

PUBLIC COMMENT #3

Daniel Nakahara

From: Terry Park <tparkjr78@yahoo.com>
Sent: Tuesday, May 11, 2021 8:37 PM
To: Daniel Nakahara
Cc: Suzanne Park
Subject: Proposed Construction (Warehouse and Rhapsody)

Hello Deerfield -

While I hate to see the Warehouse close, this is an ideal location for condos by our Metra train station. If we are able to attract high income earning citizens - who must travel for work in Chicago - I am assuming this will produce increased tax dollars for Deerfield. I view this (increased tax dollars) as good / positive for our Deerfield schools, our Deerfield Park District, our Deerfield Police and Fire Departments, roads maintenance, etc.

As a father of 1st and 3rd grade students at Walden Elementary, I'm balancing "what sounds / seems fun", with what are our community needs. Let's ask the questions and face the facts. I personally went to the Warehouse pre-covid on a weekly basis during football season. This place - unfortunately - was rarely at even half occupancy. Deerfield residents were not supporting local business; just real talk with real observation. Vacant buildings at this location are not of value to Deerfield.

We can figure out traffic patterns concerns if an influx of new residents - that's the least of my concerns. To be clear, I want to keep Deerfield a Village and not explode our population. This proposal is more to the question of what offers the best value to Deerfield's future.

Kindly

Terry Park
Knollwood Rd, 6 years resident

Daniel Nakahara

From: Shana Ryback <shanays22@yahoo.com>
Sent: Wednesday, May 12, 2021 10:02 AM
To: Plan Commission Comment
Cc: Daniel Nakahara
Subject: [PUBLIC COMMENT] Development of multi-tenant building 7

I am writing to express my approval of the plan to build a 50 unit condo building on the site that was formerly Rhapsody Cafe. I believe the this could bring many new residents to Deerfield, and with them, new revenue to support our town and small businesses.

Thank you,
Shana Ryback

Daniel Nakahara

From: Robert Klein <cbreezedad@comcast.net>
Sent: Wednesday, May 12, 2021 1:22 PM
To: Plan Commission Comment
Cc: Daniel Nakahara
Subject: [PUBLIC COMMENT] Development of Warehouse/Rhapsody Building

I have been a Deerfield resident for 35 years, moving here in March, 1986. We moved here because this is a bedroom community with good restaurants nearby. Deerfield has been a wonderful place to raise our family.

I believe that allowing a 6 story condo building is the opposite of everything that Deerfield stand for- which is a village for families.. If you want tall condo buildings, go to Highland Park. We are not Highland Park, and hopefully, never will be.

The only development that should be allowed is development that brings in more restaurants. We have recently lost El Traditional and Bar Taco, and of course lost Josh's and the Warehouse. Why would we want to allow a condo building, let alone a 6 story eyesore?

Condo buildings, regardless of size, add nothing to the character of our Village. This particular location is space that could be used to bring in restaurants.

We should stick to being a bedroom community- a community that attracts families who want to raise families here. A condo building will not attract families. Deerfield's brand should be families, families, families. That is why 99% of our population is here. Let's not take change our character!

Respectfully,

Rob Klein
1152 Norman Lane

Daniel Nakahara

From: Public Comment
Sent: Wednesday, May 12, 2021 3:55 PM
To: Daniel Nakahara; Jeffery Ryckaert
Subject: FW: [PUBLIC COMMENT] Public Comment 6 Story 50 unit proposed building

#1

From: Alison Simon <alison.d.simon@gmail.com>
Sent: Tuesday, May 11, 2021 8:30 PM
To: Public Comment <publiccomment@deerfield.il.us>
Cc: David Fitzgerald <dfitzgerald@deerfield.il.us>; Matthew Weiss <mweiss@deerfield.il.us>; Andrew Lichterman <alichterman@deerfield.il.us>
Subject: [PUBLIC COMMENT] Public Comment 6 Story 50 unit proposed building

Hi there -

Please enter this comment into the public record.

Regarding the hearing on the space current occupied by Rhapsody Cafe and the former Warehouse, this is unfavorable use for downtown Deerfield. The current standard on building height is in place for reason and this change can and will dramatically fracture the allure, mystique and overall sentiment and desirability of living in Deerfield.

My family and I looked to Deerfield when we were looking to raise a family due to its small town feel and overall friendliness, walk ability and charm. Large apartment complexes like this will change the reputation of Deerfield and I worry there is no way back if we'd like to go back after approving this large scale project. Please keep Deerfield small and let the developers look to space in Highland Park, Arlington Heights etc for this type of expansion.

Signed
Alison Simon

(My address if needed is 1406 Charing across Rd)

Public Comment

Extension

Daniel Nakahara

From: Public Comment
Sent: Wednesday, May 12, 2021 3:55 PM
To: Daniel Nakahara; Jeffery Ryckaert
Subject: FW: [PUBLIC COMMENT] Re: luxury apartments in Deerfield Square

#2

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

From: Allyson Berman Greenbaum <allysonberman@yahoo.com>
Sent: Tuesday, May 11, 2021 9:20 PM
To: Public Comment <publiccomment@deerfield.il.us>
Cc: David Fitzgerald <dfitzgerald@deerfield.il.us>; Matthew Weiss <mweiss@deerfield.il.us>; Andrew Lichterman <alichterman@deerfield.il.us>
Subject: [PUBLIC COMMENT] Re: luxury apartments in Deerfield Square

I am writing to voice my opposition to the proposed building of luxury housing in Deerfield Square. I think it's an absolute shame that we can't keep any restaurants or small businesses in the square. Replacing the current building with 50 units will add a ton of congestion to the area. Plus, who would want to live right next to the train tracks?? I don't like the precedent of changing the Village's height limitations to make this happen. We need to make it easier for restaurants like Rhapsody to continue to exist as they are a huge part of our community. Not forcing them to move into a smaller space.

I think this is a terrible idea in the wrong direction for Deerfield.

Respectfully,
Allyson Greenbaum

Public Comment

Extension
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## Daniel Nakahara

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**From:** Public Comment  
**Sent:** Wednesday, May 12, 2021 3:56 PM  
**To:** Daniel Nakahara; Jeffery Ryckaert  
**Subject:** FW: [PUBLIC COMMENT] Redevelopment of Multi-Tenant Building 7

#3

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**From:** Sheri Gostomelsky <sheri.gostomelsky@gmail.com>  
**Sent:** Tuesday, May 11, 2021 9:54 PM  
**To:** Public Comment <publiccomment@deerfield.il.us>  
**Cc:** David Fitzgerald <dfitzgerald@deerfield.il.us>; Matthew Weiss <mweiss@deerfield.il.us>; Andrew Lichterman <alichterman@deerfield.il.us>  
**Subject:** [PUBLIC COMMENT] Redevelopment of Multi-Tenant Building 7

Dear Deerfield board members,

I am asking that you not allow a height exception for this proposed project.

My concern is that allowing for a taller structure will set precedence for future projects, impacting the landscape of our community.

Respectfully submitted,

Sheri Gostomelsky  
1152 Deerfield Road  
Deerfield, IL. 60015

### Public Comment

Extension

## Daniel Nakahara

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**From:** Public Comment  
**Sent:** Wednesday, May 12, 2021 3:56 PM  
**To:** Daniel Nakahara; Jeffery Ryckaert  
**Subject:** FW: [PUBLIC COMMENT] Public hearing for Thursday May 13

#4

**From:** Nicole Brown Gehbauer <ntbrownest@gmail.com>  
**Sent:** Tuesday, May 11, 2021 11:10 PM  
**To:** Public Comment <publiccomment@deerfield.il.us>  
**Cc:** David Fitzgerald <dfitzgerald@deerfield.il.us>; Matthew Weiss <mweiss@deerfield.il.us>; Andrew Lichterman <alichterman@deerfield.il.us>  
**Subject:** [PUBLIC COMMENT] Public hearing for Thursday May 13

To whom it may concern :

I'm writing and concern for the hearing on Thursday, May 13th about the property where Rhapsody is (and Warehouse used to be).

Our town draws the least amount of people/traffic for restaurants and activities. The surrounding towns have worked hard to establish a more vibrant downtown. It is extremely disappointing to hear Deerfield is willing to remove more space for condos instead of focusing on creating a vibrant downtown. The space where Rhapsody exists currently has many opportunities for stores and even a great restaurant opportunity for rooftop music and nightlife/a brewery etc. Our town is very disappointed in the restaurants that have been leaving and most people report going to other towns to enjoy entertainment and food. There are very few restaurants that offer fun family meals at a good price, Especially with replacing Bartaco with Rosebud (not an affordable family friendly restaurant). In addition a med spa is going where a sushi place was, in a community where medical treatment is already in abundance. The choices are not in alignment with what the community would like.

Please consider the needs of the community, not just the interest of a outsider invested in his profits. The community knows the person who owns this land and is aware that he is making it extremely difficult & even worse making it impossible for small business owners. We hope our leadership can work around this to support what the community wants in that space, and in general.

Gehbauer family

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In health,  
Nicole Gehbauer LCPC CADC MAAT CYI  
The Chicago Integrative Center for Psychology, LLC  
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**Public Comment**

Extension

## Daniel Nakahara

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**From:** Public Comment  
**Sent:** Wednesday, May 12, 2021 3:56 PM  
**To:** Daniel Nakahara; Jeffery Ryckaert  
**Subject:** FW: [PUBLIC COMMENT] "Public Hearing on the Request for an Amendment to the Deerfield Square Planned Unit Development for the Redevelopment of Multi-Tenant Building 7" -

#5

**From:** Rachel Cohen Losoff <rachel.losoff@gmail.com>  
**Sent:** Wednesday, May 12, 2021 6:20 AM  
**To:** Public Comment <publiccomment@deerfield.il.us>  
**Cc:** David Fitzgerald <dfitzgerald@deerfield.il.us>; Matthew Weiss <mweiss@deerfield.il.us>; Andrew Lichterman <alichterman@deerfield.il.us>  
**Subject:** [PUBLIC COMMENT] "Public Hearing on the Request for an Amendment to the Deerfield Square Planned Unit Development for the Redevelopment of Multi-Tenant Building 7" -

To whom it may concern,

I am a newer resident to Deerfield. We moved here only 4 years ago. One of the main draws to the area was the Deerfield square with the restaurants. I am so disappointed to hear that you will tear down the area slotted for two restaurants to build condos. It is so disappointing to hear that there will be fewer opportunities for restaurants in the area. That is one of the main reasons that people love Deerfield. There is a nice downtown area that draws people. If we just have more housing, there will be nowhere for people to go and unless people will move here. Please reconsider and focus on developing the area with more businesses.

Rachel Losoff  
1063 Forest Ave, Deerfield, IL 60015  
773 930 5090

### Public Comment

Extension