

**Public Comment**  
**On**  
**Proposed Bridge Industrial Development**  
**April 21, 2023 – April 24, 2023**

My name is Barbara Mooney and I wanted to share concerns I have regarding the development on the Baxter property. I have been in Supply Chain my entire 35+ year career and have progressed to the top position in Supply Chain. I have started up 9 warehouses ranging from 250,000 to 1 million square feet both refrigerated and dry, and single and multi-tenant. I have also overseen more than 2,000 truck drivers and 500 distribution companies while at Dean Foods focusing on delivering milk products daily to stores, including the Chicago area. In addition, I have been responsible for the oversight and operational performance of 50 warehouses and another 100+ refrigerated boxes while working for Kraft Foods. The warehouses supported DSD (Direct Store Delivery) as well as large warehouses shipping directly to customers warehouses such as Walmart, Kroger, Meijer, etc.

I share the concerns of air and noise pollution. However, I am sure you have received plenty of letters outlining these areas. With my background, I feel I bring a different lens to the evaluation of this proposal. My view is more from a person who has operated facilities like these and the challenges that occur.

From what I understand of the plan and layout, I see issues that could arise from an operational perspective. My concerns are listed below:

- It is very unusual to have car and truck traffic using the same entrance as well as the truck and car traffic intersecting within the complex. It is standard to have a car entrance and another entrance for truck traffic. It would be very helpful to understand the internal traffic flow and what precautions will be put in place to ensure safety. Shared entrances also drive internal congestion that could cause back-ups flowing onto Saunders Rd.
  - Hawthorne appears to be a car entrance, but more for the sports center. With that entrance only having a stop sign, I am concerned about the safety on the exit. This most likely will have more people turning right and doubling back to Lake Cook through Wilmot.
- Given the multi-tenant proposal, how will the drivers know where to go in the complex? There could be up to 5 operators on site. I did not see a security gate in the drawing. If there is not a security gate to direct, then I would see a lot of congestion/confusion inside the complex and added safety concerns that could cause back-ups on Saunders.. If there is a gate check in, I am have several concerns:
  - Will all the tenants be required to be on the same management system for the security to use?
  - While the trucks are getting checked both cars and trucks may be waiting in line.
  - Is there enough space to allow for the estimated peak of 69 trucks in an hour to be checked in as well as car traffic? My experience is that they do not come exactly at appointment times. My concern is the queue would spill out into the street causing traffic jams. Typically the industrial parks are on back access roads that can handle additional lines into the facility. How many trucks/cars can be in line before it spills out onto Saunders Rd.?
- Truck stops/waiting area - with the volume we are experiencing, there is no nearby truck stop. The Amazon facility in Kenosha has one right on the corner. The nearby Oases already have trucks spilling onto the side of the road. The traffic into the facility is unpredictable. In order to ensure their dock appointment times, they will have to allow time for traffic. Where do they go while they wait for their appointment?

- The routing from the Edens is recommending taking Hwy 41 to Lake Cook road. This will impact all businesses on Lake Cook East of the highway.
- The construction and congestion on the highways make it attractive for truck drivers to navigate traffic during the night time with low traffic. This could change the make-up of the hours of operation at the warehouse to increase reliability of appointment times. This is also why you see overflow at the Oasis locations in the morning. They get through the traffic and then sleep or take a break until their morning appointment.
- Have we factored in the new Panattoni facility and performed a traffic analysis for Lake Cook Rd.? There will be a significant increase in truck traffic.
- I understand the facility is speculative. The risk profile varies depending on contents stored, floor storage, racking, automation, and refrigeration. These should all be factored into the consideration. We should not allow hazardous chemicals to be stored on site. Will we allow a refrigerated facility?
- Fencing - I did not see fencing in the proposal. Most warehouses have fencing around the truck areas for security. Depending on the materials stored in the warehouse, it could be a legal requirement. How will that change the looks of the facility? Being so close to the highway, the chance of theft is increased and may also drive the need for fencing.
- Labor - given the nationwide labor shortage, the chances of the facility falling behind have increased. I have operated facilities with intermittent labor shortages. This drives longer hours and can increase evening hours as well as backlog. The impact can be trucks overflowing on the yard and back-up coming into the entrance. Again, there is very little buffer for this occurrence at this site. I have experienced situations, pre-COVID, where a facility was so backlogged that some of the drivers were told they would not be unloaded for a week. What is the contingency for operational issues?
- The nature of building C being a cross dock, will add much more complexity and traffic. This model typically drives greater inventory turns which means more traffic. Cross docks are more "just in time" operations. This will also drive more "live loads" versus drop trailers. A live load is where a driver will wait to be unloaded, versus drop a trailer to be unloaded later. This is harder operationally to support. This is also an area where labor shortages have a greater impact. With drop trailers, you can make up the time with overtime and will not have a truck waiting on the property. With live loads, the delays will be felt in real-time.

The concerns and questions are based on my current knowledge of the plans. I understand there will be an updated plan coming shortly. I will review the information and share any questions or concerns I have. I would be happy to assist the plan commission in any way as this proposal is evaluated.

I am very concerned regarding this project. I have never seen a warehouse/distribution center this close to a residential area, especially sharing the same stop light. We need to keep our community safe. We need to be thoughtful and properly evaluate this proposal from every angle.

Thank you for your consideration.

Sincerely,

Barbara Mooney  
773-330-4767

## Daniel Nakahara, AICP

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**From:** kd@dixler.com  
**Sent:** Friday, April 21, 2023 10:47 PM  
**To:** Plan Commission Comment  
**Cc:** 'Irma Dixler'; Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter/Bridge Proposal Concerns

[EXTERNAL EMAIL]

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To Whom it May Concern:

As a 13 year resident of West Deerfield, I write this email to share my disappointment and opposition to the proposed 'Baxter/Bridge redevelopment.'

This zoning proposal is totally out of place among residential and white collar corporate zoning. The unverifiable 600 trucks proposed to grace the landscape are unmitigated by a few pickle ball courts.

This directly impacts me and my wife's pulmonary health, along with that of our Clavinia neighbors for obvious reasons - specifically due to the toxins that will disperse and blow east into our homes, yards, schools, parks, and water supplies. Who will actually know whether there are more than 600 trucks? This will be in addition to Tollway congestion. Our family experiences the noise and the winds every day. We know that Deerfield needs to push Illinois to do better with the incomplete buffer wall! Now this?

According to the U.S. Environmental Protection Agency, (<https://www.epa.gov/pm-pollution/particulate-matter-pm-basics>), the distance at which you breathe in PM2.5 (the most hazardous form of PM) from trucks depends on a number of factors. These include (a) wind direction, (b) wind speed, and (c) the height of the truck's exhaust pipe. The issue is, how far do these toxins travel?

Well, according to EPA general guidelines, PM2.5 from concentrated truck emissions slowly disperse while traveling several miles downwind. These exhausts affect people living or working in the areas engulfed by the downward wind. In the Clavinia subdevelopment, we experience a 'west to east wind trajectory' within the Village of Deerfield. This proposed truck complex with its heavily congested truck depot and depository **WILL** impact our neighborhoods air quality and what we breathe in DAILY. The resulting toxins will permeate our bodies, homes and yards.

The historical impact of massive truck complexes and depositories on residential areas is likely documented over many decades. The consequences to water reservoirs are often ignored until health statistics and eventual environmental testing make it obvious.

The village lacks the resources to consistently and effectively test and monitor how many trucks actually enter and depart the property. There is no legislative funding nor effective mechanisms. How can Deerfield, let alone the Illinois EPA, document and sanction abuses once a truck complex of this size is entrenched!

Eventually, more people get sick and diseased, but few accept the causality. That is, until residents seek attorneys who hire scientists, then enter the courts to again prove what seems like common sense. U.S. legal history bodes against allowing this sort of concentrated toxic development near residential and white collar populations.

We all should know that the 'actual region affected' is more than half of our village west of the Deerfield Train Station – including South Park Elementary, Wilmot Elementary and Caruso Middle School. We cannot

underestimate the physical impact of inhaling these toxic fumes from this proposed complex and what will be an excessive amount of truck traffic driving in and out of Deerfield.

**As a member of this commission, you ought to know this letter was just received by us! This, in spite of the earlier date on the letter. This proposal was mishandled. It introduces more toxicity into the air that we and our children breathe as well as putting our green spaces in jeopardy.**

**Again, there is not enough supervision in Deerfield to monitor, prevent and sanction excess air pollution and the eventual dispersal of toxins into the aquifer.**

Note that the timing of this proposal is insulting and the deadline extremely unsettling! We received the certified letter only a few days ago!

The commission ought to re-exam the current state of affairs with the insufficient barrier wall. Those walls were far less than state of the art, even at the time they were erected. This, because the State chose to ignore recommendations by the experts.

Seriously consider the foreseeable consequences of this redevelopment project beyond just tax revenue and listen to the people pleading with you to just say NO! Other organizations with 'cleaner footprints' deserve the opportunity to use the space.

Sincerely,  
Kevin and Irma Dixler  
320 Forsythia Dr.  
Deerfield, IL 60015

## Daniel Nakahara, AICP

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**From:** Lev Gurman <lev.gurman@gmail.com>  
**Sent:** Friday, April 21, 2023 11:06 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Campus redevelopment project by Bridge -- April 27th Meeting

[EXTERNAL EMAIL]

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To Whom it May Concern:

I have been a resident of your neighboring community Riverwoods for the past 10 years and I am writing this email to share my deep concern regarding the proposed Baxter Campus redevelopment project by Bridge that will impact my wife and my two daughters who both attend Caruso Middle School 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.

Kind Regards,

Lev Gurman

Riverwoods Resident for over 10 years

## Daniel Nakahara, AICP

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**From:** John Lyons <jlyons2@gmail.com>  
**Sent:** Friday, April 21, 2023 11:44 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Against Baxter Bridge Development

[EXTERNAL EMAIL]

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Writing as a Deerfield resident who grew up on the east side of 294 by Walgreens and now reside 0.5 miles East by South Park.

Given the projections of both trucks and vehicles entering this site on a daily basis, I see only irreparable damage to our community coming out of the proposed logistics facility. Backups on Lake Cook exit will cause people to end around and exit on Deerfield Rd, cutting across Wilmot Road, passing close by several 109 schools and adding unnecessary traffic, pollution and danger to our community. Not to mention the (much more direct) impact that this will have on folks in Riverwoods and Thorngate.

It will permanently change the fabric of our community, and not in a good way. Deerfield is not a truck stop.

Thanks.

## Daniel Nakahara, AICP

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**From:** Debbie Croft <debbiecroft@atproperties.com>  
**Sent:** Saturday, April 22, 2023 10:20 AM  
**To:** Global\_CORP\_Investor\_Relations@baxter.com; joe\_almeida@baxter.com  
**Cc:** Plan Commission Comment; Jeffery Ryckaert, AICP; Daniel Nakahara, AICP  
**Subject:** Please - stop the sale of the Baxter complex to Bridge!

[EXTERNAL EMAIL]

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Dear Mr. Almeida,

I am asking you to please stop the sale of Baxter in Deerfield to Bridge. You have been a wonderful neighbor to both Riverwoods and Deerfield for many decades. The proposed sale is in direct opposition to your mission statement listed below. The intended use of the land for industrial logistics use would do the following:

- 1) With the expected utilization of hundreds of trucks, a day there would be a significant pollution problem for Riverwoods, Deerfield and Northbrook.
- 2) The added traffic - would present safety concerns for the children who ride bikes or walk to area parks and schools. It would also create congestion on Saunders, Deerfield and Lake Cook Road. Semis don't belong in this area.
- 3) The proposed 24/7 lighted facility is not conducive to any neighborhood or Wildlife !

In addition to living in the Thorngate community, which is directly across from the Baxter entrance - I am a Realtor for AT Properties. In my opinion – needed housing would be a far better usage for this land.

If this sale goes through, you would not be protecting our planet or championing the community or people. You'd be doing the opposite. Please honor your mission statement.

“Our mission to save and sustain lives is the ultimate statement of corporate responsibility. The global impact of our products, presence and activities will always be assessed through this lens, as we work to empower our patients, protect our planet and champion our people and communities worldwide.”

-Joe Almeida, Chairman and CEO

Sincerely,  
Debbie Croft

@properties

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

**Debbie Croft**

Broker

M: 8477083003

[Debbiecroft@atproperties.com](mailto:Debbiecroft@atproperties.com)

[www.atproperties.com/site/debbiecroft](http://www.atproperties.com/site/debbiecroft)

@properties Christie's International Real Estate

607 Central, Highland Park, IL 60035



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**IMPORTANT NOTICES**

**Never trust wiring instructions sent via email.** Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. **Always** independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. **Never** wire money without double-checking that the wiring instructions are correct. By opening this e-mail, you agree that you understand the risks of hacking and agree that At World Properties LLC shall have no liability for the wiring of funds.

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## Daniel Nakahara, AICP

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**From:** Susan Berman Hammer <sbermanpr@gmail.com>  
**Sent:** Saturday, April 22, 2023 12:27 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] WE ARE AGAINST the Baxter Bridge Development Proposal!

[EXTERNAL EMAIL]

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Hi,  
I've been reading about the Baxter Bridge Proposal; my husband and I are **adamantly** opposed to it and I signed the residents' petition.

As long-time residents of Woodview Apartments (6.5 years) in Deerfield, we already have to contend with **excessive noise and pollution** from truck and car traffic on 294. It's awful and so disruptive to our daily lives! This redevelopment will compound both the noise and pollution we have all around Woodview Apartments and its recreation areas. Please vote against this!

This is the first time I have voiced my opinion about Deerfield decisions but, this is a critical one that will impact the entire village!

P.S. Why can't they build a sound-proof noise barrier on 294 in this section of Deerfield? I would love some answers!

Thank you,  
Susan and Tony Hammer

Susan Berman Hammer  
Woodview Apartments  
(847) 209-9373

## Daniel Nakahara, AICP

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**From:** Jodi Kier <jodi.kier@gmail.com>  
**Sent:** Saturday, April 22, 2023 9:38 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Say NO: Baxter/Bridge Proposal

[EXTERNAL EMAIL]

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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. **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.**

Jodi Kier  
745 Castlewood Ln  
Deerfield

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Jodi Kier  
745 Castlewood Lane  
Deerfield, IL 60015

847-826-1183

[jodi.kier@gmail.com](mailto:jodi.kier@gmail.com)

## Daniel Nakahara, AICP

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**From:** Lena Scheck <lenakramer419@gmail.com>  
**Sent:** Saturday, April 22, 2023 3:13 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Proposal

[EXTERNAL EMAIL]

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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.

Lena Kramer  
6 Burr Oak Trail  
Riverwoods, IL 60015

## Daniel Nakahara, AICP

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**From:** Bart Lubelsky <kabart\_72@yahoo.com>  
**Sent:** Saturday, April 22, 2023 9:03 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Full support for Baxter site redevelopment

[EXTERNAL EMAIL]

I fully support the idea of redevelopment of the Baxter site exactly as proposed. Please move on with the project as soon as possible. Bart Krzykala, Deerfield resident

Sent from my iPhone

## Daniel Nakahara, AICP

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**From:** Rachel Kwall <kwallrl@gmail.com>  
**Sent:** Saturday, April 22, 2023 8:47 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter proposal

[EXTERNAL EMAIL]

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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.

**Rachel kwall**  
**529 Susan Lane**

Sent from my iPhone

## Daniel Nakahara, AICP

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**From:** Shaye & Stacy Robeson <stacy.shaye@gmail.com>  
**Sent:** Saturday, April 22, 2023 4:19 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter property

[EXTERNAL EMAIL]

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To whom it may concern,

I am emailing to express extreme concern and disapproval with a potential rezoning of the Baxter property to accommodate Bridge. 600 semi-trucks coming in and out of Deerfield every day has NO place in our expensive community where we have chosen to raise our children. Not only would there be tons of unwanted traffic and environmental effects including pollution and loss of wildlife, but there would be safety impacts as well for our residents as well. We have worked our whole lives to be able to afford to raise our children in a beautiful and safe community like Deerfield, and this would lower our property values, make our children unsafe while walking to school or riding bikes in our community, and would potentially bring an increase of crime and taxes to us all. There is absolutely NO place for an industrial park in Deerfield. I sincerely hope that you will do what is best for our community by saying NO to rezoning for Bridge.

Sincerely,  
Stacy Robeson

## Daniel Nakahara, AICP

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**From:** Pamela Shimamoto <pamshimamoto@gmail.com>  
**Sent:** Saturday, April 22, 2023 8:34 AM  
**To:** Plan Commission Comment  
**Cc:** Pamela Shimamoto; Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter property sale and rezoning

[EXTERNAL EMAIL]

To the Village of Deerfield Plan Commission board members- I have spent the last 2 days reading the materials on the Village of Deerfield website about this proposed rezoning project. There are too many negative and lasting impacts to Deerfield and Riverwoods with this present plan to rezone to light industrial. To date, over 140 pages of public comments have listed these concerns by fellow citizens. These concerns are real, justified and should be addressed in much more detail by the Plan Commission before any further steps are taken.

Annexing the property to Deerfield under the R-1 zoning requirements could provide a unique opportunity for more needed housing in our community like the recent addition of Samantha's Way with 8 additional houses off Wilmot Road. The nation's housing shortage requires desirable communities such as ours to continue to rezone our land to aid in this endeavor. Those 100+ acres should become a vibrant new residential community that would provide stable tax revenue, increase existing property values, positively impact our environmental footprint and give Deerfield the opportunity to thrive.

We are better than this and Baxter should continue to pursue other buyers with a better vision for how best to use this precious land. Baxter has positively benefitted from being part of our community for decades so the sale of this huge piece of property to a speculative developer for the least desirable use of this land is shortsighted and infuriating. We can't manufacture more land in our community so your decision on this proposed sale is profoundly consequential.

Sincerely,

Pam Shimamoto  
126 Kenmore Avenue, Deerfield, IL 60015

## Daniel Nakahara, AICP

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**From:** shimmertwink@aol.com  
**Sent:** Saturday, April 22, 2023 8:46 AM  
**To:** Plan Commission Comment  
**Cc:** Jeffery Ryckaert, AICP; Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Strongly opposed to Baxter sale!

[EXTERNAL EMAIL]

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As a Deerfield resident of more than 30 years I am shocked and sincerely disappointed that you would value revenue above quality of life, pollution, traffic, congestion, noise, safety of our children crossing the streets, wildlife, and house values.

It's despicable!

Please, I beg of you, rethink your position on this! 600 trucks a day going down our streets is absolutely unthinkable! That is the estimate that was stated. Even if it was half of that, 300 trucks a day going up and down our streets, and even if by some miracle they actually followed a code to only come from 294 the traffic in the noise and the pollution is unthinkable!

I do not live in thorngate. I have dozens of friends and family who live in Deerfield and none of them live in or near thorngate. We are all shocked and dismayed and adamantly opposed to this proposal! Once it is approved it cannot be undone. Also, then that could lead to the Walgreens property for sale on wilmot being used for the same purpose and at that point because you allowed Baxter property to be used for this the buyers would have a strong legal foothold to challenge any opposition The village would have.

Thank you for taking the time to read this and for hopefully reconsidering your support of this sale which would so adversely affect our community.

Sincerely,  
Sandra Klein Bernstein  
1695 Wego trail  
Deerfield

[Sent from AOL on Android](#)

## Daniel Nakahara, AICP

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**From:** Lynn Singer <lynnsinger@gmail.com>  
**Sent:** Saturday, April 22, 2023 1:21 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Sale and Rezoning

[EXTERNAL EMAIL]

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Hello Planning and Commission Board,

Thank you for the opportunity to comment on the possible sale of the Baxter property to a firm that wants to create a distribution center. I am not on social media of any kind or plugged into the Deerfield news so if the level of unhappiness amongst residents has reached me, people are profoundly upset. This alone should give you pause. My father lives in Charlton, MA where the Selectmen allowed the building of an Amazon Distribution Center and the resulting enmity has only grown as the incomplete structure looms above the access road. Whatever positives the project is bringing don't seem to outweigh the suspicion and distrust that now exists. It's quite sad.

While the Baxter project is not the same per se, it feels the same given what I am hearing. I take it all with a grain of salt, but I'm not sure why this is the best option for Deerfield. It seems like Baxter will benefit by being able to unload land they no longer need or want, but how does it help Deerfield? You and the entire local government have been good financial stewards. Do we need the money? Will it create amazing job opportunities for residents? Is anything we would gain so significant that it is worth alienating such a large population of residents who love their town and where they live? Can't we do and be better and not just be another town with a distribution center?

I don't mean this to be political but can't we create mixed use housing or something along those lines? When my father-in-law moved from Skokie, he wanted to be in Deerfield. There was literally nowhere for him to live on his fixed income. Maybe there was one building, but the waitlist was years. He's in Northbrook now, but it is shocking how few opportunities there are. I would rather we are in the news for being a forward thinking, caring, and innovative community rather than for being yet another town with a glorified truck stop that sowed division and anger that lingers forever.

Thank you for your time and consideration.

Lynn Singer  
304 Birchwood Ave  
Deerfield, IL 60015

## Daniel Nakahara, AICP

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**From:** Susan Anderson <cucuricu@comcast.net>  
**Sent:** Sunday, April 23, 2023 9:29 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Is this what Deerfield going to become?

[EXTERNAL EMAIL]

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<https://iowa80truckstop.com/>

From a concerned citizen.

Susan Anderson

## Daniel Nakahara, AICP

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**From:** Andy Boettcher <andy\_boettcher@yahoo.com>  
**Sent:** Sunday, April 23, 2023 11:52 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Redevelopment Site

[EXTERNAL EMAIL]

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Hello,

I understand that a developer has purchased the Baxter site and purposed a distribution center on the resulting site. Further, I appreciate the challenge the planning commission faces as generally people appreciate the convenience of online shopping and that large, multifaceted logistics centers are needed to deliver those goods. That said, I would **strongly recommend** the planning commission to not approve a distribution center to be developed in that location for the following reasons.

1. Adverse impacts to the Horizon location. With Amgen's acquisition of Horizon, it is likely that the Horizon site will also go up for sale or re-leasing soon. Life Sciences is where there is office and lab demand. Having a warehouse next to the a life science office does not create positive synergies.
2. Adverse impacts to community health. Deerfield just signed a solar deal and then is going to support non-stop truck traffic on Sanders. **It is hypocritical.**

I would be remiss if I did not offer a suggestion for the site instead. Given the focus on health and environment, I would encourage the village to create a TIF focused on supporting life sciences and early stage therapeutics from Lake Cook to Deerfield Rd. Those types of companies attract a highly educated workforce to the area.

Regards,

Andy

## Daniel Nakahara, AICP

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**From:** Brian Fern <brianfern23@gmail.com>  
**Sent:** Sunday, April 23, 2023 7:38 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Public Comment on Sale of Baxter Property

[EXTERNAL EMAIL]

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Planning Commission:

I am submitting this comment in opposition to the proposed sale (and rezoning) of the Baxter property for purposes of building a large trucking/warehousing facility. I have been a resident of Thorngate for 18 years, and while I recognize that I am technically not a resident of Deerfield, my family and I have very much considered ourselves part of the broader Deerfield community. After all, we have attended Deerfield schools, represented "Deerfield" in more sports than I can count, and have developed life-long relationships with our Deerfield friends. If the planning commission approves this sale and re-zoning, it will be sending a clear message to its neighbors that the feeling of "one community" is not mutual. After all, I have heard that there is "no chance" that Deerfield would rezone the Walgreens property for such a trucking/warehouse facility. So if it's not acceptable there, then why is it acceptable on the Baxter site?

Please allow me to take a moment to list the significant harms, not just to the Thorngate residents, but also our Deerfield neighbors:

- 1) **Traffic congestion:** Given the proposed number of large trucks coming and going to the facility, it is inevitable that there will be increased traffic (if not a queue of trucks during peak time), not just on Sanders, but also on Lake Cook and Deerfield Roads, as commuters will want to avoid the trucks. That will increase travel times of not just Thorngate residents, but also Deerfield residents looking to commute via I-294. In addition, it likely will cause trouble for school buses, which could affect start times of schools.
- 2) **Noise and Air Pollution:** Given that these trucks will be coming and going at all hours of the day, it will harm the quiet enjoyment of our environmentally-friendly community. Also, with the jet stream typically flowing West to East, most of the air pollution will head east and increase the air pollution in the Deerfield community just east of the tollway.
- 3) **Safety:** This affects both Thorngate residents and Deerfield residents. I have seen over the years many kids in the 11-15 year-old age group riding their bikes (or walking) on **and across** Sanders to either go to school or visit their friends (including many Deerfield kids coming to and from Thorngate). It is irrefutable that the increased truck traffic will dramatically increase the risk associated with kids walking and riding in the area.

When it comes to the Walgreen site, it is clear that Deerfield (understandably) is factoring in more than the financial gain to the Village when it states that it won't allow a trucking/warehouse facility on that site. My request is that the same standard be applied to the Baxter site, and that you consider the impact both to Deerfield residents and its neighbors to the west . . . neighbors who share the same zip code, visit the same stores and restaurants, are on the sidelines for the same sporting events, and attend the same schools. Thanks for your time and consideration.

Regards,  
Brian Fern  
312.213.8298



## Daniel Nakahara, AICP

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**From:** MARC GELFOND <m.gelfond@sbcglobal.net>  
**Sent:** Sunday, April 23, 2023 11:58 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Property Redevelopment

[EXTERNAL EMAIL]

Planning Commission:

Please vote NO to the proposed development of the Baxter property.

This is not what we want for our quiet, family oriented community, nor is it what is best, which you already know.

Regards,

Marc Gelfond  
704 Appletree Ln

## Daniel Nakahara, AICP

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**From:** Matt Goode <mattg@ventureonere.com>  
**Sent:** Sunday, April 23, 2023 4:38 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Redevelopment Project

[EXTERNAL EMAIL]

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Deerfield Plan Commission Members –

I am a resident of Deerfield and have been since 2015. I live at 1550 Crabtree Ln, just north of Woodland Park. I have 3 kids ages 11, 9 and 6 that all go to Wilmot. I am an active member of the community and have served on the DYBA board for the past 3 years.

I'm writing to express my support for the development of the Baxter Project per the current plan, and specifically the indoor sports facility. I think the sports facility is a tremendous and much needed addition to our community. As a member of the DYBA Board I have been working for years, along with the soccer, lacrosse, and football programs to find indoor space. This is a generational facility that will have a positive impact for decades of Deerfield Kids. At a time when people are talking about leaving Illinois for better weather, I think it is critical that we find ways to keep our kids busy when the weather doesn't allow for them to be outside. The 155,000 SF building being proposed will do just that for our community and have a huge positive impact for residents.

I understand that there has been much opposition, but I believe that is mostly based on a misunderstanding of how the industrial buildings will impact the community. I am actually an industrial developer (though not at all affiliated with this project), so I speak with significant experience in this field.

This project will generate over \$2 million in property taxes for the community. We do not have many opportunities to bring in tax revenue to Deerfield other than raising residential taxes. None of us want that, and we've seen our taxes go up significantly over the years. In my opinion, industrial is the best, and likely one of the only uses for this land. It is very unlikely that it will be used for office going forward. It is not a good retail site. Industrial is really the best and maybe the only use for this land. Compared to surrounding communities like Northbrook, Buffalo Grove, Lincolnshire, Vernon Hills and Highland park, we have far less commercial property in Deerfield, which means that the tax burden falls on the residents. This is an opportunity to offset that.

Here are some counter arguments to the things being said in the community, which I am sure you have heard.

- 1) *The project will bring truck traffic to Deerfield.*** In my opinion, the trucks going to/from these buildings will not impact Deerfield Residents. They will be getting on and off the highway at either Deerfield Rd or Lake Cook, and never entering the community. Trucks physically cannot pass under the Deerfield Rd train bridge east of Chestnut, so trucks have no reason to take Deerfield Rd east of the Tollway. Trucks should go straight to the buildings and back to the tollway via Deerfield Rd or Lake Cook. They may use Lake Cook to access I-94 or 53, but again, that has little to no impact on our residents. Lake Cook is designed for that type of traffic. An office project such as Baxter brought thousands of cars when fully occupied, which is equal to or greater than the total number of vehicles that this project will bring. The "not in my community" argument makes no sense. Northbrook, Buffalo Grove, Lincolnshire, and Vernon Hills are already allowing new industrial projects that, so the buildings will get built either way. We might as well benefit from having the taxes in our community.

**2) Environmental/Pollution.** This argument is just silly. It's a good headline and being used to scare people who haven't thought it through. Per my statement above, there are likely the same or fewer total vehicles from this project than office or retail. More importantly, I-294 is closer to our community with thousands of cars and trucks passing by every day. This project has a negligible impact when considering the highway next to it.

I hope that, despite some of the negative feedback from some community members, we will get this project approved and get the sports facility built. I think this is a once in a lifetime opportunity for Deerfield. The sports facility will have a positive impact on kids in our community for generations! I hope that you will support the project. If you want to discuss this week in person or over the phone, I am available.

Matt

**Matt Goode**

Managing Partner – Acquisitions

○ 847-325-4302 | C 847-951-0316

9500 W. Bryn Mawr Ave., Suite 340, Rosemont, IL 60018

mattg@ventureonere.com

VentureOneRE.com



## Daniel Nakahara, AICP

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**From:** Norman Gutmann <ng070153@yahoo.com>  
**Sent:** Sunday, April 23, 2023 9:01 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] The proposed Baxter development

[EXTERNAL EMAIL]

We are strongly opposed the the rezoning and planned development of the Baxter property. This will bring nothing positive to our community. I fear the noise, reduced air quality, increased traffic levels. This rezoning is inappropriate and represents a significant erosion to the well being of the portion of the community closest to the project.

A vote in favor of the development would be a betrayal of the community the planning commission must protect. Unfortunately I am out of town and can not be at the meeting.

Norman S Gutmann MD and Gracie Gutmann  
695 Constance Lane  
Deerfield Illinois

Sent from my iPhone

## Daniel Nakahara, AICP

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**From:** Norman Gutmann <ng070153@yahoo.com>  
**Sent:** Sunday, April 23, 2023 9:11 PM  
**To:** Daniel Nakahara, AICP  
**Subject:** Proposed Baxter development

[EXTERNAL EMAIL]

I strongly oppose the Baxter redevelopment. The additional noise, air pollution and traffic will negatively impact the community's physical and emotional health. My neighborhood will be profoundly impacted. This is a very bad idea and is not in the interest of the community you are obligated to protect.

I urge you in the strongest of terms to oppose this development.

Norman Gutmann MD & Gracie Gutmann

695 Constance Lane

Deerfield Illinois

847-987-6727

Sent from my iPhone

## Daniel Nakahara, AICP

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**From:** Brian Klein <zarzak@gmail.com>  
**Sent:** Sunday, April 23, 2023 1:44 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Site Redevelopment

[EXTERNAL EMAIL]

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Hello,

I recently learned that the Baxter site may be turned into a distribution center. I'd like to voice my objection to this - I believe that significantly greater semi-trucks traffic, would not only be detrimental to the character of the community, but would also add a not insignificant amount of air pollution. A large part of the appeal of Deerfield is a quiet, suburban neighborhood, and a distribution center would adversely impact this.

If there is a concern on the revenue loss to the community from the departure of Baxter I personally would rather see higher property taxes than a distribution center.

Thank you,  
- Brian Klein

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**Brian Klein - MBA, M.Eng**  
1.847.975.7945 | brian@uchicago.edu

## Daniel Nakahara, AICP

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**From:** Jessica Natkin <jessnatkin@gmail.com>  
**Sent:** Sunday, April 23, 2023 10:46 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter redevelopment comment

[EXTERNAL EMAIL]

I am vehemently opposed to the Baxter redevelopment proposal. I live near Deerfield and 294 and i do not want additional truck traffic. I don't want the pollution and i don't want semis driving down Deerfield and Wilmot - nearly all of the children who attend Wilmot school have to cross this intersection and due to the lack of free bus service within a one mile radius, a considerable amount of these elementary school students are walkers. We do not need the additional truck traffic along the roads where our kids are walking to school. Additionally, i am concerned about the additional pollution. Frankly, i don't think our Metra bridge on Deerfield road can handle one more stuck truck.

There are so many things that area could be re-zoned for which would add value to Deerfield instead of potentially decreasing our home values. For example, we could use additional new construction housing. There are so many young families who would like to move to Deerfield but a very serious lack of housing inventory. We could use a gymnastics center. Many Deerfield residents drive to Vernon hills or Libertyville Or lake forest due to the lack of gymnastics centers. We could use additional children entertainment - kids empire, little gym, jump zone or pump it up, the park district could use space to build additional facilities, like the beloved treehouse that was taken down during Covid. We are one of the only local towns that doesn't have a large water park (highland park does, wheeling does, Skokie does, Buffalo grove has a large splash pad, etc) we could use additional restaurants, Barnes and noble is looking for a new location in or near Deerfield. There is nothing fun about a trucking compound. Building this will chase residents out of Deerfield. The area should be rezoned for things which would benefit our community and our children. Thank you for your consideration.

Jessica Marshall  
Attorney at Law

Sent from my iPhone

**Daniel Nakahara, AICP**

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**From:** Jerry McCarthy <mccgrp@comcast.net>  
**Sent:** Sunday, April 23, 2023 10:37 AM  
**To:** Plan Commission Comment; Jeffery Ryckaert, AICP; Daniel Nakahara, AICP  
**Subject:** Baxter property redevelopment

[EXTERNAL EMAIL]

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I strongly oppose allowing the Baxter property to become a distribution/logistics facility, and will actively engage my neighbors to oppose it as well.

Gerald McCarthy  
1745 Dartmouth Lane  
Deerfield, IL 60015  
mccgrp@comcast.net

## Daniel Nakahara, AICP

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**From:** Scott Mermel <mermel@alum.mit.edu>  
**Sent:** Sunday, April 23, 2023 7:49 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Comment of Changes to Baxter Property

[EXTERNAL EMAIL]

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Members of the Deerfield, IL Planning Commission:

As a resident of the adjoining village, Riverwoods, I am asking that you sincerely and seriously evaluate the potential impact to not only the Riverwoods Residents who live adjacent to the property, but also the potential for negative impact on Deerfield residents.

First Riverwoods. We've seen reports that the new usage of the property could lead to the daily increase of more than 600 18-wheeler trucks along Saunders Road. We are concerned not only by the physical danger of these vehicles, but also that they must slow down right near the main entrance to the Thorngate development to execute both right and left turns into the the complex creating additional traffic hazards, but also the staggering amount of pollution the idling trucks will generate while delivering and taking on new loads.

And Deerfield residents will also be impacted by this traffic. On a majority of days, the prevailing wind in this area is from West to East, meaning that on those days especially, the pollution and grime from the idling vehicles will be blown east across I-94 at least another two miles over a densely populated area of Deerfield; your own residents.

We think the negative effects of the traffic and pollution will immediately negatively affect the property values within the Thorngage development by a significant percentage and there's the potential a similar effect will occur east of the development in Deerfield itself.

While we would be pleasantly surprised if Deerfield reject the project on its face, we are aware of the significant positive economic impact this development would have for the Village of Deerfield. So, we also ask that if your analysis reaches such a conclusion, you evaluate changes that could significantly reduce the impact of this development on the surrounding residents. Such as the building of additional access roads to both Deerfield Road and Lake Cook Road, which would reduce and can eliminate the additional truck traffic expected on Sanders Road and its incumbent noise, pollution and traffic congestion and danger. Additional cars used by the workers in the development could also use that access even further reducing traffic on Saunders Rd. There are paths for such road through the bordering development to the north and south of the existing property. We understand that some tough negotiations would have to follow, but negatively impacting land already designed and zoned for businesses, but we think that's better than effecting the 24-hour a day life of current residents, some who have lived her more than 30 years.

Lastly we ask that additional ordinances be considered that would limit the amount of time these large trucks may sit idling while awaiting unloading and loading so that the amount of diesel pollution be kept to a minimum.

While we would like to see the projects plans completely rejected as the ultimate decision, I hope you can see some relatively simple additional construction plans and ordinances that could significantly help reduce the impact this huge development will have on established communities and ask you to employ experts in these field to solicit their comments and ideas as part of your decision making process.

I am not a professional traffic or civil engineer, but I have experience planning developmental changes and would be happy and available to discuss this and any other ideas in more detail should you find that constructive.

Thanks for your attention to these ideas. I hope to hear from you.

Scott J. Mermel

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**Scott Mermel**

[mermel@alum.mit.edu](mailto:mermel@alum.mit.edu)

*592 Eagle Court*

*Riverwoods, IL. 60015*

847-508-9945

## Daniel Nakahara, AICP

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**From:** Robert Spivack <bobspivack@comcast.net>  
**Sent:** Sunday, April 23, 2023 1:03 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Property

[EXTERNAL EMAIL]

Dear Planning Commission,  
Our home is in Winchester North, a 66 home community at Caribou Crossing. We oppose this up coming sale.

Regards  
Robert Spivack  
32 Carbou Crossing  
Northbrook

Sent from my iPhone 12

## Daniel Nakahara, AICP

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**From:** Aimee Balfour <aimroby@gmail.com>  
**Sent:** Monday, April 24, 2023 1:36 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] We do not support the Baxter Industrial Truck Complex

[EXTERNAL EMAIL]

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Dear Plan Commissioner:

My husband, Ron Balfour, our 2.5 year old daughter, Harper, and I are all Deerfield residents and we do not support the Baxter industrial truck complex development plan due to the very clear environmental and health impacts that it will have on our family and friends in the area. We do not want 600+ trucks driving through our neighborhood on a daily basis. We do not want our family or friends exposed to the severe increase in pollution associated with these trucks and this plan, and have very serious concerns about the long-lasting environmental and health impacts associated with approving this plan. Do what's right for this community and do not approve this plan.

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Aimee Balfour  
[aimroby@gmail.com](mailto:aimroby@gmail.com)  
248.877.7796

## Daniel Nakahara, AICP

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**From:** Miriam Bauer <miriambauer1@gmail.com>  
**Sent:** Monday, April 24, 2023 9:54 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Objection to proposed Baxter site plan

[EXTERNAL EMAIL]

To the plan commision:

Due to the myriad environmental and safety concerns with the proposed development of the Baxter site, we strongly object to the proposal being approved. The extreme semi-truck traffic will congest our already busy streets and create dangerous air and noise pollution, thus harming our community.

Because of the environmental, health, and residential impacts on our families, it would be reckless and irresponsible for the plan commission to approve the proposal.

Sincerely,  
Miriam Bauer  
1458 Warrington Rd.  
Deerfield, IL 60015

## Daniel Nakahara, AICP

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**From:** Andrea Becker <asimons818@yahoo.com>  
**Sent:** Monday, April 24, 2023 12:48 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter industrial project

[EXTERNAL EMAIL]

>> I am writing you as a Deerfield resident that I am for the Baxter/Bridge Industrial Project. I think there are many positives to this project that are not being highlighted to the community.

>>

>> 1) Indoor sports facility- this is an amazing opportunity for Deerfield. My 2 sons both play DYBA travel baseball and Pegasus soccer and the number one complaint from the community is that we don't have an indoor facility to accommodate these activities during the winter, fall, and spring bad weather. The kids could really use activity (moving their bodies) during this time of year.

>>

>> 2) Additional tax revenue for our village. We have very little

>> commercial/industrial companies left in Deerfield and it seems that there is a mass exit to leave our community. This leaves the tax burden on the residents. The Baxter/Bridge project will help bring in that additional revenue our village needs.

>>

>> Thank you for considering this project.

>>

>> Andrea Becker

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>>

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## Daniel Nakahara, AICP

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**From:** Svetlana Berger <sberj333@gmail.com>  
**Sent:** Monday, April 24, 2023 3:49 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Fwd: Better/Bridge Development

[EXTERNAL EMAIL]

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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.

Svetlana Berger  
Riverwoods Resident

## Daniel Nakahara, AICP

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**From:** Faye Berger <fayeberger5@gmail.com>  
**Sent:** Monday, April 24, 2023 10:55 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Proposed Redevelopment of Baxter property

[EXTERNAL EMAIL]

---

To whom it may concern.

I am writing to express my deep opposition to the proposed redevelopment of the Baxter property. As a resident of Deerfield, I would like the Village to honor the existing ordinances prohibiting industrial spaces in Deerfield. This proposed use will impact local wildlife, pollution, public safety, housing values and traffic congestion. There is a reason our community is not zoned for industrial buildings.

Faye Berger

## Daniel Nakahara, AICP

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**From:** Melissa Berman <melissaberman07@gmail.com>  
**Sent:** Monday, April 24, 2023 2:45 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter property - truck and logistics proposal

[EXTERNAL EMAIL]

Hi,

I am very concerned about the plans to have a trucking and logistics company take over the site where Baxter previously operated. My family resides in Deerfield and my husband grew up here as well. We were drawn to this town because it is a family friendly community, where kids are a priority.

The environmental and health impacts that this project will have on our family are unacceptable and will destroy much of the value that the town possesses in terms of health and safety.

Thank you,  
Melissa Berman

Sent from my iPhone

## Daniel Nakahara, AICP

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**From:** Cari Betts <cari1369@gmail.com>  
**Sent:** Monday, April 24, 2023 2:58 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Bridge industrial

[EXTERNAL EMAIL]

Hi,

As residents of the area, our family does not support the current Bridge international companies plan. It poses significant environmental and safety risks to our community. This issue needs to be taken very seriously. There should be strict emission ordinances and driving times in place. The residents in our community live here to be far away from this kind of pollution.

Sincerely, Cari

## Daniel Nakahara, AICP

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**From:** Beth Driscoll <bdriscoll423@yahoo.com>  
**Sent:** Monday, April 24, 2023 2:50 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter proposal - No

[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 be built in our community for several significant reasons, specifically the toxins that will be emitted from the houses, schools and parks.

According to the U.S. Environmental Protection Agency, (<https://www.epa.gov/pm-matter-pm-basics>), the distance that you can breathe in PM2.5 (the most hazardous from trucks) depends on various factors including wind direction, wind speed, and the height of the exhaust pipe. How far can it travel? As a general guideline, PM2.5 from trucks can travel several miles downwind and if you are living or working in this vicinity of the road, since we are looking at West

Sent from my iPhone

## Daniel Nakahara, AICP

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**From:** Elizabeth <ltlbeth@yahoo.com>  
**Sent:** Monday, April 24, 2023 2:47 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] No Thank You

[EXTERNAL EMAIL]

Please reconsider where you are building along the lake cook exit-- for the logistics warehouse...  
We do not want it disrupting our neighborhood.

Best,

Elizabeth

## Daniel Nakahara, AICP

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**From:** jfrazin <jfrazin@gmail.com>  
**Sent:** Monday, April 24, 2023 9:48 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter property

[EXTERNAL EMAIL]

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I am a resident living in Winchester Lane North. The last thing we need is another facility to add to the smog and noise pollution along Lake Cook and Saunders/Sanders rds. The traffic is horrendous enough on Lakecook where it can take upto 4-5 minutes to get a green light to exit the development during high traffic times. Please do not approve this sale.

Thank you,  
Joel Frazin  
4584 Deer Trl  
Northbrook, Il. 60062

## Daniel Nakahara, AICP

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**From:** shergan@aol.com  
**Sent:** Monday, April 24, 2023 9:00 AM  
**To:** Plan Commission Comment; jrckaert@deerfield.il.us; Daniel Nakahara, AICP; dshaprio@deerfield.il.us  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Redevelopment of Baxter Property

[EXTERNAL EMAIL]

---

Good Morning to All.

As a resident of 34 years in the immediate area I cannot tell all of you how upset and disappointed I am that the Village of Deerfield would even entertain such a project!

Three villages have seamlessly lived together in this beautiful area and have worked very hard to keep it that way~~~until NOW.

Putting 600+ trucks on the road in this area is NOT in line with the ever preached GREEN INITIATIVE

Answers and thoughts required with justification from everyone of you:

What about the children and impact this will have on them?

Air Pollution: Humans, animals and vegetation?

Noise Pollution ?

Traffic : The infrastructure in place( streets, lights etc) DO NOT & CANNOT support 600+ trucks daily ( or even 25) in & out of our community...Sanders Rd, Saunders RD, Deerfield Rd, Lake Cook Road, Willow Rd, Milwaukee Rd etc ?

Overall Safety : Walkers, Bikers, accidents caused by trucks etc ?

What will happen to the wildlife ?

Values of Homes will plummet: We do not live nor choose to live in a commercial area for a reason !

**From time to time 1 must stop and think it is NOT always about money ~ and I'm really not interested in hearing about the revenue this will bring to Deerfield. It is the overall impact of the quality of life and community of such proposal I am concerned about:**

**How do you even begin to reconcile or justify such a project??**

Looking forward to the meeting on Thursday!!!

Sharon Ganley

## Daniel Nakahara, AICP

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**From:** shergan@aol.com  
**Sent:** Monday, April 24, 2023 9:36 AM  
**To:** Jeffery Ryckaert, AICP; Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter redevelopment

[EXTERNAL EMAIL]

---

Good Morning to All.

As a resident of 34 years in the immediate area I cannot tell all of you how upset and disappointed I am that the Village of Deerfield would even entertain such a project!

Three villages have seamlessly lived together in this beautiful area and have worked very hard to keep it that way~~~until NOW.

Putting 600+ trucks on the road in this area is NOT in line with the ever preached GREEN INITIATIVE

Answers and thoughts required with justification from everyone of you:

What about the children and impact this will have on them?

Air Pollution: Humans, animals and vegetation?

Noise Pollution ?

Traffic : The infrastructure in place( streets, lights etc) DO NOT & CANNOT support 600+ trucks daily ( or even 25) in & out of our community...Sanders Rd, Saunders RD, Deerfield Rd, Lake Cook Road, Willow Rd, Milwaukee Rd etc ?

Overall Safety : Walkers, Bikers, accidents caused by trucks etc ?

What will happen to the wildlife ?

Values of Homes will plummet: We do not live nor choose to live in a commercial area for a reason !

**From time to time 1 must stop and think it is NOT always about money ~ and I'm really not interested in hearing about the revenue this will bring to Deerfield. It is the overall impact of the quality of life and community of such proposal I am concerned about:**

**How do you even begin to reconcile or justify such a project??**

Looking forward to the meeting on Thursday!!!

Sharon Ganley

## Daniel Nakahara, AICP

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**From:** Andrea Goldstein <aj.goldstein@comcast.net>  
**Sent:** Monday, April 24, 2023 1:26 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] New Planning Proposal for Baxter site

[EXTERNAL EMAIL]

Dear Planning Committee,

I'm sure you spent many hours discussing and evaluating your proposal for use of the Baxter property. I would ask that you go back and reassess, taking into consideration many of the residents suggestions and concerns as well as contacting the regulation and environmental agencies to see if this plan is in compliance.

Thank you,

Andi Goldstein, Deerfield resident

Sent from my iPhone

## Daniel Nakahara, AICP

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**From:** Jeffrey Goodman <jlgoods99@hotmail.com>  
**Sent:** Monday, April 24, 2023 4:21 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Do not allow distribution center

[EXTERNAL EMAIL]

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To Whom it may concern-

I am asking you to not approve a land sale to the logistics company wishing to purchase the old Baxter HQs. The traffic will increase congestion, as well as make the surrounding area polluted with noise and exhaust fumes.

There are plenty of other large tracts of land to buy in the surrounding areas to satisfy the needs of 'one' lone company and their needs.

Thank you for taking the time to read this.

Sincerely,  
Jeffrey Goodman

Sent from Jeffrey Goodman's iPhone

**Daniel Nakahara, AICP**

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**From:** Holly Katz <hollybkatz@gmail.com>  
**Sent:** Monday, April 24, 2023 12:16 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Proposed Development

[EXTERNAL EMAIL]

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I'm emailing regarding the proposed warehouse development at the Baxter site.

The resulting pollution from 600 trucks a day will negatively impact our health and hurt wildlife. The westerly winds will take the truck pollution right past Wilmot and South Park schools. Truck traffic will peak at rush hours when kids are going to school and traffic is already difficult. Our roads are not designated or designed for that level of industrial traffic.

Deerfield and Riverwoods are residential, environmentally focused towns. We are not O'Hare or Kenosha. This building has no place here. This development will change the feel and character of the community.

Please vote no on this proposal.

--

*Holly Katz, LCPC*  
*Psychotherapist*  
*847-452-7554*  
[hollybkatz@gmail.com](mailto:hollybkatz@gmail.com)  
[www.hollykatz.com](http://www.hollykatz.com)

\*\*\*\*\*  
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## Daniel Nakahara, AICP

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**From:** Tanya Lagunov <tanyalagunov@gmail.com>  
**Sent:** Monday, April 24, 2023 12:07 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Better/Bridge Development

[EXTERNAL EMAIL]

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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.

Tanya Lagunov  
Riverwoods Resident

## Daniel Nakahara, AICP

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**From:** Laurie Lichko <llichko@comcast.net>  
**Sent:** Monday, April 24, 2023 10:54 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] NO to Bridge Industrial Complex

[EXTERNAL EMAIL]

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### 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.

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.

Laurie Lichko  
1695 Central Avenue  
Deerfield

Sent from my iPhone

## Daniel Nakahara, AICP

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**From:** ark3355@gmail.com  
**Sent:** Monday, April 24, 2023 9:35 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Better/Bridge Development Disaster coming

[EXTERNAL EMAIL]

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Dear Commissioner,

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 all the lives of your neighbors and friends on a DAILY basis?**

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

There are some alternative usages for this land including, but not limited to building another residential subdivision with some sport complex buildings.

Ark Life  
Riverwoods Resident

## Daniel Nakahara, AICP

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**From:** Heather Mintz <heather.l.mintz@gmail.com>  
**Sent:** Monday, April 24, 2023 11:03 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter International Redevelopment

[EXTERNAL EMAIL]

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Good morning,

I am a resident of Deerfield (1022 Central Ave) and I would like to express my deep reservations about the proposed Bridge International redevelopment of the Baxter site. We are a small village and this proposed development would not add anything of value for the families who have chosen to build our lives and community here. The development will significantly add to traffic and pollution and will make Deerfield substantially less attractive to the young families who have chosen our town as home in the recent years. The possible addition of hundreds of trucks that would use roads in residential areas where our children walk and play is a scary and awful thought. Additionally, we already have a huge issue with trucks getting stuck under the Deerfield Road overpass - this will absolutely compound this problem with extra truck traffic in close proximity.

There are so many better, more resident-friendly ideas for what this area could be developed into. We have SO few nice, sit-down restaurant options for dinner in Deerfield and no cocktail or sports bars-- it would be amazing to have some options added so we don't have to leave our village to patronize high end choices for drinks and dining. I also know that most families leave Deerfield for things like gymnastics, dance lessons, swim lessons, etc - a complex that has offerings for young kids and families.

We are a wonderfully family-friendly, environmentally-friendly community right now - this proposed development would go against everything we love about Deerfield. Please do not allow this to go forward. There are so many other options that would benefit, not hurt, our community.

Thank you for your consideration,  
Heather Mintz  
440-781-2619

## Daniel Nakahara, AICP

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**From:** jpaiva710@gmail.com  
**Sent:** Monday, April 24, 2023 2:36 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter Redevelopment

[EXTERNAL EMAIL]

Hello,

I'm writing to voice my strong opinion that that proposed acquisition of Baxter into an industrial truck complex should NOT be approved. As a mother of a ten month old baby who is currently building our family home in the South Park area of Deerfield, the negative health and quality of living implications of this project are enormous!

Air pollution is already a concern, but then adding 600 trucks a day with the wind of this exhaust blowing DIRECTLY towards my child's home and school magnifies this concern exponentially. There will be large trucks driving up and down roads all day long right next to my home and school, making it dangerous and unpleasant to be in that area (the area that is my HOME)! The highways will be even more congested than they already are.

Please don't let this happen to my home and family. If not for my sake, please do it for my baby.

Best,

Jamie Paiva-Sharma  
231-670-7899

## Daniel Nakahara, AICP

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**From:** Lindsey Pompizzi <lbirdwell@gmail.com>  
**Sent:** Monday, April 24, 2023 12:32 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Proposed redevelopment plan of the Baxter property

[EXTERNAL EMAIL]

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To the Deerfield Planning Commission,

I just became aware of the proposed redevelopment plans of the Baxter property. I joined many of my fellow Deerfield residents in objecting to these plans as it is not in the best interest of our beloved community. What I appreciate the most about our community is that we are predominantly residential without the city clogged, congested streets. You can drive around enjoying lots of green space that serves as a home to the creatures that continue to lose the land they depend on for survival.

The proposed plans will not have a positive impact on its residents and I truly hope this group listens to and acts in accordance with its tax paying residents who do not wish to see this type of business in our community.

Lastly, the lack of attention to trucks that continue hitting the bridge over Deerfield road is very sad. There seem to be a handful of simple solutions that will help alleviate the issue. The lack of solving that problem is just another reason why adding over 600 trucks a day is a horrible idea that I truly hope will be squashed.

~Lindsey Pompizzi

## Daniel Nakahara, AICP

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**From:** Richard Rivkin <rrivkin@yahoo.com>  
**Sent:** Monday, April 24, 2023 10:37 AM  
**To:** Plan Commission Comment; Daniel Nakahara, AICP; Jeffery Ryckaert, AICP  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Plan Commission Meeting April 27, 2023 - Baxter Bridge Proposal

[EXTERNAL EMAIL]

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Greetings,

My wife and I have been residents of West Deerfield for 50 years. We believed then, and believe now, that all of the residential and office development (including the Marriott Suites hotel) have been FIRST CLASS.

The proposal to redevelop the Baxter property into an industrial warehouse with hundreds of trucks entering and exiting the property daily and hundreds more truck trailers/containers parked overnight is anything but FIRST CLASS. Saunders Road was not built for this traffic as declared in the applicant's traffic study. The use of the Thorngate/Baxter Parkway entrance to and exit from the property for truck traffic is further contrary to the FIRST CLASS level of this neighborhood. The proposed development belongs in an industrial park, not a primarily residential and office neighborhood.

Frankly, we are insulted by the applicant's inclusion of recreational space that can be leased by the Deerfield Park District as a sweetener to an otherwise very sour application.

It was noted that the annexation and zoning of this property are subject to a boundary agreement with the Village of Northbrook. I intend to make my feelings known to the Village of Northbrook as well.

I would appreciate the opportunity to speak at the April 27 meeting of the Plan Commission.

Richard Rivkin

## Daniel Nakahara, AICP

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**From:** rockery-chrome0c@icloud.com  
**Sent:** Monday, April 24, 2023 7:19 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Warehouse in Deerfield

[EXTERNAL EMAIL]

Hi. Can you please tell me if the sale went through for the Baxter property. Will the trucks be a health issue for the residents? I've seen many posts. Will another business consider going there and what happens if Baxter doesn't sell it? Will they still pay for the property taxes. I didn't want the village buying the land if we are all going to be taxed for it.

## Daniel Nakahara, AICP

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**From:** Lisa Rosen <lisa.rosen57@gmail.com>  
**Sent:** Monday, April 24, 2023 9:31 AM  
**To:** Marcie Faust; boe@dps109.org; Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter/Bridge Development affecting Buses to South Park

[EXTERNAL EMAIL]

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Good morning Dr. Faust, the board and the Village:

I wanted to connect with you on the Baxter/Bridge project. As a resident of Thorngate, my children go to South Park. Based on the document from Bridge you can see the timing of the trucks. Based on this, they are assuming 35 trucks between the hours of 8-9am. This is during the time that my children are on the bus as many others. How will this affect the timing of the buses? I can only imagine they will not only be on the buses longer, but also have fumes from the trucks each day. I would ask that you attend the village meeting on 4/27 to share your concerns with the trucks during this time which will affect our kids.

Thanks

Lisa Rosen

Table A  
ESTIMATED 24-HOUR TRUCK TRIP GENERATION

Hour	Warehousing (ITE LUC 150) –1,125,150 s.f.					
	Weekday Morning			Weekday Evening		
	In	Out	Total	In	Out	Total
12:00	1	1	2	25	16	41
1:00	1	0	1	25	24	49
2:00	4	4	8	19	18	37
3:00	5	2	7	32	24	56
4:00	5	10	15	23	19	42
5:00	11	11	22	11	14	25
6:00	16	11	27	3	3	6
7:00	10	25	35	2	2	4
8:00	13	21	34	5	4	9
9:00	37	23	60	1	4	5
10:00	25	36	61	0	0	0
11:00	33	36	69	1	0	1

Based on daily truck trips (Table 1) and ITE's "Hourly Distribution of Entering and Exiting Truck Trips" tables.

## Daniel Nakahara, AICP

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**From:** John Rospenda <rospenda@gmail.com>  
**Sent:** Monday, April 24, 2023 2:04 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter site redevelopment - not in favor

[EXTERNAL EMAIL]

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To whom it may concern -

As a Deerfield resident, I oppose the Baxter site redevelopment and the noise/pollution it will result in with not only the construction, but eventual consistent truck traffic to the warehouses. Please do not move forward with this plan and find a quieter and more environmentally friendly plan for the site.

-John Rospenda

1050 Rosemary Terrace, Deerfield

## Daniel Nakahara, AICP

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**From:** Betsy Schack <betsyschack@gmail.com>  
**Sent:** Monday, April 24, 2023 9:02 AM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter project

[EXTERNAL EMAIL]

To whom it may concern,

As a Deerfield resident who has children at Wilmot school, I am deeply concerned about the air pollution and environmental impact this project will have on my and my children's health for years to come. While the traffic this project will cause is a major disturbance to daily life, the health impacts this project will have is my primary concern. Please reconsider this project for the health of our children and their future.

Thank you,  
Betsy Schack

## Daniel Nakahara, AICP

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**From:** Noreen Segal <noreen.segal@gmail.com>  
**Sent:** Monday, April 24, 2023 3:32 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter proposal

[EXTERNAL EMAIL]

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I am a long-time Village of Deerfield resident, as well as a former resident of Thorngate, and have carefully reviewed all of the materials and submissions on the Village website with respect to the proposed Baxter annexation and development.

I am vehemently opposed to any such development happening in the Village for the following reasons, among others:

1. The significant burden and impact of the industrial use (e.g., noise, traffic, pollution, nomadic nature of, and potentially questionable standards used to hire, the drivers) will fall squarely on our friends and neighbors in Riverwoods, with whom we work, live, go to school, play DYBA and AYSO and effectively treat as Deerfield residents for all intents and purposes. This is not fair.
2. Aside from whatever economic benefits may flow to the Village (which should never be the deciding factor and are unlikely to result in any tax savings - but likely more spending), it appears as if the only reason the Village is considering this is because it will be essentially located in an area that "is not really Deerfield" or "over the highway and away from Deerfield proper", with minimal impacts to actual Deerfield residents or businesses. If this proposed use were to be suggested any other place within "actual" Deerfield (e.g., around the former Berto center or Walgreens other office park), there is zero chance it would happen. The Village has a partnership with Riverwoods (and Thorngate), accepts money and shares services with Riverwoods, including Thorngate residents, and therefore owes them a duty to not throw them under the bus and should treat and respect them as neighbors as if they lived in the center of the Village.
3. Any argument that the Thorngate residents knew what they were getting into when they moved across the street from an office park is a red herring and insulting to them. This situation is completely opposite from the situation the planning committee is familiar with when people who moved next to a dead shopping mall were upset when retail tenants actually wanted to operate in the mall. In this case, residents of Thorngate moved close to a light office park, the nature of which is generally during regular business hours and generally not a heavy use. It is not reasonable to contemplate a zoning change from office to heavy industrial, in particular in a suburb such as Deerfield/Riverwoods. I would expect that many residents who currently live in Thorngate would not have moved to Thorngate if there was industrial right across the street.
4. Reliance on any so-called traffic impact report would be misguided. Like an appraisal, often these reports are not works of objectivity and such reports can be (and often are) written to support whatever position a party is seeking to advance. Given appropriate time, I would expect those objecting to the proposal to provide significant counter-points to, or deficiencies in, the existing report.

5. The promise to build an indoor recreational/sports facility that may be leased by the Deerfield Park District is illusory at best. There is no agreement or requirement and the submission acknowledges that the structure would be easily changeable into additional industrial space.

6. The proposed use is wholly inconsistent with the residential nature of the Village, may likely violate the Village Comprehensive Plan (e.g., see page 25) and be a potential liability to the Village. If this passes, I would expect the Village and potentially the buyer to be tied up in expensive litigation for years, which would be a waste of Village resources.

For these reasons, and others, I urge you to vote no to this proposal.

Noreen Segal  
1560 Oakwood Place  
Deerfield, Illinois 60015

## Daniel Nakahara, AICP

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**From:** sharma sahil <sharmasahil2002@yahoo.com>  
**Sent:** Monday, April 24, 2023 2:42 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Baxter project

[EXTERNAL EMAIL]

---

Hello,

We currently reside in Deerfield and in process of building our dream home.

We do not support Baxter turning into industrial complex. The noise, air and traffic congestion will be harmful to our community and will strain our resources.

Thank you  
Sahil Sharma

[Sent from Yahoo Mail on Android](#)

## Daniel Nakahara, AICP

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**From:** Mason Silverman <mason.silverman14@gmail.com>  
**Sent:** Monday, April 24, 2023 3:37 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] We need to breathe! Please say no to Baxter Proposal.

[EXTERNAL EMAIL]

---

To Deerfield Stakeholders,

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.

Thank you,

Mason Silverman  
452 Castle Pines Lane  
Riverwoods, IL 60015

## Daniel Nakahara, AICP

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**From:** Braxton Silverman <braxtonsilverman@gmail.com>  
**Sent:** Monday, April 24, 2023 3:42 PM  
**To:** Plan Commission Comment  
**Cc:** Daniel Nakahara, AICP  
**Subject:** [PUBLIC COMMENT] Asthmatic Pleading with you to STOP Baxter Proposal.

[EXTERNAL EMAIL]

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To Whom it May Concern:

I am a resident of Thorngate and I am writing this email to share my sincere 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.

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. I will be sick with the pollution and beg you to stop this proposal.**

Braxton Silverman  
452 Castle Pines Lane, Riverwoods