



Village of Burr Ridge

November 8, 2024

Village of Burr Ridge
Plan Commission / Zoning Board of Appeals

RE: Bridge Industrial Proposal for CNH Property

Dear Chairman Trzupek and Plan Commissioners,

As the Chair of the CNH Ad-Hoc Committee, I wanted to provide you with a summary of comments from the Committee's meeting on October 23, 2024. At the meeting, Committee members discussed their assessment of Bridge Industrial's September 2024 proposal for the CNH property. The consensus is that the proposal is unacceptable for multiple reasons. The public comments were equally and uniformly unfavorable.

The Committee provides the following concerns to the Plan Commission for consideration:

- The industrial warehouse use is incompatible with the adjacent residential and park uses.
- The proposal would bring a significant increase in 24-hour truck traffic which would negatively and materially impact the surrounding area, including residents' quality of life.
- Bridge is proposing a spec building without identified tenants; vacancies are seen in similar types of buildings throughout the area.
- All industrial uses are requested to be permitted through the PUD, not just those in L-I.

The Committee provides the following recommendations to the Plan Commission for consideration:

- Exploring alternative uses for the property is encouraged. The CNH site is the last 110 acres of developable land in Burr Ridge and the future character of the community must be considered.
- Residential uses are supported, specifically housing choices for seniors, empty-nesters, or those looking to downsize.
- In addition to ITE Trip Generation 110 (General Light Industrial), data for other industrial use ITE categories should be provided for comparison.
- An environmental study, including an air quality analysis, should be provided by Bridge Industrial due to the proposed significant increase in truck and vehicular traffic in the area.

I pointedly asked each of the six Committee members present that evening if they believed the proposal was (1) workable as is, (2) workable with amendments, or (3) not workable. Three Committee members stated that it was not workable. The other three Committee members stated that it could be workable with major amendments. However, these amendments would drastically alter the proposal from what is proposed currently.

On behalf of the CNH Ad-Hoc Committee, I appreciate the Plan Commission's consideration of the comments on Bridge Industrial's proposal for the CNH property.

Sincerely,

Gerald Sweeney, Chair of CNH Ad-Hoc Committee

