

Berkhout, Keith

From: Stefan Pinto <[REDACTED]>
Sent: Tuesday, August 8, 2023 3:15 PM
To: Berkhout, Keith
Subject: EX: Zoning Petition #4612

Hello Mr. Berkhour,

My name is Stefan Pinto and I am a current homeowner and resident at Highland Woods. My family and I are worried about this proposed zoning petition and we are concerned for the material dumping and truck traffic near Highland Woods. The current petition filed, to our knowledge, is not accurately representing the area, nor the intent for the land.

We ask that the new zoning request be denied.

Best regards,
Stefan Pinto

Berkhout, Keith

From: Sarah Booras <[REDACTED]>
Sent: Tuesday, August 8, 2023 3:08 PM
To: Berkhout, Keith
Subject: EX: Zoning Petition #4612

Dear Mr. Berkhout,

We are writing to voice our opposition toward zoning petition #4612. We are residents of the Highlands Woods neighborhood and travel on Highland Avenue on a daily basis. While there are many reasons we do not feel this is a good decision, our biggest concerns are that it will be an eyesore, changing the charming country feel of living in this area and bringing down home values, plus the safety of semi-trucks on the narrow country roads. The roads are already very narrow with no sidewalks or shoulders and semi-truck traffic would be highly inappropriate for this area. We urge you to put yourself in the shoes of the hundreds of families that have chosen to live in the neighborhoods surrounding Highland and Coombs and deny the zoning change. Thank you for your consideration.

Sarah and Sam Booras

Berkhout, Keith

From: Adam Neisendorf <[REDACTED]>
Sent: Tuesday, August 8, 2023 2:00 PM
To: Berkhout, Keith
Subject: EX: Zoning Petition #4612 - Objection to the Zoning Application
Attachments: Aerial Image_3.29.2023_39W180 Highland Ave..png; Aerial Image_7.3.2023_39W180 Highland Ave..png

Keith,

I'm writing with regards to Zoning Petition #4612, as it relates to the parcels located at the northwest quadrant of Coombs Rd. and Highland Ave.

My residence is located in the Highland Woods neighborhood, just south of the subject parcels, and I object to this subject Zoning Application. I have also signed a petition with objection to this proposed zoning application.

The applicant states that the trends of development in the general area of the property are related to Manufacturing, Distribution, and Automotive Repair. This statement is false, and that is not the case. Residential development is the trend of the general area surrounding the property.

Without having researched it, I am also particularly interested in understanding how the Zoning Board can invalidate a deed restriction. Logic tells me that a court order process would govern such modification.

I have read the Kane County Zoning Ordinance and I do not recall reading that Truck Parking and **Truck Repair** is specifically specified in the Permitted or Special Uses within the B3, B2, or B1 zoning district.

The use sections of these business districts in the Zoning Ordinance refer to Motor Vehicle repair, but do not explicitly state Semi-Truck repair. In addition, Auto Wrecking yards are prohibited.

The uses proposed seem more applicable for the established Industrial Zoning Districts within Kane County.

What guarantees or assurances has the business owner/applicant given the County with regards to the actual building and construction of any of their proposed buildings on the site? How will these buildings meet the existing codes including Fire Protection Sprinkler Systems?

Another major concern is the roads leading to the subject properties. Coombs Road and Highland Avenue are not suitable or equipped to handle semi-truck traffic. The roads are narrow, and lack the property shoulders and width to support semi-truck traffic.

Please see the attached Aerial Images taken on July 3, 2023 and March 29, 2023 from aerial mapping software. You'll note the petitioner/business owner located at 39W180 lacks organization to his operations with over 42 trucks & trailers parked anywhere and everywhere on the property with little consideration for order or organization. Trucks and trailers are being stripped of their parts and it appears the operator is accumulating a semi truck junkyard. My concern is that the additional parcel contained in the petition will end up looking similar to this in due time.

Finally, the Staff recommended findings of fact specify that the "approval of the Special Use would bring the existing uses into conformance with the Zoning Ordinance".

Does this mean the owner/applicant has been illegally conducting uses on their property without having the proper zoning approvals?

I appreciate your attention to my concerns.

Thank you,

Adam Neisendorf

A blacked-out signature consisting of three horizontal strokes.

Handwritten notes:
100-111111
100-111111





Berkhout, Keith

From: Kamran Personal [REDACTED]
Sent: Tuesday, August 8, 2023 11:56 AM
To: Berkhout, Keith
Subject: EX: Re: Zoning Change for Lot and n NW corner of Highland and Coombs

Apologies, but my note below is referencing zoning petition #4612.

**Thanks,
Kamran Lodi**

On Aug 8, 2023, at 6:55 AM, Kamran Personal <kamranemail@yahoo.com> wrote:

Hello Mr Berkhout,

I am a resident of the Highland Woods subdivision and am writing you to express my opposition to allow a semi truck repair shop on the NW corner of Highland and Coombs. Please register my opposition to this and let me know if there is anything more I need to do.

**Thanks,
Kamran Lodi**

[REDACTED]
[REDACTED]

Berkhout, Keith

From: Matthew Johnson <[REDACTED]>
Sent: Tuesday, August 8, 2023 1:35 PM
To: Berkhout, Keith
Subject: EX: Strong Opposition to Zoning Petition #4612 for Semi-Truck Repair Business at Coombs and Highland

Dear Kane County Zoning Department,

I hope this email finds you well. I am writing to express my firm opposition to Zoning Petition #4612, which proposes a zoning change to permit the establishment of a semi-truck repair business at Coombs and Highland. As a concerned resident of the area, I am deeply troubled by the potential health and safety implications of such a facility in close proximity to a residential neighborhood. Furthermore, I wish to draw your attention to the inaccuracies in the current petition, as dumping of materials has already begun on the property, contrary to the intended use of the land.

The proposed location for the semi-truck repair business raises serious medical concerns for the well-being of the nearby residents. These facilities are known to emit a wide range of harmful pollutants, including particulate matter, nitrogen oxides, and volatile organic compounds. Long-term exposure to these pollutants has been linked to respiratory diseases, cardiovascular problems, and other serious health issues.

Children, the elderly, and individuals with pre-existing health conditions are particularly vulnerable to the negative effects of air pollution. Our residential neighborhood, which has always been a haven of clean air and healthy living, will face a considerable decline in air quality due to the operations of a semi-truck repair facility. This could lead to an increase in respiratory illnesses, exacerbation of existing health conditions, and an overall decrease in the quality of life for the residents.

Moreover, noise pollution from the constant operation of the repair facility will be a significant disruption to the peace and serenity of our community. Excessive noise has been linked to elevated stress levels, sleep disturbances, and cognitive impairments. The tranquility of our neighborhood will be shattered by the constant sound of large trucks and repair activities, impacting the mental health and well-being of our residents.

In addition to the medical concerns, the safety aspects of having a semi-truck repair facility near a residential area cannot be ignored. The increased traffic of heavy commercial vehicles poses a risk to pedestrians, cyclists, and motorists in the vicinity. Accidents involving these large trucks can lead to severe injuries and fatalities, posing a significant danger to both residents and employees of the facility.

Furthermore, I must highlight the misleading nature of the current petition. Dumping of materials on the property has already commenced, which contradicts the intended use of the land as per the zoning request. This raises questions about the true intentions of the petitioner and indicates a lack of consideration for the community and its well-being.

As residents, we have a vested interest in the preservation of our neighborhood's character and the safety of our families. The introduction of a semi-truck repair business in such close proximity to residential areas is not only inappropriate but also hazardous. We strongly urge the Kane County Zoning Department to reject Zoning Petition #4612 and protect the health, safety, and integrity of our community.

In conclusion, I implore the Kane County Zoning Department to act in the best interests of the community and

reject Zoning Petition #4612. Our residential neighborhood deserves to remain a safe and peaceful haven for its residents, free from the adverse effects of a semi-truck repair facility. Let us work together to uphold the integrity of our community and protect the health and safety of its residents.

Thank you for your attention to this critical matter.

Matthew Johnson,
Resident of Highland woods

Berkhout, Keith

From: Eric James <[REDACTED]>
Sent: Tuesday, August 8, 2023 11:25 AM
To: Berkhout, Keith
Subject: EX: Opposition to Re-Zoning Request for Truck Repair Business

Dear Keith Berkhour,

I am writing to express my strong opposition to the current petition filed for the re-zoning of the property located near the communities of Highland Woods, Wildwood West, and Wildwood Valley to allow a truck repair business.

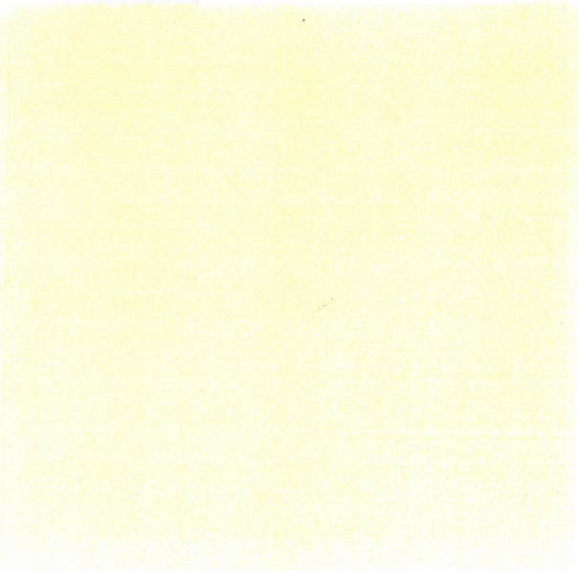
It has come to the attention of the residents of these neighborhoods that the petition is not accurately representing the area, nor the intended use for the land. Even more concerning is that the dumping of materials has already commenced on the property, further underscoring the misrepresentation of intentions.

The proposal indicates that the truck repair business could have up to 25 semi-trucks parked on the premises, either waiting for repair or to be picked up. This has raised legitimate concerns among the community members about the potential increase in noise, traffic, pollution, and the overall impact on the aesthetic and character of the surrounding residential areas.

It is vital that the integrity of our community is preserved, and the proposed truck repair business would be incompatible with the existing residential and environmental settings. I urge you to carefully consider the objections and concerns of the residents of Highland Woods, Wildwood West, and Wildwood Valley, and to reject the re-zoning request for the aforementioned property.

Please feel free to contact me at [REDACTED] if you need further information or clarification on this matter. I appreciate your prompt attention to this critical issue and trust that you will make a decision in the best interests of our community.

Sincerely,
Eric James



```
{  
if (coffeePot == "empty")  
coffeePot.brew(dark);  
coffee.refill();  
}  
}
```

Berkhout, Keith

From: david klink <[REDACTED]>
Sent: Tuesday, August 8, 2023 10:43 AM
To: Berkhout, Keith
Subject: EX: Land Petition for the Northwest Corner of Highland Avenue and Coombs Roads

Sir,

I live in Highland Woods and I'm writing to express my opposition with the petition submitted to allow the industrial development at the northwest corner of Highland Avenue and Coombs Road. Photos provided by neighbors demonstrate the lack maintenance for his other facilities and disregard for the land and environment.

I don't believe this petition is something that will benefit the area or the current residents that have chosen to live in our neighborhoods. Thank you in advance for your representation.

David Klink
[REDACTED]

Sent from my iPhone

Berkhout, Keith

From: joe bechtold <[REDACTED]>
Sent: Tuesday, August 8, 2023 10:37 AM
To: Berkhout, Keith
Subject: EX: rezoning at highland ave and coombs

1. Will they need to build a retaining wall by the tracks??
2. Poor traffic visibility from all directions
3. The roads at that intersection are already in disrepair.
Trucks moving in and out will most likely create more deterioration of that intersection.

Joe Bechtold

Berkhout, Keith

From: [REDACTED]
Sent: Monday, August 7, 2023 3:03 PM
To: Berkhout, Keith
Subject: EX: Petition 4612

We oppose Petition 4612 for zoning at the corner of Highland Ave and Coombs Road.

Kenneth and Patricia Wagner

Sent from my iPad

Berkhout, Keith

From: Rachel McNerney <[REDACTED]>
Sent: Monday, August 7, 2023 2:33 PM
To: Berkhout, Keith
Subject: EX: Re: Zoning Petition #4612
Attachments: August 8 ZBA agenda.pdf

Hi Mr. Berkhout,

As outlined on the attached agenda, I would like to request the Zoom meeting log-in information to attend the Kane County Zoning Board of Appeals meeting virtually tomorrow, August 8th. Another member will be attending in person to speak, but I would like the opportunity to listen in.

Thank you!

Rachel McNerney
[REDACTED]

On Mon, Jul 24, 2023 at 12:59 PM Rachel McNerney <mcnerney.rachel@gmail.com> wrote:

I would like to urge you and the rest of the Kane County Zoning Board to vote no to the special use request for the land in Zoning Petition #4612. Below is information on why the residents surrounding this land strongly oppose the special use request for this semi-business and why the county should also be concerned.

- Concrete outlined in the petition would allow the different oils, liquids, and anti-freeze to seep into the ground impacting the thousands of residents who live in the various subdivisions off Coombs and Highland roads. Not to mention the runoff, no matter the type of concert material used, that will get into the ground.
- In 2012 the Kane County Department of Transportation opposed such a business in this area due to the roads throughout the area. They cannot withstand such tonnage regularly.
- There are no shoulders on these roads that are of legal size relative to the type of semi-truck traffic. This is a safety concern for all that travel on these roads and the homes that border these roads.
- There has already been a horrific accident on Highland Road where a teenager was killed due to no sidewalks to safely travel on. Adding truck traffic will only increase such accidents.
- The bridge on Coombs Road was recently fixed due to issues and still needs to be built to withstand the regular truck traffic coming across the bridge regularly.
- Increased truck traffic on a school bus route will be a safety concern for the hundreds of kids daily bussing to D301 and D300 schools.
- Noise associated with semi-trucks, including heavy-duty diesel engines both in driving and idling modes, Jake breaking, etc., would be a nuisance.
- Diesel odors and fumes will impact the environment at the parks, steps away from this site, and Country Trails Elementary School is located just a couple of blocks away, where hundreds of kids play before, during, and after school.
- Based on the history of this land owner and their businesses in other areas, this land has already been and will continue to be a dumping ground for the owner. Creating environmental issues for the surrounding residents. Their petition is very misleading to the board and full of misinformation.

I appreciate your time and consideration to vote no on Zoning Petition #4612 regarding the special use permission for the land at Coombs and Highland. I'm looking forward to hearing your feedback.



Berkhout, Keith

From: Erik Dybvik <[REDACTED]>
Sent: Tuesday, August 8, 2023 10:11 AM
To: Berkhout, Keith
Subject: EX: Zoning Petition #4612 - Strongly Opposed

Hi Keith,

I believe we have spoken over the phone in regards to this matter. I wanted to reach out to you, in writing, to let the Zoning Board know that I am strongly opposed to this Zoning Petition.

The backyard of my home, 3461 Gallant Fox Dr, backs up to the property listed in this zoning petition and although it is across Highland Avenue we will be directly impacted if this petition is to pass. We built our house and moved into Highland Woods 12 years ago, and have seen the influx in vehicle traffic both on Highland Avenue and Coombs Road. Within the last year we have noticed a more frequent Semi Traffic down Highland Avenue and especially Car Carrier traffic due to whatever business is located across the street from the Applicant of this petition. It is not uncommon, especially in the evening hours, to see semis or trucks with car carriers sitting on the road waiting on Highland to get wherever they are going. Highland Avenue is not a wide road, and does not have a shoulder, making this practice a safety issue and a concern that will continue if the petitioner is allowed to park even more trucks on the property.

As far as the petition is concerned. When we originally spoke, I mentioned there was a letter we received from Custom Color Ink & Coatings Inc. This letter is very deceiving to the actual petition. In the letter from the Owner of record, Vladimir Pakhnyuk, he stated the expansion of the property was for Custom Color Ink & Coating for storage and truck parking. He neglected to mention anything regarding Team Prime and Semi repair business, thus misleading homeowners by not fully disclosing what the expansion would actually be used for. After reading the petition and attached drawings, it is obvious that the property will not be used for Custom Color Ink & Coating, instead it will be used for Team Prime and Semi Repair.

The Petition includes an addendum to the original petition with questions for clarification on the number of trucks located on the property. Carl Kubiuk states in that addendum that "The trucks come in and go out as they are serviced..." I encourage the board to visit the property and see for themselves if that is a true statement. In a quick count of what was visible from Highland Avenue, last week I counted in excess of 25 trucks, and that is only what I was able to see without walking into the property. The petition shows an additional parking area for another 25 semis. With trucks leaving that property at all hours of the night (I know this because I can see from my backyard) I find it very hard to believe that the trucks are parked there for service and ONLY service. The frequency of trucks coming and going at all hours of the day leads me to believe that the petitioner is charging people/companies and allowing them to park/store their trucks on the property which would go against what is stated in the petition.

I encourage the board to think twice about allowing this business expansion. I am all for small business expanding as I own a business as well. But I am against expansion when it has a negative impact on the surrounding community. The property at the current time is not kept well. There are truck parts all over the property, trucks that obviously haven't moved for a very long time as indicated by the weeds growing around them. There are shipping containers stacked along the road covered in tarps, and not to mention an influx in noise and traffic in and around the surrounding neighborhoods.

Please ensure this information is passed on to the entire board as they consider this petition and its negative impacts to the surrounding community. Please feel free to reach out to me directly, by phone or email, to discuss more.

Strongly against this petition,
Erik & Juliann Dybvik

[Redacted]
[Redacted]
[Redacted]

Berkhout, Keith

From: Rick Gilmore <[REDACTED]>
Sent: Tuesday, August 8, 2023 3:36 PM
To: DEV Building Department Permits Email; Berkhout, Keith; Oscar Arreguin; Aamir, Hira
Subject: EX: Aug 8, 2023 Zoning hearing for petition #4612
Attachments: map of residential areas surrounding the site petition #4612.pdf; large map of residential areas petition # 4612.pdf; Citizens Petition opposing Kane Co. zoning Petition#4612.pdf

Dear Sirs,

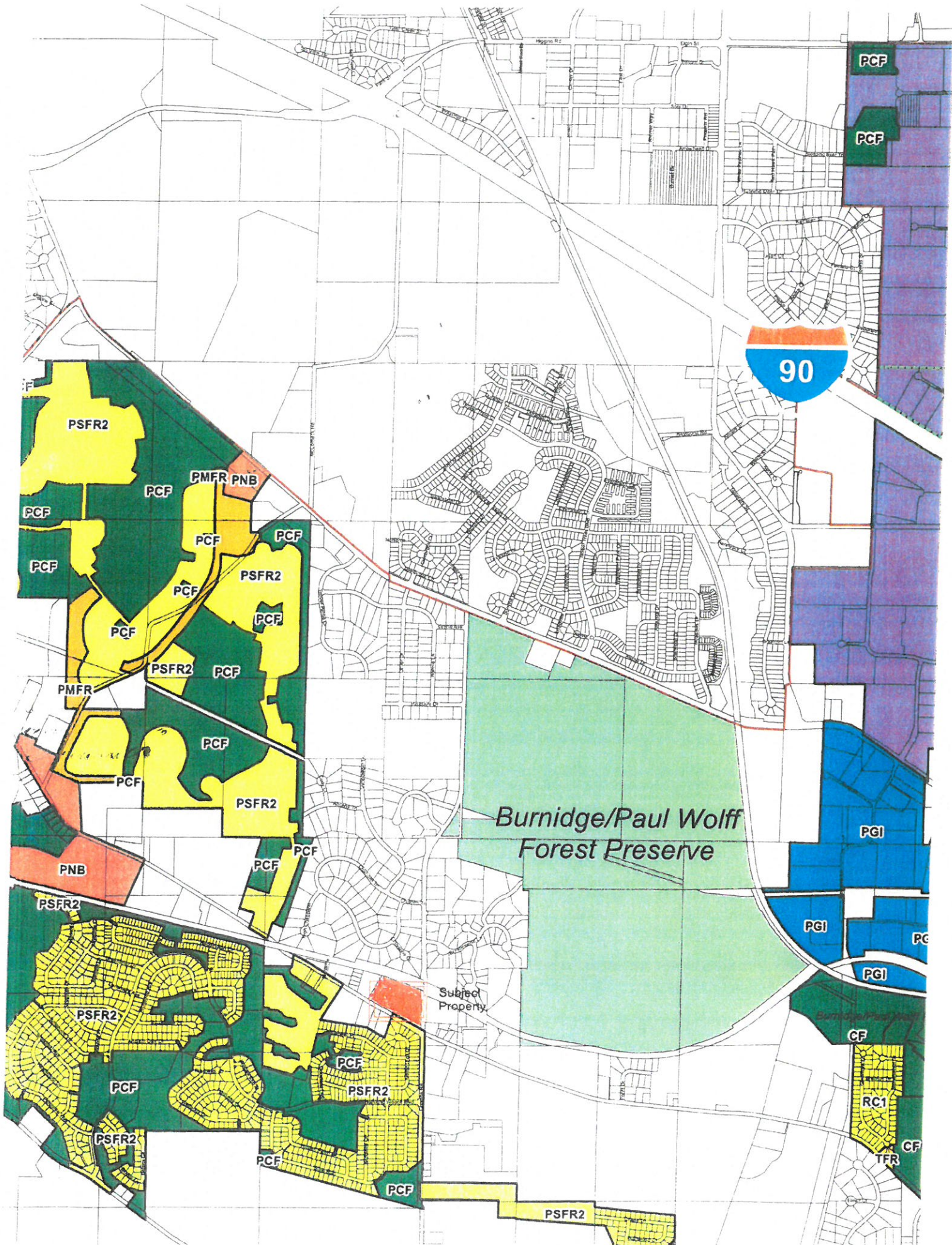
I intend to attend the zoning hearing this evening in person to speak in opposition to the petition and to submit the signed petition sheets containing 183 signatures opposing the granting of a special permit for a diesel truck repair facility in our neighborhood.

I have attached a PDF file of the signed petitions and two maps showing the preponderance of residential development in the area which refutes the petitioner's statement that "the trends of development in the general area... is related to manufacturing, distribution, and automotive repair."

In addition to established residential developments literally surrounding the subject property, Highland Woods has 20 to 30 new homes under construction by several builders right now.

Rick

FredeRick Gilmore FALA, Architect
[REDACTED]
[REDACTED]
[REDACTED]



Tally Sheet for the Petition in Opposition to
Kane County zoning petition 4612 for a special use permit

sheet number	signatures
1	15
2	15
3	15
4	15
5	15
6	15
7	15
8	15
9	10
10	5
11	9
12	12
13	5
14	12
15	8
16	<u>2</u>
	183

Petition in OPPOSITION to Kane County Zoning Map Amendment Petition #4612 for 39W180 Highland Avenue

The signers below object to the granting of a Special Use Permit to allow a truck repair facility at the above address.

We object to the use of a truck repair or other industrial use at this property because of the following facts:

1. The proposed use does not relate to the existing uses of property within the general area of the property because the predominate land use is residential in nature and the few business along Highland Avenue are for the most part small and quiet and do not have the traffic that would be generated by a truck repair facility.
2. The zoning classifications of properties in the general area of the property in question are overwhelmingly residential. Petitioner's statement that "properties in the general area... are zoned B3... "and uses "are similar to the proposed use" is proved false by looking at the Kane County Zoning Map. Petitioner's submitted small portion of the map is misleading.
3. Although the land may "suited for" the proposed special use permit with much remediation, the condition of the owners business located adjacent to the property does not encourage nearby property owners to believe that the special use would benefit the community.
4. The trend of development in the general area of the property in question is undeniably residential and has been for at least the last 20 or 30 years, contrary to the petitioner's statement.
5. Although the subject property is zoned B3 on the Kane County Land Use Plan, it is a well know fact that Land Use Plans are tools for jurisdictions to help control inappropriate development and are updated at least every 10 years. Residential Zoning is the highest and most restrictive zoning district and should be protected from inappropriate and objectionable uses that would create odors, noise, light pollution and wanted traffic, such as a truck repair facility would.

Check here if you live close enough to the subject property to be affected by the special use

	Name	Address	Date
--	------	---------	------

1	Kayari Patel	3495 Gallant Fox Dr Elgin	07/25/2023
2	Tommy Cleverger	3497 Gallant Fox Dr Elgin	07/25/23
3	Angela Ivory	730 Slate Run Elgin	7/25/23
4	Rachalichne	732 Kentshire Cir Elgin	7/25/23
5	Russ Gonstrowski	728 Slate Run	7/25/23
6	JEFF MEYERS	3513 GALLANT FOX DR	7/25/23
7	Usha Adhikari	3517 Gallant Fox Dr	7-25-23
8	Shelby Hernandez	3519 Gallant Fox Dr.	7-25-23
9	M. Yell	3523 Gallant Fox Dr	7-25-23
10	Laura Ripoli	3523 Gallant Fox Dr Elgin	7-25-23
11	Madan Guragain	3527 Gallant Fox Dr Elgin	7-25-23
12	Scott Yarwood	3520 Gallant Fox Dr. Elgin	7-25-23
13	Stuart J. J...	3531 Gallant Fox Dr Elgin	7-25-23
14	Dan Barsoth	727 Goodfield Lndg.	7-25-23
15	Cara Barsoth	727 Goodfield Lndg	7-25-23

Petition in OPPOSITION to Kane County Zoning Map Amendment Petition #4612 for 39W180 Highland Avenue

The signers below object to the granting of a Special Use Permit to allow a truck repair facility at the above address.

We object to the use of a truck repair or other industrial use at this property because of the following facts:

1. The proposed use does not relate to the existing uses of property within the general area of the property because the predominate land use is residential in nature and the few business along Highland Avenue are for the most part small and quiet and do not have the traffic that would be generated by a truck repair facility.
2. The zoning classifications of properties in the general area of the property in question are overwhelmingly residential. Petitioner's statement that "properties in the general area... are zoned B3... "and uses "are similar to the proposed use" is proved false by looking at the Kane County Zoning Map. Petitioner's submitted small portion of the map is misleading.
3. Although the land may "suited for" the proposed special use permit with much remediation, the condition of the owners business located adjacent to the property does not encourage nearby property owners to believe that the special use would benefit the community.
4. The trend of development in the general area of the property in question is undeniably residential and has been for at least the last 20 or 30 years, contrary to the petitioner's statement.
5. Although the subject property is zoned B3 on the Kane County Land Use Plan, it is a well know fact that Land Use Plans are tools for jurisdictions to help control inappropriate development and are updated at least every 10 years. Residential Zoning is the highest and most restrictive zoning district and should be protected from inappropriate and objectionable uses that would create odors, noise, light pollution and wanted traffic, such as a truck repair facility would.

Check here if you live close enough to the subject property to be affected by the special use

	Name	Address	Date
--	------	---------	------

1			
	<input type="checkbox"/>	DINA GIORDANO 728 GOODFIELD LANDING ELGIN IL	7-25-2023
2		DANIEL COLE 728 GOODFIELD LANDING ELGIN IL	7/25/2023
3		Ashley Ryan 730 Goodfield landing Elgin IL	7/28/2023
4		Garret Jerger 732 Goodfield landing Elgin IL	
5		Jennifer Jerger 732 Goodfield Lndg Elgin IL	6/12/24
6	<input checked="" type="checkbox"/>	Jared Waters 736 Goodfield Lndg Elgin, IL	6/12/24
7	<input checked="" type="checkbox"/>	MARK STOKES 736 Goodfield Lndg Elgin, IL	7/25/2023
8		A. BECKETT 3536 GALLANT FOX DR	7/25/2023
9		S BECKETT 3536 GALLANT FOX DR	7/25/2023
10		Chris Rossi 3534 Gallant Fox Dr	7/25/23
11		Lauren Rossi 3534 Gallant Fox Dr.	7/25/23
12		Jennifer Shelton 3530 Gallant Fox Dr	7/25/23
13		James Shelton 3530 Gallant Fox Dr.	7/25/23
14		Jonathan Banh 3528 Gallant Fox Dr Elgin IL	7/25/23
15		Chad Meyer 3576 Gallant Fox Elgin	7-25-23

Petition in OPPOSITION to Kane County Zoning Map Amendment Petition #4612 for 39W180 Highland Avenue

The signers below object to the granting of a Special Use Permit to allow a truck repair facility at the above address.

We object to the use of a truck repair or other industrial use at this property because of the following facts:

1. The proposed use does not relate to the existing uses of property within the general area of the property because the predominate land use is residential in nature and the few business along Highland Avenue are for the most part small and quiet and do not have the traffic that would be generated by a truck repair facility.
2. The zoning classifications of properties in the general area of the property in question are overwhelmingly residential. Petitioner's statement that "properties in the general area... are zoned B3... "and uses "are similar to the proposed use" is proved false by looking at the Kane County Zoning Map. Petitioner's submitted small portion of the map is misleading.
3. Although the land may "suited for" the proposed special use permit with much remediation, the condition of the owners business located adjacent to the property does not encourage nearby property owners to believe that the special use would benefit the community.
4. The trend of development in the general area of the property in question is undeniably residential and has been for at least the last 20 or 30 years, contrary to the petitioner's statement.
5. Although the subject property is zoned B3 on the Kane County Land Use Plan, it is a well know fact that Land Use Plans are tools for jurisdictions to help control inappropriate development and are updated at least every 10 years. Residential Zoning is the highest and most restrictive zoning district and should be protected from inappropriate and objectionable uses that would create odors, noise, light pollution and wanted traffic, such as a truck repair facility would.

Check here if you live close enough to the subject property to be affected by the special use
 Name Address Date

1	<input checked="" type="checkbox"/>	Daniel O'Brien	3648 Ancient Oak Dr ⁶⁰¹²⁴	7-25-23
2	<input checked="" type="checkbox"/>	Michelle O'Brien	3648 Ancient Oak Drive Elgin, IL 60124	07.25.23
3		Kristi Tokarz	4643 Lakem Elgin, IL 60124	
4		Kendall Rowley	3750 Peregrine Way	
5		Lori Tokarz	3750 Peregrine Way Elgin 60124	
6		Donna Rukovits	3732 Peregrine Way	
7		Lisa Solomon	743 Winged Elm	7/26/23
8		David Klink	774 Richwood Ave, Elgin 60124	7/27/2023
9		Nancy Klink	774 Richwood Ave., Elgin 60124	7/27/2023
10		Rachel McMerney	3523 English Prairie Elgin 60124	7/27/2023
11		Sandra Mills	3673 Peregrine Way Elgin IL 60124	7/27/23
12	<input checked="" type="checkbox"/>	Jon Bach	3620 FEWFLOWER CT Elgin 60124	7/27/23
13	<input checked="" type="checkbox"/>	Jason Auer	3508 Hopewell Place, Elgin, 60124	7/27/2023
14	<input checked="" type="checkbox"/>	Heather Yew	3508 Hopewell Pl. Elgin 60124	7/27/23
15	<input checked="" type="checkbox"/>	John Higgins	3509 English Prairie Rd. Elgin, IL 60124	7/28/23

#4

Petition in OPPOSITION to Kane County Zoning Map Amendment Petition #4612 for 39W180 Highland Avenue

The signers below object to the granting of a Special Use Permit to allow a truck repair facility at the above address.

We object to the use of a truck repair or other industrial use at this property because of the following facts:

1. The proposed use does not relate to the existing uses of property within the general area of the property because the predominate land use is residential in nature and the few business along Highland Avenue are for the most part small and quiet and do not have the traffic that would be generated by a truck repair facility.
2. The zoning classifications of properties in the general area of the property in question are overwhelmingly residential. Petitioner's statement that "properties in the general area... are zoned B3... "and uses "are similar to the proposed use" is proved false by looking at the Kane County Zoning Map. Petitioner's submitted small portion of the map is misleading.
3. Although the land may "suited for" the proposed special use permit with much remediation, the condition of the owners business located adjacent to the property does not encourage nearby property owners to believe that the special use would benefit the community.
4. The trend of development in the general area of the property in question is undeniably residential and has been for at least the last 20 or 30 years, contrary to the petitioner's statement.
5. Although the subject property is zoned B3 on the Kane County Land Use Plan, it is a well know fact that Land Use Plans are tools for jurisdictions to help control inappropriate development and are updated at least every 10 years. Residential Zoning is the highest and most restrictive zoning district and should be protected from inappropriate and objectionable uses that would create odors, noise, light pollution and wanted traffic, such as a truck repair facility would.

Check here if you live close enough to the subject property to be affected by the special use
 Name Address Date

	<input type="checkbox"/>	Name	Address	Date
1	<input checked="" type="checkbox"/>	Adrian Mastraieni	3464 Gallant Fox Dr. Elgin	7/25/2023
2	<input checked="" type="checkbox"/>	Samuel Jones	3533 Hidden Fawn Dr. Elgin	7-25-23
3	<input checked="" type="checkbox"/>	Felicia Jones	3533 Hidden Fawn Dr. Elgin	7-25-23
4	<input checked="" type="checkbox"/>	CARLO VICENCIO	3538 HOPEWELL PL. ELGIN	7/25/23
5	<input checked="" type="checkbox"/>	JULIE VICENCIO	3538 HOPEWELL PL. ELGIN	7/25/23
6	<input checked="" type="checkbox"/>	Ormayra Stangle	3521 English Prairie Rd Elgin	7-25/23
7	<input checked="" type="checkbox"/>	Jeff Stangle	3521 English Prairie Rd Elgin	7-25/23
8	<input checked="" type="checkbox"/>	Adam Neisendorf	741 Cashmere Ln. Elgin	7-25-2023
9	<input checked="" type="checkbox"/>	Kelli Cleverger	3497 Gallant Fox Dr. Elgin	7-25-2023
10	<input checked="" type="checkbox"/>	AMY SHEPHERD	3508 GALLANT FOX ELGIN	7-26-2023
11	<input checked="" type="checkbox"/>	Erin de la	3511 Hopewell Pl. Elgin	7-25-2023
12	<input checked="" type="checkbox"/>	Chris Lopez	3511 Hopewell Elgin	7-25-23
13	<input checked="" type="checkbox"/>	abby Shepherd	3508 Gallant Fox Dr Elgin	7/25/23
14	<input checked="" type="checkbox"/>	Nate Nguyen	3508 Gallant Fox Dr Elgin	7/25/23
15	<input checked="" type="checkbox"/>	Sarah Kniz	3509 English Prairie Rd Elgin	7/25/23

Petition in OPPOSITION to Kane County Zoning Map Amendment Petition #4612 for 39W180 Highland Avenue

The signers below object to the granting of a Special Use Permit to allow a truck repair facility at the above address.

We object to the use of a truck repair or other industrial use at this property because of the following facts:

1. The proposed use does not relate to the existing uses of property within the general area of the property because the predominate land use is residential in nature and the few business along Highland Avenue are for the most part small and quiet and do not have the traffic that would be generated by a truck repair facility.
2. The zoning classifications of properties in the general area of the property in question are overwhelmingly residential. Petitioner's statement that "properties in the general area... are zoned B3... "and uses "are similar to the proposed use" is proved false by looking at the Kane County Zoning Map. Petitioner's submitted small portion of the map is misleading.
3. Although the land may "suited for" the proposed special use permit with much remediation, the condition of the owners business located adjacent to the property does not encourage nearby property owners to believe that the special use would benefit the community.
4. The trend of development in the general area of the property in question is undeniably residential and has been for at least the last 20 or 30 years, contrary to the petitioner's statement.
5. Although the subject property is zoned B3 on the Kane County Land Use Plan, it is a well know fact that Land Use Plans are tools for jurisdictions to help control inappropriate development and are updated at least every 10 years. Residential Zoning is the highest and most restrictive zoning district and should be protected from inappropriate and objectionable uses that would create odors, noise, light pollution and wanted traffic, such as a truck repair facility would.

Check here if you live close enough to the subject property to be affected by the special use

	Name	Address	Date
1	<input type="checkbox"/>	ROSANNO DE LEOS	3481 GALLANT FOX 7/27/23
2	<input type="checkbox"/>	Mik Deabule	3485 Gallant Fox 7/27/23
3	<input type="checkbox"/>	Colleen Androni	3487 Gallant Fox Dr 7/27/23
4	<input type="checkbox"/>	Caesar Androni	3484 Gallant Fox Dr 7/27/23
5	<input type="checkbox"/>	Ching Patel	3495 Gallant Fox Dr. 7/27/23
6	<input type="checkbox"/>	DOUG PHILLIPS	3513 ENGLISH PRAIRIE 7/29/23
7	<input type="checkbox"/>	Mundy Phillips	3513 English Prairie 7/29/23
8	<input type="checkbox"/>	Lillian Phillips	3513 English prairie 7/29/23
9	<input type="checkbox"/>	Erin Komacki	3527 English Prairie 7/29/23
10	<input type="checkbox"/>	PAUL KOMACKI	3527 ENGLISH PRAIRIE 7/29/23
11	<input type="checkbox"/>	Erinn Steffey	3531 English Prairie Rd 7/29/23
12	<input type="checkbox"/>	JASON STEFFEY	3531 ENGLISH PRAIRIE RD 7/29/23
13	<input type="checkbox"/>	Dhaval Detroja	3533 English Prairie Rd 07/29/2023
14	<input type="checkbox"/>	Doli Detroja	3533 English prairie Rd 07/29/2023
15	<input type="checkbox"/>	Kav Patel	264-200-8508 750 604/06 07/29/2023

#6

Petition in OPPOSITION to Kane County Zoning Map Amendment Petition #4612 for 39W180 Highland Avenue

The signers below object to the granting of a Special Use Permit to allow a truck repair facility at the above address.

We object to the use of a truck repair or other industrial use at this property because of the following facts:

1. The proposed use does not relate to the existing uses of property within the general area of the property because the predominate land use is residential in nature and the few business along Highland Avenue are for the most part small and quiet and do not have the traffic that would be generated by a truck repair facility.
2. The zoning classifications of properties in the general area of the property in question are overwhelmingly residential. Petitioner's statement that "properties in the general area... are zoned B3... "and uses "are similar to the proposed use" is proved false by looking at the Kane County Zoning Map. Petitioner's submitted small portion of the map is misleading.
3. Although the land may "suited for" the proposed special use permit with much remediation, the condition of the owners business located adjacent to the property does not encourage nearby property owners to believe that the special use would benefit the community.
4. The trend of development in the general area of the property in question is undeniably residential and has been for at least the last 20 or 30 years, contrary to the petitioner's statement.
5. Although the subject property is zoned B3 on the Kane County Land Use Plan, it is a well know fact that Land Use Plans are tools for jurisdictions to help control inappropriate development and are updated at least every 10 years. Residential Zoning is the highest and most restrictive zoning district and should be protected from inappropriate and objectionable uses that would create odors, noise, light pollution and wanted traffic, such as a truck repair facility would.

Check here if you live close enough to the subject property to be affected by the special use

	Name	Address	Date
--	------	---------	------

1	✓ Jennifer Cronin	31558 Old bridge Ln	7/26/23
2	✓ Pat Elliot	31558 Old Bridge Ln	7/26/23
3	✓ Sherida Eilrich	3530 Hopewell	7-26-23
4	✓ Keenan Eilrich	3530 Hopewell	7-26-23
5	✓ Brian Eilrich	3530 Hopewell	7.26-23
6	✓ Carmen Martinez	736 State Run	7-26-23
7	✓ Isaac Homa	736 State Run	7-26-23
8	✓ Melissa Meyers	3516 Gallant Fox	7-26-23
9	✓ Matthew Willard	3526 Hidden Fawn Dr	7-26-23
10	✓ Jennifer Willard	3526 Hidden Fawn Dr	7-26-23
11	Jill Smith	3551 Hidden Fawn Dr.	7/27/23
12	Nicole Washif	3708 Heathmoor Dr.	7/27/23
13	Rommie Washif	3708 Heathmoor Dr.	7/27/23
14	Margaret Kerz	70 Royal W Bloomingdale	7/7/23
15	✓ Crystal Berry	3511 English Prairie Rd	7/27/23

Petition in OPPOSITION to Kane County Zoning Map Amendment Petition #4612 for 39W180 Highland Avenue

The signers below object to the granting of a Special Use Permit to allow a truck repair facility at the above address.

We object to the use of a truck repair or other industrial use at this property because of the following facts:

1. The proposed use does not relate to the existing uses of property within the general area of the property because the predominate land use is residential in nature and the few business along Highland Avenue are for the most part small and quiet and do not have the traffic that would be generated by a truck repair facility.
2. The zoning classifications of properties in the general area of the property in question are overwhelmingly residential. Petitioner's statement that "properties in the general area... are zoned B3... "and uses "are similar to the proposed use" is proved false by looking at the Kane County Zoning Map. Petitioner's submitted small portion of the map is misleading.
3. Although the land may "suited for" the proposed special use permit with much remediation, the condition of the owners business located adjacent to the property does not encourage nearby property owners to believe that the special use would benefit the community.
4. The trend of development in the general area of the property in question is undeniably residential and has been for at least the last 20 or 30 years, contrary to the petitioner's statement.
5. Although the subject property is zoned B3 on the Kane County Land Use Plan, it is a well know fact that Land Use Plans are tools for jurisdictions to help control inappropriate development and are updated at least every 10 years. Residential Zoning is the highest and most restrictive zoning district and should be protected from inappropriate and objectionable uses that would create odors, noise, light pollution and wanted traffic, such as a truck repair facility would.

	<input type="checkbox"/>	Name	Address	Date
1	<input checked="" type="checkbox"/>	James Lutgen	3491 Gallant Fox Dr.	7/27/23
2	<input type="checkbox"/>	Melissa Cottle	3490 Gallant Fox Dr.	7/29/23
3	<input type="checkbox"/>	Olaoluwa Olorunniyi	3486 Gallant fox Dr	7/27/23
4	<input type="checkbox"/>	Mark Ford	3482 GALLANT FOX DR	7/27/23
5	<input type="checkbox"/>	Eric Ford	3461 Gallant Fox Dr	7/27/23
6	<input type="checkbox"/>	Oliver	3463 Gallant Fox Dr	7/27/23
7	<input type="checkbox"/>	Anthony Mastromoni	3464 Gallant Fox Dr.	7/27/23
8	<input type="checkbox"/>	Adriana Mastromoni	3464 Gallant Fox Dr.	7/27/23
9	<input type="checkbox"/>	Aespin Kazan	3462 Gallant Fox dr.	7/27/23
10	<input type="checkbox"/>	Janifer Kany	3460 Gallant Fox Dr.	7-27-23
11	<input type="checkbox"/>	Walker Pope	3465 GALLANT FOX DR.	7-27-23
12	<input type="checkbox"/>	Alexandria Sittner	3471 Gallant Fox Dr	7-27-23
13	<input type="checkbox"/>	Anna Weida	3473 Gallant Fox Dr	7/27/23
14	<input type="checkbox"/>	Brandon	3477 Gallant Fox Dr	7/27/23
15	<input type="checkbox"/>	Cera Fiscal	3479 Gallant Fox Dr	7-27-23

Petition in OPPOSITION to Kane County Zoning Map Amendment Petition #4612 for 39W180 Highland Avenue

The signers below object to the granting of a Special Use Permit to allow a truck repair facility at the above address.

We object to the use of a truck repair or other industrial use at this property because of the following facts:

1. The proposed use does not relate to the existing uses of property within the general area of the property because the predominate land use is residential in nature and the few business along Highland Avenue are for the most part small and quiet and do not have the traffic that would be generated by a truck repair facility.
2. The zoning classifications of properties in the general area of the property in question are overwhelmingly residential. Petitioner's statement that "properties in the general area... are zoned B3... "and uses "are similar to the proposed use" is proved false by looking at the Kane County Zoning Map. Petitioner's submitted small portion of the map is misleading.
3. Although the land may "suited for" the proposed special use permit with much remediation, the condition of the owners business located adjacent to the property does not encourage nearby property owners to believe that the special use would benefit the community.
4. The trend of development in the general area of the property in question is undeniably residential and has been for at least the last 20 or 30 years, contrary to the petitioner's statement.
5. Although the subject property is zoned B3 on the Kane County Land Use Plan, it is a well know fact that Land Use Plans are tools for jurisdictions to help control inappropriate development and are updated at least every 10 years. Residential Zoning is the highest and most restrictive zoning district and should be protected from inappropriate and objectionable uses that would create odors, noise, light pollution and wanted traffic, such as a truck repair facility would.

Check here if you live close enough to the subject property to be affected by the special use
 Name Address Date

	<input type="checkbox"/>	Name	Address	Date
1	<input checked="" type="checkbox"/>	TRACY VITONE	3730 REDDINGTON CIRCLE	7/28/23
2	<input checked="" type="checkbox"/>	Amber Stephens	803 Marlisle Ln.	7/28/23
3	<input checked="" type="checkbox"/>	Joan Naumes	3600 Prestwick CT	7-28-23
4	<input checked="" type="checkbox"/>	JOAN NAUMES	3600 PRESTWICK CT	7-28-23
5	<input checked="" type="checkbox"/>	Ryan Mansilungan	3696 Skyglade dr	7/28/23
6	<input checked="" type="checkbox"/>	Fatima Mansilungan	3696 Skyglade dr.	7/28/23
7	<input checked="" type="checkbox"/>	Camila Wigner	3669 Bellmore Ln	7/28/23
8	<input checked="" type="checkbox"/>	Rob Dia	3525 Reddington Engler Prairie	7/28/23
9	<input checked="" type="checkbox"/>	Barbara Rada	3700 Peregrine Way	7/28/23
10	<input checked="" type="checkbox"/>	Charles & Vandivick	3700 Peregrine Way	7/28/23
11	<input checked="" type="checkbox"/>	Sara Stanley	3630 Fenflower Ct	7/28/23
12	<input checked="" type="checkbox"/>	Camilla Hanson	676 Slak Run	7/28/23
13	<input checked="" type="checkbox"/>	JUSTIN Roman	3633 3633 WETLANDS DR	7/28/23
14	<input checked="" type="checkbox"/>	KEVIN Roman	3633 WETLANDS DR	7/28/23
15	<input checked="" type="checkbox"/>	TRISTAN Roman	3633 WETLANDS DR	7/28/23

Petition in OPPOSITION to Kane County Zoning Map Amendment Petition #4612 for 39W180 Highland Avenue

The signers below object to the granting of a Special Use Permit to allow a truck repair facility at the above address.

We object to the use of a truck repair or other industrial use at this property because of the following facts:

1. The proposed use does not relate to the existing uses of property within the general area of the property because the predominate land use is residential in nature and the few business along Highland Avenue are for the most part small and quiet and do not have the traffic that would be generated by a truck repair facility.
2. The zoning classifications of properties in the general area of the property in question are overwhelmingly residential. Petitioner's statement that "properties in the general area... are zoned B3... "and uses "are similar to the proposed use" is proved false by looking at the Kane County Zoning Map. Petitioner's submitted small portion of the map is misleading.
3. Although the land may "suited for" the proposed special use permit with much remediation, the condition of the owners business located adjacent to the property does not encourage nearby property owners to believe that the special use would benefit the community.
4. The trend of development in the general area of the property in question is undeniably residential and has been for at least the last 20 or 30 years, contrary to the petitioner's statement.
5. Although the subject property is zoned B3 on the Kane County Land Use Plan, it is a well know fact that Land Use Plans are tools for jurisdictions to help control inappropriate development and are updated at least every 10 years. Residential Zoning is the highest and most restrictive zoning district and should be protected from inappropriate and objectionable uses that would create odors, noise, light pollution and wanted traffic, such as a truck repair facility would.

Check here if you live close enough to the subject property to be affected by the special use
 Name Address Date

1	VICTOR POLI ARMY	731 Slate Run Elgin	7/25/23
2	VALENTINA POLI ARMY	731 Slate Run Elgin	7/25/23
3	Linda Gilmore	3489 Gallant Fox Dr.	7/25/23
4	Frank D. Linn	3489 Gallant Fox Dr	7/29/23
5	Justin Molly Gamble	746 Goodfield	7/29/23
6	Cheri Marshall	740 Goodfield Ln	7/29/23
7	Cheri Marshall	740 Goodfield Ln	7/29/23
8	Avelino Vallesteros	3524 Gallant Fox Dr.	7/29/23
9	Kevik Marshall	3496 Gallant Fox Dr	7/29/23
10	Cheri Marshall	3496 Gallant Fox Dr.	7/29/23
11			
12			
13			
14			
15			

Petition in OPPOSITION to Kane County Zoning Map Amendment Petition #4612 for 39W180 Highland Avenue

The signers below object to the granting of a Special Use Permit to allow a truck repair facility at the above address.

We object to the use of a truck repair or other industrial use at this property because of the following facts:

1. The proposed use does not relate to the existing uses of property within the general area of the property because the predominate land use is residential in nature and the few business along Highland Avenue are for the most part small and quiet and do not have the traffic that would be generated by a truck repair facility.
2. The zoning classifications of properties in the general area of the property in question are overwhelmingly residential. Petitioner's statement that "properties in the general area... are zoned B3... "and uses "are similar to the proposed use" is proved false by looking at the Kane County Zoning Map. Petitioner's submitted small portion of the map is misleading.
3. Although the land may "suited for" the proposed special use permit with much remediation, the condition of the owners business located adjacent to the property does not encourage nearby property owners to believe that the special use would benefit the community.
4. The trend of development in the general area of the property in question is undeniably residential and has been for at least the last 20 or 30 years, contrary to the petitioner's statement.
5. Although the subject property is zoned B3 on the Kane County Land Use Plan, it is a well know fact that Land Use Plans are tools for jurisdictions to help control inappropriate development and are updated at least every 10 years. Residential Zoning is the highest and most restrictive zoning district and should be protected from inappropriate and objectionable uses that would create odors, noise, light pollution and wanted traffic, such as a truck repair facility would.

Check here if you live close enough to the subject property to be affected by the special use

	Name	Address	Date
1	Jennifer Gylica	491 E Amberside Dr Elgin IL 60124	8-6-23
2	Steven Schilke	3627 Wetlands Elgin	8-6-23
3	Deb Schilke	3627 Wetlands Elgin	8-6-23
4	Sean Felton	3629 Wetlands Elgin	8/6/23
5	Melissa Felton	3629 Wetlands Elgin	8/6/23
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

Petition in OPPOSITION to Kane County Zoning Map Amendment Petition #4612 for 39W180 Highland Avenue

The signers below object to the granting of a Special Use Permit to allow a truck repair facility at the above address.

We object to the use of a truck repair or other industrial use at this property because of the following facts:

1. The proposed use does not relate to the existing uses of property within the general area of the property because the predominate land use is residential in nature and the few business along Highland Avenue are for the most part small and quiet and do not have the traffic that would be generated by a truck repair facility.
2. The zoning classifications of properties in the general area of the property in question are overwhelmingly residential. Petitioner's statement that "properties in the general area... are zoned B3... "and uses "are similar to the proposed use" is proved false by looking at the Kane County Zoning Map. Petitioner's submitted small portion of the map is misleading.
3. Although the land may "suited for" the proposed special use permit with much remediation, the condition of the owners business located adjacent to the property does not encourage nearby property owners to believe that the special use would benefit the community.
4. The trend of development in the general area of the property in question is undeniably residential and has been for at least the last 20 or 30 years, contrary to the petitioner's statement.
5. Although the subject property is zoned B3 on the Kane County Land Use Plan, it is a well know fact that Land Use Plans are tools for jurisdictions to help control inappropriate development and are updated at least every 10 years. Residential Zoning is the highest and most restrictive zoning district and should be protected from inappropriate and objectionable uses that would create odors, noise, light pollution and wanted traffic, such as a truck repair facility would.

Check here if you live close enough to the subject property to be affected by the special use

	Name	Address	Date
1	Arturo Fuentes	778 Richwood Ave, Elgin	7/27/13
2	Vanessa Fuentes	778 Richwood Ave, Elgin	7/27/13
3	Jon Rothstein	3493 Gallant Fox Dr, Elgin	7/27/13
4	Johnstein	3493 Gallant Fox Dr Elgin IL	7/27/13
5	Christine Borgerson	3526 Gallant Fox Dr Elgin	11/6/24
6	SARAH SOMMOLIO	800 MARUSIE CT.	08/05/23
7	Ferdinando Yolo	860 MARUSIE CT	8/5/23
8	Samantha Shepherd	3508 Gallant Fox Elgin	60124
9	Matthew Johnson	3537 Hidden Fawn Dr Elgin	60124
10			
11			
12			
13			
14			
15			

Petition in OPPOSITION to Kane County Zoning Map Amendment Petition #4612 for 39W180 Highland Avenue

The signers below object to the granting of a Special Use Permit to allow a truck repair facility at the above address.

We object to the use of a truck repair or other industrial use at this property because of the following facts:

1. The proposed use does not relate to the existing uses of property within the general area of the property because the predominate land use is residential in nature and the few business along Highland Avenue are for the most part small and quiet and do not have the traffic that would be generated by a truck repair facility.
2. The zoning classifications of properties in the general area of the property in question are overwhelmingly residential. Petitioner's statement that "properties in the general area... are zoned B3... "and uses "are similar to the proposed use" is proved false by looking at the Kane County Zoning Map. Petitioner's submitted small portion of the map is misleading.
3. Although the land may "suited for" the proposed special use permit with much remediation, the condition of the owners business located adjacent to the property does not encourage nearby property owners to believe that the special use would benefit the community.
4. The trend of development in the general area of the property in question is undeniably residential and has been for at least the last 20 or 30 years, contrary to the petitioner's statement.
5. Although the subject property is zoned B3 on the Kane County Land Use Plan, it is a well know fact that Land Use Plans are tools for jurisdictions to help control inappropriate development and are updated at least every 10 years. Residential Zoning is the highest and most restrictive zoning district and should be protected from inappropriate and objectionable uses that would create odors, noise, light pollution and wanted traffic, such as a truck repair facility would.

Check here if you live close enough to the subject property to be affected by the special use

	<input checked="" type="checkbox"/>	Name	Address	Date
1	<input checked="" type="checkbox"/>	Jennifer Nehoff	383 Peregine Way	7/28/23
2	<input checked="" type="checkbox"/>	Casey Whitaker - Vittone	3736 Reddington Circle	7/28/23
3	<input checked="" type="checkbox"/>	Satya Patel	798 Marlisk Ln	7/29/23
4	<input checked="" type="checkbox"/>	Rohan Khilan Patel	798 Marlisk Ln	7/29/23
5	<input checked="" type="checkbox"/>	Ryan Dini	3644 Old Bridge Lane	7/29/23
6	<input checked="" type="checkbox"/>	Daniel Hahn	813 Richwood Ave	7/29/23
7	<input checked="" type="checkbox"/>	Teresa DITuri	804 Richwood Ave.	7-29-23
8	<input checked="" type="checkbox"/>	Peter DITuri	804 Richwood Ave.	7-29-23
9	<input checked="" type="checkbox"/>	MISSY OLSEN	786 Richwood Ave	7-30-23
10	<input checked="" type="checkbox"/>	Lisa Wolenberg	644 State Run	7-30-23
11	<input checked="" type="checkbox"/>	Steve Curran	3548 Hidden Fawn Dr	8/1/23
12	<input checked="" type="checkbox"/>	Jenny Curtin	3548 Hidden Fawn Dr	8/1/23
13				
14				
15				

Petition in OPPOSITION to Kane County Zoning Map Amendment Petition #4612 for 39W180 Highland Avenue

The signers below object to the granting of a Special Use Permit to allow a truck repair facility at the above address.

We object to the use of a truck repair or other industrial use at this property because of the following facts:

1. The proposed use does not relate to the existing uses of property within the general area of the property because the predominate land use is residential in nature and the few business along Highland Avenue are for the most part small and quiet and do not have the traffic that would be generated by a truck repair facility.
2. The zoning classifications of properties in the general area of the property in question are overwhelmingly residential. Petitioner's statement that "properties in the general area... are zoned B3... "and uses "are similar to the proposed use" is proved false by looking at the Kane County Zoning Map. Petitioner's submitted small portion of the map is misleading.
3. Although the land may "suited for" the proposed special use permit with much remediation, the condition of the owners business located adjacent to the property does not encourage nearby property owners to believe that the special use would benefit the community.
4. The trend of development in the general area of the property in question is undeniably residential and has been for at least the last 20 or 30 years, contrary to the petitioner's statement.
5. Although the subject property is zoned B3 on the Kane County Land Use Plan, it is a well know fact that Land Use Plans are tools for jurisdictions to help control inappropriate development and are updated at least every 10 years. Residential Zoning is the highest and most restrictive zoning district and should be protected from inappropriate and objectionable uses that would create odors, noise, light pollution and wanted traffic, such as a truck repair facility would.

Check here if you live close enough to the subject property to be affected by the special use

	<input type="checkbox"/>	Name	Address	Date
1	<input checked="" type="checkbox"/>	Brad Serpico	15N793 Pheasant Fields Ln Hampshire, IL	
2	<input checked="" type="checkbox"/>	TEJESHWAR BHARARA	3699 SKLGLADE DR, ELGIN, IL, 60124	60140
3	<input checked="" type="checkbox"/>	Victoria Crickson	793 Richwood Ave. Elgin, IL	60124
4	<input checked="" type="checkbox"/>	Don McCulloch	697 SLATE RUN ELGIN IL	60124
5	<input checked="" type="checkbox"/>	Ben McCulloch	697 Slate Run Elgin, IL	60124
6	<input type="checkbox"/>			
7	<input type="checkbox"/>			
8	<input type="checkbox"/>			
9	<input type="checkbox"/>			
10	<input type="checkbox"/>			
11	<input type="checkbox"/>			
12	<input type="checkbox"/>			
13	<input type="checkbox"/>			
14	<input type="checkbox"/>			
15	<input type="checkbox"/>			


Petition in OPPOSITION to Kane County Zoning Map Amendment Petition #4612 for 39W180 Highland Avenue

The signers below object to the granting of a Special Use Permit to allow a truck repair facility at the above address.

We object to the use of a truck repair or other industrial use at this property because of the following facts:

1. The proposed use does not relate to the existing uses of property within the general area of the property because the predominate land use is residential in nature and the few business along Highland Avenue are for the most part small and quiet and do not have the traffic that would be generated by a truck repair facility.
2. The zoning classifications of properties in the general area of the property in question are overwhelmingly residential. Petitioner's statement that "properties in the general area... are zoned B3... "and uses "are similar to the proposed use" is proved false by looking at the Kane County Zoning Map. Petitioner's submitted small portion of the map is misleading.
3. Although the land may "suited for" the proposed special use permit with much remediation, the condition of the owners business located adjacent to the property does not encourage nearby property owners to believe that the special use would benefit the community.
4. The trend of development in the general area of the property in question is undeniably residential and has been for at least the last 20 or 30 years, contrary to the petitioner's statement.
5. Although the subject property is zoned B3 on the Kane County Land Use Plan, it is a well know fact that Land Use Plans are tools for jurisdictions to help control inappropriate development and are updated at least every 10 years. Residential Zoning is the highest and most restrictive zoning district and should be protected from inappropriate and objectionable uses that would create odors, noise, light pollution and wanted traffic, such as a truck repair facility would.

Check here if you live close enough to the subject property to be affected by the special use

	<input type="checkbox"/>	Name	Address	Date
1	<input checked="" type="checkbox"/>	Jason Harden	3500 Hopewell	7-29-23
2	<input checked="" type="checkbox"/>	Rochelle Harden	3500 Hopewell	7-29-23
3	<input checked="" type="checkbox"/>	Taneya Khalid	3683 bellomere Ln	8-5-23
4	<input checked="" type="checkbox"/>	Ali Nourai	3683 bell-meron Ln	8-5-23
5	<input type="checkbox"/>	Geordan Horony	3605 WESTLANDS DR	8-6-23
6	<input type="checkbox"/>	Joanne TENCUM	3605 WESTLANDS DR	8-6-23
7	<input checked="" type="checkbox"/>	Erin Manning	3638 Reddington Cir.	8-6-23
8	<input checked="" type="checkbox"/>	Brett Manning	3638 Reddington Cir.	8-6-23
9	<input checked="" type="checkbox"/>	Kim Adante	763 Redmond Pl	8-6-23
10	<input checked="" type="checkbox"/>	Mike Adante	763 Redmond Pl.	8-6-23
11	<input checked="" type="checkbox"/>	Nicogene Jynan	756 Goodfield Ln	8-6-23
12	<input checked="" type="checkbox"/>		756 Goodfield Ln	8-6-23
13	<input type="checkbox"/>			
14	<input type="checkbox"/>			
15	<input type="checkbox"/>			

Petition in OPPOSITION to Kane County Zoning Map Amendment Petition #4612 for 39W180 Highland Avenue

#15

The signers below object to the granting of a Special Use Permit to allow a truck repair facility at the above address.

3489 GALLANT FOX DR

We object to the use of a truck repair or other industrial use at this property because of the following facts:

1. The proposed use does not relate to the existing uses of property within the general area of the property because the predominate land use is residential in nature and the few business along Highland Avenue are for the most part small and quiet and do not have the traffic that would be generated by a truck repair facility.
2. The zoning classifications of properties in the general area of the property in question are overwhelmingly residential. Petitioner's statement that "properties in the general area... are zoned B3... and uses "are similar to the proposed use" is proved false by looking at the Kane County Zoning Map. Petitioner's submitted small portion of the map is misleading.
3. Although the land may "suited for" the proposed special use permit with much remediation, the condition of the owners business located adjacent to the property does not encourage nearby property owners to believe that the special use would benefit the community.
4. The trend of development in the general area of the property in question is undeniably residential and has been for at least the last 20 or 30 years, contrary to the petitioner's statement.
5. Although the subject property is zoned B3 on the Kane County Land Use Plan, it is a well know fact that Land Use Plans are tools for jurisdictions to help control inappropriate development and are updated at least every 10 years. Residential Zoning is the highest and most restrictive zoning district and should be protected from inappropriate and objectionable uses that would create odors, noise, light pollution and wanted traffic, such as a truck repair facility would.

Check here if you live close enough to the subject property to be affected by the special use

	<input type="checkbox"/>	Name	Address	Date
1	<input checked="" type="checkbox"/>	Mariah Hight	3595 Wetlands Dr.	Aug 5-2023
2	<input checked="" type="checkbox"/>	Karl Hight	3595 Wetlands Dr	8/5/23
3	<input checked="" type="checkbox"/>	Mikaela Hight	3595 Wetlands Dr	8/5/23
4	<input checked="" type="checkbox"/>	Michelle Hight	3595 Wetlands Dr	8/5/23
5	<input checked="" type="checkbox"/>	Kathryn Rudolph	3593 Wetlands	8/5/2023
6	<input checked="" type="checkbox"/>	Sarah Meyer	675 Webster St	8/5/23
7	<input checked="" type="checkbox"/>	Sarah Baroz	39W712 Deerhaven Tr.	8/5/23
8		TAMMY Carravillo	3595 wetlands Dr	8/5/23
9				
10				
11				
12				
13				
14				
15				

Petition in OPPOSITION to Kane County Zoning Map Amendment Petition #4612 for 39W180 Highland Avenue

The signers below object to the granting of a Special Use Permit to allow a truck repair facility at the above address.

We object to the use of a truck repair or other industrial use at this property because of the following facts:

1. The proposed use does not relate to the existing uses of property within the general area of the property because the predominate land use is residential in nature and the few business along Highland Avenue are for the most part small and quiet and do not have the traffic that would be generated by a truck repair facility.
2. The zoning classifications of properties in the general area of the property in question are overwhelmingly residential. Petitioner's statement that "properties in the general area... are zoned B3... "and uses "are similar to the proposed use" is proved false by looking at the Kane County Zoning Map. Petitioner's submitted small portion of the map is misleading.
3. Although the land may "suited for" the proposed special use permit with much remediation, the condition of the owners business located adjacent to the property does not encourage nearby property owners to believe that the special use would benefit the community.
4. The trend of development in the general area of the property in question is undeniably residential and has been for at least the last 20 or 30 years, contrary to the petitioner's statement.
5. Although the subject property is zoned B3 on the Kane County Land Use Plan, it is a well know fact that Land Use Plans are tools for jurisdictions to help control inappropriate development and are updated at least every 10 years. Residential Zoning is the highest and most restrictive zoning district and should be protected from inappropriate and objectionable uses that would create odors, noise, light pollution and wanted traffic, such as a truck repair facility would.

Check here if you live close enough to the subject property to be affected by the special use
 Name Address Date

1	JESSE LAPADE	3661 GREENBRIAR DR. ELGIN	8/7/23
2	Mallory Logsdon	3537 Hidden Fawn Dr. Elgin	8/7/2023
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

Berkhout, Keith

From: Kellie Mainolfi <[REDACTED]>
Sent: Tuesday, August 8, 2023 9:03 AM
To: Berkhout, Keith
Cc: Joe Mainolfi
Subject: EX: Zoning Petition #4612
Attachments: Pictures 2.pdf; Pictures 1.pdf

Good morning Keith,

I am writing to oppose Zoning Petition #4612. It has come to my attention that the current petition filed does not accurately represent the area, nor the intent for the land, as dumping of materials has already started on the property. This truck repair business could have up to 25 semis parked there waiting for repair or waiting to be picked up. The owner of the land/company has failed to take care of his property and it is only getting worse.

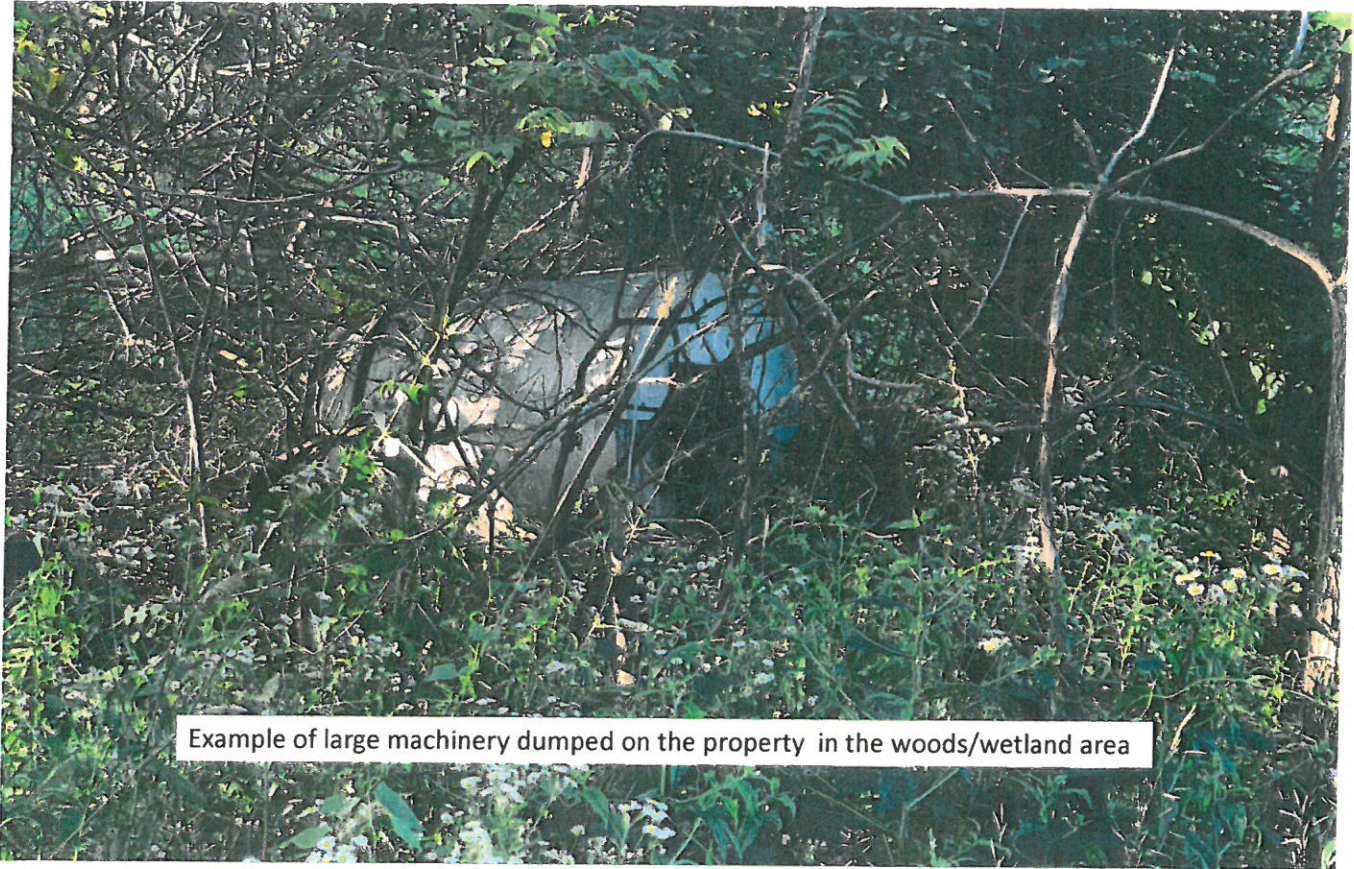
As stated above, this truck repair business could have up to 25 semis parked there waiting for repair or waiting to be picked up. Having trucks come in and out of this business is extremely dangerous for our residents as there has already been one vehicular homicide on this road.

The proposed facility will hurt property values because of the increased truck traffic, noise, diesel odors, and the sight of an incompatible business in the middle of residential areas: Highland Woods, and communities to the north, east & south. The petitioner states he will install "Permeable Concrete" paving to prevent leaching oil etc into the groundwater. Permeable concrete is a block of concrete with a high void content to allow water or air to permeate. Fluids WILL GO THROUGH the pavement.

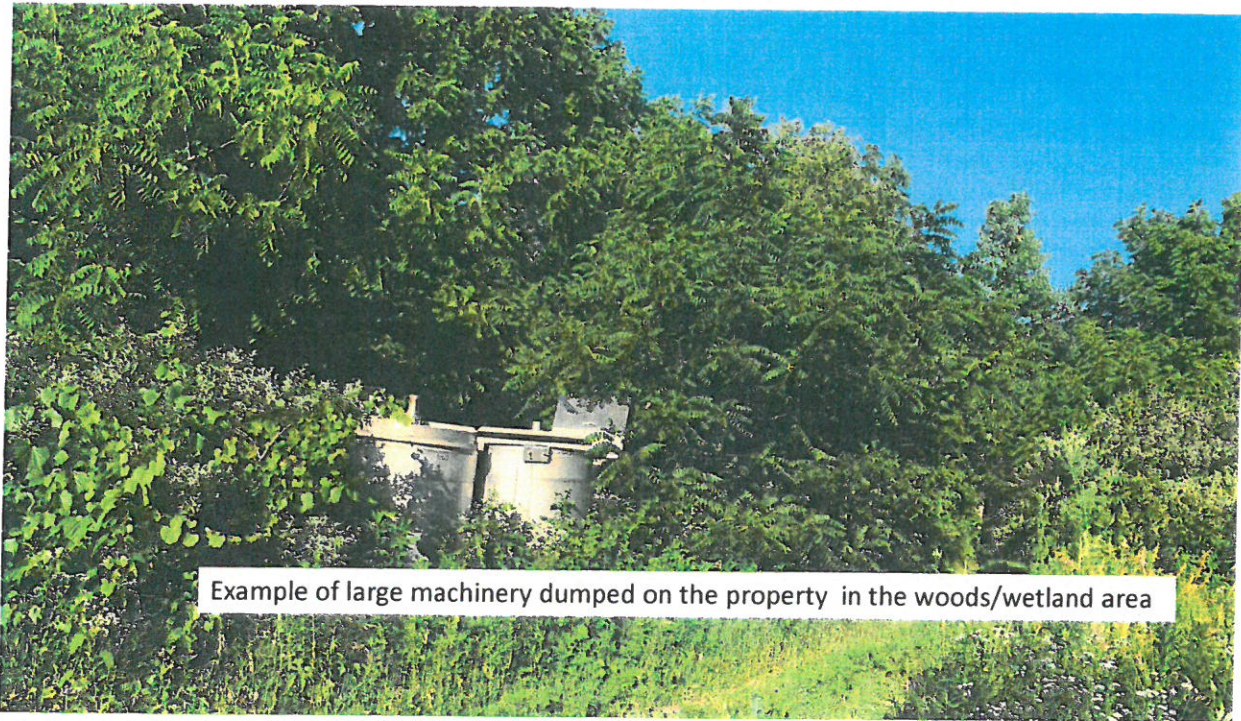
What is the biggest disadvantage of permeable concrete? Disadvantages: Permeable paving is not ideal for high traffic/high speed areas because it has lower load-bearing capacity than conventional pavement. The petitioner's submission is misleading!

The business practices of Mr. Pakhnyuk will continue and will expand with a Zoning approval. I am begging Kane County to not approve the Zoning request. Below are attachments containing further information regarding this petition and pictures.

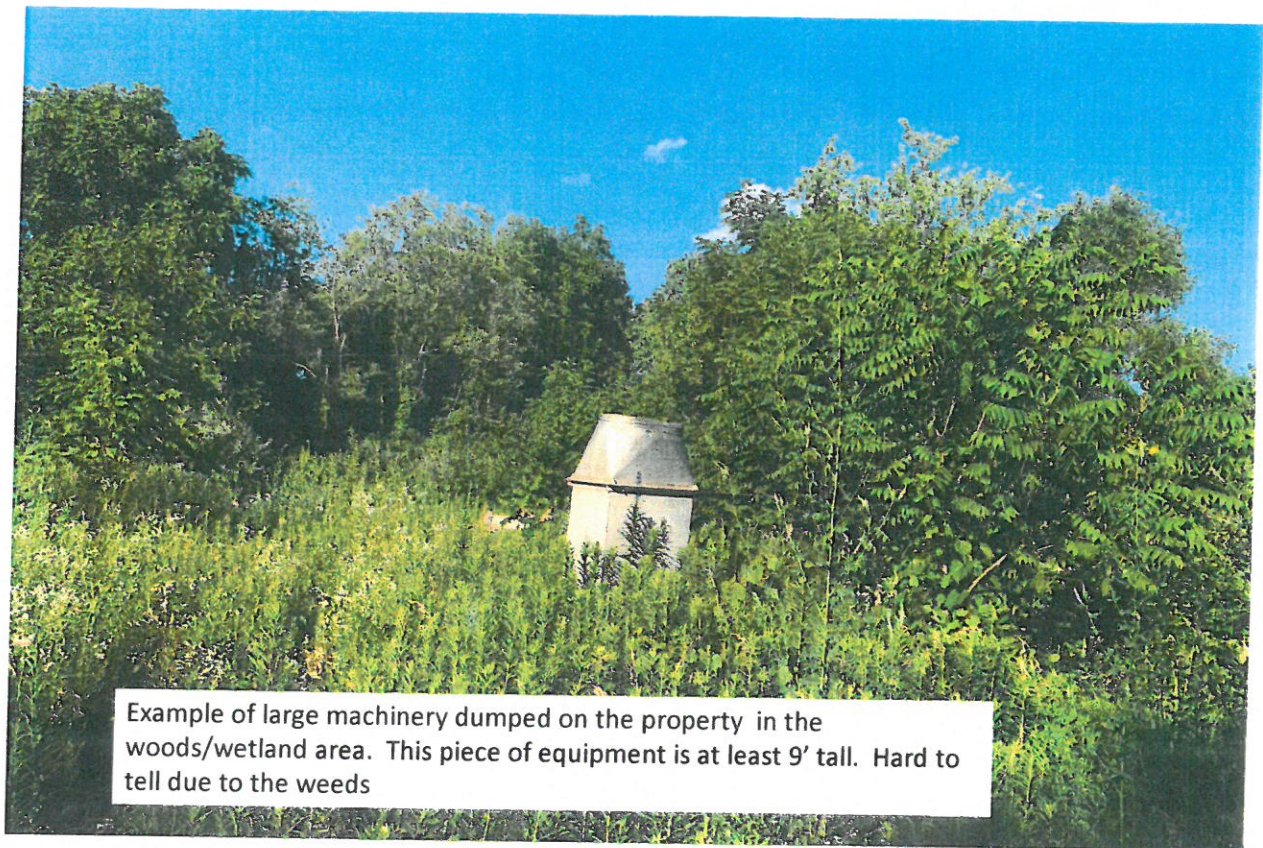
Joe and Kellie Mainolfi
[REDACTED]
[REDACTED]



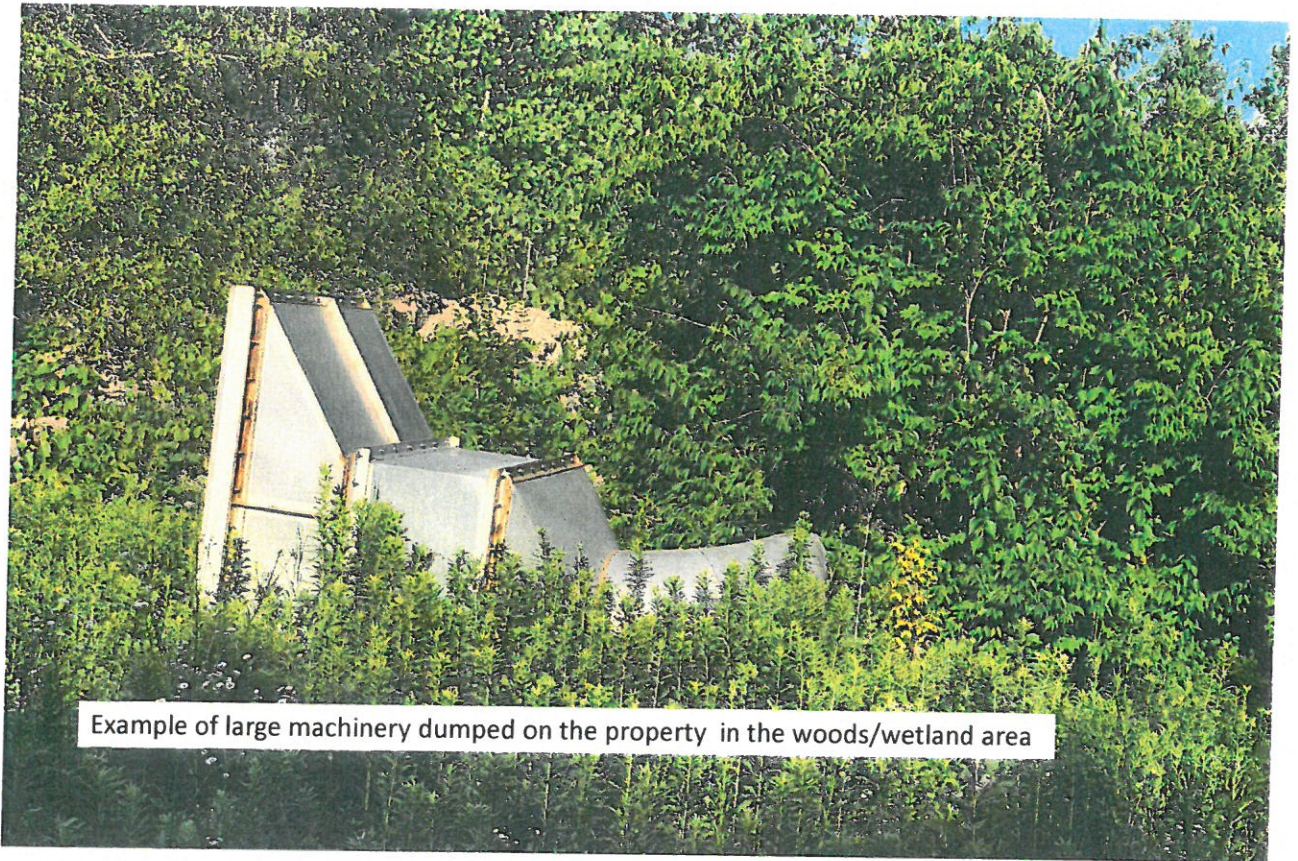
Example of large machinery dumped on the property in the woods/wetland area



Example of large machinery dumped on the property in the woods/wetland area



Example of large machinery dumped on the property in the woods/wetland area. This piece of equipment is at least 9' tall. Hard to tell due to the weeds





Example of large machinery dumped on the property in the woods/wetland area

Example of a stripped down semi tractor dumped in the in the woods/wetland area. Semi has tanks and other components containing toxic fluids, diesel. trans fluid etc. This vehicle is approximate 650 feet from my well for drinking water.





6 ½ semi tractors partial stripped for parts. Assumption is being stored for part take offs to repair other trucks. Hard to tell in this picture, but these trucks are missing many parts, they are not here for repair. These trucks don't appear to have license plates. Mr Kubuik's statement that they come and go is not true, at least for these 6 vehicles. *Where will their frames go once mostly stripped?*

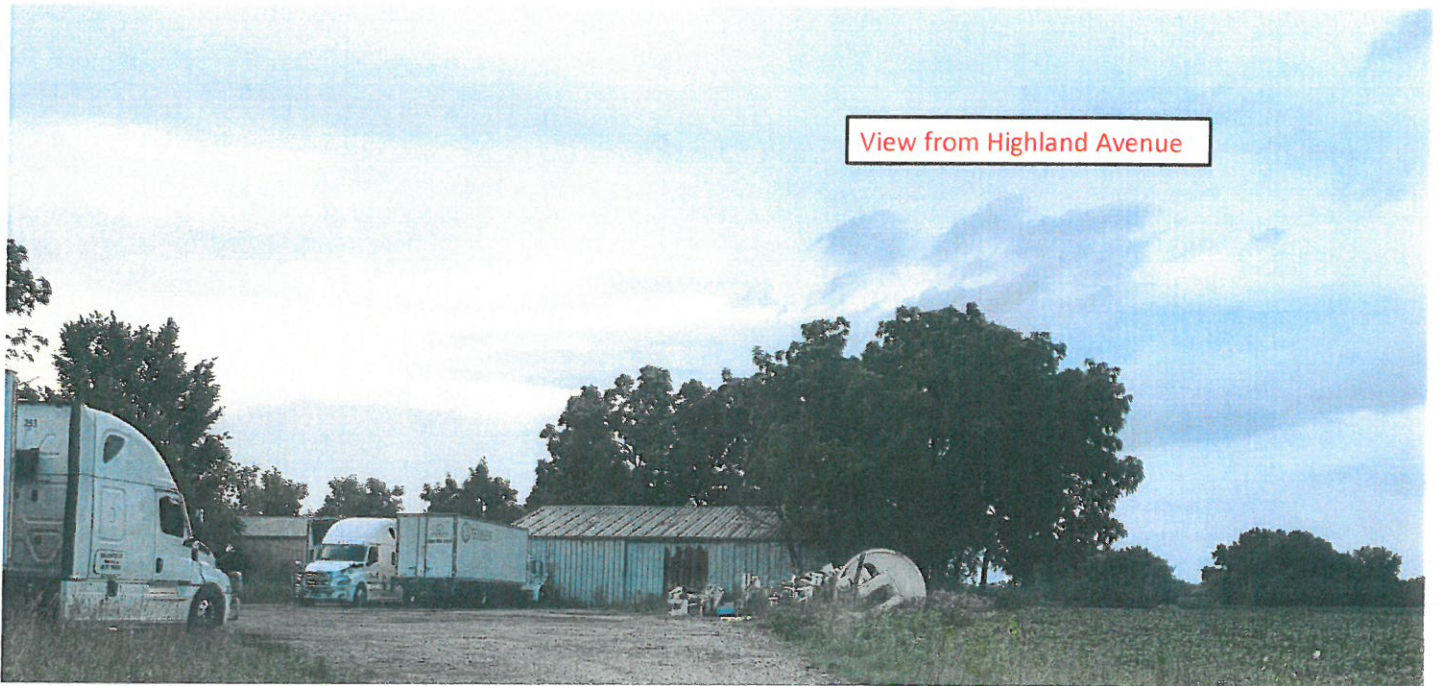


Piles of tires and garbage.
(mosquitoes abatement)

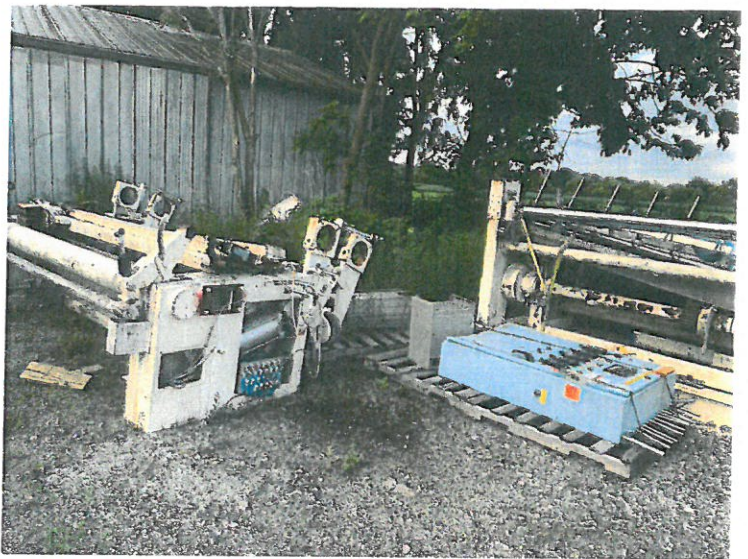
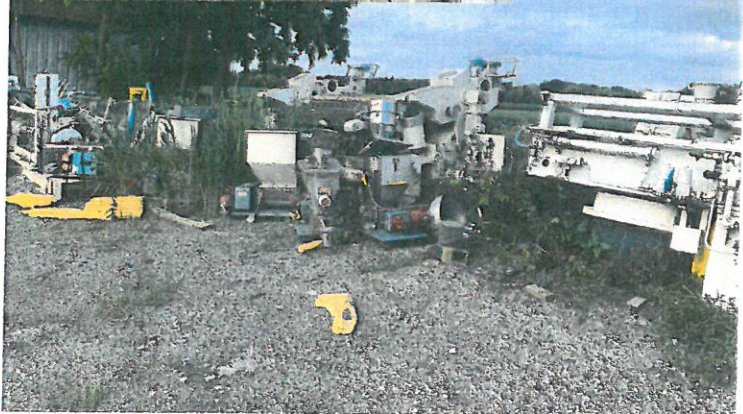


Retention pond used for burning garbage

These pictures are examples of Mr. Pakhnyuk's business practices. Clearly evidence that he is not a good steward of his current property, *why would the expansion prove to be any different?*



Large Machinery decaying in the yard.

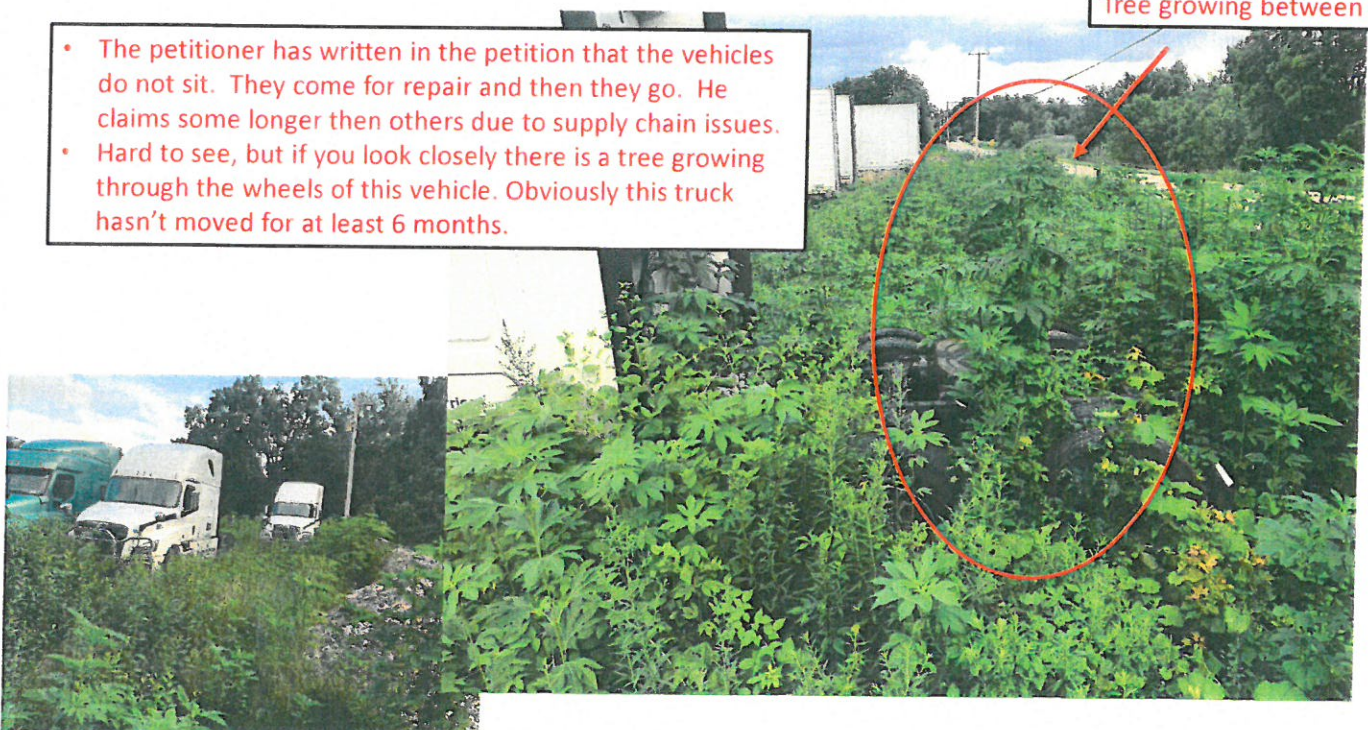




- The petitioner has written in the petition that the vehicles do not sit. They come for repair and then they go. He claims some longer than others due to supply chain issues.
- These vehicles don't appear to have current registration.

- The petitioner has written in the petition that the vehicles do not sit. They come for repair and then they go. He claims some longer than others due to supply chain issues.
- Hard to see, but if you look closely there is a tree growing through the wheels of this vehicle. Obviously this truck hasn't moved for at least 6 months.

Tree growing between wheels





- The petitioner claimed that the trucks would not be sitting in the grass and that they would be installing “Permeable Concrete” to protect from fluids (diesel, oil,, hydraulic) from leaching into the ground

Clearly all of these trucks are sitting in the open field obviously for some extended timeframe

Berkhout, Keith

From: Joe Sieczkowski <[REDACTED]>
Sent: Tuesday, August 8, 2023 9:23 AM
To: Berkhout, Keith
Cc: Kelly King
Subject: EX: Zoning Petition #4612
Attachments: Pictures 1.pdf; Pictures 2.pdf; 311464523_10110129644787670_2934493187730801417_n.jpg

Good morning Keith,

I am writing to oppose Zoning Petition #4612. It has come to my attention that the current petition filed does not accurately represent the area, nor the intent for the land, as dumping of materials has already started on the property. This truck repair business could have up to 25 semis parked there waiting for repair or waiting to be picked up. The owner of the land/company has failed to take care of his property and it is only getting worse.

As stated above, this truck repair business could have up to 25 semis parked there waiting for repair or waiting to be picked up. Having trucks come in and out of this business is extremely dangerous for our residents as there has already been one vehicular homicide on this road.

The proposed facility will hurt property values because of the increased truck traffic, noise, diesel odors, and the sight of an incompatible business in the middle of residential areas: Wildwood West, and communities to the north, east & south. The petitioner states he will install "Permeable Concrete" paving to prevent leaching oil etc into the groundwater. Permeable concrete is a block of concrete with a high void content to allow water or air to permeate. Fluids WILL GO THROUGH the pavement.

The Wildwood West subdivision relies on groundwater. If the groundwater gets contaminated then our subdivision will not only drastically lose property value but also can jeopardize short and long term health of those that live in the community including those of our own 3, 6 and 9 year old boys included in the picture attached. We will have been in our house for 2 year this November and we are hoping that Wildwood West, Elgin, and Kane County is our home for the next 20-30 years.

What is the biggest disadvantage of permeable concrete? Disadvantages: Permeable paving is not ideal for high traffic/high speed areas because it has lower load-bearing capacity than conventional pavement. The petitioner's submission is misleading!

The business practices of Mr. Pakhnyuk will continue and will expand with a Zoning approval. I am begging Kane County to not approve the Zoning request. Below are attachments containing further information regarding this petition and pictures.

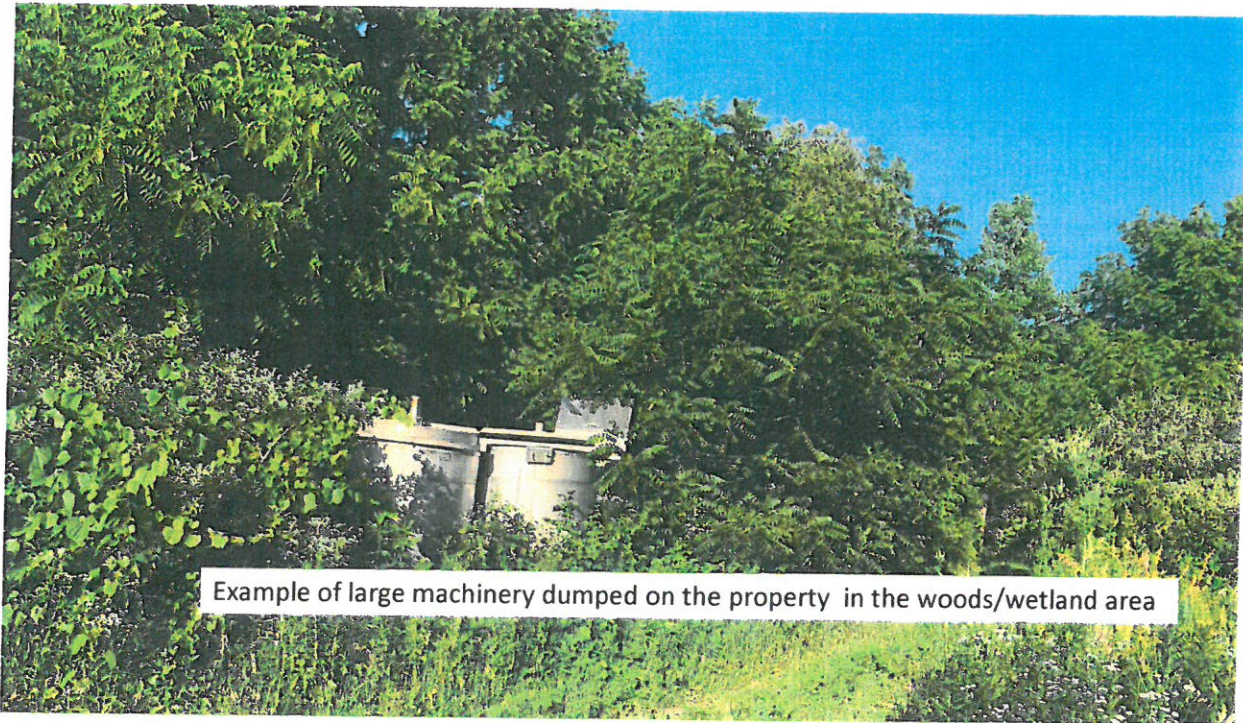
We will not be able to attend the meeting tonight as we have our son's practice taking place but this is extremely important to us. Please share with whomever is part of the ruling regarding this.

Joe and Kelly Sieczkowski

[REDACTED]
[REDACTED]
[REDACTED]



Example of large machinery dumped on the property in the woods/wetland area





Example of large machinery dumped on the property in the woods/wetland area. This piece of equipment is at least 9' tall. Hard to tell due to the weeds





Example of large machinery dumped on the property in the woods/wetland area

Example of a stripped down semi tractor dumped in the in the woods/wetland area. Semi has tanks and other components containing toxic fluids, diesel. trans fluid etc. This vehicle is approximate 650 feet from my well for drinking water.





6 ½ semi tractors partial stripped for parts. Assumption is being stored for part take offs to repair other trucks. Hard to tell in this picture, but these trucks are missing many parts, they are not here for repair. These trucks don't appear to have license plates. Mr Kubiuk's statement that they come and go is not true, at least for these 6 vehicles. *Where will their frames go once mostly stripped?*

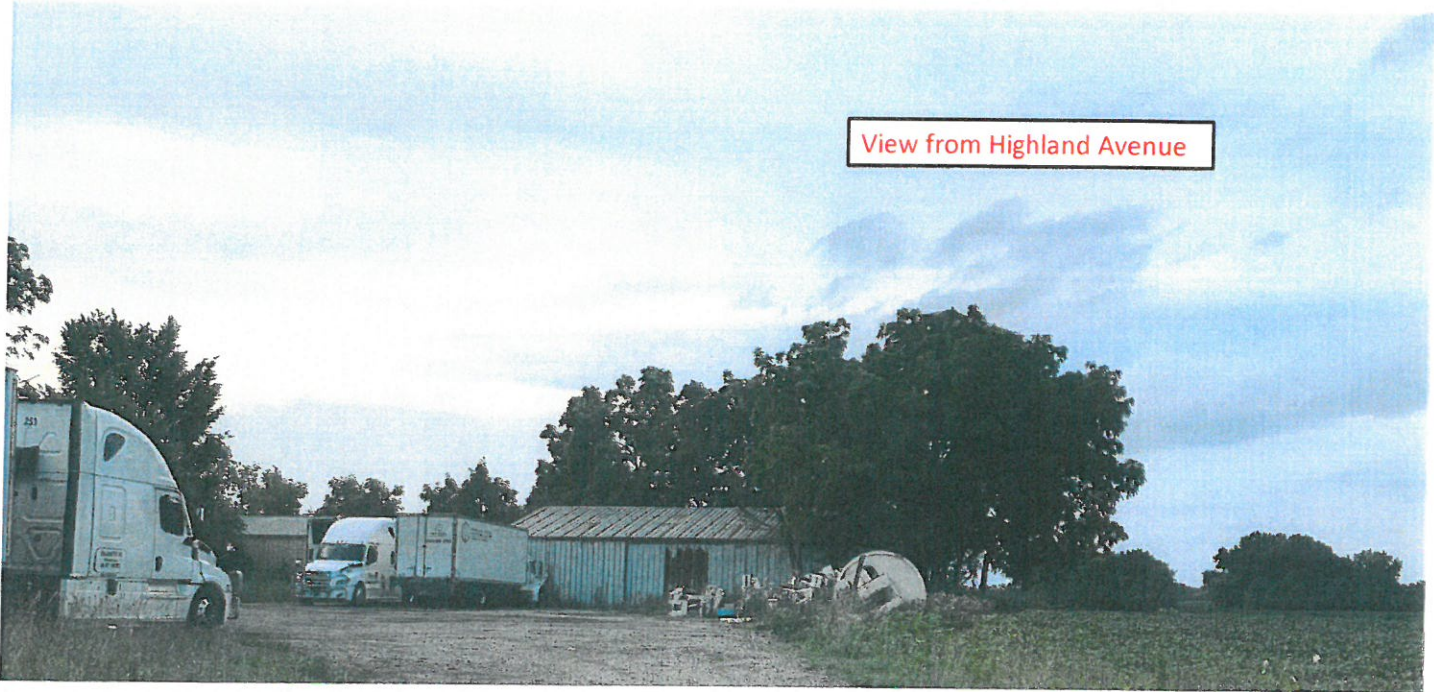


Piles of tires and garbage.
(mosquitoes abatement)

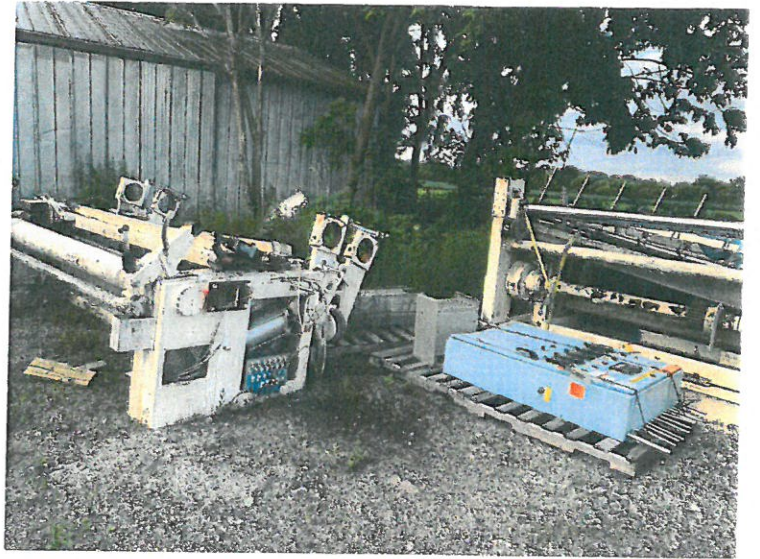
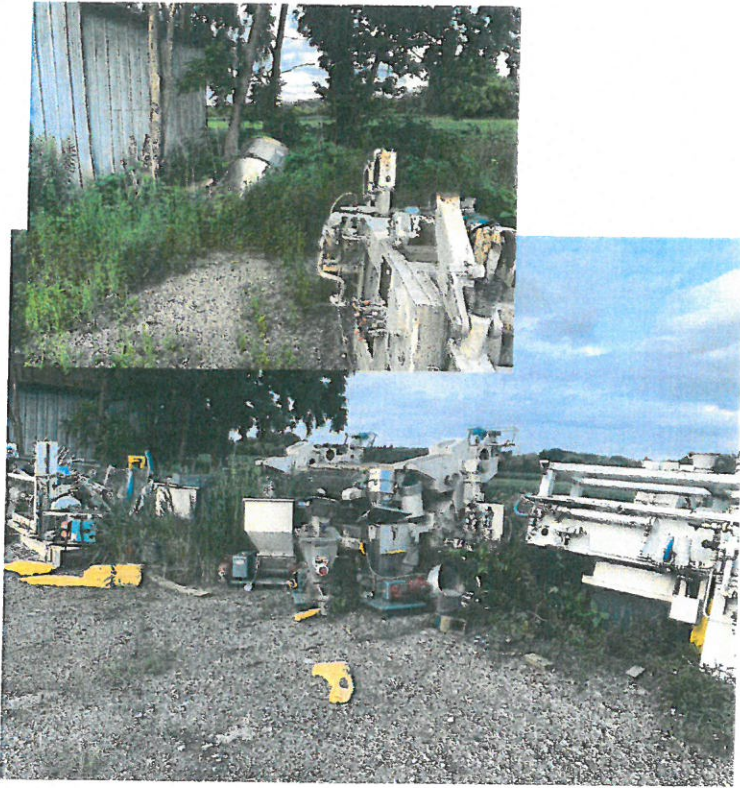


Retention pond used for burning garbage

These pictures are examples of Mr. Pakhnyuk's business practices. Clearly evidence that he is not a good steward of his current property, *why would the expansion prove to be any different?*



Large Machinery decaying in the yard.

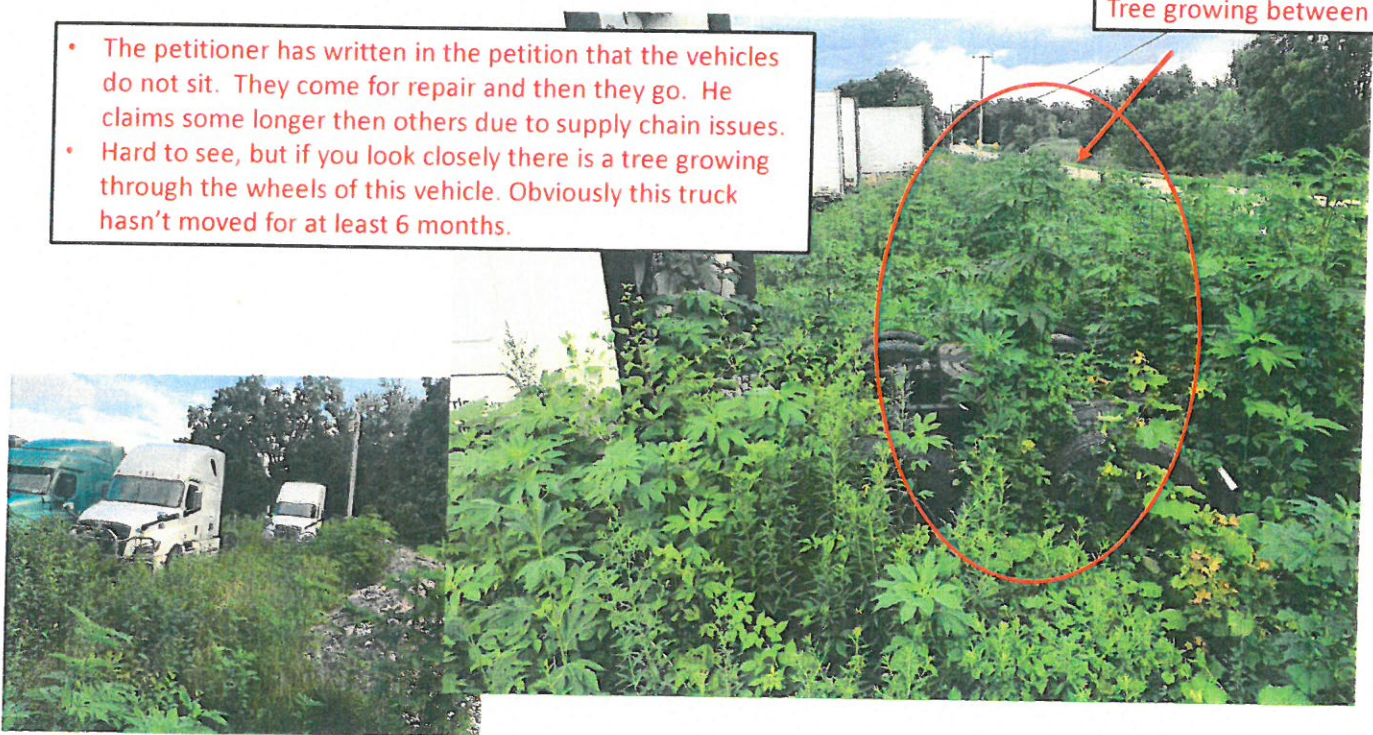




- The petitioner has written in the petition that the vehicles do not sit. They come for repair and then they go. He claims some longer than others due to supply chain issues.
- These vehicles don't appear to have current registration.

- The petitioner has written in the petition that the vehicles do not sit. They come for repair and then they go. He claims some longer than others due to supply chain issues.
- Hard to see, but if you look closely there is a tree growing through the wheels of this vehicle. Obviously this truck hasn't moved for at least 6 months.

Tree growing between wheels





- The petitioner claimed that the trucks would not be sitting in the grass and that they would be installing “Permeable Concrete” to protect from fluids (diesel, oil,, hydraulic) from leaching into the ground

Clearly all of these trucks are sitting in the open field obviously for some extended timeframe