

## LETTERS SENT TO THE PLAN COMMISSION

January 16, 2016

Mary Oppenheim  
Chairman  
Plan Commission  
Village of Deerfield

Re: Northwest Quadrant Task Force Proposals

To: Members of the Plan Commission,

I write to suggest an alternative to the proposal presented to the Board of Trustees in 2013, with particular regard to my property. At the heart of this alternative is the relocation of my private parking into the public lot facing the retail stores. This creates the possibility of adding landscaping to the back of the buildings, and the potential for leasing access to create rear entry for the adjoining buildings.

As you may recall, the Northwest Quadrant Task Force developed several choices reflecting the needs of the various constituents in the quadrant, but without regard to property lines, ownership, or cost. In order to bring the proposed plans closer to reality, several of the stakeholders met with village staff over the last two years to build on the initial recommendations.

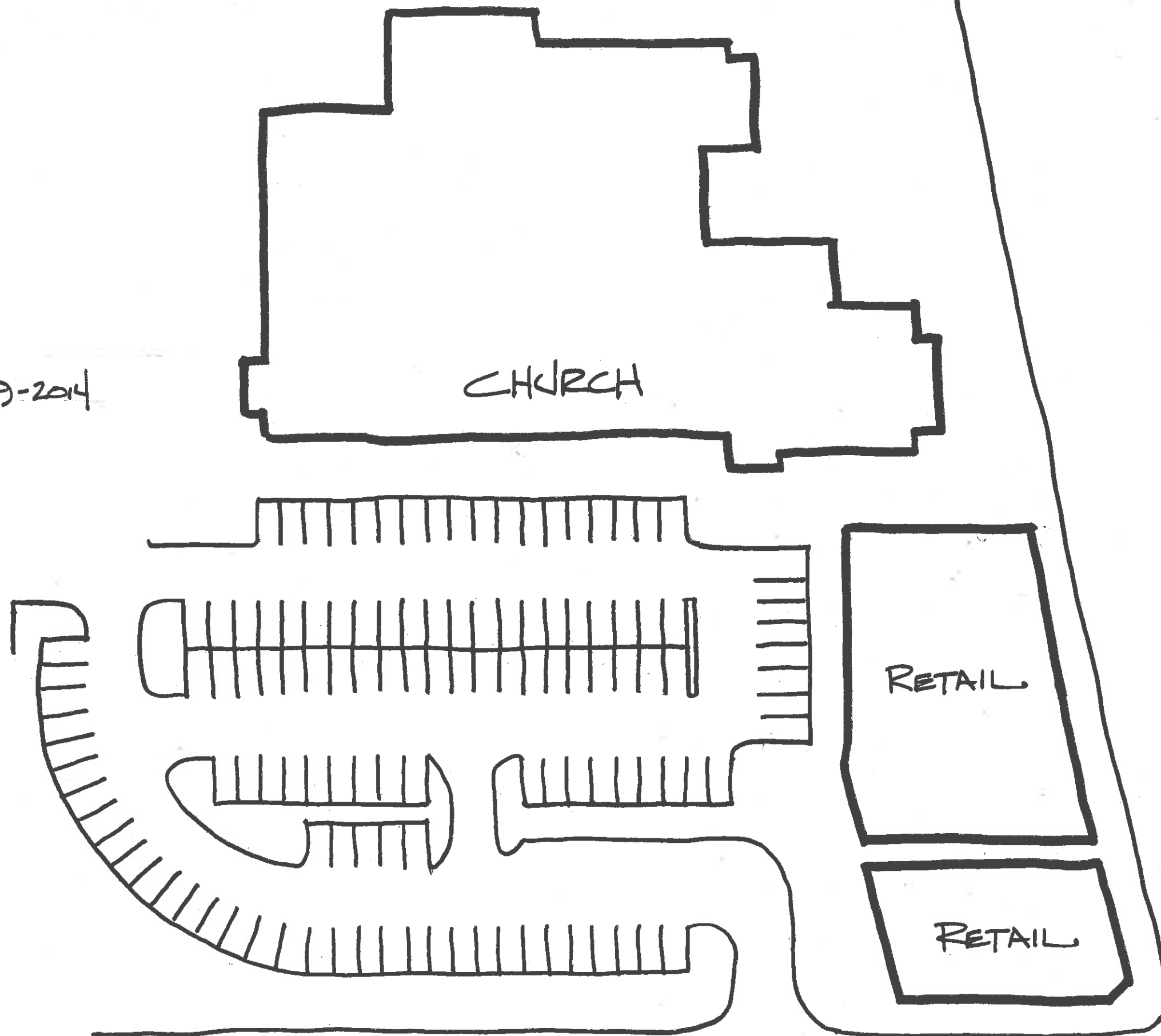
I met with Jean Spagnoli and Kent Street for a thorough discussion, the result of which is the sketch created by Jean reflecting our conversations. The original proposals, D and D-1, would require the village to appropriate my private parking lot and driveway access. There is no justification for considering such a costly outcome. A plan that better meets the needs of the commercial properties located in the quadrant is required.

I believe that an agreement that addresses private parking and leasing considerations could work well for all involved. I am prepared to partner with the village to create a public/private solution that will address the needs of those who work, shop, and worship in the quadrant.

Best,

Joy Fiorini  
F and M Property Holdings  
Managing Partner

NORTHWEST QUADRANT  
PARKING LOT REVISED 4-9-2014





January 21, 2016

To: The Deerfield Village Planning Commission

Grace to you and peace.

On Christmas Eve we received notice of a public meeting to be held with the Planning Commission in regard to discussions and drawings which emerged from the NW Quadrant Task Force, concluded April 2013. We understand that the Planning Commission has a matter related to those documents on its docket for Thursday evening, January 28<sup>th</sup>.

It is our position that the D and D1 plans represent no consensus among stakeholders, nor are they an official communication from Village officers. Nonetheless, we are prepared to strongly address the Planning Commission with regard to the inadequacy of these plans as a piece for inclusion in the Strategic Plan of the Village of Deerfield. Such action would be premature at best.

Should the matter come forward on the docket, however, we'd like you to see in advance the nature of our objection to the proposed drawings D and D1 and will be on hand to speak in the meeting on these matters.

We appreciate the time spent in conversation over this past year with Kent Street and Jeff Ryckaert. We are confident that such conversations, held with the landholders of the quadrant before there is public hearing, would be the way forward to an agreeable plan design that will be a continued example of Village cooperation.

We recommend at this juncture that the item be removed from the Planning Commission Docket for the January 28<sup>th</sup> meeting.

We look forward to continuing conversation with the Village and our other good neighbors in the NW Quadrant.

Sincerely,

Suzan Hawkinson, M.Div., D.Min.  
Pastor, First Presbyterian Church of Deerfield



**Resolution Regarding NW Quadrant Plan Proposals D & D1 from the 2013 Task Force Conclusion  
From First Presbyterian Church of Deerfield Session  
January 18, 2016**

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Whereas, pursuant to the Book of Order (Constitution of the PCUSA), responsibility for stewardship of the First Presbyterian Church of Deerfield, its properties and buildings is assigned by the Presbytery of Chicago to the Session of Ruling Elders and its congregation; and

Whereas, responsibility for stewardship of Church Properties includes, among other fiduciary duties, preservation of the Church Properties for future Congregations; and,

Whereas, responsibility for stewardship of Church Properties includes, among other fiduciary duties, preservation of safe access to the Church and its sanctuary for the young, old, healthy and infirm; and,

Whereas, pursuant to the Book of Order, responsibility for the education of children of the congregation and children of the larger community who attend the Church School known as Christian Beginnings is assigned to the Session of Ruling Elders; and,

Whereas, responsibility for education of our children includes, among other fiduciary duties, a responsibility for the safety of those children who attend Christian Beginnings; and,

Whereas, responsibility for the safety of children attending the Christian Beginnings school includes assuring safe access to the school and safe transit to and from nearby park facilities utilized for recreation during the school day; and,

Whereas, First Presbyterian Church, in 1962, 1965, 1970, 1990, 1993 and 2002 (FPCD Easements) granted to the Village of Deerfield certain easements across Church Properties to enable the Village to construct public improvements upon and adjacent to the Church Properties; and,

Whereas, the West-boundary easement has now expired; and,

Whereas, the Village of Deerfield proposes to alter the plan pursuant to which the FPCD Easements were granted and requests, in addition to the FPCD Easements previously granted, the grant of a new easement which, when taken together with the FPCD Easements will affect in excess of twenty-five per cent of the total square footage of the Church Properties and a larger percentage of the that portion of the Church Properties devoted to parking;

Whereas, the Session of Ruling Elders has prayerfully considered the proposed plans designated D and D-1 and all of their implications, and finds:

1. Plans D and D-1, propose a two-way thoroughfare to be constructed in the center of the Church's principal parking lot (the West Parking Lot);
2. Plans D and D-1 move vehicular traffic from streets which were constructed in part upon FPCD Easements and which are presently separate and distinct from the West Parking Lot;
3. The West Parking Lot is presently used by members of the Church Congregation, nearly 800 members strong, and their daily education, worship and service ministries ; by the 95 students who attend Christian Beginnings School and Pre-school and their teachers, siblings and parents; the homeless who find shelter




4. in our Church PADS program and the 150 community volunteers from 22 area congregations who care for them; adults and children attending programs at the Deerfield Park District and Park; and, members of Boy Scout Troop 52 who utilize the Church Undercroft for their weekly/monthly meetings; the Highland Park Chorus; Focus Martial Arts that provides classes in our building twice a week; the South Asian Congregation who nests in our building for worship, study and fellowship every week; the Korean congregation recently displaced in Deerfield who will begin nesting in our building Spring 2016; by Deerfield special events—such as the Art Fair, Deerfield Christmas, the 4<sup>th</sup> of July Parade, the summer Farmer’s Market; by Church Special events such as Family Fun Day, the Spring Plant Sale, and Summer Rummage, and for Church and community concerts, recitals, weddings, funerals and emergency assistance (the Church is one of the Village’s disaster response sites.)
5. Plans D and D-1 present unacceptable safety risks to those who presently use the West Parking Lot, particularly to senior members of the Church Congregation and members of the general public and to children attending programs at Christian Beginnings and the Deerfield Park District;
6. Plans D and D-1 unacceptably constrict access routes to the South side of the Church Properties and therefore to the Christian Beginnings facilities;
7. Plans D and D-1 entail an unacceptable additional impact upon the Church Properties and parking facilities;
8. The fiduciary, spiritual, social, educational, and merciful responsibilities given to the Session of Ruling Elders demand a prudent and long term focus when addressing public plans which have been and remain variable;

Therefore, Be It Resolved by the Session of Ruling Elders, as follows:

1. That First Presbyterian Church of Deerfield will not approve or participate in either of the plans designated D and D-1, or any variant thereof which is known to this Session;
2. That the Senior Pastor, Dr. Suzan Hawkinson, together with the Ruling Elders of the Properties Council, are directed to continue discussions with the Village of Deerfield and the Deerfield Park District in order to explore alternatives to Plans D and D-1 with a view to developing a plan which adequately addresses legitimate public necessities; adequately addresses the safety of all who use the West Parking Lot and adjacent Church and public facilities, including and especially the Christian Beginnings School and preschool; and, which satisfies Session’s multiple and significant obligations as stewards of the Church Properties.

Adopted by the Session of Ruling Elders, First Presbyterian Church Deerfield, on this 18<sup>th</sup> day of January, 2016.

  
Arlo Straight, Clerk of Session

# 1st Presbyterian and the NW Quadrant



Planning and Working for Good

## First Presbyterian to the Task Force

**We will not be able to support or cooperate with the plans as they are outlined in sketch D or D-1..We look forward to continuing in conversation.**

**Message Delivered to the Task Force**

**April 24, 2013**

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## Long History of Cooperation

**In 1962, 1965, 1970, 1990 1993, and 2002**

**First Presbyterian Church of Deerfield granted easements across Church Properties to enable the Village of Deerfield to construct public improvements upon and adjacent to the Church properties to allow beneficial use and access to the NW Quadrant. These easements include use of our land to accommodate the traffic of Jewett Park Road.**

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LOT 4

12" DIP

30' EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS BY

689.01  
687.21

688.63  
691.73  
685.26

N89°58'13"

690.66  
684.57

688.52  
686.42

209.93'

N00°32'28"E

LOT 3  
PARCEL 1

THE FIRST PRESBYTERIAN CHURCH  
OF DEERFIELD

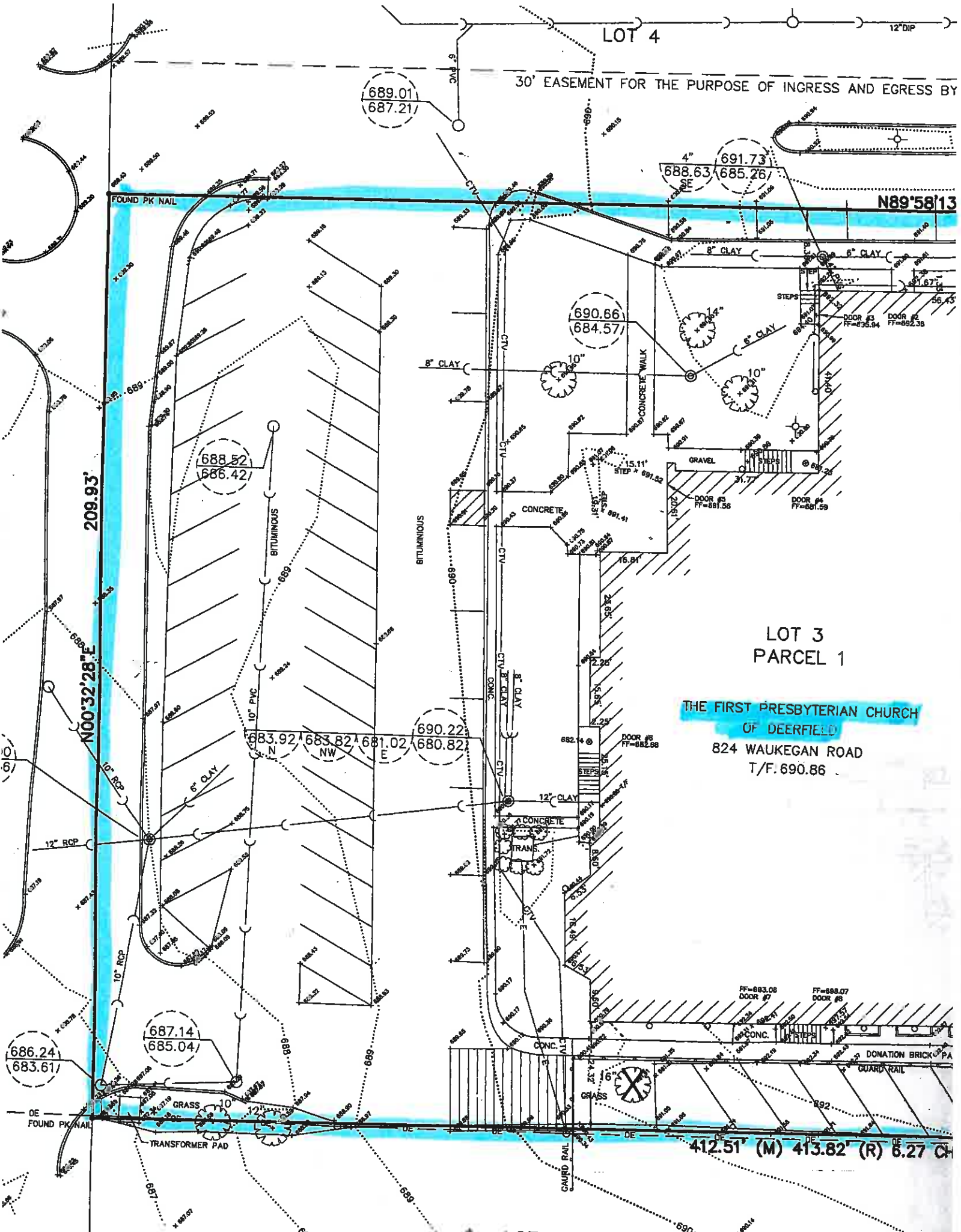
824 WAUKEGAN ROAD  
T/F: 690.86

683.92 683.82 681.02 690.22  
680.82

686.24  
683.61

687.14  
685.04

412.51' (M) 413.82' (R) 6.27 CH



First Presbyterian Church



WHERE FAITH, FAMILY & FRIENDS CONNECT

**Home base to a vital collection of residents and organizations:**

**\*763 members, 90% of which are Deerfield residents, their families and friends who are served and serving in mission and ministry**

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## Continuing at FPCD

First Presbyterian Church



of Deerfield

WHERE FAITH, FAMILY & FRIENDS CONNECT

**\*Christian Beginnings Preschool : Monday- Friday, 95 to 150 children enrolled annually in Part-Time, Full-Time venue preschool education and care. CB families find fellowship and connection at regular events like Thanksgiving Dinner, Bingo Night, Easter Breakfast and more.**

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## Continuing at FPCD



**\*PADS Homeless Shelter - a collaborative mission with 25 other Deerfield congregations (Christian, Jewish, business) and over 150 volunteers serving nearly 60 guests weekly**

**\*Boy Scout Troop 52--- a vital boys program 50+ years Chartered and meeting in our building**

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## Continuing at FPCD



- \*The South Asian Congregation that has nested here for worship, study and fellowship for 8 years**
  - \* The Korean Congregation coming to nest in our building for worship, study and fellowship beginning in June 2016**
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## Continuing at FPCD

First Presbyterian Church



of Deerfield

WHERE FAITH, FAMILY & FRIENDS CONNECT

- \* **Highland Park Chorus rehearsal and performance venue**
  - \* **Focus Martial Arts that provides training classes serving children and adults every Wednesday and Saturday, year-long**
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## Continuing at FPCD

First Presbyterian Church



of Deerfield

WHERE FAITH, FAMILY & FRIENDS CONNECT

**\*Tuesday Nights Together -A weekly children's education program that serves 150 children ages Kindergarten to Senior High School from the church and community offering programs in music, scripture study, mission and crafts, complete with a full service meal.**

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## Continuing at FPCD

First Presbyterian Church



of Deerfield

WHERE FAITH, FAMILY & FRIENDS CONNECT

**\*Strong youth programming for Jr and Sr High youth reaching over 150 youth in our membership and community**

**\*Community Concerts--Offerings include Anima, Chicago Bronze Bell Choir, other nationally known groups**



## Continuing at FPCD

**Adult Education --Offering Sunday and weekday venue for Area Academics, Service Agency programs and recitals.**

**\*Disaster Response Site for the Village--If power goes out in a Village sector, we are prepared to house hundreds in need**

**\* Parking Partner and emergency staging for Village Events such as the Art Exhibit, Deerfield Christmas, 4th of July Parade, and Farmer's Market**

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## Objections to D and D1-

### \*Safety Risks

----for members, partners, friends, and neighbors who use the Church West Lot Parking and connected trafficways.

\* Of Special Concern: Parents with young children, the physically impaired and aging, new drivers, newcomers

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# Objections to D and D1

## Constricted and Confused Purpose in West Lot

**\*Private Property Church Parking Lot at busy West Church Entry**

**\*Preschool and Church activity drop-off and pick up**

**\*Two-way Traffic Vehicle Roadway**

**\*Pedestrian access hub for the Church, Park District, Library, Village Hall**

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## Objections to D and D1

### \*Loss of Land and Loss of Access

**\*The plan-proposed roadway through our parking lot, together with easements already granted, would demand use in excess of 20% of Church owned land.**

**\*The plan-proposed roadway and parking configuration of Church land would impair essential church and public use, including children's drop off and handicap access.**

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# Working Together

Rejecting Obstacles

We reject any design recommendation added to the Village Strategic Plan for the NW Quadrant that is based on the premise that “property lines don’t matter.”

We reject the idea that property easement negotiation would take place AFTER a conceptual plan is adopted by the Deerfield Village Board.

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# Our Position

**The First Presbyterian Church has been, and will continue to be, a good neighbor in the Village.**

**The First Presbyterian Church of Deerfield, owner of the land at the center of, and integral to, D & D1, will not approve or participate in either of the plans as they are currently drawn, or any variant thereof which is known to our Session.**

## A Way Forward

FPCD proposes that stakeholders enter into gathered conversation with leadership from the Church, the Park District and other NW Quadrant Property holders to explore alternatives with a view to developing a plan which adequately addresses legitimate public necessities; the safety of all who use the West Church Parking Lot and adjacent Church public facilities, and which satisfies the fiduciary, spiritual, social, educational and merciful obligations of the Church and its other neighbors.

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# Deerfield Park District

836 Jewett Park Drive • Deerfield, IL 60015-3291 • (847) 945-0650 • Fax (847) 945-0699 • [www.deerfieldparks.org](http://www.deerfieldparks.org)

January 22, 2016

Ms. Mary Oppenheim  
Chairperson  
Village of Deerfield Plan Commission  
850 Waukegan Road  
Deerfield, IL 60015

Dear Chairperson Oppenheim:

This letter is in response to the December 22, 2016, Deerfield Plan Commission notice of a public hearing set for Thursday, January 28, 2016 for the proposed amendment to the Deerfield Comprehensive Plan regarding a Master Plan for the northwest quadrant of Village Center. Unfortunately, due to the timing of our regularly scheduled Park Board meeting on Thursday, January 21, the Board and staff were unable to readdress the options presented prior to the response deadline for next week's meeting.

As you are aware, as a District, we have always worked closely with the Village of Deerfield. We have partnered on a variety of projects and programs including but not limited to; the sharing of Brickyards Park for recreational use, the shared Public Works/Park District Maintenance Facility, Library/Park District/Village Walkway Agreement and the Patty Turner Center Adult Enrichment Partnership. In similar fashion, we believe it is important that there be consensus in making the northwest quadrant's vehicular and pedestrian circulation work safely for all the stakeholders, and ultimately the entire community.

As representatives of the Park District, serving on the Northwest Quadrant Task Force, Commissioner Caron and I appreciated involvement in the process. All entities represented brought great perspective to the planning process, and the exercises undertaken to reach this point have been very beneficial. However, the Park District cannot support the current plan as proposed.

As mentioned above, there is a concern with vehicular and pedestrian circulation between the First Presbyterian Church and the Jewett Community Center that in our opinion needs additional design consideration. As stated, in the Plan Commission notice, the task force sent a recommendation to the Village Board of Trustees on August 5, 2013. At that time, the Board of Trustees directed Village staff to continue discussions with the Church and Joy Fiorini. We believe that due to a lack of consensus by three of the major stakeholders that are directly affected by the plan, additional meeting time as a group is necessary before a final plan can be endorsed.

If you have any questions, please contact me at your earliest convenience.

Sincerely,

  
Rick Julison  
Executive Director



## Commissioners

Gil Antokal     Joe Cohen  
Jan Caron     Greg Lapin  
Rick Patinkin

Rick Julison, Director

## Affiliated With

National Recreation and Park Association

Illinois Association of Park Districts

Illinois Park and Recreation Association