

**Public Comment**  
**On**  
**Proposed Bridge Industrial Development**

## Daniel Nakahara, AICP

---

**From:** Brittany Andersen <brittanylandersen@gmail.com>  
**Sent:** Wednesday, April 19, 2023 6:04 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Oppose redevelopment plan of the Baxter property to a large distribution/logistics company

[EXTERNAL EMAIL]

---

Hello,

We are Deerfield residents and strongly oppose the proposed plan for a large distribution company with hundreds of trucks a day to be zoned for the former Baxter property. One of the reasons we moved to and value living in Deerfield is for cleaner air and safety which would be greatly reduced with such a large increase in the number of trucks per day in our town.

Brittany and Adam Andersen

## Daniel Nakahara, AICP

---

**From:** bonnie block <bonnie.block2104@gmail.com>  
**Sent:** Wednesday, April 19, 2023 12:38 PM  
**To:** Daniel Nakahara, AICP; Jeffery Ryckaert, AICP  
**Subject:** Concern for Baxter/Bridge Development Proposal for my Family

[EXTERNAL EMAIL]

---

Hello - I am GREATLY concerned for the development of the proposed Baxter/Bridge Development - and the impact of having 600 trucks driving daily in our town (!!!) - for several significant reasons that **will impact more than half of us who live West of the Deerfield Train Station (2.5 miles from proposed complex) on a DAILY basis.**

- Air pollution: Trucks emit a variety of pollutants that can be harmful to human health and the environment with Particulate Matter (PM) being the most concerning:
  - Particulate Matter (PM) background: All trucks emit particulate matter, which consists of tiny particles that can penetrate deep into the lungs and cause respiratory and cardiovascular problems. Exposure to particulate matter can also lead to increased risk of heart disease, stroke, and lung cancer.

According to the [U.S. Environmental Protection Agency \(EPA\)](#), the distance at which you can breathe in PM2.5 (the most hazardous form of PM) from trucks depends on various factors, including wind direction, wind speed, and the height of the truck's exhaust pipe. How far can it travel? Per the EPA, as a general guideline, PM2.5 from truck emissions can travel several miles downwind and will affect people living or working in this vicinity of the downward wind – and **since we are looking at West to East Wind Conditions from the proposed complex to the Village of Deerfield, this proposed complex WILL impact our town's air conditions and what we breathe in almost DAILY.**

**This translates to more than half our town west of the Deerfield Train Station – including South Park Elementary, Wilmot Elementary and Caruso Middle School - will be physically impacted breathing in these toxic fumes DAILY** from this proposed complex and 600 additional trucks driving in/out of our town.

- Noise pollution: The sound of 600 trucks passing through town WILL be disruptive and affect the quality of life of residents, especially those living close to the roads. The constant noise will also greatly impact sleeping habits who live in the Thorngate Community.

- Water pollution: Heavy truck traffic can lead to erosion, which can result in soil and sediment running off into nearby waterways, affecting water quality and harming aquatic life nearby in Riverwoods.
- Traffic congestion: An influx of 600 trucks DAILY will significantly worsen traffic congestion especially on Lake Cook and Deerfield Roads, leading to longer commutes, increased idling time, and higher fuel consumption, which in turn can contribute to additional increased air pollution for all. Plus for all those who bike on Deerfield and Saunders Road - including my kids - their safety as well.

**The biggest question the board and Village must decide – and carry the guilt knowing the facts – is are you willing to approve this land use for this project knowing how this will physically impact at least half our community on a DAILY basis through air quality, road traffic and noise.**

There is a reason why large trucking complexes do NOT set up shop in small communities given all the concerns cited above.

I hope and pray you will listen to all of your community residents in us all pleading to please do not approve this project OR **PLEASE set up stricter village ordinances that adopt and enforce policies that significantly reduce truck traffic and emissions in our area for the sake of our families who love to live and play outdoors in our community to stop this project from proceeding.**

Thank you,  
Bonnie Block  
Resident of Deerfield

## Daniel Nakahara, AICP

---

**From:** Marina Bokserman <marinabokserman@yahoo.com>  
**Sent:** Wednesday, April 19, 2023 4:01 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Potential Baxter sales to Bridge

[EXTERNAL EMAIL]

Hello!

To whom it may concern:

As a Deerfield resident my entire life, I am vehemently opposed to the possibility of an upcoming sale between Baxter and Bridge.

The pollution and commercial traffic that would populate the area would instantly impact the physical and emotional safety of residents, their children and disrupt community life not only in Deerfield but also in surrounding suburbs. This is not a commercial area and such projects and buildings are not well suited in family communities with parks, daycares, and schools around the corner. We don't have the infrastructure to support this type of traffic and it would further the erosion of roads and bridges that are likely not designed to withstand the amount of semi truck traffic. Ultimately this will disrupt life and create unwelcome traffic in a fairly small community . With high real estate taxes and blue ribbon schools this development will impact home prices, resale, and the safety of children. This cannot be passed and allowed. Thank you!

Marina Bokserman  
Sent from my iPhone

**Daniel Nakahara, AICP**

---

**From:** Corey Cohen <cgutwillig@gmail.com>  
**Sent:** Wednesday, April 19, 2023 12:09 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Formal opposition submission for the Bridge/Baxter Proposal

[EXTERNAL EMAIL]

---

Hi Planning Commission,

I want to formally log my opposition to the proposal of Bridge Industrial buying Baxter and building a heavy industrial complex at 1 Baxter Parkway. As a resident of Riverwoods, living in Thorngate, I fear for the safety of my kids at Acorn Park (it bumps up against Saunders Road). I fear the pollution and smog, the wildlife impact, the daycare that sits right next door to the proposed project, the Chabad across the street, with residents that walk on our beautiful streets. I fear the wooded nature of Riverwoods being destroyed, the lack of preservation with an average of 600 semi-trucks traveling per day in and out on Saunders by way of Deerfield Rd and Lake Cook. I fear the increased noise and toxic chemicals and vehicle emissions from the hundreds of workers driving to and from work.

Additional concerns I have include our carbon footprint, the fact that now the Deerfield Road Corridor project and traffic study will have to be redone, animal death. I fear our lack of infrastructure or that Lake County Transportation needs to have a say in curb widening and road repairs for inevitable damage.

There seems to be little benefit to Deerfield on this deal and none to Riverwoods. The school district will not receive much in the way of taxes. And if our property value goes down and we move, that is taxpayer money no longer filtering into the school system.

Additionally, this needs to be said, by Baxter and Bridge annexing this land to Deerfield and not petitioning Riverwoods, it's pitting our two villages against each other. Riverwoods provides significant income to Deerfield, a negative impact on us will be a domino effect for you. This is a horrible position to be in, cutting a deal that affects us, without standing for us to do something about it. The Village of Riverwoods residents are vehemently opposed to this project, we are not going to stand by and allow this to happen; we have taken legal actions, media relations and community outreach to prevent this I-2 zoning and build to happen.

We live in a beautiful city with active community members who care about family and the environment. This build goes against everything we stand for and reasons we moved here.

Thank you,  
Corey Cohen

--  
\*\*\*\*\*

Corey G Cohen  
cell: 847.651.8999

## Daniel Nakahara, AICP

---

**From:** Amy cohen <cohenamy@mac.com>  
**Sent:** Wednesday, April 19, 2023 9:46 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Proposed redevelopment plan for Baxter property

[EXTERNAL EMAIL]

I would like to express my opposition to the proposed redevelopment plan of the Baxter property. I am concerned about the impact on our community. I am concerned about the daily influx of semi-trucks that will be entering and exiting the current Baxter entrance on Saunders Road. I believe preventing this development is best for the safety and well being of our community. This proposed development will impact local wildlife, increase pollution, impact our children's safety, and increase traffic. I strongly oppose the proposed use of this land in our residential community.

Amy Cohen

Amy Cohen, MSW, LCSW (she/her)  
cohenamy@mac.com  
312-925-3986

Sent from my iPhone

## Daniel Nakahara, AICP

---

**From:** Michele Elbaum (US) <michele.elbaum@pwc.com>  
**Sent:** Wednesday, April 19, 2023 5:56 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Comments re Baxter property

[EXTERNAL EMAIL]

---

To whom it may concern,  
I'm writing to express my deep concern for the proposal to use the old Baxter site in Deerfield as a distribution center. That amount of trucks going in and out will have numerous negative consequences. I'm concerned about the pollution for our kids and wildlife in the area to say nothing of the traffic congestion it will cause and increased risk of accidents.

I implore you to listen to the concerns of the community and find another solution.

Thank you,  
Michele & Dan Elbaum, Deerfield residents.

---

The information transmitted, including any attachments, is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited, and all liability arising therefrom is disclaimed. If you received this in error, please contact the sender and delete the material from any computer.

In the event the content of this email includes Tax advice, the content of this email is limited to the matters specifically addressed herein and is not intended to address other potential tax consequences or the potential application of tax penalties to this or any other matter.

PricewaterhouseCoopers LLP is a Delaware limited liability partnership. This communication may come from PricewaterhouseCoopers LLP or one of its subsidiaries.

---

## Daniel Nakahara, AICP

---

**From:** Victoria Elkind <victoriaelkind11@gmail.com>  
**Sent:** Wednesday, April 19, 2023 2:23 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Formal opposition log submission for the Bridge/Baxter Proposal

[EXTERNAL EMAIL]

---

Hi Planning Commission,

I want to formally log my opposition to the proposal of Bridge Industrial buying Baxter and building a heavy industrial complex at 1 Baxter Parkway. As a resident of Riverwoods, living in Thorngate, I fear for the safety of my kids at Acorn Park (it bumps up against Saunders Road). Additionally, would like to log the concern for our health and everyone's health due to the pollution and smog, the wildlife impact, the daycare that sits right next door to the proposed project, the Chabad across the street, with residents that walk on our beautiful streets. You are endangering all individuals of you allow for this project to happen without putting the safety and needs of the communities first. I fear the wooded nature of Riverwoods being destroyed, the lack of preservation with an average of 600 semi-trucks traveling per day in and out on Saunders by way of Deerfield Rd and Lake Cook. I fear the increased noise and toxic chemicals and vehicle emissions from the hundreds of workers driving to and from work. I fear for that having this facility will endanger women, and kids and we will need much more police as to be a trucker no background checks are needed, these truckers can endanger our communities and slow down police response times!

Additional concerns I have include our carbon footprint, the fact that now the Deerfield Road Corridor project and traffic study will have to be redone, animal death. I fear our lack of infrastructure or that Lake County Transportation needs to have a say in curb widening and road repairs for inevitable damage.

There seems to be little benefit to Deerfield on this deal and none to Riverwoods. The school district will not receive much in the way of taxes. And if our property value goes down and we move, that is taxpayer money no longer filtering into the school system.

Additionally, this needs to be said, by Baxter and Bridge annexing this land to Deerfield and not petitioning Riverwoods, it's pitting our two villages against each other. Riverwoods provides significant income to Deerfield, a negative impact on us will be a domino effect for you. This is a horrible position to be in, cutting a deal that affects us, without standing for us to do something about it. The Village of Riverwoods residents are vehemently opposed to this project, we are not going to stand by and allow this to happen; we have taken legal actions, media relations and community outreach to prevent this I-2 zoning and build to happen.

We live in a beautiful city with active community members who care about family and the environment. This build goes against everything we stand for and reasons we moved here.

Thank you,  
Corey Cohen

--

\*\*\*\*\*

Corey G Cohen  
cell: 847.651.8999

--

\*\*\*\*\*

Corey G Cohen  
cell: 847.651.8999

## Daniel Nakahara, AICP

---

**From:** Victoria Elkind <victoriaelkind11@gmail.com>  
**Sent:** Wednesday, April 19, 2023 2:47 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Fwd: Formal opposition log submission for the Bridge/Baxter Proposal

[EXTERNAL EMAIL]

---

Hi Planning Commission,

I want to formally log my opposition to the proposal of Bridge Industrial buying Baxter and building a heavy industrial complex at 1 Baxter Parkway. As a resident of Riverwoods, living in Thorngate, I fear for the safety of my kids at Acorn Park (it bumps up against Saunders Road). Additionally, would like to log the concern for our health and everyone's health due to the pollution and smog, the wildlife impact, the daycare that sits right next door to the proposed project, the Chabad across the street, with residents that walk on our beautiful streets. You are endangering all individuals of you allow for this project to happen without putting the safety and needs of the communities first. I fear the wooded nature of Riverwoods being destroyed, the lack of preservation with an average of 600 semi-trucks traveling per day in and out on Saunders by way of Deerfield Rd and Lake Cook. I fear the increased noise and toxic chemicals and vehicle emissions from the hundreds of workers driving to and from work. I fear for that having this facility will endanger women, and kids and we will need much more police as to be a trucker no background checks are needed, these truckers can endanger our communities and slow down police response times!

Additional concerns I have include our carbon footprint, the fact that now the Deerfield Road Corridor project and traffic study will have to be redone, animal death. I fear our lack of infrastructure or that Lake County Transportation needs to have a say in curb widening and road repairs for inevitable damage.

There seems to be little benefit to Deerfield on this deal and none to Riverwoods. The school district will not receive much in the way of taxes. And if our property value goes down and we move, that is taxpayer money no longer filtering into the school system.

Additionally, this needs to be said, by Baxter and Bridge annexing this land to Deerfield and not petitioning Riverwoods, it's pitting our two

villages against each other. Riverwoods provides significant income to Deerfield, a negative impact on us will be a domino effect for you. This is a horrible position to be in, cutting a deal that affects us, without standing for us to do something about it. The Village of Riverwoods residents are vehemently opposed to this project, we are not going to stand by and allow this to happen; we have taken legal actions, media relations and community outreach to prevent this I-2 zoning and build to happen.

We live in a beautiful city with active community members who care about family and the environment. This build goes against everything we stand for and reasons we moved here.

Thank you,  
Victoria elkind

\*\*\*\*\*

Victoria elkind  
cell: 847.331.2737

Shoal creek ct.

--

\*\*\*\*\*

Corey G Cohen  
cell: 847.651.8999

## Daniel Nakahara, AICP

---

**From:** Jennifer Goldstone <jennifer@jgoldstonelaw.com>  
**Sent:** Friday, April 21, 2023 11:33 AM  
**To:** Daniel Nakahara, AICP; Jeffery Ryckaert, AICP  
**Subject:** Fwd: FW: Baxter Redevelopment

[EXTERNAL EMAIL]

---

Email for your files -

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

From: **Jennifer Goldstone** <[jgoldstone@hgslegal.com](mailto:jgoldstone@hgslegal.com)>  
Date: Fri, Apr 21, 2023 at 11:31 AM  
Subject: FW: Baxter Redevelopment  
To: Goldstone and Associates LLC <[jennifer@jgoldstonelaw.com](mailto:jennifer@jgoldstonelaw.com)>

Jennifer LaMell Goldstone

### Horwitch Goldstone & Shaw LLC

1528 Shermer Road

Northbrook, IL 60062

Telephone: 773-315-3039

eFax: 312-276-8055

Email: [JGoldstone@HGSlegal.com](mailto:JGoldstone@HGSlegal.com)

[www.hgslegal.com](http://www.hgslegal.com)



***BE AWARE! WE DO NOT PROVIDE WIRE INSTRUCTIONS BECAUSE ONLINE BANKING FRAUD IS ON THE RISE. IF YOU RECEIVE AN EMAIL FROM MY OFFICE OR A TITLE COMPANY CONTAINING WIRE TRANSFER INSTRUCTIONS, PLEASE CALL MY OFFICE IMMEDIATELY TO VERBALLY VERIFY THE INFORMATION.***

---

**From:** Jennifer Goldstone <[jgoldstone@hgslegal.com](mailto:jgoldstone@hgslegal.com)>  
**Sent:** Friday, April 21, 2023 11:31 AM  
**To:** 'Bill Gorden' <[billgorden1@gmail.com](mailto:billgorden1@gmail.com)>  
**Subject:** RE: Baxter Redevelopment

All comments should be sent to the Village not the Plan Commissioners individually. This will not be part of the record unless you send to the Village.

Thanks!

Jennifer LaMell Goldstone

**Horwitch Goldstone & Shaw LLC**

1528 Shermer Road

Northbrook, IL 60062

Telephone: 773-315-3039

eFax: 312-276-8055

Email: [JGoldstone@HGSlegal.com](mailto:JGoldstone@HGSlegal.com)

[www.hgslegal.com](http://www.hgslegal.com)



***BE AWARE! WE DO NOT PROVIDE WIRE INSTRUCTIONS BECAUSE ONLINE BANKING FRAUD IS ON THE RISE. IF YOU RECEIVE AN EMAIL FROM MY OFFICE OR A TITLE COMPANY CONTAINING WIRE TRANSFER INSTRUCTIONS, PLEASE CALL MY OFFICE IMMEDIATELY TO VERBALLY VERIFY THE INFORMATION.***

---

**From:** Bill Gorden <[billgorden1@gmail.com](mailto:billgorden1@gmail.com)>  
**Sent:** Friday, April 21, 2023 11:13 AM  
**To:** [jgoldstone@hgslegal.com](mailto:jgoldstone@hgslegal.com)  
**Subject:** Baxter Redevelopment

Hi Jennifer,

I am a resident of your neighboring community Riverwoods and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and **both** of our communities for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, but closest to Riverwoods and specifically close to the Thorngate neighborhood. It is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion and safety hazards for pedestrians and cyclists. Children will be playing at the park directly off of Saunders road while 600+ trucks drive by daily.

The impact on your Riverwoods' neighbors lives must be considered. Our children go to school together and play on the same sports teams. We celebrate holidays together and take pride in what we all consider to be a wonderful place to call home. An industrial complex of this size and magnitude will decimate an entire neighborhood and put a stain on a village known for its beauty and nature preservation. This is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact the lives of your neighbors and friends on a DAILY basis?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Thanks,  
Bill Gorden

--

Bill Gorden  
847-219-9501  
[billgorden1@gmail.com](mailto:billgorden1@gmail.com)

--

Jennifer Goldstone  
Cell: 773-315-3039

## Daniel Nakahara, AICP

---

**From:** Rebecca Greene <rebeccahgreene99@gmail.com>  
**Sent:** Wednesday, April 19, 2023 10:20 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter/bridge

[EXTERNAL EMAIL]

---

Dear deerfield-

I am writing as a concerned member of the deerfield community in regards to the Baxter/Bridge development proposal. I am adamantly against this project and believe it would be a detriment to our beloved community.

If this project were to come to fruition, the negative implications would spread far and wide. The environmental impact, the noise, the traffic, the safety concerns, the effect on home values and the real estate market, which will in turn affect DPS109 and D113 - these are all very real and valid reasons to say 'no' to this proposal. There are other ways to bring revenue to Deerfield, ways that will bring value to all areas of our community and our neighbors'.

I appreciate your time and I implore you to vote NO to this proposal when making your final recommendation to the Village of Deerfield.

Thank you,  
Rebecca Greene  
413 Castle pines lane, Riverwoods

Sent from my iPhone

## Daniel Nakahara, AICP

---

**From:** Inna Gutman <gutmanin@icloud.com>  
**Sent:** Wednesday, April 19, 2023 11:25 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Significant health risks posed by Baxter/Bridge redevelopment

[EXTERNAL EMAIL]

---

Dear Plan Commission,

I am writing to you as both a local resident with kids in DPS109 schools and as a family physician. I have significant concerns about the planned Baxter property sale and Bridge development of over 1.2 million square feet of warehouse space.

The anticipated 600 plus daily diesel trucks will create congestion on our roads, create safety concerns for our kids on bikes and will create a noise level that will still be heard up to 2 miles away in the quiet streets of Deerfield and surrounding communities (per the Distance Attenuation Calculator: 85dB of noise from an idling truck will still be heard at 12,800 feet in Deerfield where average residential noise level is 33dB).

But I am most worried about the health effects that are caused by diesel exhaust particles. Decades of research shows that exposure to particulate matter in diesel can cause worsening allergy and asthma symptoms, increase risk for lung cancer and destabilize community members with chronic heart and lung disease. Recommendations show that because of effects of diesel on respiratory health, any facility generating 100 truck trips per day should be located at least 1000 feet from residential areas. The Bridge facility is anticipating 600 plus trucks per day, and the correct minimal distance to residential area in this case is unclear. However, both Woodview Apartments of Deerfield and Thorngate subdivision of Riverwoods are within about 1500 feet of the warehouse. As a physician and a resident of this area, I am incredibly concerned that this proximity will be harmful to our health.

I urge your closest review of the health risks related to this matter. I ask you to vote AGAINST the Bridge redevelopment.

Thank you.

Inna Gutman, MD  
404 Shadow Creek Lane, Riverwoods

### References:

Distance Attenuation Calculator: Szyk, B. "Distance Attenuation Calculator". Available at:

<https://www.omnicalculator.com/physics/distance-attenuation>. Accessed: 19 April 2023.

Average noise in Deerfield: <https://www.soundprint.co/location/coromandel-deerfield-il-159790>

Increased Health risks:

[https://www.researchgate.net/profile/Rashid-Ali-59/publication/236897080\\_Effect\\_of\\_Diesel\\_Emissions\\_on\\_Human\\_Health\\_A\\_Review/links/0046351a104cf9dd7b000000/Effect-of-Diesel-Emissions-on-Human-Health-A-Review.pdf](https://www.researchgate.net/profile/Rashid-Ali-59/publication/236897080_Effect_of_Diesel_Emissions_on_Human_Health_A_Review/links/0046351a104cf9dd7b000000/Effect-of-Diesel-Emissions-on-Human-Health-A-Review.pdf)

<https://onlinelibrary.wiley.com/doi/full/10.1111/j.1440-1843.2011.02109.x>

<https://www.tandfonline.com/doi/abs/10.1080/08958378.2020.1725187>

<https://onlinelibrary.wiley.com/doi/abs/10.1002/9781119438922.ch14>

1000 ft per 100 trucks: <https://ceds.org/warehouses/>

## Daniel Nakahara, AICP

---

**From:** Erika Layden <erikao.layden@gmail.com>  
**Sent:** Wednesday, April 19, 2023 10:31 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter/Bridge Proposal

[EXTERNAL EMAIL]

---

Dear Deerfield Plan Commission,

I am writing as a concerned member of the Thorngate community in Riverwoods in regards to the Baxter/Bridge development proposal. I am adamantly against this project and believe it would be a detriment to our beloved community.

If this project were to come to fruition, the negative implications would spread far and wide. The environmental impact, the noise, the traffic, the safety and health concerns, the effect on home values and the real estate market, which will in turn affect DPS109 and D113 - these are all very real and valid reasons to say 'no' to this proposal. There are other ways to bring revenue to Deerfield, ways that will bring value to all areas of our community and our neighbors'.

I appreciate your time and I implore you to vote NO to this proposal when making your final recommendation to the Village of Deerfield.

Thank you,  
Erika Layden

## Daniel Nakahara, AICP

---

**From:** Erika Layden <erikao.layden@gmail.com>  
**Sent:** Wednesday, April 19, 2023 3:30 PM  
**To:** Daniel Nakahara, AICP  
**Subject:** Baxter/Bridge Proposal

[EXTERNAL EMAIL]

---

Dear Dan,

I am writing as a concerned member of the Thorngate community in Riverwoods in regards to the Baxter/Bridge development proposal. I am adamantly against this project and believe it would be a detriment to our beloved community.

If this project were to come to fruition, the negative implications would spread far and wide. The environmental impact, the noise, the traffic, the safety and health concerns, the effect on home values and the real estate market, which will in turn affect DPS109 and D113 - these are all very real and valid reasons to say 'no' to this proposal. There are other ways to bring revenue to Deerfield, ways that will bring value to all areas of our community and our neighbors'.

I appreciate your time and I implore you to vote NO to this proposal when making your final recommendation to the Village of Deerfield.

Thank you,  
Erika Layden

## Daniel Nakahara, AICP

---

**From:** Jeffery Ryckaert, AICP  
**Sent:** Thursday, April 20, 2023 11:18 AM  
**To:** Daniel Nakahara, AICP  
**Subject:** FW: Baxter/Bridge Proposal

Dan,

Please provide to the Plan Commission for the public hearing.

Thanks,  
Jeff

**From:** Erika Layden <erikao.layden@gmail.com>  
**Sent:** Wednesday, April 19, 2023 3:29 PM  
**To:** Jeffery Ryckaert, AICP <jryckaert@deerfield.il.us>  
**Subject:** Baxter/Bridge Proposal

[EXTERNAL EMAIL]

---

Dear Jeff,

I am writing as a concerned member of the Thorngate community in Riverwoods in regards to the Baxter/Bridge development proposal. I am adamantly against this project and believe it would be a detriment to our beloved community.

If this project were to come to fruition, the negative implications would spread far and wide. The environmental impact, the noise, the traffic, the safety and health concerns, the effect on home values and the real estate market, which will in turn affect DPS109 and D113 - these are all very real and valid reasons to say 'no' to this proposal. There are other ways to bring revenue to Deerfield, ways that will bring value to all areas of our community and our neighbors'.

I appreciate your time and I implore you to vote NO to this proposal when making your final recommendation to the Village of Deerfield.

Thank you,  
Erika Layden

**Jeffery Ryckaert, AICP**  
Principal Planner  
Extension 7482

## Daniel Nakahara, AICP

---

**From:** Cara Specks <caraspecks@yahoo.com>  
**Sent:** Wednesday, April 19, 2023 5:05 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Property

[EXTERNAL EMAIL]

To whom it may concern,

As a resident of Deerfield since 1989, Deerfield has been known as a quiet residential town. It touts lots of lush, grassy areas for children to play and animals to flourish. The development of our main roads is meant to accommodate our current level of traffic, and does not take into consider the accommodation of multiple large trucks traveling back and forth upon it for years to come. To welcome with would be detrimental to our town, traffic, wildlife, children, general well-being, and quality of life. Our town is clean and safe with a small town feel. This is something that both residents and those in our local government support. Our environment is highly coveted for these and many other reasons.

The proposed redevelopment of the Baxter property into an area where trucking logistics would be performed threatens the integrity of our town. It is in close proximity to many schools, as well as non-industrial homesteads that are very nearby. Multiple trucks traveling in and out of this property will directly threaten our wildlife, increase pollution in the air/water, create an increase in traffic, have the potential to create increased levels of damage/wear and tear on our roads, create the potential for more severe traffic accidents, and will ultimately diminish the enjoyability of the town we call home.

Additionally, all of these concerns have a strong ability to reduce the value and desirability of our town. Deerfield is not an industrial area where warehousing, logistics, and polluting manufacturing take place. Property values in our town reflect this, amongst other things. Property values in industrial areas where these types of activities generally take place are diminished, the desirability of these areas are generally lower due to the industrialized feel (and associated nuisances to residents). It would be a travesty to consider welcoming this to our small town.

Many, many residents are very upset about this redevelopment prospect. Please do not allow it to move forward under any circumstance. A logistics company with heavy road traffic including trucks is not welcome by residents.

Cara McGowan  
224-522-0421

## Daniel Nakahara, AICP

---

**From:** Shravanthi <shravanthikrao@yahoo.com>  
**Sent:** Wednesday, April 19, 2023 6:13 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter/Bridge Industrial

[EXTERNAL EMAIL]

Please do not allow the Baxter/Bridge Industrial deal to go through as this will severely impact traffic, pollution and safety in our area in the long run. This a beautiful, clean residential neighborhood and not appropriate for heavy trucks to be driving around. Please advise Bridge Industries to build elsewhere.

Sincere regards,  
Shar Rao  
(847)226-6282

## Daniel Nakahara, AICP

---

**From:** Lisa Rosen <lisa.rosen57@gmail.com>  
**Sent:** Wednesday, April 19, 2023 4:05 PM  
**To:** Plan Commission Comment  
**Cc:** Jack Rosen; Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT]

[EXTERNAL EMAIL]

---

Hello and thank you for taking time to read this. I'm writing to share my concerns on the proposed development of Baxter grounds to what Bridge is proposing. I live in Thorngate and prior to that I lived in Deerfield. I'm concerned that with 600 trucks driving daily on Saunders road how this will affect my family and our neighborhood.

### **Quality of life:**

The entrance to the Baxter property is directly across the street from Acorn park, where my kids go almost every day in good weather, where we have a weekly ice cream truck and multiple play dates. I am concerned that with over 600 trucks driving on Saunders road everyday this will create an extremely unsafe place for our children. How will our children be able to cross the street and enjoy small business on Deerfield road, or feel safe riding their bikes to Caruso knowing how many trucks will be right outside of Thorngate every hour of every day.

### **Building of cross-dock facility**

The construction and operation of a cross-dock facility will lead to a significant increase in traffic in our community. This will not only cause traffic congestion and delays, but also pose a safety hazard for residents, particularly pedestrians and bicyclists. Moreover, the increased truck traffic will result in higher levels of noise and air pollution, which will have negative consequences for the health and well-being of our community.

Furthermore, I am concerned about the potential impact of the cross-dock facility on our local environment. The site of the proposed development is located near wetlands and wildlife habitats. The construction and operation of the facility will lead to habitat destruction and ecosystem disruption, which will have long-term consequences for the health of our local environment.

### **Trucks Daily 24/7**

The presence of semi trucks on Saunders will cause a number of problems for the residents of our community.

One of the biggest issues is the noise level. The loud engine noise, honking horns, and the sound of air brakes can be heard at all hours of the day and night, which can disrupt the peace and quiet of our neighborhood. The constant noise can also be stressful and distracting, which can be particularly problematic for those who work from home or have young children.

The high volume of truck traffic contributes to increased air pollution, which has negative health consequences for residents in the area. This is particularly concerning for those who suffer from asthma or other respiratory conditions.

The exhaust emissions from these vehicles contain a range of harmful pollutants, including nitrogen oxides, particulate matter, and volatile organic compounds. Exposure to these pollutants has been linked to a range of health problems, including respiratory issues, heart disease, and cancer.

## Entrance at Thorngate Lane

Another issue is the traffic congestion caused by the semi trucks. The size and speed of these vehicles make it difficult for residents and buses trying to enter and exit into Thorngate, and can even pose a safety hazard for pedestrians and bicyclists. It will also lead to traffic backups and delays on Saunders, Lake Cook and Deerfield Road.

This could cause issues with Fire, Ambulance and Police to get to Thorngate quickly and safely

## Zoning Changes

Currently, the land is zoned as both I-1 and GO zoning which are intended to guide development and land use to ensure compatibility with surrounding areas and minimize negative impacts on the community. Changing this zoning will change our community and compatibility with our neighborhood as well as others and will negatively impact our community

Bridge is asking for a Text Amendment to allow a warehouse and distribution facility in the I-2 District. Currently, a distribution facility with a motor freight terminal isn't allowed in the I-2 Limited Industrial District. Why should Deerfield allow a warehouse and distribution facility in an area that isn't zoned for it.

According to the Village - the goal is to limit and mitigate the potential adverse impacts of development or redevelopment of unincorporated property within Deerfield's planning jurisdiction including Encourage continued office use of the Baxter North parcel and Consider residential, institutional or office uses for the Takeda (Baxter South) parcel. Why would the Village decide that we should go against the goals of the Village and the reason many people live here, shop here, go to school here, have small businesses here, etc.

I ask each of you reading this to decide and knowing the facts - are you willing to approve this land for a project that will physically impact all of Thorngate, most of Riverwoods, Northbrook and at least half of the Deerfield community on a daily basis with the challenges stated above.

**I truly hope and pray that you will listen to all of your community residents and those of us that don't live in Deerfield but will be truly adversely affected by this. PLEASE DO NOT APPROVE THIS PROJECT or PLEASE set up stricter village ordinances that adopt and enforce policies that significantly reduce truck traffic and emission in our area as well as limiting the truck traffic from 9-5 and not 24/7 for the sake of our families who love to live and play outdoors in our community to stop this project from proceeding.**

Thank you for taking the time to read this and react

Lisa Rosen

Previous Deerfield Resident

Current Thorngate Resident

## Daniel Nakahara, AICP

---

**From:** emily schwartz <emilywritesplays@gmail.com>  
**Sent:** Wednesday, April 19, 2023 7:01 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter redevelopment

[EXTERNAL EMAIL]

---

Good evening,

The recent news about the redevelopment of Baxter's Deerfield property into a truck distribution center that would have a flow of 600 semi-trucks entering and exiting on Saunders Road daily has just come to my attention.

As a person who travels Saunders daily on my commute from home to day care for my son I am incredibly concerned with the disruption such a large amount of semi truck traffic would bring to the area. Not to mention being so close to residences and parks where children play and whatever environmental impact the fumes might have on wildlife etc.

As a resident of Deerfield, I want to voice my opinion **opposing** a giant trucking center. Losing the wonderful town bookstore and then gaining a disruptive trucking center in one year would be very disappointing.

Thanks for your time,  
Emily

--

Emily Schwartz  
[emilywritesplays@gmail.com](mailto:emilywritesplays@gmail.com)  
317.332.5625

## **Daniel Nakahara, AICP**

---

**From:** Allie Silverman <allie.j.silverman@gmail.com>  
**Sent:** Wednesday, April 19, 2023 9:58 PM  
**To:** Plan Commission Comment  
**Cc:** kstolman7@hotmail.com; bschulman@lplegal.com; saralubezny@gmail.com; keefe@hkleng.com; jgoldstone@hgslegal.com; lcrist@d113.org; alanbromberg@aol.com; Daniel Nakahara, AICP; Jeffery Ryckaert, AICP  
**Subject:** Concerns from Thorngate residents & South Park family

[EXTERNAL EMAIL]

---

Hello and thank you for taking time to read this. I'm writing to share my concerns on the proposed development of Baxter grounds to what Bridge is proposing. My husband, two sons and I live on Castle Pines Lane in Thorngate in Riverwoods, and my children attend South Park Elementary in Deerfield. I'm concerned that with 600 trucks driving daily on Saunders road how this will affect my family and our neighborhood.

### **Quality of life:**

The entrance to the Baxter property is directly across the street from Acorn park, where my kids go almost every day in good weather, where we have a weekly ice cream truck and multiple play dates. I am concerned that with over 600 trucks driving on Saunders road everyday this will create an extremely unsafe place for our children. How will our children be able to cross the street and enjoy small business on Deerfield road, or feel safe riding their bikes to Caruso knowing how many trucks will be right outside of Thorngate every hour of every day.

### **Building of cross-dock facility**

The construction and operation of a cross-dock facility will lead to a significant increase in traffic in our community. This will not only cause traffic congestion and delays, but also pose a safety hazard for residents, particularly pedestrians and bicyclists. Moreover, the increased truck traffic will result in higher levels of noise and air pollution, which will have negative consequences for the health and well-being of our community.

Furthermore, I am concerned about the potential impact of the cross-dock facility on our local environment. The site of the proposed development is located near wetlands and wildlife habitats. The construction and operation of the facility will lead to habitat destruction and ecosystem disruption, which will have long-term consequences for the health of our local environment.

### **Trucks Daily 24/7**

The presence of semi trucks on Saunders will cause a number of problems for the residents of our community.

One of the biggest issues is the noise level. The loud engine noise, honking horns, and the sound of air brakes can be heard at all hours of the day and night, which can disrupt the peace and quiet of our

neighborhood. The constant noise can also be stressful and distracting, which can be particularly problematic for those who work from home or have young children.

The high volume of truck traffic contributes to increased air pollution, which has negative health consequences for residents in the area. This is particularly concerning for my husband and son, who both suffer from asthma or other respiratory conditions.

The exhaust emissions from these vehicles contain a range of harmful pollutants, including nitrogen oxides, particulate matter, and volatile organic compounds. Exposure to these pollutants has been linked to a range of health problems, including respiratory issues, heart disease, and cancer.

### **Entrance at Thorngate Lane**

Another issue is the traffic congestion caused by the semi trucks. The size and speed of these vehicles make it difficult for residents and buses trying to enter and exit into Thorngate, and can even pose a safety hazard for pedestrians and bicyclists. It will also lead to traffic backups and delays on Saunders, Lake Cook and Deerfield Road.

This could cause issues with Fire, Ambulance and Police to get to Thorngate quickly and safely.

### **Zoning Changes**

Currently, the land is zoned as both I-1 and GO zoning which are intended to guide development and land use to ensure compatibility with surrounding areas and minimize negative impacts on the community. Changing this zoning will change our community and compatibility with our neighborhood as well as others and will negatively impact our community

Bridge is asking for a Text Amendment to allow a warehouse and distribution facility in the I-2 District. Currently, a distribution facility with a motor freight terminal isn't allowed in the I-2 Limited Industrial District. Why should Deerfield allow a warehouse and distribution facility in an area that isn't zoned for it.

According to the Village - the goal is to limit and mitigate the potential adverse impacts of development or redevelopment of unincorporated property within Deerfield's planning jurisdiction including Encourage continued office use of the Baxter North parcel and Consider residential, institutional or office uses for the Takeda (Baxter South) parcel. Why would the Village decide that we should go against the goals of the Village and the reason many people live here, shop here, go to school here, have small businesses here, etc.

I ask each of you reading this to decide and knowing the facts - are you willing to approve this land for a project that will physically impact all of Thorngate, most of Riverwoods, Northbrook and at least half of the Deerfield community on a daily basis with the challenges stated above.

**I truly hope you will listen to all of your community residents and those of us that don't live in Deerfield but will be adversely affected by this. PLEASE DO NOT APPROVE THIS PROJECT.**

**If for some reason it gets approved, PLEASE set up stricter village ordinances that adopt and enforce policies that significantly reduce truck traffic and emission in our area. Most notably, I urge you to limit the truck traffic, only permitting it from 9a-5p and not 24/7. For the sake of our families who love to live and play outdoors in our community, I strongly request you stop this project from proceeding.**

Thank you for taking the time to read this and for recognizing you have the opportunity to prevent health and safety implications for our community members.

Allie Silverman  
Thorngate Resident

## Daniel Nakahara, AICP

---

**From:** michelle@ezcaseloans.com  
**Sent:** Wednesday, April 19, 2023 10:28 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] AGAINST Baxter/Bridge Development Proposal

[EXTERNAL EMAIL]

---

I am a business owner at 707 Lake Cook Road, Deerfield, IL. I highly oppose the Bridge Development Proposal at the Baxter facility! 600 trucks coming in and out of the facility will create pollution, safety hazards, endanger wildlife, huge increase of traffic surely to affect Lake Cook Road. Thus, effecting my ability to get to and from work and cause traffic issues for my employees and clients.

In addition, how about the safety of children and what possible toxic chemicals will be stored in the warehouses. I am sure once I let every tenant in my building know what is being proposed at Baxter you will have an entire office building against this! Many of the tenants are in the healthcare industry.

I highly oppose this Bridge Development Proposal!

Sincerely,

Michelle Traeger



Phone: 847-267-1250

Fax: 847-447-0600

[michelle@ezcaseloans.com](mailto:michelle@ezcaseloans.com)

[www.ezcaseloans.com](http://www.ezcaseloans.com)

## Daniel Nakahara, AICP

---

**From:** Mark A. Yaffe <markyaffe@gmail.com>  
**Sent:** Wednesday, April 19, 2023 10:44 PM  
**To:** Plan Commission Comment  
**Cc:** Jeffery Ryckaert, AICP; Daniel Nakahara, AICP; alanbromberg@aol.com; lcrist@d113.org; jgoldstone@hgslegal.com; keefe@hkleng.com; saralubezny@gmail.com; bschulman@lplegal.com; kstolman7@hotmail.com  
**Subject:** Opposition to Baxter proposal

[EXTERNAL EMAIL]

---

Dear Deerfield Planning Commission,

I would like to bring to your attention a matter felt to represent an existential threat of unparalleled magnitude to our community as a whole and most significantly, your neighbors in Riverwoods.

As you are aware, Deerfield is considering annexation of unincorporated land currently owned by Baxter, which would allow the new owners to redevelop this land into a massive industrial semi truck complex.

This facility would enable hundreds, and potentially thousands, of semi-truck trailers to traverse our community- adjacent to our parks, our religious centers, our learning institutions, along the routes our children take to ride their bikes to school, and our homes- as cargo is loaded/unloaded 24 hours a day.

A facility of this nature has no place here. It will permanently alter the local ecology, the local environment, and the character of our community. Pollution of this magnitude has no boundaries.

The neighborly relationship between Deerfield and Riverwoods communities will be permanently and profoundly altered. I know some of you personally on this committee. The community relationship will never be the same, as the decision making powers for this project rest with Deerfield but the implications most profoundly affect Riverwoods. We fear this proposal, if allowed to progress, would be done "to us" in Riverwoods, by our closest neighbors in Deerfield.

At our Riverwoods Town Hall last night, which was literally overflowing, our representatives were overwhelmed with the emotional resonance that this proposal has had on our community.

Please take time to study and understand the profoundly negative impact this proposition would have on the quality of life, community and environment of your direct neighbors in Riverwoods- and prevent this from happening.

It is unfathomable that a plan of this nature could take place within our greater community.

We look forward to raising this matter in person on April 27.

Thank you for your time and attention.

Mark Yaffe  
684 Thorngate Ln.

Mark A. Yaffe, MD  
Hand and Upper Extremity Surgery

## Daniel Nakahara, AICP

---

**From:** Melissa Bakst <melissabakst@gmail.com>  
**Sent:** Thursday, April 20, 2023 2:34 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Against Baxter Redevelopment

[EXTERNAL EMAIL]

---

Hello,

I have recently heard about the proposed plan to redevelop Baxter HQ into a logistics campus. We strongly oppose this proposal.

We have small children and we look forward to watching them grow up in this beautiful community.

We chose to move here because it's a village that takes proper care of it's residents, the wildlife, etc.

This proposed plan will cause air pollution, noise and traffic and is not safe for the children in our community.

We live in Laurel Hill, one block off pine. We do not want semi trucks driving through our community. I want to know that as my children grow up, they will be safe and continue to breathe fresh air.

If this passes, I fear that many families, including ours will need to relocate away from Deerfield.

Please set up new ordinances that significantly reduce traffic and truck emissions in our community. Please only allow a small, limited number of trucks to operate from 9a-5p.

Thank you.

Melissa and David Bakst  
154 Willow Ave, Deerfield, IL 60015

## Daniel Nakahara, AICP

---

**From:** Amy Berger <berger.home@yahoo.com>  
**Sent:** Thursday, April 20, 2023 2:40 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Proposed Redevelopment of Baxter

[EXTERNAL EMAIL]

Hi, I am writing to express my very very strong opposition to the proposed redevelopment plan of Baxter property. First, to have two huge industrial buildings with no idea who the tenant will be, this sounds to me like an Amazon warehouse or something like that that we see along a highway, not in a community. Second, over 600 trucks coming into and out of our community is a health hazard pollution wise and a safety hazard. Our community cannot support this amount of traffic. There is a reason both Deerfield and Northbrook would need to amend their ordinances to allow this, this is not why anyone brought in the community. I am frankly shot this is even going to committee.

Sent from my iPad

**Daniel Nakahara, AICP**

---

**From:** Carol <carolandvic100@aol.com>  
**Sent:** Thursday, April 20, 2023 4:17 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Fwd: Failure Notice

[EXTERNAL EMAIL]

---

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

VICTOR AND CAROL HARRISON ARE TOTALLY OPPOSED TO A LOGISTIC CENTER BEING BUILT AT THE BAXTER LOCATION IN DEERFIELD. THE TRAFFIC ON LAKE COOK ROAD IS HORRIFIC NOW. WE LIVE ON LAKE COOK AND SANDERS AND HEAR THE TRAFFIC NOISE ON LAKE COOK RIGHT NOW. THERE IS PLENTY OF LAND IN SOUTHERN ILLINOIS FOR A DISTRIBUTION CENTER THAT DOESN'T IMPACT THE SUBURBS.

CAROL & VICTOR HARRISON  
4515 DEER TRAIL  
NORTHBROOK, IL 60062

## Daniel Nakahara, AICP

---

**From:** Courtney Cohen <court1003@gmail.com>  
**Sent:** Thursday, April 20, 2023 9:52 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Development Project

[EXTERNAL EMAIL]

---

To whom it may concern,

We are writing as a concerned members of the Deerfield community in regards to the Baxter/Bridge development proposal. We are adamantly against this project and believe it would be a detriment to our beloved community.

If this project were to come to fruition, the negative implications would spread far and wide. The environmental impact, the noise, the traffic, the safety concerns, the effect on home values and the real estate market, which will in turn affect DPS109 and D113 - these are all very real and valid reasons to say 'no' to this proposal. There are other ways to bring revenue to Deerfield, ways that will bring value to all areas of our community and our neighbors'.

We appreciate your time and implore you to vote NO to this proposal when making your final recommendation to the Village of Deerfield.

Thank you,  
Jeff and Courtney Cohen

## Daniel Nakahara, AICP

---

**From:** Josh Dolgin <dolgin.josh@gmail.com>  
**Sent:** Thursday, April 20, 2023 10:46 AM  
**To:** Plan Commission Comment; Jeffery Ryckaert, AICP; Daniel Nakahara, AICP; alanbromberg@aol.com; lcrist@d113.org; jgoldstone@hgslegal.com; keefe@hkleng.com; saralubezny@gmail.com; bschulman@lplegal.com; kstolman7@hotmail.com  
**Subject:** Baxter/Bridge

[EXTERNAL EMAIL]

---

Good morning,

As a Deerfield resident I am all for this. If you need to read some letters of support to combat all of the furious people who don't understand the economic impact of businesses leaving the last few years feel free to read the below:

I think its worth mentioning that Deerfield has lost way too many businesses and jobs in the past few years with Caterpillar, Takeda, 2/3 of Walgreens, CF Industries, etc to just say thanks no thanks to a big business that wants to come here right now. The petition mentions housing values, if we have no big businesses to tax its property taxes that will go up eventually to make up for it. We cannot only say goodbye to businesses here, we have to say hello sometimes too!

If your big reason to be against this is because trucks will be on Lake Cook Road etc and your kids bike there then you're really grasping at straws in my opinion. Trucks are already there, the site is near the highway not miles away, and most importantly why are your kids biking down Lake Cook Road?

We need to welcome businesses here!

## Daniel Nakahara, AICP

---

**From:** Jared Duke <jaredmduke@gmail.com>  
**Sent:** Thursday, April 20, 2023 9:07 AM  
**To:** Plan Commission Comment  
**Cc:** Gina Plotkin; Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Stop the Baxter Redevelopment

[EXTERNAL EMAIL]

---

To whom it may concern,

I am a Deerfield resident, writing regarding the proposed Baxter redevelopment. The proposed plan is disturbing and must not be permitted to proceed.

The effects of the proposed redevelopment would be horrific for the health of the community in terms of emissions. The number of trucks consistently in the area is a major traffic issue as well, but even worse, it's a major safety issue. Trucks like these driving through areas with kids everywhere is a disaster waiting to happen. These trucks are massive, provide their drivers with limited vantage points, require significantly more stopping distance than smaller vehicles, and cause so much more destruction and injury when accidents do occur. Trucks of that size should not be in areas like Deerfield with the incredible frequency that this proposed redevelopment would require.

Developments like this make towns significantly less desirable to live in. This is a major, major issue for families already living here, to say nothing of the future of the village.

This plan cannot move forward.

Sincerely,  
Jared Duke, on behalf of his family of four Deerfield residents

--

Jared Duke

## Daniel Nakahara, AICP

---

**From:** Jovanna Feldman <jovannafeldman@gmail.com>  
**Sent:** Thursday, April 20, 2023 10:35 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter project

[EXTERNAL EMAIL]

---

Hello,

I am writing as a concerned member of the Riverwoods community in regards to the Baxter/Bridge development proposal. I am adamantly against this project and believe it would be a detriment to our beloved community.

If this project were to come to fruition, the negative implications would spread far and wide. The environmental impact, the noise, the traffic, the safety concerns, the effect on home values and the real estate market, which will in turn affect DPS109 and D113 - these are all very real and valid reasons to say 'no' to this proposal. There are other ways to bring revenue to Deerfield, ways that will bring value to all areas of our community and our neighbors'.

I appreciate your time and I implore you to vote NO to this proposal when making your final recommendation to the Village of Deerfield.

Thank you,

Jovanna Feldman

## Daniel Nakahara, AICP

---

**From:** Stephanie Freed <effiefreed@gmail.com>  
**Sent:** Thursday, April 20, 2023 10:55 AM  
**To:** Plan Commission Comment  
**Cc:** kstolman7@hotmail.com; bschulman@lplegal.com; saralubezny@gmail.com; keefe@hkleng.com; jgoldstone@hgslegal.com; lcrist@d113.org; alanbromberg@aol.com; Daniel Nakahara, AICP; Jeffery Ryckaert, AICP  
**Subject:** Baxter Property concerns

[EXTERNAL EMAIL]

---

Good morning,

My husband and I live on Pebble Beach Lane in Thorngate and I have two children at Caruso Middle School. I am extremely concerned about the Baxter property proposal and how it will affect my family, neighborhood and community.

My children often ride bikes/scooters to school when the weather is nice. I am very uncomfortable and scared to have them out on Saunders and Deerfield Road with this proposed new plan. Not only with the trucks but also the new traffic patterns. With more vehicles and increased travel times, it will cause more stress on drivers. I was told that the trucks will enter/ exit the expressway from Lake Cook Road. Will there be a police officer monitoring Deerfield Road when a truck decides to get off there due to traffic? Will they also be monitoring all the road rage, speeding and other traffic issues you will be causing due to added congestion?

There is also one entrance in and out of our neighborhood which is directly across from the truck entrance. Our light already backs up in the morning. This will cause more traffic, possible accidents and safety concerns. This will also cause issues with Firetrucks, Ambulances and Police cars getting in and out of our neighborhood in a safe and effective manner.

The increase in large trucks as well as cars will impact our quality of life. There will be much higher levels of pollution which is detrimental to all of our health. Not to mention the noise of trucks coming in and out as well as backing in to load trucks. Although Thorngate was built years ago on a beautiful golf course with lots of wildlife and vegetation, our community has worked hard to preserve wildlife and habitats within our community. Additional pollution and noise will cause long-term consequences. There is also a hotel and apartment complex in the area of this proposed plan that will be destroyed if it moves forward. You will have zero control with who decides to lease space over there and how it will affect our community.

The approval of this project will destroy Thorngate and make it a less desirable place to live. Which will then affect our property values and then tax revenue. That will result in less money to our schools which then will also affect Deerfield. People choose to live here because of the schools and the sense of community. Riverwoods is part of that community as well. If you destroy Thorngate then you are destroying Riverwoods. Our kids play sports and other activities in Deerfield. We shop in Deerfield and also attend community events. This project is a bad idea and impacts us all. Let's work together to preserve the wonderful place we all live and not ruin it. All of you have children who have a friend, teammate or classmate who live in Riverwoods and will be at risk.

Please listen to our community and DO NOT APPROVE this project. You have the power to help preserve our community in a positive manner. Please think of our health and safety as well. Our communities depend on it.

Stephanie Freed

Thorngate Resident

## Daniel Nakahara, AICP

---

**From:** STEWART FREEMAN <stewartfreeman@comcast.net>  
**Sent:** Thursday, April 20, 2023 6:19 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] sale of Baxter land

[EXTERNAL EMAIL]

---

The re-purposing of the Baxter property into a large, heavily traveled logistics company would create traffic and infrastructure nightmare.  
Thank you.

## Daniel Nakahara, AICP

---

**From:** allison Goldstein <allisoncohen2@icloud.com>  
**Sent:** Thursday, April 20, 2023 8:29 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter/bridge concern

[EXTERNAL EMAIL]

---

I am writing as a concerned member of the Deerfield community in regards to the Baxter/Bridge development proposal. I am adamantly against this project and believe it would be a detriment to our beloved community—including the South Park Elementary area, where my three children attend school.

If this project were to come to fruition, the negative implications would spread far and wide. The environmental impact, the noise, the traffic, the safety concerns, the effect on home values and the real estate market, which will in turn affect DPS109 and D113 - these are all very real and valid reasons to say 'no' to this proposal. There are other ways to bring revenue to Deerfield, ways that will bring value to all areas of our community and our neighbors.

I appreciate your time and I implore you to vote NO to this proposal when making your final recommendation to the Village of Deerfield.

Thank you,  
Ali Goldstein

Sent from my iPhone

## Daniel Nakahara, AICP

---

**From:** Faye S <faye.gordon@gmail.com>  
**Sent:** Thursday, April 20, 2023 3:30 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Redevelopment of Baxter

[EXTERNAL EMAIL]

---

Hello!

I am a resident of Deerfield!

I am concerned with selling the facility to a logistics company! Our community, kids, schools will be impacted greatly by:

1.) Air Pollution

2.) Noise and Traffic 3.) Safety

The proposed traffic report contemplates over 600 semi-trucks EACH DAY will be entering and exiting the current Baxter entrance. It is likely that Lake Cook, Deerfield Road, and other main roads will be involved. It's entirely possible that routes will include shortcuts through our neighborhoods.

I encourage the Village to VOTE NO to this type of company purchasing and redeveloping the Baxter facility. If this does go through then the village needs to set up new ordinances and enforce policies that will significantly reduce truck traffic and truck emissions in our community. Specifically only allowing trucks to operate from 9a-5p.

Thank you,  
Faye Solomon

## Daniel Nakahara, AICP

---

**From:** Chip Halpern <chiphalpern@gmail.com>  
**Sent:** Thursday, April 20, 2023 2:02 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter redevelopment proposal

[EXTERNAL EMAIL]

To whom it may concern:

In reviewing the plans for the proposed redevelopment of the Baxter site I have become very concerned about placing a large distribution center in our lovely Village. I am very concerned about the significant increase in truck traffic in the area if this site were to be constructed. We live near Lake Cook Road which already has significant truck traffic and increasing the volume of large trucks would create noise and air pollution that is detrimental to our community as well as my 2 young daughters. Please reject the proposal to create this industrial distribution site and keep our village beautiful.

Thank you for your consideration.

Leigh "Chip" Halpern MD  
15 Estate Drive  
Deerfield IL 60015

Sent from my iPhone

## Daniel Nakahara, AICP

---

**From:** Holly Israel <hisrael@sbcglobal.net>  
**Sent:** Thursday, April 20, 2023 8:00 AM  
**To:** Daniel Nakahara, AICP; Jeffery Ryckaert, AICP  
**Subject:** Baxter redevelopment

[EXTERNAL EMAIL]

Please do not allow Baxter to see their Deerfield property to a distribution logistics company. We love our safe beautiful town of Deerfield. We don't want our children to have to breathe in all of the pollution. And we don't need large trucks to cause more traffic.

Please set up new ordinances to reduce truck traffic and emissions in our community. We don't want to end up like Palistine, OH.

Thank you for your consideration.

Holly Israel  
847-858-4218  
Sent from my iPhone

## Daniel Nakahara, AICP

---

**From:** Adam Joffe <apjoffe@hotmail.com>  
**Sent:** Thursday, April 20, 2023 12:06 AM  
**To:** Plan Commission Comment; Daniel Nakahara, AICP; Jeffery Ryckaert, AICP  
**Subject:** Proposed Baxter Redevelopment

[EXTERNAL EMAIL]

---

Plan Commission of the Village of Deerfield,

My name is Adam Joffe, and I live at 701 Bay Hill Court, in Riverwoods. As I am sure many others have, I am writing with regard to the proposed development of the Baxter property, up for discussion on 4/27. Initially, I want to thank you for the existence of this email address and what I truly believe is the genuine consideration of concerns from neighbors of this property. And I believe that "neighbors" is the critically important word here, both for this situation and in the world in general.

Growing up in the area and currently living in Riverwoods, I have always looked at Deerfield and Riverwoods as a homogenous entity. By that, I mean that our kids go to school together in District 109 and District 113. I may have coached your child in Deerfield AYSO soccer. Our kids are on the same youth sports teams and in the same plays and dance shows. Our kids ride bikes to each other's houses. When I go out to eat, it's usually at a Deerfield restaurant, and when I visit a friend, and when I need something from a store, it's quite often a local Deerfield store. Deerfield and Riverwoods have always been more than neighbors -- almost like siblings.

And with that close relationship between our villages, we desperately need the help of our Deerfield neighbors. More than anything, my threshold question is this: If we wake up tomorrow, and this project is done as requested, how is the life of a Deerfield resident any better? Through tax revenue that can be achieved (maybe more, maybe less, but close either way) through less destructive means? Will life be any better or happier or more fulfilling? Because for a lot of us near this project (your neighbors), our lives are going to be significantly, tangibly, and irreversibly worse. This is not a dramatic appeal for sympathy, but a fact. This project as currently proposed would place the owners of 300+ homes in Thorngate in a truly horrible position. As proposed, 600+ trucks a day would share a stoplight with the only entrance/exit from our community. Those 600+ trucks will belch diesel fumes into our yards. Plans to mitigate air/light/noise pollution are quite simply not realistic....let's be honest, we have all been past warehouse/trucking/logistics facilities like this, and call it like it is...they are desolate wastelands. Our kids (and your kids, who bike to our houses) will be weaving between 63 foot trailers. Loading/unloading will leave us with loud bangs 24/7.

By all studies, our home values will be immediately lowered by 15-20%, resulting in less property tax (offsetting benefits from the project) going to Districts 109 and 113, those schools that our kids share. As nice as it would be, I am not dreaming of redevelopment of the land as luxury homes with white picket fences....just something less damaging to our *shared* Deerfield/Riverwoods communities.

More than anything, I utterly refuse to believe that we have given up on recognizing the value of neighbors and neighborhoods caring about each other. Any modest benefits (which will not make the life of the average Deerfield resident any better) will be at the severe expense of us. Something seems wrong with the disproportionality of the whole thing.

And having spoken with Deerfield friends, this is a Deerfield-wide problem. When you introduce yourself to someone socially or in business interactions and you say you live in Deerfield, it's nice when that first impression is "oh, great, the North Shore suburb with the best schools around, beautiful houses, nature, local businesses" rather than "oh, the place with the disgusting warehouses like that monstrosity I see driving up to Kenosha." And this is not even to mention the district 109 schools less than a mile away, where our kids are going to be sucking up diesel fumes, the daycare on the Parkway property that is directly adjacent to this site, congestion that will MOST DEFINITELY be made worse throughout Deerfield (good luck getting 600 truckers a day to follow proposed traffic flow plans, and be prepared for even more trucks getting stuck under the viaduct), and especially for anyone who ever drives down Lake Cook or Deerfield Roads. And again, the light pollution/noise pollution/air pollution/dead animals lining the roads. There is value in being a good neighbor, but even in self-interest, any marginal benefits of developing this land as a desolate logistics facility are far outweighed by the negatives in daily life, traffic, environment, pollution, unsightliness, and degraded prestige of Deerfield.

We desperately need your help. Most importantly, we need your neighborliness and humanity. Having grown up in this area, I know these are qualities that Deerfield has always exemplified, and we beg you to show. Thank you for your time.

Adam Joffe

## Daniel Nakahara, AICP

---

**From:** Arlene Loby <arle1746@gmail.com>  
**Sent:** Thursday, April 20, 2023 4:51 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Logistics company

[EXTERNAL EMAIL]

---

I am opposed to this project.  
Arlene Loby

## Daniel Nakahara, AICP

---

**From:** Irena Persky <ipersk1@netscape.net>  
**Sent:** Thursday, April 20, 2023 11:27 PM  
**To:** Plan Commission Comment; Yury Persits  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] VOTE against Baxter/Bridge development proposal

[EXTERNAL EMAIL]

---

To whom it may concern,

I am writing with extreme concern about the proposal of the Bridge Industrial to turn the Baxter land into an industrial complex with an estimated 600 semi-trucks per day congesting the streets of Saunders, Lake Cook and Deerfield Roads. This would be horrible for the wellbeing, health and safety of our community. Please do what is necessary to support the community and stop this from happening.

A long time resident of community,  
Irena Persky, PhD

## Daniel Nakahara, AICP

---

**From:** Gail Pisut <gailanne44@icloud.com>  
**Sent:** Thursday, April 20, 2023 4:27 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] another logistics building?

[EXTERNAL EMAIL]

---

To whom it may concern,

This is not a good idea. The Allstate campus is already in the works. You're making our "suburban" communities into extensions of big cities.

VTY,  
Gail Pisut  
your neighbor in Northbrook

"Thoughts become things...choose the good ones."

## Daniel Nakahara, AICP

---

**From:** Liliya Rechitsky <liliyab@hotmail.com>  
**Sent:** Thursday, April 20, 2023 10:43 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Say no to Baxter/Deerfield bridge project!

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of Riverwoods and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and our community for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, and it is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion, safety hazards for pedestrians and cyclists.

Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact at least half our community on a DAILY basis through air quality, road traffic and noise?

I implore you to listen to all of your community residents in us all pleading to please do not approve this project! Do not approve for the sake of our families who love to live and play outdoors.

Sincerely,  
The Rechitsky Family

Sent from my iPhone

## Daniel Nakahara, AICP

---

**From:** Aaron Rosenberg <aarongbone@gmail.com>  
**Sent:** Thursday, April 20, 2023 11:50 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter/Bridger Complex

[EXTERNAL EMAIL]

I have been a Deerfield resident for over 27 years and have a son who has returned from his studies in other parts of the country to Riverwoods along with my grandson, while my daughter lives in Northbrook where she is looking for a townhome. We are flabbergasted that the city is even considering this development. The potential deleterious effect on the environment and quality of life of the residents will be compromised in a multitude of dramatic ways. If these deleterious consequences are allowed to proceed, whatever potential financial reward to the city will be dramatically offset by the decline in property value through out the area. Please reconsider.

Aaron G Rosenberg MD  
Emeritus Professor  
Rush Medical College  
200 Oakmont Dr  
Deerfield

Sent from my iPhone

## Daniel Nakahara, AICP

---

**From:** Holly Schlan <hollyschlan@gmail.com>  
**Sent:** Thursday, April 20, 2023 10:31 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Concerns

[EXTERNAL EMAIL]

---

I am a resident of Riverwoods and I am writing this email to share my concern regarding the development of the proposed Baxter/Bridge Development that will impact me and my family for several significant reasons.

I am urging you all to consider the serious consequences of allowing an industrial complex to be built in our village. While it may seem like an attractive proposition at first glance, we must take a long-term view of the situation and understand the potential impacts that such a development could have on our community. Firstly, an industrial complex would have a negative impact on the environment. The construction and operation of the complex would result in significant levels of air, water, and noise pollution, which could harm the health of our families and the surrounding wildlife. It could also have a detrimental effect on the quality of our water supply and agricultural lands.

Secondly, an industrial complex would generate increased traffic and congestion in our village. This would create safety hazards for pedestrians and cyclists, and potentially lead to increased accidents and fatalities on our roads. It would also lead to increased wear and tear on our infrastructure, which would be costly to repair.

**Lastly, an industrial complex would have a negative impact on our community's way of life. It would detract from the peace and tranquility that we all cherish and could make our village an unattractive place to live, leading to a decrease in property values and a loss of community spirit.**

Therefore, I implore you all to consider the long-term consequences of allowing an industrial complex to be built in our village, or **PLEASE set up stricter village ordinances that adopt and enforce policies that significantly reduce truck traffic, allowing for trucks 24/7 on our streets and emissions in our area for the sake of our families who love to live and play outdoors in our community to stop this project from proceeding.** We must prioritize the health and well-being of our families, the environment, and our way of life. Let us come together as a community and say no to this proposed development.

---

Holly Schlan  
Resident of Riverwoods

## Daniel Nakahara, AICP

---

**From:** Laura Schoeneman <lsschoeneman@aol.com>  
**Sent:** Thursday, April 20, 2023 9:47 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Deerfield Petition AGAINST Baxter/Bridge Development Proposal C

[EXTERNAL EMAIL]

We live in salceda North. There is already too much traffic on Sanders We are very concerned about bringing more traffic and pollution to our neighborhood.

This is a residential area and would like to keep it that way.

Thank you for considering NOT approving this development.

Thank you

Have a great day!  
Laura Schoeneman

Sent from my iPhone  
Please excuse any typos,as this message was composed on handheld device.

If you have received this e-mail in error, please delete e-mail and all of its attachments.

## Daniel Nakahara, AICP

---

**From:** Scott Superfine <scott.superfine@gmail.com>  
**Sent:** Thursday, April 20, 2023 4:48 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Opposition to Proposed Industrial Redevelopment at Baxter Property

[EXTERNAL EMAIL]

---

To the Deerfield Planning Commission,

As a 7+ year resident, I am writing this letter to express my strong opposition to the proposed Industrial Logistics Hub at the Baxter site here in Deerfield. As a concerned citizen of this community, I firmly believe that the establishment of such a hub will have severe negative impacts on our economy, public safety, and property values.

Firstly, the proposed logistics hub will bring a significant increase in air and noise pollution, which will adversely affect the health and well-being of the residents in the surrounding areas. The heavy traffic of trucks, buses, and other heavy vehicles will cause congestion on roads and highways, creating hazardous conditions for pedestrians and other commuters, especially children who walk or bike to school.

Moreover, the construction of the logistics hub will result in a considerable decrease in home values in the surrounding neighborhoods. Potential homebuyers will not want to live in an area with high levels of pollution and heavy traffic, leading to a decrease in demand and value.

Additionally, many of us moved here because this community did not allow for this type of zoning. If you allow this site to proceed, what is next, all of the Walgreens property they have on the market? Horizon's property if they vacate that building, post-merger?

Therefore, I urge you to reconsider the proposal for the Industrial Logistics Hub and protect the well-being of our community and economy. We must prioritize the health and safety of our citizens and safeguard our property values.

Thank you for your attention to this matter.

Sincerely,  
Scott Superfine - Deerfield Resident

## Daniel Nakahara, AICP

---

**From:** Diana Trew <dianatrew@hotmail.com>  
**Sent:** Thursday, April 20, 2023 10:54 AM  
**To:** Plan Commission Comment; Jeffery Ryckaert, AICP; Daniel Nakahara, AICP; alanbromberg@aol.com; lcrist@d113.org; jgoldstone@hgslegal.com; keefe@hkleng.com; saralubezny@gmail.com; bschulman@lplegal.com; kstolman7@hotmail.com  
**Subject:** Proposed Redevelopment of Baxter Property

[EXTERNAL EMAIL]

---

Dear Commision,

I am writing to strongly express my opposition to the proposed redevelopment plan of Baxter property due to its likely detrimental effects on Deerfield residents, particularly children. The planned distribution center would result in a significant increase in air pollution in our area stemming from the increased number of semi-trucks commuting to and from this location. The proposal contemplates around 600 trucks per day entering and exiting the area. As I am sure you are aware the impact these trucks have on air pollution is significant namely in the form of air particle pollution such as PM2.5, PM10, and nitrogen dioxide. Semi-trucks are some the largest producers of air particle pollution and their effects on the body have been well-studied and the evidence they create a dose dependent worsening of health outcomes in all body systems but most significantly with respect to asthma is robust. This is specifically one of the leading causes of health outcome disparities between high income and low income communities. Dramatically increasing exposure to these air pollutants will have a significant negative impact on our community, specifically our children. There are 3 public schools within 1 mile of the proposed site and multiple parks and neighborhoods. As a local pediatrician I have a vested interest in protecting the health of children in this community as well as first-hand experience treating the negative effects of asthma in children. I urge you not to rezone this area, and not to allow this proposed plan to jeopardize the health and safety of our wonderful community.

Sincerely,

Diana Trew, MD

## Daniel Nakahara, AICP

---

**From:** Alaina Wanko <amw9885@gmail.com>  
**Sent:** Thursday, April 20, 2023 9:46 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Please OPPOSE the redevelopment of Baxter.

[EXTERNAL EMAIL]

Good evening,

I write to you to humbly ask that you oppose the redevelopment of the Baxter property.

As a resident of Riverwoods, I have concerns on the negative impacts a project like this will have not only on the health & safety of our residents, but on the future growth of our beloved community.

Although we are not deerfield residents, we are very fortunate to be a direct neighbor of Deerfield and have the privilege of utilizing its schools and other facilities. I have always felt and considered myself part of the Deerfield community at large.

It is as a neighbor, and community member that I humbly ask that you stand up a fight for your community. For the health and well-being of our children and for the future growth of our village.

When my husband and I were searching for what we believe to be our forever home, we were looking for community and location above all else.

Easy access to the highways for my husband to commute to the city for work, but still quiet and safe. Active members of the community, lots of families with young children like us. And amazing schools.

Riverwoods/Deerfield checked those boxes. We fell in love with how serene it feels. How quiet and safe it is.

Now, imagine during our house hunt we exited the highway and we're met with a line of semi trucks and traffic backed up to the ramp?

Imagine we heard the idling trucks and viewed the exhaust filling the air.

Our view of this area would have been much different, and I can only imagine we would continue our search elsewhere.

I fear that if we allow this redevelopment to happen, others will seek out their forever homes in other neighborhoods that have less traffic, less noise, less air and noise pollution.

And our community as we know it will diminish.

Please. Fight for your neighbors. Fight for our health. Fight for our community.

Oppose the redevelopment of the Baxter land.

Thank you,

Alaina Horbas  
2405 Spyglass Hill Court  
Riverwoods IL 60015

## Daniel Nakahara, AICP

---

**From:** CHARLES I WEBSTER III <kipwebster@yahoo.com>  
**Sent:** Thursday, April 20, 2023 3:52 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Property

[EXTERNAL EMAIL]

---

I strongly appose the proposed building for the Bexter property. This is unacceptable for our residential property along Lake Cook Road. Jean Buck Sanders road and Lake Cook inteersection is bad enough now.

## Daniel Nakahara, AICP

---

**From:** Becca Weiner <beccaweiner44@gmail.com>  
**Sent:** Thursday, April 20, 2023 1:52 PM  
**To:** Plan Commission Comment; jrckaert@deerfield.us; Daniel Nakahara, AICP  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Opposition to Baxter- Please strongly reconsider

[EXTERNAL EMAIL]

---

Hi planning Commission,

I want to formally log my opposition to the proposal of Bridge industrial buying Baxter and building a heavy industrial complex at 1 Baxter Parkway. Is it really necessary to have that size of industry near our community? I fear for the safety of Deerfield, Riverwoods and Northbrook communities that will all be affected. The pollution and smog, the wildlife impact, the daycare that sits right across the street from the proposed project, the chabad across the street that walks to services, the center for enriched living, the residents that walk, run or bike on our beautiful streets. Over 600 semi-trucks traveling per day in and out of Saunders by way of Lake Cook and Deerfield road(no way they will not use this road) is terrifying. The intersections at Saunders and Deerfield Rd. and Saunders and Lake Cook have enough accidents at those lights and now if we had 600 semi-trucks we are asking for trouble. I fear the toxic chemicals and vehicle emissions from the hundreds of workers driving to and from work.

It saddens me that nobody considered our children's safety. The children outside at Caruso, South park, Wilmont, the homes in all surrounding areas. What about them?!?

We live in a beautiful city with active community members who care about family and the environment and safety. This build goes against everything we stand for and reasons we moved here. What does this say do to our urban planning moving forward.

Please reconsider this dangerous project. Noise, Traffic, Safety, Environmental impact, real estate home values. Let's figure out new ways to use this land.

Thank You.

A very upset family!

Mrs. Weiner

## Daniel Nakahara, AICP

---

**From:** rich wilens <rich@tenaciousbrands.com>  
**Sent:** Thursday, April 20, 2023 12:06 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter location redevelopment

[EXTERNAL EMAIL]

---

My name is Rich Wilens. My wife, two young kids, and I live in Deerfield at 830 Spruce St. We are very close to the site of the proposed development.

We feel this plan will be detrimental to the quality of life in Deerfield and would be a mistake to undertake. The idea of this new complex is not progress. It's not what Deerfield needs and I feel secure in saying it's not what the majority of Deerfield families want.

The tollway noise is already an issue but 800+ local trucks will spread more noise and air pollution.

Our kids walk to Wilmot and will walk/bike to Caruso in a blink of an eye. As parents, we have safety concerns for not only our kids but all local kids who don't need to breathe the dirt and dust raised by trucks not only during construction but as they go about their deliveries 800+ times each day.

Is the economic impact of the project worth more than one child riding their bike to school from Throngate and being struck by a truck not able to see them?

It's a terrible thing to force our friends and neighbors in Riverwoods to live with the added traffic and noise on a more intimate level.

People looking to avoid the construction and congestion when complete will then use Wilmot morphing it into more of a throughway. They will drive right by Wilmot Elementary. The thought of even more distracted drivers flying by our kids' school is plain scary.

I don't feel the idea of the sports complex and other Parks facilities will offset the negative impact of this development.

I appreciate your consideration.

Rich

--

Rich Wilens  
President



(847) 507-3333

[tenaciousbrands.com](https://www.tenaciousbrands.com)

*Promos that work.*

\*\*\*Send clients or prospects some amazing snacks, goodies, or business food gifts. [We make it so easy for you to look great.](#)\*\*\*

[On Facebook](#) [On LinkedIn](#)

\*\*\*You can search for ideas on the [TenaciousB](#) website!\*\*\*

## Daniel Nakahara, AICP

---

**From:** Katie Witenko <kateweather@yahoo.com>  
**Sent:** Thursday, April 20, 2023 11:15 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] \*Major\* Concerns Regarding Proposed Redevelopment of the Baxter Property

[EXTERNAL EMAIL]

---

To Whom It May Concern,

I am writing today to voice my **STRONG OPPOSITION** to the proposed sale and development of the Baxter property to a large distribution/logistics company for many, many reasons.

1. **Increased Traffic on Deerfield Road, Saunders, and Lake Cook**
  1. Traffic is already a mess between Discover and Medline in that area; adding a huge logistics company will increase traffic even moreso with 600 semi-trucks each day.
  2. Trucks are supposed to enter/exit the highway on Lake Cook but I'm sure many will be on local roads such as Deerfield Road and Wilmot Road as they navigate to their destinations.
    1. We can't keep having trucks on Deerfield Road getting stuck underneath the train overpass. This underpass is a vital connection between west/east Deerfield and would simply make Deerfield Road unusable when a truck gets stuck (it happens all the time now with no solution in sight).
    2. These huge trucks will deteriorate road conditions - have you seen the Wilmot/Lake Cook intersection?!?! There are huge holes in the street that simply get patched and not fixed.
2. **Health Concerns for Residents Living Nearby and in Neighboring Towns**
  1. Emissions from a warehouse the size of 100,000 sq ft can affect health of those living 0.5-2.0 miles away through higher rates of asthma, heart attacks, and other respiratory ailments. This proposal is planning on 2 warehouses, one that's 900,000 sq ft, the second 230,000 sq ft.
  2. Does that mean we should expect health concerns for those living 5-10 miles away? Caruso Middle School is about 0.5 miles. I would imagine all of Deerfield is 5 miles.
3. **School Children Walking to/from/being at School**
  1. More trucks on the road make it less safe for our kids who cross streets and walk and/or bike to school.
  2. With more trucks on the road, our kids would also now be breathing in unhealthy exhaust on a daily basis because of the increased truck traffic.
  3. Should I worry about my 1st grader and her health during recess time?
4. **Proximity to Suburban Towns and Reason for Living in Deerfield**
  1. There is a reason huge warehouses such as these are built in the middle of nowhere. Think of the warehouses in Pleasant Prairie for Uline and Haribo. The health and increased traffic effects of these warehouses aren't good for communities so that's why they are built in the middle of less populated areas.
  2. Deerfield and its neighboring communities are known for good community values, beautiful parks, and excellent school systems, which is why we bought our home here. Do we now want to be known instead as the home of a large distribution/logistics company with constant truck noise?

For these reasons, I truly hope the decision to develop the Baxter property to allow a large distribution/logistics company is ***swiftly revoked***.

Thank you,  
Katie Witenko

Deerfield Resident, Parent of Two Children

## Daniel Nakahara, AICP

---

**From:** Jojo and Teresa Yap <yap404@msn.com>  
**Sent:** Thursday, April 20, 2023 1:29 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Opposition to the proposed industrial development on Baxter property

[EXTERNAL EMAIL]

Dear Deerfield Planning Commission members and those concerned with voting on this proposal,

My husband and I in 1996 moved to the Riverwoods and Deerfield community to raise our children. We had picked the Deerfield school districts as we felt they were superior to the other 4 school districts we researched and visited. We had settled in Riverwoods as our children would attend the Deerfield schools and we would live in a beautiful new development of Thorngate. It's been 27 years and we enjoyed the beauty, serenity and community that both Riverwoods and Deerfield has to offer.

We strongly oppose the proposed industrial development, which will be across from our neighborhood, mainly because it will change the fabric of the community that we built our family roots on. The amount of truck traffic and the monstrosity of the buildings that will be built there are not what this community is about. You see these developments in areas that are mainly of their use, not here!

Saunders Road is already busy as it is, more so when thousands of trucks pass it everyday and all day! Our children and grandchildren will not feel safe crossing Saunders in foot or on their bikes. The amount of noise and pollution this would bring will disrupt the serenity of what our community stands and is known for. This will be detrimental to our home values as a result of all the negative impacts this development brings. We're sure you would want to live across an industrial park either.

We are asking kindly to NOT ALLOW this development to happen. As much as it may bring financial upside to Deerfield, it would bring more harm and consequential effects to our way of life, peaceful and quiet living, safety for our families and environmental health of our wildlife and nature that we love!

We have many old and young families that have called Thorngate their HOME for what it has been for 30 years now..... please let us enjoy the rest of our stay here without the proposed industrial development across from us!!!

Sincerely,  
Teresa and Jojo Yap  
446 Somerset Hills Ct.  
Riverwoods

PS please take into consideration the inventory of all the other new industrial developments around Deerfield - Northbrook especially the old Allstate. Do we really need that much more in our area?

Thanks again!

Sent by Teresa Almeda-Yap

## Daniel Nakahara, AICP

---

**From:** Paul Antonov <paul@antonov.ws>  
**Sent:** Friday, April 21, 2023 8:57 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter/Bridge Proposal Opposition

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of your neighboring community Riverwoods and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and **both** of our communities for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, but closest to Riverwoods and specifically close to the Thorngate neighborhood. It is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion and safety hazards for pedestrians and cyclists. Children will be playing at the park directly off of Saunders road while 600+ trucks drive by daily.

The impact on your Riverwoods' neighbors lives must be considered. Our children go to school together and play on the same sports teams. We celebrate holidays together and take pride in what we all consider to be a wonderful place to call home. An industrial complex of this size and magnitude will decimate an entire neighborhood and put a stain on a village known for its beauty and nature preservation. This is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact the lives of your neighbors and friends on a DAILY basis?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Sincerely,

Paul Antonov

Sent from my iPhone

## Daniel Nakahara, AICP

---

**From:** Alex Antonov <alex@antonov.ws>  
**Sent:** Friday, April 21, 2023 10:57 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Comments on an Industrial Planned Unit Development for Two Industrial Buildings (aka Baxter 1 Parkway)

[EXTERNAL EMAIL]

---

Hello members of the Plan Commission.

My name is Alex Antonov, and I'm a resident of Deerfield, on Elm street.

After reviewing the proposal for redevelopment of the Baxter property, I'm extremely concerned by the intent to construct a huge warehouse/storage/light-manufacturing facility in the middle of a residential/office space area. This will undoubtedly increase air pollution, as having a potential influx of 600+ daily trucks (that's about 1 truck per minute, given that most of them will be operational during daylight hours) will create way more exhaust, as compared to the smaller personal vehicles (as was the case with Baxter employees). Such a number of large vehicles flooding the arteries in and out of Deerfield will also increase the noise levels and will also be detrimental to the road safety.

Another area of concern is the inclusion of Warehouse/Distribution centers into the existing I-2 Limited Industrial District zoning instead of creating a dedicated zone specifically for Warehouse/Distribution facilities (which does not allow manufacturing). Having them all in a single zone creates for a potential of future repurposing of the buildings from the original distribution-centric purpose into an industrial manufacturing, which would definitely not be an acceptable type of usage of that property, given the higher levels of pollution and potential for toxic emissions and accidents (see Medline Ethylene emissions from 2018)

I really like the creative thinking being applied to the Walgreens development, where there are attempts to transform the property into some sort of entertainment/dining/recreation space. I think a similar use of the Baxter space would be a great direction to explore, even if it might be a more difficult one to achieve. It could also be a viable residential development space.

Please consider this letter as my formal opposition to the proposed development of the Baxter property as an Industrial/Warehouse zoned development.

Sincerely,  
Alex Antonov  
Resident of Deerfield

## Daniel Nakahara, AICP

---

**From:** Jeremy Banoff <jbanoff@hotmail.com>  
**Sent:** Friday, April 21, 2023 10:02 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Redevelopment Plan Concerns

[EXTERNAL EMAIL]

---

To Whom it May Concern:

As a long-time resident of Deerfield and now a resident in Riverwoods, I am writing to express my deep concern regarding the proposed Baxter/Bridge Development that I believe will have profound effects on our community.

I am sure you are in receipt of many letters that go through, in grave detail, the issues regarding pollution/air quality, traffic congestion, noise, safety, etc. – **all of which we would cite as significant concerns as well and underscore.**

So as not to be repetitive with what presumably many others have already mentioned and therefore keep this relatively brief and succinct, I did want to make perhaps one additional comment and observation that may not be getting as much attention, particularly for homeowners in the Clavinia development and also nearby by Caruso Junior High School area and then farther out across Deerfield as well.

As my wife and I are both daily runners that go back and forth along Deerfield Road between Riverwoods and Deerfield, we already observe first hand the impact of pollution and especially when trucks come off the Deerfield Road exit. Already there is quite a bit of pollution as those trucks need to accelerate from a red light and up a relatively steep grade to then go onto Deerfield Road to the west. This is also an issue when a truck is already on Deerfield Road from just west of Wilmot and stopped up at the red light going west bound to cross over the tollway. In an analysis of average wind speed across 1,536 cities in the state of Illinois as published on USA.com, it was found that Riverwoods ranked #54 and Deerfield ranked #77 across the state of Illinois making them in the top 5%. If you combine the fact that Deerfield will now be exposed to up to 600 semi-trailers a day, the pollution that is brought on by a semi-trailer, and the relatively high average wind speeds in our communities, despite the contemplated development being on the west side of the tollway, those trucks are sitting in Deerfield to exit and drive through, producing a significant amount of pollution driving up the steep exit ramp, and Deerfield residents will be widely exposed to a significant amount of pollution. Of course this will also impact residents of Riverwoods as the trucks drive to the actual facility. We all are well aware of the impact of pollution and poor air quality on the health of humans, plants/trees, our pets and animals more broadly.

I would implore Deerfield to undertake a comprehensive analysis of the environmental impact such a development would bring and pass an ordinance to limit the amount of pollution to keep truck traffic to a minimum and reject 24/7 access on our streets. And ultimately, we would ask that you reject this project from moving forward.

Thank you for your time and attention to this matter.

Best,

Jeremy and Amy Banoff

453 Castle Pines Lane

Riverwoods, IL 60015

## Daniel Nakahara, AICP

---

**From:** Johanna Benavides <jbenavides517@gmail.com>  
**Sent:** Friday, April 21, 2023 9:05 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter development

[EXTERNAL EMAIL]

---

To Whom it May Concern,

I am writing to share my concerns about the proposed construction of an industrial complex at the Baxter campus looking to be annexed into our village. I strongly believe that this particular project would have a negative impact on our community, and I urge you to say no to this proposed development.

An industrial complex of this size would surely bring an increase in traffic, noise pollution, and environmental pollution, negatively impacting our quality of life as residents. Having an industrial trucking facility located within our community does not make it an attractive place for people to move to. This will lead to a decrease in property values, making it harder for residents to sell their homes or attract new businesses to the area. If we see this happen, we will see a decrease in the number of students in our schools and overall tax base. Additionally, such a development will have adverse effects on the health and safety of the community. Industrial facilities can generate hazardous waste and toxic materials, which can contaminate the air and water in the area for miles. This could have a devastating impact on the health of residents, particularly children and the elderly, who are more susceptible to respiratory illnesses and other health problems. Finally, the construction of an industrial complex would likely lead to the displacement of wildlife and habitat destruction, harming the local ecosystem and biodiversity. We pride ourselves in the beauty of our community - how does a massive 'heavy industrial' site complement that?

In light of these concerns, I strongly urge you to oppose the construction of this Bridge project in Deerfield. We must prioritize the health and well-being of our community, our environment, and the preservation of our unique natural surroundings.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact members of our community on a DAILY basis through air quality, road traffic and noise?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Sincerely,  
Johanna Benavides  
550 Wilmot Road, Deerfield

Sent from my iPhone

## Daniel Nakahara, AICP

---

**From:** sandy bernstein <shimmertwink@gmail.com>  
**Sent:** Friday, April 21, 2023 12:44 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] VEHEMENTLY opposed to Baxter annex for logistics truck parking!!!!

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of West Deerfield and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and our community for several significant reasons - specifically the toxins that will be blowing east to our houses, schools and parks.

According to the U.S. Environmental Protection Agency, (<https://www.epa.gov/pm-pollution/particulate-matter-pm-basics>), the distance at which you can breathe in PM2.5 (the most hazardous form of PM) from trucks depends on various factors, including wind direction, wind speed, and the height of the truck's exhaust pipe. How far can it travel? Per the EPA, as a general guideline, PM2.5 from truck emissions can travel several miles downwind and will affect people living or working in this vicinity of the downward wind – and since we are looking at West to East Wind Conditions from the proposed complex to the Village of Deerfield, this proposed complex **WILL** impact our town's air conditions and what we breathe in almost DAILY.

This translates to more than half of our town west of the Deerfield Train Station – including South Park Elementary, Wilnot Elementary and Caruso Middle School - will be physically impacted breathing in these toxic fumes DAILY from this proposed complex and 600 additional trucks driving in/out of our town.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that will literally poison the air we breathe and the air our children breathe?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Sandra Bernstein  
1695 We Go Trail  
Dfld

## Daniel Nakahara, AICP

---

**From:** sandy bernstein <shimmertwink@gmail.com>  
**Sent:** Friday, April 21, 2023 12:46 PM  
**To:** Daniel Nakahara, AICP; Jeffery Ryckaert, AICP  
**Subject:** VEHEMENTLY opposed to Baxter sale for truck park!!!!!!!!!!!!!!

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of West Deerfield and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and our community for several significant reasons - specifically the toxins that will be blowing east to our houses, schools and parks.

According to the U.S. Environmental Protection Agency, (<https://www.epa.gov/pm-pollution/particulate-matter-pm-basics>), the distance at which you can breathe in PM2.5 (the most hazardous form of PM) from trucks depends on various factors, including wind direction, wind speed, and the height of the truck's exhaust pipe. How far can it travel? Per the EPA, as a general guideline, PM2.5 from truck emissions can travel several miles downwind and will affect people living or working in this vicinity of the downward wind – and since we are looking at West to East Wind Conditions from the proposed complex to the Village of Deerfield, this proposed complex **WILL** impact our town's air conditions and what we breathe in almost DAILY.

This translates to more than half of our town west of the Deerfield Train Station – including South Park Elementary, Wilmot Elementary and Caruso Middle School - will be physically impacted breathing in these toxic fumes DAILY from this proposed complex and 600 additional trucks driving in/out of our town.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that will literally poison the air we breathe and the air our children breathe?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Sandra Bernstein  
1695 We Go Trail  
Deerfield

## Daniel Nakahara, AICP

---

**From:** Devin Blizniak <devin.blizniak@gmail.com>  
**Sent:** Friday, April 21, 2023 8:18 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Very Concerned - Deerfield Resident

[EXTERNAL EMAIL]

---

Hello,

We are writing to express our concern regarding the proposed industrial complex that is being planned for our village. We believe that this development would have significant negative impacts on our community.

An industrial complex would bring with it significant environmental risks. It is likely to generate pollution and emissions, which could harm the air, water, and soil quality in our village. This could have severe health implications for our families and could also have negative effects on the natural environment that we rely on.

The industrial complex is likely to result in increased traffic in our village. Specifically on Saunders where our children play outside at daycare on a daily basis! Additionally, the development may result in the loss of green spaces and could lead to the degradation of our local environment.

I urge you to join me us opposing the construction of the industrial complex in our village.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact members of our community on a DAILY basis through air quality, road traffic and noise?**

**I beg you to listen to all of your** community residents and do not approve this project!

Devin & Alexander Blizniak  
Residents of Deerfield

Devin W Blizniak  
847-644-2007

## Daniel Nakahara, AICP

---

**From:** Lindsay Borkan <lborkan@gmail.com>  
**Sent:** Friday, April 21, 2023 8:25 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Sale

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of Deerfield and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and our community for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, and it is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion, safety hazards for pedestrians and cyclists.

Additionally, an industrial complex of this size and magnitude would have a negative impact on what our community represents and stands for. It would detract from the peace and tranquillity that we all cherish and it will make our village an unattractive place to live. This will most definitely lead to a decrease in property values and a loss of community spirit. Deerfield is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact members of our community on a DAILY basis through air quality, road traffic and noise?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Thank you!

Lindsay Borkan  
847.814.7705

Sent from my iPhone

## Daniel Nakahara, AICP

---

**From:** Mary Born <mary.c.born@gmail.com>  
**Sent:** Friday, April 21, 2023 8:03 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Concerns regarding the proposed Baxter/Bridge Development

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of Riverwoods and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and our community for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, and it is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion, safety hazards for pedestrians and cyclists.

Additionally, an industrial complex of this size and magnitude would have a negative impact on what our community represents and stands for. It would detract from the peace and tranquillity that we all cherish and it will make our village an unattractive place to live. This will most definitely lead to a decrease in property values and a loss of community spirit. Deerfield is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact members of our community on a DAILY basis through air quality, road traffic and noise?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Sincerely,

-Mary Born

## Daniel Nakahara, AICP

---

**From:** Carlie Brandt <carliesbrandt@gmail.com>  
**Sent:** Friday, April 21, 2023 8:02 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter/Bridge Development

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of Deerfield and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and our community for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, and it is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion, safety hazards for pedestrians and cyclists.

Additionally, an industrial complex of this size and magnitude would have a negative impact on what our community represents and stands for. It would detract from the peace and tranquillity that we all cherish and it will make our village an unattractive place to live. This will most definitely lead to a decrease in property values and a loss of community spirit. Deerfield is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact members of our community on a DAILY basis through air quality, road traffic and noise?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Carlie Brandt  
Deerfield Resident

## Daniel Nakahara, AICP

---

**From:** Sara Breyfogle <sarabreyfogle@yahoo.com>  
**Sent:** Friday, April 21, 2023 11:05 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Land Development

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of your neighboring community Riverwoods and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and **both** of our communities for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, but closest to Riverwoods and specifically close to the Thorngate neighborhood. It is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion and safety hazards for pedestrians and cyclists. Children will be playing at the park directly off of Saunders road while 600+ trucks drive by daily.

The impact on your Riverwoods' neighbors lives must be considered. Our children go to school together and play on the same sports teams. We celebrate holidays together and take pride in what we all consider to be a wonderful place to call home. An industrial complex of this size and magnitude will decimate an entire neighborhood and put a stain on a village known for its beauty and nature preservation. This is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact the lives of your neighbors and friends on a DAILY basis?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Sara Breyfogle and Tom Denison  
Riverwoods Residents

Sent from my iPhone

## Daniel Nakahara, AICP

---

**From:** Daniel Burton <cyprusonian@yahoo.com>  
**Sent:** Friday, April 21, 2023 4:55 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Proposed Redevelopment of Baxter Campus

[EXTERNAL EMAIL]

---

Members of the Deerfield Plan Commission,

I am writing to express my concerns with the proposed redevelopment plans of the former Baxter property located on Saunders Road. While I appreciate the efforts to ensure the redevelopment is visually appealing to those outside of the property, considers storm water management, and has estimated the potential impact to local traffic, it appears that the potential environmental and health impacts to the residents of Deerfield and the surrounding communities has not been considered, has been omitted, or has been ignored. As I am sure the Plan Commission is already aware, diesel exhaust contains high levels of pollutants including particulate matter, and gasses such as carbon dioxide and nitrogen oxides. Of these, possibly the most damaging to human health are particles smaller than 2.5 micrometers in diameter (PM2.5) which have been shown in various studies to be responsible world-wide for 26% of all deaths by stroke, 20% of deaths by heart disease, 40% of deaths by chronic obstructive pulmonary disease (COPD), 19 percent of deaths from lung cancer, 30% of deaths from lower respiratory infections, 20% of deaths from diabetes, and 20% of neonatal death (National Geographic, 4/2021, p.64). Additionally, PM2.5 is linked to higher rates of childhood asthma and accounts for approximately 15% of all COVID-19 deaths. According to the traffic impact statement provided in the public hearing materials, an average of 616 semi-trucks are expected to visit the proposed warehouse and distribution center on a daily basis. Each truck will produce an estimated 3.54 grams of PM2.5 per hour while idling at loading bays and staging areas (Calcagno, James A. "Evaluation of Heavy Duty Diesel Emissions..." University of Tennessee, 2005, [https://trace.tennessee.edu/cgi/viewcontent.cgi?article=3320&context=utk\\_graddiss](https://trace.tennessee.edu/cgi/viewcontent.cgi?article=3320&context=utk_graddiss)) and could easily degrade the air quality in Deerfield below the standards set by the Environmental Protection Agency. This is of particular concern because the proposed re-development sits less than 3000 ft. from South Park Elementary School and Caruso Middle School, is just over 3000 ft. from Wilmot Elementary School, and sits next door to Bright Horizons Day Care Center in addition to being close to residential neighborhoods in both Deerfield and Riverwoods.

I propose that the Plan Commission require an environmental and health impact study for the Baxter redevelopment that includes the expected effects on air quality and PM2.5. Additionally, I recommend amending the redevelopment plan to prohibit excessive idling, prohibit staging on residential streets, and require the installation of air quality monitoring equipment. The Plan Commission may also wish to require the electrification of the loading docks at buildings B and C, eliminating the need for trucks to idle during loading and unloading.

Sincerely,

Calvin Daniel Burton  
1221 Deerfield Road  
Deerfield, IL 60015  
(801) 633-3966  
cyprusonian@yahoo.com

## Daniel Nakahara, AICP

---

**From:** Torey Cecchini <torey.cecchini@gmail.com>  
**Sent:** Friday, April 21, 2023 9:28 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Bridge Industrial Development

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of your neighboring community Riverwoods and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and **both** of our communities for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, but closest to Riverwoods and specifically close to the Thorngate neighborhood. It is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion and safety hazards for pedestrians and cyclists. Children will be playing at the park directly off of Saunders road while 600+ trucks drive by daily.

The impact on your Riverwoods' neighbors lives must be considered. Our children go to school together and play on the same sports teams. We celebrate holidays together and take pride in what we all consider to be a wonderful place to call home. An industrial complex of this size and magnitude will decimate an entire neighborhood and put a stain on a village known for its beauty and nature preservation. This is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact the lives of your neighbors and friends on a DAILY basis?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Torey Cecchini  
Riverwoods Resident

## Daniel Nakahara, AICP

---

**From:** Giancarlo Cecchini <gcecchini20@gmail.com>  
**Sent:** Friday, April 21, 2023 9:29 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Bridge Industrial Development

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of your neighboring community Riverwoods and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and **both** of our communities for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, but closest to Riverwoods and specifically close to the Thorngate neighborhood. It is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion and safety hazards for pedestrians and cyclists. Children will be playing at the park directly off of Saunders road while 600+ trucks drive by daily.

The impact on your Riverwoods' neighbors lives must be considered. Our children go to school together and play on the same sports teams. We celebrate holidays together and take pride in what we all consider to be a wonderful place to call home. An industrial complex of this size and magnitude will decimate an entire neighborhood and put a stain on a village known for its beauty and nature preservation. This is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact the lives of your neighbors and friends on a DAILY basis?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Giancarlo Cecchini  
Riverwoods Resident

--  
--

Giancarlo Cecchini, DMD, FAGD  
GMC Dentistry, Ltd.  
191 Waukegan Rd.  
Ste 106  
Northfield, IL 60093  
[gcecchini20@gmail.com](mailto:gcecchini20@gmail.com)  
(630) 202-3600

## Daniel Nakahara, AICP

---

**From:** Gary Chan <garymr2@gmail.com>  
**Sent:** Friday, April 21, 2023 9:55 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter project

[EXTERNAL EMAIL]

---

Dear Deerfield Plan Commission,

I am writing to express my strong opposition to the proposed development of Baxter into an industrial warehouse with 24/7 semi-truck operations. As a concerned resident of Riverwoods, I believe that this development will have a significant negative impact on the community, particularly on our children and their safety.

Last summer, my son rode his bicycle to summer camp at Sheridan School. I was always worried about his safety on the roads, but the traffic caused by the semi-trucks in the area made my concerns even greater. The sheer size and weight of these vehicles create traffic back-ups that disrupt the flow of traffic and make it difficult for cars to operate as they normally would. This makes the roads more dangerous for bicyclists, pedestrians, and other drivers.

With over 600 semi-trucks expected to be in the area of Saunders Road, Lake Cook, and Deerfield Road, the proposed development will only exacerbate these issues. The increase in traffic will make it even more difficult for children and families to get around safely, especially during peak traffic hours.

I urge the Deerfield Plan Commission to consider the negative impact that this development will have on our community and reject the proposal. We need to prioritize the safety and well-being of our residents, especially our children, over the interests of corporations looking to profit at our expense.

Thank you for your time and consideration.

Sincerely,

Gary

Regenerate response

## Daniel Nakahara, AICP

---

**From:** Barbara Cohen <altmanbc@gmail.com>  
**Sent:** Friday, April 21, 2023 8:08 AM  
**To:** Plan Commission Comment  
**Cc:** kford@riverwoods.gov; Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Property

[EXTERNAL EMAIL]

Wow, I just heard , why had this not been more publicized and kept so secret????

I can't believe Deerfield would even consider a distribution center/ logistic company to build a wear house of this size in our community.

Why not homes, apartments, green lands that will enrich our community?

I've read all the proposals. You cannot compare automobiles to semi trucks . When you are looking at Baxter at full capacity entering and leaving.

I was at the stoplight on Saunders and Deerfield Rd. A semi truck was at the stop light waiting to make a left turn towards Milwaukee. Only the semi truck made it thru the intersection! Can you imagine the kind of back up and traffic will occur!!!!

The noise the truck made breaking and restarting will scare wild life. The noise woke my grandson in the car !

The fumes, pollution! Just terrible. keep our town beautiful with character.

My family is opposed to this, please do not let this happen to our community!!!!!!

Barbara Altman

Sent from my iPhone

## Daniel Nakahara, AICP

---

**From:** Bonnie Cohen <bonniemcohen3@gmail.com>  
**Sent:** Friday, April 21, 2023 8:48 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter/Bridge Development Proposal

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am writing to express my concern regarding the proposed industrial complex that is being planned for our village. I believe that this development would have significant negative impacts on our community.

Firstly, an industrial complex would bring with it significant environmental risks. It is likely to generate pollution and emissions, which could harm the air, water, and soil quality in our village. This could have severe health implications for our families and could also have negative effects on the natural environment that we rely on.

Secondly, the industrial complex is likely to result in increased traffic in our village. This could lead to congestion on our roads and could pose safety risks for pedestrians, cyclists, and children. Additionally, the development may result in the loss of green spaces and could lead to the degradation of our local environment.

Finally, I am concerned that the industrial complex could have negative impacts on the character and identity of our village. We have a proud history and heritage, and I fear that the introduction of a large industrial complex could detract from the peaceful, rural atmosphere that we all value. For these reasons, I urge you to join me in opposing the construction of the industrial complex in our village.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact members of our community on a DAILY basis through air quality, road traffic and noise?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO. **Stricter village ordinances need to be adopted to enforce policies that keep truck traffic to a minimum and reject 24/7 access on our streets for the sake of our families who love to live and play outdoors.**

Bonnie and Jack Cohen  
432 Castle Pines Lane  
Riverwoods, IL 60015

## Daniel Nakahara, AICP

---

**From:** joel cohn <jcohn71@yahoo.com>  
**Sent:** Friday, April 21, 2023 6:21 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter redevelopment

[EXTERNAL EMAIL]

---

My name is Joel Cohn, and I moved to 2426 spyglass ct in Thorngate 10 years ago. It's been a great place for my family, we love the community, location, safety, quiet area.

It's come to my family's attention that there is a proposal to redevelop backers property into a distribution center. I couldn't be more against this idea.

This would have enormous negative impacts to our neighborhood. The amount of traffic it would create, would result in us being stuck at the light for extended periods to come in and out of our subdivision! Biking and running along sanders would become significantly more dangerous. The pollution and noise would grow immensely. The desire to live in our neighborhood would drop, home values would drop, our retirement is counting on the equity from our house.... That'd be negatively impacted.

This idea is about the worst thing I could imagine going there.

Another corporate office, residential, or mixed residential with retail/restaurants would be far better for us and the community.

Allstate is redeveloping to distribution, do we need another?

I ask that the village board do all they can to prevent this from being approved!

Sincerely  
Joel cohn and family

[Sent from Yahoo Mail for iPhone](#)

## Daniel Nakahara, AICP

---

**From:** Carrie Cutler <carrie.cutler@gmail.com>  
**Sent:** Friday, April 21, 2023 8:00 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter location redevelopment

[EXTERNAL EMAIL]

---

My name is Carrie Cutler. My husband, two young kids, and I live in Deerfield at 830 Spruce St. We are very close to the site of the proposed development.

We feel this plan will be detrimental to the quality of life in Deerfield and would be a mistake to undertake. The idea of this new complex is not progress. It's not what Deerfield needs and I feel secure in saying it's not what the majority of Deerfield families want.

The tollway noise is already an issue but 800+ local trucks will spread more noise and air pollution.

Our kids walk to Wilmot and will walk/bike to Caruso in a blink of an eye. As parents, we have safety concerns for not only our kids but all local kids who don't need to breathe the dirt and dust raised by trucks not only during construction but as they go about their deliveries 800+ times each day.

Is the economic impact of the project worth more than one child riding their bike to school from Thorngate and being struck by a truck not able to see them?

It's a terrible thing to force our friends and neighbors in Riverwoods to live with the added traffic and noise on a more intimate level.

People looking to avoid the construction and congestion when complete will then use Wilmot morphing it into more of a throughway. They will drive right by Wilmot Elementary. The thought of even more distracted drivers flying by our kids' school is plain scary.

I don't feel the idea of the sports complex and other Parks facilities will offset the negative impact of this development.

I appreciate your consideration.

Carrie

## Daniel Nakahara, AICP

---

**From:** Sarah Davidowitz <sdavidowitz2@gmail.com>  
**Sent:** Friday, April 21, 2023 6:17 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter/Bridge Development

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of Deerfield and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and our community for several significant reasons.

The proposed industrial complex is located within close proximity to my home, and it is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion, safety hazards for pedestrians and cyclists.

Additionally, an industrial complex of this size and magnitude would have a negative impact on what our community represents and stands for. It would detract from the peace and tranquillity that we all cherish and it will make our village an unattractive place to live. This will most definitely lead to a decrease in property values and a loss of community spirit. Deerfield is the wrong location for the Bridge proposal.

**Approving this land use for a project that has no business being in a community like ours would be wrong. This industrial complex will negatively impact members of our community on a DAILY basis through air quality, road traffic and noise.**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Sarah Davidowitz  
390 Castlewood Lane

## Daniel Nakahara, AICP

---

**From:** Jessica Dornfeld <jess.dornfeld@gmail.com>  
**Sent:** Friday, April 21, 2023 8:57 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Proposed Baxter/Bridge Development

[EXTERNAL EMAIL]

---

Good morning,

As a resident of Deerfield, I am concerned about the proposed Baxter/Bridge Development. I urge you to consider the serious consequences of allowing an industrial complex to be built in our village. While it may seem like an attractive proposition at first glance, we must take a long-term view of the situation and understand the potential impact that such a development could have on our community, especially our children.

### **1. Environmental impact.**

The construction and operation of the complex would result in significant air, water, and noise pollution, which could harm the health of our families and the surrounding wildlife. It could also have a detrimental effect on the quality of our water supply and agricultural lands.

### **2. Traffic and congestion.**

The daily influx of trucks would create safety hazards for pedestrians and cyclists, and potentially lead to increased accidents and fatalities on our roads. It would also increase wear and tear on our infrastructure, which would be costly to repair.

### **3. Community appeal and property values.**

An industrial complex would have a negative impact on our community's way of life. Deerfield has a reputation for being safe and family-friendly, but this development would change that, leading to a decrease in property values and a loss of community spirit.

**I implore you to seriously consider the implications of this project beyond tax revenue and listen to the concerns of your constituents. Please vote NO.**

Sincerely,

Jessica Dornfeld  
1126 Country Lane  
Deerfield, IL 60015

## Daniel Nakahara, AICP

---

**From:** Ashley Endemann <ashleyendemann@gmail.com>  
**Sent:** Friday, April 21, 2023 9:19 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Opposition to Baxter proposal

[EXTERNAL EMAIL]

---

To Whom it May Concern,

I am writing to share my concerns about the proposed construction of an industrial complex at the Baxter campus. My son attends the Bright Horizon daycare in that office park and would be inundated with noise, pollution, large scale trucks, construction as he played outside in their playground on Saunders.

I strongly believe that this particular project would have a negative impact, and I urge you to say no to this proposed development.

An industrial complex of this size would surely bring an increase in traffic, noise pollution, and environmental pollution, negatively impacting quality of life.

Additionally, such a development will have adverse effects on the health and safety of the community. Industrial facilities can generate hazardous waste and toxic materials, which can contaminate the air and water in the area for miles. This could have a devastating impact on the health of residents, particularly children and the elderly, who are more susceptible to respiratory illnesses and other health problems.

Finally, the construction of an industrial complex would likely lead to the displacement of wildlife and habitat destruction, harming the local ecosystem and biodiversity. We pride ourselves in the beauty of our community - how does a massive 'heavy industrial' site complement that?

In light of these concerns, I strongly urge you to oppose the construction of this Bridge project in Deerfield. We must prioritize the health and well-being of community, environment, and the preservation of unique natural surroundings.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in this community? Fully knowing that this will negatively impact residents, student, and workers in the community on a DAILY basis through air quality, road traffic and noise?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Ashley Endemann  
520 Ravine Dr.,  
Highland Park, IL 60035

Sent from my iPhone

## Daniel Nakahara, AICP

---

**From:** Jill Finch <jilldanafinch@gmail.com>  
**Sent:** Friday, April 21, 2023 9:56 AM  
**To:** Plan Commission Comment  
**Cc:** Mark Finch; Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter property

[EXTERNAL EMAIL]

Hi,

In the 22 years I've lived in Thorngate, I don't recall ever exiting the subdivision and seeing a huge semi-truck exiting Baxter. Just yesterday as I was leaving to go north on Saunders, a semi-truck was exiting Baxter with his green arrow to go south on Saunders Road. He had to make such a wide turn that it looked like he was going to hit me and it was quite startling.

I can't fathom over 600 trucks exiting Baxter parkway each day as is proposed.

Please consider how this affects the 300+ Thorngate residents which includes many new high school drivers.

Sincerely,  
Jill Finch  
675 Thorngate Lane

## Daniel Nakahara, AICP

---

**From:** Polina Fisher <polinafisher5@gmail.com>  
**Sent:** Friday, April 21, 2023 10:08 AM  
**To:** Daniel Nakahara, AICP  
**Subject:** Baxter Sale

[EXTERNAL EMAIL]

---

Dear Dan,

I am writing as a concerned resident in Thorngate, a Deerfield community member, but most importantly as a SCARED MOM!

I strongly oppose the sale and development of having over 600 semi-trucks daily in and out of our community. When my husband and I chose to live in Riverwoods and Deerfield, it was for the safety and I think this will pose a threat to our neighborhood.

I do not want to raise a family near to the air pollution and toxins that will be produced by the trucks on a daily basis. Wind conditions on any given day will impact anybody who lives within 2.5 miles of this complex. Not to mention the noise pollution and traffic influx. I have major safety concerns with so many employees and over 600 trucks in our neighborhood. How can we ensure we know what is being transported in those trucks? Drugs and human trafficking is on the front of mind.

I strongly encourage the Village to set up new ordinances and enforce policies that will significantly reduce truck traffic and truck emissions in our community. There should not be trucks coming in at all hours of the day and night.

We live in a beautiful community, let's keep it that way. We deserve better, our children deserve better.

Sincerely,  
Polina Fisher

## Daniel Nakahara, AICP

---

**From:** Lynn Frank <chicagolynn@mac.com>  
**Sent:** Friday, April 21, 2023 5:23 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter property

[EXTERNAL EMAIL]

I am writing to let the planning commission know that I am opposed to the proposed redevelopment of the Baxter property into a giant truck distribution center. Deerfield is a quiet and peaceful community and we would like for it to stay that way. The noise, traffic, and air pollution from over 600 semi-trucks per day entering and exiting on Saunders Road would be bad for our wildlife, our ecosystem, our community and for community safety.

Thank you for your consideration,

Lynn Frank  
Deerfield, IL

## Daniel Nakahara, AICP

---

**From:** Preston Fry <prestonjfry@gmail.com>  
**Sent:** Friday, April 21, 2023 10:40 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Bridge Industrial Proposal - April 27, 2023 Hearing

[EXTERNAL EMAIL]

---

Dear Plan Commission,

As a Deerfield resident, I'd like to first thank you all for the thankless job you have in thinking about the future of Deerfield.

Lately, it's hard not to be aware of Baxter's plans to sell their land to Bridge Industrial so it can be turned into a warehouse, with a carrot of leasing a building to the Parks Department. I've read through the prior documents and recommend you require more scrutiny to this proposal, especially as it pertains to its environmental impact.

For instance, in 2021 the South Coast Air Quality Management District (Southern California) discovered that people within 1/2 mile of warehouses have higher rates of asthma and heart attacks\*. That alone should end this project, since this would put a substantial part of the Deerfield and Riverwoods communities at health risk. At the very least, a 3rd party environmental impact study should be commissioned, and paid by Bridge Industrial.

Deerfield should continue to evolve by adding businesses and civic resources, and continue to be a viable, safe place to live. However, by adding a warehouse with increased truck traffic it will inevitably hold back and hurt our community. It'll increase pollution, harm wildlife, and make it less safe for simple things like biking with, or without, children due to the increased semi traffic.

Ideally, this land would go to a seller willing to build affordable housing, along with adding green space or more public buildings such as another library or a rec center focused on youth. This is a chance for Deerfield to do something different, sustainable, and attractive and I urge you all to please think outside the box after you hopefully end this warehouse plan.

Sincerely,  
Preston Fry

\*Source: [http://www.aqmd.gov/docs/default-source/planning/fbmsm-docs/pr-2305\\_sia\\_2nd-draft\\_4-7-21.pdf?sfvrsn=8](http://www.aqmd.gov/docs/default-source/planning/fbmsm-docs/pr-2305_sia_2nd-draft_4-7-21.pdf?sfvrsn=8)

## Daniel Nakahara, AICP

---

**From:** Bill Gorden <billgorden1@gmail.com>  
**Sent:** Friday, April 21, 2023 11:11 AM  
**To:** Daniel Nakahara, AICP  
**Subject:** Baxter Redevelopment

[EXTERNAL EMAIL]

---

Hi Dan,

I am a resident of your neighboring community Riverwoods and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and **both** of our communities for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, but closest to Riverwoods and specifically close to the Thorngate neighborhood. It is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion and safety hazards for pedestrians and cyclists. Children will be playing at the park directly off of Saunders road while 600+ trucks drive by daily.

The impact on your Riverwoods' neighbors lives must be considered. Our children go to school together and play on the same sports teams. We celebrate holidays together and take pride in what we all consider to be a wonderful place to call home. An industrial complex of this size and magnitude will decimate an entire neighborhood and put a stain on a village known for its beauty and nature preservation. This is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact the lives of your neighbors and friends on a DAILY basis?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Thanks,  
Bill Gorden

--

Bill Gorden  
847-219-9501

[billgorden1@gmail.com](mailto:billgorden1@gmail.com)

## Daniel Nakahara, AICP

---

**From:** Bill Gorden <billgorden1@gmail.com>  
**Sent:** Friday, April 21, 2023 11:34 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Redevelopment

[EXTERNAL EMAIL]

---

Deerfield Planning Commission,

I am a resident of your neighboring community Riverwoods and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and **both** of our communities for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, but closest to Riverwoods and specifically close to the Thorngate neighborhood. It is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion and safety hazards for pedestrians and cyclists. Children will be playing at the park directly off of Saunders road while 600+ trucks drive by daily.

The impact on your Riverwoods' neighbors lives must be considered. Our children go to school together and play on the same sports teams. We celebrate holidays together and take pride in what we all consider to be a wonderful place to call home. An industrial complex of this size and magnitude will decimate an entire neighborhood and put a stain on a village known for its beauty and nature preservation. This is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact the lives of your neighbors and friends on a DAILY basis?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Thanks,  
Bill Gorden

--

Bill Gorden  
847-219-9501  
[billgorden1@gmail.com](mailto:billgorden1@gmail.com)

## Daniel Nakahara, AICP

---

**From:** Rebecca Greene <everbeckygrene@gmail.com>  
**Sent:** Friday, April 21, 2023 7:51 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Concern on Baxter development

[EXTERNAL EMAIL]

---

I am a resident of the Riverwoods/ deerfield community and I am writing this email to share my concern regarding the development of the proposed Baxter/Bridge Development that will impact me and my family for several significant reasons.

I am urging you all to consider the serious consequences of allowing an industrial complex to be built in our village. While it may seem like an attractive proposition at first glance, we must take a long-term view of the situation and understand the potential impacts that such a development could have on our community.

Firstly, an industrial complex would have a negative impact on the environment. The construction and operation of the complex would result in significant levels of air, water, and noise pollution, which could harm the health of our families and the surrounding wildlife. It could also have a detrimental effect on the quality of our water supply and agricultural lands.

Secondly, an industrial complex would generate increased traffic and congestion in our village. This would create safety hazards for pedestrians and cyclists, and potentially lead to increased accidents and fatalities on our roads. It would also lead to increased wear and tear on our infrastructure, which would be costly to repair.

Lastly, an industrial complex would have a negative impact on our community's way of life. It would detract from the peace and tranquility that we all cherish and could make our village an unattractive place to live, leading to a decrease in property values and a loss of community spirit.

Therefore, I implore you all to consider the long-term consequences of allowing an industrial complex to be built in our village, or **PLEASE set up stricter village ordinances that adopt and enforce policies that significantly reduce truck traffic, allowing for trucks 24/7 on our streets and emissions in our area for the sake of our families who love to live and play outdoors in our community to stop this project from proceeding.** We must prioritize the health and well-being of our families, the environment, and our way of life. Let us come together as a community and say no to this proposed development.

No trucks except for 9am-5pm

Your name  
Rebecca Greene - 413 castle pines lane, Riverwoods

Send to: [plancommissioncomment@deerfield.il.us](mailto:plancommissioncomment@deerfield.il.us)

To Whom it May Concern:

I am a resident of your neighboring community Riverwoods and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and **both** of our communities for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, but closest to Riverwoods and specifically close to the Thorngate neighborhood. It is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion and safety hazards for pedestrians and cyclists. Children will be playing at the park directly off of Saunders road while 600+ trucks drive by daily.

The impact on your Riverwoods' neighbors lives must be considered. Our children go to school together and play on the same sports teams. We celebrate holidays together and take pride in what we all consider to be a wonderful place to call home. An industrial complex of this size and magnitude will decimate an entire neighborhood and put a stain on a village known for its beauty and nature preservation. This is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact the lives of your neighbors and friends on a DAILY basis?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Sincerely

A handwritten signature in blue ink that reads "Alexander Heifetz". The signature is written in a cursive, flowing style.

Alexander Heifetz, PhD  
404 Shadow Creek Lane  
Riverwoods, IL 60015

## Daniel Nakahara, AICP

---

**From:** Alexander Heifetz <alexander.heifetz@gmail.com>  
**Sent:** Friday, April 21, 2023 10:32 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] concerns regarding industrial development at Baxter campus  
**Attachments:** Concerned Riverwoods Resident.pdf

[EXTERNAL EMAIL]

---

Dear committee members,

Please see attached my letter of concern regarding the planned industrial development on Baxter campus in Deerfield

1. Combined effect of destruction of dozens of acres of grassland, deforestation, filling of ponds, and increased pollution from 600 diesel trucks operating 24/7 365 days a week will damage ecology in both Riverwoods and Deerfield.
2. Trucks accelerate 5 times slower than passenger cars. Typical street light cycle allows 2 trucks in an "only" pocket to make a left turn. We will be looking at traffic jams at all left-hand turns, including Baxter to Saunders, Saunders to Lake Cook, and Lake Cook to 294N.
3. Trucks accelerating from rest at the street light at Baxter/Saunders intersection will create a significant level of noise for the neighboring communities 24/7, 365 days a week. In particular, this will impair morning services at Chabad of Riverwoods, located on Saunders steps away from the intersection of Baxter/Saunders.
4. Trucks weigh 15 times more than passenger cars. Therefore, load on the road from 600 trucks/day is equivalent to that of 9,000 cars/day. This will probably double the current load on Saunders. Unlike the current traffic pattern, which subsides on the weekends, the new load is 9,000 cars 365 days a week. We will be faced with frequent road repairs Saunders, coincident with a non-stop stream of trucks.

Best,

Alexander Heifetz, PhD  
Research Scientist, Argonne National Laboratory  
Adjunct Professor, Civil Materials and Environmental Engineering, University of Illinois at Chicago



**CHICAGO WHITE SOX**

**MARVIN HEIMAN  
PARTNER**

Dear Dan,

My name is Marvin Heiman, I am a partner in the Chicago White Sox and owner of Sussex Financial Group in Deerfield.

It has come to my attention the village of Deerfield is contemplating re-zoning the Baxter campus into an industrial complex. The thought of 600 plus trucks traveling on Lake Cook Road and Deerfield Road from Saunders is horrifying. The tremendous amount of traffic this will cause in addition to horrible air pollution and long-term environmental issues is very concerning.

From my understanding the air pollution and wind conditions on any day will impact anyone who works or lives within 2.5 miles from this complex. This would affect myself, my employees, and clients. This is not OK!

It would be reasonable for Deerfield to say NO to this proposal. There is a housing crisis why not try to find a builder who will build a variety of much needed housing.

I sincerely hope the village will turn down this proposal. I do not want to go to my media contacts and have the village of Deerfield exposed for potentially harming Deerfield and surrounding community residents and business owners. But I will if I must!

Sincerely,  
Marvin Heiman

707 LAKE COOK ROAD, SUITE 250  
DEERFIELD, IL 60015  
C: 847-867-0737  
SUSSEXFIN@AOL.COM

## Daniel Nakahara, AICP

---

**From:** Ashley Hertz <ashleypaul@gmail.com>  
**Sent:** Friday, April 21, 2023 8:34 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter/Bridge

[EXTERNAL EMAIL]

---

To Whom It May Concern:

I am a resident of Riverwoods and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and our community for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas and it is expected to generate significant noise, air and water pollution. This will have negative effects on our health, property values, our beautiful land and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion, safety hazards for pedestrians and cyclists.

Additionally, an industrial complex of this size and magnitude would have a negative impact on what our community represents and stands for. It would detract from the peace and tranquility that we all cherish and it will make our village an unattractive place to live. This will most definitely lead to a decrease in property values and a loss of community spirit. Deerfield is the wrong location for the Bridge proposal. If I wanted to live near an industrial park, I would never have chosen to establish roots in Riverwoods.

In addition to the aforementioned, I send my children to the daycare that is a stone's throw from Baxter. Part of their childhood development is time spent outside; on the playground and going on nature walks in and around the Parkway North neighborhood. It is unimaginable to think about the fumes and poor air quality that they would be breathing regularly with this proposal. In a world where parents have to worry about so much, please don't give us more to worry about by putting fumes and pollution from up to 600 trucks a day, near my babies.

In light of these concerns, I implore you to consider the implications of this project. Please, say NO.

Thanks,

**Ashley Hertz**

Riverwoods Resident

Walgreens Corporate Employee

**Mother of Children in Riverwoods Daycare**

## Daniel Nakahara, AICP

---

**From:** Rick Kaye <rickkaye@comcast.net>  
**Sent:** Friday, April 21, 2023 6:03 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Beyond Thorngate!

[EXTERNAL EMAIL]

Commissioners...

The Baxter/Bridge annexation will be as bad for parts of Deerfield, and even parts of Northbrook, as it is certain to be for Riverwoods. Truck traffic clogging I-94 exits. Noise during truck downshifting coming from the tollway, Lake Cook and Deerfield Rds. Pollution. Accidents. Let's work together to find a buyer for Baxter that has vision. How about a research or technology park? Nobody needs/wants a warehouse/distribution center.

\*\*\*\*\*

Rick Kaye  
2435 Spyglass Hill Court  
Riverwoods  
847-404-7600 (m)

## Daniel Nakahara, AICP

---

**From:** jackie klein <ks601jackie@gmail.com>  
**Sent:** Friday, April 21, 2023 12:52 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT]

[EXTERNAL EMAIL]

---

I am opposed to The proposed redevelopment of the Baxter property.

Jackie Klein  
1695 Wego trail  
Deerfield

## Daniel Nakahara, AICP

---

**From:** Karen Kreindler <karenbensinger@gmail.com>  
**Sent:** Friday, April 21, 2023 11:32 AM  
**To:** Plan Commission Comment; Jeffery Ryckaert, AICP; Daniel Nakahara, AICP  
**Subject:** Please STOP Bridge Development

[EXTERNAL EMAIL]

---

To the Deerfield Planning Commission,

As a long-term resident of Deerfield, who grew up in this community and is now raising my family here, I'm asking you to PLEASE STOP the sale to Bridge Industrial. This new development is not what's best for the health and safety of our community and its children.

Thank you,  
Karen Kreindler

## Daniel Nakahara, AICP

---

**From:** Ben Kriger <benkriger@gmail.com>  
**Sent:** Friday, April 21, 2023 8:03 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Truck complex on Baxter property

[EXTERNAL EMAIL]

Planning should stop this. The truck complex is a bad deal for Deerfield and wrong use of the land under the current policy.

## Daniel Nakahara, AICP

---

**From:** Lindsay Levin <lindsayglevin@gmail.com>  
**Sent:** Friday, April 21, 2023 10:31 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Please vote no for the Baxter/Bridge development

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of Deerfield and I am writing this email to share my concern regarding the development of the proposed Baxter/Bridge Development that will impact me and my family for several significant reasons.

I am writing to share my concerns about the proposed construction of an industrial complex in our village. I strongly believe that this particular project would have a negative impact on our community, and I urge you to say no to this proposed development.

Firstly, an industrial complex would likely bring an increase in traffic, noise pollution, and environmental pollution, which would negatively impact our quality of life. It could also lead to a decrease in property values, making it harder for residents to sell their homes or attract new businesses to the area. It will also make it less desirable for young families to move to Deerfield. If we see this happen, we will see a decrease in the number of students in our schools and overall tax base.

Secondly, such a development could have adverse effects on the health and safety of the community. Industrial facilities can generate hazardous waste and toxic materials, which can contaminate the air and water in the area. This could have a devastating impact on the health of residents, particularly children and the elderly, who are more susceptible to respiratory illnesses and other health problems.

Finally, the construction of an industrial complex would likely lead to the displacement of wildlife and habitat destruction, harming the local ecosystem and biodiversity.

In light of these concerns, I strongly urge you to oppose the construction of an industrial complex in our village. We must prioritize the health and well-being of our community, our environment, and the preservation of our unique natural surroundings.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact members of our community on a DAILY basis through air quality, road traffic and noise?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO. **Stricter village ordinances need to be adopted to enforce policies that keep truck traffic to a minimum and reject 24/7 access on our streets for the sake of our families who love to live and play outdoors.**

Lindsay Levin  
334 Fairview Ave, Deerfield, IL 60015

## Daniel Nakahara, AICP

---

**From:** Jessica Lewit <jessica.lewit@gmail.com>  
**Sent:** Friday, April 21, 2023 5:25 PM  
**To:** Jeffery Ryckaert, AICP; Daniel Nakahara, AICP; Plan Commission Comment  
**Subject:** Opposing the redevelopment of Baxter property to large distribution/logistics company

[EXTERNAL EMAIL]

---

I adamantly oppose the redevelopment of the Baxter property to a large distribution/ logistics company as it will have serious negative impacts on our community's children, families, and the surrounding natural wildlife. Here are just a few of my concerns.

1. Air Pollution will affect anyone living within a 2.5 mile radius.
2. Noise pollution from an average of 600 trucks over 24 hours period.
3. Lighting throughout the night of the entire area.
4. An average of 600 Trucks sharing the same traffic light as Thorngate to exit and enter.
5. Safety concerns for children walking or biking from Thorngate to and from school on Sanders and Deerfield Rd.
6. Impact on wildlife that travel through the various nature preserves.
7. The value of Thorngate owners' property will decrease by at least 20%.

The Thorngate community makes up about 1/4 of all of the Riverwoods population. And the Riverwoods community is part of the Deerfield community sharing the same local schools, businesses, etc. We are one community. Allowing this business into our community is a travesty for everyone. I am shocked that this is even a consideration. I ask that you put a stop to this plan immediately and find a solution for the use of this land that supports the wellbeing of everyone.

Deeply concerned,

Jessica Lewit  
2371 Legends CT  
Riverwoods, IL 60015

## Daniel Nakahara, AICP

---

**From:** George Liang <gliang@transcell.com>  
**Sent:** Friday, April 21, 2023 9:43 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Deerfield Industrial Park protest

[EXTERNAL EMAIL]

---

Hello,

My name is George Liang, my parents have lived in Riverwoods for over 15 years. My wife, son and I love it so much we bought a house down the street from them a couple years ago. We love Deerfield and Riverwoods because it provides a peaceful setting to raise a family.

We are very concerned about the newly proposed development as it will take away from the quality of life that we came here to find. With the size of the proposal the multiple shifts per day and constant influx of trucks will no doubt create traffic and pollution which will take away from our quality of life here in Deerfield.

As a small business owner, I understand the importance of commerce and the potential revenue that this proposal may bring however I hope a better solution can be found that maintains a better balance.

Thank you.

### **George Liang**

Operations, Transcell Technology

(CN) [+86-186-5165-0860](tel:+86-186-5165-0860)

(USA) [+1-224-234-5614](tel:+1-224-234-5614)

[www.transcell.com](http://www.transcell.com)

## Daniel Nakahara, AICP

---

**From:** Scott G-mail <scottlowtwait@gmail.com>  
**Sent:** Friday, April 21, 2023 10:38 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Abbott property

[EXTERNAL EMAIL]

I oppose the proposed Bridge redevelopment of the Abbott property. The existing infrastructure was not built to accommodate the kind and level of traffic that the proposed redevelopment would bring. As a neighbor of this property I would be adversely affected by this proposed redevelopment.

Scott Lowtwait  
847-650-6906

## Daniel Nakahara, AICP

---

**From:** Gene Marks <genemarks@comcast.net>  
**Sent:** Friday, April 21, 2023 9:25 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Property

[EXTERNAL EMAIL]

Putting in an industrial warehouse property is unacceptable at this location. Glenview is already doing this at the Allstate property. Traffic down Sanders is already bad, add in the new Allstate property will be horrible and if this went in, terrible.

If I remember right, Deerfield has a boarder policy with Northbrook and this would have to be approved by both boards.

Gene Marks  
Former Village President Northbrook

Sent from my iPhone  
Gene Marks

## Daniel Nakahara, AICP

---

**From:** Randi Mayer <mclawr1@aol.com>  
**Sent:** Friday, April 21, 2023 12:44 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Fwd: Proposed industrial park on the Baxter property

[EXTERNAL EMAIL]

---

Sent from my iPhone

Begin forwarded message:

**From:** Randi Mayer <mclawr1@aol.com>  
**Date:** April 21, 2023 at 11:34:26 AM EDT  
**To:** plancommisssioncomment@deerfield.il.us  
**Subject:** **Proposed industrial park on the Baxter property**

This proposal should be denied in its entirety for so many valid reasons, among them, traffic, noise, safety, pollution and damage to the environment. This development would drastically change our beautiful community as well as the adjoining communities from a tranquil and peaceful area to raise our children into an area to be avoided at all costs. Please do NOT approve this proposal or any other proposal for this type of use for the Baxter property. A use such as this was NEVER intended for this property and must be avoided at all costs.

Randi Mayer  
847-334-0602

Sent from my iPad

## Daniel Nakahara, AICP

---

**From:** Adrienne McGee <adrienne.mcgee@gmail.com>  
**Sent:** Friday, April 21, 2023 8:20 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter industrial complex - say no

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of Riverwoods and I am writing this email to share my extreme concern regarding the proposed Baxter/Bridge Development that will impact my family and our community for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, and it is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion, safety hazards for pedestrians and cyclists.

Additionally, an industrial complex of this size and magnitude would have a negative impact on what our community represents and stands for. It would detract from the peace and tranquillity that we all cherish and it will make our village an unattractive place to live. This will most definitely lead to a decrease in property values and a loss of community spirit. Deerfield is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact members of our community on a DAILY basis through air quality, road traffic and noise?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Adrienne Warkins  
Riverwoods Resident

--

Adrienne

## Daniel Nakahara, AICP

---

**From:** Greg M <minty99z@gmail.com>  
**Sent:** Friday, April 21, 2023 9:37 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Proposed Baxter Development plan-Vote NO

[EXTERNAL EMAIL]

---

Good Morning-

I am writing to express my concern regarding the proposed industrial complex that is being planned for our village. I believe that this development would have significant negative impacts on our community.

An industrial complex would bring with it significant environmental risks-It is likely to generate pollution and emissions, which could harm the air, water, and soil quality in our village. It could have severe health implications for our families and could also have negative effects on the natural environment that we rely on.

Second, the industrial complex is likely to result in increased traffic in our village. This will lead to congestion on our roads and could pose safety risks for pedestrians, cyclists, and children. Additionally, the development may result in the loss of green spaces and could lead to the degradation of our local environment.

Third, I am concerned that the industrial complex could have negative impacts on the character and identity of our village. We have a proud history and heritage, and I fear that the introduction of a large industrial complex could detract from the peaceful, rural atmosphere that we all value. **For these reasons, I urge you to join me in opposing the construction of the industrial complex in our village.**

I implore you to listen to all of your community residents in us all pleading to please do not approve this project OR PLEASE set up stricter village ordinances that adopt and enforce policies that significantly reduce truck traffic, allowing for trucks 24/7 on our streets and emissions in our area for the sake of our families who love to live and play outdoors in our community to stop this project from proceeding.

Greg Mintzias  
Resident of Deerfield District

## Daniel Nakahara, AICP

---

**From:** Silvia Mirtchev <silviamirtchev@gmail.com>  
**Sent:** Friday, April 21, 2023 2:35 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Please STOP the Redevelopment of Baxter Facility TO Industrial Semi Truck Complex

[EXTERNAL EMAIL]

Dear Deerfield Plan Commissioner,

I am writing to express my deep concern about the plans to build an industrial semi truck complex less than a mile away from Wilmot elementary and Caruso middle school in our residential area. As a member of this community and a parent of children who attend these schools, I strongly urge you to reconsider this development.

As we encourage independence and a healthy life style my kids bike to school going south on Riverwoods Road, crossing Deerfield Road!

The construction of a semi truck complex in such close proximity to our school poses a significant risk to the health and safety of our children. The noise pollution and air pollution generated by the semi trucks will not only be disruptive to the learning environment, but could also have long-term health consequences for our children.

Some of the potential health consequences are:

1. Respiratory problems: The emissions from trucks and possible other industrial machinery can cause air pollution which can lead to respiratory problems. Exposure to diesel exhaust, which contains fine particulate matter, can increase the risk of asthma, bronchitis, and other respiratory diseases.
2. Cardiovascular disease: Air pollution from industrial complexes may also increase the risk of cardiovascular disease. Fine particulate matter can enter the bloodstream and cause inflammation in the blood vessels, which can increase the risk of heart attack and stroke.
3. Noise pollution: Living near an industrial complex can also expose individuals to high levels of noise pollution, which can lead to stress, sleep disturbances, and even hearing loss.
4. Accidents: Accidents involving semi-trucks can be particularly dangerous due to their size and weight, and can lead to serious injuries or fatalities.

I cannot even imagine the number of truck that will get stuck in the Deerfield Road low clearance under-bridge.

Because of these health and safety concerns industrial complexes do NOT belong near our schools and our homes!

Furthermore, the location of this development goes against the spirit of our residential community, which is meant to be a safe and peaceful place for families to live and raise their children. The presence of an industrial complex will likely reduce property values and make it less attractive for families to move into the area.

I urge you to take these concerns seriously and to reconsider the plans for this development.

Also, with both Wilmot and Caruso Schools being so close to this area currently occupied by office buildings, and the trend of converting office buildings into industrial complexes, please consider re-zoning the area!

Mostly, please prioritize the health and safety of our children and the well-being of our community as a whole!

Thank you for your attention to this matter.

Sincerely,

Silvia Mirtchev

## Daniel Nakahara, AICP

---

**From:** Lynette Noble <noble.l@me.com>  
**Sent:** Friday, April 21, 2023 10:15 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Proposed Baxter/Bridge Development

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of your neighboring community Riverwoods and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and **both** of our communities for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, but closest to Riverwoods and specifically close to the Thorngate neighborhood. It is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion and safety hazards for pedestrians and cyclists. Children will be playing at the park directly off of Saunders road while 600+ trucks drive by daily.

The impact on your Riverwoods' neighbors lives must be considered. Our children go to school together and play on the same sports teams. We celebrate holidays together and take pride in what we all consider to be a wonderful place to call home. An industrial complex of this size and magnitude will decimate an entire neighborhood and put a stain on a village known for its beauty and nature preservation. This is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact the lives of your neighbors and friends on a DAILY basis?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Lynette A. Noble  
Riverwoods Resident

## Daniel Nakahara, AICP

---

**From:** lynette noble <noble.l@att.net>  
**Sent:** Friday, April 21, 2023 10:59 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Proposed Baxter/Bridge Development

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of your neighboring community Riverwoods and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and **both** of our communities for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, but closest to Riverwoods and specifically close to the Thorngate neighborhood. It is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion and safety hazards for pedestrians and cyclists. Children will be playing at the park directly off of Saunders road while 600+ trucks drive by daily.

The impact on your Riverwoods' neighbors lives must be considered. Our children go to school together and play on the same sports teams. We celebrate holidays together and take pride in what we all consider to be a wonderful place to call home. An industrial complex of this size and magnitude will decimate an entire neighborhood and put a stain on a village known for its beauty and nature preservation. This is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact the lives of your neighbors and friends on a DAILY basis?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Shelly Brown  
Riverwoods Resident

iPhone. iTypos. iApologize.

## Daniel Nakahara, AICP

---

**From:** BARBARA PAGANO <barbara.pagano@comcast.net>  
**Sent:** Friday, April 21, 2023 11:01 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter / Bridge Development

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of your neighboring community Riverwoods and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact our communities for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, but closest to the Village of Riverwoods and specifically close to the Thorngate neighborhood. It is expected to generate significant truck traffic, noise, air, and water pollution.

Our community is relying on Deerfield to abide by its Future Land Use plan and its stated goal of influencing the development in the unincorporated areas of Lake County in order to to "limit and mitigate the potential adverse impacts of the development or redevelopment of those properties."

**I respectfully request the Deerfield Planning Commission conduct further analysis of all implications and impacts of the proposed industrial use of this land.**

Barbara Pagano

Riverwoods Resident

## Daniel Nakahara, AICP

---

**From:** Vlada Paykin <g.vlada@gmail.com>  
**Sent:** Friday, April 21, 2023 8:47 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Thorngate & Baxter Property

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of your neighboring community Riverwoods and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and **both** of our communities for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, but closest to Riverwoods and specifically close to the Thorngate neighborhood. It is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion and safety hazards for pedestrians and cyclists. Children will be playing at the park directly off of Saunders road while 600+ trucks drive by daily.

The impact on your Riverwoods' neighbors lives must be considered. Our children go to school together and play on the same sports teams. We celebrate holidays together and take pride in what we all consider to be a wonderful place to call home. An industrial complex of this size and magnitude will decimate an entire neighborhood and put a stain on a village known for its beauty and nature preservation. This is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact the lives of your neighbors and friends on a DAILY basis?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Best,  
Riverwoods Resident

## Daniel Nakahara, AICP

---

**From:** David Rauen <djrauen@gmail.com>  
**Sent:** Friday, April 21, 2023 1:08 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] 2 Bridge Industrial Comment  
**Attachments:** 2 BridgeIndustrialPrefilingConfMEM\_202302172248111933.pdf

[EXTERNAL EMAIL]

---

Hello Deerfield Plan Commission:

As office space becomes less valuable it is important for the Village to find new uses for our space. I encourage any Deerfield resident that is interested in the 2 Bridge Industrial project to read the entire Prefiling Document. One particular section to note was the Traffic Study on Page 5 which highlights: *Table 2 of the petitioner's materials shows that Baxter, at full occupancy generates approximately four to five times more trips during the peak hours and approximately twice the amount of traffic on a daily basis than the proposed uses.* The proposed recreational facility and the rooftop solar panel farm identified later in the document will make this plan a win-win for our residents.

Thank you for your commitment to our community!

Dave Rauen  
1516 Wincanton Drive

## Daniel Nakahara, AICP

---

**From:** Jennie Reed <jennie.d.reed@gmail.com>  
**Sent:** Friday, April 21, 2023 7:57 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Opposition to Baxter/Bridge Development

[EXTERNAL EMAIL]

---

Good morning,

I am a resident of Deerfield and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and our community for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, and it is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion, safety hazards for pedestrians and cyclists.

Additionally, an industrial complex of this size and magnitude would have a negative impact on what our community represents and stands for. It would detract from the peace and tranquillity that we all cherish and it will make our village an unattractive place to live. This will most definitely lead to a decrease in property values and a loss of community spirit. Deerfield is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact members of our community on a DAILY basis through air quality, road traffic and noise?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Thank you so much for your consideration.

Warm Regards,  
Jennie Reed  
1425 Gordon Ter  
(847) 331-1885

## Daniel Nakahara, AICP

---

**From:** Jack Rosen <jlro1221@gmail.com>  
**Sent:** Friday, April 21, 2023 8:37 AM  
**To:** Plan Commission Comment  
**Cc:** Lisa Rosen; Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Redevelopment Concerns

[EXTERNAL EMAIL]

---

As a former Deerfield resident and a current Riverwoods resident, I find it shocking and appalling that the Village of Deerfield is considering putting in a development that would allow 24/7 truck traffic in the 60015 zip code. 60015 is shared by both villages. Currently Deerfield has challenges approving a drive through for Shake Shack, only allowing new breakfast restaurants that close by 3 pm and has less than 3 sit down restaurants that are open past 5 pm. It appears noise is **ONLY** a concern when it is east of the expressway.

If the Village of Deerfield thinks that just because the new facility is west of the expressway it will not affect them, they are mistaken. I am sure that **YOU** are realising that all of 60015 will be affected and this development **IS** in your backyard.

Hopefully rational minds will prevail and the trustees and commissioners of Deerfield will come to the conclusion that pollution, congestion and crime do not have geographical boundaries.

If this development is approved all of 60015 will be **adversely affected and will suffer**.

Please think of your community, family and neighbors when voting **NO** to rezone and approve Bridge's plan.

Best regards,

Jack Rosen  
445 Somerset Hills Ct  
Riverwoods, IL 60015

## Daniel Nakahara, AICP

---

**From:** Carey\_Personal Rothbardt <carey.rothbardt@gmail.com>  
**Sent:** Friday, April 21, 2023 6:32 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Proposed Redevelopment of the Baxter Property

[EXTERNAL EMAIL]

---

Hi,

My name is Carey Rothbardt and my wife and I have lived in Thorngate for over 5 years. We moved to this nice community to be able to raise our child to go to good schools in a quiet and safe community. We heard about this development going up and are very concerned that this will bring pollution, noise, lots of traffic, and it will danger our community with 600 trucks driving in and out daily.

We would like you to set up new ordinances and enforce policies that will significantly reduce the truck traffic and truck emissions in our community.

Please either stop this from happening or set up new ordinances that I have mentioned above.

Warm regards,

Carey

**Carey L. Rothbardt, MBA**

T: 847.347-7168 | F: 847-258-7948

Email: carey.rothbardt@gmail.com

## Daniel Nakahara, AICP

---

**From:** Shana Ryback <shanays22@yahoo.com>  
**Sent:** Friday, April 21, 2023 6:01 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Please vote no on proposal for Baxter/Bridge development

[EXTERNAL EMAIL]

---

To Whom it May Concern,

I am writing to share my concerns about the proposed construction of an industrial complex at the Baxter campus looking to be annexed into our village. I strongly believe that this particular project would have a negative impact on our community, and I urge you to say no to this proposed development. An industrial complex of this size would surely bring an increase in traffic, noise pollution, and environmental pollution, negatively impacting our quality of life as residents. Having an industrial trucking facility located within our community does not make it an attractive place for people to move to. This will lead to a decrease in property values, making it harder for residents to sell their homes or attract new businesses to the area. If we see this happen, we will see a decrease in the number of students in our schools and overall tax base. Additionally, such a development will have adverse effects on the health and safety of the community. Industrial facilities can generate hazardous waste and toxic materials, which can contaminate the air and water in the area for miles. This could have a devastating impact on the health of residents, particularly children and the elderly, who are more susceptible to respiratory illnesses and other health problems. Finally, the construction of an industrial complex would likely lead to the displacement of wildlife and habitat destruction, harming the local ecosystem and biodiversity. We pride ourselves in the beauty of our community - how does a massive 'heavy industrial' site complement that? In light of these concerns, I strongly urge you to oppose the construction of this Bridge project in Deerfield. We must prioritize the health and well-being of our community, our environment, and the preservation of our unique natural surroundings.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact members of our community on a DAILY basis through air quality, road traffic and noise?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Sincerely,

Shana Ryback  
755 Castlewood Lane  
Deerfield, IL 60015

## Daniel Nakahara, AICP

---

**From:** Marcy Saltzman <marcysaltzman@gmail.com>  
**Sent:** Friday, April 21, 2023 10:51 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter/Bridge Development

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of your neighboring community Riverwoods and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and **both** of our communities for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, but closest to Riverwoods and specifically close to the Thorngate neighborhood. It is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion and safety hazards for pedestrians and cyclists. Children will be playing at the park directly off of Saunders road while 600+ trucks drive by daily.

The impact on your Riverwoods' neighbors lives must be considered. Our children go to school together and play on the same sports teams. We celebrate holidays together and take pride in what we all consider to be a wonderful place to call home. An industrial complex of this size and magnitude will decimate an entire neighborhood and put a stain on a village known for its beauty and nature preservation. This is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact the lives of your neighbors and friends on a DAILY basis?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Marcy Saltzman  
Riverwoods Resident

Sent from my iPhone

## Daniel Nakahara, AICP

---

**From:** Steven Saltzman <sgsaltz@chicagotech.com>  
**Sent:** Friday, April 21, 2023 5:31 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Bridge Development

**Importance:** High

[EXTERNAL EMAIL]

---

To Whom It May Concern:

The Baxter Bridge Development project under consideration for our community will have many negative implications on our community.

My main concern is the safety and health for the residents of Deerfield and Riverwoods pertaining to the pollution and traffic that will occur on many levels of having a warehouse distribution facility built on the current property.

The best solution is to find a company to replace Baxter that requires the land and infrastructure as it currently exists.

Thank you,  
Steven

Steven Saltzman  
925 Beverly Place  
Deerfield, IL 60015

## Daniel Nakahara, AICP

---

**From:** Steven Saltzman <sgsaltz@chicagotech.com>  
**Sent:** Friday, April 21, 2023 5:34 PM  
**To:** Daniel Nakahara, AICP  
**Subject:** Baxter Bridge Development

**Importance:** High

[EXTERNAL EMAIL]

---

Dan,

The Baxter Bridge Development project under consideration for our community will have many negative implications on our community.

My main concern is the safety and health for the residents of Deerfield and Riverwoods pertaining to the pollution and traffic that will occur on many levels of having a warehouse distribution facility built on the current property.

The best solution is to find a company to replace Baxter that requires the land and infrastructure as it currently exists.

Please let me know if I may assist to find a replacement occupant for this building and land.

Thank you,  
Steven

Steven Saltzman  
925 Beverly Place  
Deerfield, IL 60015

## Daniel Nakahara, AICP

---

**From:** Perri Schneider <perrischneider@gmail.com>  
**Sent:** Friday, April 21, 2023 9:33 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Concerns re: proposed Bridge project

[EXTERNAL EMAIL]

---

To Whom it May Concern,

I am writing to share my concerns about the proposed construction of an industrial complex at the Baxter campus looking to be annexed into Deerfield. My children currently attend daycare/preschool and will be attending elementary/junior high at Deerfield schools located within 1-2 miles of the proposed project for the next 15 years, and I am concerned about the health and safety implications for my family and all families in the community. I urge you to say no to this proposed development.

An industrial complex of this size would surely bring an increase in traffic, noise pollution, and environmental pollution. Industrial facilities can generate hazardous waste and toxic materials, which can contaminate the air and water in the area for miles. This could have a devastating impact on the health of residents and those attending schools in the area, particularly children who are more susceptible to respiratory illnesses and other health problems. Additionally, the traffic and road congestion present safety hazards for pedestrians and cyclists.

In light of these concerns, I strongly urge you to oppose the construction of this Bridge project in Deerfield. **Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in this community? Fully knowing that this will negatively impact members of our community on a DAILY basis through air quality, road traffic and noise?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Perri Schneider  
2571 Palmer Ct, Riverwoods (Deerfield Public Schools District 109)

## **Daniel Nakahara, AICP**

---

**From:** Marina Shvartsman <marina.chernov@gmail.com>  
**Sent:** Friday, April 21, 2023 9:06 AM  
**To:** Plan Commission Comment  
**Cc:** Alex Shvartsman; Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter site plan will be dire for us!

[EXTERNAL EMAIL]

---

Dear Deerfield Board of Trustees,

I am writing to express my strong opposition to the proposed industrial complex that is planned to be built across the street from my neighborhood, Thorngate. You and I are both residents of the 60015 zip code community, and we collectively should be deeply concerned about the potential negative impacts that such a development could have on our quality of life.

While I understand that the proposed industrial complex might be lucrative to Deerfield from a financial standpoint, I urge you to consider the wider implications of your decision. The industrial complex will tremendously impact the 60015 zip code and many other neighboring areas too. An industrial complex in such close proximity to our residential area could have a significant impact on our health and safety. The noise pollution and air pollution generated by industrial activities could have serious long-term health consequences for those of us who live nearby. Furthermore, the increased traffic that would be generated by the complex could create hazardous conditions on the roads, putting our families and children at risk. Many kids bike or walk to Caruso middle school nearby and an increase in traffic could put them in danger.

In addition to the health and safety concerns, the proposed development would also have a negative impact on the aesthetic character of our community. Thorngate is a peaceful and quiet neighborhood, with beautiful homes and lush greenery. The industrial complex would disrupt this harmony, with its stark and utilitarian architecture.

Finally, I would like to express my concern about the environmental impact of the proposed development. Industrial complexes are notorious for their high levels of energy consumption and waste generation. Given that our community values sustainability and environmental stewardship, this project seems completely out of line with our values.

In conclusion, I urge you to take these concerns seriously and to reject the proposed industrial complex. We deserve to live in a community that prioritizes our health, safety, and well-being, as well as our shared values of sustainability and environmental responsibility. Your decision about this matter will significantly impact our community and many surrounding communities. It is up to you to make the right decision for our collective future. Thank you for your attention to this matter.

Sincerely,

**Marina and Alex Shvartsman**  
**Riverwoods, IL 60015**

---

Marina Shvartsman  
847-217-1598

## Daniel Nakahara, AICP

---

**From:** Jennifer <jenniferbsiegel@gmail.com>  
**Sent:** Friday, April 21, 2023 9:31 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Major Concern

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of your neighboring community Riverwoods and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and **both** of our communities for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, but closest to Riverwoods and specifically close to the Thorngate neighborhood. It is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion and safety hazards for pedestrians and cyclists. Children will be playing at the park directly off of Saunders road while 600+ trucks drive by daily.

The impact on your Riverwoods' neighbors lives must be considered. Our children go to school together and play on the same sports teams. We celebrate holidays together and take pride in what we all consider to be a wonderful place to call home. An industrial complex of this size and magnitude will decimate an entire neighborhood and put a stain on a village known for its beauty and nature preservation. This is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact the lives of your neighbors and friends on a DAILY basis?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

From,  
Jennifer Siegel, Riverwoods resident

## Daniel Nakahara, AICP

---

**From:** stacy silverman <stacy.silverman22@gmail.com>  
**Sent:** Friday, April 21, 2023 8:17 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Industrial complex on Baxter

[EXTERNAL EMAIL]

---

To whom it may concern,

I am writing to express my concern regarding the proposed industrial complex that is being planned for our village. I believe that this development would have significant negative impacts on our community.

Firstly, an industrial complex would bring with it significant environmental risks. It is likely to generate pollution and emissions, which could harm the air, water, and soil quality in our village. This could have severe health implications for our families and could also have negative effects on the natural environment that we rely on.

Secondly, the industrial complex is likely to result in increased traffic in our village. This could lead to congestion on our roads and could pose safety risks for pedestrians, cyclists, and children. Additionally, the development may result in the loss of green spaces and could lead to the degradation of our local environment.

Finally, I am concerned that the industrial complex could have negative impacts on the character and identity of our village. We have a proud history and heritage, and I fear that the introduction of a large industrial complex could detract from the peaceful, rural atmosphere that we all value. For these reasons, I urge you to join me in opposing the construction of the industrial complex in our village.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact members of our community on a DAILY basis through air quality, road traffic and noise?**

**I implore you to listen to all of your community residents in us all pleading to please do not approve this project OR PLEASE set up stricter village ordinances that adopt and enforce policies that significantly**

**reduce truck traffic, allowing for trucks 24/7 on our streets and emissions in our area for the sake of our families who love to live and play outdoors in our community to stop this project from proceeding.**

Stacy Silverman  
Resident of Deerfield

Sent from my iPhone

## Daniel Nakahara, AICP

---

**From:** Jill Strong <jillcstrong@gmail.com>  
**Sent:** Friday, April 21, 2023 11:08 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Fwd: Proposed Bridge Development Plan

[EXTERNAL EMAIL]

---

To Whom It May Concern,

I am a resident of Deerfield and am writing today to voice my opposition to the proposed Baxter/Bridge Development. I believe this proposed development will have many significant negative impacts on myself and my family as well as the community. My primary concern is the increased emissions from 600+ incoming/outgoing trucks daily in addition to idling and onsite equipment, including potential toxins where ourselves and our families are living and sending our kids to school. Particulate matter is not the only emission of concern, but please refer to the U.S Environmental Protection Agency, (<https://www.epa.gov/pm-pollution/particulate-matter-pm-basics>), particularly about the general guidelines of safety pertaining to truck emissions and distance (concerns about air quality and wind impacts pertaining to distance of this facility in relation to homes and schools). Thank you.

Jill Strong

## Daniel Nakahara, AICP

---

**From:** Alyson Sularz <alyson.sularz@gmail.com>  
**Sent:** Friday, April 21, 2023 12:24 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Opposition to Proposed Redevelopment of Baxter Property

[EXTERNAL EMAIL]

---

To whom this may concern:

I am adamantly opposed to the proposed plans for the former Baxter property. The proposed plans would cause extreme detriment to this community by way of:

- Air Pollution - Wind conditions on any given day will impact anybody who lives within 2.5 miles of this complex
- Noise Pollution
- Traffic - potential influx of 600+ trucks daily into and out of our community
- Safety concerns

A facility of this size has no place in a community full of parks and neighborhoods. Please do not move forward with this plan!!!

--

**Alyson Sularz**  
**Numerator**  
847-347-8448

## Daniel Nakahara, AICP

---

**From:** Glannie Teng <glannie1@yahoo.com>  
**Sent:** Friday, April 21, 2023 9:21 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter/Bridge Development

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of West Deerfield and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and our community for several significant reasons - specifically the toxins that will be blowing east to our houses, schools and parks.

According to the U.S. Environmental Protection Agency, (<https://www.epa.gov/pm-pollution/particulate-matter-pm-basics>), the distance at which you can breathe in PM2.5 (the most hazardous form of PM) from trucks depends on various factors, including wind direction, wind speed, and the height of the truck's exhaust pipe. How far can it travel? Per the EPA, as a general guideline, PM2.5 from truck emissions can travel several miles downwind and will affect people living or working in this vicinity of the downward wind – and since we are looking at West to East Wind Conditions from the proposed complex to the Village of Deerfield, this proposed complex **WILL** impact our town's air conditions and what we breathe in almost DAILY.

This translates to more than half of our town west of the Deerfield Train Station – including South Park Elementary, Wilmot Elementary and Caruso Middle School - will be physically impacted breathing in these toxic fumes DAILY from this proposed complex and 600 additional trucks driving in/out of our town.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that will literally poison the air we breathe and the air our children breathe?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Glannie Chan  
721 Congressional Ln  
Riverwoods IL 60015

Sent from my iPhone

## Daniel Nakahara, AICP

---

**From:** mthal.mt@gmail.com  
**Sent:** Friday, April 21, 2023 7:16 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] New development

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of Deerfield and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and our community for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, and it is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion, safety hazards for pedestrians and cyclists.

Additionally, an industrial complex of this size and magnitude would have a negative impact on what our community represents and stands for. It would detract from the peace and tranquillity that we all cherish and it will make our village an unattractive place to live. This will most definitely lead to a decrease in property values and a loss of community spirit. Deerfield is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact members of our community on a DAILY basis through air quality, road traffic and noise?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Michael Thal  
1760 We Go Trl

April 20, 2023

Dear Mr. Bromberg,

I received the legal notice regarding Bridge Industrial proposed redevelopment of the Baxter Campus.

My family lives within 500 feet of the subject property, more specifically on Castle Pines Lane in Riverwoods. We appreciate the opportunity to address the Village and let the Deerfield Village Planning Commission know we are opposed to Bridge Industrial planned development proposal.

We raised our two children in Riverwoods and both attended Deerfield's South Park school, Caruso and graduated from Deerfield High School. In addition, both kids have participated in Deerfield Park District activities. It is Deerfield's school buses they have used all during their time at school.

When we read the proposal by Bridge it was with complete disgust that this proposal could even be considered! First, they are asking to rezone the property from Single Family Residential District to a Limited Industrial District. By doing this Deerfield puts every child at safety risk. The child who wants to ride their bike to school can't for fear of a mass number of semi-trucks on Saunders and Deerfield Road. In addition, you put every pedestrian and biker at a safety risk.

The legal notice states the industrial buildings would be available for use 24 hours a day, seven days a week. Thus, traffic, pollution, noise all become a serious issue. This would be putting all at risk of potential health problems from the polluted air we will breathe. Our daughter who lives with us suffers from CPVT (Catecholaminergic polymorphic ventricular tachycardia). Air pollution can trigger cardiac arrhythmias. Data states air pollution has been strongest with respect to ventricular arrhythmias but there is evidence that air pollution is also associated

with supraventricular arrhythmias. There is evidence linking air pollution and cardiac mortality. How many other people might have an underlying heart condition living 500 feet or less from the Baxter facility? Showing a conscious disregard for safety is negligence that can be prevented. The village should know there are forensic groups that can be hired to test the air pollution. Having 600 plus trucks coming into this warehouse space 24/7 seven days a week is opening the Village of Deerfield and Bridge to hazardous air pollution for the communities. Keep in mind wind conditions on any given day will impact anybody who lives within 2.5 miles of this complex. This will result in devastating health and environmental consequences and can be a source of litigation in a court case.

The proposal goes on to say they would consider a recreational facility. The petitioner states they will come back to the village for a possible future recreation facility. Why would you want more families and children exposed to air pollution, safety concerns and horrendous traffic. Not to mention, what is being stored in these warehouses? Toxic chemicals? Is Deerfield ready for the potential of a possible explosion releasing toxic chemicals to all businesses, residential and pedestrians?

Bridge wants to increase building height to 60 ft. This will not only be an eye sore but won't this harm the environment?

Traffic is a huge concern for 600 plus trucks daily into and out on Saunders using Deerfield and Lake Cook Roads. This will be a nightmare for residential and businesses. These three streets are not capable of handling mass amounts of trucks. Deerfield Road already without 600 plus trucks is congested. Now add this and your traffic for all will be affected. How about school buses either must pick up kids earlier causing them to be more tired and less productive in school or school buses will run late getting kids to school because of the traffic.

Constant and disturbing noise levels, loss of wildlife, global climate change, safety, harm to neighborhoods and the environment due to

diesel exhaust, excessive truck traffic on neighborhood streets and the abrupt change in community character. Ask yourself, would you want to live across the street or near an industrial warehouse that Bridge is proposing. I'm sure your answer is NO!. For the well-being of all Riverwoods and Deerfield residents reject this proposal!

Sincerely,

Glen, Michelle, Brooke and Dylan Traeger  
473 Castle Pines Lane  
Riverwoods, IL 60015  
847-867-0663

## Daniel Nakahara, AICP

---

**From:** Matthew Weiner <mweiner@advmech.com>  
**Sent:** Friday, April 21, 2023 8:34 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter/Bridge Redevelopment

[EXTERNAL EMAIL]

---

To Whom it May Concern:

I am a resident of Riverwoods and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and our community for several significant reasons.

The proposed industrial complex is located within close proximity to multiple residential areas, and it is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion, safety hazards for pedestrians and cyclists.

Additionally, an industrial complex of this size and magnitude would have a negative impact on what our community represents and stands for. It would detract from the peace and tranquility that we all cherish and it will make our village an unattractive place to live. This will most definitely lead to a decrease in property values and a loss of community spirit. Deerfield is the wrong location for the Bridge proposal.

**Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact members of our community on a DAILY basis through air quality, road traffic and noise?**

I implore you to seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Matthew Weiner  
761 Links Court  
Riverwoods, IL 60015