

September 26, 2019

To the Town Council of St. John, IN:

REGARDING: Annexation/rezoning - East Gates

The most important asset of any town, city or state is its residents. The town council of St. John, IN was elected by its residents to represent the residents, not the developers.

Not even one resident of our town has come forward and stated that he or she is in favor of this development.

This town council did not even have enough respect for the surrounding school districts - which will be greatly impacted - to make them aware of this development, which in my opinion is just plain bad government.

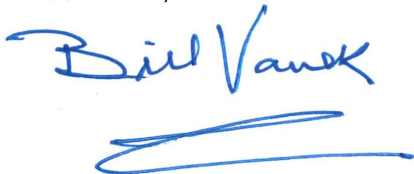
I am asking you to reject this proposal with the respect due all of the residents of our town.

Sincerely,

Bill Vanek

10752 Scarlet oak

St. John, IN

A handwritten signature in blue ink that reads "Bill Vanek". Below the name is a long, horizontal, wavy line, likely a flourish or a second signature.



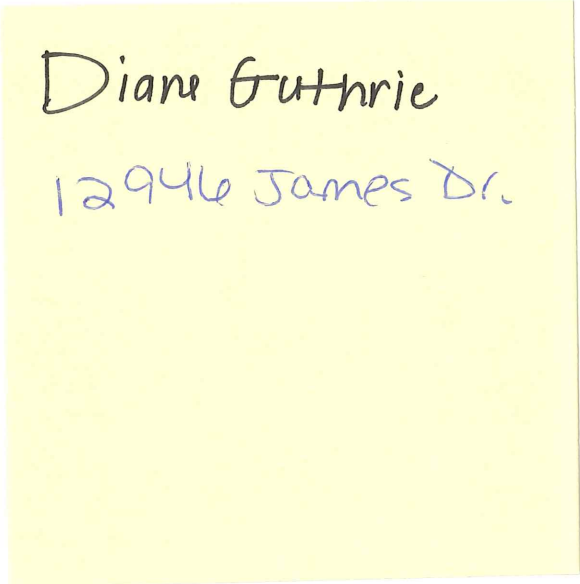
Beth Hernandez <bethhernandez.clerk@gmail.com>

No re-zoning**diane@bouncinabout.com** <diane@bouncinabout.com>

Thu, Sep 26, 2019 at 3:42 PM

To: "bethhernandez.clerk@gmail.com" <bethhernandez.clerk@gmail.com>

No road impact studies-no infrastructure studies-no rezone!!!!

Diane Guthrie
Schillton Hills
Sent from my iPhone

Diane Guthrie
12946 James Dr.



Beth Hernandez <bethhernandez.clerk@gmail.com>

ANNEXATION/REZONING

1 message

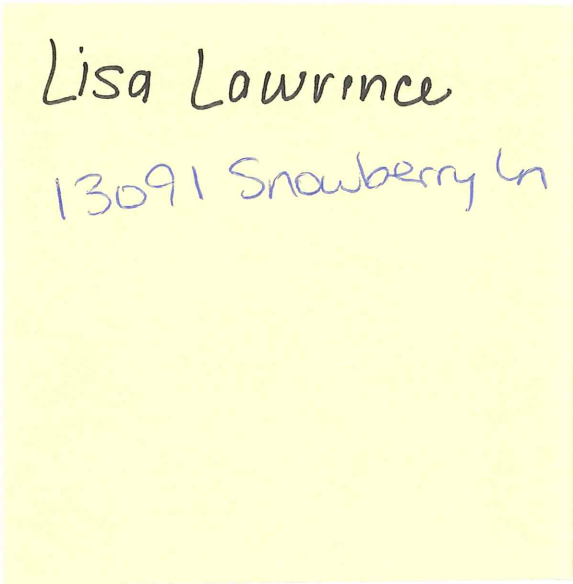
Lisa Lawrence <lajefa9458@gmail.com>

Thu, Sep 26, 2019 at 3:41 PM

To: Beth Hernandez <bethhernandez.clerk@gmail.com>

I believe the Town Council should vote NO on the Lotton rezoning to R2PUD for annexed land. There has not been enough comprehensive planning done in advance to rezone with fidelity. The current St. John residents will pay dearly for such a decision with increased traffic without increased lanes/road improvements/road enhancements. For once, put the residents before money, please. Please.

Lisa Lawrence
Snowberry Lane



Lisa Lawrence
13091 Snowberry Ln



Beth Hernandez <bethhernandez.clerk@gmail.com>

Rezoning in St. John

sharon molis <sharmls@yahoo.com>

Thu, Sep 26, 2019 at 4:18 PM

To: bethhernandez.clerk@gmail.com

I live at 13631 Empress Lane in the Silverleaf Subdivision of St. John. I am vehemently opposed to the rezoning for "East Gate" as well as the rezoning of 40 acres at 109th and White Oak. Changing these parcels of land from R1 to R2 pud will put an enormous strain on the Hanover School System, which is already facing a critical overcrowding situation due to the new subdivisions of Greystone, Summerlin Estates, and Mill Creek. These rezoning proposals will also put undue strain on our police, fire, and emergency responders, not to mention our public works employees. I would ask that you reconsider these rezoning requests and act in our town's best interests by denying the rezoning.

Respectfully,
Sharon F. Molis

Sent from my iPad

Sharon Molis
13631 Empress Ln



Beth Hernandez <bethhernandez.clerk@gmail.com>

Town Council Meeting**MICHAEL HORNBUCKLE** <trane3@msn.com>

Thu, Sep 26, 2019 at 4:21 PM

To: "bethhernandez.clerk@gmail.com" <bethhernandez.clerk@gmail.com>

Hello,

I just want to express an opinion with regards to the re-zoning conversation that has been discussed at multiple meetings.

My family and I moved to St. John because we like the area, and the school districts.

We were told there would be parks, places to shop, and safe neighborhoods.

There are still NO parks near our home that are "safe" for young kids to get to without having to drive them there. There is little to NO shopping (although it looks like something is happening there), and the roads are terrible. St. John has not made any attempt to connect a bike trail to any existing trail in the area to make it safe for families to ride together.

The roads are terrible, and have actually been getting worse each year. 101st is almost a one lane road right now with all of the pitting and potholes. The roads in our existing neighborhoods have not been resurfaced or cared for in the time we have lived here, and are being destroyed even further by the heavy truck traffic.

No one seems to care about the construction contractors speeding through residential areas even if kids are out playing.

The town should stand behind its constituents, and safeguard our kids from the obvious lack of infrastructure and poor growth plans. Builders and land developers never have the interests of the town in mind, and clearly do not in the case facing us at this time.

Plans need to be made, and checks/balances should be in place to protect our great town from unstable growth, and overcrowded population. Our schools are, and have been suffering.

Adding more homes is NOT a solution at this time, as solid planning is not in place to support the growth.

Many people will voice many opinions, but my opinion is that "kids matter", and until we have viable solutions for road safety, town safety and most of all school safety, we should not decide to add too many more homes to exacerbate the problems.

Thank you,

Michael Hornbuckle

Michael Hornbuckle
9145 W. 103rd St.



Beth Hernandez <bethhernandez.clerk@gmail.com>

Rezoning for lotton r2.

art martin <artmartin22@gmail.com>
To: bethhernandez.clerk@gmail.com

Thu, Sep 26, 2019 at 4:21 PM

Hello, I'm writing this email due to my work schedule being on 12s this week and cannot attend meeting. There are multiple issues with lotton and his approach on taking over this town. He has lied to members and changed amendments 17 times in his HOA rules, to further keep the money rolling into his accounts than to give it to homeowners in a true (vote) procedure. Where the money is truly accounted for and used for our community of homes and not for his lawyers and family of employees !!!!

He planned on adding this new community to the current HOA but because you members of the board finally heard our cries you voted to not allow this to happen again and are forcing him do a new community HOA. I thank you for this vote. But board members the real issue here now is lotton not thinking of what this town needs and he's really trying to double fill his pocketbook by rezoning his latest endeavor to an r2 community.

Last meeting I spoke of problems were already having in this town of st John. The road congestion and roads in need of repair, 231 should be 2 lanes and Joliet is so congested its in desperate need of repairs. Not to mention with r2 zoning and doubling the amount of kids in this new community that will be going to crown point high school , that doesn't even have the extra funds , which you heard last meeting that would be millions of dollars and more school buses to that district. You board members didn't even bother to communicate to the school board if they can even handle all these new kids that will be suddenly enforced into there district. What kind of procedure does this town not follow with building a community and then not even letting a crown point school board know of future enrollees ??? Here's your answer, no communication or notice at all, none!!!

Most importantly, if you remember I communicated in a heartfelt voice of the neighbors that live directly behind me and there house catching on fire. It took the fire trucks 20 minutes before the first one showed up, why ? Because supposedly there was a train across 93rd and Joliet blocking the roads to us, so the fire department had to go down to 231, up Indianapolis Blvd, east down to Parrish and all the way back north into the renaissance subdivision to the fire. If it wasn't for me and a couple neighbors of grabbing fire extinguishers and the homeowners water hose itself, that home most likely would of been a complete loss and not to mention a possible loss of life. Thankfully we saved the homeowners ourselves as they were putting there kids to bed and didn't even know the back of there home was on fire. Not only is this a question to the town on why this was a problem, but we have learned there is already suppose to be another fire station in the gates subdivision, where is it ??? Why is there not immediate accountability as to the non building of this station, this is the exact reason there should be one. The train blocking situations that can happen and for the increasing of residents in all these communities. Not only are you not already prepared for what's been happening these last 5 years of overpopulation, your now considering on doubling and or trippeling the population in 1 community alone with a r2 vote, when we don't even have the capabilities of a town to handle what's going on now.

Now I know personally as I am a train engineer for a local railroad and I drive trains from hammond to o'hare. Board members do you know there is no accountability or fines that you now can charge a railroad for blocking crossings??? There is now a law that doesn't require railroads for accountability, they can leave a train blocking a crossing and no town or state can do anything about it. Trains go into "emergency" and have problems everyday. Engine problems, train car problems, hose problems, we block crossings everyday on railroads and there's no backlash or fines anymore. The police call the railroad and all they can do is ask when will it be cleared. The railroad doesn't care anymore, there is no accountability for actions anymore. This is the number "1" reason we need another fire station in the gates and another reason this town isn't prepared for increasing a subdivision from r1 to r2, when you as a town board member or as a member of this community knows that this isn't the right answer. We have to do what's right and not vote for a r2 subdivision.

I thank you , Art Martin 9767 aster cove. St John

Art Martin
9767 Aster Cove



Beth Hernandez <bethhernandez.clerk@gmail.com>

Town Council Meeting 9-26-19

Susan Florida <madisonpartners@aol.com>

To: bethhernandez.clerk@gmail.com

Cc: madisonpartners@aol.com

Thu, Sep 26, 2019 at 4:27 PM

ATTENTION TOWN OF SAINT JOHN

I, Susan Florida of 9111 Drake Drive, Saint John, Indiana, 46373, I am unable to be personally present for the Town Council Meeting on 9-26-2019. Please provide this correspondence as my opinion for Public Record.

I oppose the **ANNEXATION** of real property to the Town of Saint John with a proposed R2 PUD property development designation with property sizes of approximately 11,200 SF (80'x140' lot size), with 6' side yards (12 feet between homes) and/ or with smaller size homes than the Town's Ordinance requires.

I oppose the **REZONING** of real property in the Town of Saint John designated for R1 PUD development with property sizes of approximately 20,000 SF property sizes with 10' side yards (20 feet between homes) to be **REZONED** with a proposed R2 PUD with property sizes of approximately 11,200 SF (80'x140' lot size), with 6' side yards (12 feet between homes) and/ or with smaller size homes than the Town's Ordinance requires.

I object that the Town of Saint John has not fulfilled its obligation for consideration under Indiana Code IC 36-7-4-603 for the Zoning Ordinance(s) in the development proposal for vote. Additionally, I am in favor with the Planning Commission's vote as an Unfavorable Recommendation to the Town Council for the Rezoning of the R2 development(s).

IC 36-7-4-603

- Does not meet the current condition(s) of the communities in Saint John.
- Property Values will be negatively impacted by the R2 zoning change.
- The Town has not met its obligation for responsible development and growth. The infrastructure of the current road system is overwhelmed with traffic. Many roads are single lane roads that are backed up at all times of the day and nights. While no traffic study has been completed for the developments proposal.

As a Tax Paying Resident, I am concerned that the Town of Saint John may potentially violate my rights by settling a lawsuit with its preordained Contract Zoning during the **ANNEXATION and/ or REZONING**.

Please **DO NOT APPROVE ANY ORDINANCE** either by ANNEXATION OR REZONING that allows for R2 Development in any manner.

Respectfully,

Susan Florida

Susan Florida
9111 Drake Dr.



Beth Hernandez <bethhernandez.clerk@gmail.com>

Reject R2-PUD

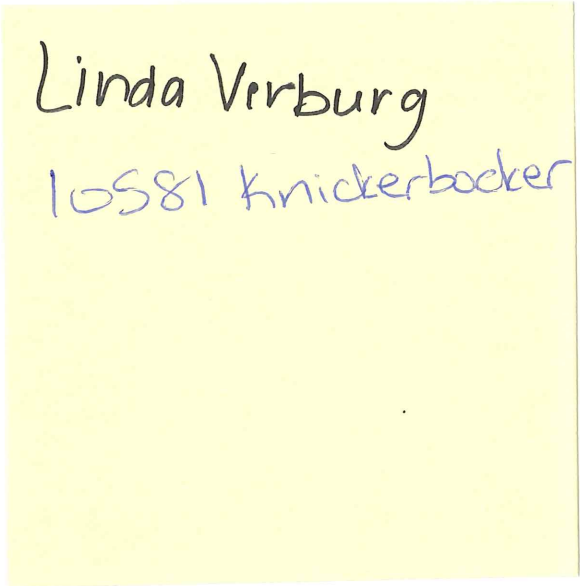
1 message

Linda Verburg <lverburg@gmail.com>
To: bethhernandez.clerk@gmail.com

Thu, Sep 26, 2019 at 5:40 PM

Dear Ms. Hernandez,
Please make it known to the TC that my husband and I are **VERY** opposed to the R2-PUD change. We would like to see the TC follow the advice of the Plan Commission and **reject** this proposal, keeping all the lots at the original R1.

Linda and Bruce Verburg
10581 Knickerbocker Ct
St John, IN



Linda Verburg
10581 Knickerbocker



Beth Hernandez <bethhernandez.clerk@gmail.com>

meeting tonight

1 message

iwillrace@aol.com <iwillrace@aol.com>

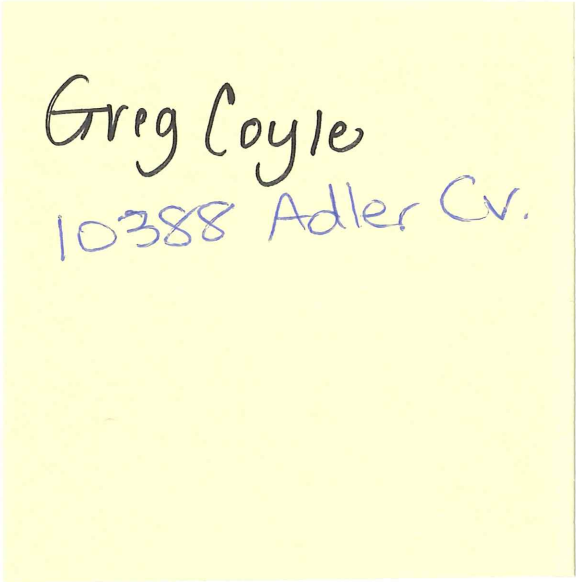
Thu, Sep 26, 2019 at 1:48 PM

To: bethhernandez.clerk@gmail.com

Sorry I cannot attend the meeting tonight but would like to be heard on the rezoning matter

As a resident of Saint John I feel that our town has grown quickly over the past few years. So fast our roads and schools are already not able to handle the influx of residents. Why should we rezone an area to create more than what it was already zoned and planned for by the town? I also think that this will negatively impact the property values of homes in the surrounding communities which I am part of. so I ask that you reject the idea of R2-PUD rezoning

Greg Coyle



Greg Coyle
10388 Adler Cv.



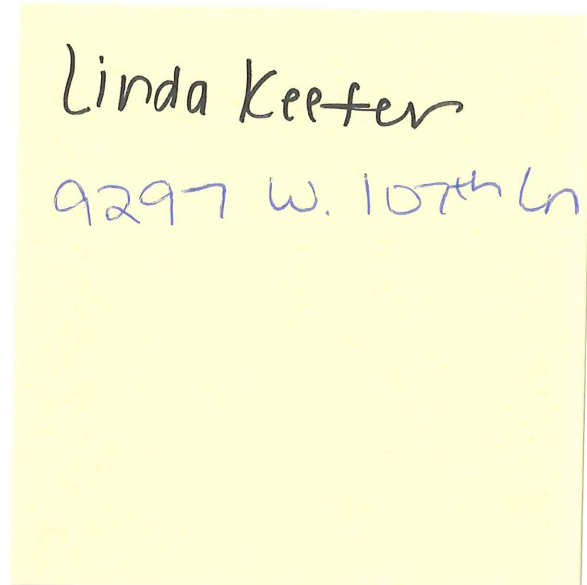
Beth Hernandez <bethhernandez.clerk@gmail.com>

Gates Annex - NO!!!!!!**Keefer, Linda** <linda.a.keefe@united.com>

Thu, Sep 26, 2019 at 2:06 PM

To: "bethhernandez.clerk@gmail.com" <bethhernandez.clerk@gmail.com>

Typo correction, thank you.

From: Keefer, Linda**Sent:** Thursday, September 26, 2019 2:06 PM**To:** bethhernandez.clerk@gmail.com**Subject:** Gates Annex - NO!!!!!!

My statement for the record in the event I cannot get to the mic:

Greetings,

I am a resident of The Gates and have been so pleased with my neighbors. Salt of the earth.

I am appalled at what is going on with the town council bending to the Lotton group at the considerable expense of EVERY SINGLE PERSON I have spoken with, both in person and online. NOBODY wants this!

It is one thing to go through the proper channels, doing due diligence with traffic and infrastructure impact studies, then listening to the residents and planning with accountability and prudence. This is NOT happening. This appears to be a mad rush to shove an ill-conceived and inadequately-planned annexation/rezone through before the new council assumes office. There is no planning, no prudence, no accountability, no transparency, no consideration whatsoever for the concerns of the tax-paying residents of St. John.

Traffic is already congested as it is. 41 is frequently a zoo, and there are MANY, MANY road projects desperately needed before bringing thousands more residents into the community. School classrooms are crowded. With the tiny lots planned, our home values will be negatively impacted. There is ZERO benefit to residents by rushing into this full throttle.

I have lived in several subdivisions throughout my life, and NEVER have I witnessed anything this unscrupulous, this untoward, and this utterly dishonest. You would do well to listen to the concerns of the people of St. John. There is far too much at stake here. Listening to the will of the majority of the populace is the decent and right thing to do. If you fail to do that, you have failed as council members.

Be decent people and do the right thing.

Linda A. Keefer



Beth Hernandez <bethhernandez.clerk@gmail.com>

Rezoning of the gates

mary robert <crazeemt57@sbcglobal.net>

Thu, Sep 26, 2019 at 2:50 PM

Reply-To: "crazeemt57@sbcglobal.net" <crazeemt57@sbcglobal.net>

To: "bhernandez@stjohnin.com" <bhernandez@stjohnin.com>

Dear Ms. Hernandez,

My husband Dale and myself are opposed to the rezoning of The Gates. We do not need more density and with an unfavorable recommendation from Building & Planning commission along with residents opposed to smaller lots, I believe this should be voted down. from Yahoo Mail on Android

Sincerely,
Dale E. Robert
Mary Therese Robert



Dale & Mary Therese
Robert

11990 Heron Lake Rd



Beth Hernandez <bethhernandez.clerk@gmail.com>

Rezoning

Mike Wojton <mwojton@gmail.com>
To: bethhernandez.clerk@gmail.com

Thu, Sep 26, 2019 at 3:29 PM

Esteemed Town Council,

I cannot attend the Town Council Meeting tonight, but I wanted to comment on the R2 Rezoning to be discussed tonight.

I firmly believe rezoning lots to R2 is not in the best interest of the town of Saint John nor it's residents.

First off, it does not follow the Comprehensive Plan for the town. The Plan was established for a reason. Constantly deviating from it accomplishes nothing good in the end.

Secondly, Saint John sorely needs it's infrastructure updated before introducing potentially hundreds more cars onto it's roads. Saint John's roads already cannot handle the current traffic loads. What makes anybody think it can handle even more?

Here's a good example for you. I live in Homestead Acres. I'm not an original resident, but I have been told by those that are that each lot in the neighborhood is at least around a half acre. That was about the only town guideline for new construction here at the time. (there was no HOA) People who built houses here did so because they liked the larger lots and wanted room to spread out and grow there families.

If after half of the houses were built the remaining lots were chopped up to make more but smaller lots, I'm certain the people who built there already would be pretty upset. The character and original intent of the neighborhood would be diminished.

Perhaps the Council doesn't care what some of it's residents think - and certainly the developer doesn't - but just remember that the Town Council exists to serve the best interests of its residents.

Thank you,

Mike Wojton
9886 Hickory Lane

Mike Wojton
9886 Hickory Ln.



Beth Hernandez <bethhernandez.clerk@gmail.com>

Gates East

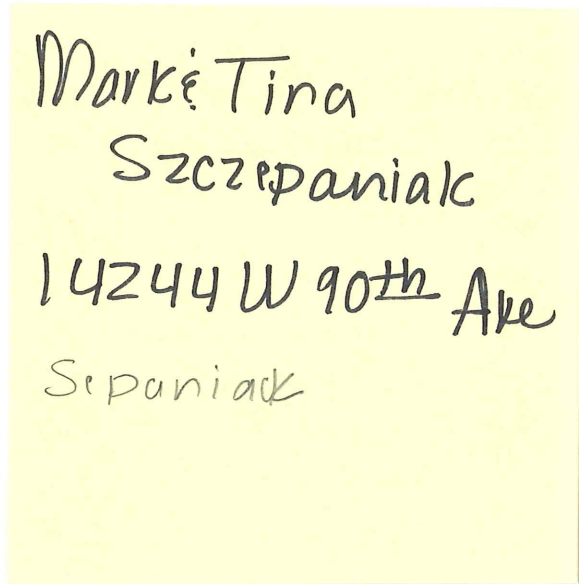
Mark Szczepaniak <mtsepaniak@att.net>
To: bhernandez@stjohnin.com

Thu, Sep 26, 2019 at 1:14 PM

Beth
We would like to be added to the list of residents opposing this project

Thank you
Mark and Tina Szczepaniak
14244 w 90 th ave

Sent from my iPhone



Mark & Tina
Szczepaniak
14244 W 90th Ave
Sepaniak



Beth Hernandez <bethhernandez.clerk@gmail.com>

Objections to rezoning of Gates East

1 message

Donald Gulden <tfg-gulden@sbcglobal.net>

Thu, Sep 26, 2019 at 12:35 PM

To: "bethhernandez.clerk@gmail.com" <bethhernandez.clerk@gmail.com>

Please include the following as a matter of the public record for tonight's Town Council meeting

Good evening – My name is Don Gulden and I live at 11672 W 96th Ave in beautiful St John, IN. On December 18th, 1989 we left our 3rd child at the hospital while my wife and I went to the closing on our home. My wife was born and raised in Whiting so it was not unreasonable for her to ask me as we drove to the closing if this was the right thing to do (you know – the whole moving south of 30 kind of thing). I assured her that St John would be a great place if it ever figured out what it wanted to be when it “grew up”.

So after 30 years, establishing a business in town, and seeing all 3 of our children graduate from Lake Central, I am sad to say that this is NOT what I had in mind when I talked about growing up.

Just like having the smallest house in a neighborhood of large homes increases your value, building small homes in a large home community, in a large home town – in fact some smaller than code – WILL decrease the value of the larger homes. So in my mind you have NOT taken into

account the conservation of property values throughout the jurisdiction as you are legally required to do.

At a bare minimum, I would expect that "responsible development and growth" means this rezoning has taken into account the impact of the additional housing units on the infrastructure in town. If you haven't worked with the local school boards to assess the impact of the increased enrollment, if you haven't done a traffic impact study/evaluation, if you haven't made plans for additional parks and green space, if you haven't considered and/or planned for a second public safety building (as in police and fire) then I submit that you haven't planned for this development and growth in a responsible fashion as you are required to do by law. In fact, I would submit that if you consider this to be responsible growth and development along with the homes currently being built at 93rd and Cline, then you probably haven't traveled on 93rd, Joliet, or 109th/231 anytime between 7 and 9 AM or 3 and 6 PM. Thank you

Donald Guldun

11672 W. 96th Ave

----- Forwarded message -----

From: **Gail Lemon** <glemon78@gmail.com>

Date: Fri, Sep 27, 2019 at 6:58 AM

Subject: Town Council Meeting

To: <bethhernandez.clerk@gmail.com>

Beth,

I strongly oppose the rezoning proposal for the new lots. Do not shorten the lot lines just to bring in more money. The traffic pattern will increase dramatically and the roads can not handle the tie-ups even at present! Wake up and start listening to the St. John residents!

In addition, it's time to take steps to improve the Rt. 41 appearance by the old KMart. That should be raised. Ugly. I've been here almost 10 years, and that "empty monster" has been here far too long.

Gail Lemon

[10742 Knickerbocker Ct.](#)

St. John

***NOTE:** This remonstrance sent the next morning is included as an exhibit with the letters of remonstrance that were read at the meeting.*