



**Lake County Central Permit Facility**  
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September 1, 2023

Mark Houser  
Bridge Industrial  
9525 W. Bryn Mawr Ave.  
Suite 700  
Rosemont, IL 60018  
[mhouser@bridgeindustrial.com](mailto:mhouser@bridgeindustrial.com)

VIA email

RE: Early Assistance #EA-071888-2023  
1 BAXTER PKWY DEERFIELD, IL 60015; 20409 N SAUNDERS RD DEERFIELD, IL 60015  
Two zoning lots to be redeveloped with office, warehousing, distribution, assembly, and light manufacturing.  
PINs: 1631300056, 1631300057, 1631300058, 1631300059 and 1631202039

Dear Mr. Houser:

The following comments are related to the early assistance meeting staff conducted with you on July 18, 2023, relating to the proposed project referenced above. The determinations made by staff were based on evidence presented during our meeting. If more information would yield a different conclusion, the comments contained herein do not constitute a final decision. If you have any questions regarding the content of the enclosed report, or if you identify additional information that is relevant to a final determination, please contact me or the team member that made the comment.

At this time, I suggest that you review the items listed under "Next Steps" in the information literature below. If you have any questions on any issue or would like to discuss any aspect of the project, contact me directly at (847) 377-2151 or at [kbarkleybraun@lakecountyil.gov](mailto:kbarkleybraun@lakecountyil.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Krista Braun", with a long horizontal flourish extending to the right.

Krista Braun  
Planning and Zoning Manager

## Early Assistance Meeting Report

**Meeting Date:** July 18, 2023

**Project Manager/Organizer:** Krista Braun

**Other MDT Members:** Eric Waggoner, Robert Springer, Eric Steffen, Joel Krause, Ieva Donev, Brittany Sloan, Tom Miles, Betsy Duckert, Joe Meyer, Larry Mackey, Tom Copenhaver, Tom Chefalo

**Client/Customer Participants:** Mark Houser, Jerry Callaghan, Jon Pozerycki, Brett Duff, Luay Aboona, Scott Johnson, Rob Anderson, Samuel Hermanas

**PIN(s):** 1631300056, 1631300057, 1631300058, 1631300059 and 1631202039

**Proposed Project Description/Discussion Summary:** Bridge Industrial (Developer) is seeking to purchase the Baxter Headquarters property located at 1 Baxter Parkway on the east side of Saunders Road, between Lake Cook Road and Deerfield Road in unincorporated Lake County. All existing structures on site would be demolished and the property would be redeveloped for industrial use by multiple tenants. As proposed, the redevelopment consists of two industrial buildings built to meet LEED standards and would include a 645,700 square foot single tenant building and a 180,000 square foot multi-tenant building. These two buildings would be designed to accommodate two total tenants with several uses including office, warehousing, distribution, assembly, and light manufacturing, as well as accessory uses such as employee break room/cafeteria spaces. Activity on site would include storage and light assembly of products to supply to retail stores and semi-truck traffic associated with distribution of products. In addition to trucks traveling to and from the site, it is anticipated that there will be an ongoing need to store the freight containers that are waiting to receive goods and supplies to be delivered to various locations in the region; however, no delivery drivers would be staying on the premises overnight. The site would be available for use 24 hours a day, seven days a week. The wetlands and heavily wooded area on the west side of the property between the buildings and Saunders Road would be preserved for buffer purposes. There may be interest in the future to use the northern portion of the site for active and/or passive recreation by members of the public. Semi-truck traffic would access the site through a private drive directly abutting Saunders Road while employee traffic would use the access drive from Hawthorn Lane.

**Staff Comments:**

**Zoning Administration/Development Services** – Krista Braun – (847) 377-2151

### **Development Analysis**

The subject property, comprised of five parcels, is currently split zoned within the General Office (GO) and Limited Industrial (LI) zoning districts. The 101-acre site is currently improved with a series of office buildings totaling 645,688 square feet.

### **Density and Dimensional Standards**

*Limited Industrial (LI) – portion of PIN 1631300059 and all of PINs 1631300057 & 1631300058*

Office, warehousing, distribution, assembly, and light manufacturing uses are permitted in the LI zoning district by right. Lots developed for nonresidential uses in the LI zoning district must meet the following standards:

- Minimum Lot Area: 40,000 Sq. Ft.
- Minimum Lot Width: 130 Feet
- Front (Street) Setback: 50 Feet
- Minimum Interior Side-yard Setback: 20 Feet
- Minimum Rear yard Setback: 20 Feet
- Impervious Surface Ratio<sup>1</sup>: 60%
- Maximum Height to peak<sup>2</sup>: 50 feet
- Floor Area factor: 45%

[1] Impervious surface ratio is calculated by dividing the total area of all impervious surfaces on a site by the net site area. Impervious surface is defined as any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas.

[2] Structures in the GO, LI, and II Zoning Districts may exceed the 50-foot building height limit by providing additional setbacks, as follows: for each 1 foot of additional height above 50 feet, structures shall be set back from all front, side, and rear property lines by 2 feet more than the otherwise required minimum setback. Structures in the GO, LI, and II Districts shall not exceed 95 feet in height.

*General Office (GO) – A portion of PIN 1631300059 and al of PIN 1631202039*

Office uses are permitted in the GO zoning district however, warehousing, distribution, assembly, and light manufacturing uses are not permitted in the GO zoning district. This use classification applies to both principal and accessory uses. Lots developed for nonresidential uses in the GO zoning district must meet the following standards:

- Minimum Lot Area: 40,000 Sq. Ft.
- Minimum Lot Width: 130 Feet
- Front (Street) Setback: 50 Feet (West property line along Saunders Rd.)
- Minimum Interior Side-yard Setback: 12 Feet
- Minimum Rear yard Setback: 12 Feet
- Impervious Surface Ratio<sup>1</sup>: 50%
- Maximum Height to peak<sup>2</sup>: 50 feet
- Floor Area factor: 45%

[1] Impervious surface ratio is calculated by dividing the total area of all impervious surfaces on a site by the net site area. Impervious surface is defined as any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas.

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### **Access to the LI Zoning Lot from Saunders Rd.**

The Lake County, Illinois Code of Ordinances (LCC) requires each zoning lot have access to an improved public road. While the LI zoning lot currently has access to Saunders via a private drive, the LCC requires that development (both principal uses and accessory uses thereto) shall be permitted on a parcel only in accordance with the use regulations of the respective zone. As the GO zoning district does not allow the proposed principal use, the proposed accessory drive serving the development is likewise not allowed within the GO zoning district.

### **Nondelegated CUP/Planned Unit Development and/or Rezoning**

Access to Saunders may be obtained only through a rezoning of the portion of PIN 1631300059 that is currently zoned GO to LI or through the creation of a Planned Unit Development (PUD) with or without an accompanying rezoning of the GO zoned portion of PIN 1631300059 to the LI zoning district.

### **Site Capacity/Site Plan Review**

The combined square footage of the subject parcels exceeds 40,000 square feet in area; therefore, site capacity/site plan review will be required. The fee for site capacity/site plan review is currently \$2,533.00. The application must be completed and submitted along with a detailed site plan illustrating the access points, parking areas, and layout of the property; a landscaping plan; a photometrics plan; site capacity calculations; and all new proposed and existing uses and structures on the subject property. The maximum permitted floor area and impervious surface are calculated using the "net buildable area" as determined by Site Capacity calculations. Please refer to Sections 151.070 (D) and 151.131 (F) for more details regarding site capacity and density calculations. Site Capacity calculations shall be submitted along with the Site Plan on forms available from the Planning, Building, and Development Department or in a table on the Site Plan.

A Natural Resource Protection Plan may also be required. Please refer to LCC Section 151.071 for details regarding natural resource protection requirements. If applicable, a plan labeled "Natural Resource Protection Plan" shall be submitted and shall be prepared. The natural resource protection plan shall include the following information:

- a. The location and extent of all natural resource protection areas (i.e., groves, significant trees, wetlands) and location, type and nature of all temporary and permanent measures and practices to be utilized to protect natural resource protection areas from development activities, as required by the LCC; and
- b. A table with the gross area (predevelopment area) of each identified natural resource, the net area (post-development area) of each identified natural resource and the percentage protection of each identified natural resource.

### **Rezoning and/or CUP/PUD Application Processes**

Recommendations and decisions on rezoning and CUP/PUD proposals are based on consideration of several factors including availability of public sewer and water, road access, and the zoning of the surrounding area which are more fully enumerated in the respective application packets. Please be aware it is the applicant's responsibility to consider the impacts of the proposed project and demonstrate that the project complies with rezoning and CUP criteria necessary for approval. Application fees for rezoning and CUP/PUD requests are nonrefundable, regardless of whether the applications are approved.

1. For a map amendment (rezoning), the recommendation of the Zoning Board of Appeals shall be based on the preponderance of the evidence related to the approval criteria listed in Section 151.047 of the LCC and

no one factor shall be controlling. After receiving the recommendation of the Zoning Board of Appeals, the Planning, Building, Zoning and Environment Committee shall review the application and make a recommendation to the County Board based on the map amendment approval criteria. After receiving the required recommendations, the County Board shall review the application and act to approve, approve with conditions, or deny the proposed amendment based on the map amendment approval criteria.

2. Developments which qualify for a CUP/PUD are ones that encourage innovative land planning and site design that achieve a high-level of environmental protection, energy efficiency, aesthetics, high-quality development, and other goals by:
  - Reducing or eliminating the inflexibility that sometimes results from the strict application of zoning standards that were designed primarily for development on individual lots;
  - Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities; and
  - Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land use arrangements.
3. Dimensional and bulk standards (i.e., lot size, lot width, setback, height standards, and building area) for developments within PUDs shall be established at the time of PUD approval. Similarly, landscaping, lighting, parking, architectural and open space standards may also be established, at the time of PUD approval. Please refer to Section 151.132 of the Lake County Code for more details regarding PUD standards.
4. A non-delegated CUP is required to establish a PUD. Non-delegated CUPs are those CUPs for which the County Board has retained the final decision-making authority. After receiving the required recommendations, the County Board shall review the application and act to approve, approve with conditions, or deny the proposed CUP based on the CUP approval criteria.
5. The following steps accompany the Rezoning and CUP/PUD application process\*. Please note the timeframe to complete this process is variable and highly dependent upon the expedience of application submittals including application materials, site and building plans, and revision resubmittals.
  - I. Site Capacity/Site Plan Review
  - II. Staff Review\*\*
  - III. Rezoning and/or CUP/PUD Applications Received
  - IV. Zoning Board of Appeals public hearing and recommendation on the rezoning and/or PUD Preliminary Plan
  - V. Review and recommendation of the rezoning and/or PUD Preliminary Plan
  - VI. County Board Decision on the rezoning (2/3 vote required\*\*\*) and/or Preliminary PUD Plan
  - VII. Staff Review of Final Engineering and Final PUD Development Plan, if applicable
  - VIII. Final PUD Plan decision by Planning, Building, Zoning and Environment if applicable
  - IX. Recordation of PUD, if approved

\* Due to the nature of the proposed project, Staff recommends a comprehensive public outreach strategy, such as open house sessions for interested stakeholders, be incorporated into the rezoning/PUD development process.

\*\*Staff normally estimates that at least two project reviews by the project team will be needed prior to scheduling the application for a hearing. Each review will be completed within 20-day period starting from acceptance of the application and/or revision submittals. Any missing, incomplete, or conflicting information may affect the County's ability to meet that schedule. A check-in with staff and the consulting engineer will be required prior to each submission to assure the submitted information is in acceptable form.

\*\*\*A rezoning approval in unincorporated Lake County requires a simple majority of votes on the County Board. However, a super-majority affirmative vote (3/4 of all Members of the County Board) would be required in case of written protest against any proposed map amendment that is signed by the owner(s) of land immediately touching, or immediately across a street, alley or public right-of-way consisting of at least 20% of the perimeter of the land to be rezoned, or in cases of a valid legal objection by a zoned municipality within 1 ½ miles of the property.

### **General Development Standards**

It will be necessary to follow the General Development Standards of the Lake County Code which include requirements for the following: parking, landscaping, lighting, signage, and architectural standards. Please note that although general development standards for a PUD shall be determined during the PUD review process, the standards listed below may also be considered useful guides for the applicant in preparing the site plan:

- I. Off-street parking requirements for nonresidential uses are detailed in Table 151.165 (B) of the LCC.
- II. All parking areas must be paved.
- III. Each required off-street parking space shall be designated by lines or parking blocks.
- IV. Outdoor parking areas must be located at least five (5) feet from all property lines.
- V. Landscaping standards are detailed in Section 151.167 of the LCC.
- VI. Sign standards are detailed in Section 151.173 of the LCC.
- VII. Lighting standards are detailed in Section 151.171 of the LCC.

### **Performance Assurance**

For nonresidential development that meets the criteria of LCC Section 151.145(B)(6), the applicant must file a performance assurance based on the approved cost estimate generated by the consulting engineer for the project. The performance assurance will represent 130% of the total cost of the improvements including the cost of landscaping, soil erosion and sediment control measures, and all engineering costs and inspection fees, as listed in the engineer's estimate of cost. The procedures for administration of the assurances are provided in Sections 151.145(E)(5) and 151.203 of the LCC.

### **Fees**

1. Please see the fee schedule which is available at <https://www.lakecountyl.gov/DocumentCenter/View/2693/Land-Development-Fee-Schedule-PDF?bidId=>

Please Note: All fees are adjusted annually at the beginning of every fiscal year (December 1) by either 2% or the most recent available CPI, whichever is less.

**Engineering Division** - Joel Krause (847) 377-2087

The following documentation is required for industrial use projects, as applicable, at the time of submittal for the Lake County Building & Engineering Division:

1. A Site Development Permit (with associated fees) will be required for the proposed improvements.
2. An engineered site grading plan, prepared by an Illinois licensed professional engineer, showing all existing and proposed grades, impervious surface areas (such as parking areas), existing and proposed structures, top of foundation & finished floor elevations, septic systems, storm sewer structures and storm pipes, sanitary sewers, drainage routes, floodplain boundaries, wetland boundaries, setbacks, easements, items to be demolished, items to remain, etc., is required, in accordance with Section 151.145(F) of the Lake County Code (LCC). The site plan must be prepared by an Illinois licensed professional engineer. The site plan must show all protected natural resources on the property.
  - a. The total amount of new impervious surface area shall be documented/shown on the site plan. Note the impervious surface areas created since October 1992 (effective date of the County Ordinance) will need to be quantified. The following impervious surface areas shall be shown on the site plan:
    - i. Impervious Surface Areas which existed prior to October 1992;
    - ii. Impervious Surface Areas created between October 1992 and April 1, 2009;
    - iii. Impervious Surface Areas between April 1, 2009 and current;
    - iv. Any impervious surface areas that are to be removed;
    - v. Proposed impervious surface areas;
    - vi. Net new impervious surface area for the site
  - b. All elevations shall reference the North American Vertical Datum of 1988 (NAVD 88).
3. A soil erosion/sediment control plan showing any soil erosion and sediment control devices (silt fence, stabilized construction entrance, ditch checks, inlet protection, etc.) that will be used during construction will be required. Corresponding details for all said devices need to be included. Note silt fence detail shall comply with AASHTO 288-00. See Sections 151.145(F)(2)(e)3 & 151.146(J) of the LCC.
4. Utility plans showing all existing and proposed utilities on the project site will be required.
5. Corresponding details and notes, as necessary, will be required.
6. There are existing depressional areas located throughout the subject properties. It is our understanding that these areas are currently functioning as part of the existing stormwater management system for the site. Based upon the provided site plan, it appears that the proposed redevelopment will be impacting some of these depressional areas. The proposed development will need to demonstrate that the existing storage volume of the depressional areas is being maintained. Any computations will be required to be prepared by an Illinois licensed professional engineer.
7. Lake County Stormwater Management Commission (SMC) will be permitting the remaining wetland requirements. Please reach out to SMC at 847-377-7700 or [stormwater@lakecountyiil.gov](mailto:stormwater@lakecountyiil.gov) for any wetland-related questions/inquiries.
8. Based upon the proposed improvements shown, stormwater detention will be required for this project. If the new impervious surface thresholds of Section 151.145(B)(6) of the LCC are exceeded (1 acre of new impervious surface area or more than 3 acres of hydrologically disturbed area, unless the total new impervious surface area is less than 0.5 acres, or an impervious surface area ratio of 50% or greater, unless

the total new impervious surface area is less than 0.5 acres), storm water detention will be required. Note that gravel is considered an impervious surface, per the LCC.

9. Note that Bulletin 75 rainfall for Lake County shall be incorporated into the design.
10. Based on the amount of new impervious surface area associated with this project, the water quality requirements of Section 151.146(H)(4) of the LCC will apply. Note that water quality measures will be required for developments which result in at least 0.5 acres of new impervious surface area.
11. Depending on the amount of hydrologic disturbance and new impervious surface area created, the development will likely need to meet the runoff volume reduction (RVR) requirements of Section 151.146(D). For minor and major developments that result in at least 1 acre of hydrologic disturbance and more than 0.5 acres of new (post 2009) impervious surface area, runoff volume reduction will be required. For redevelopment of previously developed sites that result in at least 1 acre of hydrologic disturbance, runoff volume reduction will be required.
12. Hydrocarbon removal technology measures will be required for any project that involves the creation of more than 25 new parking stalls. Please refer to Section 151.146(H)(4) of the LCC for hydrocarbon removal technology requirements.
13. A Stormwater Management Report/brief summary narrative will be required and will need to include all applicable design calculations for storm sewer, detention basins, compensatory storage, and all stormwater management devices. The report would need to include calculations showing how release rate, water quality and run-off volume reduction requirements are being met per the Lake County Unified Development Ordinance, if applicable. Documentation needs to be provided supporting all design calculations as well as a brief description of the proposed development. The report would need to be signed and sealed by a licensed Professional Engineer of Illinois, per Section 151.145(F)(2) of the Lake County Code. Digital copies of all hydrologic and hydraulic models should be included.
14. The proposed development will likely require a stand-alone short term and long-term maintenance, management, & monitoring plan for the stormwater management system and any areas that are to be seeded with native plantings, in accordance with Section 151.145(F)(2)(f)(3) of the LCC. Said maintenance plans, if required, would need to discuss the maintenance of the erosion control, any native plant establishment, buffer areas, and all stormwater management devices. Maintenance time frequencies for all devices would need to be included. The responsible party for all maintenance, short term and long term, would need to be documented in the plans as well.
15. Based upon the proposed scope of work, it appears that a designated erosion control inspector (DECI) will be required during the construction process. Please be advised that if the construction area exceeds one (1) acre, then a DECI will be required. Please see Section 151.146(J)(20) of the Code. A list of DECI's is available on the Lake County Stormwater Management Commission's website – <https://www.lakecountyl.gov/553/Stormwater-Management-Commission>.
16. Based upon the proposed scope of work, it appears that an NPDES permit will be required from the IEPA. Please be advised that if the construction site exceeds one (1) acre in size, then an NPDES permit will be required. A copy of the Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) should be submitted, if applicable.



Submittal requirements are based on existing site conditions, project type and size. Additional documents may be required not listed above. Any additional documents which may be needed will be requested following the initial review by the Building & Engineering Division.

If there are any questions on the above listed engineering requirements, please contact Joel Krause directly at 847-377-2087 or [jkrause@lakecountyil.gov](mailto:jkrause@lakecountyil.gov). The Site Development Regulations under Section 151.145 et seq. of the Lake County Code of Ordinances is available online at: [https://codelibrary.amlegal.com/codes/lakecountyil/latest/lakecounty\\_il/0-0-0-24679](https://codelibrary.amlegal.com/codes/lakecountyil/latest/lakecounty_il/0-0-0-24679)

**Building Division** – Ieva Donev – 847-377-7610

Permit submittal requirements for new buildings on site:

1. Permit drawings for proposed work must show compliance with 2018 International Building Code, 2018 International Fire Code, 2018 International Fuel and Gas Code, 2018 International Mechanical Code, 2017 National Electrical Code, 2018 State of Illinois Energy Conservation Code, 2014 State of Illinois Plumbing Code, and 2018 Illinois Accessibility Code.
2. Documents to be provided to the building division are 3 copies of construction drawings that include: plan view, sections and elevations with all applicable specifications and details for: electrical, plumbing, HVAC, foundation, framing, and finishes for each building or structure. Plans must be drawn to a minimum of 1/8" scale. Plans must be detailed and have all the necessary dimensions. Submittal shall include occupant load, space use, type of construction and the means of egress calculations.
3. Submit energy certificate for power allowance and light control requirements per 2018 IECC, Section C405 for interior and exterior lights.
4. EV-Ready Spaces and EV Capable Spaces shall be provided in accordance with Lake County Amended Table 3114.1 for Commercial buildings. If over 26 parking spaces are proposed, 2% of total parking spaces will be required to be installed or a minimum of one dual port EV charging station installed. A 5% of total parking spaces or a minimum of 2 spaces shall be EV-ready, and 10% of spaces, EV capable spaces.
5. If changes or improvements to parking are required or proposed for employees or visitors, or both, the minimum number of accessible parking spaces to be required for environmentally limited persons is as follows: 1 accessible per 25 (Table 208.2). The accessible parking space(s) shall be located at the shortest accessible route to an accessible entrance. Submit plat of survey showing stalls, indicate sizing, marking and signage in compliance with 2018 IAC.
6. Provide drawings for the proposed outdoor parking lot lights if proposed: an electrical load calculation for the electrical service equipment; line diagram of the electrical service; the point of connection of the electrical service to the utility provider; a complete panelboard schedule; circuit number at each lighting fixture; a complete lighting fixture schedule; and an engineered pole base detail for each fixture type.
7. If you propose to construct a new building or demolish an existing structure of 1,500 square feet or greater of gross floor area, a Construction and Demolition (C&D) Debris Recycling Plan, that demonstrates your plan for diverting at least 75% of the C&D debris from landfills, will be required with your permit application for each building. Not less than ten (10) days prior to your final inspection, you will also be required to submit a C&D Debris Compliance Report, along with receipts, that show that you have met the 75% C&D debris diversion requirement. Failure to comply with 75% diversion requirement and/or submit a

C&D debris recycling report will result in an enforcement action.

8. It is recommended that you contact the Deerfield-Bannockburn Fire Protection District: 847-945-4066 (500 Waukegan Road), for their comments prior to beginning the design process. It is the owner/applicant's responsibility to comply with all fire department requirements.

**Lake County Public Works** – Tom Miles – 847-377-7150

**General comments**

1. Lake County Public Works (LCPW) is a sewer and water utility provider, serving more than 40% of Lake County (directly and indirectly). LCPW provides sanitary sewer service to the existing property and buildings, and the redeveloped site would remain a LCPW customer. Presently, the Village of Deerfield provides drinking water service to the existing property and buildings. LCPW does not own or operate drinking water facilities near the subject property, and the nearest LCPW public water system is located west of Illinois Route 21.
2. At the time of application, submit the following documents for review:
  - a. Engineering Improvement Plans
  - b. Full, final, and complete Architectural floorplans and details (including plumbing).
  - c. Draft IEPA permit application.
  - d. Grease interceptor(s) applications, if applicable.
  - e. Provide electronic copies (PDF) of all future submittals.
3. Note, future changes of use will require review and permitting.

**IEPA permit applications and ownership.**

4. The Lake County Public Works Department will be a signatory to the Illinois Environmental Protection Agency (IEPA) permit. Please submit a draft copy of the document for LCPW review and comment. Typically, applications are signed in the following order: engineer, applicant, immediate sewer owner, intermediate sewer owner, water reclamation facility owner.
5. LCPW is the owner of the intermediate sewer and water reclamation facility.

**Connection fees**

6. The Lake County Public Works Department assesses connection fees to cover the system impact of new development or redevelopment increasing water use.
7. In calculating connection fees, LCPW will provide credit for previously permitted uses. Given that the original campus was constructed approximately 50 years ago, LCPW does not have a record of the original permit. In instances like these, it is LCPW's practice to provide credit for the buildings and uses as originally constructed. Provide an inventory of the existing structures, including floor areas and uses, for review and consideration. This may be an iterative review.
8. It is the understanding of LCPW staff that the proposed buildings will be constructed before the final interior designs are known, as tenants will later finish the interior spaces for particular uses. The present

proposal assumes the building uses will be 95% warehouse and 5% office, so initial review by LCPW will apply this approach.

9. Connection fees must be paid at the time of building permit application.
10. Future changes of use, in the near-term or long-term, will require connection fee review.
11. All future connection fee rates will be applied with the then-current rates and policies.

#### **Easement review**

12. LCPW owns and operates an existing 15-inch sanitary sewer on the east side of Saunders Road. In the event of an emergency, LCPW needs to be able to access this pipe. During the survey and design process, identify the location of the pipe and current easement boundary. Additional easement(s) may be required to meet modern standards and practices. Given the depth of the sewer pipe and congested utility corridor, the eastern edge of the easement should be 15 feet from the pipe.

#### **Engineering design comments**

13. The existing campus includes a sanitary sewer service pipe network serving the onsite buildings, and it is our understanding that this system will be abandoned, and new pipes will be constructed to serve the new buildings. The new pipes will be privately owned and maintained. Furthermore, these comments assume the new sanitary sewer service pipes will connect at the same manhole, manhole number MH42SN03.
14. The sewer service pipes must adhere to the requirements of the LCC and LCPW standards, and the plan set must include standard notes and details. More information is available on our website at <https://www.lakecountyyil.gov/4176>.
15. Provide plan and profile design sheets for the new sanitary sewer service pipe.
16. During construction, inspections must occur prior to backfill. Contact Lake County Public Works at 847-377-7500 to schedule inspections 48 hours in advance. In all instances, backfilling may not occur until the inspection is approved.
17. Record drawings will be required for the improvements. Requirements are available on our website at <https://www.lakecountyyil.gov/4176>. Any deficiencies will require correction, which may include relaying pipes that do not meet the minimum slope requirements.

#### **Pretreatment**

18. Wastewater pretreatment is required for particular uses, such as food services or certain types of manufacturing. Employee breakrooms without food production do not require pretreatment. Individual uses will be reviewed for applicability.
19. If it is likely food service uses will be established, it may be appropriate to design the site with grease interceptor locations identified, as it can be challenging to site and install such facilities later. More information is available on our website at <https://www.lakecountyyil.gov/4176>.

**Lake County Division of Transportation** – Betsy Duckert – 847-377-7450

1. The access to Saunders Road will be considered a Major Access under the Lake County Highway Access and Use Ordinance. The preparation of engineering plans for work within the right-of-way of Saunders Road must follow the Ordinance and the companion Technical Reference Manual. Our permits webpage with applications and links to the Ordinance and technical reference manual can be found here: <https://www.lakecountyil.gov/659/Permits>
2. A Variance from the Ordinance would be required if the project is going to have access to both Saunders Road and to Hawthorne Lane. Permission to access Hawthorne Lane would come from the Village of Deerfield.
3. A traffic study would be required to determine if road improvements would be required, or existing turn lanes would need to be modified on Saunders Road both at the main access and Hawthorne Lane and Saunders Road.
4. The traffic study should include a warrant study for the signal at the main entrance.
5. Right-of-way must be dedicated along Saunders Road to provide 60 feet of half right-of-way. There are parcels along the frontage that appear to be both in the name of Baxter Corporation and the Village of Deerfield. This dedication shall be via a plat of dedication.
6. Any work that would be needed to be performed by a Utility company to serve this development will require separate permits.

**Next Steps:**

1. Review staff comments listed above with your consultants and contact staff if there are any questions about the information contained in the comments.
2. Contact the Deerfield-Bannockburn Fire Protection District regarding their requirements.
3. Contact the Village of Deerfield regarding requirements to access Hawthorn Lane and for providing continued drinking water service.
4. Following these initial investigations, set up an appointment with your project manager to discuss next steps when you are ready to proceed.