

Email Received 05/12/15 -laravalerie@sbcglobal.net

Hello,

My name is Lara klapper. We reside in Deerfield and oppose the construction of the apartment development at the Zion church location.

We moved to Deerfield for the sense of community and schools. This development does not support either of these because it encourages transient residents and will increase considerably the student population in deerfield's schools. Furthermore this influx of people will cause traffic issues on Deerfield road - a key road in our town. Finally, the low income rental apartments will hurt property values which discourages economic growth in our community. We just built a house and this concerns us.

We will not be able to attend the meeting Thursday but we oppose this proposal.

Lara and jason klapper

Sent from my iPad

Email Received 05/12/15 – chemik77@hotmail.com

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> Dear Mayor,

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> As Deerfield resident I would like to voice my opposition to the project, proposed on the property of Zion Lutheran Evangelical Church on Deerfield Road to build affordable housing apartments. I believe this would contribute to increased traffic around Deerfield downtown area, and overall decrease in academic level for Deerfield schools. Good schools and community is the reason I moved into this area with my wife and three kids, and I will move out on first notion if this project passes. I spoke with my neighbors and believe me - they feel the same way.

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> Please don't let Deerfield becomes another "section 8" area of Northshore.

>

> Respectfully,

> Adam

Email Received 05/13/15 – joosiers@sbcglobal.net

Dear Mayor Rosenthal, and Trustees Farkas, Jester, Nadler, Seiden, Shapiro, and Struthers,

I am writing to express my support of the proposed affordable workforce housing development on the property of Zion Lutheran Evangelical Church. I am IN FAVOR of this development.

I would be proud to live in a community that attempts to provide affordable housing to hard-working people who could not otherwise afford to live near their place of employment. Deerfield is a great place to live and raise a family, and I see no reason why we should deny people the opportunity to live here simply because they do not meet preconceived notions of what a Deerfield resident looks like and has in his/her bank account.

I hope the Village allows this project to move forward.

Sincerely,

Jill Oldham

115 Pine St.

Deerfield

Email Received 05/13/15- rachel@PARAMOUNTEVENTSCHICAGO.com

Dear Mayor Rosenthal,

Hope you're doing well! I wanted to write to you and let you know that I recently heard about the proposed affordable housing development on the Zion Lutheran Church property. I would like you to know that both Jeff and I are IN favor of this development. It saddens us to see and hear of all the letters, social media posts and comments being circulated opposing the proposed development. As you know, we moved from Riverwoods to Deerfield a few years ago and fell in love with it! Living so close to the beautiful downtown area, walking to all the great parks, sending our kids to the amazing schools, and being part of a generous and flourishing community, as Deerfield is, only benefits our family in all positive ways. Why shouldn't hard working people, despite their income bracket or social class, have the opportunity to make a home and better their lives for their families. We believe that Deerfield is the perfect place to do so! We would appreciate it if you would pass this on to your

Village Board and Trustees. We know for a fact that there are many other Deerfield families who feel the same way we do, and we want to make sure we are on the record as supporting it. Thank you and have a great day!

Sincerely,

Rachel and Jeff

Email Received 05/13/15 – LZebovitz@ngelaw.com

Dear Mayor Rosenthal, Trustees Farkas, Jester, Nadler, Seiden, Shapiro, Struthers,

I am writing to you and copying the Plan Commission liaison to voice my concern over the affordable housing debate that has recently come to light.

My family and I have lived in Deerfield for the past 16 years, both of our children attended South Park, Caruso and Deerfield High School. Although I am not easily surprised, I am appalled at some of the reactions in our community to the proposal for affordable housing. It reminds me of Deerfield's reaction to a development proposed in 1960 by Morris Milgram. I had the benefit and privilege of growing up in Greenbelt Knoll, an integrated community developed by Mr. Milgram in the heart of white Northeast Philadelphia. Imagine my surprise a few years ago, when I found out that Deerfield had run him out of town.

If you are unfamiliar with what happened in our town, please click on this link.

<http://digitalhistory.hsp.org/pafirm/doc/selected-morris-milgram-correspondence-march-21-1962-august-20-1963>. To briefly summarize, Mr. Milgram attempted to build an interracial housing development in Deerfield. Residents of Deerfield welcomed the development until they learned that 12 of the 51 houses he planned to build would be reserved for African American buyers. In response, our local government enacted eminent domain and immediately condemned the building sites as public parks, halting construction. When the decision was upheld by the county court, Mr. Milgram began a long and costly appeal to the Illinois Supreme Court in hopes of reversing the county's judgment. The events unified Civil Rights activists, who protested through a variety of means, including sit-ins at the proposed construction site (k/n/a/ Mitchell Park). Ultimately, Mr. Milgram lost the legal battle, and the Deerfield housing development was never completed.

Eleanor Roosevelt wrote to Mr. Milgram, stating in part, "Deerfield, in a state of hysteria, condemned for park sites land where an integrated housing development was under construction. The County Court has upheld the condemnation.... I am greatly interested in the Deerfield situation, because the problems of integration -- in schools, in churches, and in job opportunities -- will not be resolved until all people can live anywhere in this wonderful land of ours."

Let's not let history repeat itself. Deerfield has changed for the better over these past 55 years; we need to keep moving in the right direction.

Lisa S. Zebovitz

NEAL ▪ GERBER ▪ EISENBERG

Email Received 05/13/15 – bpolen@emcochem.com

Dan,

I have been a resident in Kings Cove for just over 10 years and I wanted to share some concerns on why I am opposed to the proposed development at the Zion Church.

1. It seems that the schools(Kipling/Shepard) are close to full capacity. This proposed development could bring an additional 50-75 children to a school system that is already near capacity. A lot of tax dollars are spent to have our children get the education and teacher/child ratios that currently exist. There is fear that property taxes for the proposed development will not cover any additional infrastructure costs required to maintain these education levels or room in the schools.
2. Flood plain issues, concern that the proposed development may have an impact on the Creek and possibly affect other houses in Kings Cove/Colony point as river flooding is currently an issue at times.
3. Zoning-Land is currently zoned as R-1, would need be changed to R-5. This change in Zoning can have an negative impact on neighboring property values.
4. Traffic pattern-Deerfield Road congestion, lack of traffic lights, timing of the project due to the work that will be done on Deerfield Road, etc.

Thanks

Brad Polen
590 Bent Creek Ridge
Deerfields, IL 60015

Email Received 05/12/15 – mark.sachs@sbcglobal.net

To all concerned

My name is Mark Sachs, and I reside with my family at 1015 Oxford rd in Deerfield.

This past Sunday, May 10th, I received a flyer in my mailbox, informing me that I had until May 7th (three days PRIOR) to comment on a proposed low-income housing project which Zion Lutheran Church had already submitted ...

Despite the fact that I seemed to have missed some official comment period, I wanted to write to the Village.

Please understand that I am VEHEMENTLY opposed to this or any other similar projects.

Adding 75 - 100 students to the district will lead to the overcrowding of our schools, and significantly increase my already high property taxes, which run at more than 3% of the value of my home on an annual basis. Based on my understanding of the income requirements of the proposed residents, the people who would occupy these residences will not be able to contribute to the tax base in any meaningful way, placing even more of the tax burden on me and other residents.

I moved to this community with the understanding and reasoned expectation that the zoning of the village would remain as it was when I moved here.

Unfortunately, I will be on a business trip on Thursday May 14th, and will not be able to attend the meeting.

Sincerely,

Mark Sachs

Email Received 05/13/15 - gaylebyck@comcast.net

Dear Mayor Rosenthal, and Trustees Farkas, Jester, Nadler, Seidan, Shapiro, Struthers,

I am writing in regard to the proposed affordable workforce housing development on the property of Zion Lutheran Evangelical Church. I am IN FAVOR of this development.

Honestly, I struggle with understanding the opposition to a private venture which seeks to provide affordable housing to hard-working people who may work in or near Deerfield. With our wonderful schools, parks, recreation, proximity to public transportation and major highways, and community spirit, Deerfield is a great place to live and raise a family. I see no reason why we should deny people the opportunity to live here simply because they do not meet preconceived notions of what a Deerfield resident looks like and has in his/her bank account.

I hope the Village allows this project to move forward.

Sincerely,

Gayle Byck

p.s. The Village website does not have Dan Shapiro's biography or email address listed. If someone would forward this to him, I would appreciate it.

Email Received 05/13/15 – loisandnorm@aol.com

Mayor, Village of Deerfield Trustee's and members of the Planning Commission

I have been a member of Zion Lutheran Church since 1956. Throughout the years there has been many proposals for the development of the unused property in the vacant land north of the church sanctuary and manse. Senior housing units, health care facilities, and apartment complexes, were all under consideration. Before you on this Thursday, May 14, is a stunning proposal, low in density, separated from adjacent properties, and beautifully landscaped, providing a new and visually attractive entry to the Village of Deerfield.

We are all fortunate that the project team is a gathering of top-notch professionals, an award winning architectural firm, an award winning landscape architect, and a respected local, well funded, development team.

I urge your support for the project now under consideration. A project that meets the social and economic needs of this age.

Norman E. Abplanalp

Email Received 05/13/15 - loheha10@aol.com

Dear Mayor Rosenthal,

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> I have spent the weekend perplexed and wondering why our governing board would be willing to allow the Zion Lutheran Church project to move forward. The only answer I have is money.

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> The village must be getting some financial incentive as motivation for a project which is detrimental to its citizens. There is no benefit to us. I see an increase in traffic through a very busy intersection. I live on Brand Lane and can attest to the difficulties of pulling onto Deerfield road. I see pavement in my neighbors backyards and decreasing values to the price of our homes. Makes me wonder if any of the board's property values will be impacted as ours. I see the potential for over 75 new students in our classrooms. I see my new tax bill which is still paying off old loans from previous additions to classrooms and facilities to accommodate home owning citizens of Deerfield's children. Will we need to put still more money in our schools to accommodate these new students. We have had many discussions throughout the years for reue districting. Nothing will be gained by bringing this issue back to the table. Has the village considered the fact that if this project goes forward, many of the empty nester homes will be sold probably to young families . More kids to the schools. It kind of reminds me of what happened when Thorngate was built. I believe we were way off the mark with the number of school age kids.

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> I also do not understand how people who can barely afford housing would be contributing to purchasing goods and services in our community. I see it taxing our social services , our fire, police and park district.

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> I feel as a tax paying member of the community I have not been protected. I feel I have been sold out to the highest bidder. I am going to keep looking at this issue and keep wondering what the Village of Deerfield has to gain from this project. I know the answer is there somewhere.

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> Thank you for your time,
>
> Lori Harris
> 980 Brand Lane
>
> 8477329594
>

Email Received 05/12/15 –dindia607@gmail.com

Hello Dan,

My name is Don India and I am currently living at 1018 Warrington Road in Deerfield and am building a new home at 607 Woodvale Ave in Deerfield. My reason for sending this email is to express my strong opposition to the Low Income Housing development being proposed. The residents of Deerfield pay for the privilege of living here. Each of us has earned the right to move into this affluent neighborhood. We pay exorbitant taxes to enjoy low student to teacher ratios in our schools, to enjoy the limited traffic congestion, and to live amongst our peer group. With the introduction of low income housing, we unfairly burden each school with more students, increase traffic congestion, ultimately cause our property values to decrease, and severely tarnish Deerfield's reputation.

What reviews have been done from other villages that have implemented such a project? Has any research been done to property values? Crime? Congestion? School performance? And what about the current residents? Has any research been completed to determine a migration rate away from villages that have taken on such housing projects?

Are we simply considering this because there will be federal tax dollars delivered to the Village?

It would appear on the surface that this is a short term vision with a severe lack of long term outlook and consequence.

I look forward to your response.

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Thanks,

Don India
dindia607@gmail.com

Email Received 05/08/15 - douglasnoren@gmail.com, tracy.noren@navigant.com

Mr. Nakahara,

I reviewed the Zion Church Development proposal and do not see any information about the impact that this development will have on the schools in Deerfield. Please forward to me the report that has been prepared relating to the impact of the proposed project on Kipling and other Deerfield schools.

Please forward the report that explains how the proposed development satisfies each of the requirements of the Village of Deerfield Appearance Code.

I understand that the Zion Church land is zoned R-3 – single family district (same as R-1). Is this not correct? If the proposed development site is zoned R-3, were the people who bought homes in the neighborhood zoned R-3 adjacent to the site entitled to rely on that zoning designation when they made their investments in the community? Will the Village be compensating the people who live in single family homes adjacent to the proposed project for the loss in value of their homes? How will the proposed project affect assessed valuations in the neighborhood adjoining the development? Please advise how many times in the past 10 years the zoning code has been re-written to allow dense development in previously single family zoned areas.

I would appreciate receiving your answers to these questions prior to the May 14th meeting.

Thank you.
Best regards,
Doug Noren

Email Received 05/13/15- michael smerling@gmail.com

Stuart, I believe you are a member of the Deerfield Plan Commission. If I am incorrect please disregard this email.

Unfortunately, I will be unable to attend the upcoming Plan Commission meeting. However, I would like to express my disapproval of the development. I am aware that the Village Trustees have received many letters of opposition, and I agree with my neighbors who oppose the development for many of the same reasons. I am hopeful that you will not recommend it to the Village Board of Trustees.

Please forward this email to the other members of the Plan Commission for I do not have access to their emails.

Thank you for your support on this matter,

Michael Smerling
85 Cody Court

25 year resident

Email Received 05/12/15-mmiller@drecapital.com

I would have written everyone on the Village Board but didn't have all the email addresses.

I am a long time Deerfield resident that has been contacted by those interested in blocking this proposed development. I wanted to make sure that you heard from at least one voice in favor of allowing the project.

I've heard that these 48 units are going to create a lot more traffic, overcrowd our schools, and have various other negative effects on Deerfield. I wonder why these same people were in favor of, or silent about the approval of both the Amli project on Lake Cook and the other apartment project on Deerfield road, with a total unit count probably coming close to 500 units? Those two projects are likely to have far more impact on both traffic and school overcrowding.

This is a unique opportunity to help those in need to be able to educate their children in one of the finest school districts in the country, and raise their children in a safe and secure environment. This is a direct way to have a meaningful positive impact on many lives, and to help those that have suffered the most from the widening gap of inequality in our country. None of us get enough chances to help this many people so significantly, and we shouldn't pass up this opportunity for fear that 100 residents will overcrowd our schools or markedly change the character of our great Deerfield community in anything but a positive way.

I haven't seen the full plan, but I urge you to work with the church to solve any physical issues with the development and allow this to go forward.

Michael L. Miller
Executive Vice President
Diversified Real Estate Capital, LLC
111 South Wacker Drive, Suite 3975
Chicago, IL. 60606

312-407-9301

Email Received 05/12/15 –lbjs2@yahoo.com

We have concerns regarding the proposed development behind the Zion Lutheran Church on Deerfield Road. This development poses a number of difficulties to the Village which we want to be sure are considered and addressed before a decision is made regarding whether this project should move forward.

1. Traffic on Deerfield Road – The traffic on Deerfield Road entering and exiting the proposed development will cause safety issues and congestion problems for years to come. Within the past year the proposal to add houses in Colony Point, with an entrance on Deerfield Road, was rejected because of traffic issues with Deerfield Road (the entrance was only allowed onto Carlise). It would be irresponsible of the Village to now agree to allow the addition of 80 to 100 cars to access Deerfield Road from, essentially, the same location when less than a year ago the Village rejected a similar proposal with significantly less traffic issues.
2. School overcrowding – Kipling and Shepard schools cannot accommodate the additional 80-100 expected children from this complex. Neither school currently has additional capacity, especially with the addition of full-day Kindergarten in the elementary schools. This is not only a Kipling and Shepard issue as we assume the school boundaries for all 4 elementary schools (also effecting both middle schools) will need to be redrawn. The village and schools do not have the funding to build, furnish and staff the additional classrooms that would be required to accommodate the children due to this proposed complex.
3. Cost to Schools of additional students – District 109 is working within a tight budget that likely will be cut if State funding is reduced as is expected. There is no money to teach 80-100 additional students – possibly requiring an additional classroom and teacher - at the current high level of education expected in our district. Raising property taxes is not an option.

We implore you to carefully consider what is best for the entire village from safety on our roads to overcrowding in our schools before you make any decision that will affect all the households in our community.

Thank you,
Lisa and Brian Schurgin