

Public Comment
On
Proposed Bridge Industrial Development

May 27, 2023 – June 2, 2023

Daniel Nakahara, AICP

From: Patrick Williamson <patw55@live.com>
Sent: Sunday, May 28, 2023 10:56 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP; Daniel Van Dusen
Subject: [PUBLIC COMMENT] Thoughts and questions regarding Bridge/Baxter proposal

[EXTERNAL EMAIL]

Hello all, I've been very concerned about the Bridge proposal and wanted to share some additional thoughts and questions that I have about it, as additional perspective for our village leaders and residents to consider:

First a few thoughts:

I want to point out that this Bridge proposal is not the first industrial facility near Deerfield, which further emphasizes the urgent need for the Planning Commission, Zoning Commission, and Village Board to deny this proposal. There is already an industrial warehouse called "Two-94" located at 4000 Commercial Ave in Northbrook that is almost completed, is 448,000 square feet, and is so close to Deerfield it may as well be considered to be in Deerfield. Go drive 5 minutes to see it - it's terrifying. This is different than the "Allstate" site, which is also going to become reality, thanks to Northbrook. Trucks from the Two-94 site won't be able to access the spur to reach 94/Edens. I don't think they will take Dundee, because it's only two lanes and much longer, without a bridge for the Metra tracks. So semi-truck traffic will already be hammering Lake Cook Road to access 94/Edens/41 North. And it will already be hammering SW and NW Deerfield with truck emissions, and likely eastern Deerfield too. Consider that damage already done, as the building will be operational within months.

Likewise at the Baxter site, even if trucks broke the 'rules' of Bridge's lease agreement (which would likely go largely unenforced by Bridge) and got onto 294 at the Deerfield Road ramp, they wouldn't have time to make the merge to the left lane to take the spur. So they would take Lake Cook to reach 94.

The lease for the vacated Walgreens building along Lake Cook ends this August - their last 'rent' payment to Deerfield. The Village has already held a Prefiling Conference on March 3 to determine the best new plans for that land. **They hired CBRE who has advised numerous options, including "light industrial"**. It's obvious that due to its location, that land is ideal for warehouse developers like Bridge. However, according to the minutes of the March 3 conference, the Village has shown a preference for 'fun' stuff like theaters, dining, etc. But who will ever want to go there with hundreds/thousands of trucks spewing by if we allowed Bridge in addition to Two-94?

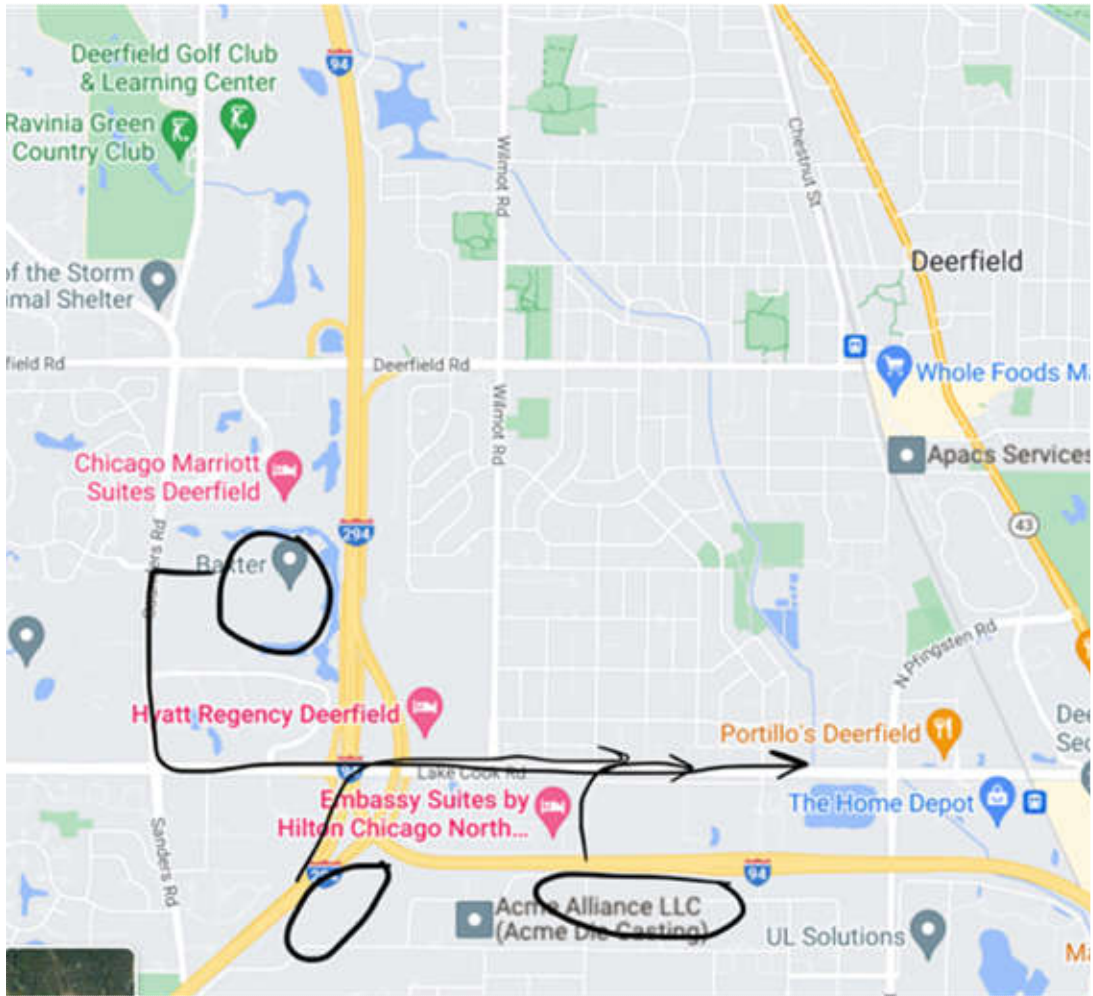
So if we aren't careful here, we will end up with not one, not two, but THREE enormous warehouses within a very small proximity, all spewing obscene amounts of pollutants on our neighborhood, our yards, our children, South Park and Caruso schools. And it will absolutely demolish Lake Cook road, the use of it, the businesses on it (including our Sachs Rec Center), and the concrete it's made of. Just imagine the amount of trucks on it, 24/7, and the subsequent amount of irate commuters driving aggressively to get around them, while we suck fumes trying to drive our families safely to the 94 entrance at Skokie Road, or going the other direction to the 294 entrances. Every. Single. Day. Oh yea, and the noise, which would be immense, and is shown to severely affect sleep quality over long periods of time.

Sound awful? Yes. **Affect everyone in Deerfield, not just the west side? Yes.** Shortsighted? Probably.

Now my questions:

- 1) What is the bigger plan to address this trend of shrinking corporate space in our Village, so we don't end up with a toxic mess of a town? **What does the commission or board or mayor propose we would do with the tax revenue from this Bridge proposal?** Just how much of a tax shortfall do we face with companies downsizing corporate space?
- 2) Likewise, **would a proponent of the proposal please speak up and outline the pros here?** Are there any proponents?
- 3) Why was there an apparent lack of concern for air quality at the initial March 1 Prefiling Conference with Bridge, according to the minutes?
- 4) On the idea that we would be actually entertaining this proposal, did the Village plan to conduct their own air/traffic analyses, instead of just relying on the data provided by Bridge in their proposal?
- 5) Despite all those initial reasons to vote no, if there was a clear net benefit to voting yes, what is it? **What is there to gain? I truly want to know.**

Now a few references to support my statements:



shows the locations all three sites, relative to Lake Cook

<https://therealdeal.com/chicago/2022/07/21/piece-of-walgreens-deerfield-campus-hits-market/>

<https://therealdeal.com/chicago/2022/05/26/ta-realty-buys-suburban-chicago-office-from-walgreens-for-21m/>

<https://www.cushmanwakefield.com/en/united-states/properties/for-lease/warehousedistribution/il/northbrook/4000-commercial-avenue/s121069380s121069402-1>

Thank you

Daniel Nakahara, AICP

From: Larry Gurner <lmgurner@gmail.com>
Sent: Monday, May 29, 2023 7:40 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP; Daniel Van Dusen
Subject: [PUBLIC COMMENT] Baxter plan

[EXTERNAL EMAIL]

I have lived here in deerfield for 30 years and have survived many changes. None is on the scale of the Bridge plan for the Baxter property.

In addition to the numerous concerns of other residents already posted, my greatest fear is both short-term negative impacts for the community but the concern that the property will be built for this stated purpose and based on the scale will not be a sustainable model of occupancy over the long term and we will be left holding the bag.

Larry Gurner

Daniel Van Dusen

From: Randi Mayer <mclawr1@aol.com>
Sent: Tuesday, May 30, 2023 2:26 PM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP; Daniel Van Dusen
Subject: [PUBLIC COMMENT] Bridge hearing on June 8

[EXTERNAL EMAIL]

I would like to make a public comment at the next hearing on June 8 during public comments. I also have a very brief video that I would like to show. I want to make sure that I will be able to do this. Please confirm that you will have the capability for me to hook in. Please advise. Thank you. Randi Mayer

Sent from my iPhone

Daniel Van Dusen

From: Greg Mintzias <minty99z@gmail.com>
Sent: Tuesday, May 30, 2023 9:49 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP; Daniel Van Dusen
Subject: [PUBLIC COMMENT] Truck stuck yet again

[EXTERNAL EMAIL]

How can anyone take seriously that Bridge trucks will not use Deerfield road since they admitted they use the shortest route provided by navigation? Expect more trucks to get stuck if this is allowed to go through, here's another one this morning by downtown (the 3rd time in the last 4 weeks).



Daniel Van Dusen

From: Lisa Rosen <lisa.rosen57@gmail.com>
Sent: Tuesday, May 30, 2023 10:14 AM
To: Plan Commission Comment; AMaine@lakecountyil.gov; PParekh@lakecountyil.gov; Mayor Dan Shapiro; info@juliemorrisonforstatesenate.com; info@repbobmorgan.com
Cc: Daniel Nakahara, AICP; Daniel Van Dusen
Subject: [PUBLIC COMMENT] Please - ask the tough questions

[EXTERNAL EMAIL]

Today, 5/30 another truck got stuck under the Deerfield Bridge. What happens when a truck gets stuck under the bridge, but it's not just one - it's 600. And then what happens when police or fire need to get to the Bridge industrial Site but they can't because deerfield road is closed, and the traffic on lake cook is backed up.

Mayor Shapiro and Commissioners, it is upon you to ask the petitioner the hard questions. Are you asking about Fire and Safety? Are you asking the hard questions about how Bridge will make sure that the trucks are following their "rules", even though they can't be enforced except by a lease? Are you asking the hard questions on why this must be a 24x7 property with no security guard or fence around it? Are you getting the answers you need and are you demanding of Bridge that they be better to our community and make changes to their plans?

Commissioners, you need to ask the hard question and get the answers

Thanks,

Lisa Rosen

From: JUDY SMITH <jbls54@comcast.net>

Sent: Wednesday, May 31, 2023 8:45 PM

To: Mayor Dan Shapiro <dshapiro@deerfield.il.us>; Trustee Bob Benton <rbenton@deerfield.il.us>; Trustee Larry Berg <lberg@deerfield.il.us>; Trustee Elaine Jacoby <ejacoby@deerfield.il.us>; Trustee Rebekah Metts-Childers <rmettschilders@deerfield.il.us>; Trustee Mary Oppenheim <moppenheim@deerfield.il.us>; Trustee William Seiden <wseiden@deerfield.il.us>

Subject: No to the Baxter Bridge Project

[EXTERNAL EMAIL]

Dear Mayor and Trustees,

I am writing to oppose the Baxter Bridge project.

As a long time resident of Deerfield, I have always been proud of how we respect all of our residents, as well as those who come to our Village to shop, pray, learn and visit.

The current Baxter Bridge project will cause harm to all residents and visitors. Both air and noise pollution will increase. With so many heavy trucks going in and out of the sole ingress/egress road, we can expect long term road and infrastructure damage. And, since there is only one way in and out, I worry that this project will create a medical emergency and fire hazard. Just imagine the road crowded with trucks in both directions, leaving no room for emergency vehicles to get in to do their work.

I also wonder whether the Village has sufficient police and fire personnel and equipment to be responsible for this behemoth.

These are just a few of the reasons why this project should be a no go for Deerfield.

When I voted for you I did so with the understanding that you, like I, love our Village. Please do not take action that will harm it.

I realize that the promise of increased tax dollars is attractive, but at what cost?

Thanks for your consideration,

Judy L Smith

150 Millstone Road

Deerfield

Daniel Van Dusen

From: gaston yordan <gaston.yordan@gmail.com>
Sent: Wednesday, May 31, 2023 11:55 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP; Daniel Van Dusen
Subject: [PUBLIC COMMENT] Ban the truck!

[EXTERNAL EMAIL]

I am opposed to the ridiculous rezoning of the current Baxter Campus from office/residential to an industrial park full of trucks coming and going. It's just absurd!

Sincerely,
Gaston Yordan

Daniel Van Dusen

From: Patrick Williamson <patw55@live.com>
Sent: Friday, June 2, 2023 10:48 AM
To: Plan Commission Comment
Cc: Daniel Nakahara, AICP; Daniel Van Dusen
Subject: [PUBLIC COMMENT] Lake Cook Road will be flooded with trucks heading east to access the Edens

[EXTERNAL EMAIL]

I would like to update my below message with a few more aspects for the Plan Commission to consider:

1) I believe the majority of traffic to/from the Two-94 and Bridge sites would travel all the way east on Lake Cook to access the Edens, in order to reach the densest population where there are fewer warehouses currently built. It is for that reason that Bridge didn't include Lake Cook, east of 294, in their traffic study, nor did they include the upcoming impact from the Two-94 site. So never mind the traffic congestion around the 294 entrances around Saunders/Lake Cook. **The real concern is all the traffic that will be on Lake Cook, east of 294, all the way through Deerfield at the Waukegan intersection, and up past Northbrook Court, all the way to the Edens entrance at Skokie Road.**

2) Here's what the Village Comprehensive Plan has to say about Lake Cook, prior to this post-covid trend of warehouse demand:

*Deerfield has the distinction of being located in two counties with vastly different taxing structures. At the present time, there is a distinct disincentive for building commercial or industrial developments in Cook County. **However, despite this factor, the Cook County portion of the Lake Cook Road Corridor remains the centerpiece of the Village's economic base, generating significant sales tax and property tax revenues for the Village.***

*Lake Cook Road is a designated Strategic Regional Arterial that links the Edens Expressway (I-94) and I-290 (Route 53). It carries at least two lanes of traffic in each direction through Deerfield and has the highest traffic volumes of any arterial in the Village. Traffic congestion has been identified as one of the major problems along the corridor, and one that has worsened over the past decade. Because of the number of motorists who travel the Lake Cook Road corridor each day, this corridor establishes Deerfield's identity for many. The Lake Cook/Waukegan intersection, the viaduct under the Metra tracks and office development south of Lake Cook Road and at the Lake Cook/Wilmot Road intersection establish the corridor as a major commercial center, but one with limited direct access to Lake Cook Road. The residential neighborhoods along the corridor are oriented away from Lake Cook Road. The fences that screen these areas form blank walls that say little about Deerfield's image as a community. **[It is recommended that the Village] Work with surrounding communities, Lake and Cook Counties, the Lake Cook Traffic Management Association (TMA) and regional and state agencies to help control development along Lake Cook Road and prevent undue congestion or excessive traffic generation affecting Deerfield. Encourage private efforts to reduce traffic congestion through the use of staggered work hours and other techniques.***

3) Allowing this proposal to proceed would not be consistent with the goal to reduce carbon emissions in the Village by 45% by 2030 and become carbon neutral by 2050, **as outlined by the Deerfield Greenhouse Gas Reduction Working Group's Climate Action Report.**

4) We do not need any type of recreational facility at the proposed site. As a parent of two here in Deerfield, I can assure the commission that we have adequate ball fields etc. The offer from Bridge seems to be nothing more than a canned offer that they first tried to dangle before the Park District board in their initial probe at the outset of their proposal.

5) My suggestion would be to pursue building more homes on the proposed site, in an attempt to increase the school population and bolster the Village tax base, due to the reduced student body at Deerfield High School, that is causing the district 109 board to consider consolidating with Highland Park High School (that most everyone in Deerfield is/was opposed to). This would also bolster struggling small businesses in the area, with more customers.

Please do not allow this proposal to move forward. It will destroy the quality of life in the village permanently, and undo all the advancements the Plan Commission and Board have accomplished over the past several decades.

Thank you

From: Patrick Williamson
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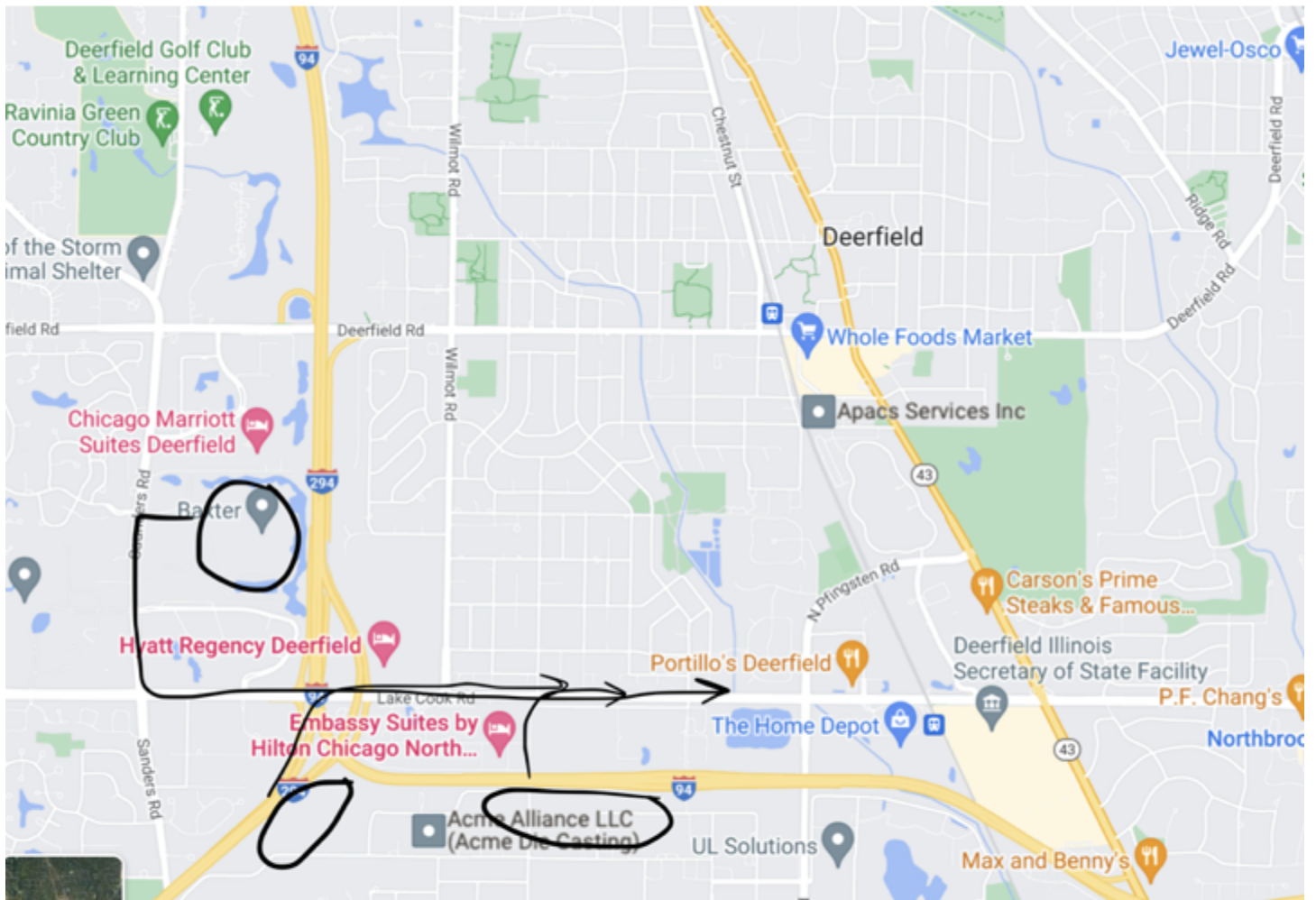
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