

**PLAN COMMISSION  
VILLAGE OF DEERFIELD  
Minutes**

The Plan Commission of the Village of Deerfield called to order a Workshop Meeting at 7:30 P.M. on March 1, 2023 at Deerfield Village Hall.

Present were: Al Bromberg, Chairman  
Jennifer Goldstone  
Lisa Crist  
Sara Lubezny  
Bill Keefe  
Kenneth Stolman  
Blake Schulman

Also present: Jeff Ryckaert, Principal Planner  
Daniel Nakahara, Planner  
Andrew Lichterman, Assistant Village Manager and Director of  
Community Development

**Public Comment on a Non-Agenda Item**

There were no comments from the public on a non-agenda item.

**WORKSHOP MEETING**

- 1) Prefiling Conference on the Request for Approval of an Annexation, Rezoning, a Special Use for a Preliminary and Final Development Plan for an Industrial Planned Unit Development for Two Industrial Buildings; a Concept Plan for a Recreation Center/Field House, and Any Necessary Exceptions for the 101-Acre Property Located at 1 Baxter Parkway (located to the north of Horizon Therapeutics, and south of Parkway North Center on Saunders Road)**

Chairman Bromberg swore in all who plan to testify before the Commission.

Jon Pozerycki, Regional Partner at Bridge Industrial, addressed the Plan Commission. He shared that Bridge Industrial was founded in 2000 and focused mainly in the Chicago area. From 2000 to 2011, they were specifically focused on industrial acquisition and development in the Chicago region. After that they expanded their platform to a regional and nationwide focus. Today Bridge Industrial is a premier industrial investment manager in the country and beyond. They have capital partners and are backed by many pension funds. Since 2000, Bridge has developed over 70 million square feet of industrial warehouse across the country including 22 million square feet in the Chicago area, 3.8 million of which are in Lake County which includes the Bridge Waukegan campus.

Mr. Pozerycki shared that Baxter brought this site to the market in 2022 with the hope to sell the building and relocate which is indicative of the market trends for suburban offices and the downsizing of corporate campuses. Bridge saw this as a great opportunity for industrial redevelopment and the best use as an industrial use in today's market. He shared that they designed a site plan based on demand in the market and from corporate campus users. In

conversations with the Village and the Park District, the idea of the Rec Center was introduced. Bridge is planning to build a building for the Park District which they would lease on a long-term basis to the Park District and would serve as a benefit and an amenity to the community.

Mark Houser of Bridge shared that he would be overseeing the construction of the development and will review the project including site plans, elevations, landscape plan and the traffic study. Mr. Houser stated that it is a 101 acre campus. The Baxter campus was a multi building campus with 650,000 square feet. They are proposing three buildings just short of 1.3 million square feet, all on the ground level with no multi-story buildings. The primary access will be from Baxter Parkway where there is a signalized intersection at Saunders. All truck traffic will use that access point onto Saunders Road and to Lake Cook Road. They will add signage and discourage any truck traffic from going north on Saunders Road. For traffic coming into the facility, the majority will come from the north from I-94. And traffic from the Edens Expressway will be directed to take Highway 41 to Lake Cook Road as opposed to taking the Spur to Deerfield Road. They plan to keep truck traffic controlled to Saunders Road and Lake Cook Road.

Commissioner Schulman asked what size trucks would be accessing the development. Mr. Houser replied that they are speculative developers and do not know the end user, but trucks for this type of use often include semitrucks. Traffic consultant Luay Aboona with KLOA added that there would likely be a mix of trucks that would include semis as large as 70 feet long. Commissioner Schulman commented that local roads have size and weight limits, and the trucks may not follow them. Mr. Aboona replied that truck drivers have their own map books that show truck routes and restrictions and they do not follow GPS the way regular vehicles do. He added that the facility is the destination, and the tenants will likely have repeat truck drivers who will become familiar with the route. They believe the majority of truck traffic will be oriented towards Lake Cook Road. Commissioner Goldstone confirmed that truck routes can be included in tenant leases. Chair Bromberg added that trucks would not be going through downtown Deerfield to this location.

Mr. Houser showed an aerial image of the existing Baxter campus. He stated that the Rec Center will be accessed from Hawthorne off of Saunders Road and most of the Rec Center traffic will be weeknight evenings and weekends. The Rec Center is youth sports oriented and will include a full-size indoor soccer field and baseball field. There will not be a fitness center. Commissioner Lubezny asked if there is an ability to access the traffic light if there are a lot of cars leaving at the same time. Mr. Houser replied that this would be possible by driving through the parking lot to get to the traffic signal.

Mr. Houser showed the elevations for both industrial buildings. He commented that they feel it is a very attractive look and the Park District would like to match this look for the Rec Center building. He added that the Park District would come back later with the Rec Center final plans.

Mr. Houser showed the landscape plan and shared that landscape architect Kathryn Talty is in attendance to answer any questions. He stated that they are saving the trees and the wetlands on the west end of the property. They will maintain the screening from Saunders Road; the closest proposed building to Saunders Road is 900 feet away. There are mature trees currently, and additional plantings will be added. It is a good buffer from Saunders Road that will be maintained and added to.

Mr. Houser shared that the engineering plans were included in the packets, and they are available for any questions from the Commission. Mr. Houser showed concept plans for signage including the monument sign at the entrance and building signs. He explained that they opt not to put all tenants on the signage as it gets too busy. Mr. Houser shared that the traffic memo is also included. Overall traffic will be considerably less than what Baxter generated when it was fully occupied as an office building. Mr. Houser added that they believe there is no need for additional improvements at the Saunders entrance and will continue to review the Hawthorne entrance for possible improvements. The petitioners concluded their presentation.

Chair Bromberg commented that this is a very interesting project, and he is glad to have them here. He commented that the materials state that the Rec Center could be converted to industrial use in the future, and he is wondering under what circumstances that could occur and how that would affect this approval and the Planned Unit Development (PUD). Mr. Ryckaert replied that the PUD would have to be amended to change the use. Mr. Houser added that the Park District plans to lease the building, which means that Bridge will own it and finance it. And it makes sense for them to design it so that it can be converted to industrial use if the Park District ever leaves and there is no other rec user that wants to lease it. He added that the Park District is committing to a very long-term lease, and they do not foresee converting this building to industrial. Chair Bromberg asked if they had come to a lease agreement with the Park District. Mr. Houser replied that they have not yet agreed on lease terms but are working to come up with figures that work for Bridge and the Park District.

Chair Bromberg suggested that the petitioners add information on garbage and refuse areas for the Public Hearing. Mr. Houser replied that this is typically dictated by tenants, but they can provide some more information.

Chair Bromberg asked if there are any environmentally friendly aspects to the development. Mr. Houser replied that all buildings will be LEED certified buildings and they plan to add solar panels. Mr. Pozerycki added that Bridge is LEED and ESG focused, and they always aim for a high level of LEED certification. He stated that they plan to add solar panels on 50 percent of the roof area. The energy generated from this will be enough to power about 1000 homes in the area.

Chair Bromberg asked if they would have to comply with any Village noise ordinances in terms of truck traffic noise. Mr. Ryckaert replied that in the noise ordinance there are not time restrictions for deliveries and loading. Mr. Houser shared that they anticipate mostly daytime truck traffic, but they need to be a 24/7 use because that is what tenants demand, and they need that flexibility. However, primary traffic for this use is during the day. They have also designed the site so that the docks face towards each other and the interior captures that noise as much as possible.

Chair Bromberg asked for more information on the land banked parking spaces. Mr. Houser replied that land banked parking is an area that will not be built as parking spaces now but could be turned into parking spaces, if needed, in the future. This area will initially be green space.

Commissioner Lubezny asked about parking for the Rec Center and if the allocated spaces are not enough, will people be able to park next door in the parking for Building C. Mr. Houser replied that it would be up to the tenants in that building. The busy times for the Rec Center will be evenings and weekends which is likely to be when other building tenants will not be using

their parking, so they should be able to agree on an accommodation. The Park District was seeking around 200 parking spaces and they have 257 in the plans.

Commissioner Schulman commented that parking appears abundant for the Rec Center. He confirmed that there is one baseball field and one soccer field. Mr. Houser stated that the soccer field is 215 feet by 330 feet and the youth baseball field is 230 feet down right field and 240 feet down left field. They will both be all turf. Commissioner Schulman suggested that the petitioners explain the variances that are being requested for the industrial buildings at the Public Hearing. And added that his biggest concern is the size of the trucks and the routes they will be taking with residents nearby.

Commissioner Goldstone commented that she is intrigued by the plans and Deerfield could really use the indoor sports fields. She asked for more information on the boundary agreements and the process with Northbrook and Riverwoods to update these. Mr. Ryckaert replied that there is a boundary agreement between Deerfield and Northbrook that dates back to 1995 and is good for 50 years. This property is known as the Baxter North Property in the boundary agreement, and the agreement states that this property is restricted to office use of the intensity that is there now. So Deerfield would have to get Northbrook to agree to amend the boundary agreement. He shared that there are discussions underway through the Village Manager's office to start the process and that by the time this proposal gets to the Village Board, the boundary agreement amendment should be moving forward.

Mr. Lichterman confirmed that they are actively pursuing updating the boundary agreements concurrent with the approval process. They are in ongoing discussions with Northbrook as this agreement needs to be negotiated and agreed upon or it could preclude the development. The Deerfield and Riverwoods boundary agreement has no use restrictions in this agreement. And it requires 15 days advanced notice for the annexation public hearing. The changes to the boundary agreements are in the purview of the Board of Trustees and not Plan Commission.

Commissioner Crist asked the petitioners how easy it is to find tenants for this type of property. Mr. Pozerycki replied that they feel confident given their expertise, that there is good demand in the market and limited supply for this type of use. They believe they will attract a higher end corporate user who will stay long-term. He added that the market would support a single user in the larger building as it is hard to find space that size. And they anticipate that the smaller building will have multiple users, likely three smaller users.

Commissioner Crist asked if they will have electric car charging stations, bike access and storage, and commuter buses from the train station. She also confirmed that the nature walk will be open to the public. Mr. Pozerycki replied that LEED certification gives points for all of the things she mentioned and they are striving to include them all. Chair Bromberg commented that children in the area will likely ride their bikes to the Rec Center.

Commissioner Keefe asked if the petitioners have an idea of the type of tenants and what sort of goods will be stored there and if it could include hazardous materials. Mr. Pozerycki replied that there will never be any hazardous materials as they do not allow this in their buildings. They anticipate high end corporate-type users, for example a medical grade distribution company like Cardinal Health. Commissioner Keefe asked if the tenants could sublease the space. Mr. Pozerycki replied that subleasing is allowed with written prior consent, and the use has to be equal to the current use and the sublesser will be held accountable. He stated that Bridge will not relinquish the ability to control who they sublease to.

Commissioner Keefe commented that there are 186 docks as well as trailer parking spaces. He asked if there will be any long term parking or storage of semi-trailers. Mr. Pozerycki replied that typically tenants will receive a shipment, unload the trailer, then move away from the dock door and park in a trailer stall. Then when the next shipment is ready to go outbound it will be moved to the dock again. Trailer parking is usually around 24 hours and is not long-term storage. Commissioner Keefe asked if there are any tenants restrictions for parking trailers for a long period of time. Mr. Pozerycki replied that no, they have never done this. He added that there is also no storage or stacking of containers off of a truck.

Chair Bromberg asked Mr. Aboona if there is any concern about any conflict between cars, trucks, pedestrians, and bicycles on the whole property. Mr. Aboona replied that this site has good access and a very defined driveway coming in and out of the site. So from that standpoint he sees no issues with this. He added that it is not unique and typical of these types of development.

Chair Bromberg stated that overall it appears that there is enough parking on the site. Mr. Aboona added that although they do not know yet who the tenants will be, industry standards parking numbers came back lower than what is being proposed.

Commissioner Goldstone asked about the timing of this project and how long it will take Baxter to vacate the site and to build out this plan. Mr. Houser replied that they are hoping to be through approvals by June or July and will then close on the property. Baxter is currently looking at space but are on hold until they know if this sale will go through. It will take them some time to move out and then demolition can begin. They believe demolition will begin in early 2024 if all goes well and construction would begin in the spring of 2024. He added that hopefully the buildings will be completed by late 2024 with paving in the spring of 2025.

Mr. Nakahara reported that for the Public Hearing, there may be concern about overnight activities on the site. Although tenants are not known yet, overnight truck traffic could be a concern with this use. Mr. Nakahara suggested that the petitioners include an estimate of and more information on what noises and how many employees could be there overnight for the Public Hearing. He commented that if the neighbors understand the use and parking better it will be helpful for them including the way the docks are laid out to reduce noise. Reviewing some of these things could help alleviate possible concerns from the adjacent neighbors.

Chair Bromberg commented that he has no problem with the larger monument sign. Commissioner Goldstone agreed and confirmed that they would come back for approval for tenant sign on buildings. Mr. Pozerycki reported that the monument sign will be at the entrance and addresses will be on the buildings. As tenants come they will have to come back to get approval for their signage, including the Park District. They will have internal directional signage for each tenant.

Commissioner Keefe asked if there may be any improvements or alterations to the intersection onto Saunders Road including a signal or crosswalks. Mr. Aboona replied that there are no sidewalks there so there will not be crosswalks added, and there is no other plan to improve this intersection. He stated that the intersection is more than adequate to accommodate the traffic and they do not anticipate needing additional lanes. Chair Bromberg asked if Saunders Road could withstand the truck traffic that is not there currently. Mr. Aboona replied that Saunders

Road currently receives about 4 to 5 percent truck traffic based on their counts and it is expected to accommodate an increase.

Mr. Nakahara reported that the Village Engineering Department is currently working with the project engineers as there is storm water detention required for the site and they are working together on the engineering plans. Mr. Nakahara also suggested that the petitioners speak about the community benefits of the Rec Center and the solar panels at the Public Hearing.

Mr. Pozerycki thanked the Commissioner for their comments and suggestions. He reiterated that Bridge is an investment manager and will hold this asset long-term. They are not a developer that builds and sells. They stay invested in the community and develop long-term relationships.

Mr. Ryckaert reported that the Public Hearing on this matter will likely be in April.

## **DOCUMENT APPROVAL**

1. January 26, 2023 Plan Commission Minutes

Commissioner Goldstone moved, seconded by Commissioner Keefe, to approve the minutes. The motion passed with a unanimous voice vote.

## **Items from the Staff**

Mr. Ryckaert reviewed upcoming agenda items and reported that the next meeting will be March 9, 2023.

## **Adjournment**

There being no further discussion, Commissioner Goldstone moved, seconded by Commissioner Crist to adjourn the meeting at 8:28 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,  
Laura Boll