

CORRESPONDENCE FROM NEIGHBORS

Re: Proposed Zion Wood Development

As of May 21, 2015

Daniel Nakahara

From: Linda Dawe <lwdawe@gmail.com>
Sent: Thursday, May 14, 2015 4:26 PM
To: Daniel Nakahara
Subject: Proposed development on Deerfield Road

Dear Dan,

I strongly oppose the proposed building of a housing community on the vacant land of Zion Lutheran Church. I cannot attend tonight's meeting. Thank you for considering the following:

Low income or high income, a 48 unit structure has no place on this stretch of Deerfield Road , and I wonder where in Deerfield it would be appropriate.

- The project will certainly have a negative impact on the schools, burdening staff and classroom size which are already at or over capacity, leading to serious concerns about the continued excellence of our school system.
- Adding parking to accommodate 90 -100 cars would be a huge eyesore, would add a great deal of traffic to an already busy (too busy) Deerfield Road. I agree with Elizabeth Eisenhower's concerns about flooding and traffic as well. (email 4/25/15)
- Property values in east Deerfield will almost certainly be negatively impacted - which benefits no one, homeowners and Village of Deerfield.

Sincerely,
Linda Dawe

Daniel Nakahara

From: kathy krzykala <ckbk1313@yahoo.com>
Sent: Sunday, May 17, 2015 10:27 PM
To: Kathy Krzykala
Subject: NO to Zion Woods Development /attention needed

To whom it may concern,

As residents of Deerfield we are **absolutely** against the proposed Zion Woods Development: **NO!**

The main reasons are: -Property Tax Burden on residents
-School and Police changes = more money needed
-Street Light needed at the entrance of Zion Church to
accommodate more traffic
-The effects on school performance ratings
-No Property Tax contribution
and more

Deerfield may consider building an Affordable Senior Housing for Only Seniors 65+ and not what Zion Woods Development is proposing.

Sincerely,

Bart and Kathryn Krzykala

Daniel Nakahara

From: Howard Rosenblum <herosenblum@gmail.com>
Sent: Sunday, May 17, 2015 3:46 PM
To: Daniel Nakahara
Subject: Re: Zion Church

Dan

I wanted to thank you and the commission for all you are doing. I don't want yours to be a thankless job. I hope you can share this email with the commission.

I attended the workshop meeting Thursday night and there were several things I took away from this process.

First, there is no question the community is interested in the project, as there were voices for and against the Zion project. However, I think many if not all of the voices for the Zion project were misplaced in their belief that those of us against were against "those people" (not my phrase, their's) and from listening to the community, I did not hear that to be the case. Most of my neighbors and I are happy to have a diverse community, however that does not mean that the commission or we as a community have any obligation to accept the first proposal for affordable workforce housing. From what I heard and saw last night, and leading up to last night, this is not the plan to accept.

There is no question that this project will have some impact on an already busy corridor making traffic worse. To conduct a traffic study on the Thursday and Friday before spring break may have been innocent, but to accept its findings would be ignorant of the fact that our community clears out the week leading up to spring break. My family and I were in town and as a 14 year resident and one who lives and and has worked the last 11 years in Deerfield, I can tell you the streets are virtually traffic-free during the period leading up to and including spring break. Otherwise, during peak morning and evening rush hour times, (and that is what we should be looking at), traffic is dense and slow on Deerfield road making it far more than 19 seconds or whatever interval was quoted, to turn out of Kings Cove onto westbound Deerfield road.

I urge the commission to have an independent traffic study conducted. Please let me know if this is something that can be done.

While an increase in traffic is significant factor, the more significant factor and that which struck more emotional chords, is the construction of several 2 story apartment buildings in this single family residential area. There is a reason the area was zoned as it was and it should remain that way. There would be far less outcry if the church wanted to build affordable housing in a single family or even town home style, but to ask our neighborhoods and village to accept this first proposal simply because it has its heart in the right place, would be irresponsible.

One resident asked about the projects west of the tollway and that at Lake Cook and Wilmot and whether there was this type of public opposition to these projects , but this argument is misplaced as those projects were not in the middle of an R1 single family home neighborhood. Those locations would be and are ideal for our community to erect buildings. This neighborhood is not. Such a building in our neighborhood would not be in keeping with the character of the surrounding areas and would negatively impact future home sales as it would destroy the "feel" of the area as an R1 single family home residential area.

Thank you for hearing me out and for considering my opinion and those of my neighbors both for and against the project.

I remain strongly opposed to this project.

Sincerely,

Howard Rosenblum
140 Millstone Rd
Deerfield,IL

Sent from my iPad

On May 11, 2015, at 9:13 AM, Daniel H. Nakahara <DNakahara@deerfield.il.us> wrote:

Mr. Rosenblum,

Thank you for your comments. I am personally responding to each email that I have received so I apologize for the delay in my response. I realize your concerns and will be forwarding your comments to our Plan Commission.

Sincerely,
Dan

Dan Nakahara
Associate Planner
Village of Deerfield
850 Waukegan Road, Deerfield, IL 60015
dnakahara@deerfield.il.us
Phone 847.719.7480; Fax 847.945.0287

From: Howard Rosenblum <herosenblum@gmail.com>
To: "dnakahara@deerfield.il.us" <dnakahara@deerfield.il.us>,
Cc: herosenblum@gmail.com
Date: 05/08/2015 09:33 AM
Subject: Zion Church

Dan

My family lives in Kings Cove and have for more than 13 years. We love our neighborhood and accept our annual bill for \$13,000+ in property taxes as we know we pay for a great deal of what makes Deerfield great. We paid a premium to move our family to Kings Cove and cringe at the thought of what a project like this will do to that investment and our day to day lives..

Our first concern with the Zion proposal is that this will increase the already congested traffic on Deerfield Road. Right now, traffic is so heavy we often are stuck in a line waiting to exit Kings Cove. Adding another 70-100 cars from those living and visiting the proposed Zion residences will only compound this problem and make our neighborhood less desirable.

Another real concern is that the sight of the a multiple-unit rental property at the doorstep of our neighborhood will negatively impact our property value. Such a structure would disrupt the feel of our area as a green, somewhat wooded residential area.

We are not opposed to apartments/multi-unit dwellings in Deerfield, it's just that these seem to fit better in the business districts such as that along Waukegan Road.

We hope the Village will hear us out and will reject this project.

Howard Rosenblum
140 Millstone Rd.
Deerfield, IL

Sent from my iPad

Daniel Nakahara

From: Marc S. Zaslavsky <mzaslavsky@lplegal.com> on behalf of "Marc S. Zaslavsky" <mzaslavsky@lplegal.com>
Sent: Thursday, May 14, 2015 4:33 PM
To: "jryckaert@deerfield.il.us" <jryckaert@deerfield.il.us>; "dnakahara@deerfield.il.us" <dnakahara@deerfield.il.us>
Subject: Planning Commision Hearing Tonight

Dear Mr. Ryckaert and Mr. Nakahara,

I am writing to express my strong opposition to the residential planned unit development (PUD) to permit a workforce housing development at 10 Deerfield Road (Zion Lutheran Evangelical Church, Brinshore Development LLC, and Housing Opportunity Development Corporation). I am a Deerfield resident and this is not in the best interest of our community or its residents. Please do not let this pass.

Regards,

Marc Zaslavsky

Marc S. Zaslavsky

p: 312.476.7597
c: 312.505.0766
e: mzaslavsky@lplegal.com

[website](#) | [linkedin](#) | [youtube](#)

LEVENFELD PEARLSTEIN, LLC
2 N. LaSalle St. Suite 1300
Chicago, Illinois 60602



Named to *The National Law Journal's*
"Midsize Hot List" – 2014

This message (and any associated files) is intended only for the use of the individual or entity to which it is addressed and may contain information that is confidential, subject to copyright or constitutes a trade secret. If you are not the intended recipient you are hereby notified that any dissemination, copying or distribution of this message, or files associated with this message, is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.

Daniel Nakahara

From: jacki parmacek <copmom29@aol.com>
Sent: Thursday, May 14, 2015 6:55 PM
To: Daniel Nakahara

Dan-

As I expressed to you in our conversation earlier this week, My husband and I vehemently oppose the proposed development of the Zion Lutheran Church property. The size, scale and density of the proposed development at the Zion Lutheran Church property is not compatible with with the surrounding area and will exacerbate existing issues with flooding, traffic congestion, traffic safety at an already dangerous curve in Deerfield Road and overcrowding classrooms/facilities in our schools. You have heard the realities from adjacent property owners and neighbors, like me, in the surrounding developments. We will live the new realities every day. The developer's assertions that the development will not have a negative impact on adjoining and surrounding properties and property values are incredulous and unrealistic. To be clear, we do not debate the merits of low-income or workforce housing in the Village of Deerfield. Our issue is with the proposed development at this location in Deerfield. At no time when we we purchased our home, or when we invested more money in our home, or when bit the bullet as we paid our ever-increasing property tax bills could we have imagined that a development of this size and scope would be possible to be built around the corner. Rezoning the property from R-1 special use to R-5 is a drastic change, one that we never would have remotely considered would be contemplated by the Village, especially considering that the areas around it are zoned R-1 and R-2. We urge you and the planning commission and our elected officials to preserve the desirability of our neighborhoods and protect our property values by denying the request for rezoning and amendment to the Village's Comprehensive Plan.

Sincerely,

Jacki Parmacek

(Kings Cove resident)

Daniel Nakahara

From: Luis Zapp <lzapp@dancingrains.com>
Sent: Thursday, May 14, 2015 7:05 PM
To: "dnakahara@deerfield.il.us" <dnakahara@deerfield.il.us>
Subject: Zion Church Development

Dan,

I will not be able to make the meeting tonight, but I wanted to share with you my thoughts:

I support this initiative 100%.

We cannot keep on marginalizing the rest of the world. Opportunity is the engine for positive change! It's also good for our kids to have a broader view, interaction and understanding of society as a whole and not the cocoon that they live in.

The only way to solve problems such as crime, discrimination, injustice and poverty is for everyone to have at least equal access to health, recreation, arts and especially education.

What a beautiful opportunity for a community as good as Deerfield to embrace these kids and give them the chance to become great citizens.

Luis J. Zapp
CEO Sure Food Products, LLC
1814 Johns Dr. Glenview IL, 60025
Cell: (847) 372-5428

Daniel Nakahara

From: Karen/Tom <kmp71365@comcast.net>
Sent: Thursday, May 14, 2015 11:41 PM
To: harrietrose@comcast.net; alfafoxtrot1@gmail.com; tapjester@yahoo.com;
Robert.D.Nadler@gmail.com; wss5@comcast.net; bjstruthers@bjsltd.net; Jeff Ryckaert;
Daniel Nakahara
Subject: Zion Lutheran Evangelical Church property

Dear Mayor Rosenthal and others,

I am IN FAVOR of the proposed affordable workforce housing development on the property of Zion Lutheran Evangelical Church.

I hope the Village allows this project to move forward.

Thoughtfully, Karen Pedersen (Deerfield resident)

Daniel Nakahara

From: Mayor Harriet Rosenthal on behalf of Harriet Rosenthal <harrietrose1@comcast.net>
Sent: Friday, May 15, 2015 3:34 PM
To: Diana Paserba <dpaserba@comcast.net>
Cc: Jeff Ryckaert <jryckaert@deerfield.il.us>; Daniel Nakahara
Subject: Re: Affordable Development

Thank you for your email. You can follow the progress of this proposal on the village website. Speaking of websites, I am passing along your suggestion for an improvement.

Best,

Harriet

Sent from my iPad

On May 15, 2015, at 10:39 AM, Diana Paserba <dpaserba@comcast.net> wrote:

We are writing in support of the proposed development of affordable housing on the property of Zion Lutheran Church. We have a great community for families and it's sad that many people can't afford to live in an area that is safe and stable. These would be people with jobs who may work in non-lucrative fields, because they do have incomes, so we don't believe the concerns about "ruining the neighborhood" are well founded. We were very saddened to learn that most comments about this issue have been negative. That undoubtedly is because opponents are likely to be more vocal than those who simply have no objection.

Thank you.

Diana Paserba and Marty Behn

1000 Summit Dr.

Deerfield, IL 60015

P.S. Is there really no way that the website could allow constituents to email all of you at once? One has to cut and paste each email address or type them out individually, which is a very inefficient way of contacting you – and most people are not seeking to contact just one trustee at a time.

Daniel Nakahara

From: Ruth Bredemeier <ruth.bredemeier@gmail.com>
Sent: Saturday, May 16, 2015 4:25 PM
To: Daniel Nakahara; harrietrose@comcast.net; bobbenton@prodigy.net; alfafoxtrot1@gmail.com; tapjester@yahoo.com; Robert.d.nadler@gmail.com; wss5@comcast.net; bjstruthers@bjsltd.net; dshapiro@danshapirolaw.com
Subject: Zion Woods Development

Dear Village Officials

I am writing to state my concerns over the new planned development. I have many concerns as to the use of this land. Primarily this is a major change in the use of the land. What is now a Church site will become a sore site. The proposed development will cause major disruption to school boundaries. I also question whether you have considered what your vehicle parking will look like when the church is in use as to the parking availability with residents. Another question is motive. It appears that the planner attends the church where this development is proposed this seems to be a conflict of interest.

I sincerely hope you will reconsider this plan

Ruth Bredemeier

Daniel Nakahara

To: Howard Rosenblum
Subject: RE: Zion Church

From: Howard Rosenblum [mailto:herosenblum@gmail.com]
Sent: Sunday, May 17, 2015 3:46 PM
To: Daniel Nakahara
Subject: Re: Zion Church

Dan

I wanted to thank you and the commission for all you are doing. I don't want yours to be a thankless job. I hope you can share this email with the commission.

I attended the workshop meeting Thursday night and there were several things I took away from this process.

First, there is no question the community is interested in the project, as there were voices for and against the Zion project. However, I think many if not all of the voices for the Zion project were misplaced in their belief that those of us against were against "those people" (not my phrase, their's) and from listening to the community, I did not hear that to be the case. Most of my neighbors and I are happy to have a diverse community, however that does not mean that the commission or we as a community have any obligation to accept the first proposal for affordable workforce housing. From what I heard and saw last night, and leading up to last night, this is not the plan to accept.

There is no question that this project will have some impact on an already busy corridor making traffic worse. To conduct a traffic study on the Thursday and Friday before spring break may have been innocent, but to accept its findings would be ignorant of the fact that our community clears out the week leading up to spring break. My family and I were in town and as a 14 year resident and one who lives and and has worked the last 11 years in Deerfield, I can tell you the streets are virtually traffic-free during the period leading up to and including spring break. Otherwise, during peak morning and evening rush hour times, (and that is what we should be looking at), traffic is dense and slow on Deerfield road making it far more than 19 seconds or whatever interval was quoted, to turn out of Kings Cove onto westbound Deerfield road.

I urge the commission to have an independent traffic study conducted. Please let me know if this is something that can be done.

While an increase in traffic is significant factor, the more significant factor and that which struck more emotional chords, is the construction of several 2 story apartment buildings in this single family residential area. There is a reason the area was zoned as it was and it should remain that way. There would be far less outcry if the church wanted to build affordable housing in a single family or even town home style, but to ask our neighborhoods and village to accept this first proposal simply because it has its heart in the right place, would be irresponsible.

One resident asked about the projects west of the tollway and that at Lake Cook and Wilmot and whether there was this type of public opposition to these projects , but this argument is misplaced as those projects were not in the middle of an R1 single family home neighborhood. Those locations would be and are ideal for our community to erect buildings. This neighborhood is not. Such a building in our neighborhood would not be in

keeping with the character of the surrounding areas and would negatively impact future home sales as it would destroy the "feel" of the area as an R1 single family home residential area.

Thank you for hearing me out and for considering my opinion and those of my neighbors both for and against the project.

I remain strongly opposed to this project.

Sincerely,

Howard Rosenblum
140 Millstone Rd
Deerfield,IL

Daniel Nakahara

From: billowen43@aol.com
Sent: Monday, May 18, 2015 11:36 AM
To: harrietrose@comcast.net
Cc: alfafoxtrot1@gmail.com; tapjester@yahoo.com; robert.d.nadler@gmail.com; wss5@comcast.net; bjstruthers@bjsltd.net; Daniel Nakahara
Subject: [To:KLeVeque]Zion Woods - The Key Issue to the Heather Road Residents

-----Original Message-----

From: billowen43 <billowen43@aol.com>
To: BillOwen43 <BillOwen43@aol.com>
Sent: Mon, May 18, 2015 11:05 am
Subject: Fwd:

Dear Mayor Rosenthal:

I am a Deerfield resident living on Heather Road, with property abutting Zion. As I am sure you are aware, the Executive Director of the Deerfield Chamber of Commerce and other residents have been sharply critical of those opposing the Zion Woods project, with references being made to the racial divide of the 1950's, "not in my back yard," and even Eleanor Roosevelt.

Can you imagine how one might feel if, right behind him or her, lived such types as a family on welfare, a train conductor, a farm boy, a kid selling life insurance policies door to door, or a landscaper (as the Chamber speculated in a Facebook posting)? Can you imagine just what might happen? Here are some examples from my own experience:

1. The Mother on Welfare . Years ago, I worked for a gentleman (now deceased) who had grown up in abject poverty. When he was only seven years old, his parents separated. He lived with his mother, and they survived the bitter Depression years on welfare, odd jobs, and assistance from, his aunts. "My mother and I were in severe financial straits several times in my youth," he once recounted to the now-defunct Chicago Daily News. "It left a very deep impression on me, and my children accuse me, properly, of having a Depression complex. I never forgot reading about the hundreds of men sleeping on lower Wacker Drive with newspapers wrapped around them. I developed a horrendous fear of being unemployed. Without a job, you're helpless." And what happened to him? He became Chairman of the Board of a Fortune 500 company, head of the Chicago's Lyric Opera, Chairman of the Chicago School Finance Authority, Vice-Chairman of the Securities Investors Protection Corporation, Chairman of the Finance Committee of the University of Notre Dame and a member of its board, a member of the Advisory Council on Social Security -- and, in the summer of 1982, President Reagan appointed him Under Secretary of State for Management, with responsibility for managing the entire United States State Department. I used to drive his secretary to work every day. One day she told me something that absolutely amazed me and that, she said, he probably wouldn't want too many people to know. He is long deceased, and I think I can break the confidence. Every day, before coming to work, he would stop by Holy Name Cathedral in downtown Chicago to give thanks for everything that God had given him. I am not Catholic, but that almost brought tears to my eyes. And it's more than a little different than what some consider the character of welfare recipients.

2. The Train Conductor. I once had occasion to seek help from someone. He was the son of a conductor on the Boston & Maine Railroad and had grown up under very modest circumstances. Somehow, some way, he had managed to rise up by his bootstraps and earn a Ph.D. in chemical engineering at the University of Illinois. I wanted him to review the manuscript of a book I was publishing. He was a very busy person, and I didn't think he would do so. I was surprised when he agreed to take the time to read the manuscript and then to provide comments, which later were very helpful to me in another context. He was John Welch, at the time Chairman of the Board of General Electric Co., and a titan of American industry.

3. The Farm Boy. I always thought that one of my acquaintances in Deerfield was a blueblood, someone who had grown up with considerable means. Wow was I wrong. It was only after his death that I learned the true story. He had started life out as a farm boy. He was a member of the Greatest Generation. He joined the Army in World War II and suffered

injuries in battle. He sent his meager Army salary home to his father on the farm to hold for him for when he returned from the war. When he got back, though, he found that the money was all gone. His father needed it to get by. He nonetheless pulled himself up by his bootstraps, managed to work his way through college and law school (with help from his wife, who worked while he attended school). He became a member of the management committee of one of the most prominent law firms in the world, the one for whom the current President and First Lady of the United States once worked. .

4. The Door-to-Door Insurance Salesman. Then there was the kid who grew up with his mother with very modest means. His education was limited, but he had a talent for selling insurance door to door. Decades ago, I worked for a short period as a teacher in a Chicago public school in a disadvantaged, low-income area on the South side of Chicago. During that period, I learned of a proposed project to help the disadvantaged in the area. I thought it was a great idea, and I wrote to the individual who was sponsoring it simply to compliment him on what he was doing. Not long after that, a large carton arrived in the mail. It contained ten hardback books that he wanted me to read. He then wanted to meet with me. I read all the books and found them fascinating and full of Horatio Alger stories like his own. But, because I was not going to continue teaching, I decided not to meet with him. It was W. Clement Stone, one of Chicago's wealthiest individuals at the time, the founder of Combined Insurance Company, which later merged into Aon. He was well known at the time for his motivational speeches and "PMA" (positive mental attitude) books. He died many years ago, at age 100.

5. The Landscaper. The Chamber, in its Facebook posting, intimated that the Zion Woods development might be a suitable place for the people who care for their lawns (but I guess they would have to park all of their landscape vehicles outside in the 190-space parking lot and find a place for all their other landscaping equipment). The people who take care of our lawns includes me -- I have done my own for 38 years. But, a few years ago, I befriended someone I will call Jose, an incredibly decent human being who took care of a neighbor's property. He saw me patching asphalt, and brought over a tamper from his truck. He told me that he would pick it up the following week. It was a big help. The next week, I returned it, with a \$20 dollar bill. Later, I gave him a bunch of tools and other things I no longer needed. Jose told me how he was putting in extra hours because he wanted to put his kids through college. I was impressed with his values and character. I thought that was pretty neat. I later read an article -- I believe in the Wall Street Journal -- that surprised me. It showed the large percentage of Hispanic students who go on to college.

I think you can see where I am going with this. There is a lot of upward mobility in our society (and, unfortunately, downward mobility as well). I have always loved biography, and especially Horatio Alger-type stories. In my own lifetime, I have seen a large number of examples of people who grew up in poverty rise to the highest levels of industry, finance and government. A recent one was Patrick Duval, an Afro-American who grew up in a low income housing project in Chicago but became Governor of Massachusetts. Who knows whether a kid growing up in a low income project in Deerfield might someday become President of the United States?

In the past eight years, I have had responsibility for three persons suffering from Alzheimer's. One lived with us for two years. I was a caretaker, and it was an enormous challenge. Ultimately she had to go into a nursing home. I was trustee and executor for another, my best friend, a former corporate executive who served in many civic functions, including Chairman of the Board of Higher Education, overseeing all the state public colleges and universities, and Chairman of the Chicago Crime Commission. Another was a relative in Massachusetts, for whom I had to become guardian and make arrangements for the future of her mentally disabled daughter in low income housing. Anyone who has dealt with Alzheimer's knows that the cost of nursing home care now runs in the range of \$92,000 a year and can utterly wipe out one's savings. Medicaid then takes over. But the spouses soon find that, under the Medicaid rules, only a modest amount of the joint savings may be left for them to live on. I can see how LIH could help incredibly decent people like that who have, through no fault of their own, have found their life savings mercilessly dissipated by the cost of care for their loved ones.

So, it pains a lot of us on Heather Road to see ourselves being portrayed by some in ways that could not be further from the truth. We are not bigots. We are not opposed to low income housing.

As for the diversity some are clamoring for, we already have a great deal of it on our block alone. We have people of all sorts of religions, including Catholic, Jewish, Protestant, Muslim, and a-little-bit-of-everything. We have people with all sorts of occupations, young and old. Some are quite well off. Others, not so much. One of my best friends on the block is, unknown to most, an immigrant from a country where civilization first began, and which is a critical ally of the U.S. in the fight against ISIS. As a civic responsibility, he serves as President of a cultural organization for all the persons in the Chicago area of similar heritage. When the President of his native country (a controversial figure but one who is important to the U.S.) has visited Chicago, he has dined with him. In many respects, we are a crazyquilt, a little microcosm of the incredible diversity of U.S. society.

The Plan Commission began the meeting Thursday exactly as I would have. They noted that they were not there to address the desirability of low income housing in Deerfield. That was something that already had been decided long ago. Rather, the issue was land use. Yes, emotions on all sides were running a bit high, for a lot of reasons.

But, speaking for myself, the main issue is, and will continue to be, the integrity of the Deerfield zoning system on which we reasonably relied in making what, for most of us, was the most important investment of our lifetimes, i.e., the purchase of our primary residences. A change from R-1 to R-5 is huge. From our perspective, all we are asking is that everyone respect the law and the foundations upon which it was premised.

As a side observation, I think a lot of people on all sides of this matter continue to be impressed by the professionalism, courtesy and helpfulness of Dan Nakahara. I keep hearing behind-his-back compliments, We all appreciate it.

There is no need to respond to this email.

Bill Owen, 885 Heather

Daniel Nakahara

From: Jeff Ryckaert
Sent: Wednesday, May 20, 2015 3:44 PM
To: Daniel Nakahara
Subject: FW: Zion Church Proposal

Dan,

Please include in Plan Commission distribution.

Thanks,
Jeff

--

Jeff Ryckaert
Principal Planner
Village of Deerfield
847.719.7482

From: Penny Herbst [mailto:penny.herbst@sbcglobal.net]
Sent: Wednesday, May 20, 2015 1:17 PM
To: Jeff Ryckaert
Subject: RE: Zion Church Proposal

Dear Mr. Ryckaert,

Thank you for taking the time to speak with me this morning. I would like to add my voice to those who oppose the Zion Church Proposal. I believe that this development will have an adverse affect on traffic, Deerfield schools, property values and taxes.

Kind regards,

Penny L. Herbst