

CORRESPONDENCE FROM NEIGHBORS

JUNE 28, 2018

**From:** David Unger  
**To:** [Daniel Nakahara](#)  
**Cc:** [Rebecca Soldwisch](#)  
**Subject:** Follow up on our letter opposing a multi unit development on the Zion Lutheran Church property  
**Date:** Thursday, June 28, 2018 10:30:24 AM

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Dan

I understand there is a meeting tonight on Zion Woods. We are away but by no means does our lack of attendance diminish our opposition.

You have seen my letter below and hopefully shared it but I want to make sure the commission considers what happened during the storm on Tuesday.

Hopefully the village and the planning commission has the forethought to investigate the impact that the storm on Tuesday had on the surrounding neighborhood where Zion Woods wants to build . The area was flooded!!! As were surrounding low lying areas. That the developers feel retention ponds in our residential neighborhood is a viable alternative is alarming. It raise the risk of drowings, stagnant water, mosquitoes and diverting the already disastrous flooding to other places unfairly. Our storm systems are already overwhelmed.

One can only hope the commission will end this folly once and for all without placing the neighborhood at risk.

Thank you

Dave

Dear Mr. Nakahara, Deerfield Planning Commission and Mayor Rosenthal,

We are writing in 2018, as we did in 2015 and again in 2017, to express our **vehement opposition** to the proposed construction for multi-unit housing by Zion Lutheran Church, located at 10 E. Deerfield Road.

This is the same letter - nothing has changed - if anything conditions have worsened. Maybe the applicant is hoping that people will forget or become complacent. We can only hope the Village will remain diligent in protecting its residents.

It is simple - we continue to feel that adding multi unit housing on land north of the church remains detrimental on many levels for our community . It still remains smack in the middle of the floodplain and will be a traffic juggernaut.

Our concerns for our neighborhood remain the same as every other time this project was proposed.

**Infrastructure is insufficient:** Preexisting issues regarding traffic along Deerfield Road (a vital east/west thoroughfare), and aging infrastructure servicing water, sewage and drainage needs would become further stressed if a zoning change were to be allowed for Zion to build multi-family housing on arable land not meant to support the density.

**Traffic Dangers:** Adding even the smallest amount of extra automobiles entering and exiting on Deerfield Road could increase traffic and create dangerous driving conditions. We still don't know the impact Elysian Way will have on traffic, any traffic study they present could not possibly show a clear and definitive picture of the impact the proposed project would have on traffic.

**Flood Impact:** Building in a floodplain is NEVER advisable. In early July 2017 – the entire village was impacted by just a few hours of rain that flooded streets, homes and caused infrastructure collapse due to downed trees. Storms like the one we experienced are becoming more common not less. In fact, this tract of land—which is well within the high risk flood zone—flooded all the way up to the parking lot of the church. I've seen the pictures a concerned neighbor posted to the Planning Commission, and I would advise that all on the commission take a serious look at them to consider what housing on that land would look like. We don't feel it is acceptable to gamble that Deerfield Road could end being closed to traffic like Lake Cook Road was last year until water receded. We believe Deerfield should adhere to the most basic principle of floodplain management “that development must not increase the flood hazard on other properties”. Redrawing the floodway adjacent to this major roadway by decreasing arable land is very dangerous.

**Home values:** the flooding along the river has already caused many homes in the floodplain to be devalued based on recent sales in the area. Any plans to shift the flooding will endanger more homes.

We are past understanding or admiring what the Zion congregation aims to create - their choice of location is still terribly, terribly flawed and puts dozens more at risk for the benefit of the few. We ask that you **not approve** the required zoning change for this site that would lead to degradation of the floodway, endanger users of Deerfield Road and its sidewalks, increase housing density, and spend decades of zoning enforcement.

Approval of this project will hasten our exit of the community.

Sincerely,  
David Unger and Rebecca Soldwisch  
1009 Meadowbrook Lane

Do not take lightly small good deeds, for drops of water one by one, in time can fill a giant pot. ~ Patrul Rinpoche

**From:** Amy D Mayber  
**To:** [Daniel Nakahara](#)  
**Cc:** [Lucille](#); [jondien@gmail.com](mailto:jondien@gmail.com); [Gerald Saltarelli](#); [Michael Smerling](#)  
**Subject:** Re: Objection to Re-zoning of Zion Woods  
**Date:** Wednesday, June 27, 2018 9:47:36 PM

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Dear Mr. Nakahara,

We are writing to again express our objections to the proposal for re-zoning the Zion Woods property. We, too, have objected to the previous re-zoning requests and there is nothing new in this latest proposal that would warrant such an extraordinary step by the Planning Commission. **We emphatically request that the Planning Commission meet its fiduciary obligation to the community and reject the proposal by the church and developer.**

While we are ardent supporters of workforce housing--my own father lives in such a development--we cannot support the proposal at issue now before the Planning Commission. The plan is fatally flawed for so many reasons, including that it irreparably changes the character of the neighborhood and will increase the risk of harm to the residents in the surrounding areas because of flooding, traffic, and congested schools, all of which will irreparably adversely impact our community, its residents, and the property values.

Our own home will be put at exponentially greater risk due to the developer's plan to "redirect" the water flow. Carriage Way and Carlisle flood all of the time, including during last night's frequent 100 year rain. The roads were impassable and I was unable to get to my home until the water receded. A few months ago during yet another 100 year rain there was so much water in our back and front yards that there were fish swimming in front of our driveway! There is no adequate plan to protect our properties and, as a result, granting the extraordinary re-zoning request would put us and our property at risk of harm.

We agree with the Puri's comments about the false information being spread by the developer and find it suspicious at best that the developer chose the date it did to do the traffic count (just like their last one done on the Friday before spring break). The date they chose for the hearing is also in keeping with their trickery, just before the holiday, hoping that as few residents as possible are in town to attend the meeting and speak up.

Simply put, the proposal does not meet the legal test to justify the extraordinary re-zoning relief that the developer is requesting from the Planning Commission. For those reasons, and the reasons stated by the Pirris, Kaplans, Salterellis, Diens, Smerlings, and others, **we respectfully request that the Planning Commission DENY the proposal.** Enough is enough of these repeated attempts to change the character of the neighborhood and interference with our existing rights to enjoy our property. The church appears to be in financial trouble and their plight should not take precedence over the rights of the neighbors.

Thank you for your consideration,

David and Amy Mayber  
365 Carriage Way  
Deerfield, IL 60015

(847-940-1430)

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**From:** Lucille Pirri <lpirri@comcast.net>  
**Sent:** Saturday, June 23, 2018 11:34 AM  
**To:** 'Daniel H. Nakahara'  
**Cc:** 'Jonathan Dien'; 'Gerald Saltarelli'; 'Michael Smerling'  
**Subject:** Objection to Re-zoning of Zion Woods

Mr. Nakahara,

My husband and I have objected to this re-zoning before and are once again restating our objection to this re-zoning request in the hopes that the Planning Commission will do the right thing and reject this proposal by this developer.

Our neighbor Cindy Lieb was present on the day that the traffic count was taken – the report says June 5<sup>th</sup> – I believe it might have been June 6<sup>th</sup> - nevertheless, I would like to point out what Cindy Lieb said – and note the following **ERRORS in the report as** stated in the agenda for the meeting on June 28<sup>th</sup>.

As Cindy Lieb stated:

“One problem with his chosen day of collecting data, however, was that he was missing nearly all of the high school traffic that morning.

The seniors graduated a week prior and none of the underclassmen would have been driving themselves that morning as they don't have permission to park in the lot until they are seniors.

Furthermore, the week before was a finals week for DHS, so many underclassman that might be driven by parents didn't leave to go to school during the morning rush; some of the students went later at 10:15 or 12:30, and some had no finals from last Wednesday whatsoever. **In other words, not a typical morning rush hour to assess traffic as high schoolers and or parents driving underclassmen were not being taken into consideration.**”

Insofar as congestion is concerned, this vehicular traffic study does not address that issue fairly – and has given **“false information”** to the Planning Commission

There is much **FALSE information** in the developer’s report. Please consider developing a less objectionable project or NO project at all when considering this re-zoning.

Lucille and Frank Pirri  
585 Bent Creek Ridge (Kings Cove)  
Deerfield, IL 60015-4526  
847-945-1488

**From:** Doug Bolon  
**To:** [Daniel Nakahara](#)  
**Subject:** Zion Lutheran Church Rezoning  
**Date:** Thursday, June 28, 2018 12:07:31 AM

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Mr. Nakahara,

I am writing to you to voice my opposition to the the rezoning of the Zion Lutheran Church. I am concerned about the precedent this will set. Our city planners zoned this area for single family residences for a reason. Changing the zoning will open the floodgates for future developers. What will be next? What happens when a developer wants to buy up land in King's Cove or Colony Point and offers to build a shopping center (and wants to get the zoning changed)? The mere precedent this will set will negatively impact the surrounding area in many ways. I moved to Deerfield for many reasons, one of which is the thoughtful planning and design of the city. I do not want to live in a city like Houston where zoning laws are virtually non-existent and neighborhoods can change overnight because of spot zoning or no zoning.

I am also deeply bothered by the fact that a religious institution is the chief driver of this initiative to rezone this property. I am a firm believer in the second amendment and the right of freedom of religion. However, this case is not about religious freedom. It's about money. A few years ago when this issue was originally brought up, the Church admitted they were in financial distress and needed money for sustainability. Unless I am mistaken about the Church's legal status, or the laws have been changed, the Church pays no property or sales tax. Now, they want to change the law for a financial benefit. The Church is trying to prey upon people's emotions and make this into some altruistic cause. In reality, it is all about money. In my opinion, this is a gross misuse of the process and rezoning would be harmful to Deerfield as a whole. The church should not be able to change the law for financial gain; especially since the Church does not contribute to the overall tax base of the Village (like other home owners do). As a Deerfield home owner who does pay property taxes, I am disappointed that this is even being considered. I am sympathetic to the Church's financial situation. However, rezoning the property for the benefit of "the few" should not be a reason for spot zoning; especially when there be negative impact to "the many".

Thank you for your consideration.

Regards,

Douglas Bolon (Deerfield homeowner and resident for 17 years)