

Public Comment
On
Proposed Bridge Industrial Development
April 25, 2023

Daniel Nakahara, AICP

From: Sandi Bass <sandi.bass.il@gmail.com>
Sent: Monday, April 24, 2023 7:32 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Re: Baxter/Bridge Development

[EXTERNAL EMAIL]

To Whom It May Concern:

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

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

This translates to more than half of our town west of the Deerfield Train Station – including South Park Elementary, Wilnot Elementary, and Caruso Middle School - will be physically impacted by 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 would appreciate it if you could seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Sandra Bass
530 Muirfield Ln.
Riverwoods, IL 60015

Daniel Nakahara, AICP

From: OnTap <ontap@att.net>
Sent: Monday, April 24, 2023 9:18 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Fw: Baxter/Bridge Development

[EXTERNAL EMAIL]

To Whom It May Concern:

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

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

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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 would appreciate it if you could seriously consider the implications of this project beyond just tax revenue and listen to the people pleading with you to say NO.

Peter Bass

530 Muirfield Ln.

Riverwoods, IL 60015

Daniel Nakahara, AICP

From: Marcela de Leon <marcelita.deleon@gmail.com>
Sent: Monday, April 24, 2023 5:25 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] proposed truck & logistics complex in Baxter site

[EXTERNAL EMAIL]

Hello, I do not support this project due to the environmental & health impacts on your family. thanks, Marcela

Daniel Nakahara, AICP

From: kd@dixler.com
Sent: Monday, April 24, 2023 8:28 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: Amended Statement

[EXTERNAL EMAIL]

To All Members of the Board and the Trustees:

It was extremely upsetting to get the vague legal notice within days of the public hearings. There are over 900 pages made part of the record with significant omissions. My earlier comments should be amended.

My home sits 250 yards from the Baxter property. Bridge Industrial intentionally ignored me and my neighbors while it spent too much money to ineffectively obscure the obvious; the proposal ignores the environmental impacts.

I appreciate Mr. Nakahara's fair warning at an earlier meetings as a member of the Board. His observation was prophetic. He is to be commended. Nevertheless, an Environmental Impact Statement seems obligatory based upon Federal law. This effects more than just Deerfield.

Summarizing, the Village seems duty bound to seek Environmental Impact Statements, plural. The Board should do so before making a decision on rezoning. This due to likely 'indirect and direct effects' of proposed rezoning omitted from the Baxter Bridge Industrial Proposal. The Baxter Bridge Industrial Agreement is contingent on rezoning, No decision should be made that will further prejudice the residents, village, and vicinity.

Bridge Industries effectively ignored us for months. While BI may have spent millions of dollars on rezoning, this speaks trillions about who they are and what they are doing. Bridge Industrial knows the environmental impact, it seems obvious, yet it didn't even offer to pay for a meaningful environmental study.

BI never bothered to approach homeowners until days before this hearing. In 'intentionally doing so,' BI prejudices itself! This speaks trillions to what kind of neighbor they are proving themselves to be at this time. I sense that BI 'elected to ignore' other municipalities and the forest preserve district.

Ultimately, BI also ignored one of its closest neighbors, the Thorngate Subdivision. This, simply because it is on the Bannockburn side of the property. Thorngate is to be commended for its effective and swift action.

I have checked the legal research. Some of this information was derived from an initial query processed through Chat GPT. Those efforts taught me a tough lesson; Chat GPT has an imagination and intelligence. Although awesome, Lexis is a far better instrument to do legal research. AI cannot replace good lawyering at this time. Be forewarned.

Although the Illinois Environmental Protection Act is helpful, it defers the National Environmental Protection Act ["NEPA"]. See 415 ILCS 5/9.1. This is what seems apparent. An Environmental Impact Statement is

defined under Federal law or regulation. 40 CFR 1508.1(j). The definition of “direct or indirect effect” is defined in 40 CFR 1508.1(g)

The Planning Board seems duty bound to seek guidance. See NEPA Section 102(2)(C) etc. The law on what governs whether the Village must request an EIS is likely embodied in the NEPA. It seems like Federal law supports such action when the rezoning proposes a “significant impact” to the environment.

The National Environmental Protection Agency has code and regulations that address my concerns. The need for an EIS seems obvious yet missing from the record. The agenda lacks any evidence of computer models. These models can be generated to assess the potential impact of the anticipated diesel exhaust, effluents, and noise on the environment from over 600 trucks ‘that will land on its docks!’ This seems inexcusable, yet missing from the record.

There is no mention of the Baxter property’s historic significance to Deerfield. The log cabins relocated to Deerfield Road are from the Baxter site. It is unclear whether any thorough and reasonable historic assessment of the property was ever undertaken by Baxter or Deerfield.

The alleged traffic patterns in the proposal will likely become obsolete. This is due to the current construction in Northbrook, southeast of the tollway. I understand that many trucks will arrive and depart from the Northbrook facility further congesting Lake Cook Road.

The impact to nearby forest preserves, such as Ryerson, among others seem overlooked in the proposal and agenda.

I sense that “significant impact” is the term of art.

What is a “significant impact” under NEPA?

Potential adverse effects on an endangered or threatened species or its habitat, or on a critical habitat; and. Potential for violation of a Federal, state, or local law or requirement "imposed for the protection of the environment." (40 CFR 1508.27)

40 CFR 1508.1 provides definitions based upon Federal law defines many of the terms that I discussed over the phone. You may be aware of all of this. However, I have difficulty finding anything about “significant effect” in the IEPA. I think that this relates to Illinois and deference to the NEPA. The Illinois Legislature enacted 415 ILCS 5/9.1, which indicates the cross over and the Illinois Legislature’s deference to Federal EPA law and regulation.

I sense that the matter of computer generated models are essential to determine the anticipated impact of rezoning. Such models are possible to derive from the information and/or parties. I expect to remain civil. I think that it is best to limit any comments to what can be verified by Thursday.

I anticipate that the Village will be approachable before Thursday. The fact that me and my neighbors were ignored for so long is reasonably upsetting. The Village needs to do more to bridge this gap!

I sense that any action by the Board needs be suspended to create a complete factual record. Bridge Industrials decision intentionally ignored both its neighbors and the environmental impact. It did so as it spent lots of money on marketing glitz and pretty renditions to ineffectively hide the obvious. Summarizing, Bridge Industrial intentionally caused damage to itself, when it spend money on this incomplete and vague plan.

Sincerely,

Kevin L. Dixler
Attorney at Law

320 Forsythia Dr.
Deerfield, IL 60015

Daniel Nakahara, AICP

From: Rachel Fischer <fischer.rachelb@gmail.com>
Sent: Monday, April 24, 2023 8:41 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Concerned Residents: Baxter/Bridge Development

[EXTERNAL EMAIL]

To Whom it May Concern:

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

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

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

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

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

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

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

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

Stricter village ordinances need to be adopted to enforce policies that keep truck traffic to a minimum and reject 24/7 access on our streets for the sake of our families who love to live and play outdoors.

Rachel and Michael Fischer
1127 Terrace Court
Deerfield

Daniel Nakahara, AICP

From: Melissa Glass <melissa.glass721@gmail.com>
Sent: Monday, April 24, 2023 9:41 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT]

[EXTERNAL EMAIL]

To Whom it May Concern:

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

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

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

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

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

Melissa Glass
58 Bentley court
Deerfield, IL 60015

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Melissa Glass
847.754.5344

Daniel Nakahara, AICP

From: Julie Gorden <jibgor@icloud.com>
Sent: Monday, April 24, 2023 9:49 PM
To: Daniel Nakahara, AICP
Subject: Baxter redevelopment

[EXTERNAL EMAIL]

Hi Dan,

I hope this email finds you well. I am writing to ask you to please vote NO on the sale of the Baxter property to the distributor/ logistics company. We don't want more traffic and pollution in our neighborhoods. Wind conditions on any given day will impact anybody who lives within 2.5 miles of this complex, affecting Deerfield, Northbrook, Riverwoods & Bannockburn. I know that you want to keep our families, friends and pets safe. Thank you for your consideration.

Best,

Julie Gorden
847-219-6161

Daniel Nakahara, AICP

From: Joanna Jacobs <joannarjacobs@gmail.com>
Sent: Monday, April 24, 2023 7:28 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Do NOT support

[EXTERNAL EMAIL]

Good evening,

I am a Deerfield resident (I live off of Chestnut) and I do NOT support this due to environmental concerns and significant health impacts on my family. My children, who are 1,3, and 6, do not need to grow up breathing air polluted by 600 trucks daily. We moved to Deerfield in large part for its safety and this absolutely would change the community for the worse. Please do not allow this sale to go through and please create stricter ordinances for Deerfield. Thank you for your consideration.

Joanna, Deerfield Resident

Daniel Nakahara, AICP

From: Gmail <brett.j.jacoby@gmail.com>
Sent: Monday, April 24, 2023 9:31 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Baxter / Bridge Proposal Concerns

[EXTERNAL EMAIL]

To Whom it May Concern:

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

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

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

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

Brett Jacoby
Riverwoods IL

Daniel Nakahara, AICP

From: Jori Miller <jorirachelmiller@gmail.com>
Sent: Monday, April 24, 2023 9:31 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Ban the Trucks

[EXTERNAL EMAIL]

To Whom it May Concern:

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

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

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

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

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

Jori and Lonny Miller
Wincanton Drive, Deerfield

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Jori Miller
jorirachelmiller@gmail.com
(847) 828-8943

Daniel Nakahara, AICP

From: Aly Nardini <aly.nardini@gmail.com>
Sent: Monday, April 24, 2023 7:33 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] proposed truck & logistics complex

[EXTERNAL EMAIL]

As a Deerfield resident, I do not support the proposed truck & logistics complex because of the environmental and health impacts on my family.

Daniel Nakahara, AICP

From: LAUREN PAPPAS <lpappas84@gmail.com>
Sent: Monday, April 24, 2023 9:11 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Baxter/Bridge proposal concerns

[EXTERNAL EMAIL]

To Whom it May Concern:

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

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

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

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

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

Lauren Pappas
1246 Laurel Ave.
Deerfield, IL 60015

Sent from my iPhone

Daniel Nakahara, AICP

From: Vlada Paykin <g.vlada@gmail.com>
Sent: Monday, April 24, 2023 8:48 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Please Say No to Baxter Redevelopment

[EXTERNAL EMAIL]

To Whom it May Concern:

I am a resident of Thorngate 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.

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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.

Regards,
Vlada Paykin
2346 Congressional Lane
Riverwoods, il 60015

Daniel Nakahara, AICP

From: Rex <rrking920@comcast.net>
Sent: Monday, April 24, 2023 9:49 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Stop Baxter Deal Petition

[EXTERNAL EMAIL]

To: Plan Commissioners

A similar facility was built in Morton Grove. During morning and evening commute hours, Dundee Rd has so many trucks there that my friend had to find a different route to work. What will happen to ambulances going to HP hospital with Deerfield Rd and Lake Cook Rd affected at the tollway.

Please announce at this meeting why Baxter was in Deerfield all these years, but now the property must be annexed from Riverwoods.

The Baxter facility would provide more jobs for residents in it's present form than warehouses.

Please reject the proposed use for the Baxter property.

Rex Roehl
1305 Stratford
Deerfield
+1 847 651 8053

Daniel Nakahara, AICP

From: Meghan Andalman <meghanandalman@gmail.com>
Sent: Tuesday, April 25, 2023 11:16 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Concern Regarding Baxter/Bridge Development

[EXTERNAL EMAIL]

To Whom it May Concern:

As a Deerfield resident, I am writing to share my concern regarding the development of the proposed Baxter/Bridge Development.

I am urging you all to consider the serious consequences of allowing an industrial complex to be built. 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.

I am greatly opposed to an industrial complex for three primary reasons:

- An industrial complex would generate increased traffic and congestion in our village.
- 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.
- The 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.

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,
Meghan Andalman
16 Fairview Ave
Deerfield

Daniel Nakahara, AICP

From: christine dworak <christine.dworak@gmail.com>
Sent: Tuesday, April 25, 2023 8:55 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] baxter property

[EXTERNAL EMAIL]

Dear Deerfield Village Planning Commission,
Please, please stop this project. Everything that our area has had to offer us will change. If developed, a logistic campus will forever take away our clean air, the peace and quiet of our communities. It will hurt wildlife and forever change our beautiful communities into a polluted, noisy, dangerous and ugly sight. Please please have the guts to stand up against this. Already we lost the Allstate property that was beautifully built and what will go up will be an eyesore. It will bring pollution and traffic for generations. As residents we are powerless to stop the deals that are being made. As commissioners you are our hope to do what is difficult but right. Stop the project. The life we know is in your hands.
Thank you,
Christine Dworak

Daniel Nakahara, AICP

From: DAVID HAAS <dhaas18@comcast.net>
Sent: Tuesday, April 25, 2023 1:32 PM
To: Jeffery Ryckaert, AICP; Daniel Nakahara, AICP
Subject: PUBLIC COMMENT: Opposition to Bridge development of Baxter property

[EXTERNAL EMAIL]

To Members of the Deerfield Plan Commission,

I am a resident of Riverwoods and have lived in the Thorngate subdivision since it was built 28 years ago. I am also a former President of the Deerfield High School Booster Club and have put 4 kids through the Deerfield school system.

I am writing to express my strong opposition to the planned Bridge development of the Baxter property. This plan is an unmitigated disaster for both Riverwoods and Deerfield, as it will result in numerous detrimental impacts on our communities:

1. Environmental harm - Bridge's plan to bring 600 semi-trucks per day into our neighborhood and run a round-the-clock distribution center will result in significant increases in air pollution, noise pollution, and light pollution - the effects of which have not been adequately addressed or studied by the Village of Deerfield.
2. Safety issues - Bridge's plan to bring 600 semi-trucks per day into our neighborhood will result in substantially increased industrial traffic on streets that are used by children to get to school and by bicyclists, who often use Saunders Rd. as a conduit from Northbrook or Riverwoods to reach the Des Plaines River Trail or any of a number of cycling paths north of Deerfield Rd.
3. Wear and tear on our roads - Saunders Rd. and Deerfield Rd. were not designed to carry the volume of semi-truck traffic that would result from implementation of Bridge's plan. We will all be penalized with higher taxes needed by Lake Co. to repair these roads at a higher cadence than were anticipated when they were designed.
4. Increased congestion - Waiting to turn east from Saunders Rd. to Lake Cook Rd. is already a congested, time consuming endeavor. Adding 600 semi-trucks to the mix will be frustrating and dangerous.

Considering how much scrutiny this Plan Commission gave to opening a single drive-thru restaurant on Waukegan Rd. (the proposed Shake Shack), I implore the Deerfield Plan Commission not to rubber-stamp this disastrous and dangerous Bridge plan. Please just say NO!

Sincerely,
David Haas
2312 Congressional Lane, Riverwoods

Daniel Nakahara, AICP

From: Kelly Finkelman <kellyfinkelman@gmail.com>
Sent: Tuesday, April 25, 2023 8:56 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Strong Opposition of Industrial Complex at Baxter Campus

[EXTERNAL EMAIL]

To Whom it May Concern,

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

An industrial complex of this size would surely bring an increase in traffic, noise pollution, and environmental pollution, negatively impacting our quality of life as residents. Having an industrial trucking facility located within our community does not make it an attractive place for people to move to. This will lead to a decrease in property values, making it harder for residents to sell their homes or attract new businesses to the area. If we see this happen, we will see a decrease in the number of students in our schools and overall tax base.

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

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

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

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

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

Kelly Finkelman
1121 Linden Ave
Deerfield, IL 60015

Daniel Nakahara, AICP

From: Desiree Novak <desireenovak@icloud.com>
Sent: Tuesday, April 25, 2023 10:35 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Concern

[EXTERNAL EMAIL]

To Whom it May Concern:

I am writing to express my concern regarding the proposed industrial complex that is being planned for our village. I believe that this development would have significant negative impacts on our community. Firstly, an industrial complex would bring with it significant environmental risks. It is likely to generate pollution and emissions, which could harm the air, water, and soil quality in our village. This could have severe health implications for our families and could also have negative effects on the natural environment that we rely on. Secondly, the industrial complex is likely to result in increased traffic in our village. This could lead to congestion on our roads and could pose safety risks for pedestrians, cyclists, and children. Additionally, the development may result in the loss of green spaces and could lead to the degradation of our local environment. Finally, I am concerned that the industrial complex could have negative impacts on the character and identity of our village. We have a proud history and heritage, and I fear that the introduction of a large industrial complex could detract from the peaceful, rural atmosphere that we all value. For these reasons, I urge you to join me in opposing the construction of the industrial complex in our village.

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

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

Desiree Novak
535 Susan Lane
Sent from my iPhone

Daniel Nakahara, AICP

From: Dana Plous <danaplous@icloud.com>
Sent: Tuesday, April 25, 2023 9:16 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Baxter

[EXTERNAL EMAIL]

To Whom it May Concern:

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

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

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

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

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

Dana Plous
235 E. Saint Andrews lane
Deerfield, IL 60015

Sent from my iPhone

Daniel Nakahara, AICP

From: Beth Richter <beth.richter99@gmail.com>
Sent: Tuesday, April 25, 2023 4:02 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Planned Baxter property development not OK

[EXTERNAL EMAIL]

As a nearby resident, I do not support this redevelopment plan and associated truck emission, noise pollution, and traffic hazards.

Not ok for our community.

Thank you for listening.

Beth Richter
Highland Park, IL

Daniel Nakahara, AICP

From: Rex <rrking920@comcast.net>
Sent: Tuesday, April 25, 2023 1:43 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Re: Stop Baxter Deal Petition

[EXTERNAL EMAIL]

To: Plan Commissioners

I made a mistake in my message yesterday. I indicated that another warehouse was built in Morton Grove. It is in Mount Prospect

Rex Roehl
1305 Stratford
Deerfield

Rex Roehl
+1 847 651 8053

Daniel Nakahara, AICP

From: Nicole Sommerfeld <nfsommerfeld@me.com>
Sent: Tuesday, April 25, 2023 11:08 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Baxter/Bridge

[EXTERNAL EMAIL]

To Whom it May Concern:

I am a resident of Deerfield and I am writing this email to share my concern regarding the proposed Baxter/Bridge Development that will impact my family and our community for several significant reasons. The proposed industrial complex is located within close proximity to multiple residential areas, and it is expected to generate significant noise, air, and water pollution. This will have negative effects on our health, property values, our beautiful lands and nature, surrounding wildlife and overall quality of life. It will result in traffic and road congestion, safety hazards for pedestrians and cyclists. Additionally, an industrial complex of this size and magnitude would have a negative impact on what our community represents and stands for. It would detract from the peace and tranquillity that we all cherish and it will make our village an unattractive place to live. This will most definitely lead to a decrease in property values and a loss of community spirit. Deerfield is the wrong location for the Bridge proposal. Respectfully, what you have to decide as a member of this commission is: are you willing to approve this land use for a project that has no business being in a community like ours? Fully knowing that this will negatively impact members of our community on a DAILY basis through air quality, road traffic and noise?

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

Sincerely,

Nicole Sommerfeld
970 Mountain Dr.
Deerfield
Sent from my iPhone

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Daniel Nakahara, AICP

From: Tamalonis Family <tamalonis.family@gmail.com>
Sent: Tuesday, April 25, 2023 1:17 PM
To: Plan Commission Comment; Mayor Dan Shapiro
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Baxter Property

[EXTERNAL EMAIL]

Hello,

I'm a community member and my infant daughter goes to daycare in the area of the proposed Baxter property redevelopment. I wanted to express my opposition to this redevelopment because of the threat to my child's health, being in such close proximity to the smog from 600+ trucks per day. I value living in a clean and small community, and this redevelopment will not increase the standard of living in this area, it will only reduce it. Please consider this community and its future before inviting extra trucks, pollution, and traffic into it.

Thank you,
Laura & Anthony Tamalonis

Daniel Nakahara, AICP

From: Rich Welch <rich@atlassupplies.com>
Sent: Tuesday, April 25, 2023 3:58 PM
To: Plan Commission Comment
Cc: Jeffery Ryckaert, AICP; Daniel Nakahara, AICP; Laurenrosebrown@gmail.com; Thorngate Owners Association
Subject: Baxter Property

[EXTERNAL EMAIL]

To: Deerfield Village Planning Commission:

As a 23-year resident of Thorngate in Riverwoods, I would like to add my name to the list of concerned objectors to the proposed warehouse redevelopment of the Baxter property.

With a giant warehouse/manufacturing building just erected on the former Walgreens location in Sky Harbor business park just a mile south in Northbrook, there will already be a large increase in the traffic to and from the tollway entrance/exit on Lake Cook road. Eastbound traffic already backs up beyond the traffic light in front of J. Alexander's every morning – only to get worse with the added trucks. Overflow traffic will quickly find its way down Sanders/Saunders. We don't need more heavy traffic in this area, which has been successfully and comfortably low-density over many decades.

Please reconsider a more mixed industrial/commercial plan, or even apartments/condo's/elder housing facilities.

Thank you, Richard Welch
Thorngate
Riverwoods
April 25, 2023