

Berkhout, Keith

From: Patrick Lebeau <[REDACTED]>
Sent: Tuesday, August 1, 2023 7:10 AM
To: Berkhout, Keith
Subject: EX: Concerns regarding Zoning Petition #4612

Hello,

I'm a Highland Woods resident, my family lives right near Combs and Highland, and I have been told that there are plans to have a semi truck repair business placed in the area.

I wanted to voice my concerns and let it be known that this is a terrible idea to have the zoning changed. The area is rapidly changing and can barely support the increased residential traffic. Combs and Highland are single lane roads that are not equipped to handle increased semi-truck traffic. There are a lack of street lights, turn lanes, traffic lights, not to mention that the speed limit would have to be reduced.

Combs and Lake Street can barely handle all the new cars coming through, there are accidents daily from that lack of lane and traffic light support. Combs and Big Timber is another problematic area, sending more trucks through there would cause a log jam.

Please think about how the area is transforming to support all of the new Elgin residents. Highland woods is one of the few roads that allows us to get to Elgin/Randall road without having to deal with semi-truck traffic.

Thanks for your time.

Patrick LeBeau
[REDACTED]
[REDACTED]

Berkhout, Keith

From: Jestina Lent [REDACTED]
Sent: Tuesday, August 1, 2023 1:25 PM
To: Berkhout, Keith
Subject: EX: Truck repair concerns

Hello Keith,

My name is Jestina and I am a resident of Highland woods. My husband, dog, and I moved to this beautiful growing community because it was the perfect place to raise kids. We just had our first 5 months ago and so far she has many potential friends to look forward to playing with.

Despite it being a growing community, it is also located in such a peaceful environment. I am from the country and I believe this is as country as it can be at the moment.

The truck repair shop will change the entire dynamic of this wonderful area.

I am unsure how educated you or others are about this area, the roads, or semi trucks overall but I have done my research prior to this email.

I can state the obvious. Our roads are small back roads so they are already congested. There are pot holes to be tended to on most occasions and when there is construction going on, the traffic is outrageous. The stop light at highland and Coombs isn't a big area to have semis parked at. Thinking about it, I believe it could be quite dangerous. There are no lights going down highland so it gets very dark at night. Imagine all the trucks blocking a view of driving because they are possibly parked on the side of the road.

Trucks are 20-40 ft long and if there's a potential 25 trucks, that's 500-1000ft of space. Yes, you may know the math, but my reason to mention that is this:

Studies have shown that children who live within approx 250-300 ft of highways are more likely to get asthma. Here we are a community full of children and potential asthma! How can someone approve that knowing it can harm children. I have a daughter so I'm thinking of the bigger picture.

People are so money hungry they don't care about the facts.

Diesel exhaust pollutes the clean air. People come to the suburbs to get away from the horrible city air and here we are- fighting so we don't live next to it.

Besides the safety issues, road damage, and traffic congestion, there's also chemical hazards that can go into the ground and near these communities. It already looks like a dumping ground so what harmful materials are already there?

Trucks leak oil and possibly battery fluid. This is a huge liability. My dad drank water in the military which caused him tumors and they are going through a lawsuit. If things happen throughout the years here, do you not believe this could also be a potential law suit when people are knowingly allowing something so harmful to be right next to us?

I always look at the bigger picture of everything and this is a horrible idea and I hope you can agree with it. Thank you for allowing me to voice my concerns; I hope you hear it.

-Jestina

Berkhout, Keith

From: Ryan Keeton <[REDACTED]>
Sent: Monday, July 24, 2023 12:36 PM
To: Berkhout, Keith
Subject: EX: Against Petition #4612

Hello

I wasn't sure if my last email was acknowledged or not but I'm stressing my opposition to this proposal.

There are several concerns associated with this proposed expansion:

- **Additional truck traffic:** The current business already poses a safety hazard on Highland due to truck traffic. The expansion would likely exacerbate this issue.
- **Environmental impact:** There is a risk of destroying wetlands, which could potentially affect our water supply, due to chemicals from poorly maintained trucks.
- **Increased noise:** Refrigeration units and diesel engines running all night, particularly in winter due to cold diesel starts, would contribute to noise pollution in the area.
- **Poor business practices and housekeeping:** The current business exhibits inadequate practices, including the dumping of junk trucks, tires, cargo containers, and equipment in the wetlands. The proposed expansion could worsen this situation, creating a significant eyesore and negatively impacting property values in the area.

Thank you

Ryan keeton

Sent from my iPhone

> On Jul 21, 2023, at 9:41 AM, Ryan Keeton <ryan.keeton1@gmail.com> wrote:
>
> Hi
>
> My name is Ryan Keeton and I live in Highland woods. I'm strongly opposed to the building and semi parking at the corner of Coombs and highland. The roads are not designed or big enough for something like this. The noise and increased traffic among that intersection will cause headaches and more congestion to an already busy area. People in regular cars/suvs make this stop dangerous and school buses go through here. With proposed semi trucks now this will only exacerbate the issue. There's already a place just like this further west on highland and it's a disaster. Now they want to put this near homes with children. When you pay so much in taxes already, I doubt anyone wants to stare at 20-30 semis sitting in one place.
>
> They are already dumping waste and burning in this lot with no regards to what's going in the air around neighborhoods.
>
> I strongly reject this proposal and as a tax payer feel that we need to be allowed a say. There are plenty other areas not around children and neighborhoods they can put this.
>
> Sincerely
>
> Ryan Keeton

[Redacted]

>

> Sent from my iPhone

44

Berkhout, Keith

From: Pete Menza <[REDACTED]>
Sent: Thursday, July 20, 2023 4:36 PM
To: Berkhout, Keith
Subject: EX: Coombs and Highland

Hello Mr. Berkout, my name is Pete Menza I live in Highland Woods in the Reddington area. I'm writing you with my concerns about the proposed truck repair at the above corner. It is already a very busy corner, especially in early mornings and late afternoons. With semi trucks trying to enter and leave this area it will for sure make things more dangerous at that intersection. Hopefully you can see all the area's concerns about this company coming in. Thank you for listening to my concerns Pete Menza

Berkhout, Keith

From: Despina Karas <[REDACTED]>
Sent: Thursday, July 20, 2023 4:39 PM
To: Berkhout, Keith
Subject: EX: Zoning Petition 4612

Hello,

I have read and heard about this petition for zoning changes and as a resident of highland woods on the southeast corner of the neighborhood (gallant fox drive cul de sac at corner of highland avenue and coombs road) i oppose the approval of this petition 4612. Thank you for your time.

--

Despina Karas
resident of Highland Woods, Meadows Edge neighborhood

Berkhout, Keith

From: Lucy Benigno [REDACTED]
Sent: Thursday, July 20, 2023 4:52 PM
To: Berkhout, Keith
Subject: EX: We appose Zoning Petition #4612

> Hello,
>
> We recently built our home in Highland woods in 2022. We honestly love our community here. We've made so many friends with new families that have kids our sons age. Our son will be starting kindergarten with 6 kids on our block alone. I can only imagine how many in our actual subdivision. We feel safe and comfortable here. We enjoy walking the paths in the entire community and getting familiar with all the new and older residents. Before building here, we drove this subdivision early morning, mid morning, afternoon, late afternoon, early night, late night and in the middle of the night to make sure this is where we wanted to lay our heads at night and build our family. With the newly idea of a semi truck stop repair potentially being there would change a lot for us. Safety, loud noise, random people walking in our subdivision, debris and a sloppy look to a newer and upcoming community. I hope this decision gets looked into further and a better decision is made.
>
> Thank you,
> Lucy Patton
>
> Sent from my iPhone

Berkhout, Keith

From: Tony Patton <[REDACTED]>
Sent: Thursday, July 20, 2023 4:55 PM
To: Berkhout, Keith
Subject: EX: We appose Zoning Petition #4612

Hello,

We recently built our home in Highland woods in 2022. We honestly love our community here. We've made so many friends with new families that have kids our sons age. Our son will be starting kindergarten with 6 kids on our block alone. I can only imagine how many in our actual subdivision. We feel safe and comfortable here. We enjoy walking the paths in the entire community and getting familiar with all the new and older residents. Before building here, we drove this subdivision early morning, mid morning, afternoon, late afternoon, early night, late night and in the middle of the night to make sure this is where we wanted to lay our heads at night and build our family. With the newly idea of a semi truck stop repair potentially being there would change a lot for us. Safety, loud noise, random people walking in our subdivision, debris and a sloppy look to a newer and upcoming community. I hope this decision gets looked into further and a better decision is made.

Thank you,
Tony Patton

Tony

Berkhout, Keith

From: Katie Wuchte <[REDACTED]>
Sent: Thursday, July 20, 2023 4:59 PM
To: Berkhout, Keith
Subject: EX: Zoning Petition #4612

Keith,

I am resident in highland woods and my husband and I do not wish to have the semi trucks parked in this area.

Sent from my iPhone

Berkhout, Keith

From: M Isola <[REDACTED]>
Sent: Thursday, July 20, 2023 5:08 PM
To: Berkhout, Keith
Subject: EX: Zoning Petition #4612

I m wrong as a resident of Highland Woods and would like you to deny the request of allowing the zoning change. Thank you.

Michelle Isola

Berkhout, Keith

From: Matt Kraft <[REDACTED]>
Sent: Thursday, July 20, 2023 5:09 PM
To: Berkhout, Keith
Subject: EX: Zoning Petition #4612 -concerned Highlandwoods resident.

To whom it may concern,

I am writing this email to notify that I, as a resident of Highlandwoods, neighboring residents to the proposed semi-truck repair lot, am displeased with the request to change zoning to allow for this. This would undoubtedly bring unwanted traffic to our residential area. I know I speak for much of the neighborhood when I say please consider declining this request to re-zone this land and allow us to maintain the residual space we live in.

Thank you for your consideration in this matter,

Matt Kraft
[REDACTED]

Berkhout, Keith

From: Jessica Kent [REDACTED]
Sent: Thursday, July 20, 2023 5:13 PM
To: Berkhout, Keith
Subject: EX: Oppose to Zoning Petition #4612

Dear Mr. Berkhout,

As a resident of Highland Woods my neighbors and I strongly oppose to zoning petition #4612.

There are several concerns associated with this proposed expansion:

- **Additional truck traffic:** The current business already poses a safety hazard on Highland due to truck traffic. The expansion would likely exacerbate this issue and further damage our residential roads which already are in disrepair.
- **Environmental impact:** There is a risk of destroying wetlands, which could potentially affect our water supply, due to chemicals from poorly maintained trucks.
- **Increased noise:** Refrigeration units and diesel engines running all night, particularly in winter due to cold diesel starts, would contribute to noise pollution in the area.
- **Poor business practices and housekeeping:** The current business exhibits inadequate practices, including the dumping of junk trucks, tires, cargo containers, and equipment in the wetlands. The proposed expansion could worsen this situation, creating a significant eyesore and negatively impacting property values in the area.

Our neighborhood and those neighborhoods surrounding deserve better than the already existing poor business let alone its expansion. Please do not approve the permit.

Jessica Kent

Sent from my iPhone

Berkhout, Keith

From: Nick <[REDACTED]>
Sent: Thursday, July 20, 2023 5:52 PM
To: Berkhour, Keith
Subject: EX: Zoning Petition #4612

Dear Mr. Berkhour,

My name is Nicholas Rusz and my family and I live at [REDACTED]. We are across the street from the corner of Coombs and Highland Ave in Elgin. We are located in the Highland Woods subdivision. We are aware of the petition being filed for zoning change and we believe the owner is not being truthful in regards to the potential use of the land. As a community, our neighbors deserve better. We do not condone this type of misleading information from the owner, and are upset that his plans will change our way of living. We have small children playing in our yards and we enjoy the quiet neighborhood currently. If we have semi trucks coming and going, and being repaired- we feel this could be detrimental for our family. The amount of extra traffic, extra exhaust fumes, and extra safety risks that come along with this type of business is not appropriate for the land in question. Noise pollution alone will cause a real issue for us, as the business will be expanding, and closer in proximity to our residence. Please share our disapproval for this petition.

Best Regards,
Nicholas Rusz
[REDACTED]

Berkhout, Keith

From: Maryam Rauf [REDACTED]
Sent: Thursday, July 20, 2023 6:08 PM
To: Berkhout, Keith
Subject: EX: Zoning request 4612

Good afternoon,

I just wanted to voice my/our family's opposition to the zoning petition request 4612. Thank you

Maryam Rauf

Berkhout, Keith

From: Roseann Remick <[REDACTED]>
Sent: Thursday, July 20, 2023 6:18 PM
To: Berkhout, Keith
Subject: EX: Zoning change

I understand someone has purchased the property on Highland and Coombs and wants use it for semi trucks parking and repairs!

We feel this is not a good decision. I for one would not like looking at those trucks every time I go in and out of my subdivision.

Please don't allow this to happen!

Sent from my iPhone

Berkhout, Keith

From: Craig Garrigus <[REDACTED]>
Sent: Thursday, July 20, 2023 7:08 PM
To: Berkhout, Keith
Subject: EX: Truck stop

Absolutely a no.

Noise. Area value goes down

Traffic already bad. School busses endangered.

Danger to traffic with trucks coming and going

Damage to streets

Craig Garrigus

[Sent from AT&T Yahoo Mail on Android](#)

Berkhout, Keith

From: Doug Oliphant <[REDACTED]>
Sent: Thursday, July 20, 2023 7:17 PM
To: Berkhout, Keith
Subject: EX: Kane County Zoning Petition #4612

Hi Keith,

My name is Doug Oliphant and I live at [REDACTED]

I am writing today to oppose the zoning petition to build a semi repair shop at the northwest corner of Coombs Road and Highland Avenue, located in Kane County.

The heavy weighted traffic will further deteriorate Coombs road, which has a stretch of road going south of Highland Avenue that is currently in poor condition to begin with. Let alone the traffic noise that will be created within a heavy residential area.

Please advise if you require any additional information to ensure my objection is noted.

Thank you,
Doug

[REDACTED]

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Berkhout, Keith

From: shyam kumar <[REDACTED]>
Sent: Thursday, July 20, 2023 8:16 PM
To: Berkhout, Keith
Cc: Swapna Mylavarapu
Subject: EX: We appose Zoning Petition #4612

We appose Zoning Petition #4612

Regards
Syam kumar
[REDACTED]

Berkhout, Keith

From: Ryan Keeton <[REDACTED]>
Sent: Friday, July 21, 2023 9:41 AM
To: Berkhout, Keith
Subject: EX: Petition #4612

Hi

My name is Ryan Keeton and I live in Highland woods. I'm strongly opposed to the building and semi parking at the corner of Coombs and highland. The roads are not designed or big enough for something like this. The noise and increased traffic among that intersection will cause headaches and more congestion to an already busy area. People in regular cars/suvs make this stop dangerous and school buses go through here. With proposed semi trucks now this will only exacerbate the issue. There's already a place just like this further west on highland and it's a disaster. Now they want to put this near homes with children. When you pay so much in taxes already, I doubt anyone wants to stare at 20-30 semis sitting in one place.

They are already dumping waste and burning in this lot with no regards to what's going in the air around neighborhoods.

I strongly reject this proposal and as a tax payer feel that we need to be allowed a say. There are plenty other areas not around children and neighborhoods they can put this.

Sincerely

Ryan Keeton
[REDACTED]
[REDACTED]

Sent from my iPhone

Berkhout, Keith

From: Donna Fiedler [REDACTED]
Sent: Friday, July 21, 2023 10:44 AM
To: Berkhout, Keith
Subject: EX: Proposed Semi-Truck Repair Business

Good Morning Keith,

My name is Donna Fiedler and I live in Highland Woods, Elgin. We've recently become aware of a petition to change zoning on the northwest corner of Highland Blvd and Coombs Road for a semi-truck repair business. I would like to formally put forth an argument to NOT allow that type of zoning change.

We had this same type of circumstance come up in 2012 for the exact plot of land. I'm afraid I don't have my notes on all the details from that time; however, I can tell you that from the perspective of the Kane County Division of Transportation, this was a big problem. Due to the roads leading up to this property NOT being conducive to semi-truck continuous weight and use. Roads would require not only regular maintenance to maintain such tonnage, but the current shoulders along both roads would have to be redone to also accommodate such regular use by semi-trucks, as they were not considered to be legal width to accommodate such vehicles.

Of course, the bigger issue in the eyes of ALL the residents that live along and near this intersection are extremely concerned about those types of semi-trucks coming through on a regular basis and bringing their noise, pollution and their brake-checking, etc.

This corner is located primarily among residential areas. Would you like a semi-truck repair business next door to your home and family? My assumption is that you would not. Neither do we!

Honestly, if Kane County wanted to do right by their constituents, they would actually rezone that area for residential and allow any number of builders who I'm sure would be VERY interested in building out that area. Not to mention the multiple property taxes that could be collected for that area vs one business.

One other fact that may be helpful in understanding the character of the person filing for the petition: he does not live at 3699 Peregrine Way. He may have rented at one time; however, I don't think he ever owned it and that home has not had renters for some time and is now owned by another family. Just thought this may be important considering that there might be other information that this petitioner may not be forthcoming with, as well.

Please consider all the families living near this intersection and the impact such a business would have on all of us.

I greatly appreciate our consideration,

Donna Fiedler
[REDACTED]

Berkhout, Keith

From: Christina Moses <[REDACTED]>
Sent: Friday, July 21, 2023 10:50 AM
To: Berkhout, Keith
Subject: EX: Zoning Petition #4612

Mr. Berkhout,

As a concerned resident of Highland Woods, I am writing to express my strong opposition to the proposed zoning change for the vacant lot on the Northwest corner of Highland & Coombs, which aims to establish a semi-truck repair business.

The significance of this issue cannot be overstated, as it directly impacts the character and harmony of our cherished community. I urge you, to carefully consider the implications of granting this zoning change and its potential consequences for our neighborhood and town.

At present, the area residents and the Highland Woods Homeowners Association have raised serious concerns about the veracity of the zoning petition. It is apparent that the true intent for the land is not accurately represented, as dumping activities have already been observed on the property. Should this zoning change be approved, up to 25 semis could be parked at the location, leading to material dumping and an increase in truck traffic.

A number of valid arguments have been put forward by residents who regularly deal with truck repair businesses. Such establishments are known to be disruptive, generating noise and obnoxiousness. Furthermore, they often result in **grounds contaminated with oil, differential fluid, and anti-freeze** which I strongly oppose the poor treatment of the earth and our soil/water.

Additionally, it is crucial to acknowledge that there is already a truck repair shop a mere few blocks west of Highland which are not well maintained, so why would we extend this business owners land when he doesn't respect it today?

In light of these concerns, I respectfully request that the board give careful consideration to the following points:

1. **Community Voice:** As representatives of the community, please listen to the collective voice of the residents who vehemently oppose the zoning change. Our quality of life and the integrity of our neighborhood are at stake as well as the safety of our children riding their bikes and school buses on their way to school daily.
2. **Environmental Impact:** Consider the potential environmental hazards that may arise from a semi-truck repair business, including noise pollution and the improper disposal of hazardous materials.
3. **Property Values:** The establishment of such a business may lead to a decline in property values for the surrounding residential areas, impacting the financial well-being of homeowners.
4. **Traffic Congestion:** Evaluate the impact on local traffic conditions, particularly considering the potential for an increase in heavy truck movement in the area.
5. **Alternative Land Use:** Encourage exploring more suitable land use options that align with the vision and character of our community.

In conclusion, I implore the board to carefully weigh the concerns raised by residents and make a decision that preserves the essence of our neighborhood and also what Elgin is working so hard at building. Denying the zoning change for the

proposed semi-truck repair business would signify your commitment to the well-being of our community, environment and its residents.

Thank you for your time and attention to this matter. Your decision holds the key to safeguarding the future of this area, and I trust that you will consider the voices of the people you serve.

--

Christina Moses



Berkhout, Keith

From: Michelle O'Brien <[REDACTED]>
Sent: Friday, July 21, 2023 12:22 PM
To: Berkhout, Keith
Subject: EX: Zoning Petition #4612

Hi Keith,

I'm reaching out about Zoning Petition #4612, the rezoning change for the empty lot on the Northwest corner of Highland & Coombs. As a resident of Highland Woods, I am very concerned about this zoning change and how it would impact Highland Woods with the material dumping and truck traffic. With three neighborhoods right around this intersection, there is bus traffic and children walking which is a major safety concern with semi traffic. A child was unfortunately killed there last year.

Secondly, these roads aren't big enough. They don't have wide shoulders and aren't set up for semi traffic. The bridge on Highland was already shut down for months last year for repair.

Lastly, I'm also concerned about the increase in traffic the likeliness of semis cutting through our neighborhood which is very concerning to our roads and safety.

Please reach out with any questions, but I hope you take these concerns into consideration.

Best,
Michelle O'Brien

Berkhout, Keith

From: Sarah Ferreira [REDACTED]
Sent: Friday, July 21, 2023 12:28 PM
To: Berkhout, Keith
Subject: EX: Petition 4612

Mr Berhout,

I am writing to STRONGLY urge you to not allow this Zoning! It is across from a major subdivision Highland Woods- I live in the street parallel to this we are a community filled with children! We have moved out to Kane Co to be away from the commercial areas and avoid the loud and environmental items this rezoning would bring.

If this is passed you will have strongly changed the county suburb suburban community we have build here for the last 13 years!

Thank you for your time.

Resident at
[REDACTED]
[REDACTED]

Sarah Ferreira

Sent from my iPhone

Berkhout, Keith

From: Shelby Vazquez <[REDACTED]>
Sent: Friday, July 21, 2023 12:55 PM
To: Berkhout, Keith
Subject: EX: Kane County Zoning Dept regarding Zoning Petition #4612

Dear Keith,

I hope this email finds you well. I am writing to express my strong opposition to the recent zoning petition for the proposed "Warehouse Storage and Parking" in our community.

As a long-time resident and a passionate advocate for sustainable and responsible urban planning, I firmly believe that this development, if approved, would have detrimental effects on our neighborhood. While I understand the importance of progress and growth, it is crucial that we consider the long-term impact on our community's character, environment, and quality of life.

Here are some of the key concerns that I and many others share:

1. **Increased Traffic Congestion:** The proposed development's potential to attract a higher volume of traffic will undoubtedly lead to congestion in our already strained roadways, impacting the safety and convenience of local residents.
2. **Overcrowding and Density:** This project appears to be an overreach in terms of size and density for our area, potentially causing overcrowding and putting a strain on existing public services and infrastructure.
3. **Environmental Impact:** The environmental consequences of such large-scale construction must be carefully evaluated. We need to protect our green spaces and wildlife habitats from irreversible damage.
4. **Decreased Property Values:** The negative perception of an overbearing development could cause a decline in property values for the neighboring residents.
5. **Noise and Light Pollution:** The proposed development may lead to increased noise and light pollution, disturbing the peaceful ambiance that makes our community special.

I kindly request that you take our concerns into serious consideration during the zoning petition review process. Our community thrives on its unique character and strong sense of unity, and I believe this development threatens to undermine these qualities.

I urge you to reconsider the merits of this zoning petition and prioritize the well-being and wishes of the existing residents.

Thank you for your time and attention to this matter.

Sincerely,

Shelby A. Vazquez

Berkhout, Keith

From: David Kaminski <[REDACTED]>
Sent: Friday, July 21, 2023 2:35 PM
To: Berkhout, Keith
Subject: EX: Zoning Petition #4612

Good Afternoon Keith, my name is David Kaminski; as a fellow resident of the Highland Woods Community I'm reaching out in support of the petition to block the zoning request for lot 4612 as a Semi-truck repair business. The detriment it would provide to the community and resulting traffic and degradation to the residential district that such a business would instill; I am completely opposed. As a concerned resident I want to do my part in supporting the community vote to stand against allowing this.

Anything further I can provide or support in any way with the fellow residents I will do my part to prevent this.

Thank you for your time, consideration and feedback.

My Kindest Regards,

David Kaminski
[REDACTED]

Berkhout, Keith

From: Sherida eilrich, [REDACTED] >
Sent: Friday, July 21, 2023 3:30 PM
To: Berkhout, Keith
Subject: EX: Re zoning

Good afternoon. I am reaching out to you in regards to petition 4612 corner of combs Road and Highland Avenue. My household is not in favor of this new rezoning so the new land owner can put semi trucks there to work on/park. Please consider the noise pollution to neighboring communities, excessive traffic, especially on the bridge they just rebuilt, and by looking at his other property he owns, it ends up looking like a junkyard.

We cannot make the meeting, but we vote no to rezoning.

Sherida & Brian Eilrich
[REDACTED]
[REDACTED]

Sent from my iPhone

Berkhout, Keith

From: Daniel OBrien <[REDACTED]>
Sent: Friday, July 21, 2023 5:03 PM
To: Berkhout, Keith
Subject: EX: Zoning Petition #4612

Hi Keith,

I'm reaching out about Zoning Petition #4612, the rezoning change for the empty lot on the Northwest corner of Highland & Coombs. As a resident of Highland Woods, I am very concerned about this zoning change and how it would impact Highland Woods with the material dumping and truck traffic. With three neighborhoods right around this intersection, there is bus traffic and children walking which is a major safety concern with semi traffic. A child was unfortunately killed there last year.

Secondly, these roads aren't big enough. They don't have wide shoulders and aren't set up for semi traffic. The bridge on Highland was already shut down for months last year for repair.

Lastly, I'm also concerned about the increase in traffic the likeliness of semis cutting through our neighborhood which is very concerning to our roads and safety.

Please reach out with any questions, but I hope you take these concerns into consideration.

Best,
DJ

Berkhout, Keith

From: Bethany Lutgen [REDACTED]
Sent: Friday, July 21, 2023 5:47 PM
To: Berkhout, Keith
Subject: EX: We Oppose Zoning Petition #4612

Dear Mr. Berkhout,

This message is concerning the Zoning Petition #4612 for the address located at 39W390 Highland Ave, Elgin, IL. Please DO NOT approve this petition.

As a claim handler working in Latent & Environmental claims I see first hand what having a truck depot located close to a residential area looks like. I can tell you the future health of the land and of the people will not be great. Please take that into consideration and DO NOT APPROVE this petition.

Sincerely,

Beth Lutgen
Resident of the area

Berkhout, Keith

From: Colleen Andreoni <[REDACTED]>
Sent: Friday, July 21, 2023 7:23 PM
To: Berkhout, Keith
Subject: EX: Zoning petition #4612

Dear Mr. Berkhout,

Proposed zoning Petition #4612 is senseless, dangerous, environmentally toxic and a threat to life as many of us who live nearby have become accustomed to.

It is senseless because we are a growing community of FAMILIES – not industrial parks. How can you even imagine placing a facility that will service MANY semi-tractor trailers adjacent to a golf cart community? That makes no sense. Highland Woods is a golf cart community. Golf carts do not travel on Coombs or Highland Avenue but the fact that we are a golf cart community evidences the type of families that live here. The estimates of only a few trucks every day is laughable.

It is dangerous because we have many residents of our community who run and walk on the streets and paths around our homes – this includes on Coombs Road and Highland Avenue. We have long distance runners those who train for marathons who use these roads for their preparation. Often parents will push children in strollers or ride bicycles with and without child seats attached.

It is environmentally toxic because the leakage of toxins from decaying metals, leaking fluids, and degradation of other materials left to rot will get into our soil and our drinking water. Many of our yards border on Highland Avenue and Coombs Road. We have vegetable gardens in our backyards. Decay and leakage into our ground is dangerous. We walk our dogs on these roads, this also exposes our dogs to even more accessible toxins. The photos that have been previously submitted are proof of already neglectful and environmentally unsafe practices, which will only become worse.

The noise level currently is tolerable by many of our residents because we know it is self-limited. It is not that “nobody has complained” as the petition states. The large trucks we see today will no longer be an issue in a year or two when the new home lots in our community are filled. Today our community has seen a moderate increase in large trucks coming and going on Coombs Road and Highland Avenue and within our Highland Woods residential areas. We tolerate the current level of truck traffic because we know this traffic is associated with building new homes. They are building a better, safer, and stronger community for our children and extended families for years to come. This is quite different than having increased commercial truck traffic – and yes, it will be increased traffic, resulting in worsening community safety, lifestyle changes and health risks. That increased trucking will not decrease or stop. I anticipate that it will only get worse.

Many of us moved to Highland Woods to avoid the congestion of more urban and suburban areas. This peaceful community has it's own vibe of calming comfort. Many of us have bird feeders and enjoy sitting in our backyards observing nature, grilling, and socializing. That will all be lost if a semi-truck repair facility is placed across the street from us. There is no doubt that this proposed facility will disrupt the surrounding environment, which is a home for many animals including birds, deer, rabbits, possum, and more. The foliage, trees, bushes, and wildflowers will not be the same. Our aesthetics will be impacted greatly, and in a negative manner.

This will incur additional costs to the homeowners in Highland Woods. Signage not allowing truck traffic will need to be posted at entrances and exits. I have personal experience of truck drivers who miss their turn and then make a turn at the next available street which results in damage to property, streets, and infrastructure. In many cases that next turn the truck driver would make would be into our community. Additional financial burden on our community would be the

reduced value of our homes. I know that I would not buy a home, like my current home, that borders on a street with frequent semi-tractor trailers, and certainly not across the street from a business for these massive trucks.

I urge you to deny this change in zoning and leave the property as it was intended to be.

Sincerely,
Dr. Colleen Andreoni

Dr. Colleen Andreoni, DNP, APRN, ANP-BC, FNP-BC, ENP-C
Board Certified Adult, Family, Emergency Nurse Practitioner

[REDACTED]
PT Assistant Professor Loyola University Chicago

[REDACTED]
Visiting Professor, Chamberlin University

Berkhout, Keith

From: Rothstein Home <[REDACTED]>
Sent: Friday, July 21, 2023 7:28 PM
To: Berkhout, Keith
Subject: EX: Zoning Petition #4612

Hello,

Please do not allow for rezoning to allow a semi repair service here. As a resident where my bedroom is facing Coombs in Highland Woods and already dealing with loud road noise, allowing more heavy duty equipment will only raise that noise, along with tons of other safety concerns.

Its way to close to a continually growing community.

Thank you for considering our opinion

Tom and Amelia Rothstein
[REDACTED]

Berkhout, Keith

From: Carin <[REDACTED]>
Sent: Saturday, July 22, 2023 1:29 PM
To: Berkhout, Keith
Subject: EX: Zoning Petition #4612

Mr. Berkhout:

Zoning Petition 4612 was recently brought to the attention of the residents of Highland Woods and neighboring communities. As a resident of Highland Woods and someone who passes through the intersection of Highland and Coombs Road daily, I have concerns regarding zoning petition 4612 as laid out below.

1. The roads, in their current state, cannot sustain increased truck traffic nor are the roads truly wide enough to accommodate semis.

The intersection of Highland and Coombs roads is very narrow with minimal road shoulder space. Has an assessment been completed to determine what the impact will be on the road and that particular intersection if/when truck traffic increases? Of note, the bridge on Coombs was recently reconstructed this year. Was the construction of this bridge completed with the increased truck traffic from this business in mind? Will the roads and shoulders be widened in order to support vehicles that have larger turning radiuses?

2. The residents have safety concerns. There are large number of children that live in Highland Woods and the surrounding communities that will be impacted by this truck repair facility. What safety measures will be taken to ensure the safety of children, or adults, who choose to walk or ride their bikes along or near Highland or Coombs Roads near the repair facility?

3. Open lots with expensive machinery parked thereon may increase the crime level in the area. Is there a plan to erect large, protective fences around the perimeter of the business?

4. Automotive and truck repair shops have significant amounts of waste runoff and may generate air pollution due to vehicle emissions. What is the true environmental impact of this business?

5. The petitioner states that this truck repair business is not a truck storage facility. However, based on pictures submitted by those in opposition to the petition show that the trucks have been sitting for a long period of time. The petitioner states within the petition filing that the number of trucks parked could from 6 to 20. Will that number increase over time due to increased areas for truck storage?

6. The increase in repair capacity of this truck facility will increase the noise pollution in the area. For those residents with homes closest to the property, has the petitioner submitted any additional information as to how the noise will be minimized from the trucks?

I respectfully request that you consider the emails and calls in opposition of petition 4612 and deny petition 4612.

Thank you,

Carin Cadek
Highland Woods Resident

Berkhout, Keith

From: janellejelliott <[REDACTED]>
Sent: Saturday, July 22, 2023 7:22 PM
To: Berkhout, Keith
Subject: EX: Petition 4612

Dear Mr. Berkhout,

As a resident of Wildwood West subdivision, address [REDACTED] I am strongly hoping that the Kane County Zoning Board will deny petition 4612.

Thank you for considering my sincere request.

Janelle Elliott

Sent from my Samsung Galaxy , an AT&T LTE smartphone

Berkhout, Keith

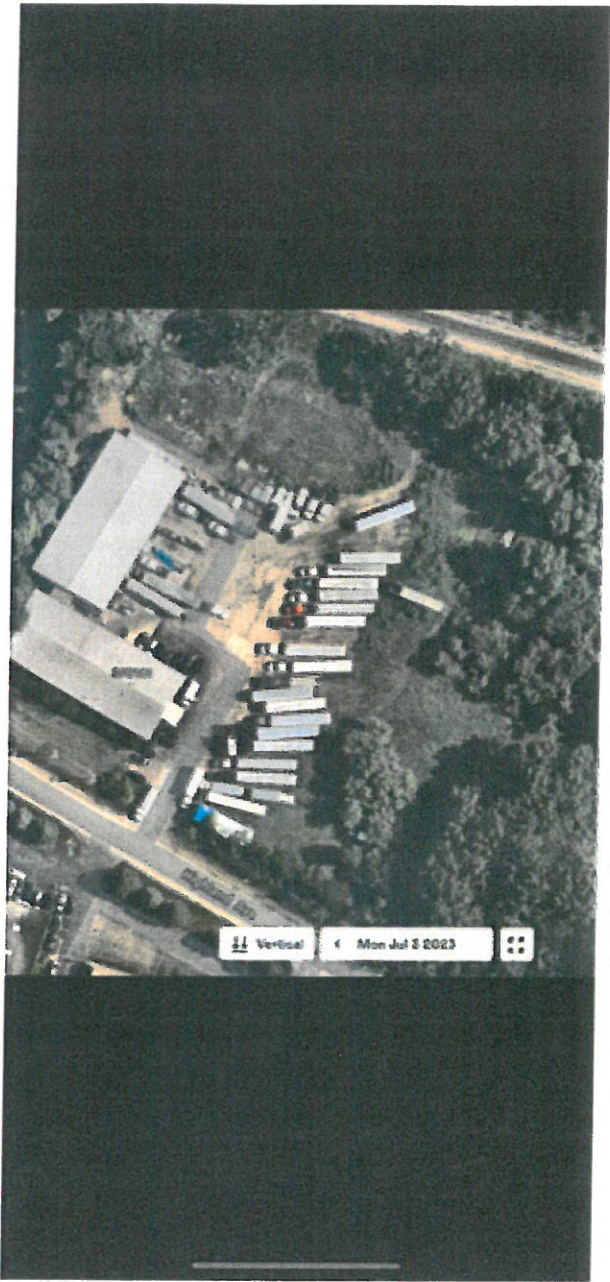
From: jen rusz <[REDACTED]>
Sent: Saturday, July 22, 2023 7:26 PM
To: Berkhout, Keith
Subject: EX: Aerial photos regarding zoning petition #4612

Hello again,

I'm sorry for the additional email- but please see the below pictures that I received from a neighbor of mine in Highland Woods. He wanted me to pass this along to you. The pictures show the owners property from March and July 2023, respectively. Please take notice of how unkept and untidy his area is. If this is how he is now, I can only imagine how it will look like when he has more space to cram additional trucks onto his property. This is very concerning to me and my family. The safety and health of our nearby community is at risk. The roadways and walkways along Highland Ave will be a constant hazard with his additional traffic congestion. Thank you for your time.

Best Regards,
Jennifer Rusz
[REDACTED]





Sent from my iPhone

Berkhout, Keith

From: Lindsay R <[REDACTED]>
Sent: Saturday, July 22, 2023 8:19 PM
To: Berkhout, Keith
Subject: EX: Opposition

Hello Keith,

I would like to express my opposition to the proposed zoning change located at Highland Woods Blvd. and Coombs Rd.

This area of Elgin is surrounded by residential and I don't believe it is a suitable property for a semi-truck repair business. I live in the Highland Woods community and I was drawn to this part of Elgin for its serene surroundings and slightly remote location from the hustle and bustle of city life.

I believe there is no reason that this area should support a business of this nature, with its noise pollution and wear and tear on the 2 lane roads in this location.

I do support small businesses in Kane County, but just cannot justify this location for this specific business and don't see a valid reason to issue a variance.

Thank you for your time,

Lindsay Rodems

Berkhout, Keith

From: Lucas V <[REDACTED]>
Sent: Saturday, July 22, 2023 8:49 PM
To: Berkhout, Keith
Subject: EX: Highland Ave & Coombs Road property rezoning

Dear Mr. Berkout,

There is a proposed zoning change from F1 Farming to B3 Business, with the intention of significantly expanding a Trucking repair business at the intersection of Highland Avenue and Coombs Road. The plan includes adding several additional buildings, establishing significant additional parking for 25 or more Semi Trucks, constructing a new road along the railroad tracks, and potentially creating entrances onto Coombs or Highland.

Myself and the Residents of Highland Woods strongly oppose this rezoning.

There are several concerns associated with this proposed expansion:

- **Additional truck traffic:** The current business already poses a safety hazard on Highland due to truck traffic. The expansion would likely exacerbate this issue.
- **Traffic backups and congestion:** Our children attend school on Highland Avenue at Randall Road. Not only does this put the children of the school at risk, but it also makes the already congested 4-way stop sign intersection at Highland Avenue and Coombs Road even more congested, resulting in backups in all directions. In addition, due to the size of the trucks they would be preparing they will often need to back onto Highland Avenue or Coombs to turn trucks around or rearrange trucks.
- **Environmental impact:** There is a risk of destroying wetlands, which could potentially affect our water supply, due to chemicals from poorly maintained trucks.
- **Increased noise:** Refrigeration units and diesel engines running all night, particularly in winter due to cold diesel starts, would contribute to noise pollution in the area.
- **Poor business practices and housekeeping:** The current business exhibits inadequate practices, including the dumping of junk trucks, tires, cargo containers, and equipment in the wetlands. The proposed expansion could worsen this situation, creating a significant eyesore and negatively impacting property values in the area.

For all these reasons, we are strongly opposed to this rezoning. Thank you for your and we appreciate your consideration in this matter.

--

Lucas VanDeWoestyne, CPA, CGMA
[REDACTED]
[REDACTED]

Berkhout, Keith

From: Amanda Adrian <[REDACTED]>
Sent: Sunday, July 23, 2023 8:18 AM
To: Berkhout, Keith
Subject: EX: Zoning Petition #4612

Hello Mr. Berkhout-

I am a resident in the Highland Woods subdivision and am very concerned about the zoning petition for the potential semi truck repair station on the corner of Coombs and Highland. There are many residents/homes in the immediate surrounding area as well as wetland wildlife areas that would be negatively affected by the dumping, chemicals, noise, traffic, etc. I am absolutely opposed to this zoning change. Thank you for considering.

Amanda Adrian
[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone

Berkhout, Keith

From: LAURIE PETERS [REDACTED]
Sent: Sunday, July 23, 2023 11:21 AM
To: Berkhout, Keith
Cc: Krista Wiesepape
Subject: EX: We oppose Zoning Petition #4612

Keith Berkhout,

As residents of the Wildwood Valley subdivision, we strongly oppose the proposed Zoning Petition #4612, which would allow a semi-truck repair business to open. There are multiple reasons for our opposition:

Increased traffic and decreased visibility, upon entering and exiting our sub entrance, which is extremely close to said location. Leading to increasing difficulty and delay accessing our street, and more potential accidents. There are several subdivisions in the very near vicinity; it is a largely residential area. Coombs and Highland are already heavily trafficked; more semi-truck traffic would put an especially heavier and undue burden on the current load.

Chemical/environmental concerns: We, like many of our neighbors, have a well as our water source. Any chemical run-off (as well as diesel engines running, noise pollution, etc.) from such proposed business could jeopardize water supply & habitat, both for humans and the flora & fauna the makes this area so treasured by and unique to the people who live here. Besides it being a potential eyesore, affecting area appeal & property values.

Thank you for considering all of our concerns; we hope that you deny the petition.

Respectfully,

Dan Burke & Laurie Peters
[REDACTED]

Berkhout, Keith

From: Amelia Hammond <[REDACTED]>
Sent: Monday, July 24, 2023 12:57 PM
To: Berkhout, Keith
Subject: EX: Opposition to coombs and highland project

Hello,

Writhing to express my opposition to the proposed truck repair and storage facility at coombs and highland. The roads cannot handle this kind of traffic, we don't want to have to install traffic lights. We have kids all over these neighborhoods and don't need another accident on coombs (like we had a couple years ago when a child was killed)
We cannot handle the noise on coombs it's not Randall road we should not allow it to become a major road

Thanks
Amelia Rothstein

[Sent from Yahoo Mail on Android](#)

Berkhout, Keith

From: Rachel McNerney <[REDACTED]>
Sent: Monday, July 24, 2023 12:59 PM
To: Berkhout, Keith
Subject: EX: Zoning Petition #4612

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.

Rachel McNerney
[REDACTED]

Berkhout, Keith

From: Kelly Cordes <[REDACTED]>
Sent: Monday, July 24, 2023 2:33 PM
To: Berkhout, Keith
Subject: EX: Truck repair facility proposed for Coombs and Highland

Hi there. I am a resident near the proposed site - my address is [REDACTED] (in Highland Woods development). I wanted to reach out to let you know about my family's opposition to the proposed truck repair facility at the corner of Coombs and Highland Ave.

Our primary concern is that this proposed facility would be dangerously close to a residential area (not just Highland Woods, but also Wildwood West on the other side of Highland). That intersection has no stop light, only a stop sign, which already makes it a bit risky. And I think it's an inherently dangerous intersection because vehicles coming down Coombs going south have to go over a hill at the bridge, and that stop sign very quickly pops up (even if you are familiar with the area). Semi-trucks, or trailers pulling semi-trucks, traveling in that direction over the bridge to the intersection, are in a tougher position to stop so quickly because they have added weight of the truck(s), etc.

In addition, both Coombs and Highland Avenues are one lane going both ways. There is no sidewalk there, so it is known that pedestrians and/or folks on bikes have walk/bike in the street in that area. A year or two ago, one child was killed and the other seriously injured at that intersection for this very reason. Adding semi-truck and trailer traffic at that intersection will certainly make it much more dangerous, and I wonder if some of the trucks will be too wide considering there is very little shoulder space at the side of the road.

I would think that certainly before any facility like this could be considered, the entire intersection should be evaluated, including along both Coombs and Highland extending away from the intersection. It should also be evaluated whether the roads should be widened and a sidewalk installed. Surely, a stop light should be installed before this is even considered. I also wonder whether the trucks and trailers would be allowed to pass over the bridge on Coombs Avenue depending on weight, etc.

In addition, the facility will certainly not fall in line with the standards of either neighborhood that ends at that corner (Highland Woods and Wildwood West developments), and will obviously be an eyesore and drop our property values. It would also cause a lot of engine and other noise, and disturb neighbors in the surrounding areas.

Finally, that intersection already suffers from a good amount of traffic congestion, especially during rush hour, as drivers (not just from our area but other towns) use that intersection to travel a route that avoid Randall Road. I can't imagine this facility would not add to that traffic congestion.

Thank you so much for your consideration!

Kelly & Patrick Cordes

Berkhout, Keith

From: Lorissa Kelly <[REDACTED]>
Sent: Monday, July 24, 2023 3:57 PM
To: Berkhout, Keith
Subject: EX: Petition 4612

Good afternoon Sir:

I am writing you in regards to an upcoming zoning vote in Kane County at the corner of Highland Avenue and Coombs Road.

There are several concerns I have, especially living in the Highland Woods neighborhood across the street from the location. Listed below are the reasons I am in opposition to Zoning #4612:

1. That intersection already extremely dangerous coming from the north on Coombs (over the bridge) or up the hill on Highland from the east. There isn't enough room/notice before the stop signs for some trucks to apply the brakes.
2. One lane road both ways and no stop light make it too dangerous. Also, no sidewalk or shoulder room along road. Teenagers were killed riding scooters there a couple years ago.
3. Are the roads at that intersection even zoned for thru traffic of semi-trucks and trailers of that weight/class?
4. Facility would not fall in line with standards of residential area (both Highland Woods and Wildwood West neighborhoods) and surely decrease our property values (it would essentially be an eye sore.)
5. The facility would produce enough noise that it would disturb the peace in our residential areas.
6. It would contribute to what is already a traffic issue during rush hour as so many vehicles pass that intersection to avoid using Randall Rd.
7. If approved, the trucking company would demolish the forest and destroy the ecology in the area and kill/devastate local wildlife.
8. 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.
9. 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.
10. 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.
11. The bridge on Coombs Road was recently fixed due to issues but still needs to be built to withstand the regular truck traffic coming across the bridge regularly.
12. Increased truck traffic on a school bus route will be a safety concern for the hundreds of kids daily bussing to D301, U46, and D300 schools.

13. Noise associated with semi-trucks, including heavy-duty diesel engines both in driving and idling modes, breaking, etc., would be a nuisance.

14. Diesel odors and fumes will impact the environment at the parks, steps away from this site, and Country Trails Elementary School and Westminster Christian School is located just a couple of blocks away, where hundreds of kids play before, during, and after school.

15. 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. Therefore, creating environmental issues for the surrounding residents.

16. The business proposal/petition is very misleading to the board and full of misinformation.

It is imperative that #4612 not get approved.

Thank you for your consideration.

Respectfully,
Lorissa Kelly-Kellogg

Sent from my iPhone

Berkhout, Keith

From: Erin Voegeli [REDACTED]
Sent: Monday, July 24, 2023 3:58 PM
To: Berkhout, Keith
Subject: EX: Zoning Petition #4612

Good Afternoon, Mr. Berkhout:

I wanted to reach out as a resident of Highland Woods and mother to young children who attend District 301 schools, including Country Trails Elementary School, regarding the recent request to rezone the parcel of property located at Coombs and Highland under Zoning Petition #4612. My husband and I strongly oppose the rezoning of this property for the following reasons:

1. **Safety** – The intersection at Coombs and Highland is a busy intersection given the population in the area. It is often used to bypass both Randall Road and Route 20, as both main roads are overly congested with the increasing growth in the area. Adding semi-trucks to the congestion will make it worse and may cause the semi-trucks to simply take short cuts straight through Highland Woods, going right past Country Trails Elementary School where kids frequently walk to school on a regular basis. Further, both Highland and Coombs are simply not wide enough to accommodate large semi-trucks on a daily, routine basis. Having traveled those roads many times, I often have to move over when a semi-truck or dump truck is coming in the other direction. There are no sidewalks or enough shoulder room to accommodate any pedestrians or bicyclists. This is evidenced by the horrific accident that occurred a couple of years ago where a teenage boy was killed when he was struck by a passing car. When you add daily semi-trucks into the mix, it only increases the danger that motorists and pedestrians will face on a regular basis. In addition, hundreds of kids are being picked up, dropped off, and traveling these roads regularly by school bus. I couldn't imagine sending my child to wait for their bus on Coombs or Highland if this petition was to pass. Kids and semi-trucks don't mix. Finally, these roads are often one of the last to be plowed in the winter in favor of the more main arteries, as it should be. But that causes slick roads, icy build-up, and slippery conditions. These conditions are ideal for overturned and jack-knifed semi-trucks, which only increase the danger to the residents in the area.
2. **Pollution** – Early in my career, I worked in environmental law. There is no concrete, substrate, or other barrier that will prevent an operation of this type from polluting the groundwater at this site. Given the close proximity to neighborhoods and schools, it would most definitely create environmental issues for the surrounding residents. In addition, diesel odors and fumes will frequently impact the environment at the nearby parks and school.
3. **Economic Impact** – As it sits today, this side of Kane County, Elgin, and Pingree Grove is growing and expanding. Developers are looking to build more communities out here, which increases tax revenues for the towns and the County. If properties start to be rezoned in this area for industrial operations that are noisy, unsafe and cause environmental concerns, that will certainly have an impact on the desirability to continue developing the area out here. The intended use has always been residential. Why are we now looking to turn it industrial? There is already a semi-truck repair shop not too far from this site that is more appropriately placed away from neighborhoods and children. There are also plenty of other industrial areas within Kane County that would be more suited for this business. We don't need another one in the middle of residential communities.
4. **Logistics** – The roads today simply are not built to withstand the type of tonnage that would be traveling on them regularly should the petition pass. In 2012, the Kane County Department of Transportation opposed such a business in the area stating as such. Nothing has been done since then to update the roads to accommodate regular use by semi-trucks.

In sum, there are many, many reasons to deny Zoning Petition #4612. As parents, we respectfully request that you keep our children and their safety in your mind as you review the petition. We moved out here to be away from industrial

areas. We wanted fresh, healthy air and a safe neighborhood for the kids to walk to school. We would not have built our home in Highland Woods if a semi-truck repair facility was just outside the neighborhood. We respectfully request that you deny Zoning Petition #4612.

Sincerely,
Erin L. Brewer

[Redacted signature]

Berkhout, Keith

From: Nina Jonsson <[REDACTED]>
Sent: Monday, July 24, 2023 4:25 PM
To: Berkhout, Keith
Subject: EX: I Oppose Zoning Petition #4612

Mr. Berkhout,

I am a resident of Highland Woods and join my fellow neighbors in voicing strong opposition to zoning petition #4612, regarding the conversion of the NW corner of Coombs Rd and Highland Avenue into a Truck repair and parking/storage facility.

This wetland area is smack in the middle of an extensive and growing residential area between Wildwood West/East, Highland Woods, the Burnidge Forest Preserve and the residences along Highland Avenue east of the Coombs/Highland intersection and Pingree Grove to the west. It is inconceivable that the stretch of Highland Avenue west of Coombs Rd is even possibly being considered for further non-residential, industrial and even toxic zoning changes. If anything, the board should be focusing long term on transitioning that area to more residential use to fit with the vast residential areas surrounding it. This is no longer "out in the boonies" - this is prime residential real estate area, and the board's consideration of the above referenced petition makes it abundantly clear that it completely lacks an understanding of this area as it is TODAY, not 20+ years ago!

In my own neighborhood, with the almost 2000 homes developed and continuing to be built in Highland Woods, Kane County is benefitting from a vast property tax revenue source. It is inconceivable that the board would allow the conversion of wetlands right across the street from our neighborhood to a toxic truck repair and parking facility.

The petitioner intends to install "permeable concrete", which by definition will allow seepage into the ground of toxic materials, like diesel fuel, oil, antifreeze, etc..., jeopardizing our neighborhoods' health in the future.

The emissions, noise, traffic and the flat-out eye sore in this beautiful residential area will clearly have a negative impact on our property values, the desirability of our community and therefore Kane County's benefit from property taxes.

The truck traffic will inevitably spill onto our local streets, including Highland Ave east of Coombs, Coombs north of Highland, and possibly through Highland Woods itself, as truck drivers will invariably seek to circumvent the traffic jams on Route 20 during rush hour.

Highland Avenue and Coombs Rd are not built for the increased truck traffic this will generate. There are no shoulders or walkways. Two teenagers were hit, and one tragically died on Highland Avenue in the exact spot where this facility is being considered a couple of years ago.

The board should instead focus on the long term of the western stretch of Highland Avenue as complementary to the vast residential areas surrounding it and making it compatible with an attractive place to live. There is plenty of opportunity for industrial and commercial development along Route 20 between Nesler and Coombs, where it is frankly actually needed, given the vast growth in residents in the area. That is where development should occur, not squeezed between established neighborhoods. Particularly in a post-covid world where all of us spend much more time at our residence, many 24/7, and where pollution, noise and toxins are going to be much greater threats.

As an fyi, the petitioner provides an address in my neighborhood (Peregrine Way) where he no longer lives, you may want to look into that.

Thank you in advance for considering voting NO on this petition.

Best regards,

Nina (Jonina) Jonsson

[Redacted signature block]

Berkhout, Keith

From: Jennifer Day [REDACTED]
Sent: Monday, July 24, 2023 5:37 PM
To: Berkhout, Keith
Subject: EX: Zoning Petition 4612

Hello! I would like to my thoughts on Zoning Petition 4612. I oppose this petition. As a "frequent flyer" on Highland Ave, I have seen multiple properties along this road being cleared of trees and filled with semi trucks over the past year or so, and it is heartbreaking to see such beautiful property destroyed. I do not personally believe that the property owner will leave any trees, and I do not feel that having lots of semi trucks will do anything positive for our environment.

Jennifer Day

Berkhout, Keith

From: Margaret Avampato <[REDACTED]>
Sent: Monday, July 24, 2023 6:11 PM
To: Berkhout, Keith
Subject: EX: 4612

We oppose Zoning petition #4612. It is already noisy and the wetlands are filled with trash from businesses.

I am adjacent to this property, it is a residential area not business. You would be negatively affecting my daily quality of life if you approve this amendment.

I beg you to not approve #4612!

Thank you,
Margaret Avampato

Sent from my iPad

Berkhout, Keith

From: Lindsey Bender [REDACTED]
Sent: Monday, July 24, 2023 6:51 PM
To: Berkhout, Keith
Subject: EX: Oppose zoning petition #4612

Hi Keith,

I live in the Wild Wood West neighborhood off of Coombs Road. I strongly oppose Zoning Petition #4612, along with many of my neighbors.

This new development will destroy the area. It will cause additional truck traffic and pose a safety hazard on Highland Ave due to this traffic. This road is frequented by pedestrians, joggers, bicyclists, and young children, who are forced to walk on the road instead of a nonexistent sidewalk, because apparently cars are more important than people.

The current business exhibits inadequate practices and disregard for the surrounding environment/area. They dump junk, tires, cargo containers and equipment into the wetlands. These actions will impact our community's water supply, due to chemicals from poorly maintained trucks and waste.

The proposed expansion must be stopped. It will create a significant eyesore, negatively impact property values in the area, and hurt the innocent people in our community.

Keep businesses, noise pollution, and rubbish out of neighborhoods. Instead, zone business in one area - where they can keep their loud noises, traffic, and dirt to themselves.

Lindsey Bender

--

Lindsey Bender
[REDACTED]

Berkhout, Keith

From: Peggy [REDACTED]
Sent: Monday, July 24, 2023 7:50 PM
To: Berkhout, Keith
Subject: EX: Petition #4612

Hello Keith,

As Wildwood West residents and concerned citizens we oppose the proposed zoning. Coombs Road & Highland Avenue is surrounded by many residential neighborhoods and the proposed truck repair parking and storage site is not a good idea for use of that property .

Sincerely,

Peggy & Tod Schulten
[REDACTED]

[Sent from the all new AOL app for iOS](#)

Berkhout, Keith

From: Natalie Pawluk <[REDACTED]>
Sent: Monday, July 24, 2023 7:53 PM
To: Berkhout, Keith
Cc: Jamie ♡
Subject: EX: We oppose zoning petition #4612

Dr. Mr. Berkhout,

As residents of Wildwood West, on [REDACTED] we strongly oppose zoning petition #4612 on the corner of Highland & Coombs. The environmental impact of destroying wetlands and other wildlife areas is of significant concern to us. Additionally, with Coombs and Highland already being narrow roads, we do not want increased truck traffic in this area. Finally, the increased noise in the area is not desired. We bought our home in particular because of the secluded location and access to quiet, wide-open spaces. These plans would significantly impact that and the value of our home.

Thank you for your time and consideration.

Sincerely,
Natalie Pawluk

Good afternoon Sir:

I am writing you in regards to an upcoming zoning vote in Kane County at the corner of Highland Avenue and Coombs Road.

There are several concerns I have, especially living in the Highland Woods neighborhood across the street from the location. Listed below are the reasons I am in opposition to Zoning #4612:

1. That intersection already extremely dangerous coming from the north on Coombs (over the bridge) or up the hill on Highland from the east. There isn't enough room/notice before the stop signs for some trucks to apply the brakes.
2. One lane road both ways and no stop light make it too dangerous. Also, no sidewalk or shoulder room along road. Teenagers were killed riding scooters there a couple years ago.
3. Are the roads at that intersection even zoned for thru traffic of semi-trucks and trailers of that weight/class?
4. Facility would not fall in line with standards of residential area (both Highland Woods and Wildwood West neighborhoods) and surely decrease our property values (it would essentially be an eye sore.)
5. The facility would produce enough noise that it would disturb the peace in our residential areas.
6. It would contribute to what is already a traffic issue during rush hour as so many vehicles pass that intersection to avoid using Randall Rd.
7. If approved, the trucking company would demolish the forest and destroy the ecology in the area and kill/devastate local wildlife.
8. 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.
9. 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.
10. 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.
11. The bridge on Coombs Road was recently fixed due to issues but still needs to be built to withstand the regular truck traffic coming across the bridge regularly.
12. Increased truck traffic on a school bus route will be a safety concern for the hundreds of kids daily

bussing to D301, U46, and D300 schools.

13. Noise associated with semi-trucks, including heavy-duty diesel engines both in driving and idling modes, breaking, etc., would be a nuisance.

14. Diesel odors and fumes will impact the environment at the parks, steps away from this site, and Country Trails Elementary School and Westminster Christian School is located just a couple of blocks away, where hundreds of kids play before, during, and after school.

15. 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. Therefore, creating environmental issues for the surrounding residents.

16. The business proposal/petition is very misleading to the board and full of misinformation.

It is imperative that #4612 not get approved.

Thank you for your consideration.

Respectfully,
Brian Kelly

July 24, 2023

Keith Berkhout

berkhoutkeith@co.kane.il.us

Opposition to Zoning Petition #4612

We live in Highland Woods, a large residential community that is directly just south of the property in question. Highland Avenue is our northern border. This Zoning Petition #4612 that is requesting special use permit should be denied. The information presented is inaccurate.

The trend of development is residential with some business. His statement is lacking that acknowledgement. This is a busy, residential area. The use proposed would be a detriment to our daily lives with the potential of noise, odor, congestion of traffic and safety of travel on Coombs and Highland. Those roads are not designed to handle such an increase in commercial traffic. They are narrow. Yes, there are some existing businesses on Highland, west of Coombs and on Coombs, the northeast corner of Highland. The petition failed to mention the close proximity of residential homes in Highland Woods and nearby other residential areas. This proposed use for the land cannot be allowed. It is not fair for the homeowners to have this so close.

The present owner of the property has not shown that he will properly maintain a clean business space as he claims he will. His nearby existing property is not well maintained and should be a red flag.

Do not remove the existing covenant on the eastern parcel. Allow it to be rezoned from B-3 District Business to F-Business Farming since a prior business has vacated the property.

Sincerely,
Steve and Peg Youngren

A blacked-out redaction covering the signature of Steve and Peg Youngren.

Berkhout, Keith

From: jack greenlee [REDACTED] >
Sent: Tuesday, July 25, 2023 9:01 AM
To: Berkhout, Keith
Subject: EX: ZONING

WE APPOSE PETITION #4612 IT IS TOO CLOSE TO RESIDENTIAL HOUSING .

Berkhout, Keith

From: Rick Anderson <[REDACTED]>
Sent: Tuesday, July 25, 2023 10:06 AM
To: Berkhout, Keith
Subject: EX: Petition #4612

We oppose Zoning Petition #4612

Berkhout, Keith

From: Kelli Clevenger <[REDACTED]>
Sent: Wednesday, July 26, 2023 2:32 PM
To: Berkhout, Keith
Subject: EX: Oppose zoning petition #4612

Hello,

I'm writing to share our concerns about the re-zoning of the property at the corner of Coombs and Highland. As a resident of the Meadows Edge subdivision of Highland Woods, this proposed re-zoning and potential new truck repair business would directly affect and negatively impact our community of families and children, our surrounding roads and bridges, our traffic, and our neighborhood school and its busing. We wanted to let you know that we strongly oppose zoning petition #4612 and hope you share these same concerns for our community.

Kelli Clevenger and Tommy Clevenger

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
<https://inddefense.com/v3/> - <http://www.1-800-4-INDIANA.com> - <http://www.1-800-4-INDIANA.com> - <http://www.1-800-4-INDIANA.com> - <http://www.1-800-4-INDIANA.com>
[REDACTED]

Sent from my iPhone

Berkhout, Keith

From: Dale [REDACTED]
Sent: Wednesday, July 26, 2023 6:21 PM
To: Berkhout, Keith
Subject: EX:

NO SEMI REPAIR BUSINESS ON COMBS AND WEST HIGHLAND...

IT WILL INCREASE TRAFFIC...

IT WILL STEAL AWAY OUR NIGHT TIME SKY...

NOISE POLLUTION...

ENDANGER WILD LIFE CROSSINGS ON COMBS ROAD...(TURTLES, DEER AND OTHER WILD LIFE FROM BURNIDGE FOREST PRESERVE...

DE VALUE OUR HIGH END HOME VALUES...

POSSIBLE DIESEL FUEL SPILLS...AND OTHER TOXICANTS...GOING INTO OUR DRINKING WATER SUPPLY...

EXCESS WEAR AND TEAR FROM THE HEAVY TRUCKS...ON OUR ALREADY READY WORN ROADS...

NO TRUCK REPAIR BUSINESS ! ! !

Berkhout, Keith

From: JP Maurer [REDACTED]
Sent: Wednesday, July 26, 2023 10:06 PM
To: Berkhout, Keith
Subject: EX: We appose Zoning Petition #4612

Keith,

We animatedly oppose zoning petition 4612 as existing business practices and use of the property are incompatible with the nearby residential neighborhoods. After reviewing the documents sent to us by the HOA it would seem there has been no consideration or thought put into traffic flow, necessary road/intersection improvements, noise abatement, nor environmental impact (dumping of hazmat materials). It was not made clear to us the current zoning requirements but we strongly feel this should remain undeveloped/wetland and not for business use.

--

JP Maurer
[REDACTED]

Berkhout, Keith

From: Gus Pulon <[REDACTED]>
Sent: Tuesday, July 25, 2023 5:03 PM
To: Berkhout, Keith
Subject: EX: 4612

We oppose Zoning Petition #4612”

Gus Pulon,
Demetra Pulon

Berkhout, Keith

From: Dennis Sommers <[REDACTED]>
Sent: Tuesday, July 25, 2023 7:16 PM
To: Berkhout, Keith
Subject: EX: Petition #46212

We appose Zoning Petition #4612

Sent from my iPhone

Danielle Altepeter
[REDACTED]
[REDACTED]
[REDACTED]

July 20, 2023

Kane Country Zoning Board Of Appeal
Government Center Building A
719 Batavia Ave
Geneva, IL 60134
Phone: 630-4444-1236
Fax: 630-232-3411
#4612

I am writing this letter to express my objections to the zoning amendment 4612. My property is directly adjacent to the northwest corner of Coombs and Highland Road.

The surrounding current properties near the zoning in question are all residential not commercial. Even though there are so few businesses in the area, there has been evidence of the wetlands behind my home being used as a dumping ground. Please see Mike Johnsons pictures for examples.

The semi-truck traffic pattern currently is extremely loud and disruptive. One of the reasons I purchased my home was because I loved the peace and privacy of my backyard. However, the current noise from the semi-trucks is disruptive.

My home was built in 1987 long before Custom Color and Ink came along in 2009. Most other homes in the area were built in the 1980's or earlier.

I am also concerned with the quantity and quality of my water as we are all on well water in Wild West Subdivision.

Having this business directly adjacent to my property would reduce my homes value. Several other residential homes will be negatively affected in multiple ways. I am begging Kane County to not let this amendment pass.

Thank you,

Danielle Altepeter



Berkhout, Keith

From: Bryan Sonn [REDACTED]
Sent: Wednesday, July 26, 2023 7:51 AM
To: Berkhout, Keith
Subject: EX: Kane County Zoning Dept regarding Zoning Petition #4612 (Highland & Coombs)

Keith

I have lived in Gilbert's for 20 years at [REDACTED], the hearing for a truck repair use is not a formable use. It is primarily residential all around with families and lots of kids. I have been a commercial broker for 20 years and have placed many truck repair businesses throughout the Chicagoland area. I have always looked to place them in an industrial park or area removed from residential homes. Please do not allow this use. It will be bad for the area and the truck traffic will be a safety concern for all the families and kids.

Thank you
Bryan

Bryan Sonn

[REDACTED]
[REDACTED]
[REDACTED]

REAL ESTATE BROKERAGE ~ PROPERTY MANAGEMENT ~ INVESTMENT OPPORTUNITIES
Officers of the firm have an ownership interest in this property. Submitted subject to error, change in status, or withdrawal without notice.

*** Click [here](#) to schedule a call ***

Berkhout, Keith

From: katarzynaheretyk <[REDACTED]>
Sent: Wednesday, July 26, 2023 8:30 AM
To: Berkhout, Keith
Subject: EX: Petition #4612

Good morning,
We appose Zoning Petition #4612.

Sincerely,
Robert and Katarzyna Heretyk

Sent from my T-Mobile 4G LTE Device

Berkhout, Keith

From: [REDACTED]
Sent: Thursday, July 27, 2023 9:54 AM
To: Berkhout, Keith
Subject: EX: Paul and Mary Ameskamp, Wildwood West Residents Regarding Petition #4612

Dear Keith,

It has recently come to our attention that the property which is located just behind our home at [REDACTED] is looking to change zoning or expand. I have pulled into that property several times in the last several years to find out what is causing all the noise at all hours of the day. When I drive through, I find trucks parked everywhere. Many of them are inoperable and appear to have been salvaged. Many of them also appear to be what I would consider "Environmental Hazards".

It has always been my understanding that the land on the corner is Wetlands. Is that not true? I own part of a pond that is within 250 yards of that property. I maintain the pond and stock it annually for the entire neighborhood kids to fish in. I would hate to see contamination from poor environmental standards. The Wildwood West Subdivision also has many water table issues that may be negatively affected by any changes to those wetlands.

That property was never designed to be a trucking yard of any kind. The turn onto westbound Highland Ave from Coombs is much sharper than 90 degrees turn. It is not possible to make that turn with traffic in the Eastbound lanes of Highland Ave. This creates an increased hazard for other vehicles and pedestrians as well.

This surrounding area is primarily residential and farmland and should not be commercialized any further!

I can be reached any time [REDACTED] Please inform me of any upcoming meetings that may be taking place regarding this issue.

Sincerely,

Paul Ameskamp
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Berkhout, Keith

From: Les [REDACTED]
Sent: Saturday, July 29, 2023 7:01 AM
To: Berkhout, Keith
Subject: EX: Zoning petition

We appose Zoning petition #4612
Sent from LES's IPHONE

Berkhout, Keith

From: Cynthia Cherry-Schif [REDACTED]
Sent: Sunday, July 30, 2023 11:03 AM
To: Berkhout, Keith
Subject: EX: Zoning Petition #4612

Greetings from Rutland Township!

Taking a few moments and making it clear that my husband, Mike and I are both against the Zoning Petition #4612.

The property in question shares a property line with our development of Wildwood West. In fact, three of the four corners of Coombs and Highland are densely residential. To have the semi traffic, the constant drone of diesel engines and the chaos this would cause in our quiet neighborhoods just doesn't make sense.

This semi repair business has already proven it is a poor steward of the current location it leases, with dumping of junk trucks, tires, cargo containers and equipment in the wetlands. The proposed expansion would most certainly worsen this situation, creating a significant eyesore, noise pollution, as well as negatively impacting property values in our area.

It belongs in an area further out, in semi-industrial zoning, where they can go about their business without severely impacting quiet residential property values in neighborhoods like Wildwood, Wildwood West and Highland Woods.

Thank you,

Cynthia & Mike Schif
[REDACTED]
[REDACTED]
[REDACTED]

Berkhout, Keith

From: Linda Raney <[REDACTED]>
Sent: Sunday, July 30, 2023 3:41 PM
To: Berkhout, Keith
Subject: EX: Zoning Petition 4612

We oppose zoning petition #4612.

We oppose this zoning petition...we already have the trains that keep us awake at night that come through that exact area, so we don't need more noise in the area. With the many trucks, refrigeration units and diesel engines running specially in the winter, the noise will definitely increase. Also all the truck traffic going on Coombs going through are nice area.

More importantly, what is it gonna do to anything in the water system that we drink. What will be going through our wells what kind of crap is going to go into the water system in the deep wells? Is that gonna cause any sickness or cancer or anything?

Please do not let this happen.

Thank you for your consideration. I live off of Abilene Trail in Coombs.

Linda Raney

Sent from my iPhone

Berkhout, Keith

From: Jasmine Babic [REDACTED]
Sent: Monday, July 31, 2023 10:23 AM
To: Berkhout, Keith
Subject: EX: We appose zoning petition #4612

Hello,

We live in wildwood west and we completely appose the zoning petition # 4612 to convert the northwest corner of coombs and highland into trucking storage.

Coombs road already has too much truck traffic on a smaller two lane road. (someone should look at banning trucks on this road to begin with!!) This is not a highway and not set up for mass truck traffic. There is a nearby forrest preserve and wetlands that would be destroyed. Not to mention the noise, pollution and safety issues for children playing/riding bikes in the area.

I feel like I can speak for many if not most of my neighbors when I say we intentionally live here where it is quieter, has less traffic and is more natural, forrest and farm type land than most of the city type neighborhoods.

Please help us keep it this way.

Please DO NOT allow this zoning to pass.

Respectfully,
Ted and Jasmine Babic
Wildwood West residents

Berkhout, Keith

From: rafael barahona [REDACTED]
Sent: Thursday, July 27, 2023 6:23 PM
To: Berkhout, Keith
Cc: My Wife♥
Subject: EX: NO- Zoning #4612 for truck repair business on Coombs and Highland Ave

Hello Keith,

Just wanted to raise my concerns in regards to this truck repair business wanting to do business near our residences.

1. That intersection is already dangerous coming from the north on Coombs or up the hill on Highland. There isn't enough room before the stop signs for some trucks to brakes on time, this may cause accidents and make things more dangerous then they already are.
2. One lane road both ways and no stop light make it too dangerous. Also, no sidewalk or shoulder room along road. There was children killed riding scooters there a year or two ago, this is will make it even more of a risk for anybody along that road.
3. That Facility would not fall in line with standards of residential area and surely decrease our property values. We are talking about oil, grease , anti freeze and many other mechanical liquids that could damage surrounding areas as broken trucks arrive and leave.
4. The facility would produce enough noise that it would disturb the peace in our residential areas.
5. It would contribute to what is already a traffic issue during rush hour as so many vehicles pass that intersection to avoid using Randall Rd.

Please re-consider or forward to whom ever this concerns

Thank you
Respectfully,
Rafael Barahona