The hall rental charge and the costs for food and beverages were paid for by the Development Team. With the exception of the materials supplied by the Development Team ... the other printed materials, the envelopes and the postage for mailing them were personally paid for by Aldermen Tom McAvoy and Brian Fonte. The envelopes were stuffed, sealed and postage affixed by two young volunteer members of the Girl Scouts of America. We thank them.

FACT SHEET / EXECUTIVE SUMMARY

B

Sabre Room Area Preliminary Development Plan

Honoring the Sabre Room Legacy: The 67-year-old Sabre Room banquet hall, a landmark building located at 8900 W. 95th St. in Hickory Hills, has shut its doors for the last time. In 1949, Arnold and Marie Muzzarelli founded the family-owned business on the site of the luxury Dynell Springs Spa. In recent years, it had been known for holding wedding receptions, New Year's Eve parties, debutante galas and other celebrations in its various rooms. But In its heyday, with space for up to 2,500 people, it was a popular concert venue for top stars such as Frank Sinatra in 1976 and Dean Martin in 1977. Liberace, Bob Hope, Dorothy Lamour and Rudy Vallee all appeared there over the years as well.

Introducing Saber Woods and Celebrating the Future: The 30-acre tract of land is the City of Hickory Hills' largest and most important undeveloped property. Surrounded by residential neighborhoods, the Sabre Woods property is approximately thirty acres, anchoring the City's west edge along 95th Street. The property is ideal for development and the master plan capitalizes on the rolling land contours and the elevated views. The natural resources are abundant including wetlands and woodlands that will be carefully interconnected with the new building areas.

A Master-Planned Development: Sabre Woods is a sophisticated design that will improve the quality of life for the residents and visitors to the City of Hickory Hills. The development team made a strategic decision to plan the Sabre Woods development as a comprehensive and unified development. This strategy is consistent with every development decision including storm water management. The engineers have taken into account several site challenges including flooding and drainage, which will be improved. It is also important to provide for circulation of automobile, commercial, pedestrian and bicycle traffic without adding to traffic on nearby local streets. In regards to the proposed land-uses, there will be buildings and destinations that are organized into three-phases:

- **The Sabre Woods Senior Village** is perfect for residents that are fifty-five (55+) years and older. Today there are very few options to continue to live in the City of Hickory Hills for a senior citizen who wants to downsize into a senior housing neighborhood where there are activities and amenities. The Sabre Woods Senior Village is envisioned as a Del Webb-styled development offering a variety of residential, fitness, and healthcare options. Sabre Woods Senior Village adheres to state of the art national standards that provide for area seniors to age-in-place and life-long learning. There are several residential options that take into account accessibility and sustainability. The Sabre Woods Single Family Ranch Cottages offer exclusive detached single-family living for seniors that desire to live independently in energy efficient well-designed one-story homes with two-car garages. The Sabre Woods Apartments offer one- and two-bedroom residences with wonderful finishes and amenities including: professional property management, maintenance, Internet café, community room, elevators, and private storage. For seniors with physical needs, the Sabre Woods Assisted Living Center will provide twenty-four-hour healthcare. In total, the Sabre Woods Senior Village will be interconnected and have nicely landscaped gardens, a natural habitat for wildlife watching, walking trails, and pond views.
- **The Sabre Woods Retail Center** will accommodate over one hundred thousand square feet of new commercial, retail, and entertainment. The majority of the retail is planned for the portion of the property along 95th Street. The Sabre Woods Retail Center includes an anchor shopping center for name-brand big-box retailers. Additionally, there are out-lots for restaurants each with a drive-through. The Sabre Woods Retail Center is carefully planned and accessible from several entrances from 95th Street. Two primary entrances are planned at 89th Avenue and 90th Avenue, however this location contains an underground pipeline that needs analysis. Additional right-in and right-out driveways are also envisioned. A private service and delivery drive is planned along the rear with access to 88th Avenue. The stores and restaurants will be designed to have modern features and the parking lots will be landscaped. Sabre Woods Retail Center will be a premier shopping and entertainment destination for the residents of Hickory Hills and visitors alike.
- **The Sabre Woods Public Land Donation** includes the land on the southwestern edge of the property. The development team is preparing to donation of approximately seven acres of land that could be used as a public park or building. The public land donation is the result of a public-private partnership and demonstrates our commitment to the City of Hickory Hills, its residents and future.

RETOWN Chicagoland REALTY SERVICES



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SABRE ROOM DEVELOPMENT PLAN
CONFIDENTIAL
EVALUATION / FEEDBACK SURVEY FORM

Saint Patricia's Parish Center - Wednesday, October 12, 2016

Please check (✓) the box below to reflect the answer which best reflects your opinion on each question.

OPEN HOUSE INFORMATION EVALUATION

1) The developer's presentation added to my understanding of the proposed development plan:

___ STRONGLY AGREE ___ AGREE ___ DISAGREE ___ STRONGLY DISAGREE ___ NO OPINION
___ I DID NOT ATTEND A PRESENTATION SESSION.

2) I was satisfied with the answers to my question(s) about the proposed development plan:

___ STRONGLY AGREE ___ AGREE ___ DISAGREE ___ STRONGLY DISAGREE ___ NO OPINION
___ I DID NOT ASK ANY QUESTIONS DURING THE OPEN HOUSE

3) I was satisfied with the answers to the question(s) asked by other attendees about the proposed development plan:

___ STRONGLY AGREE ___ AGREE ___ DISAGREE ___ STRONGLY DISAGREE ___ NO OPINION
___ I DID NOT HEAR ANY QUESTIONS ASKED BY OTHERS OR THE ANSWERS PROVIDED TO THEM

4) Overall, the information provided to me during the developer's presentation and the questions and answers period gave me a good understanding of the proposed development plan:

___ STRONGLY AGREE ___ AGREE ___ DISAGREE ___ STRONGLY DISAGREE ___ NO OPINION

SENIORS (AGE 55 OR MORE) ONLY RESIDENTIAL PROPOSALS

5) What is your opinion of the development plan's proposal that the single-family, one-story ranch homes be owned only by persons 55 years of age or older?

___ STRONGLY AGREE ___ AGREE ___ DISAGREE ___ STRONGLY DISAGREE ___ NO OPINION

6) What is your opinion of the development plan's proposal that the apartment units be occupied only by persons 55 years of age or older?

___ STRONGLY AGREE ___ AGREE ___ DISAGREE ___ STRONGLY DISAGREE ___ NO OPINION

PROPOSED NAME OF THE COMMERCIAL (RETAIL SHOPPING / OFFICES) CENTER

Currently, the developer is tentatively proposing that the name of the commercial (retail shopping / offices) part of the development be "Sabre Woods Plaza." (The name can be changed at any time before the proposed development plan is given final approval.)

If it were up to you to decide, which of the following names would you prefer?

[Please choose one (1) name only below (or suggest one of your own in the space provided).]

___ Sabre Ridge Center ___ Sabre Woods Center ___ Sabre Woods Plaza ___ Sabre Woods Village Center

___ OTHER. Please specify: _____

OVERALL EVALUATION OF THE PROPOSED DEVELOPMENT PLAN

Overall, what is your opinion of the proposed development plan?

___ EXCELLENT ___ VERY GOOD ___ GOOD ___ FAIR ___ POOR ___ VERY POOR ___ NO OPINION/NOT SURE

TO MAKE COMMENTS, SUGGESTIONS, OR ASK QUESTIONS ...

... **PLEASE SEE THE "IN YOUR OWN WORDS" SECTION**
ON THE REVERSE SIDE OF THIS SHEET



IN YOUR OWN WORDS ...

C

In the space below (and/or continue on another sheet of paper – available at front registration table) please write any comments, suggestions or ideas you may wish to make about the proposed development:

NOTE: IF YOU WOULD LIKE MORE TIME TO CONSIDER, PLEASE DELIVER, MAIL OR E-MAIL COMMENTS TO:

Tom McAvoy & Brian Fonte (Hickory Hills Third Ward Aldermen)
c/o McAvoy – 9130 West 89th Street – Hickory Hills, IL 60457-1208
E-Mail: madmc51@aol.com

PLEASE DO SO NO LATER THAN WEDNESDAY, OCTOBER 19TH