

Berkhout, Keith

From: Mike Johnston <[REDACTED]>
Sent: Friday, August 4, 2023 8:39 AM
To: Berkhout, Keith
Subject: EX: Opposition to Zoning Petition #4612 for Truck Parking/Serviceing at Coombs Rd and Highland Rd

Dear Kane County Zoning Board,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed zoning petition, Petition #4612, which seeks to rezone the lot at the northwest corner of Coombs Rd and Highland Rd for the purpose of truck parking and servicing. As a resident of Wildwood West whose property directly abuts the railroad tracks bordering the proposed area, I am deeply concerned about the potential repercussions of this rezoning for our community.

Wildwood West is a predominantly residential area with several subdivisions in close proximity. The current traffic volume on Coombs and Highland Roads is already substantial, and the addition of more semi-truck traffic would undeniably place an excessive burden on our road infrastructure and significantly compromise the safety of our community members. The potential dangers posed by increased truck traffic include not only road congestion but also potential accidents, particularly given the challenges posed by the new bridge construction on Coombs Rd.

Several critical points must be taken into consideration:

1. **Safety Concerns:** The altered geometry of the new bridge has adversely affected sight distances and reaction times, especially when entering or exiting our subdivision. With the already limited field of vision from the hill to the north of Wildwood West's entrance, the introduction of semi-truck traffic could exacerbate these dangers. This is of particular concern for the three school districts that have school buses frequently navigating the area, creating a high-risk situation for potential collisions.
2. **Environmental Impact:** The petitioned property includes wetlands that are vital to our local ecosystem. It is imperative that these wetlands be preserved to maintain the delicate balance of our environment. Additionally, many of us in Wildwood West rely on well water, making us particularly vulnerable to any chemical run-off or pollution that may result from the proposed business operations. We must protect our water supply and the habitat that sustains both our community and the unique flora and fauna that inhabit this area.
3. **Community Aesthetics and Property Values:** The introduction of a truck parking and servicing business would not only disrupt the tranquility of our quiet community but also have a detrimental effect on property values. The potential for an eyesore in the form of parked trucks and the associated noise pollution could significantly diminish the appeal of our neighborhood.
4. **Operational Concerns:** There is compelling evidence suggesting that the petitioner's claims about operating strictly during business hours are not accurate. Multiple residents have documented instances of trucks being active throughout the night, which contradicts the petitioner's assertions.
5. **Incompatible Business Activity:** As a business owner myself, I understand the importance of proper zoning and location for different types of businesses. The petitioner's current mode of operation raises concerns about the suitability of their activities in a residential area. I can attest to the fact that even industrial operations should adhere to respectful practices that prioritize the well-being and safety of the surrounding community.

In conclusion, I respectfully urge you to consider the numerous and significant concerns outlined above when evaluating the proposed zoning petition. The negative impact on our community's safety, environment, aesthetics, and property

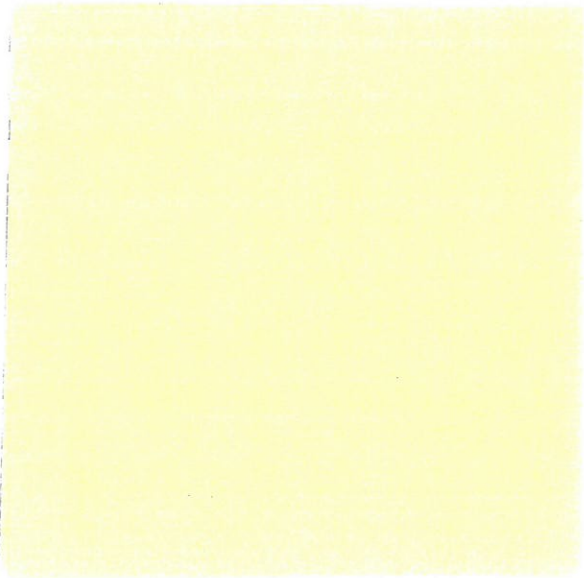
values cannot be understated. It is our collective responsibility to ensure that any zoning decisions reflect the best interests of the residents and the sustainability of our neighborhood.

Thank you for your attention to this matter. I appreciate your commitment to making informed and responsible decisions for the betterment of our community.

Sincerely,



Michael Johnston



Berkhout, Keith

From: Susan Burge <[REDACTED]>
Sent: Friday, August 4, 2023 8:01 AM
To: Mike Johnston
Subject: Fwd: Petition 4612

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Begin forwarded message:

From: Susan Burge <[REDACTED]>
Date: July 15, 2023 at 10:05:49 AM CDT
To: berkhout@co.kane.il.us
Subject: **Petition 4612**

Hey Keith,

I am writing you in response to the zoning petition number 4612 I oppose this position- I don't know what you need from me additional but I just wanted to express my concern.

Susan Burge
Wildwood West

Sent from my iPhone

Berkhout, Keith

From: Ann Richardson <[REDACTED]>
Sent: Friday, August 4, 2023 7:24 AM
To: Berkhout, Keith
Subject: EX: Petition 4612

Good morning,

I wanted to comment on Petition 4612 with regards to Highland/Coombs Rd in Elgin.

We have lived in the Wildwood West subdivision off Coombs Rd. for 40+ years. We have seen it go from a 1 1/2 lane wooden bridge to the newly renovated bridge.

When the road began to connect Rt 20 to Big Timber Rd, we saw a huge increase in traffic. At that time, I contacted the County to try to reduce the allowable speed on Coombs road. Of concern to our neighborhood, is the fact that Coombs road is curvy and hilly. The entrance to our subdivision is right as many cars heading to Rt 20 gain speed as they are coming over the hill at the point of access to our neighborhood. While the speed set is 40, many cars exceed that speed limit.

My main concern about this particular petition is the impact on the residents that live around Coombs Rd. With the improvement to the bridge, it appears there are no longer weight limits on the road. I worry about increased truck traffic on a road that is already very busy. Also, I worry about the additional traffic and safety impact at a point

where our neighborhood is accessing Coombs Rd with a blind spot hill area as Chisholm Trail intersects with Coombs Rd, .

I would appreciate it if another use for this section of land might be considered that would have a lesser impact on the safety of the residents of our area.

Thank you for your time.

Ann Richardson

[REDACTED]

[REDACTED]

Berkhout, Keith

From: Robert Patterson [REDACTED]
Sent: Thursday, August 3, 2023 12:42 PM
To: Berkhout, Keith
Subject: EX: Opposed to Zoning Amendment Petition 4612

Hello. I am writing to voice my strong opposition to Zoning Amendment Petition 4612.

I am a homeowner in one of the residential areas adjacent to this property. The surrounding area is highly residential and includes an Elementary School. Both Highland Avenue and Coombs Road are narrow roadways with limited shoulders. Increased truck traffic would have a negative impact on the safety and property values of the growing residential neighborhoods.

Please do not approve this Zoning amendment?

Thank you.

Robert Patterson
[REDACTED]
Resident of Highland Woods

Berkhout, Keith

From: Laurel Green <[REDACTED]>
Sent: Thursday, August 3, 2023 1:45 PM
To: Berkhout, Keith
Subject: EX: Petition 4612

Dear Keith:

I oppose zoning petition #4612!

I have lived in Wildwood West subdivision since 2007. I live in the back of subdivision and am extremely worried about the trucking company that wishes to be built at the corner of Highland Avenue and Coombs Road. As if there aren't enough crazy drivers on Coombs Road racing down it at 50/55 mph, now we have to worry about trucks barreling down it too. The entrance to our subdivision is hidden at the bottom of the hill if you are driving South on Coombs.

I am also concerned about the water supply for my neighborhood and the potential for the look of the place with ugly truck eyesores.

Please help us in not allowing this to happen for the sake of Wildwood West and all the other neighborhoods around us.

Please send me zoom information just in case I can't make the meeting next Tuesday August 8.

Laurel Green
[REDACTED]
[REDACTED]
[REDACTED]