

CORRESPONDENCE FROM NEIGHBORS  
AS OF JULY 27, 2017



To Whom It May Concern,

July 27, 2017

My name is Erik Gimbel with Century 21 Affiliated, and I am a Top Producing Real Estate Broker in Deerfield and Highland Park. I listed the property at 965 Heather in Northeast Deerfield on July 7, 2017.

Since the list date, I have had 4 real estate brokers, as well as 4 of the 5 showings in the first week, inquire about the possibility of a multiunit housing development project being proposed again by the Church. All of the parties that were concerned, said that this adversely impacted their decision on whether they would consider purchasing 965 Heather.

I also hosted a Broker's Open on Wednesday, July 19<sup>th</sup> and of the 8 Real Estate Brokers that toured, 5 of them also asked about the potential for development in the future. This is clearly a great concern for future buyers, and the owners of the homes in the neighborhood.

After the new proposal for development was made public on July 21<sup>st</sup>, the showing activity on 965 Heather has greatly decreased (only 1 showing in the past 10 days, 5 in the first 10) and the Open House this past Sunday was very lightly trafficked. Other Open Houses of a similar price range in the area were very active!!

In my professional opinion, this recent decrease in interest of this home is 100% due to the proposed multifamily unit development. The demand for this home and other homes in the neighborhood will be greatly decreased by the prospect of a new multifamily, multiunit apartment housing development that is out of character with adjacent properties. When there is less demand, the prices decrease to come more in line with the demand from potential buyers.

The prospect of this development has curbed potential buyer's interest in the home, and is preventing buyers from touring the home as well. There is no question that this Proposed Planned Unit Development will significantly decrease the market values for 965 Heather and other homes in the neighborhood!

Thank you for your time.

Sincerely,

*Erik S Gimbel*

**From:** Brad Kosner  
**To:** [Daniel Nakahara](#)  
**Cc:** [Rebecca Kosner](#)  
**Subject:** Zion Church Proposal  
**Date:** Thursday, July 27, 2017 12:02:16 PM

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Mr. Nakahara-

We recently became aware of the proposed multi-family project on the vacant land to the north of the current Zion Lutheran Church. We have been able to review the staff memo as well as the developer's plan and have some strong objections to this project for the following reasons:

1. **Zoning** – Currently this property is zoned R-1, the largest lot single family designation in Deerfield. The developer is requesting a rezoning of the property to R-5 multi-family. This is a dramatic change in scope, size, and presentation of how this property would relate to the adjacent properties as the other zoning classifications for miles adjacent to the property are all zoned with a single-family designation. Please see the link to the Village's zoning map. <http://www.deerfield.il.us/DocumentCenter/View/87>. This is a classic case of "spot zoning" that is not justified by any rational or logical needs of planning and design.
2. **Comprehensive Plan** – The Village's comprehensive plan (<http://www.deerfield.il.us/DocumentCenter/Home/View/600>) calls for the Zion property to be "institutional" defined as identifies as quasi-public facilities in the village to be further defined, including private schools and places of worship. The comprehensive plan states that this is Deerfield's road map for the future. It is also an official public document that provides a long-range guide for land use, transportation, public facilities and natural resources. It serves as a guide for elected and appointed Village officials by providing a framework that can be used to evaluate development proposals and will direct the Village's growth in the context of a 20 to 25 year planning horizon, addressing:
  - Future community improvements
  - Public infrastructure and facilities planning
  - Policy for public and private development
  - Zoning
  - Goals, objectives and policies

Nowhere in the above statements in Village documents does it reference that multi-family is an acceptable or planned use for this property. If the residents of Deerfield cannot rely on approved ordinances, documents, and maps that are approved from the Village what should they rely upon? This rezoning would create a precedent and very slippery slope that will have lasting effects on the community.

There are obviously other serious concerns we have with this development that include, but not limited to:

- The development of the land as it relates to being in the floodway and flood plain and its impact to adjacent properties
- The impact of traffic to the neighborhoods and Deerfield Road given the additional people moving in and out of the property as well as the church and the additional temporary tenants that utilize the church building.

We look forward to hearing more about the proposal this evening, but feel that is necessary that the staff, appointed, and elected officials understand our substantial and serious concern.

Sincerely,

Brad and Rebecca Kosner

1085 Heather Rd.

**From:** Lucille Pirri  
**To:** [Daniel Nakahara](#)  
**Cc:** ["Deerfield Residents"](#)  
**Subject:** Resident Concerns of Zion Church Proposal  
**Date:** Thursday, July 27, 2017 3:23:17 PM

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Mr. Nakahara,

My husband Frank are long-time residents of Deerfield (since 1971) and residents of the Kings Cove subdivision and have expressed our concerns before to the Plan Commission when the first project was announced regarding the multi-family project proposed for the vacant land to the north of the Zion Lutheran Church. We have reviewed the new staff memo and the developer's plan and continue to have objections to the project. The Zoning issue has always been the major issue for us. This property zoned R-1 should continue to be zoned as a single family designation. There is such a phenomenal change in the size and the scope of the project – it does not remotely relate to the adjacent properties which are all zoned for single-families. In reviewing the Village of Deerfield's Comprehensive Plan for the Village, we are convinced that the Zion property should remain "institutional" as defined by the Comprehensive Plan. As it states: This is "Deerfield's road map for the future."

We do not see anywhere in this Comprehensive Plan where the Plan states that a multi-family plan is an acceptable use for this property. We feel strongly that the re-zoning of this parcel of land will create a precedent that will have lasting effects on our community – not to mention lasting effects on the property values for the residents on Heather Road.

We have serious concerns about the development of this land as it relates to the flood plain and its impact on the adjacent properties.

Our other very serious concern is the impact of traffic to the neighborhoods and to Deerfield Road. We do not think this traffic impact has been clearly thought out by the Village.

We oppose the change to the zoning and hope you will consider denying, again, the change to this parcel of land for the sake of the community adjoining the Church.

Thank you,

Lucille and Frank Pirri

585 Bent Creek Ridge  
Deerfield, IL 60015-4526  
847-945-1488

**From:** [Jeff Ryckaert](mailto:Jeff.Ryckaert)  
**To:** [Daniel Nakahara](mailto:Daniel.Nakahara)  
**Subject:** FW: Zion Woods Zoning Petition  
**Date:** Thursday, July 27, 2017 3:08:43 PM

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**From:** Jeffrey Rothbart [mailto:[jeff@homesbyinsignia.com](mailto:jeff@homesbyinsignia.com)]  
**Sent:** Thursday, July 27, 2017 2:56 PM  
**To:** Jeff Ryckaert <[jryckaert@deerfield.il.us](mailto:jryckaert@deerfield.il.us)>  
**Cc:** Harold Birndorf <[harold@homesbyinsignia.com](mailto:harold@homesbyinsignia.com)>; Jeffrey Rothbart <[jeff@homesbyinsignia.com](mailto:jeff@homesbyinsignia.com)>  
**Subject:** Zion Woods Zoning Petition

Dear Plan Commission –

As both Harold and I were unable to attend tonight’s hearing, Jeff Ryckaert offered to forward our concerns with the Zion Woods proposal to each of you.

We do not believe that the transaction structure (e.g. the short term ground lease) creates a fair and level playing field for this development as compared to other current and future developments in Deerfield. We strongly believe that, at the minimum, the first step should be a subdivision of the Church’s property followed by a sale or lease of that subdivided parcel to the petitioner. The subdivided parcel which the petitioner seeks to develop should then come back to the Plan Commission, independent of the Church, and be evaluated on the merits (including density) at that time. The current transaction structure coupled with the Church’s ongoing operations and its tax exempt status creates an unlevel, inequitable and unjust playing field for other developers in Deerfield. Our issue with the transaction structure is not the ground lease, but rather than the ground lease only covers a small portion of the parcel, yet the whole parcel seeks rezoning. For the petitioners application to be fair and equitable, they should only seek rezoning on the portion of the property which they seek to develop.

Insignia Homes, LLC, the developers of the Elysian Way subdivisions, opposes the proposed development for the following reasons:

- 1) Density – The proposed development is materially too dense for the current location.
  - a. Consistent Zoning Standard Application – The request for an R-5 PUD is inconsistent with the zoning of adjacent parcels. All adjacent parcels (including that in Highland Park across the river) are for single family residential with a Deerfield zoning classification of R-1 or R-2. When Elysian Way sought R-3 zoning, we were denied that request in large part because the R-3 zoning classification was not consistent with the zoning of the adjacent parcels. Should the Plan Commission approve the R-5 PUD zoning request, it would be holding the current proposal to a different standard than Elysian Way was held to just two years ago. We believe this would be an inequitable result to Elysian Way and adjacent homeowners.
  - b. Comprehensive Plan – The proposed development and R-5 PUD zoning classification

is at odds with the Deerfield Comprehensive Plans intended use for this site. That Plan does not recognize this parcel as one for future, dense multi-family use but rather that it remains occupied solely by a religious institution, likely under the same R-1 zoning classification. Zoning changes not in harmony with a comprehensive plan are, according to the LaSalle factors, a strong indication of spot zoning. In fact, intended use aside, if the requested zoning is granted, we are aware of no facts to suggest that such rezoning would be anything other than spot zoning.

- c. Misleading Density Calculation – Another byproduct of the transaction structure is a misleading density calculation. As the entire parcel is seeking rezoning, Staff has been technically correct to use the gross acreage when calculating density. Using the entire 8.85 acres, the proposal has a density of 2.82 units/acre. When Elysian Way sought R-3 zoning and a corresponding density of 2.28 units/acre, such requested density was rejected for being too great for this neighborhood. As Zion Woods is directly across Deerfield Road from Elysian Way, it is part of the same neighborhood and should be held to the same density standards. Should this Commission approve the rezoning request, it would be providing the petitioner relief that it was unwilling to grant us. Notwithstanding, using the gross acreage to calculate density for this project is in total misalignment with practical reality. In reality, the proposed development is using substantially less than the 8.85 gross acres. If the goal of the Plan Commission is an equal application of the law, we believe the density of the proposed project should be based on reality. The petitioners seek to creatively use transaction structure as a vehicle to circumvent traditional municipal standards of density. We urge the Plan Commission to examine density using common sense and practical reality rather than the strict letter of the law, as the later would cause a misapplication of density standards.

- 2) Transaction Structure – We believe that should the rezoning be approved, the proposed ground lease and corresponding deed restriction structure unjustly enriches both the applicant and the current land owner.

- a. Lease Term – At 30 years, the term of the ground lease and deed restriction is less than the useful life of the buildings and of materially shorter duration than industry standards. Within the real estate industry, most ground lease terms are for in excess of 100 years but are typically never less than 50 years. The primary reason for this is that most developers do not want to have the property revert prior to the expiration of the useful life of the improvements. Due to the short term nature of the ground lease and deed restriction, the petitioners plan fails to address several key questions.
  - i. What is the intended use of the buildings after the term of the ground lease and deed restriction?
  - ii. Has Zion Church confirmed it can maintain its tax exempt status while receiving ground lease payments?
  - iii. After the expiration of the ground lease, does the permitted use of affordable and special needs housing remain in force or overnight can the then land owner flip the switch to market rate apartments?
  - iv. Given its tax exempt status, will the Church be able to lease these units at



market rate?

- v. If so, will they still be exempt from property and income tax payments?
  - vi. During the 2015/2016 Zion Woods petition, it was learned that the Zion Church may be in a state of fiscal uncertainty. Is the Church fiscally solvent enough to afford the maintenance and upkeep on the units once the reversion occurs? What would happen if the Church was no longer fiscally viable? In that instance, to whom would the property revert?
  - vii. If the property were sold, during the term of the ground lease, would Zion Woods then be responsible for its full pro rata share of property tax?
- b. Property Tax – The ground lease structure allows a non-tax exempt use to avoid payment of the land valuation of the property taxes. As the proposed developer (Brinshore) is a for-profit institution, the lack of full property tax payments are inequitable to the neighboring properties. We believe the Plan Commission and Trustees have an obligation to make sure that all non-exempt uses pay their fair share of property tax. The current proposal allows the developer to avoid payment of its obligations in full simply due to the structure of the transaction. This should not be considered acceptable.
- c. Entire Parcel Zoned R-5 PUD – We believe that the request to rezone the entire parcel as an R-5 PUD is inequitable to the adjacent landowners. Should the full rezoning be permitted, the value of the subject land will, overnight, increase substantially. Combining the effect of the up-zone with the short term nature of the ground lease, the value of the property will be materially greater than it is today as R-1. Given this value increase, it is highly likely that the property would sell to a group whose primary objective would be to develop the entire property into highly dense, market rate apartments. This likely future use of the project would be done ‘by right’ subject to municipal consent to amend the PUD. This transformed, yet highly likely and foreseeable use is wholly outside the scope of what the relief sought today by the petitioner. Therefore, due to the transaction structure, if the Commission were to grant this request, the practical result would be blessing the development of a large, market rate apartment building on this site in 30 years. As such, the entire 8.85 acre parcel would become extremely valuable and the current landowner would be unjustly enriched due to its zoning classification.

- 3) Optics – We do not believe the optics of the proposed structures are a benefit to the community or the value of the adjacent properties.

Thank you very much for your time and consideration of the above. Should you have any questions or comments, please feel free to contact Jeff Rothbart at 312-307-1429 or [jeff@homesbyinsignia.com](mailto:jeff@homesbyinsignia.com).

Best,  
Jeff

**Jeffrey S. Rothbart**

Elysian Way, a development by Insignia Homes, LLC

(o) 312-620-2124

(c) 312-307-1429

[jeff@homesbyinsignia.com](mailto:jeff@homesbyinsignia.com)

[www.homesbyinsignia.com](http://www.homesbyinsignia.com)



**Elysian**way

## Staff Correspondence with Mr. Rothbart

**From:** [Jeff Ryckaert](#)  
**To:** [Jeff Rothbart](#)  
**Cc:** [Daniel Nakahara](#)  
**Subject:** RE: Zion Church  
**Date:** Thursday, July 27, 2017 3:53:47 PM

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Thanks Jeff,

I would probably respond by saying that in a Planned Unit Development, many of the elements that make up the PUD will be shared between the church and the apartment development. The apartment development and the church are not separate developments with all of their own elements. In this proposed PUD, there will be shared elements such as the storm water facilities; a shared parking lot and a shared driveway; a shared access point off of Deerfield Road; and a shared amenities such as the fire pit and the walking paths.

Dan Nakahara obtained the area of the compensatory storage at the north (.72 of an acre) and the storm water detention area at the south (.75 of an acre) from the project engineer, and when those items are subtracted out the net apartment density is 3.38 units per acre (8.85 acres – 1.47 = 7.38 acres, therefore 25 units / 7.38 = 3.38 units per acre).

I hope this helps.

Jeff

Jeff Ryckaert, AICP  
Principal Planner  
Village of Deerfield  
847.719.7482

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**From:** Jeff Rothbart [mailto:jr@stackre.com]  
**Sent:** Thursday, July 27, 2017 1:48 PM  
**To:** Jeff Ryckaert <jryckaert@deerfield.il.us>  
**Cc:** Daniel Nakahara <dnakahara@deerfield.il.us>  
**Subject:** RE: Zion Church

Jeff –

I get that the code doesn't distinguish between net and gross acreage but isn't this highly misleading? If the portion of land that the development is on is 2 acres (with the church continuing to use the balance), then they are at a density of 12.5/acres. I feel that they are using the land lease concept as a loophole to circumvent more acceptable density levels.

Jeff

**Jeffrey S. Rothbart**

Stack Real Estate, LLC  
1945 Techny Road, Suite 6  
Northbrook, IL 60062  
Tel: +1-312-620-2124  
Cell: +1-312-307-1429  
[jr@stackre.com](mailto:jr@stackre.com)  
[www.stackre.com](http://www.stackre.com)



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**From:** Jeff Ryckaert [<mailto:jryckaert@deerfield.il.us>]  
**Sent:** Thursday, July 27, 2017 10:57 AM  
**To:** Jeff Rothbart <[jr@stackre.com](mailto:jr@stackre.com)>  
**Cc:** Daniel Nakahara <[dnakahara@deerfield.il.us](mailto:dnakahara@deerfield.il.us)>  
**Subject:** RE: Zion Church

Jeff,

Please see my responses in red below. Meant to get this to you a little bit earlier this morning, but had several interruptions.

Jeff Ryckaert, AICP  
Principal Planner  
Village of Deerfield  
847.719.7482

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**From:** Jeff Ryckaert  
**Sent:** Wednesday, July 26, 2017 11:15 AM  
**To:** Daniel Nakahara <[dnakahara@deerfield.il.us](mailto:dnakahara@deerfield.il.us)>  
**Subject:** FW: Zion Church

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**From:** Jeff Rothbart [<mailto:jr@stackre.com>]  
**Sent:** Wednesday, July 26, 2017 6:28 AM  
**To:** Jeff Ryckaert <[jryckaert@deerfield.il.us](mailto:jryckaert@deerfield.il.us)>  
**Subject:** RE: Zion Church

Hey Jeff. A few questions on this:

- 1) What is the term of the ground lease? The applicant has indicated that for the ground lease, that is most likely going to coincide with the deed restriction that will require affordability for a minimum of 30 years under the mortgage.

- 2) After the expiration of the ground lease, does the permitted use of affordable and special needs housing remain in force or can they change it to market rate? **I will need to check with the Village Attorney on this matter.**
- 3) Since the whole property would be rezoned, is there anything that would prevent the Church from selling the land and seeking to develop more, market rate units, by right? They would have to amend the PUD but by right would be entitled to greater R-5 density. **When a PUD has been granted and site development has commenced, the rights of the property owner to develop the property in conformance with the provisions of the underlying zoning district are forfeited. Any changes to the previously approved PUD have to be approved by the Village. In this case, the entire Zion property would be a PUD, and any changes to the previously approved PUD would need Village approval.**
- 4) I cant tell from the survey what the acreage is used by the proposed development. What is the density on the net acreage? Seems to me that using the size of the entire parcel may be technically correct but misleading as to actual density of the proposed project. Do you know the density of the townhomes in HP over the river?

The petitioners have indicated that the subject property is 8.85 acres in size - this includes the entire Zion parcel. When you take the total gross area of the site and divide it by 25 units, this result in a gross density of 2.82 housing units per acre (25 housing units / 8.85 acres = 2.82 housing units per acre).

We have asked the applicant to provide us with the area of the compensatory storage and storm water storage areas to subtract from the 8.85 acres.

As far as net density (that is, with items subtracted out from the gross area), the zoning ordinance does not define net density. The definition of density in the zoning ordinance is: "The average number of persons, families, or dwelling units of area" There is no definition of net density or gross density in the Zoning Ordinance. I looked back in the file for Elysian Way and when you take the total gross area of the site and divided by 7 homes, that resulted in a gross density of 1.94 units per acre (7 homes / 3.59 acres = 1.94 homes per acre), and the when the area for the right-of-way, detention, and pump station was subtracted, the net density (the land that's left over after certain deductions have been made) was 2.7 units per acre (2.59 acres / 7 homes = 2.7 units per acre).

I do not know the density of the townhomes in Highland Park.

Would you like me to provide this email to the Plan Commission?

**Jeffrey S. Rothbart**

Stack Real Estate, LLC

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Northbrook, IL 60062

Tel: +1-312-620-2124

Cell: +1-312-307-1429

[jr@stackre.com](mailto:jr@stackre.com)

[www.stackre.com](http://www.stackre.com)



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**From:** Jeff Ryckaert [<mailto:jryckaert@deerfield.il.us>]

**Sent:** Friday, July 21, 2017 3:11 PM

**To:** Jeff Rothbart <[jr@stackre.com](mailto:jr@stackre.com)>

**Subject:** RE: Zion Church

Jeff,

Below is the link for next week's Plan Commission workshop meeting, if you are interested.

<http://www.deerfield.il.us/162/Upcoming-Public-Hearings>

Take care,

Jeff

Jeff Ryckaert, AICP  
Principal Planner  
Village of Deerfield  
847.719.7482

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**From:** Jeff Ryckaert

**Sent:** Thursday, July 13, 2017 4:33 PM

**To:** 'Jeff Rothbart' <[jr@stackre.com](mailto:jr@stackre.com)>

**Subject:** RE: Zion Church

Jeff,

No worries.

Jeff Ryckaert, AICP  
Principal Planner  
Village of Deerfield  
847.719.7482

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**From:** Jeff Rothbart [<mailto:jr@stackre.com>]

**Sent:** Thursday, July 13, 2017 1:23 PM

**To:** Jeff Ryckaert <[jryckaert@deerfield.il.us](mailto:jryckaert@deerfield.il.us)>

**Subject:** FW: Zion Church

Jeff – I apologize for this. I forwarded your email to Andy Stein who is a lifelong friend of my wife as I know he lives on Heather. I did not intend to be a rabble rouser and stir the pot.

**Jeffrey S. Rothbart**

Stack Real Estate, LLC  
1945 Techny Road, Suite 6  
Northbrook, IL 60062  
Tel: +1-312-620-2124  
Cell: +1-312-307-1429

[jr@stackre.com](mailto:jr@stackre.com)

[www.stackre.com](http://www.stackre.com)



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**From:** Lewis Landsman [<mailto:llandsman@me.com>]

**Sent:** Thursday, July 13, 2017 12:50 PM

**To:** [jryckaert@deerfield.il.us](mailto:jryckaert@deerfield.il.us)

**Cc:** [astein@clarkstreet.com](mailto:astein@clarkstreet.com); Jeff Rothbart <[jr@stackre.com](mailto:jr@stackre.com)>; [dnakahara@deerfield.il.us](mailto:dnakahara@deerfield.il.us)

**Subject:** Fwd: Zion Church

Jeff Ryckaert,

I live on Villas Court, directly east of the proposed housing, and would like to point something out to you. Today the church property is inundated with at least 6 inches of water due to the recent rains we have had. Unfortunately the flooding of the middle fork of the north branch of the Chicago River is not that uncommon. It appears that this property is in a flood plain and may not be appropriate for development.

I would suggest that you visit the church property today to observe the flooding that is present.

Lew Landsman

[LLandsman@me.com](mailto:LLandsman@me.com)

Begin forwarded message:

**From:** Jeff Rothbart <[jr@stackre.com](mailto:jr@stackre.com)>

**Date:** July 13, 2017 at 8:59:26 AM CDT

**To:** Andy Stein <[astein@clarkstreet.com](mailto:astein@clarkstreet.com)>

**Subject: FW: Zion Church**

**Jeffrey S. Rothbart**

Stack Real Estate, LLC  
1945 Techny Road, Suite 6  
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[jr@stackre.com](mailto:jr@stackre.com)  
[www.stackre.com](http://www.stackre.com)



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**From:** Jeff Ryckaert [<mailto:jryckaert@deerfield.il.us>]  
**Sent:** Thursday, July 13, 2017 8:29 AM  
**To:** Jeff Rothbart <[jr@stackre.com](mailto:jr@stackre.com)>  
**Cc:** Daniel Nakahara <[dnakahara@deerfield.il.us](mailto:dnakahara@deerfield.il.us)>  
**Subject:** FW: Zion Church

Jeff,

**The July date in the email I just send should be Thursday, the 27<sup>th</sup>, not the 23<sup>rd</sup>. Sorry about that.**

Jeff

Jeff Ryckaert, AICP  
Principal Planner  
Village of Deerfield  
847.719.7482

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**From:** Jeff Ryckaert  
**Sent:** Thursday, July 13, 2017 8:24 AM  
**To:** 'Jeff Rothbart' <[jr@stackre.com](mailto:jr@stackre.com)>  
**Cc:** Daniel Nakahara <[dnakahara@deerfield.il.us](mailto:dnakahara@deerfield.il.us)>  
**Subject:** RE: Zion Church

Hi Jeff,

Good to hear from you. Yes, the church wishes to go forward. It is scaled back to 25 units (half of the units will be affordable and half special needs) in two buildings. They are scheduled for the second meeting in July (July 23 @ 7:30 p.m.) at Village Hall for the pre-filing conference, which is a workshop meeting to get input and feedback from the Plan Commission. Please check back toward the end of next week when we will have the



plans and memo which go out to the Plan Commission the Friday prior to the meeting.

Thanks,  
Jeff

Jeff Ryckaert, AICP  
Principal Planner  
Village of Deerfield  
847.719.7482

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**From:** Jeff Rothbart [<mailto:jr@stackre.com>]

**Sent:** Wednesday, July 12, 2017 10:34 AM

**To:** Jeff Ryckaert <[jryckaert@deerfield.il.us](mailto:jryckaert@deerfield.il.us)>

**Subject:** Zion Church

Jeff –

I hope you are well. Long time no talk. I have heard some rumblings that the Zion Church proposal is alive and well again.

Is that correct?

Jeff

**Jeffrey S. Rothbart**

Stack Real Estate, LLC  
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Northbrook, IL 60062  
Tel: +1-312-620-2124  
Cell: +1-312-307-1429

[jr@stackre.com](mailto:jr@stackre.com)

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**From:** Leigh Stein  
**To:** [Daniel Nakahara](#)  
**Subject:** Resident Concerns of Zion Church Proposal  
**Date:** Thursday, July 27, 2017 3:52:32 PM

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Mr. Nakahara-

We recently became aware of the proposed multi-family project on the vacant land to the north of the current Zion Lutheran Church. We have been able to review the staff memo as well as the developer's plan and have some strong objections to this project for the following reasons:

1. **Zoning** – Currently this property is zoned R-1, the largest lot single family designation in Deerfield. The developer is requesting a rezoning of the property to R-5 multi-family. This is a dramatic change in scope, size, and presentation of how this property would relate to the adjacent properties as the other zoning classifications for miles adjacent to the property are all zoned with a single-family designation. Please see the link to the Village's zoning map. <http://www.deerfield.il.us/DocumentCenter/View/87>. This is a classic case of "spot zoning" that is not justified by any rational or logical needs of planning and design.
2. **Comprehensive Plan** – The Village's comprehensive plan (<http://www.deerfield.il.us/DocumentCenter/Home/View/600>) calls for the Zion property to be "institutional" defined as identifies as quasi-public facilities in the village to be further defined, including private schools and places of worship. The comprehensive plan states that this is Deerfield's road map for the future. It is also an official public document that provides a long-range guide for land use, transportation, public facilities and natural resources. It serves as a guide for elected and appointed Village officials by providing a framework that can be used to evaluate development proposals and will direct the Village's growth in the context of a 20 to 25 year planning horizon, addressing:
  - Future community improvements
  - Public infrastructure and facilities planning
  - Policy for public and private development
  - Zoning
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Nowhere in the above statements in Village documents does it reference that multi-family is an acceptable or planned use for this property. If the residents of Deerfield cannot rely on approved ordinances, documents, and maps that are approved from the Village what should they rely upon? This rezoning would create a precedent and very slippery slope that will have lasting effects on the community.

There are obviously other serious concerns we have with this development that include, but not limited to:

- The development of the land as it relates to being in the floodway and flood plain and its impact to adjacent properties

- The impact of traffic to the neighborhoods and Deerfield Road given the additional people moving in and out of the property as well as the church and the additional temporary tenants that utilize the church building.

We look forward to hearing more about the proposal this evening, but feel that it is necessary that the staff, appointed, and elected officials understand our substantial and serious concern.

Sincerely,

Leigh Stein

970 Heather Road