

Dear Sharon, Chester and St. Edmund's Residents,

Wednesday, April 05, 2006

The Village of Glendale has been made aware of rumors that the Village intends to use its power of eminent domain to acquire properties near the Landmark Baptist Church property if private owners do not sell their properties to the prospective developer of the Landmark property. Such rumors are false, and should be completely disregarded.

In addition to dispelling this rumor, the Village of Glendale is sending this letter to update you on the events, as we understand them, related to Bear Creek Capital's option to purchase and develop the land behind or in the vicinity of your Glendale home.

- 1) Neither the land owner (Landmark) nor Bear Creek Capital have submitted concept plans to the Village of Glendale.
- 2) Representatives of the Village met with representatives of Bear Creek and the Landmark Baptist Church in an informal session to allow them to convey to us their tentative plans for the property that Bear Creek has a purchase option on (they do not own it yet). In this meeting we learned that Bear Creek develops large scale commercial property, that their recent developments can be viewed at <http://www.bearcreekcapital.com/>, that they do not have a concept in place yet, that they wish feedback from the Village of what would be acceptable to develop, and that they too are aware that this is residentially zoned property that will require a zoning change to allow anything except residential.

The Chairman of the Planning Commission and the Mayor explained that the Village Plan generally calls for the protection of the residential and park-like character of the Village, as much as is possible, and that includes residential compatibility, reasonable ingress/egress, buffer zones and greenbelts for any development. The Village Plan is publicly available at the Village offices, as are copies of our current zoning ordinances and a proposed "Planned Development Overlay district." The zoning ordinances and PDO draft may also be viewed on your Village of Glendale website at www.glendaleohio.org.

In this proposed PDO district, development could be allowed with conditions of greenspace, buffer zones, compatible footprints of buildings and required percentages of residential development being mixed with non-residential development. This ordinance is proposed for adoption at the May 1st, 2006 Council meeting and could be applied to the large Landmark parcel if so desired by the developer or owners. Bear Creek is aware that the Village is considering adoption of the PDO district. We do not know if Bear Creek will apply for a PDO district, but if it is approved by Council, the PDO will be an option available to them, subject ultimately to approval by Council. Please call me at any time should you have any questions.

Sincerely,

Walter W. Cordes
Village Administrator
771-7200
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cc: Landmark Baptist Church, Bear Creek Capital