

PUBLIC COMMENT

Daniel Nakahara

From: Myra Antman <mantx25@gmail.com>
Sent: Thursday, May 6, 2021 8:48 AM
To: Daniel Nakahara
Subject: Proposed 833 Deerfield Road Development

In response to Letters sent out earlier in the week, I want to voice my opposition to this planned Unit Development

I was drawn to Deerfield because of its charm character and beauty. I live in the area of this proposed building, and I feel that it goes against all things Deerfield. The size, the location, and added car traffic is too much for this site. The demolition and construction will create too much congestion for a small village street to bear. Traffic from Walgreens and Whole Foods already put a strain on foot traffic in the area.

Fire and Police concerns need to be addressed with this additional influx of people. Sanitation and sewers are also an issue;

I am also voicing my opinion on Low income units. I believe that rentals for the same size units should be the same, regardless of income. This project will not benefit anyone but the developers. It is also understood that these Developers are helping Rhapsody Cafe transition into the space vacated by Josh's.

The Plan may have received unanimous favorable recommendation by the Village Commission, but certainly did not receive that from area residents. We live here,. We do not want the area turned into a housing development that detracts from the beauty and character of our Village. The Commission thought favorable to tear down a restaurant and replace it with three, still, with two vacant spaces. Residents were not in favor of that either. The Commission really needs to be aware of what area owners want, not just what they think we want. We do not see a project of this size promoting anything but success for its developer and the various temporary construction jobs.

I know I am only one voice, and thank you for letting me express my opinion.

Thank you

Myra Antman
640 Robert York
Deerfield IL

Daniel Nakahara

From: dbrimm@brimmcomm.com
Sent: Thursday, May 6, 2021 10:08 AM
To: Daniel Nakahara
Subject: Please don't approve the larger building at 833 Deerfield Road

As a resident of South Commons, I am greatly disappointed that the Deerfield Planning Board is trying to sneak through a larger footprint at 833 Deerfield Road. With only two days' notice, the Board is considering re-configuring the proposed 50 unit luxury apartment building at 833 Deerfield Road. Now new plans call for a 5 story building, instead of the original 4 story. And allocating 3 affordable units. If you add the parking garage parking, it is now a 6-story building.

This is a slap in the face of nearby residents because it will add more traffic and impact our property value. In addition, many children use Robert York to travel to school. This will put them in danger.

I urge you to honor the original plan and don't allow CRM Properties to undermine our community.

David Brimm
640 Robert York
Deerfield, IL 60015

dbrimm@brimmcomm.com

Daniel Nakahara

From: Terry Dallas <terry_dallas@yahoo.com>
Sent: Thursday, May 6, 2021 12:23 PM
To: Daniel Nakahara
Subject: 5 story building

Five stories is too tall in that location. There are buildings that tall on Lake Cook, but for downtown Deerfield, it's too much.

If there are going to be ~10 apartments per floor, the apartments will be quite small, which will attract more transients rather than families which will change the character of a family-oriented town.

Daniel Nakahara

From: dayondenic@gmail.com
Sent: Thursday, May 6, 2021 7:25 PM
To: Daniel Nakahara
Subject: 833 Deerfield Construction

As a nearby deerfield resident I oppose this proposed construction project.

Dayon Denic
Address- 947 Deerfield Road, Deerfield, IL

Sent from my iPhone

Daniel Nakahara

From: joel kogen <joelkogen@gmail.com>
Sent: Thursday, May 6, 2021 1:49 PM
To: Daniel Nakahara
Subject: 833 Deerfield Building proposal

I believe this is a hug mistake I am vote Against it Deerfield is losing to manny Restaurants Deerfield need income with out Restaurants and businesses the village will go downhill

I have a better plan open up zaniness Comedy club and leave Rhapsody city cafe only If village open up a Comedy center The village will be laughing it way In doe Aka cash

Thank you for your time
Sent from my iPhone

Daniel Nakahara

From: APACS <apacs@comcast.net>
Sent: Thursday, May 6, 2021 11:51 AM
To: Daniel Nakahara
Cc: 'Myra Antman'; 'Marla Newman'; jillparker@hotmail.com; 'David Brimm'
Subject: 833 DEERFIELD ROAD

To whom it may concern:

The 50-unti footprint appears to be squeezed into a very small lot, adding, most likely 75-80 cars, this being a luxury apartment building, adding traffic congestion to Robert York Avenue along with the existing GtandPrix Car Wash, strip mall North of it, and the Deerfield Square access roads. Currently, there is a Stop Sign, with the rules of yield violated constantly. This, along with limited visibility at the sign, creates hazardous traffic situations. This presents a serious concern for the South Commons residents.

Also, the building is described as a luxury apartments. The general description of such is shown below.

Could you please provide a more detailed description of the luxury features of the projected 833 Deerfield Road development?

Best regards,

Alex Pinsker,
Board President,
apacs@comcast.net

South Commons Condominiums
610/640 Robert York Avenue
Deerfield, IL

Luxury apartment

From Wikipedia, the free encyclopedia

A **luxury apartment** is a type of [apartment](#) that is intended to provide its occupant with higher-than-average levels of comfort, quality and convenience. While the term is often used to describe high-end regular apartments, or even typical apartments as a form of aspirational marketing, a true luxury apartment is one that is variously defined as being in the top 10% of transactions on the market,^[1] or having a total value of more than \$4–5 million US dollars, with "ultra-luxury" apartments being valued above US\$10 million.^[2] However, it can also mean any apartment with extra amenities, such as a [doorman](#), [yoga studios](#) or [bowling alleys](#), among others.^[1]

Daniel Nakahara

From: Alex Antonov <alex@antonov.ws>
Sent: Thursday, May 6, 2021 1:07 PM
To: Daniel Nakahara
Subject: 833 Deerfield Public Hearing comment

Hello Mr. Nakahara.

My name is Alex Antonov, and I am a resident of 654 Elm Street in Deerfield.

Wanted to submit/provide my feedback on the proposed development of 833 Deerfield Road property, specifically converting it into a rental apartment high-rise.

While I do welcome continued redevelopment and improvement to the downtown area and the shopping center specifically, I think that the proposed plans from this particular builder, especially the amended ones, raise some concerns in my mind.

One of the biggest issues is the proposed change in height, now asking for a 6-story building, as it would create a giant eye-sore in the otherwise very elegant/natural ensemble of the Deerfield Shopping Center. If anything, I'd like to strongly encourage the committee to not allow anything higher than the current Barnes & Noble building or the height of the residential structure on the other side of Osterman, by the railroad tracks (640 Robert York Ave).

The increased height/unit count of the building (going from 40 units to the proposed 50+) will also create a more dense crowding in the area, pedestrian crossings of an already narrow/congested Deerfield Road in that section, thus presenting more concerns to safety of both pedestrians and drivers alike. (The builder in their plans alluded to their anticipation of residents in the complex being more walk/bike oriented, rather than driving). Also the proximity to the railroad track, with 24-7 heavy traffic will most likely impact tenant retention, thus leading to a potentially higher-than-desired turnover, which impacts the value of properties in the vicinity. (The newly build PUD on Elm, right next to me, is already beginning to see signs of such turn over, as my new neighbors, who I spoke with, have all expressed concerns with "living on the railroad tracks" and are not optimistic about their renewal once their initial lease expires).

Last, but not least, it is sad to see a plaza where 2 great restaurants once were, to be converted into residential building instead of focusing more on the options to encourage more variety of various dining/entertaining kinds of tenants to occupy the space. I agree that the current Shopping Center might need "rejuvenation" to bring more life, and encouraging more dining/entertainment options would make it a true community hangout center that would match the spirit of our village. Obviously the pandemic didn't help in that regard, but even before it, the merchandise stores that occupied the plaza seemed to be rarely visited by patrons (could be my subjective perception though), and trying to "stimulate" more dining options of various kinds would help making the center be more vibrant, without the need to resort to building big high-rises.

Please let me know if there is any more input I can provide to help in this matter.

Thank you so much for your consideration in reading my feedback!

Sincerely,
Alex Antonov
654 Elm Street, Deerfield IL.

Daniel Nakahara

From: Mariia Shvets <peaiv013@gmail.com>
Sent: Friday, May 7, 2021 1:06 AM
To: Daniel Nakahara
Subject: Opposing new construction 833 Deerfield

Hi,
I personally don't think it is a good idea to build a 50 unit rental building at 833 Deerfield Rd as it will bring too much congestion into the area and add car traffic on residential streets and main roads of our beautiful village.

Sincerely,
Mariia Grinberg.

Daniel Nakahara

From: c bonczz <cbonczz@hotmail.com>
Sent: Friday, May 7, 2021 1:50 PM
To: Daniel Nakahara
Subject: 5-story building on Deerfield road

Five stories is too tall for Deerfield. We want to be mostly single family homes. As a 40 year Deerfield resident, I oppose big buildings as it will change the look and feel of the village.

Cynthia Bonczkiewicz