

MEMORANDUM



VILLAGE OF DEERFIELD

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner

DATE: March 1, 2023

RE: RE: Supplemental Plans: Prefiling Conference for Property Located at 1 Baxter Parkway (located to the north of Horizon Therapeutics, and south of Parkway North Center on Saunders Road) – Bridge Industrial

The petitioner has submitted supplemental plans for this evening’s Plan Commission prefiling conference meeting. Changes to the plans are indicated in the Table below.

Proposed Business Campus Site Plan	Supplemental Site Plan Dated: February 24, 2023	Previous Site Plan Dated: February 8, 2023	Changes +/-
Building A Rec. Center Bldg.			
Building Area(Gross)	156,000 s.f.	156,600 s.f.	-600 s.f.
Car Parking	257	287	-30 spaces
Future Car Parking	118 Landbanked	NA	+118 spaces
Building C West Indust. Bldg.			
Building Area(Gross)	896,562 s.f.	896,522	-40 s.f.
Exterior Docks	180	186	-6 docks
Trailer Positions	200	225	-25 positions
Car Parking	533	396	+137 spaces

Other changes include:

- Detail of Proposed Recreational Center Sheet dated 2/24/23 added
- Updated Line of Sight Drawings dated 2/28/23. Sheet includes existing and proposed landscaping.

- Updated Conceptual Landscape Plan dated 2/28/23, shows plantings around new parking configuration and landbanked parking area.

The petitioners also responded to some staff questions regarding height, grades, and traffic (see attached February 27 email and petitioner's responses in red.)

DATA:

TOTAL SITE AREA: ±4,400,463 SQ.FT.
±101.02 ACRES

OPEN SPACE/ROAD AREA: ±1,400,353 SQ.FT.
±32.14 ACRES

BUILDING A

SITE A AREA: ±381,715 SQ.FT.
±8.76 ACRES

BUILDING AREA (GROSS): ±156,000 SQ.FT.
EXTERIOR DOCKS: 0 DOCKS
DRIVE-IN-DOORS: 0 DOORS
TRAILER POSITIONS: 0 POSITIONS
CAR PARKING: 257 CARS
FUTURE CAR PARKING: 118 CARS

CLEAR HEIGHT: 40 FEET
F.A.R.: .41

BUILDING B

SITE B AREA: ±519,331 SQ.FT.
±11.92 ACRES

BUILDING AREA (GROSS): ±228,369 SQ.FT.
EXTERIOR DOCKS: 50 DOCKS
DRIVE-IN-DOORS: 2 DOORS
TRAILER POSITIONS: 58 POSITIONS
CAR PARKING: 256 CARS

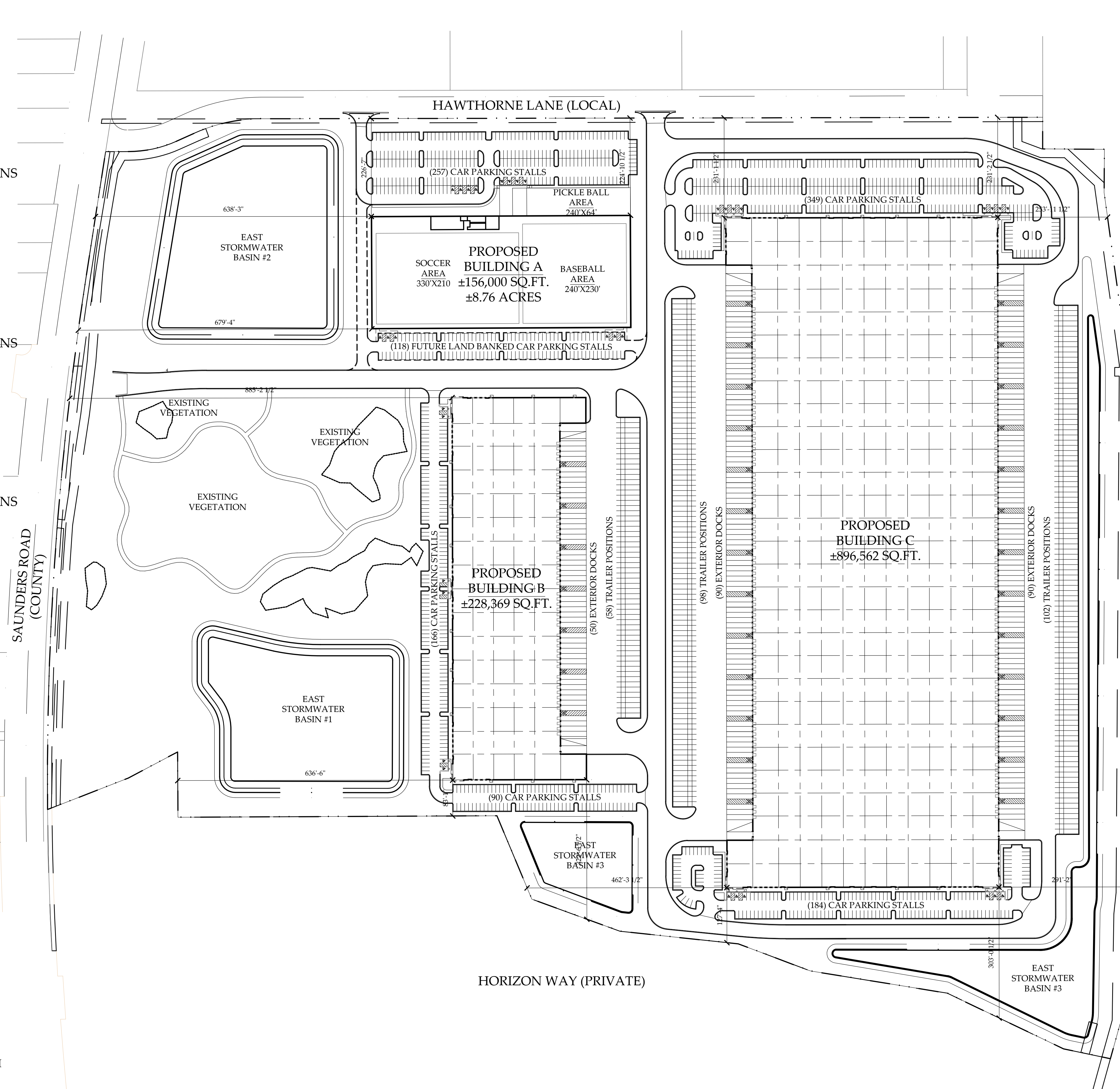
CLEAR HEIGHT: 36 FEET
F.A.R.: .42

BUILDING C

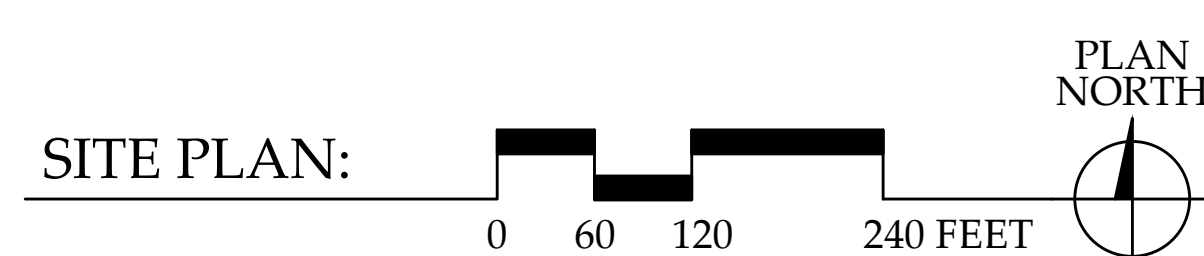
SITE C AREA: ±2,099,063 SQ.FT.
±48.18 ACRES

BUILDING AREA (GROSS): ±896,562 SQ.FT.
EXTERIOR DOCKS: 180 DOCKS
DRIVE-IN-DOORS: 4 DOORS
TRAILER POSITIONS: 200 POSITIONS
CAR PARKING: 533 CARS

CLEAR HEIGHT: 40 FEET
F.A.R.: .43



ZONING/DATA TABLE		
ZONE: I-2 LIMITED INDUSTRIAL		
	REQUIRED	PROVIDED
MIN. GROSS AREA OF SITE (ACRES)	5	101.1
MIN. LOT AREA PER PRINCIPAL USE (ACRES)	2	59.27
MIN. LOT WIDTH (FEET)	75	>75
MIN. USABLE OPEN SPACE (%)	≥10%	>10%
MAX. LOT COVERAGE (%)	≤40%	<40%
MAX. BUILDING HEIGHT (FEET)	35	49.5 MAX.
MIN. REQUIRED PARKING (WAREHOUSING AND STORAGE)	ONE (1) PARKING SPACE FOR EACH NINE HUNDRED (900) SQUARE FEET OF GROSS FLOOR AREA.	789 SPACES
MIN. REQUIRED PARKING (RECREATIONAL AND SOCIAL FACILITIES)	ONE (1) PARKING SPACE SHALL BE PROVIDED FOR EACH THREE (3) PATRONS, BASED ON THE DESIGN CAPACITY OF THE FACILITY IN TERMS OF THE LARGEST NUMBER OF PATRONS TO BE SERVED AT ONE TIME.	257 SPACES
MIN. PARKING STALL DIMENSIONS	9'-0"x19'-0" FOR 90° PARKING	9'-0"x19'-0"
MIN. DRIVE AISLE WIDTH (FEET)	24	24
MIN. FRONT YARD (FEET)	100	>100
MIN. SIDE YARD (FEET)	25	>25
MIN. CORNER SIDE YARD (FEET)	100	83
MIN. REAR YARD (FEET)	25	>25



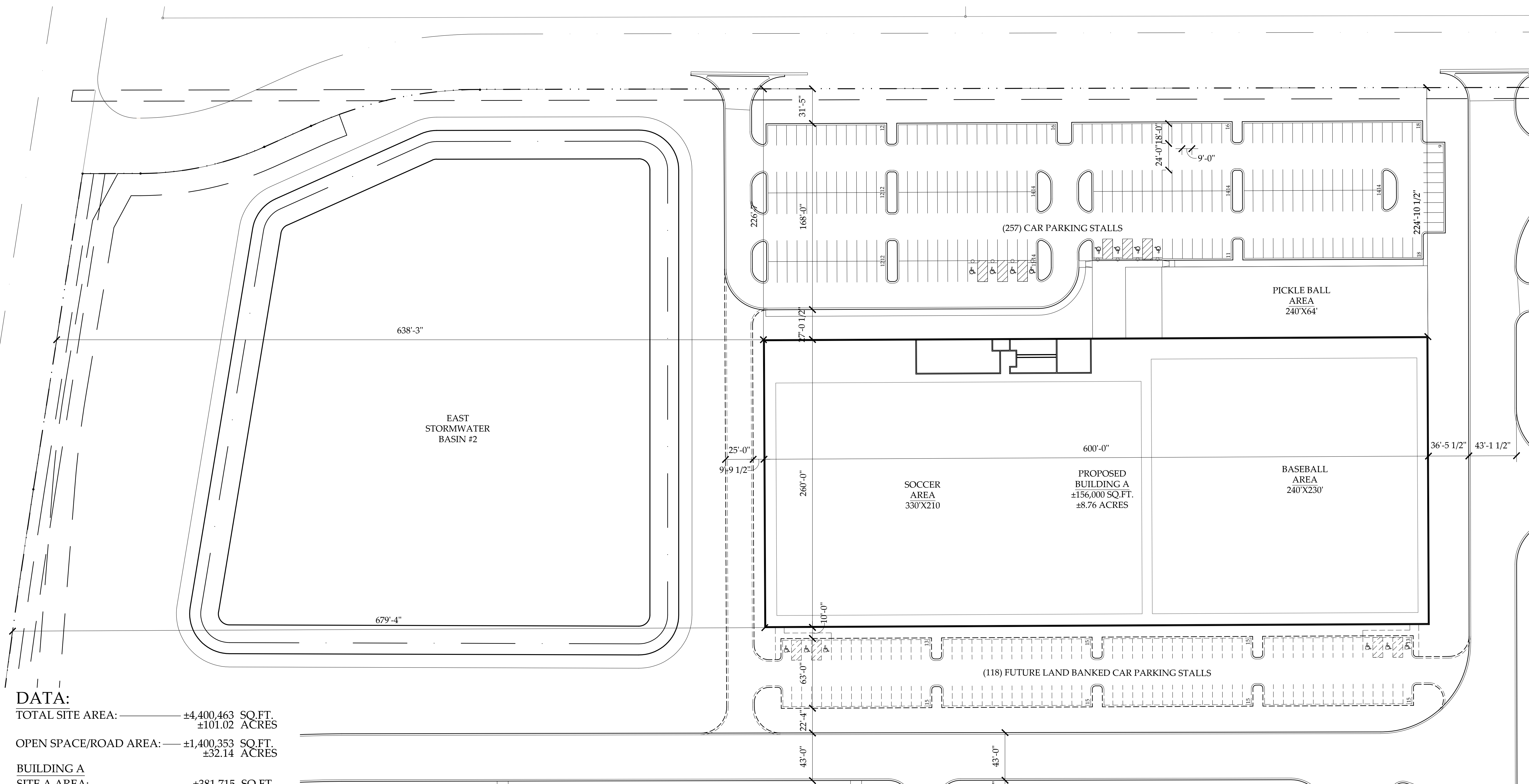
PROPOSED BUSINESS CAMPUS

SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS

FEBRUARY 24, 2023 #22283

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±101.02 ACRES

OPEN SPACE/ROAD AREA: ±1,400,353 SQ.FT.
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BUILDING A

SITE A AREA: ±381,715 SQ.FT.
±8.76 ACRES

BUILDING AREA (GROSS): ±156,000 SQ.FT.

EXTERIOR DOCKS: 0 DOCKS

DRIVE-IN-DOORS: 0 DOORS

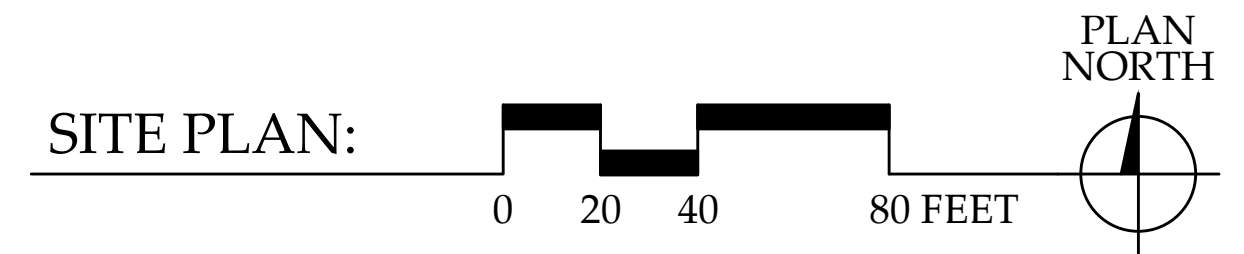
TRAILER POSITIONS: 0 POSITIONS

CAR PARKING: 257 CARS

FUTURE CAR PARKING: 118 CARS

CLEAR HEIGHT: 40 FEET

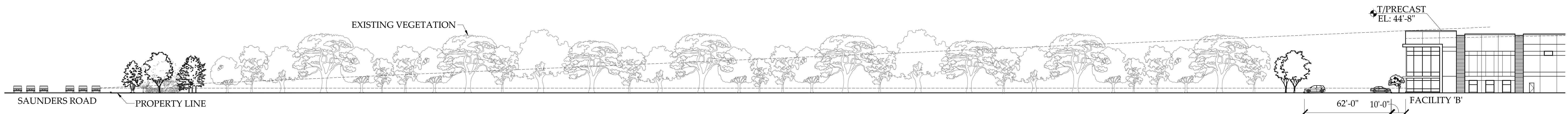
F.A.R.: .41



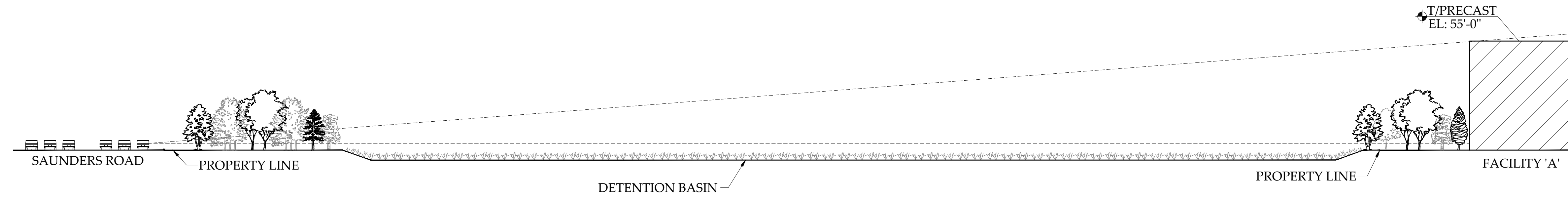
PROPOSED RECREATIONAL CENTER

SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS

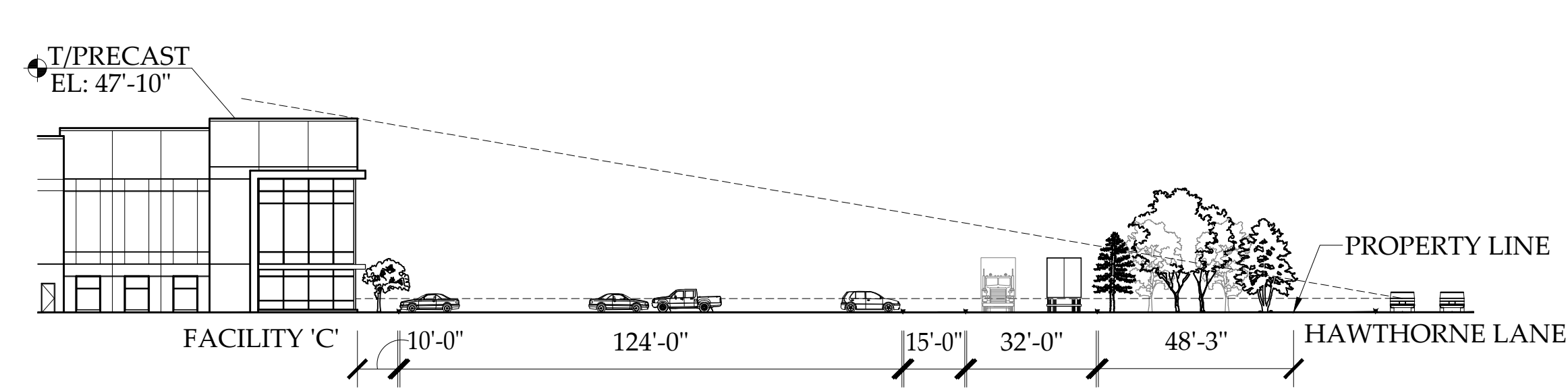
FEBRUARY 24, 2023 #22283



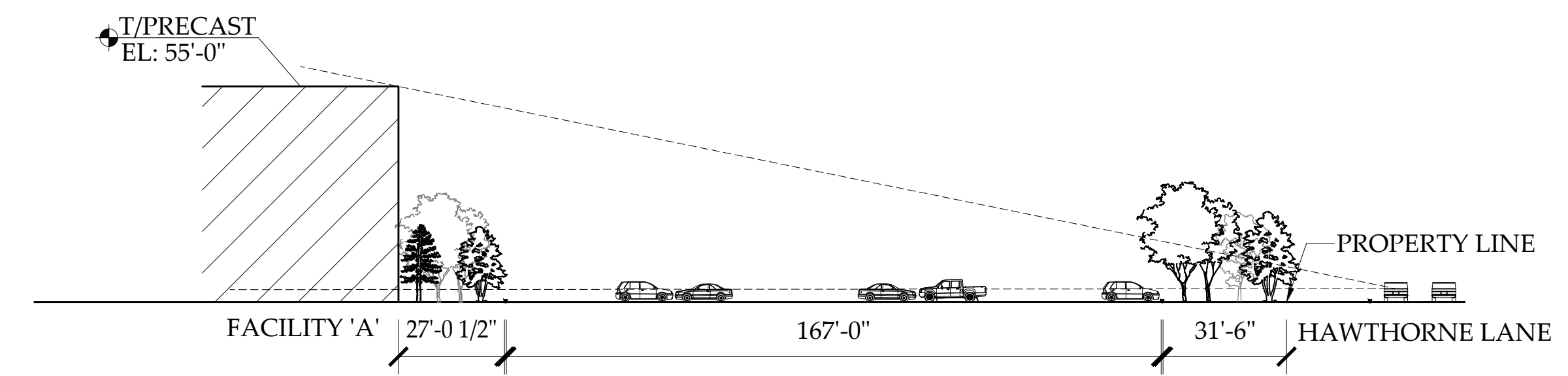
SAUNDERS ROAD TO FACILITY 'B'



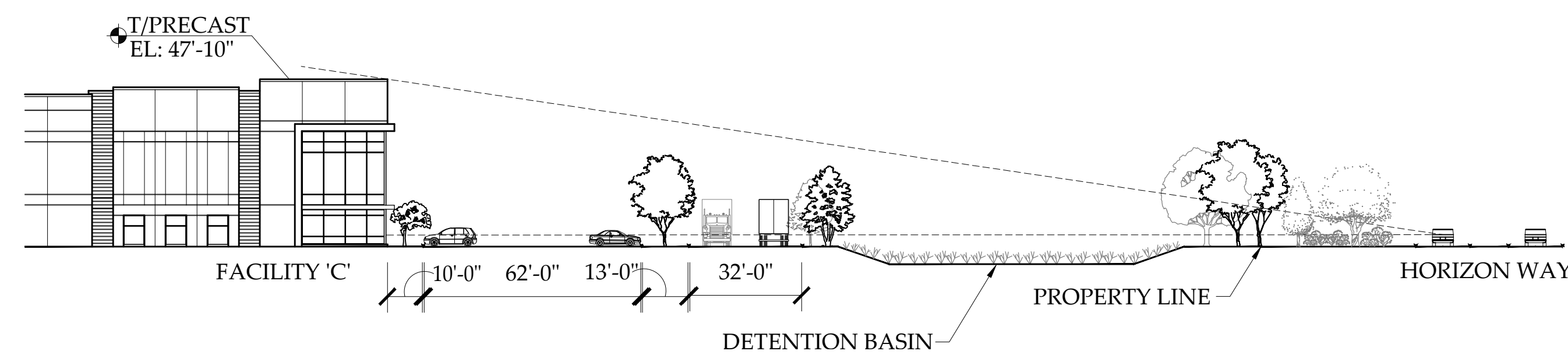
SAUNDERS ROAD TO FACILITY 'A'



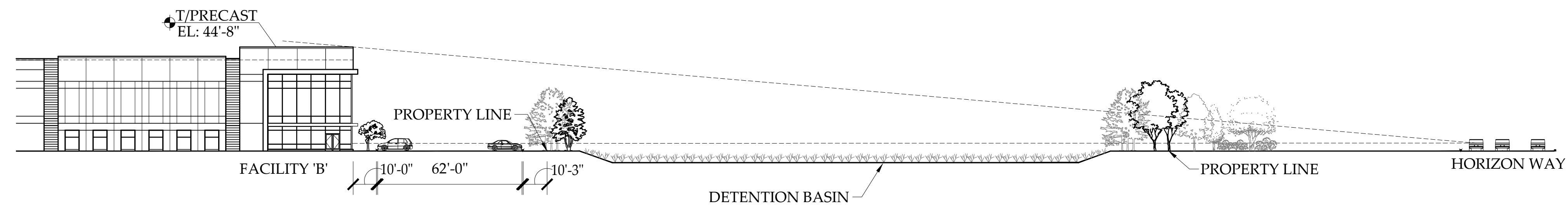
HAWTHORNE LANE TO FACILITY 'C'



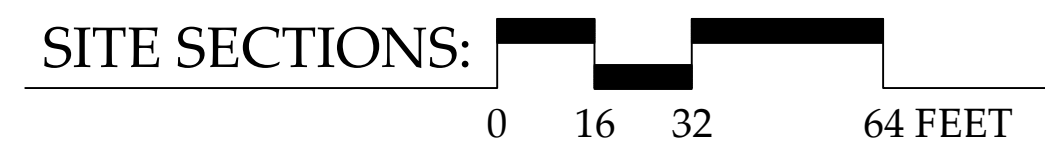
HAWTHORNE LANE TO FACILITY 'A'



HORIZON WAY TO FACILITY 'C'



HORIZON WAY TO FACILITY 'B'



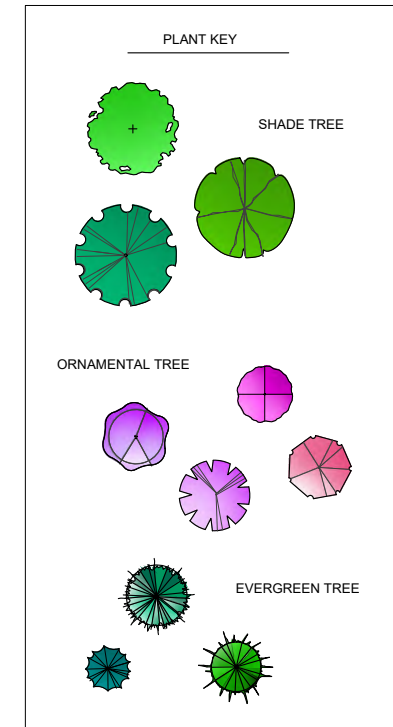
LINE OF SIGHT DRAWINGS

SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS

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FEBRUARY 28, 2023 #22283



PROPOSED DEVELOPMENT

CONCEPTUAL LANDSCAPE PLAN

FORMER BAXTER PROPERTY - DEERFIELD IL

Kathryn Talty
 landscape architecture
 1926 Waukegan Road | Suite 340
 Glenview, Illinois 60025
 c 847.612.5154 | www.ktlandarch.com

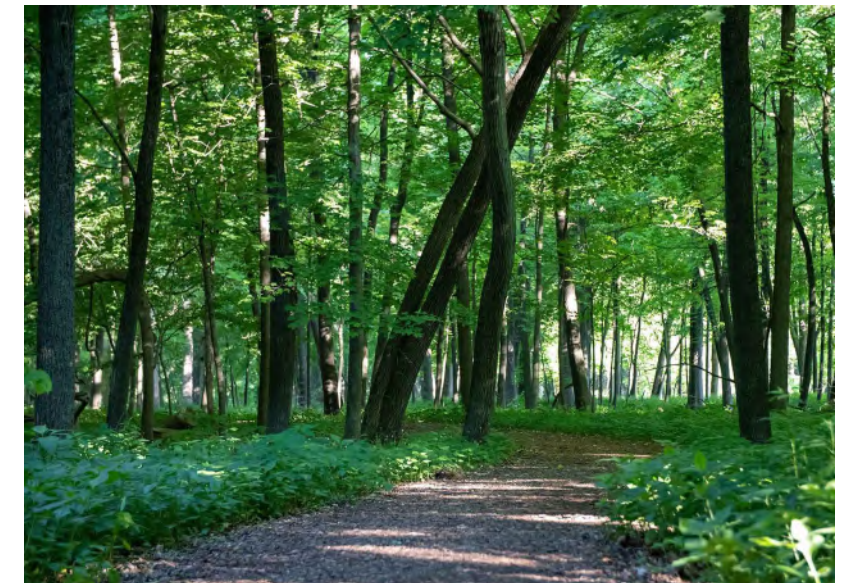
DATE: 02-28-23



EXISTING VEGETATION TO REMAIN ALONG SAUNDERS ROAD



NATIVE PLANTINGS



WALKING PATH



BERM WITH MIXED PLANTING

Typical Master Plant List					
Shade Trees					
Symbol	Botanical Name	Common Name	Size	Origin	Notes
AFR	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB		MOIST
CAT	CATALPA SPECIOSA	NORTHERN CATALPA	3" BB	NATIVE	
CEO	CELTUS OCCIDENTALIS	HACKBERRY	3" BB		URBAN, MOIST
GTI	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEYLOCUST	3" BB		URBAN, MOIST
GYD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	3" BB	NATIVE	MOIST
LIT	LIRODENDRON TULIPIFERA	TULIP TREE	3" BB	NATIVE	MOIST
PLA	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB		URBAN, MOIST
QBI	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE	
QMA	QUERCUS MACROCARPA	BUR OAK	3" BB	NATIVE	URBAN
RPC	ROBINA PSEUDOACACIA 'CHICAGO BLUES'	CHICAGO BLUES BLACK LOCUST	3" BB	NATIVE	
TAX	TAXODIUM DISTICHUM	BALD CYPRESS	3" BB		URBAN, MOIST
TAR	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	NATIVE	URBAN, MOIST
UCU	ULMUS CULTIVAR 'ACCOLADE' 'TRIUMPH'	ACCOLADE ELM	3" BB		URBAN
Evergreen Trees					
JUV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8" BB	NATIVE	
PAS	PICEA AIBES	NORWAY SPRUCE	8" BB		
POM	PICEA OMORIKA	SERBIAN SPRUCE	8" BB		URBAN
PIN	PINUS STROBUS	EASTERN WHITE PINE	8" BB		URBAN
PSU	PSEUDOSTUGA MENZIESII	DOUGLAS FIR	8" BB		
Ornamental Trees					
AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6" BB	NATIVE	MOIST SOIL
BN	BETULA NIGRA	RIVER BIRCH	8" BB	NATIVE	MOIST SOIL
CM	CORNUS MAS	CORNELIANCHERRY DOGWOOD	6" BB		URBAN
HV	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	6" BB	NATIVE	
MS	MALUS SARGENTII	SARGENT CRABAPPLE	6" BB		8", GREEN, PINK
OV	OSTRYA VIRGINIANA	IRONWOOD	8" BB		
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	8" BB		
Evergreen Shrubs					
BG	BUXUS 'CHICAGOLAND GREEN'	BOXWOOD	18" BB		
JCM	JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB		
TD	TAXUS x MEDIA 'DENSII'	DENSE YEW	24" BB		
Deciduous Shrubs					
AM	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	IROQUOIS BEAUTY BLACK CHOKEBERRY	24" BB	NATIVE	
CA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD CLETHRA	5 GAL		
CS	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD	24" BB	NATIVE	
EA	EUONYMOUS ALATA 'COMPACTA'	DWARF BURNING BUSH	36" BB		
HP	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB		
RA	RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	5 GAL	NATIVE	
RK	ROSA 'KNOCKOUT'	KNOCKOUT SHRUB ROSE	2 GAL		DOUBLE PINK
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	36" BB		
VC	VIBURNUM CARLESII 'COMPACTUM'	DWARF KOREANSPICE VIBURNUM	36" BB		
VD	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	48" BB	NATIVE	
Groundcover					
ef	EUONYMOUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS		
vm	VINCA MINOR	PERIWINKLE	3" POTS		
Perennials					
cl	CHELONE LYONII 'HOT LIPS'	HOT LIPS TURTLEHEAD	1 GAL		36" PINK
ep	ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER	1 GAL		24" PINK
hs	HEMEROCALLIS 'STELLA D'ORO'	SELLA D'ORO DAYLILY	1 GAL		18" YELLOW
ls	LEUCANTHEMUM X SUPERBUM 'BECKY'	SHASTA DAISY	1 GAL		24" WHITE
nf	NEPETA X FAASSENII	FAASSEN'S CATMINT	1 GAL		12" LAVENDER
rf	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL		24" YELLOW
sn	SALVIA NEMOROSA 'CARADONNA'	CARADONNA MEADOW SAGE	1 GAL		12" VIOLET BLUE
Grasses					
ca	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL		3'
pv	PANICUM VIRGATUM 'NORTH WIND'	SWITCH GRASS	3 GAL		4'



FREEMAN'S MAPLE



TULIP TREE



SWAMP WHITE OAK



NORTHERN CATALPA



KENTUCKY COFFEETREE



LONDON PLANETREE



SERBIAN SPRUCE



DOUGLAS FIR



EASTERN WHITE PINE

Daniel Nakahara, AICP

From: Mark Houser <Mhouser@bridgeindustrial.com>
Sent: Monday, February 27, 2023 3:26 PM
To: Daniel Nakahara, AICP
Cc: Jeffery Ryckaert, AICP
Subject: FW: Misc. Questions
Attachments: Drfld Baxter Eng Floor Elevation Exhibit 2-24-23.pdf; Drfld Baxter Building Height Exhibit 2-24-23 existing.pdf

[EXTERNAL EMAIL]

Hi Dan,

See my responses to your questions in red in your email below.

Let me know if you have any other questions.

Mark Houser | Senior Vice President
Bridge Industrial
O 630 626 4128 | C 847 531 3980
mhouser@bridgeindustrial.com

From: Daniel Nakahara, AICP <dnakahara@deerfield.il.us>
Sent: Thursday, February 23, 2023 8:59 AM
To: Mark Houser <Mhouser@bridgeindustrial.com>
Cc: Jeffery Ryckaert, AICP <jryckaert@deerfield.il.us>
Subject: Misc. Questions

Hi Mark,




Are you able to answer the below questions for next week's meeting?

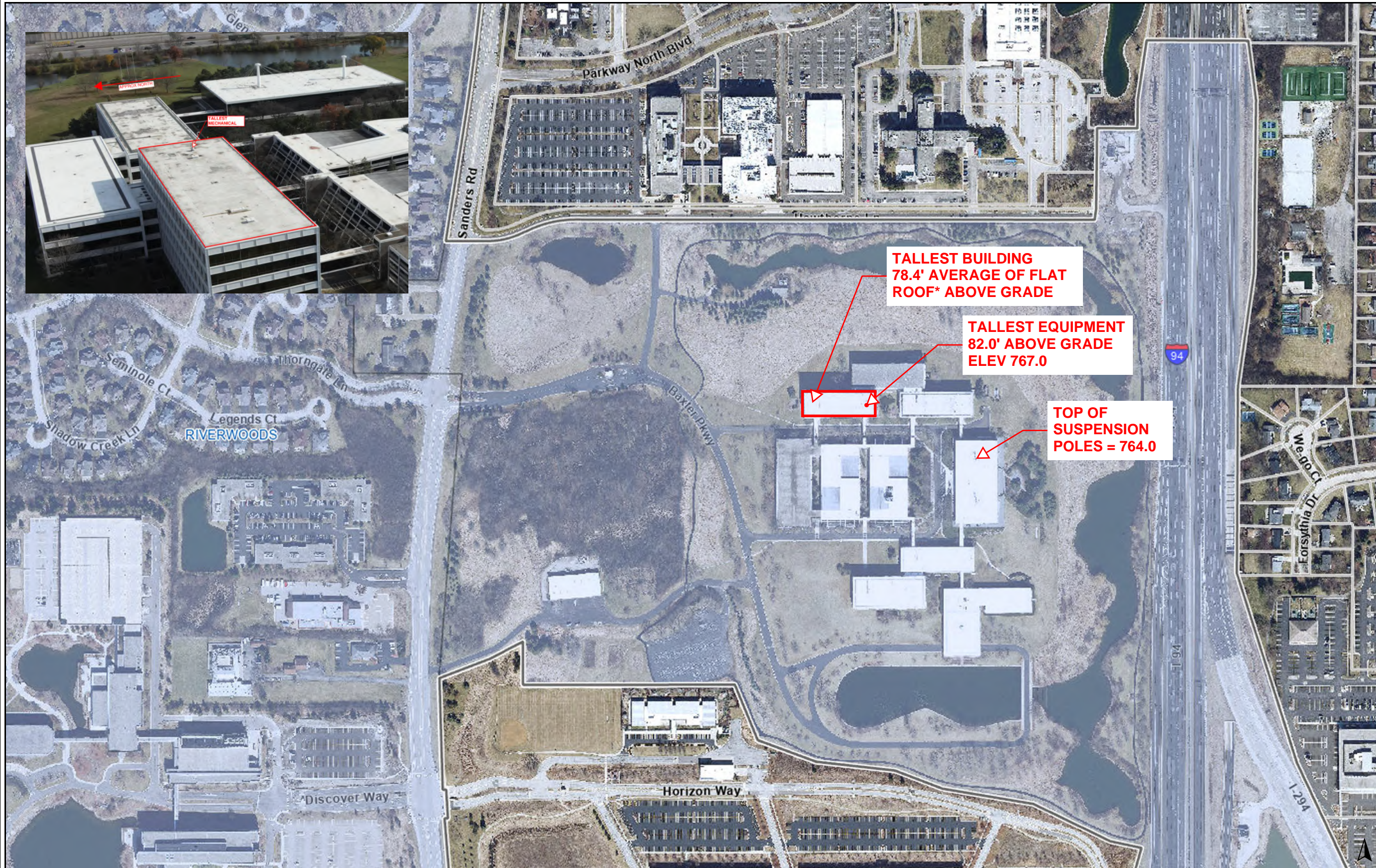
1. What is the tallest existing building on the site from grade to the top of the parapet wall, and top of mechanicals? **82' (ELEV 767.0)** Please indicate the tallest existing building(s) on the attached air photo. **See attached.**
2. Does the site grade have to be raised from the existing grade for the new buildings? And if so, by how much does the existing site grade have to be raised? **Per Spaceco, the existing grade will be raised 3' for Building A, 2.5" for Building B, and 1' for Building C. Given the projected finished floor elevation of 687.0 for each of the buildings and assuming a building height of 60' including mechanical systems, screen walls and solar panels, the proposed buildings will be 20' shorter than the tallest existing Baxter building.** We know engineering is under way, so an estimate is acceptable at this time.
3. Are there any off-site improvements needed to the Lake Cook Road and Saunders Road intersection? For example, do any of the turn lanes at this intersection need to be extended to accommodate the projected truck traffic? We could not find this in the traffic impact statement. **Per Luay Aboona, "The intersection has adequate capacity and can accommodate the increase in traffic, including trucks, without any modifications".**
4. Regarding the Eden's Spur: There is no exit from the Eden's Spur to Lake Cook Road, only to Deerfield Road. Will trucks on I-94 North going to the Bridge facility be instructed to not to use the Eden's Spur and continue north

and exit onto Lake Cook Road and then go east to the Bridge facility, or were trucks planning to use the Eden's Spur and exit at Deerfield Road (adding traffic to a section of Deerfield Road) and then go west on Deerfield Road to the Bridge facility? . Bridge anticipates that the vast majority of inbound truck traffic will be coming from the south on northbound I-294 or the north on southbound I-94 and, each of which has and will take the exit at Lake Cook Road. Given the superior accessibility of the on/off ramp at Lake Cook Road, Bridge anticipates any tenant will favor using traffic patterns to utilize that exit but Bridge additionally will instruct tenants to direct the trucks coming from the southeast on I-94 to continue north on Route 41 to the Lake Cook Road exit.

Sincerely,
Dan

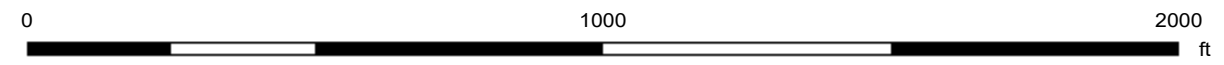


Daniel Nakahara, AICP
Planner II | [Village of Deerfield](#)
850 Waukegan Rd | Deerfield, IL 60015
847.719.7480
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Legend

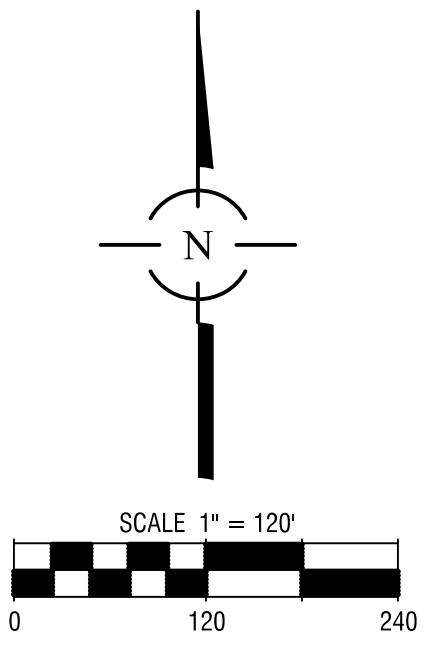
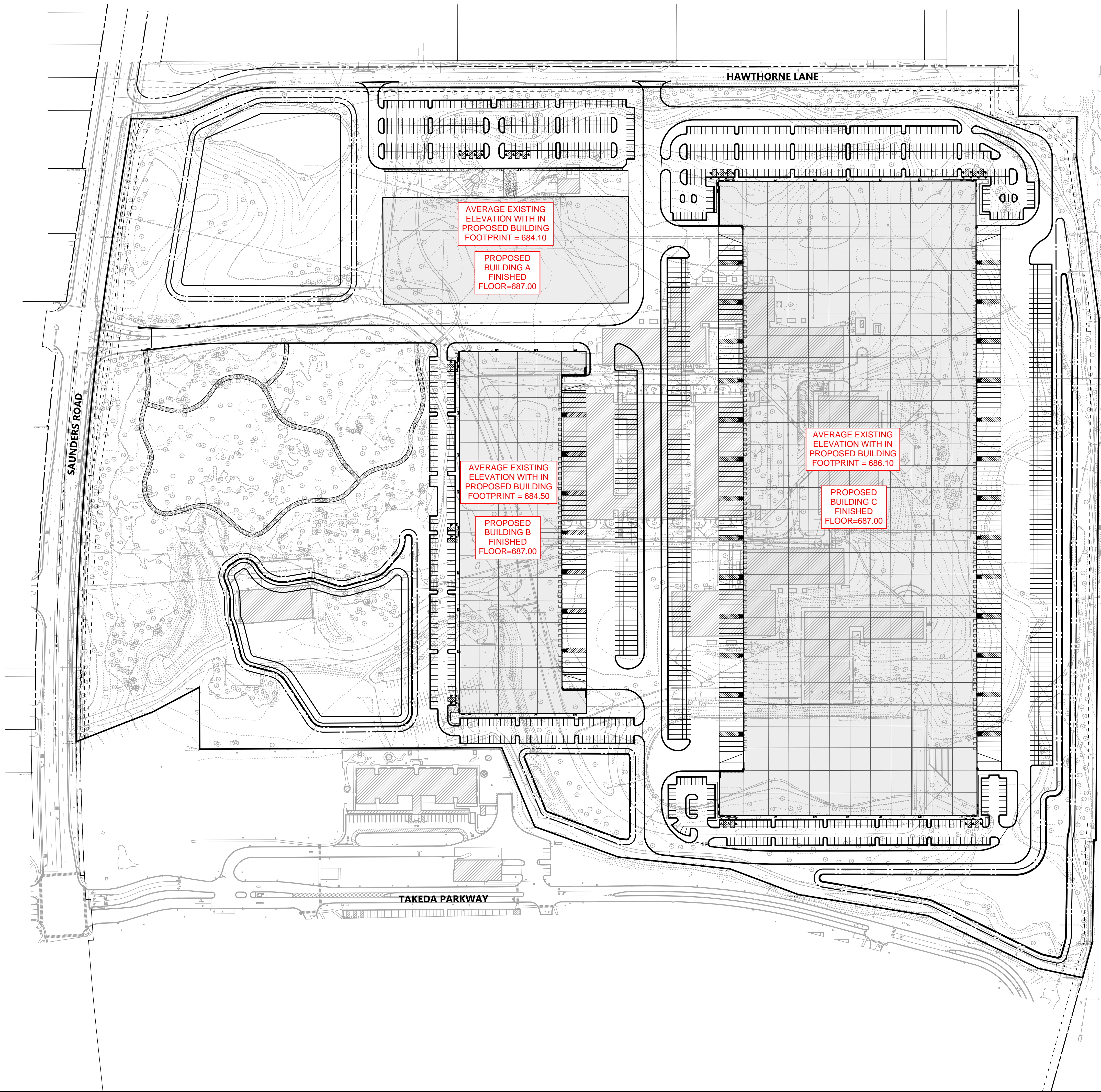
*PARPET WALLS APPEAR TO BE 6"-12" TALL



Print Date: 2/17/2023

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



AVERAGE EXISTING ELEVATION WITH IN PROPOSED BUILDING FOOTPRINT = 684.10
 PROPOSED BUILDING A FINISHED FLOOR=687.00

AVERAGE EXISTING ELEVATION WITH IN PROPOSED BUILDING FOOTPRINT = 684.50
 PROPOSED BUILDING B FINISHED FLOOR=687.00

AVERAGE EXISTING ELEVATION WITH IN PROPOSED BUILDING FOOTPRINT = 686.10
 PROPOSED BUILDING C FINISHED FLOOR=687.00

INTERSTATE-94

PROPOSED FLOOR ELEVATION EXHIBIT - COMPARISON TO EXISTING GRADES

BAXTER DEVELOPMENT
SPACECO, INC.
02/24/2023

NO.	DATE	REMARKS

NO.	DATE	REMARKS

OVERALL SITE PLAN
BAXTER DEVELOPMENT
DEERFIELD, IL

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 696-4060 Fax: (847) 696-4065



FILENAME:
12271OVSP

DATE:
03/16/23

JOB NO.
12271

SHEET
C5.0
 20 OF 58