

Public Comment
On
Proposed Bridge Industrial Development
May 5, 2023 – May 10, 2023

Daniel Nakahara, AICP

From: Jill Kaner <jilldk420@yahoo.com>
Sent: Friday, May 5, 2023 9:42 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Baxter/Bridge Plan Concerns

[EXTERNAL EMAIL]

Hello,

I just wanted to share that I live in Clavinia, so close to the Baxter campus that I received the formal notice, and if the current plan moves forward and results in any expected or potential health risk to my small children, I will be moving my family to a new community (even though my house won't be worth much by that point). These risks must be thoroughly evaluated and mitigated before the village makes a decision.

I know this is not the first project of this kind but this one is very close to residential areas and schools and should be evaluated accordingly.

Jill Kaner
Jilldk420@yahoo.com

Daniel Nakahara, AICP

From: janice bernstein <j.bernstein@comcast.net>
Sent: Saturday, May 6, 2023 2:34 PM
To: Plan Commission Comment; Daniel Nakahara, AICP
Subject: Proposal for Sanders Road

[EXTERNAL EMAIL]

This proposal does not affect just the Thorngate property owners, degrading their property. It affects all of us in Deerfield. As a longtime resident I oppose this plan because it affects the very nature of our town.

As a residential community, we do accommodate some light business and office usages. Change is fine, growing our tax base is welcome. But heavy truck traffic bringing noise, congestion, and pollution concerns all of us residents. Please do not allow these to invade our town and remove all these acres from the possibility of lighter commercial, residential, and park uses. Don't change the zoning. Encourage new homeowners. Please maintain the desirability of our town.

Janice Bernstein 1740 W. Summit Ct.

Daniel Nakahara, AICP

From: Jamie V <jlv2626@yahoo.com>
Sent: Saturday, May 6, 2023 4:43 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Letter to commission

[EXTERNAL EMAIL]

Deer commission- please see attached letter.

Thank you!



Dear Village of Deerfield:

My name is Emmy Mintzias. I am 9 Years

Old and in 3rd grade at South Park.

I am writing because I do not want

the Baxter contract to go through. I

want to feel safe at the park and

riding my bike with my friends. We

deserve clean air! Please think about us

kids. We are the future of Deerfield.

Thank you!

Emmy Mintzias

60015

Daniel Nakahara, AICP

From: Jessica Sheehan <jessicasheehan09@gmail.com>
Sent: Saturday, May 6, 2023 8:55 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Baxter Parkway Bridge

[EXTERNAL EMAIL]

Good morning,

I'm writing today because unfortunately I will not be able to attend the public hearing scheduled on May 11. Along with the parents of all the band and orchestra kids at both Walden and Kipling, I will be at Shepard for their annual end of year concert.

You will hear from many Deerfield residents, but I wanted to add that if this plan goes through, the home values will undoubtedly drop and residents who are able will move away. Our family certainly will move elsewhere.

This plan is catastrophic for our village. Please don't allow this deal to ruin our town.

Thank you,
Jessica Sheehan

Daniel Nakahara, AICP

From: Kathi Fine Abitbol <kathimichelle123@gmail.com>
Sent: Sunday, May 7, 2023 4:38 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Opposition to Bridge Industrial

[EXTERNAL EMAIL]

Hi,

Your residents at the home of [REDACTED] are opposed to Bridge Industrial's request to change the zoning to a high volume industrial park. It is a terrible idea and a big NO from us.

Allowing that would defeat the purpose of what is so special about Deerfield and why we moved here.

Thank you,
Kathi Abitbol and family

Daniel Nakahara, AICP

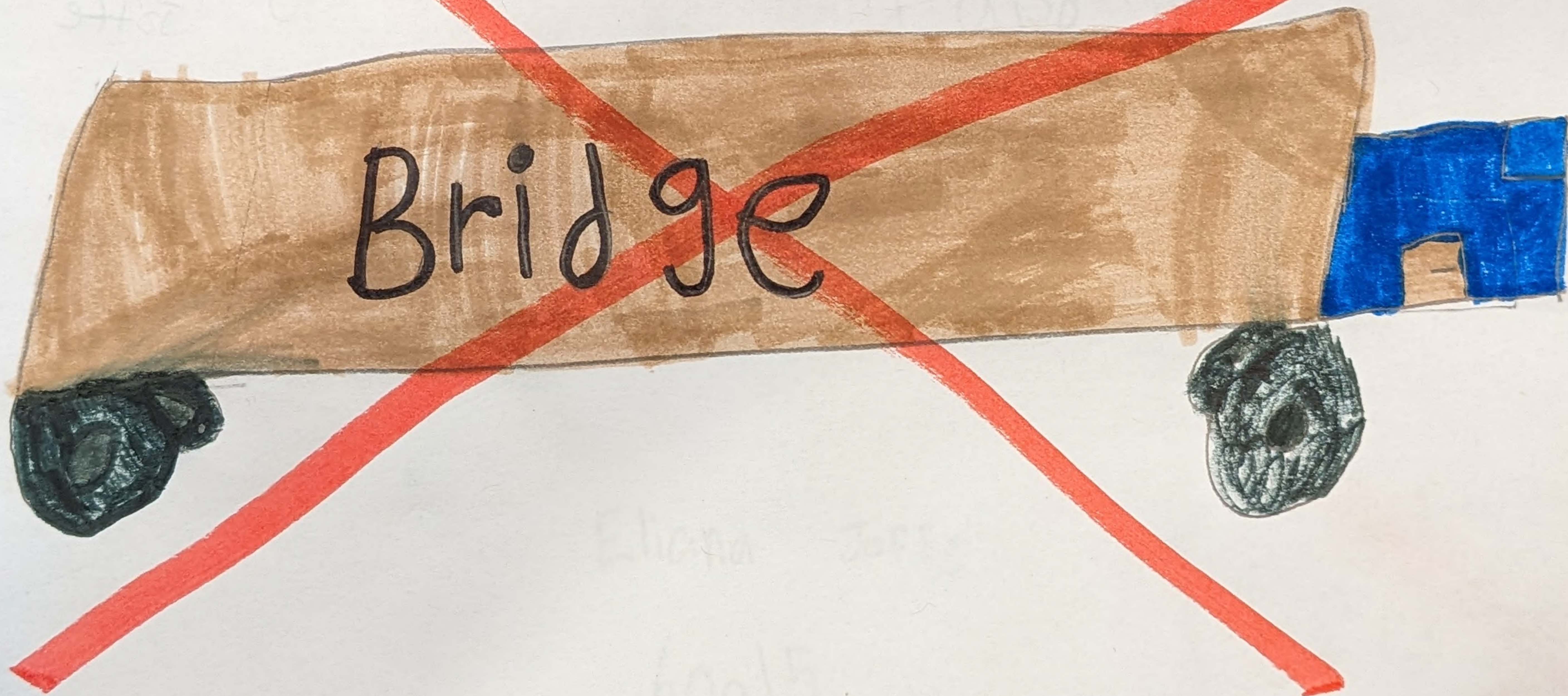
From: Adam Joffe <apjoffe@hotmail.com>
Sent: Sunday, May 7, 2023 9:57 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Baxter Development
Attachments: PXL_20230508_000441637.jpg; PXL_20230508_000509403.jpg

[EXTERNAL EMAIL]

Please see letters attached.

MAY 7-20-23

Jordyn Joffe
Age 6
Evanston
Illinois
60015



Jordyn Joffe age 6

60015

5-7-2023

Dear Deelfield,

Hi My name is Eliana Joffe, I am 9 years old. I
Do not want the trucks BY MY house and school,
because it will be loud also it will cause pollution
and when I'm riding MY bike around the neighborhood
it will not be as fun. So please Do Not have these
trucks in are community. THANK YOU!

Eliana Joffe

60015



Daniel Nakahara, AICP

From: Richard Sacks <rsacks@brickcapitalfund.com>
Sent: Sunday, May 7, 2023 9:28 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Re: BAXTER INDUSTRIAL ZONING ISSUE

[EXTERNAL EMAIL]

Dear Plan Commissioners-

I have lived in Deerfield for 25 years. Please do not let this quiet residential suburb be turned into Bensenville. The amount of 18-wheeler truck traffic will skyrocket along with the accompanying noise and atmospheric pollution if the current proposed development is allowed to move forward. I thoroughly sympathize with those residents at "Ground Zero". Being seduced by some park facilities that could easily be located elsewhere in the village is a very poor bargain for accepting the destructive consequences of allowing the proposed development to go forward. Multi-family and office development is one thing - industrial development is quite another. I sincerely hope the Planning Commission rejects the development as proposed.

Richard Sacks
510 Brierhill Road
Deerfield, IL

Sent from my iPad

Daniel Nakahara, AICP

From: Andrew Altman <altman8@gmail.com>
Sent: Monday, May 8, 2023 5:01 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] baxter/ bridge

[EXTERNAL EMAIL]

Horrible plan!!!

Traffic!

Pollution!

Semi stuck under the Deerfield bridge this week.Again!

I witnessed an accident between a semi and a sedan on the Lake Cook 294 overpass over this weekend.

The numbers of these incidents will explode!!!!

If it is all about money, how about a toxic waste dump, that might really generate income.

Daniel Nakahara, AICP

From: Mitchell & Leslie Burnstine <burnstine@mac.com>
Sent: Monday, May 8, 2023 12:00 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Against Baxter/Bridge Proposal

[EXTERNAL EMAIL]

To the Deerfield Planning Commission,

We are 21 year Deerfield residents, and raised our family in this special bedroom community. We oppose the Baxter property rezoning for the Bridge industrial distribution warehouse re-development. The stated increase in truck traffic would negatively impact our area of western Deerfield and the other adjacent residential communities.

Respectfully,

Leslie and Mitchell Burnstine

Daniel Nakahara, AICP

From: Susan Fried <susan1745@gmail.com>
Sent: Monday, May 8, 2023 6:41 AM
To: Plan Commission Comment; Daniel Nakahara, AICP
Subject: Proposal for Saunders Road

[EXTERNAL EMAIL]

My husband and I have lived in Deerfield for almost 48 years. Deerfield is a wonderful place to live - it offers something for everyone - young & old.

I do not believe your proposed facility belongs in Deerfield - the noise, truck traffic & pollution alarms us. We will find truck traffic on our side streets. A pickle ball court next to truck fuel emissions is just wrong.

The entire project is wrong. The property can be better used for light commercial use, homes or parks. Please keep Deerfield as is.

Please vote NO on this proposal.

Susan Fried 1745 E Summit Ct

Daniel Nakahara, AICP

From: Yifat Geren <yifat_geren@yahoo.com>
Sent: Monday, May 8, 2023 4:45 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Opposing the rezoning project

[EXTERNAL EMAIL]

To whom it may concern:
I strongly oppose the Bridge/Baxter rezoning project!

I'm a long time Deerfield resident, leaving at 1344 Sprucewood, and very concern about the traffic spilling over to Wilmot Rd, LCR traffic, and the pollution considering how close I love to the tollway.

Thanks
Yifat Geren

Sent from my iPhone

Daniel Nakahara, AICP

From: Russ Romanelli <asr51cd@yahoo.com>
Sent: Monday, May 8, 2023 10:47 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Baxter property

[EXTERNAL EMAIL]

I am a resident of the Thorngate community which is right across Saunders Road from the proposed Baxter re-development. It is grossly unfair to plan a development of this nature right next to a large single family home development. The truck traffic entering and exiting the lone access road will be a disaster for the Thorngate residents. Let me ask in all fairness, would you approve this development if it was right next to your home? Be honest.....

Russell Romanelli
2314 Glen Eagles Lane
Riverwoods

Daniel Nakahara, AICP

From: Lisa Rosen <lisa.rosen57@gmail.com>
Sent: Monday, May 8, 2023 8:01 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Letter from Josh Rosen - 8 years old

[EXTERNAL EMAIL]

Baxter needs to not sell the
land to bridge BECAUSE it
will effect hundreds of people.
in there air. ~~pollution~~ POLLUTION

I Love to orange because
of its clean air and environment.

BY TOSH ROSEN

Daniel Nakahara, AICP

From: Lisa Rosen <lisa.rosen57@gmail.com>
Sent: Monday, May 8, 2023 7:43 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Letter from Sarah rosen - tell bridge no trucks

[EXTERNAL EMAIL]

tell BRIDGE No trucks!

BECAUSE...

IT WILL POLLUTE THE AIR AND
IT WILL MAKE LOUD NOISES THAT
KEEP ME UP AT NIGHT.

Second Reason...

TRUCKS WILL BE GOING 24/7 EVERY
DAY! IT WILL BE HARD FOR ME
TO GET TO SCHOOL BECAUSE OF
ALL OF THE TRUCKS.

I Love School and

DON'T want to
be Late

Sarah Rosen

Daniel Nakahara, AICP

From: Brad Thompson <brad.thompson0916@gmail.com>
Sent: Monday, May 8, 2023 8:58 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Baxter development plan

[EXTERNAL EMAIL]

I am a Deerfield resident, and I strongly oppose the redevelopment of the Baxter property into a distribution/logistics company.

The proposed 600 trucks a day plus an additional 1000 cars called for in the proposal will clog tollway ramps, creating more traffic on Deerfield Rd. if trucks exit at Rte. 41, and create tremendous overflow on Lake Cook and Sanders Roads.

Moreover the resulting pollution from this amount of traffic is harmful to Deerfield residents as winds travel west to east and will carry the particulates across the entire town. This effect is the opposite of what's called for in Deerfield Village Board approved a Climate Action Report which has the "goal of reducing gas emissions by 45% and transportation emissions by 55% by 2030."

Finally, though my three kids are active in Deerfield youth sports leagues, the promise of a recreational facility to offset the harm caused by this development seems highly dubious. The Deerfield Park District is already in debt. If the DPD can't afford the rent, we'll be stuck with more warehouse space and more trucks.

Please say "NO" to this redevelopment.

Brad Thompson

Daniel Nakahara, AICP

From: Personal <pamela@pamelathompson.com>
Sent: Monday, May 8, 2023 8:05 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Opposed to Baxter/Bridge RE zoning

[EXTERNAL EMAIL]

I am wildly opposed to the passing of the rezoning of the Baxter property from residential/commercial use to industrial use. Bridge is not welcome in our community for endless reasons including increased traffic, noise, dangerous pollution, wildlife endangerment, safety and pure destruction of our town by allowing such an outfit to exist in a residential neighborhood close to schools and on already congested roads.

This is not in the best interests of the community, our children and our environment. I see no reason why this is even being entertained as an option and hope that you will not allow such a horrendous idea to come to fruition.

Regards,

Pamela Thompson
417 Willow Avenue
Deeefield

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Daniel Nakahara, AICP

From: Rachel Thompson <r.j.thompson16@gmail.com>
Sent: Monday, May 8, 2023 8:58 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Baxter Redevelopment Proposal

[EXTERNAL EMAIL]

I am a life-long Deerfield resident and currently live on Tall Tree. I strongly oppose the redevelopment of the Baxter property into a distribution/logistics company.

The proposed 600 trucks a day plus an additional 1000 cars called for in the proposal will increase traffic at tollway exits and entrances, as well as on Deerfield Rd. for trucks exiting at Rt. 41, leading to traffic through our neighborhoods and more trucks getting stuck under the bridge.

Moreover the Deerfield Village Board approved a *Climate Action Report* on June 6, 2022, with a declared written objective to “reduce overall greenhouse gas emissions by 45% and *reduce transportation emissions by 55% by 2030.*” This proposed warehouse complex will result in the exact opposite, significantly higher pollution rates for all of Deerfield.

Please say “NO” to this redevelopment

Rachel Thompson

Daniel Nakahara, AICP

From: Elise Willis <elise.n.willis@gmail.com>
Sent: Monday, May 8, 2023 12:13 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Baxter Property

[EXTERNAL EMAIL]

Good morning,

I am writing as a resident of Deerfield and in COMPLETE OPPOSITION to the rezoning of the Baxter property. The thousands of residents like our family have good reasons to oppose this industrial development. We live in a small community, and the repercussions from this development are most definitely a hazard to our close knit community in so many ways.

First, the pollution, traffic, safety concerns and noise would increase and cause havoc to our community, especially with hundreds of trucks on a daily basis using Lake Cook Road. Second, there are numerous businesses, schools, religious centers and homes that would be directly affected by this drastic increase in trucking traffic. Furthermore, there are neighborhoods within close vicinity to the Baxter property and along the truck routes which would most definitely see a decrease in their property values, let alone the increase in noise! Currently, at our home in the Woodland Park neighborhood, we can hear the traffic of 294 on various days. This development would only increase the noise and pollution we experience. And, most importantly, our children ride bikes and scooters around Deerfield. As a parent of two adolescent boys, my utmost concern is their safety. Having hundreds of trucks along routes in Deerfield is a HUGE concern for the safety of our children and families.

This is simply NOT something the residents of Deerfield want which is clear by the thousands of people actively opposing this change. I actively encourage the Village of Deerfield to deny this rezoning request by Bridge Industrial. There are so many better options for this property which I know have been presented including use by the Park District or use by other corporations.

Thank you for your time in reading my concerns.

Regards,
Elise Willis, J.D.

Daniel Nakahara, AICP

From: Rebecca Wolf <rwolfcsw@gmail.com>
Sent: Monday, May 8, 2023 4:51 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Baxter Bridge OPPOSITION

[EXTERNAL EMAIL]

Hello,

I am a deerfield resident at 1347 Sprucewood Ln and I am strongly opposed to Baxter bridge initiative. I think it would be really bad for traffic, safety, and my biggest priority - air pollution. Please care more about our residents safety and quality of life than the financial opportunity. We chose to move to deerfield to raise our kids here. It is your responsibility to maintains our safety and well being.

Thanks.

--

Rebecca Wolf, LCSW
Licensed Clinical Therapist
973-420-4066
www.RebeccaWolfCounseling.com

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Daniel Nakahara, AICP

From: Ross Biank <info.719917@gmail.com>
Sent: Tuesday, May 9, 2023 2:34 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Fwd: Objection to Bridge Development of Baxter Property

[EXTERNAL EMAIL]

My name is Ross Biank and as a resident of Deerfield I completely object to the Baxter redevelopment plan proposed by Bridge Industrial.

Please listen to your residents when we say we do not want this to move forward. The city has nothing to lose by rejecting this plan. There are no damages to saying NO!! You will on the other hand damage many lives by increasing truck volumes in the area, and decreasing property values. What if a child or family is injured by a truck driving to this new industrial park, who is to blame for that. I see kids on bikes going down Saunders Rd already, can't imagine what could happen if a truck is entering or exiting the facility with negligence.

Please listen to the residents and say no!

Sincerely

Ross Biank
917 Wayne Avenue Deerfield IL

To Whom it May Concern:

Bridge Industrial's rezoning planners have yet to evaluate the impact of anticipated and excess artificial light pollution. The glow that emits from the facility and will outline the rooftops of nearby homes and the tree line. This challenge has yet to be assessed in the rezoning proposal. The Chicago area is known to have significant and unresolved challenges. Again, the plan is unable to meet its burden based upon Section 12.09, D

Chicago's challenge with light emissions have already been evaluated, which forms a significant cause for concern.

<https://travislongcore.net/2020/01/05/the-night-should-not-look-like-the-day/#:~:text=But%20putting%20color%20aside%2C%20Chicago,city%20with%20a%20similar%20population>).

This flood of excessive light was proven to affect animal behavior in the Chicago area.

<https://news.wttw.com/2019/08/19/artificial-light-changing-animal-behavior-chicago-study-finds>

Bridge Industrial's proposal to rezone for a 24/7 facility covers most of the 107-acre Baxter property. It is surrounded by suburbs and forested areas. No means is offered to assess projected luminescence. The proposal has yet to demonstrate how planners will effectively abate the immense amount of artificial light needed for this behemoth distribution center.

Again, the plan lacks any defined, nor acceptable projection on the amount of artificial light that will emit into the vicinity's sky. The Village of Deerfield commits itself to minimizing pollution. Yet, planners seem to overlook this crucial area of international concern. There seems to be an 'unintentional oversight' by the Ad Hoc Committee.

<https://www.deerfield.il.us/DocumentCenter/View/3138/Climate-Action-Report-2022---FINAL?bidId=>

The residential areas impacted by the anticipated light emissions are immense. This includes our home which is 250 feet away. Yet, tens of thousands of residents, likely more will be impacted. The clear sky will likely turn into a nightly illuminated haze obstructing the night skies. The impacted areas include the Clavinia, Salceda, and Thorngate Subdivisions, among many others.

Yet, much of the affected areas are unprotected forested wilderness areas now part of the Cook and Lake County Forest preserve systems. Bridge Industrial excludes a proposal in its rezoning request to minimize lumen emissions for such a large facility. The environmental consequence from heavily lit properties, too often overlooked, remain a burden, yet to be evaluated and overcome by 'this moving party' which seeks to rezone this immense 107 acre property!

The Bridge plan omits any appreciation, recognition, or projection of light emission. We are given no projection on how nearby forested areas and wildlife habitats, like Ryerson Conservation Area, will be affected by this anticipated light emission. Light pollution is likely one of the most problematic, yet overlooked, forms of pollution to impact the evening skies. Efforts to minimize lumens, and to provide appropriate minimal levels, where absolutely needed, is now under much more scrutiny, worldwide. The National Park Service has also recognized the problem and its impact.

<https://www.nps.gov/subjects/nightskies/sources.htm#:~:text=The%20primary%20cause%20of%20light,diminishing%20the%20view%20of%20it.>

The days when our children will have the opportunity to see constellations and planets with their telescopes have ended in urban Chicago. It will likely end in the suburbs due to an obscured universe without effective intervention. Those calming moments often typical of a summer suburban night will be obliterated by light emission that engulf the sky. However, the refugees once protected by counties that collar urban areas are now threatened without adaptation, changing consciousness, planning and intervention.

Yet, more importantly, there will likely be more sleepless nights for those who experience the unprojected, but likely nightly glare, light, and noise. Section 12.09, D of the municipal zoning ordinance is meant to protect Deerfield neighborhoods and residents as the only reasonable and viable safeguard.

This proposed Bridge Industrial distribution center may easily serve well over a thousand trucks a day at its 24/7 docks. This is based upon the planners' own estimate as being "in excess of 600 trucks." This figure is *noticeably vague*. Again, Bridge Industrial has the burden to address, confront and overcome the plan's environmental impact in a meaningful way. There seems a lack of any morally responsible assessment.

The decision to omit most data on its environmental impact intentionally sidesteps the burden required by the ordinance. Bridge Industrial seems driven to overcome current rezoning concerns by sprucing up the plan expected to generate industrial real estate taxes, esthetic greenery, and unsubstantiated/unneeded offers. It presents a plan that significantly impacts residential and natural forested areas along with those who live within it. This sort of 'eye candy' offer does little to fulfill the obligations enacted in Section 12.09, D. The plan seems flawed and imbalanced given the likely, as yet unprojected, environmental impact.

The Planning Commission has no estimates on how the excessive luminescence will likely impact the residential and wildlife areas surrounding the 107 acres property. It seems obvious that the rezoning will directly impact, not only nearby residential areas, but also the more sensitive nearby forested habitats that shelter endangered plants and wildlife.

The internet is full of reliable reports; these are objective evaluations that detail the impact of excessive light emissions on residential areas and natural habitats. These studies repeatedly demonstrate the cumulative and severe impacts to physical and mental health. Sleeplessness due to excessive lighting remains an unresolved issue. The Village ought to spend more time reasonably evaluating this dilemma if it plans to act in good faith. Such a reasonably foreseeable impact ultimately affects life expectancy.

The campus expects to house three extremely large monolithic facilities towering over the sound barrier that border our backyards. These facilities need exterior lighting to operate. The facility's Building C proposes a wall more than double the height of the 20-foot sound barrier bordering Clavinia. The need to light the perimeter of Proposed Facility will undoubtedly have an effect, on the three subdivisions. The effect has yet to be estimated in good faith by Bridge Industrial's plan.

The decision by the planners to omit 'any effective' evaluation, circa 2023, as to impact of light and sound emissions by such facilities seem to be a tremendous, yet understandable omission. The omission of a plan is a subtle admission by planners that this future problem will remain unabated without any effective solution.

This ineffective rezoning proposal refuses to address the direct and indirect effects of rezoning. The plan demonstrates that the Bridge Industrial planners have no yet to overcome the burden established, not only within Deerfield's Section 12.09, D et. seq., but also the 2022 Guidelines set by the Village of Deerfield on pollution emission reduction.

Some recent and rather public articles on light pollution have appeared in National Geographic.

<https://education.nationalgeographic.org/resource/light-pollution/>

One important quote from the studies, is the following:

"Too much light pollution washes out the view of the Universe, increasing energy consumption, interferes with astronomical research, disrupts [ecosystems](#), and affects the health and safety of humans and wildlife."

"It may surprise you to know that light pollution can have as great an impact on the planet as levels of carbon monoxide and other airborne pollutants."

<https://www.conserve-energy-future.com/types-causes-and-effects-of-light-pollution.php#:~:text=Light%20pollution%20is%20excessive%2C%20misdirected,safety%20of%20humans%20and%20wildlife.>

Artificial Lights Disrupt the World's Ecosystems

Nocturnal animals sleep during the day and are active at night. Light pollution radically alters their nighttime environment by turning night into day.

According to research scientist Christopher Kyba, for nocturnal animals, “the introduction of artificial light probably represents the most drastic change human beings have made to their environment.”

“Predators use light to hunt, and prey species use darkness as cover,” Kyba explains “Near cities, cloudy skies are now hundreds, or even thousands of times brighter than they were 200 years ago. We are only beginning to learn what a drastic effect this has had on nocturnal ecology.”

Glare from artificial lights can also impact wetland habitats that are home to amphibians such as frogs and toads, whose nighttime croaking is part of the breeding ritual. Artificial lights disrupt this nocturnal activity, interfering with reproduction and reducing populations.

<https://www.darksky.org/light-pollution/wildlife/>

The impact on migratory birds, among other concerns are significant.

<https://www.weforum.org/agenda/2022/06/light-pollution-health-climate/>

All of those impacted within the region depend upon the members of the Planning Commissions to adhere to Section 12.09, D. Yet, the members of the committee are obligated to disclose all conceivable conflicts of interest. Such forms of prejudice can deter objective determinations. Members are responsible for disclosing all familial and financial connections between the parties that effectively rely upon the rezoning proposal.

We also depend upon them to disclose any friendships with parties that will benefit from the rezoning. Such contacts, if left undisclosed, will appear like willful efforts to obscure conflicts of interest. The residents of Deerfield have elected officials who are afforded the responsibility to act in our best interests. A decision to rezone that effectively repeals Section 12.09, D among other Deerfield objectives, can merit more careful review and scrutiny before an objective fact finder.

Sincerely,
Kevin L. Dixler
Clavinia Subdivision
Deerfield Resident

Daniel Nakahara, AICP

From: Marcia Kanarek <imokydoky@aol.com>
Sent: Tuesday, May 9, 2023 11:56 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Bridge Plan

[EXTERNAL EMAIL]

I am a resident at 509 Appletree Ln in Deerfield. I strongly OPPOSE the Bridge plan for the Baxter Campus. We do not need rezoning for a plane with such safety, traffic and climate concerns. We already have too much traffic on Lake Cook Rd. My access to my home is Lake Cook at Wilmot or Deerfield Rd. I can't imagine having to sit longer than I do ay certain times of the day on Lake Cook.

Please DO NOT approve this plan.

Thank you,
Marcia Kanarek
Sent from my iPhone

Daniel Nakahara, AICP

From: Michelle Kriegel <michellekriegel@me.com>
Sent: Tuesday, May 9, 2023 5:58 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Zoning/bridge development

[EXTERNAL EMAIL]

I am writing this to share my opposition in the upcoming proposal to resume the area formally Baxter. Having moved out of Thorngate in Riverwoods to Deerfield several years ago, we experienced the declining property values due to the current traffic situation, and industrial obstacles (gas station) busy intersections. With this new proposal, there's no win in sight and it will also affect the values of homes in Deerfield as the increasing traffic will me it a less desirable place to live. Additionally the environmental impact and pollution will drive many from the area(myself included).

Please reconsider and say "no" to this redevelopment proposal.

Thank you for your openness to hearing my concerns.

Michelle Kriegel
224.470.3599 (studio)
312.209.9830(cell)
www.runwithstride.com

Daniel Nakahara, AICP

From: Jessica Zindell <jzindell@gmail.com>
Sent: Tuesday, May 9, 2023 9:22 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Bridge Proposal

[EXTERNAL EMAIL]

To Whom It May Concern,

My family and I are residents of East Deerfield and have lived in the community for the past 10 years. I'm writing to voice my concerns about changing the zoning for the Bridge Developers proposal for Baxter. Purely from an environmental perspective, I am troubled to think about the implications of the industrial complex and the pollution the additional trucks will bring. Personally, as a family that has allergies and asthma in our household, it's worrisome on many levels. As someone who feels passionate about the environment, I'm curious if the planning commission has considered the Deerfield Village Board approved Climate Action Report? Will the village be able to stay on target to meet these goals if the acquisition takes place? I urge you to please strongly consider the environmental impact of this project. Thank you.

Jessica Lorber

--

Jessica Zindell Lorber

Daniel Nakahara, AICP

From: Howard Dakoff <hdakoff@hotmail.com>
Sent: Wednesday, May 10, 2023 10:09 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] OPPOSED to proposed Bridge Industrial Development of Baxter

[EXTERNAL EMAIL]

Dear Planning Commission and Village Board:

I am a Deerfield resident and **strongly opposed** to the re-development of the Baxter site into a trucking warehouse to service an estimated hundreds of truck trips a day - or thousands of truck trips a week.

In short:

1. Such an industrial use is not aligned with Deerfield as luxury community and in such close proximity to our residential areas;
2. The obvious and dramatic increase in diesel exhaust throughout Deerfield is not acceptable with trucks driving throughout the community, and idling trucks', pollution will not be limited to the immediate warehouse area as (i) airborne exhaust will travel across 294 and (ii) as the trucks drive down Lake Cook Road between 94 (Edens) and 294, the continuous exhaust of hundreds of trucks a day will stream throughout Deerfield;
3. Lake Cook Road will be used as an industrial traffic route with hundreds of trucks going to/from the 94 (Edens) to the warehouse, which is not desirable or acceptable for an upscale residential community like Deerfield.
4. The Planning Commission and Village Board should only allow uses that benefit the community or reasonably co-exist with the community when considering how the site can be re-purposed. The Planning Commission and Village Board should not approve every possible, legal use of a site merely because a landowner (and prospective purchaser) request it because a particular intended use was the highest bidder for the site. The Planning Commission and Village Board should *do what is in the community's best interest*, not solely in the interest to maximize Baxter's sale price of its site. There were other bidders for the Baxter site for different intended repurposing, so a 'NO' vote does not prevent a repurposing of the site, it merely prevents the re-development of the Baxter site into an industrial trucking warehouse to service hundreds of trucks a day and thousands of trucks a week that was never intended for the Deerfield community, and is vociferously opposed by individual residents of

Deerfield (and Riverwoods residents who are a part of our community through our schools, park district activities, and other shared services).

5. The number of daily truck trips in the proposal is based on semi-trucks with large trailers, but future tenant(s) may easily lease the site for smaller delivery trucks (UPS or Amazon truck size), which *will greatly increase the number of truck per day* because loading time will be reduced, thereby, increasing the number of trucks (a) being serviced by the warehouse and (b) driving through the Deerfield community on Lake Cook Road between 94 (Edens) and the warehouse (even if some trucks use the Lake Cook Road exit ramp off 294).

The Planning Commission and Village Board should **vote NO** to Bridge's proposal for the re-development of the Baxter site into an industrial trucking warehouse.

Thank You,

Howard Dakoff
Deerfield, IL

Board of Directors

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April 27, 2023

To Whom It May Concern:

We are writing to share our concern over the pending sale and demolition of the former Baxter International Headquarters. We understand through our chapter leaders at Docomomo US/Chicago that a developer is planning to remove these buildings from the site in order to build speculative warehouses. The complex and buildings designed by Skidmore Owings and Merrill are architecturally significant and were developed at a prominent time when corporate campuses were the focus of many of these internationally renowned firms. The Baxter campus retains an impressive amount of this original design, as well as a landscape, which in itself could be significant.

We believe that the demolition of these structures and landscape would be a significant loss to the community and the potential for reuse of this building, rather than warehouses, may not even be needed anymore in this changing economy. We would like to point out that the successful reuse of significant corporate campuses and buildings is taking place across the country.


Eero Saarinen's iconic Bell Labs Headquarters in New Jersey was reimaged as Bell Works in 2019 and is now on the National Register of Historic Places. In addition to being converted into commercial space, the building and landscape include a new residential development, a local library branch, dining options and a forthcoming hotel.

Likewise, the Summit at Danbury in Connecticut is converting the former Union Carbide corporate office complex with more than two million square feet into a mixture of commercial and residential. Not only are they creatively reusing the building, but they are highlighting and attracting new tenants with the historic nature of this Kevin Roche John Dinkeloo design from 1982.

The former Armstrong Rubber/Pirelli building in New Haven, CT recently reopened as Hotel Marcel. The project is on track to become the first net-zero and first passive house hotel in the country in addition to now being listed on the National Register of Historic Places. The New York Times included New Haven as one of the 52 places to visit in 2023 in part because of the hotel. Our National Symposium this June will take place in New Haven and in 2020 our Symposium committee identified corporate office buildings in Deerfield as a potential tour offering. That event did not happen because of the pandemic but we welcome the opportunity to assist you with identifying the opportunities that reusing corporate office campuses can bring to the community.

We appreciate the planning commission's careful review of this project.

Sincerely,



Liz Waytkus
Executive Director



Todd Grover
Vice President Advocacy

Daniel Nakahara, AICP

From: Home <hlh3001@comcast.net>
Sent: Wednesday, May 10, 2023 7:55 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] I oppose the Baxter/Bridge proposal

[EXTERNAL EMAIL]

“Who thinks this is a good idea?” That’s what my husband asked when I explained the Bridge Industrial proposal. Baxter and Bridge Industrial, I answered. Certainly not Deerfield.

What benefits does Deerfield get out of this?

1). Maybe a recreational facility, which will be located across the street from a massive warehouse. Just maybe, as there’s no firm agreement on this. The diesel fumes from the warehouse will overwhelm the outdoor pickle ball courts. Who’s going to want to play there? Moreover, unless a specialty HVAC system is installed, and Bridge has made no commitment to do so, even the air inside the facility will be polluted. Should the children of Deerfield and Riverwoods be playing sports in that environment? Is this really the best Deerfield can do for a recreational facility? I’ve lived in Deerfield for 32 years, and my husband and I raised our son here. It’s an outstanding community with excellent park district facilities. A recreational facility built across the street from a warehouse with 180 truck bays is frankly embarrassing. Deerfield deserves better.

2) Maybe some increase in tax revenue. But how much? Unless it’s many, many millions of dollars, which I’m sure it isn’t, it seems like peanuts compared to the negatives.

What problems will this warehouse development cause for Deerfield? Here’s a list:

1). Massive increase in truck traffic— 600+ additional trucks per day. The congestion in Deerfield and Riverwoods will be a nightmare. I drive frequently during the day for my work, and this is a mind boggling prospect. My husband and I have already discussed selling our home in Deerfield and moving to our vacation home in Wisconsin.

2). Significant diesel fumes that will blow east into the heart of Deerfield. What a treat for the young kids playing soccer or softball at Maplewood Park or baseball at Floral Park, Jaycee Park or Jewett Park. And for the kids at recess at Wilmot and South Park.

3). A drop in property values for residents west of the train tracks, and especially for Thorngate. Who wants to live near this development? Who wants to deal with the trucks, the traffic congestion and the pollution?

4). No jobs that are appropriate for this area.

5). No infrastructure to support this development. No truck stops, no diesel fuel stations, no parking for truck idling.

How does this work out to Deerfield’s advantage? It doesn’t. Deerfield is getting the short end of this stick, without question. As a result, it’s profoundly important to the future of our community that the Plan Commission and the Village Board, the people we entrust to have our community’s best interest at heart, put at end to it.

Helen Hackett

Daniel Nakahara, AICP

From: pravinvests@gmail.com
Sent: Wednesday, May 10, 2023 11:03 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Strong Opposition to the Construction of a New BRDIGE Warehouse Facility in Riverwoods

[EXTERNAL EMAIL]

To,

The Deerfield Plan Commission

I hope this email finds you well. I live in Thorngate and am writing as a concerned resident to express my strong opposition to the proposed construction of a new Bridge warehouse facility in the vicinity of my home. I believe it is imperative to bring to your attention the various issues that my family with young kids, the nearby wildlife preserve, and the overall value of our homes would face if this development were to proceed.

First and foremost, I would like to emphasize the adverse impact this warehouse facility would have on **the traffic conditions in our neighborhood**. The increased number of trucks and vehicles associated with the warehouse's operations would exacerbate the already existing traffic congestion. This would result in **significant delays, increased accidents, and decreased road safety for residents** and commuters alike. Additionally, the resulting noise pollution from the constant movement of trucks and machinery would disrupt our daily lives and affect our peace of mind.

Furthermore, the construction and operation of the proposed warehouse facility would lead to heightened pollution levels, causing **serious environmental concerns**. The emissions from the increased vehicle traffic, coupled with the noise and dust generated by construction activities, would deteriorate the air quality in the area. Such pollution not only poses risks to our health but also threatens the delicate balance of the nearby wildlife preserve and the greenery within the Thorngate community.

Speaking of the wildlife preserve, it is crucial to highlight the impact of this warehouse construction on the animals and birds residing in the vicinity. **The noise, pollution, and disruption caused by the facility** would disrupt their natural habitats and migratory patterns. The disturbance could lead to displacement, stress, and potential harm to these vulnerable creatures, further compromising the delicate ecosystem they rely upon in the Riverwoods area.

Additionally, the construction of a warehouse facility near our homes would undoubtedly have a **detrimental effect on the overall value of our properties**. The presence of a noisy, polluting industrial development in such close proximity would make our neighborhood less desirable for potential homebuyers, leading to a decline in property values. This could have long-term economic repercussions for both residents and the city as a whole.

In light of these significant concerns, I respectfully urge you and the relevant authorities to reconsider granting permission for the construction of the warehouse facility in our neighborhood. I implore you to reject their

application so that they can find a more suitable location, where the negative impacts on residents' lives, wildlife, and property values can be minimized.

As a resident, I value the balance between economic growth and preserving the livability of our community. I believe that responsible development should prioritize the well-being of residents and the protection of our natural environment. By taking into account the concerns raised in this letter, you can ensure the sustainable growth and harmony of our city.

Thank you for your attention to this matter. Please do not hesitate to contact me via the provided email address. if you require any further information or if I can be of assistance in any way.

Yours sincerely,

Pravin Vichare

723, Interlochen Ct, Riverwoods

Daniel Nakahara, AICP

From: Dave Weber <davey54@gmail.com>
Sent: Wednesday, May 10, 2023 9:54 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP
Subject: [PUBLIC COMMENT] Against Baxter/Bridge Development

[EXTERNAL EMAIL]

As a resident of Deerfield, I am writing to voice my opposition to the proposed rezoning and development of a trucking logistics center at the former Baxter campus.

I work in the Trucking Industry and have experience at Logistics Centers like the one being proposed. I want to point out several items presented by Baxter that are not based in the reality of how these facilities operate.

1. Hours of Peak Traffic - The Petitioners identified peak traffic times for vehicles as 7:45 - 8:45am and 4:30-5:30pm. For a facility like this, this is blatantly false. These trucks are going to be coming from across the region and country. They will not be kept primarily within normal rush hours. They will be arriving through all hours of the day and even into the night. Even if it were true, and the half of the assumed 600 daily trucks arrived during these times, it would be one truck every 24 seconds during those hours.
2. Use of Deerfield Road - The Petitioners have also claimed that truck traffic would be directed to utilize Lake Cook rd. This is not something a facility like this can control. These trucks largely are run by major fleets. They are directed by GPS to take the shortest and in turn the most fuel efficient route to their destination. They will end up on Deerfield Road if their guidance takes them there. There will be more trucks stuck under the Metra bridge due to inattentive drivers, and for those that do pay attention, they will reroute onto our neighborhood streets. This is not speculation, it is fact
3. There will be times when the entrance to this facility will be backed up. I have first hand seen large scale facilities like this when they get behind. Trucks can be lined up a dozen long waiting to get in on the main road, idling their engines the entire time, and eliminating any supposed buffer between them and residential neighbors.
4. On the subject of idling, these trucks do not turn on and off their engines every time they stop. Their fleet data shows the more often they turn the ignition on and off, the more frequent over time their maintenance requirements will be. As a result, they idle for excessive amounts of time. That will result in an impact on the air quality for the entirety of Deerfield as these emissions and greenhouse gases move from west to east with our normal weather pattern.
5. Any benefit to the tax base will be at least partially offset by the increase wear and tear on our infrastructure from the traffic of these Class 8 heavy duty trucks.
6. The carrot being offered of an indoor recreational facility is far from a certainty. While the Park district has proposed interest, it is not committed nor are there identified funds available for the buildout and leasing. Without those commitments, this will just end up as more warehouse space.

This proposal is not something that Deerfield should entertain for rezoning. It will not benefit our community in the short of long run when considering all the impacts. It is the antithesis of our village's character.

Sincerely,

David Weber