

Email Received 05/07/15-jnsker@sbcglobal.net

Although I cannot be at the meeting on the 14th, I would come if I could.

My concern with the low income housing is that it could decrease property values in Deerfield. The idea that teachers would be the beneficiary of this housing is suggesting that teachers in Deerfield are low income, however most of the teachers in this area are well compensated.

The traffic flow would be affected and it is already difficult to turn left onto Deerfield Road at many places including Kings Cove and Brierhill Rd.

I am against this development and appreciate the opportunity to have a voice.

Juliet Plonsker
Sent from my iPhone

Email Received 05/07/15-bfw624@gmail.com

We are very concerned about the increased traffic on Deerfield Rd. and about people trying to make left turns out of the development and right turns into it. We also feel that the schools are not equipped to handle the additional students.

Barbara and Victor Weisskopf

Email Received 5/07/15 -jondien@gmail.com

Dear Mayor Rosenthal, Trustees and Plan Commission Members,

My name is Jonathan Dien and I am a Deerfield resident living on Heather Road. I am writing to express my concerns with the Zion Church property development that is up for consideration.

To begin I would like to express that this note is not in opposition to affordable housing. We strongly support the promise of affordable housing and the diversification it would bring to Deerfield. But believe that it should be done in a responsible way that ensures that it will be a success. As the proposed plan stands, I do not believe this to be the case due to the location of the development and the impact it will have on Deerfield road traffic, class sizes, the flood plane and home values in the surrounding neighborhoods.

The proposed development will be bringing 48+ new apartments with the ability to service up to 160 cars. Deerfield road is already heavily trafficked and this influx will have an exponential impact on a main artery of our community. The Zion church entrance directly intersects a dangerous curve with severe blind spots where speeding cars in all directions have impaired visibility for oncoming traffic. The large addition of cars trying to make unassisted left turns at all times of the day will severely impact the safety of residents traveling on Deerfield road.

The next concern I have is in regards to the schools. The addition of 48 new families to this area will bring great opportunities but what are the implications of adding 100 students into the Kipling school system? Has the board discussed the impact it will have to the current school infrastructure and if the current class sizes can accommodate them? Where will the needed resources come from to ensure our schools stay at the level they are? Will you ask your residents to contribute more taxes to support this increase and the needed supplies to support it?

Lastly, my property is next to the Zion Church on Heather road and rests directly above the flood plane. I've lived in my home since the summer of 2014 and have seen some very heavy rainfall and water accumulation on the church property over the last 10 months. As I understand the Church plan's to build two extremely large water basins in an attempt to control flooding. As a resident that has a home that resides directly above the plane this is unacceptable. All the properties in this area were developed to use the flood plane as a way to manage water drainage and protect the homes and buildings from flooding. Any change to the flood plane will have unknown affects on the land's ability to manage water as well as affect its immediate ecosystem and can call into question the integrity of the buildings surrounding it. This is one of the many reasons why FEMA does not recommend ever building on them in the way the Church's plans

are suggesting. I hope Deerfield understands the responsibility it will be taking on if this becomes a reality.

From my assessment of the plans the Church has submitted, these new basins may in theory effectively manage the water, but they will also make the open property unusable for the 100 children that are moving in. As a parent I know that children need space to run around and play. Since the majority of the property will either be covered by a parking lot, a retention basin or floodway that leads into the creek where will these children safely go to be kids and play? Who will be responsible for the one curious child who gets hurt or worse because of irresponsible planning?

The new plans also have placed a picnic area and a trash enclosure within feet of my property. Though I appreciate the ideal value this type of area will bring the residents of the Zion Church Development, I'm not sure anyone has considered the tangential affect it will have on the neighboring homes due to smell, noise and possible vermin and animals. Picnic areas are notorious for being loud and dirty and there is a reason they are integrated into parks and not neighborhoods.

When I moved my family to Deerfield last June it was after two years of searching not for a house but a home. Prior to purchasing our home my wife and I did a ton of research on everything from property values, schools and as well as understanding what the surrounding properties were zoned for. Though we understood that the Church could one day build on the property it was our understanding that it would be either single-family homes or institutions relative to the church property NOT multi family apartments. The size, scale and density of this type of development is so out of character from the area that it puts it in direct conflict with the governance rules that the Deerfield Comprehensive Plan has established. This potential zoning change is inconsistent with the surrounding neighborhoods and inconsiderate to the current residents who did not choose this to be in their backyards.

As residents yourselves I hope you will be empathetic to your neighbors. I moved my family here for many reasons; noise, traffic, over crowded schools, dangerous environments for children, flooding and parking lot lighting in my bedroom were were not on the list. These are in fact the exact reasons I traded Chicago city living to come to Deerfield.

I look forward to hearing your responses to these issues at next week's meeting. Thank you for your time, service and dedication to Deerfield and it's community.

Sincerely,

Jonathan Dien

915 Heather Road

William M. Owen
885 Heather Road
Deerfield, Illinois 60015
847-945-9290
billowen43@aol.com

May 6, 2015

Deerfield Plan Commission
850 Waukegan Road
Deerfield, Illinois 60015

Re: Zion Woods – Proposed Multi-Unit Housing Development

Dear Commission Members:

For 38 years, I have owned the single-family residence at 885 Heather Road. My property adjoins property owned by Zion Evangelical Lutheran Church. It is located immediately to the West of the rear Zion parking area. I am writing to express my strong concerns about Zion's proposed multi-unit housing development on vacant areas of its property.

At the outset, I want to express my sincere appreciation to the Plan Commission and the Board of Trustees for the service they are providing to the Village in carefully evaluating projects such as this and considering the views of all interested parties. I believe the proposed Zion project merits even greater attention since it significantly impacts the adjoining neighborhoods and the Village as a whole.

Here are my initial concerns and comments:

1. Conformity to the Village Comprehensive Plan. I believe that the central issue is whether the development of a massive R-5 multi-unit complex in the middle of long established R-1 single-family residential areas comports with the requirements of the Village Comprehensive Plan and the reasonable expectations of the adjoining neighbors when they purchased their homes in reliance on the

integrity of that Plan. In my opinion, it does not and is grossly unfair to existing residents.

When I purchased my residence in 1976, I did so in reasonable reliance on the integrity of the Deerfield zoning system. It was a significant investment for me at the time and, as is true of many residents, continues to be a major part of my life savings and quality of life.

The Deerfield Comprehensive Plan, in my view, does an excellent job of articulating the legitimate concerns of existing residents. The Plan states, in part, that a primary goal of the Plan is to “maintain the variety of the existing housing stock and supplement it in suitable locations with safe, well-constructed housing ***of a density, scale and character compatible with adjacent housing.***”

In no way does the proposed complex meet this test. As Mayor Rosenthal noted at the December 15, 2014, meeting of the Committee of the Whole, “a zoning change from R-1 to R-5 is a ***big*** change” (emphasis added). A massive, multi-unit development on a parcel of land that was never before zoned for this use and that adjoins well-established R-1 neighborhoods of single family residences fails to comport with the primary stated goal of the Plan.

This project can be expected to have a significant (and totally unexpected) effect on our neighborhood in terms of traffic, schools, noise, lighting and environment. I believe that, if such a substantial change were to be approved notwithstanding the Comprehensive Plan and the legitimate concerns of the established neighbors, it would establish a dangerous precedent. (See, e.g., the footnote below.)

Persons purchasing homes in Deerfield should be able to rely on the Comprehensive Plan and its clearly stated intent.

2. Effect on Traffic Patterns and Traffic Generation. The Comprehensive Plan states that the policy of the Village is to “encourage only those developments which . . . are thoughtfully designed with respect to traffic generation, traffic patterns, topographical and drainage conditions and small scale of existing developments.”

The Zion driveway is located just around the bend of a very sharp curve in Deerfield Road where vehicles exiting Zion driveway have impaired visibility of cars traveling West on Deerfield Road, often at speeds significantly in excess of the posted speed limit.

Will the advent of up to 90 to 150 of additional vehicles turning left from the Zion driveway at all times of day and night, with no stoplight, present safety risks that are acceptable and manageable?

In my view, there is no substitute for Commission members actually coming to the property and seeing this situation for themselves.

I have lived on Heather Road for 38 years, beginning long before the stoplight at Heather and Deerfield Roads existed. Heather Road is also just around the bend from the sharp curve in Deerfield Road.

Before that stoplight was added, turning left from Heather Road onto Deerfield Road was so hazardous that I actually stopped doing it.

Instead of going South on Heather Road, I would go North to Margate, and then turn South at a street that already had a stoplight at Deerfield Road, from which I would make the left turn onto Deerfield.

The same safety issue exists at the Zion driveway.

I recall that in 1987, 28 years ago, the Chairman of the Board of Zoning Appeals (then and now) proposed that Zion be allowed to rent out church space to the Lake County court system for use as a branch to hear misdemeanor traffic cases and the like. That proposal was turned down both by the Plan Commission and the Board. To the extent that traffic concerns were an issue at that time, they can only have increased exponentially in the ensuing 28 years.

I do not believe that the Village wishes to be complicit in creating an unacceptable safety hazard that may expose itself to liability unnecessarily.

If the Village can save even one person from being maimed or killed by not allowing conditions that will significantly increase the left-turn hazard, I strongly encourage it to do so.

3. Massive Recurring Flooding. For 38 years, as an adjoining property owner, I have witnessed massive recurring flooding on the Zion property, much of which is in the flood plain. I understand that some residents have already provided the Commission with photos of some of the more significant floods, one as recently as April 9, 2015. At the appropriate time, I will provide copies of several others that clearly show the extent of this substantial, recurring problem.

It will truly be an engineering marvel if the huge new detention ponds proposed by the Zion plan can contain future floods as large as or greater than those depicted in the photos without also adversely affecting adjoining homeowners – which may expose the Village to unnecessary liability for allowing this development to proceed.

The proposed changes to the water management are so substantial, and the effects so detrimental to adjoining residents if they do not succeed, that I would hope the Commission would focus special attention on this issue.

Further, the large new detention basins present safety issues, particularly to children in the area. New families with small children have recently purchased residences immediately adjoining the large new water detention basin at the Northern end of the proposed Zion project. That basin appears to almost abut their respective property lines.

4. The Non-Issue of Affordable Housing. I am a strong advocate of low-income, affordable housing and in recent times actually applied for it – not for myself but for a distant, mentally-disabled relative whose mother (with whom she lived for 50 years) went over the cliff with a particularly rapidly-progressing form of Alzheimer's Disease without making any arrangements for her disabled daughter.

They were both persons of extremely limited means, and there was a significant risk that at least one of them would become homeless. Finding affordable housing for the disabled daughter was the linchpin in helping to resolve what had become an ungodly mess.

I am a retired corporate lawyer. However, decades ago, I taught in disadvantaged Chicago public schools in very low income areas on the South side of Chicago for a period while awaiting orders for active duty with the Army. During that period, it might have been helpful to me to have affordable housing available given my embarrassingly miniscule salary at the time.

Therefore, from personal experience, I believe that affordable housing clearly has a place in our society, where the disparity between the wealthy and the poor has grown greater in the aftermath of the Great Recession. However, it has no relevance whatsoever to the issue of whether the massive proposed project comports with primary goal of the of the Comprehensive Plan and the adjoining residents' reasonable reliance on that Plan.

5. Environmental Issues. I am a member (albeit modest) of the Wilderness Society, The Nature Conservancy and other similar environmental organizations and value those who seek to preserve whatever pristine environments we have left for future generations. When I purchased my property, it had the largest or second largest lot in the neighborhood and the smallest house (until I added a second floor). I loved the lot and all the birds, squirrels, raccoons, chipmunks, opossums, ground hogs, frogs and other critters that came with it.

The proposed massive new development, with large numbers of units, residents and cars, all with a density far beyond anything that the existing neighbors ever could reasonably have expected under Zion's existing zoning, is going to create a whole new dimension of noise, lighting and other environmental issues.

6. Zion. Last but not least, a few comments about Zion. On February 22, Zion held a town meeting with neighbors to review a preliminary plan for the project. At the meeting, representatives of Zion stated that they had been a "good neighbor" for many years. That is an understatement. For decades, they have allowed community members, without regard to religious affiliation and without any monetary consideration, to farm garden pots on the vacant acres to the North of the church. In addition, Zion's sponsorship of scout groups -- likewise for decades -- has been commendable. None of my comments above is intended to denigrate or diminish my appreciation for the significant contribution the church has made to the community and the Village.

Again, we greatly appreciate the Commission's careful consideration of this matter.

Sincerely,

William M. Owen

Footnote:

Consider this hypothetical: My Heather Road neighbors immediately to the South have placed their home on the market. Their home is located directly behind the church building. My own lot is large relative to the neighborhood. What if my neighbors and I were to consider tearing down our respective residences and asking a developer to design a high-quality, six-unit condominium project on our combined properties – right next to the massive proposed Zion multi-unit development? It is not at all clear how the Village could rationalize approving the significant zoning changes that are required for the Zion project, but not the much less material zoning changes required for the condo project. Does the Village really want to engage in what some would consider "spot" zoning?

Email Received 05/08/15 –toddg@dcsorg.com

Thank you very much Alan for your prompt response to JP's correspondence, as well as taking some time to speak with me this afternoon.

I share many of the same sentiments as JP, and as we discussed, completely oppose such a plan to put low-income housing in Deerfield.

An additional point of concern has to do with the notice (or lack thereof) we have received as residents- while the web site and emails routinely sent to us are full of information about green projects, composting, road closures and the such, no such information about this important topic has been disseminated to the community.

As such, I applaud your efforts to enable the Village to be able to automatically send emails according to people's specific interests. Obviously, few of us have time to scour through the village web site on a regular basis. And in this case, the agenda for the 14th meeting of the Plan Commission on the website is empty.

My position for the record, on the issues brought to light:

- 1) Demographic: By requirement, a family would need to earn less than \$30,000 per year to live there. I would maintain that is not working class if there are 2 parents per family- welfare yes- working class, no.
- 2) School Capacity. While we know this will be an issue, a much bigger issue will be the element that is brought into our schools. Spreading a potential of 75 to 100 low-income children throughout the district may not seem terribly significant, however I would maintain it is very significant. Low income people living in **low income rental housing (having no ownership- a key factor)** is going to be synonymous with a different value set than that of our community. The truth is statistics show that many of those children will be troubled with respect to not only behavioral issues, but be significantly more prone to violence and theft. Anyone who has had such children in their classroom can attest to not only the disruption a single child can cause, but the added educational resources required to deal with the problem child. Those are resources which could be used for our kids, rather than the troubled ones; resources which WE pay for.

Many of us moved to Deerfield, and continue to pay a fortune to live here, because we don't want to live next to low-income rental housing, and we're not interested in having our children exposed to such an element on a daily basis. Truthfully if we wanted that kind of diversity, we would have stayed in the city. As with many, I work extremely hard for my living. Frankly, due to the immense personal and business taxes most of us are forced to pay, my position is that low-income people receive enough from us- especially here in IL- ie: financial assistance, free food, free medical, free electricity, free heat, free

housing, free cell phones (yes, free cell phones), etc.... If people want to give to various charities on an individual basis, I'm all for it- and I take part personally in that as well. But bluntly and quite simply, I don't need nor want those in low-income rental housing living next door to my family, and going to school with my children- the schools WE pay dearly for.

Before making a decision in favor of any such project, I think it would be imperative for the Village Board to at least do its research on the effects of troubled children in the classroom.

- 3) Traffic. ~100 added vehicles would clearly create a problem in this particular area.
- 4) Property values. I would maintain that its not only the property values next door to the project, but all property values in Deerfield which would suffer. For the reasons in #1 above, Deerfield will become that much less desirable to live. Some will argue that expensive areas abound fairly close to low-income housing in the city. While true, its also not applicable to a town like Deerfield- where people pay to get away from that element. As people leave Deerfield , those moving in who do their research (most do), will demand lower prices.

In a Trib article from December, our Mayor Harriet Rosenthal apparently thinks this is an "excellent opportunity." "We encourage workforce housing," she said. "This is just a wonderful opportunity to embrace that concept."

<http://www.chicagotribune.com/suburbs/highland-park/ct-deerfield-church-development-lk-tl-20141218-story.html>

Todd Gagerman

Email Received -05/10/15 - co-cain@comcast.net

Dear Mayor Rosenthal and Trustees,

>

> We are writing in OPPOSITION to the proposed Zion Lutheran Church project.

>

> While we fully understand that change of any sort almost always brings forth critics, this particular project seems to be a lightning rod of opposition on many fronts, not just the immediate neighbors of the project. For numerous good reasons.

>

> We have lived in Kings Cove for almost 39 years and enjoyed the many highly treasured benefits of our community. But, it seems that Deerfield is coming under increasing financial stress as are so many other communities today. While property values seem to have stabilized and homes are in demand, at the same time our commercial base is continuing to be troubled and our roads, especially our name-sake Deerfield Road, is wanting for a too-often delayed fix in significant part due to funding concerns.

>

> From what we've been able to learn, the proposed project will not help to alleviate our issues but only exacerbate them. Issues such as potential tax impact, school overcrowding and the greatly heightened Deerfield Road congestion are three of our principal concerns.

>

> A personal note on Deerfield Road congestion: Exiting Kings Cove onto Deerfield Road is dangerous on many days, and on some potentially "an accident waiting to happen." Too often traffic seeking to exit is backed up because of continual heavy traffic on Deerfield Road. And, that many times leads drivers to take serious chances and causing some near misses. We, many times, go all the way around through Colony Point just to save the risks.

>

> We respectfully urge you to vote NO on the proposal being presented.

>

> Sincerely,

>
> Barry and Jan Cain
> 755 Smoke Tree Road
>

Email Received 05/10/15- michael@fineandcompany.com

Dear Jeff & Dan,

I write as a concerned Deerfield home owner of twenty-two years and real estate broker the potential development of land north of Deerfield Road owned by the Zion Church.

Although the idea of lower income housing in Deerfield has some merit, it has no merit on this site and would be detrimental to the local property owners, residents who user Deerfield Road, and customers of business along the Deerfield Road corridor for a number of reasons on which I will not dwell as I have read dozens of letters now expressing essentially the same objections. The real issue here is not low income housing it is density of housing that is being proposed.

1. Traffic counts on Deerfield Rd have escalated to the point where left turns either onto or off Deerfield Rd., has become difficult during peak traffic times during the week and often on the weekends. This complex will add significant traffic to Deerfield Rd between Highland Park and Waukegan Rd. It will also add another left turn challenge.
2. Zoning is designed to protect the investment purchased. It was a very important consideration of mine in selecting my property on Meadowbrook Lane to be in a local area that is all single family homes bordered by higher density at Waukegan & Deerfield Rds area. The single family home character of Northeast Deerfield will be negatively impacted by this development.
3. Taxes are already difficult to justify for a property owner and this development appears to be one that will add burden to the school system and other government services. The school system is an important selling point for Deerfield real estate. If the schools become over populated or service is cut back just a little it can have a strong negative effect on real estate values.

I strongly oppose this property for any high density development. The reason I moved here was to have zoning laws that protected against such development.

Michael Fine
960 Meadowbrook Lane
Deerfield, IL

Email Received 05/10/15- dmt860@comcast.net

Hello,

This proposal for the Zion Church property is outrageous. I decided to see who was part of each of these companies, and who was going to gain by this development.

My suspicion was that it would be someone affiliated with the mayor. I researched all of the following and did not find a direct connection yet:

Eckenhoff Saunders Architects
Housing Opportunity Development Corporation
Brinshore Development
Richman Group Capital Corp

However, it turns out that the Mayors family below - is involved in Section 8 housing. So if I continue to connect the dots here, the idea of bringing low income housing to Deerfield starts to be understood.

National Preservation Housing Partners is owned by Andrew Delman and is based in Deerfield, Illinois, a suburb of Chicago and is exclusively focused on the purchase, rehabilitation, and preservation of low-income, Section 8 housing.

I am not only against the proposal of developing high-density housing in that location, I can assure you that neither Kipling School nor Shepard School has the ability to add 50-100 children to the rosters. They barely seem to have space or funding for the current roster. And the community certainly can not afford another tax increase to fund another school budget shortfall.

MEMORANDUM

To: Dan Nakahara
From: Sharon Kessel
Date: May 8, 2015
Re: Zion Lutheran Church Proposal

I have lived in Deerfield for 36 years and reside in Kings Cove. Both of my sons attended the Deerfield schools and my husband and I were pleased with the education they received. I am concerned, however, that this projected development would negatively impact the quality of the neighborhood school system.

Since the proposal would include approximately 100 lower income students, it is to be assumed that a certain number would be ESL (English as Second Language) students. In addition, a number of them might be in remedial situations as far as prior schooling and education are concerned.

Does Kipling have the staff to handle this influx, to say nothing of the extra faculty necessary to meet these needs?

In addition, how will classroom size be impacted since additional classrooms must be created now that full day kindergarten will be instituted in September, 2015.

Of course, the tax base for these services will need to rise, meaning the residents of Deerfield will be paying for these services. The development will not be a tax neutral proposition given the additional revenues needed for the school facility, including new classrooms for ESL and special needs students. Given the state mandates in these areas, it is doubtful that such additional enrollment will not impact the school system in an adverse manner.

If for this reason alone, not including the traffic safety on Deerfield Road and rezoning a single family residential district into a multi-family district strictly in a single family area, I am opposed to this proposal.

Thank you

Sharon Kessel
834 Smoke Tree Road
Deerfield, IL 60015

Dan,

We are opposed to this development for many reasons. First of all, I want you to know that we are long time residents of Deerfield, but we do not live near the proposed site at all. I have read a lot of the information submitted by Dawni Freeman, Brinshore Development, as well as doing a lot of research about this project and about similar projects. I do have several concerns:

Traffic and Parking:

I believe that the number of parking spaces for this development is underestimated. Brinshore does not take into consideration the fact that people do have company which will add cars and what about the possibility that some of the occupants may have trucks and attached trailers. I don't know if the Zion Lutheran Church has activities or gatherings, which would bring even more cars to the area. The traffic on Deerfield Road is difficult enough without the addition of 100 cars trying to turn left when driving east or turning left when exiting the proposed development. That is a dangerous area on Deerfield Road and this creates a more dangerous situation .

Taxes:

The property taxes that Deerfield residents pay is high with a good proportion of those taxes going to our schools.

Our schools are excellent and that is one reason so many young families was to move into our town. To add approximately 100 additional students into our district will be taxing to the district. With the students in attendance you have to consider that they will probably qualify for free lunches, free textbooks, have activities fees waived, and need before and after school care. What is the tax burden to the developer? I don't believe Brinshore Development is so altruistic that they are proposing this housing just to help workforce people. They are proposing it to make money. The property and school taxes generated from this development will not be nearly adequate to cover the cost to the district. A property developed through the sale of Federal Low Income Tax Credits is great for the developer but not great for the community. Zion Lutheran Church is anxious to rent that land. They currently have under 200 members in the church and currently rent space to two other congregations, Deerfield Onnuri Church of Chicago and Jesus are my Pastor.

Water/Flooding:

The proposed development is being planned to the east of an existing residential development. In the past, this area has had problems with water and drainage. The proposed area is a flood plain and to solve the problem by having two detention ponds is a dangerous solution. The proposed housing development will have many children and not much open land, but it will have two detention ponds and a area of water. Not a very safe environment.

Target Market:

When I spoke to Ms. Freeman I asked what demographics the development was hoping to attract. She quickly responded, police and firemen. When I told her the median salary for our firemen and policemen far exceeded the guidelines for qualifying for this proposed development, she quickly added teaching assistants. Teaching Assistants in our district also earn a nice salary and would probably be excluded from that housing. In the most recent “Zion Woods Project Description” I see that in addition to police officers, firefighters, teachers and health care workers, they are adding recent college grads, older adults, retail workers, restaurant help, etc. I talked to several people in various jobs in Deerfield and the responses I got overwhelmingly indicated that their household incomes would not qualify them for this type of housing. Many of them had spouses, many already owned homes and for some these were just temporary jobs. In the “DRAFT” that Brinshore submitted they took a few liberties talking about the “direct benefit to the Deerfield community”, such as stating that 35% of the current homeowners in Deerfield pay more than they can afford for housing and that the vast majority of workers in Deerfield travel more than 10 miles to commute to their jobs in Deerfield. Unless Brinshore Development checked our bank accounts or took a poll on commuting, how would they know anything like what they stated.

Proposed Building and Maintenance:

My concern about the development extends to beyond the actual development. It is concern about maintenance of the buildings and surrounding property, density of the apartments, a janitor or manager on site, etc. When I proposed those questions to Ms. Freeman she told me there would be “housekeeping checks every three months”. Housekeeping checks? Who would be doing housekeeping checks? Who do they think will be living there that would give them the legal right to go into an apartment to do a “housekeeping check”? If they are that concerned about the residents who may be living in this proposed project will they be doing background checks? citizenship checks, etc.

In summary I don't believe that developing the proposed site is in the best interest of Deerfield. There are too many unknowns, there is too much exposure to problems and, so far, Brinshore Development has not adequately addressed those.

Nina Winter

Email Received 05/07/15-billowen43@aol.com

Dear Mr. Nakahara:

As I indicated in my email yesterday, I am a neighbor of Zion Evangelical Lutheran Church.; I reside at 885 Heather Road, immediately to the West of the rear Zion parking lot.

Yesterday, I provided you, for distribution to Plan Commission members, my primary comments on the Zion Woods proposal. Last night, I received a copy of another comment letter, this one sent to the Commission by Josh and Kelley Weiss, two of my new Heather Road neighbors. It was written from the heart and was something of a tear-jerker.

It is not necessary to repeat what I stated in my letter yesterday except to say that the broader issues of **unfair surprise** and **fundamental fairness** are resonating throughout our neighborhood.

Here, Josh and Kelley did everything one could reasonably expect a prospective purchaser to do -- and more. They checked the rules carefully, reasonably relied on them, and then made what probably was the most significant investment of their lifetime.

While the concerns of the residents have nothing to do with low-income housing, I am reminded that, for many years, my father (now deceased) was President of one of the largest low-income housing projects in Indiana. We lived in Chicago, but he accepted this non-remunerative Indiana civic activity because of his involvement in the steel industry. He was very proud of what he accomplished with low-income housing and, when he died, I mentioned it in his obituary -- which then led the Chicago Tribune to write a news obituary about him even though his corporate roles were modest.

My father, in his capacity as President of the low-income housing project, was **an absolute stickler for clearly stated rules and treating people with fundamental fairness**. During his tenure, a situation like Josh and Kelley have so clearly articulated in their letter could **never** have occurred. There was **absolutely no room for unfair surprise**.

The jurisdiction my father worked with was East Chicago, Indiana. This is Deerfield. I would hope that we can do better than East Chicago, Indiana.

I would appreciate your providing copies of this additional note to all members of the Plan Commission and Board of Trustees.

Bill Owen, 885 Heather

Email Received 05/07/15- jamespyoung@hotmail.com

Dan - My name is JP Young and I live at 927 Westcliff Lane in Deerfield. I just read the email below, and I want you to know that I am vehemently opposed to this proposed development. Not only will this development bring down our property values, but it will worsen the already our already overcrowded schools. I am outraged that the Village of Deerfield would even consider this proposal. While I sympathize with the plight of low income families, I did not move to Deerfield to have substandard schools, low property values and outrageously high taxes because some organization that doesn't pay taxes wants to build low income housing subsidized with my tax dollars.

Alan - I can't even believe this up for consideration. I am outraged!!! How do we stop this?

Todd - Have you seen this !!!!

From: "Lucille Pirri" <lpirri@comcast.net>
Date: April 28, 2015 at 7:33:30 AM CDT
To: "Lucille Pirri" <lpirri@comcast.net>
Subject: FW: UPDATE: Zion Proposal is Moving Forward

On Thursday, 4-23-2015, the Church submitted a formal application to the Village.

[There is updated information in this e-mail listing](#) Dan Nakahara as the contact at Village Hall to share your concerns.

This e-mail is asking that we send an email to dnakahara@deerfield.il.us to share your thoughts and concerns on the proposed development. This must be done **by May 7th** in order to be reviewed by the planning commission.

Lucille

April 26, 2015

Dear Kipling/Shepard Parents and Fellow Neighbors,

This email is to inform and/or update our fellow neighbors and Kipling/Shepard school community about a proposed Deerfield project that impact our schools and neighborhoods. Some of you might have heard by now

that the Zion Lutheran Church (10 E. Deerfield) and their development team have been working over the past couple of months to develop a “low-income/workforce” housing community on their vacant land immediately to the north of the main church building. It is our belief that this proposal will have a significant effect on the schools (class sizes), community, neighborhood, and surrounding property.

Please see more detailed information below about this proposed project and how you are able to have a voice in this process.

As of Thursday, April 23, 2015 the church and their development team have submitted a formal application to the Village of Deerfield. The Village is currently reviewing the submission and there is a “pre-filing conference” with the Plan Commission on **Thursday, May 14, 2015 at 7:30pm at Village Hall** for discussion with the plan commission and is open for public comment. **It is IMPERATIVE that as many people as possible attend the May 14th meeting to voice any and all concerns.**

We understand that their plan will generally consist of the following elements:

Building 48 apartment units, consisting of 1, 2 and 3 bedrooms. These apartments would rent on average for \$500 a month.

- To qualify to rent these apartments, individuals or families must make less than \$30,000 per year.
- This proposed project will bring approximately 75-100 school aged children to the district that serves Kipling, Shepard, and Deerfield High School. There is no question the school classes are already at or over capacity.
- In addition to the parking for the Church an additional parking lot would be built to accommodate an extra expected 90-100 cars, which will be in an open surface parking lot. The plans currently call for these vehicles to enter and exit from the Church’s current entrance on a very busy and dangerous portion of Deerfield Road.

Your voice needs to be heard. It is important that you, as a responsible neighbor and community member, voice your opinion. There are many ways to

do this, below please find a list of all of the available options to communicate your concerns:

1. Attend meeting at Village Hall May 14th at 7:30pm to voice concerns regarding this project and the effect on our community and schools.
2. **Contact Dan Nakahara at Village Hall via email dnakahara@deerfield.il.us to share your thoughts and concerns on the proposed development. This must be done by May 7th in order to be reviewed by the planning commission.**
3. Email heatherroadneighbors@gmail.com if you would like to continue to receive updates regarding this topic.
4. Please forward this email and spread the word to inform all your fellow neighbors and other Deerfield residents.

Heather Road Neighbors

Email Received 05/08/15 – ar11125@aol.com

I am writing to you to protest the prospective low income housing project. Our schools are already stretched to capacity and this would cause an added burden to what is already a problem. We moved to Deerfield because of their excellence in education. This is not a good choice of land use on any level.

Arlene Gellis Segal
170 West St. Andrews Lane
Deerfield, Illinois 60015

Email Received 05/08/15 -pag5@checkchangers.com

Dan –

I live at 912 Kenton and would like to express my deep opposition to the plan proposing low income housing at 10 E. Deerfield Road.

I have 3 children in District 109. I pay \$23,000 a year in property taxes and do so because of the highly regarded schools, fairly decent property values and quality of life in Deerfield. (And I put up with the ever increasing property taxes as well). Constructing the proposed project puts all of these qualities in certain jeopardy. I look forward to voicing my continued opposition to this project.

Paul A. Gagerman

Chief Operating Officer & General Counsel

Financial Clearings, Inc. d/b/a CheckChangers

425 Huehl Road * Bldg. 2 * Northbrook, IL 60062

Tel. 847.714.1313 * Fax. 847.564.1296 * Direct. 847-564-2732

pag5@checkchangers.com * www.checkchangers.com

Email Received 05/08/15 – <herosenblum@gmail.com

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

Email Received 05/11/15- conymay@comcast.net

May 11, 2015

Dear Dan Nakahara and Deerfield Village Board.

My name is Connie Lindsley. My husband and I moved to Deerfield in 1954 and raised our family here. We both worked in the Village and retired from our jobs in Deerfield. My husband is gone now, but I continue to have a home here.

I am writing to inform you that I support the proposed plan for affordable housing to be built on property owned by Zion Lutheran Church. I feel that this is a wonderful way for our church to support our motto "Growing in Faith to Share Christ's Love" and also the motto of the Lutheran Church of America "God's Work, Our Hands". There is a need in the Village for this kind of housing and our congregation is excited to be able to help.

Connie Lindsley
1015 Deerfield Road
Deerfield, IL

847 945 2509