

CORRESPONDENCE FROM NEIGHBORS

Letters Received May 23, 2015 through May 29, 2015

May 26, 2015

Plan Commission
Village of Deerfield
850 Waukegan Road
Deerfield, IL 60015

Dear Plan Commission Members,

I am writing you in regard to a letter posted on the Village of Deerfield's website regarding Zion Woods. I would like to clarify a reference made to the DBR Chamber of Commerce in this letter.

This letter written by Mr. Bill Owen referred in error to a comment made by the Executive Director of the Deerfield Chamber of Commerce. The comment Mr. Owen referred to was made by Victoria Street, private resident of Deerfield, not the Executive Director of the Deerfield Chamber. This comment in no way expressed the opinion or views of the Deerfield Bannockburn Riverwoods Chamber of Commerce. The comment was made on facebook under the facebook page of Victoria Street and made no reference to the DBR Chamber of Commerce.

The comment was in specific reference to an article posted by Patch on May 13, 2015, titled Affordable Development Plan Irks Some Residents. The article quoted several residents who specifically stated "They will not be as stable as people who already live here" and "When people with lower income move in others will move out.". The comment made by Victoria Street was as follows, "Is it ok for these people to work in your community, but not ok to live next door?".

Again, the DBR Chamber of Commerce made no comment on Zion Woods and the comment was made by Victoria Street as a private resident.

Sincerely,

Victoria Street
838 Warrington Road
Deerfield, IL 60015

Daniel Nakahara

From: Harriet Rosenthal <harrietrose1@comcast.net>
Sent: Thursday, May 28, 2015 10:33 PM
To: Kent Street
Cc: Jeff Ryckaert; Daniel Nakahara
Subject: Fwd: Zoning board meeting:

Sent from my iPad

Begin forwarded message:

From: Jerry Horn MD <visionxcl@aol.com>
Date: May 28, 2015 at 9:06:07 PM CDT
To: harrietrose1@comcast.net
Subject: Re: Zoning board meeting:

Harriet I appreciate your responding, and above all on my personal note I would like to reiterate I hope we DO change our recent track record of missing out on opportunities to provide a % of affordable housing in projects that have gone up in Deerfield. I truly would appreciate your vetting this and all projects of course to ensure it is a win win for those in need and those affected with an evolved definition of realistic doable density, and consultants on "all sides" are objectively assessed to ensure a successful outcome. 48 units and almost 100 vehicles is not the definition of affordable housing, it is this developers. A realistic appraisal of what the challenged unusable land and drainage and locked in community can realistically handle is critical.

I hope to remain a resident a long time, and mix the old with the new effectively and positively. True success as you know better than I as a long standing political figure, is in the art of compromise. I truly hope that is achieved.

Regards,

Jerry Horn

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

From: Harriet Rosenthal <harrietrose1@comcast.net>
To: jerry horn md <visionxcl@aol.com>
Sent: Thu, May 28, 2015 8:26 pm
Subject: Re: Zoning board meeting:

Thank you for your comments. While I may not agree with some of your assessment of the meeting, I can promise you that all aspects of the issue will be debated and studied before any decision is made.

Best,

Harriet

Sent from my iPad

On May 28, 2015, at 7:43 PM, jerry horn md <visionxcl@aol.com> wrote:

Harriett the zoning board meeting run by the Chairman was absolutely unprofessional:

- A) The list of speakers was not even page numbered; and the chairman got the pages all mixed up;
- B) There was no agenda and the Chairman refused to in any way estimate a time when those in attendance may speak, so many had to leave;
- C) The Chairman actually stated – its on the recorded meeting video “I completely accept the developer’s experts statements and see no need to obtain independent reports (traffic for example) because they are all professionals”. After which her engineer pointed out to her the Village has authority to do just that.
- D) Most importantly she was rude in general to those in attendance and seemed to take pleasure in a no agenda 2+ hour presentation and a 3 minute limit due to short remaining time for others to speak.

For the record supporting affordable housing for many, including myself, is not lip service. As I said when I spoke make it density reasonable, like Brinshore did in Glenview with a much less density developed plan. Don’t provide a traffic report 2 days before spring break (whose in Deerfield then) that promises nearly 100 cars will NEVER leave during rush hour at more than 14 per hour? Better assess the poor water drainage concerns already existing, and finally let us know our tax burden for the project. I am sure we will get answers. I will not ever support nearly 50 units in an R1 area with poor water drainage 100 cars and a completely inaccurate traffic report. I will support a reasonable plan within realistic recognition of our communities limitations to provide HIGH DENSITY housing. Please see all sides of this issue as we proceed.

Regards,

Jerry Horn MD

Daniel Nakahara

From: cipi23us@yahoo.com
Sent: Friday, May 29, 2015 9:58 AM
To: Jeff Ryckaert; Daniel Nakahara
Subject: Zion Woods Development

Good Morning,

We are residents of Deerfield since November, 2013, and even if we live on the west side of the village we are **STRONGLY AGAINST** Zion Woods Development. I was surprised to see the luxury apartment building being erected (south of Lake Cook Rd. and Wilmot Rd.) right after we moved in Deerfield. However, it was too late for me to express our opposition. Regarding Zion Woods Development, there is a long list of reasons why this is a terrible idea from traffic congestion to overcrowding in our classes/schools. But the worst is re-zoning: basically you're saying "we, the Village of Deerfield should not be trusted and we'll do whatever we want regardless of the village code/laws and promises made to residents"

I understand that political correctness and diversity rhetoric is the flavor of the month and a trendy thing nowadays. I've seen some residents providing stories to support this project. Please allow my story: we are immigrants(the legal type) and we did sit in traffic for hours to commute to work daily, we did work full time on low wages while attending school ,we did reside in bad neighborhoods, and we had "between jobs" experience. **DO NOT ALLOW THIS** project to be developed. There is absolutely no logical reason to have such a development in Deerfield.

Thank you
Romana Sabau
Ciprian Sabau

Daniel Nakahara

From: harrietrose1@comcast.net
Sent: Friday, May 29, 2015 12:44 PM
To: <cipi23us@yahoo.com>
Subject: Re: Zion Woods Project

Thank you for your email. The plan will be fully vetted by the Plan Commission at a public hearing. I suggest you attend, ask your questions, and voice your concerns.

I am concerned that you have not gotten a response to a posting on our website. If you can, please supply me with particulars on that matter.

Best regards,

Harriet

On May 29, 2015, at 12:19 PM, <cipi23us@yahoo.com> <cipi23us@yahoo.com> wrote:

Dear Representatives,

We are residents of Deerfield since November, 2013, and even if we live on the west side of the village we are **STRONGLY AGAINST** Zion Woods Development. I was surprised to see the luxury apartment building being erected (south of Lake Cook Rd. and Wilmot Rd.) right after we moved in Deerfield. However, it was too late for me to express our opposition.

We've learned about Zion Woods project few days ago and I spent about 1-2 hours of my time to read about it and watch the videos from the "workshop" meeting. Seems like all of you agreed that this project should move forward based on COW meeting. I hope your decision is based on misunderstanding the project as such initiative should not even be considered in Deerfield.

There is a long list of reasons why this is a terrible idea from traffic congestion to overcrowding in our classes/schools, kindergarten fee, crime index and so on. But the worst is **re-zoning**: basically you're saying "we, the Village of Deerfield should not be trusted and we'll do whatever we want regardless of the village code/laws and promises made to residents"

Reading the COW notes from 12/15/2014, I had a good laugh to see this one: "**Mr. Koenig stated they fund operations to be self-sustaining.**" I went and read your biographies and all of you have excellent formal education so I'm convinced you didn't buy that one. I had no clue there are Section 8 residents in Deerfield, but the COW meeting notes mentioned it, so I feel smarter now. Moving forward, there is another good quote from those notes: "*Trustee Jester inquired if the development would be Section 8 housing, like One Deerfield Place. Mr. Koenig stated it would **not be Section 8 housing, as the rent would be fixed and not slide based on income.** He noted that they would accept Section 8 vouchers as payment when appropriate.*" **How can you guarantee that rent would be fixed when you talk about re-zoning with such ease?** This is basically Section 8 no matter how you slice it. Once this project is developed it will transform in Section 8, they just need to make the entrance - we all know that, so let's stop pretending.

The "statistics" presented in their proposal are so skewed, it doesn't even worth debating. - garbage in, garbage out, as they teach you in Statistics 101.

I understand that political correctness and diversity rhetoric is the flavor of the month and a trendy thing nowadays. I noticed the developer and some residents providing emotional "heartbreaking stories" to support this project. Please allow my story: we are immigrants(the legal type) and we did sit in traffic for hours to commute to work daily, we did work full time on low wages while attending school ,we did reside in not so good neighborhoods, and we had "between jobs" experience. All this without section 8, food stamps or welfare. Believe me, a lot of my friends and immigrants from Europe have the same story to share.

Here is another story since we like them so much. We lived in Gurnee and we experienced that village transforming from a decent community to a community where gangs graffiti appear on subdivisions signages and fences, crime index goes up, and school' scores go down .You guessed correctly - the changed happened once more Section 8, low income residents were allowed in. That is the reality and no speeches or noble ideals can change it.

We do spend a lot of money on taxes to live in Deerfield in order to get away from what I described above, so, please take it into consideration. I like it here and I want to raise my three children in this community.

DO NOT ALLOW THIS project or any similar project to be developed. There is absolutely no logical reason to have such a development in Deerfield.

In one of the "workshop" video, a resident mentioned your re-election as a way to stop projects like this. While I only get involved in politics on voting days, this initiative convinced me that I should do more if I want to retain the current quality of life in Deerfield. One thing I can promise you. If Zion Woods project is approved, the very same day I will start a website fighting your re-election with all my resources and time available. From what I observed and noticed, there are a lot of residents who would fight the current mayor and trustees re-election if such projects are approved.

As a side note, instead of trying to bring "affordable housing" in Deerfield you should be more concerned about how the village employees are (NOT)responding to residents questions and messages. There is a nice and clean "contact us" page but seems like all the messages sent via that channel end into a black hole. Basically no answer to any of them, even if they were sent last year.

Respectfully,
Ciprian Sabau

TO: MAYOR OF DEERFIELD / VILLAGE OF DEERFIELD
Re: PROPOSAL-AFFORDABLE HOUSING-DEERFIELD

I STRONGLY OPPOSE THIS IDEA. IT'S NICE THAT YOU THINK ITS A GREAT IDEA, I AM SURE YOUR CHILDREN ARE FULLY GROWN BY NOW. MOST RESIDENTS WITH SMALL CHILDREN ARE CONCERNED ABOUT THIS PROPOSAL. SCHOOLS ARE GREAT NOW, BUT THEY CANT STAY THAT WAY WHEN PEOPLE MOVE OUT AND THE POPULATION CHANGES. DIVERSITY MAY BE GREAT AND HAS LOTS OF BENEFITS, BUT NOT IN THIS CASE WHEN WE HAVE HIGH TAXES ALREADY AND OUR ECONOMY IS UNSTABLE. NORTHSHORE IS GREAT FOR A REASON! I OPPOSE!

Sincerely
DF RESIDENT