

PUBLIC COMMENT
10/08/20

Daniel Nakahara

From: Gerald Saltarelli <gerry@saltarelliadr.com>
Sent: Tuesday, October 6, 2020 6:41 PM
To: Daniel Nakahara
Subject: Zion - Plan Commission Meeting

Dan, thank for the notice of Thursday's meeting. I have the following questions with regard to the submissions to the Plan Commission.

1. I have lived at 935 Heather for 40 years. My basement has never had water. Ciorba Group's Comment No. 1, May 15, 2020, page 14 of the PDF, addresses runoff from the adjacent residential properties to the east. What assurance do the neighbors have that the proposed berm and grading on the site will not cause water retention and possible flooding of our homes? What remedy will be there be if there is excessive water retention?
2. In that connection, the proposed grading in the swale on the east side of 935 Heather is only 1%. I am advised by a landscape architect I engaged that a 2% gradient is required in this non-mowed area to ensure positive flowage to the site's compensatory storage facility. Will this be addressed by the developer? I note that Tyler Dickinson states at page 21 that "we will hold them to appropriate grading." What does the Village consider appropriate?
3. Par. 9 of Plan Review Comments, Sept. 15, 2020, at page 12 of the Staff Memo PDF, notes that a "tree inventory is required" which must comply with the Village Tree Ordinance. I would appreciate confirmation that the inventory will include trees on neighbors' property within 10 feet of the property line. What steps will be taken to ensure that construction near the property lines does not damage those trees, including their roots?

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Daniel Nakahara

From: Andy Stein <andrewtoddstein@gmail.com>
Sent: Tuesday, October 6, 2020 7:57 PM
To: Daniel Nakahara
Cc: Leigh Stein
Subject: Zion Woods Proposal

Dan-

Good evening, I hope all is well and you and your family are staying safe and healthy during these unique times.

We recently became aware that the Zion Woods proposal is to be before the Plan Commission for final approval this Thursday (10/8/20). As you are aware the neighbors adjacent to the proposed project have strongly opposed the project over the past 5 years as it is classic "spot" zoning, in allowing multi-family residences among the largest lot single family zoning in the Village of Deerfield. However, what is most disconcerting thru the process is that the elected officials have constantly shared with the neighbors that they want this to be an open process and one that the developer will seek input from the neighbors. It has been years since the developer or church has reached out to discuss any of the key issues with the neighbors that include berming, landscaping, light screening,

etc. As this project has evolved over several years we have seen how other projects in the Village have worked with adjacent property owners to ensure balanced development. Why rush to get this project approved without allowing the neighbors to provide comment and make changes for improvement in the proposal?

Additionally, I also understood that in the last public meetings in 2018 that the developer was to enter into an agreement with the Village or record against title that the change of zoning would not allow for additional apartments to be built in excess of what was approved with this project. Can you please clarify when in the process this document will be produced as it will be critical for the neighbors to have the ability to review and comment.

We look forward to listening to the presentation this Thursday night and provide the Commission with our comments over zoom.

Thank you,

Andy and Leigh Stein
970 Heather Road

Daniel Nakahara

From: Maureen Darnaby <maureen.darnaby@gmail.com>
Sent: Wednesday, October 7, 2020 2:54 PM
To: Daniel Nakahara
Subject: Zion Woods Development

Dan, please include this email with others for the Plan Commission discussion tomorrow evening. I will be attending via zoom. Thanks.
Maureen Darnaby

I have reviewed the final plans for the Zion Woods housing development and have several questions and concerns.

I have lived at 905 Heather Rd. for almost 30 years and have enjoyed the quiet privacy of my backyard for all of that time. The plan as it is now presented has a play yard and picnic area less than 35 feet from my property line and in full view of my family room and patio. The only buffering at my line of sight appears to be a four foot landscape buffer with several deciduous shade trees planted around it. The top of the four foot landscape buffer will barely be at the height of my patio due to the natural slope of my property.

I am asking for an adjustment to the proposed landscaping to allow my home and yard to retain a sense of privacy. Several years ago when Deerfield High School added an addition to the south side of the school, neighbors asked for and received a dense planting of mature arborvitae along High School Drive (now known as Warrior Way.) As my family room, patio and backyard will have full view of the north apartment building, driveway, and play/picnic area, I believe this screening to be a reasonable request. I would like this natural screening of mature arborvitae to be placed on top of the buffer and expect that mature plants will be at least 10 feet in height.

I also have questions regarding the storm water inlet proposed to be placed next to my property line. What storm water is it designated to receive? Will my property now flood during heavy storms if it cannot handle the water it is to receive? What recourse will I have if this is the result? Who is responsible for making sure it is properly maintained and doesn't clog? Will it attract mosquitoes? Will it be covered in such a way that it won't attract my toddler-aged grandchildren?

It is unfortunate that although the developers were told by the Board of Trustees at the July 15, 2019 Board meeting that they should reach out to the neighbors as they finalized their plans, that has not happened. I am now asking for your help.

Thank you.
Maureen Darnaby