

**Public Comment
On the Proposed
833 Deerfield Road
Preliminary
Development Plan**

From: Steven Lubin <sbmw531@aol.com>

Sent: Tuesday, September 22, 2020 7:29 PM

To: Appearance Review Comment <appearancereviewcomment@deerfield.il.us>

Cc: Steven Lubin <sbmw531@aol.com>; Elizabeth Delevitt <edelevitt@deerfield.il.us>

Subject: [PUBLIC COMMENT] Proposed 833 Deerfield Rd redevelopment

This email is in reference to the plans being submitted for the redevelopment at 833 Deerfield Rd. for inclusion at the 8/24/20 meeting of the Appearance Review Commission.

I have multiple concerns about this redevelopment but because of the requested number of words limitation I will only address two:

1. Traffic congestion...Not sure if traffic studies have been done, (and if so, when, pre/during Covid lock down), but even though traffic has been down considerably since Covid outbreak it already has been increasing. There are already traffic backups both ways, eastbound and westbound, at the corners of Deerfield Rd and Chestnut St and also at the corners of Deerfield Rd and Robert York Rd. Going eastbound is definitely worse and after traffic gets back to normal I believe the additional traffic congestion this development will bring to the area will be beyond acceptable. I live at the corner of Deerfield Rd and Chestnut St so I am very aware of the traffic there.

2. Beautification....considering the height of this building and the close proximity to Deerfield Rd I am afraid this will just be an eye sore block at that corner. We already have greatly lessened the appearance of that area by replacing the gorgeous building that was the Stoney River Restaurant with a far less appealing pile of bricks. This is supposed to be our Downtown, let's treat it as such.

Thank you,

Steven Lubin

Chestnut Station Resident

Daniel Nakahara

From: Myra Antman <mantx25@gmail.com>
Sent: Wednesday, September 23, 2020 11:20 AM
To: Plan Commission Comment
Cc: Daniel Nakahara
Subject: [PUBLIC COMMENT] 833 Deerfield Road Development

Dear Plan Commission,

It is somewhat puzzling why there is an attempt to squeeze a fairly large 40 unit five-story building into such a tight footprint described on your recent notification . What, with the ground level parking space under the building, this will become the highest residential building in Deerfield, even though it does not sound like it's going to be something beautifying our Village.

Also, considering the extreme proximity to the railroad, the prospective residents, especially, the higher floor residents, may be subjected to fairly severe vibrations from heavy freight trains. A dog run has no place in this area, as they are never cared for leaving additional refuse. And, who will be able to see a "sculpture garden" with all the density being discussed ? And, to add a pedestrian connection to the Metra station will make more congestion at an already congested corner.

The traffic pattern on Robert York would have to struggle with the additional up to 90 cars and bicycles going in and out of the parking lot, competing with the heavy trucks and passenger cars of the Deerfield Plaza, and the Grand Prix car wash traffic.

There is no mention as to how the elementary and middle school(s) may be able to accommodate the increase of students residing in the new property and how the school portion of our property tax may be affected.

The current Deerfield population density of about 3400/sq. mile, predominantly concentrated in the area of the proposed redevelopment, is way higher than the state's and even much higher than that of the larger neighboring suburbs of Northbrook and Highland Park, both having their population densities of about 2500/sq.mile.

Considering all of the above, the proposed redevelopment does not appear to be well-thought out. The developers are not not considering our Village and our current residents. And the Plan Commission is not listening to it's residents and considering the safety and well being of this community.

The Plan Commission needs to concentrate on finding a good replacement business for the suggested area that would generate good taxes without any above mentioned adverse effects.

Best regards,

Myra Antman,

Board Treasurer

South Commons,

610-640 Robert York Avenue

Daniel Nakahara

From: Gabriel Nagy <gabrielnagypatino@gmail.com>
Sent: Wednesday, September 23, 2020 10:25 AM
To: Public Comment; Daniel Nakahara
Subject: Village Board Action: Plan Commission Affordable Housing Regulation

Costly housing is bad for the growing population of renters, forcing them to spend less on other goods and services. It is a recipe for frustration for the Millennial generation's housing aspirations as a benchmark of economic stability. And finally, it is unsustainable for an economy that relies on homebuyers taking on large debts. So how did we arrive, once again, to this precarious state of affairs?

There are three major culprits. First, current property taxes reduce the profitability of investments, discouraging developers, and entrepreneurs willing to invest in low-income neighborhoods. Matthew Downhour suggests that when we think about what the "specific challenges are facing less affluent neighborhoods and those overcoming decades of neglect and conflict, it becomes even more clear why traditional property taxes are a barrier to needed progress."

Since the early 2000s, the number of countries using macro-prudential policies has doubled. The mortgage business has experienced increasingly lower returns putting the brakes on rapid credit growth. Getting a mortgage is harder than it was. This combined with an artificial supply restriction, our third culprit, has made that over the past 70 years global house prices have more than quadrupled in real terms according to The Economist. "In many countries", according to a paper from Miles and Sefton, "it is plausible that house prices could now persistently rise faster than incomes", especially when running against a fixed supply.

GABRIEL NAGY

NAGY Associates MBE, Principal

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PLANNING, COMMUNITY DEVELOPMENT, and PROJECT MANAGEMENT

Ideas/Knowledge Inspire Positive Change

Daniel Nakahara

From: Marla Newman <marla.newman21@gmail.com>
Sent: Wednesday, September 23, 2020 4:56 PM
To: Plan Commission Comment
Cc: Daniel Nakahara
Subject: [PUBLIC COMMENT] Fwd: Proposal for 833 property

----- Forwarded message -----

From: **Marla Newman** <marla.newman21@gmail.com>
Date: Wed, Sep 23, 2020 at 4:11 PM
Subject: Proposal for 833 property
To: <plancommission@deerfield.il.us>

As a resident of the 610 Robert York property I am not in favor of the proposed use for this property. I live on the fourth floor of this 4 story building and didn't realize before purchasing the amount of vibration that the trains cause when passing by on the tracks. Especially the freight trains. My apartment is actually the furthest distance away from the tracks and I can only imagine how it feels when even closer, not pleasant!

In addition to the vibration, the additional traffic that this building will cause will not be acceptable. People already use this section of road to bypass traffic on Waukegan Road in order to access Deerfield Road during peak times and when trains block the intersection on Osterman.

I would not recommend this plan.
Marla Newman

Daniel Nakahara

From: APACS <apacs@comcast.net>
Sent: Wednesday, September 23, 2020 10:52 AM
To: Plan Commission Comment
Cc: Daniel Nakahara
Subject: [PUBLIC COMMENT] 833 Deerfield Road Redevelopment

Dear Plan Commission,

It is somewhat puzzling why there is an attempt to squeeze a fairly large 40 unit five-story building into such a tight footprint between the railroad, Deerfield Road, the Car Wash and the back side of the Walgreens store. What with the ground level parking space under the building, this will become the highest residential building in Deerfield, even though it does not sound like it's going to be something beautifying our Village.

Also, considering the extreme proximity to the railroad, the prospective residents, especially, the higher floor residents, may be subjected to fairly severe vibrations from heavy freight trains.

The traffic pattern on Robert York would have to struggle with the additional up to 90 cars going in and out of the parking lot, competing with the heavy trucks and passenger cars of the Deerfield Plaza, and the Grand Prix car wash traffic.

There is no mention as to how the elementary and middle school(s) may be able to accommodate the increase of students residing in the new property and how the school portion of our property tax may be affected.

The current Deerfield population density of about 3400/sq. mile, predominantly concentrated in the area of the proposed redevelopment, is way higher than the state's and even much higher than that of the larger neighboring suburbs of Northbrook and Highland Park, both having their population densities of about 2500/sq.mile.

Considering all of the above, the proposed redevelopment, does not appear to be well-thought out.

The Plan Commission should concentrate on finding a good replacement business for the suggested area that would generate good taxes without any above mentioned adverse effects.

Best regards,

Alex Pinsker,
Board President,
South Commons,
610-640 Robert York Avenue