

MEMORANDUM



VILLAGE OF DEERFIELD

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner

DATE: June 2, 2023

RE: Continued Public Hearing on the Request for Approval of an Annexation, a Rezoning from R-1 Single-Family Residence District to I-2 Limited Industrial District; a Text Amendment to the I-2 Limited Industrial District to Allow a Motor Freight Terminal; an Amendment to the Comprehensive Plan, a Resubdivision, a Special Use for a Preliminary and Final Development Plan for an Industrial Planned Unit Development for Two Industrial Buildings; a Concept Plan for a Recreational Facility, and Any Necessary Exceptions for the Planned Unit Development on the 101-Acre Property Located in Unincorporated Lake County at 1 Baxter Parkway for Bridge Industrial (current Baxter Healthcare Corporation campus located to the north of Horizon Therapeutics and south of Parkway North Center on Saunders Road)

Bridge Industrial Supplemental Information

At the May 11, 2023 Plan Commission meeting, questions were raised by the Plan Commissioners that required follow-up the petitioner. Staff provided the petitioners 20 questions from the May 11th meeting and the petitioner's responses are provided in red below each question. The petitioner has attached several exhibits with their responses including:

- Response to Question #10: IDNR Letter dated 1/10/23 & IDNR Letter dated 1/23/23
- Response to Question #13: USEPA Estimated National Average Vehicle Emission Rates per Vehicle by Vehicle Type using Gasoline and Diesel (2023)
- Response to Question #14: Tetra Tech Limited Emissions Assessment dated 5/11/23
- Response to Question #15: Property Value Impact Presentation by Marous & Company
- Response to Question # 20: Radius-2, Sheet 1 of 2 dated 5/26/23 & Sheet 2 of 2 dated 5/23/23

In addition to the follow-up questions, the Bridge Industrial has submitted their team of consultants, Fire Department letter dated May 31, 2023 approving the site plan for emergency vehicle accessibility, and supplemental site plan sheets for the June 8th Plan Commission meeting. The changes to the site plans are mainly the result of converting the site previously proposed for a Park District building into turf fields. Supplemental Information and changes to Plans Sheets are indicated in the Table titled "Bridge Industrial Plan Changes" on the next page.

Bridge Industrial Plan Changes			
Petitioner Plan Sheet Title:	Supplemental Information:	Previous Information:	Change:
Proposed Business Campus	Sheet Dated: May 22, 2023	None	Existing 1 Baxter Parkway Site with Lake County Zoning District Overlay Exhibit
Site Plan – Proposed Business Campus	Sheet Dated: May 15, 2023	Sheet Dated: April 14, 2023 Indicated Concept Park District Building	Concept Park District Fields
Site Plan with Data Table – Proposed Business Campus	Sheet Dated: May 15, 2023	Sheet Dated: April 19, 2023 Indicated Concept Park District Building	Concept Park District Fields - parking decreases from 257 spaces to 144 spaces
Northwest Aerial Perspective	Sheet Dated: May 25, 2023	Sheet Dated: April 14, 2023 Indicated Concept Park District Building	Concept Park District Fields, detention basins with fountains and roof top solar panels
Southwest Aerial Perspective	Sheet Dated: May 25, 2023	Sheet Dated: April 14, 2023 Indicated Concept Park District Building	Concept Park District Fields, detention basins with fountains and roof top solar panels
Proposed Park District Site Plan	Sheet Dated: May 15, 2023 Indicates Concept Park District Fields	Proposed Building A – Site Plan Dated: April 14, 2023 Indicated 155,940 sf Concept Park District Building	Concept Park District fields - parking decreases from 257 spaces to 144 spaces, eliminates 115 land banked parking spaces, and adds a 1,176 sf restroom & storage facility.
Line of Sight Drawings	Sheet Dated: May 26, 2023	Sheet Dated: April 14, 2023	View of Hawthorne Lane to Park District from West (no view of conceptual Park District building)
Eye Level Perspective	Sheet Dated: May 25, 2023	None	No view of conceptual Park District building
Landscape Plan (includes L1.0 – L1.6, L2.1, L2.2, TP1.1-TP1.6, TP2.1)	Sheet Dated: May 25, 2023	Sheet Dated: April 14, 2023 Indicated Concept Park District Building	Concept Park District Fields

Thorngate Homeowners Association (HOA) and Board of Directors Supplemental Information

The attorney representing the Thorngate HOA and Board of Directors have submitted their team of consultants (below) and a report from their traffic consultant.

- Barbara Mooney – manufacturing and supply chain executive;
- John Nawn, P.E., PTOE, F. NSPE – traffic engineer;
- Gary DeClark, MAI, CRE, FRICS, R/W-AC, Valbridge Property Advisors – property valuation consultant;
- Dr. Daniel Horton, Northwestern University – air quality consultant;
- David Larson, S&V Solutions – acoustics / sound measurement consultant;
- T. Gunny Harboe, FAIA, Harboe Architects and Board Member DOCOMOMO-US, and Kendra Parzen, Landmarks Illinois – preservation and adaptive reuse consultants; and
- George Kisiel, Okrent Kisiel Associates, Inc. – land use and zoning consultant