



Fwd: 300 East River Road

1 message

David Dubin <david@dubingurugroup.com>
To: Naganat Guru <guru@dubingurugroup.com>, David Dubin <david@dubingurugroup.com>

Wed, Feb 5, 2025 at 9:05 AM

Sent from my iPhone

Begin forwarded message:

From: Mark Lysakowski <mlysakowski@desplainesil.gov>
Date: February 5, 2025 at 8:24:47 AM CST
To: David Dubin <david@dubingurugroup.com>
Subject: Re:300 East River Road

Date 2/5/25
David Dubin
300 River Road Investments, LLC
[747 Lake Cook Road, #102 W.](#)
Deerfield, Illinois
Re: 300 N. East River Road, Desplaines Development.

Dear Mr. Dubin,
I am happy to hear that you are moving forward with the development of the 7-acre parcel located at 300 N. East River Road. As I recall, the City was in favor of your last proposal of approximately 39 single family homes. In the last several years, the City has become more favorable of increased density of projects in this area. This can be evidence by the recent approval of 180 N. East River Road, for 16 townhomes on a land site about an acre in size, via R- 3 zoning. Although I am not sure that 16 units per acre can be accomplished on your site, it is not unreasonable for a townhome density of 50 – 60ish units to be welcomed. This is obviously subject to subject to engineering and right of way standards.

Sincerely,

Alderman of the 1st ward.
Mark.Lysakowski

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