

Chase Muscato

From: Marina <poodleskirts@gmail.com>
Sent: Tuesday, January 18, 2022 3:49 PM
To: Public Comment
Subject: Question on Casey's for Tonight's Meeting

Hi there,

I have three questions in regards to the proposed Casey's gas station:

- 1- Are other locations being considered for a Casey's gas station? From an outside perspective it seems other locations within the village would be better but obviously I don't know ownership, etc of other sites.
- 2- What is the distance from the proposed station and the nearest residential home?
- 3- What is the distance from the proposed station and the Westlake Christian Academy?

Thank you for your time.

-Marina Stevens

Chase Muscato

From: Mary Ann Scroggins <maryann.scroggs@gmail.com>
Sent: Tuesday, January 18, 2022 12:57 PM
To: Public Comment
Subject: Questions from Casey's December meeting

Hello,

Please see below questions for tonight's meeting:

When will the questions be answered that residents and community members submitted at the meeting held at Village Hall to meet Casey's representatives in December?

When was the last traffic study done at the intersection of the proposed Casey's development?

Thank you,

Mary Ann Scroggins

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Mary Ann Scroggins

Chase Muscato

From: Abbie Pietruszynski <abbieleigh@comcast.net>
Sent: Tuesday, January 18, 2022 6:10 PM
To: Public Comment
Cc: mayortaylor@hotmail.com; trusteejarvis@hotmail.com; trusteewaldenstrom@hotmail.com; trusteeedavies@hotmail.com; trusteehores@hotmail.com; trusteeemagnetta@hotmail.com; trusteeedias@hotmail.com
Subject: Regarding Casey's Gas Station

Dear Mayor Taylor and Grayslake Village Trustees,

Although I wrote down these concerns at the December 15th resident meeting, I wanted to provide them in public comment regarding the Casey's Gas Station that Casey's would like to build on the SW corner of 120 and Lake Street. My concerns include:

- The inevitable decline in property values for surrounding properties and subsequent decrease in property tax revenue...how will the Village recoup that lost income?
- The increased traffic to an already bottlenecked area of Grayslake, especially for the neighborhoods south of the property with the exits for customers on the side streets;
- The safety for pedestrians, including students who attend both schools within that block;
- The environmental impact of a gas station so close to the lake and our watershed. As an empty gas station was just removed six years ago and a park installed at that same intersection using \$385,000 in public funds and another \$615,000 donation, why would we build another one especially since we are transitioning away from gas-powered cars?

Please let us know when we will receive answers to our questions and the decision-making timeline so our community can remain a part of this process that will affect all of us.

Respectfully,
Abbie Pietruszynski

Sent from my iPhone

Chase Muscato

From: Diane Miller <pgapro2@me.com>
Sent: Tuesday, January 18, 2022 5:07 PM
To: Public Comment
Subject: Zoom comments January 18, 2022

Curious...with the features allowed by Zoom, and the ability of other local taxing bodies to handle it, why does public comment have to be done in an email and not live verbally?

Thanks
Diane Miller
Augusta Street

Chase Muscato

From: Connie Balmes <conniegately@gmail.com>
Sent: Tuesday, January 18, 2022 6:12 AM
To: Public Comment
Subject: 1/18/22 public comment

Dear Mayor Taylor and Trustees,

I would like to know how you plan to address the community's questions and concerns regarding Casey's Gas Station moving to our community. We were told to write our questions and concerns at the December "meet and greet". I would hope this will be addressed and this wasn't an empty action on behalf of our local government to appease the people. Thank you.

Constance Balmes

Chase Muscato

From: sharon gallagher <lakezurichsharon@yahoo.com>
Sent: Tuesday, January 18, 2022 1:14 PM
To: Public Comment
Subject: Casey's

Board members,

I am a 10 year resident of Grayslake. I live at Lake Street Square townhomes. I am in opposition of the proposed Casey's Gas Station.

In my opinion it is unnecessary due to the many we all ready have. At least around 10 I believe .

I also believe it is going to cause traffic problems getting in and out of the lot.

I have also been told there are environmental issues that can arise from the gas spillage.

And do we need another store that will sell alcohol?

The current business there doesn't pose any traffic issues, robbery issues, alcohol sales to minors issues.

I feel IF we need another gas station, a better location might be across from Jewel.

I would really like to know how much revenue the village of Grayslake would actually be getting? Our taxes are too high.

How will Casey's address the flow of traffic in and out?

How much will mine and my neighbor's homes values be impacted?

Is this a done deal and we really have NO control in this decision?

Sharon Gallagher
600 Cannon Ball Dr
GL

[Sent from Yahoo Mail for iPhone](#)

Chase Muscato

From: Donnie Cooper <cooperdonnie@icloud.com>
Sent: Tuesday, January 18, 2022 1:04 PM
To: Public Comment
Subject: Casey's

Why do we need another gas station in Grayslake ?
Sent from my iPhone

Chase Muscato

From: Anthony Bellomo <bellomoae@gmail.com>
Sent: Tuesday, January 18, 2022 2:35 PM
To: Public Comment
Subject: Casey's gas station

I'm a Grayslake resident and I would like to say that I strongly oppose approving a Casey's gas station being built on the corner of Lake and 120 (currently, Lake Street Motors). I share the community's strong concern about the environmental impact on the lake if any kind of spill should occur and also a concern about traffic in and out of that location. I don't believe the parties involved in this transaction have been transparent in any of this. I will be watching closely how the village votes on this issue and will not be supporting the future election of any village board members who vote in favor of this.

Very Respectfully,

Anthony Bellomo

Chase Muscato

From: Jody Bender <bender.jody@gmail.com>
Sent: Tuesday, January 18, 2022 5:45 PM
To: Public Comment
Subject: Casey's

We attended the information-gathering session and spoke at length to Casey's representatives, the owner of Lake Street Autos, and other village residents. As we have continued to learn more about this proposal, we have also been monitoring Facebook discussions on the topic.

One of the things that continues to baffle us is that most of the supporters of the Casey's plan are interested in only one thing: the pizza. Nobody talks about the need for another gas station in an area that has more than enough within 1-2 miles in any direction.

With this in mind, why would you allow a 7-bay, 14-pump gas station to usurp an established business with a low environmental impact and disrupt neighborhoods with additional congestion and safety issues for a part of the business focusing on pizza? Surely a more appropriate parcel of land that doesn't abut a neighborhood, doesn't displace a thriving small business, and meets a need for both gas and pizza can be found.

Additionally, why develop yet another very large gas station in a high traffic area when electric vehicles are growing in number both locally and regionally? You continually strive to add environmentally responsible programs to our village, for which we are grateful, yet you want to add a 14-pump station - right across from Gray's Lake? Please explain your perceived need and your comfort with the environmental impact on Gray's Lake and the surrounding neighborhood.

Respectfully,

Jack and Jody Bender

Chase Muscato

From: Laura Smith <lauraprinceton@gmail.com>
Sent: Tuesday, January 18, 2022 10:32 AM
To: Public Comment
Cc: mayortaylor@hotmail.com
Subject: For public comment at zoning board meeting

Hi,

Will village residents be apprised of the proposal to replace an existing small business with a gas station 200 feet away from Grays Lake on 120? With the traffic and environmental concerns raised by putting a gas station so close to our historic lake, I am surprised the village hasn't put much information out about it yet.

Thanks,

Laura Smith

Chase Muscato

From: annaslawinska@interia.pl
Sent: Tuesday, January 18, 2022 2:17 PM
To: Public Comment
Subject: gas station

What is the 20th gas station in Grayslake for?

There are 3 in the immediate vicinity.

That Casey has a good store is not an argument.

Better to put a small shop there, where you can drinking coffee and eat something warm

Chase Muscato

From: Katie B <katherine.brenner22@gmail.com>
Sent: Tuesday, January 18, 2022 1:22 PM
To: Public Comment
Subject: New Gas Station proposal

I keep hearing opposition to having a gas station at lake street and 120. Frankly, I do not see the issue. This will bring revenue to our town. It won't look any worse or better than the existing Auto Sales company that currently uses the lot. I've been a resident of Grayslake for about 10 years. The reality is that this town is growing. We should be thinking of making 2 lanes in each direction on 120 in this busy area instead of complaining about a gas station.

Thanks,
Katie Brenner

Sent from my iPhone

Chase Muscato

From: Debbie Lanich <bluebirdconsulting@gmail.com>
Sent: Tuesday, January 18, 2022 4:30 PM
To: mayortaylor@hotmail.com; trusteeedavies@hotmail.com; trusteejarvis@hotmail.com; trusteewaldenstrom@hotmail.com; trusteehores@hotmail.com; trusteeemagnetta@hotmail.com; trusteeedias@hotmail.com; Public Comment; Jill Koch; Bob Smith; Dawn & Mike Klein-Thunholm
Subject: No To Special Use Permit for Gas Station At Lake And 120

Dear Mayor Taylor and Village Trustees,

I am urging you to vote "NO" on the special use permit for the operation of a gas station at the SW corner of Lake St. and Hwy.120.

Such a use for this property is regressive in terms of sustainability, economic development, and property values in Grayslake.

A mega-gas station or any gas station at this site has already proven to be an abject failure in terms of pollution and blight of the NW corner across the street. That site was so full of heavy metals and environmental poisons, that it could not be used for anything other than a \$1,000,000 gateway "park" as part of a welcome to Grayslake signpost.

The use of any of the four corners across the street from the lake at Lake St. and Hwy 120 as a gas station should never be repeated or permitted. Zoning should be changed to prohibit such a use so close to the lake.

In fact, such a use is in direct opposition to the Village Comprehensive Plan, which champions open space and natural resource protection in our built out community.

A gas station at this site contradicts the Village Comprehensive Plan to "enhance the quality of life", which recognizes the focal point of the Village to be Grays Lake. The Lake and the homes on the lake and adjacent to the lake provide the charm, quality of life, and character of our Village...and keeps the property values on the lake and in the historic district adjacent to the lake, steady. People are investing in new homes on the lake, and a rising tide lifts all boats. These homes will enhance the property values of all homes in Grayslake.

But not if a dirty, 14 pump, 18 hours a day, 7 days a week, ugly, light polluting, leak polluting, litter polluting, dangerous to children at Westlake Academy and nearby St. Gilbert's Schools with children as young as 3 years old traffic snarling, wrong for this site, gas station is allowed to be built at Lake St. and 120.

Surely the Board of Trustees does not wish to ignore "Chapter 6 , Open Space and Natural Resources in the Village Comprehensive Plan", which states that the goal is: "Preservation of environmentally sensitive sites...preserving and enhancing the existing natural areas of the Village, and support of regional clean air and water efforts through local initiatives".

There are already 16 gas stations in a 4.71 mile radius of the site.

There are acres of land elsewhere in the Village more appropriate for a mega-station.

The Board must not ignore or forget Chapter 8 in the Comprehensive Plan, "Community Facilities Action Plan, Section A. 10 Year Plan, #7.)" Preserve and enhance Grays Lake including the concept of an overlook near 120."

A giant gas station with 14 pumps fueling 100 to 150 cars each per day is an abomination at this location and contradicts the good work done by the Village Trustees that preceded you. It would behoove the Zoning Board of Appeals and the Village Board to read this excellent document that previous trustees worked on so diligently. It is a good document.

I also question how this can be painted with the brush of "Economic Development" when the seller of the property already has a successful tenant with a thriving business who has offered the seller more for the property than this out of state corporation.

We already have a local business there, with hard working men who live in the community and surrounds, grossing \$24,000,000 per year, on average, contributing to the local economy and tax base because the money stays in the community. The profits don't flow out to billionaires in Ankeny, Iowa, which will be the case if you displace this successful local business, which has been a good neighbor.

Allowing a gas station to build here and crush this great car dealership local business is the opposite of economic development, it is economic destruction.

It's 2022, and what about Grayslake's "Sustainable Business Initiative"?

How does a regressive non-sustainable business 130 feet from our pristine Grays Lake fit any model of sustainability? It doesn't.

Let's employ a vision of the future: Almost all major car and vehicle manufacturers will stop making gasoline powered vehicles by 2030, most by 2025. Instead of a 17th gas station in an environmentally critical area, why don't we develop electric vehicle charging spots in and around the village with the \$500 million that the federal government will make available for every state in the union?

Why foist another fossil fuel station on a narrow two lane road, surrounded by homes, schools, and a pristine lake with 17 species of fish, rare water plants, 4 species of turtles, flocks of migratory shore birds, freshwater mussels, that provides swimming, boating, fishing, ice skating, ice boating, ice hockey, and endless fun for the children and families of the Village of Grayslake?

I implore you to take the long view on this issue. One spill or the accumulated dripping of 14 pumps x 150 cars on each pump x 7 days a week will result in Volatile Organic Compounds leaching into the ground and being washed into the lake. These "Forever Chemicals" will poison our Grays Lake.

Please open this subject up for public comment; it's too important of an issue not to hear from the community and stakeholders on this issue.

Sincerely,
Deborah Lanich
101 Burton Street
Grayslake, IL 60030

Chase Muscato

From: Mary Bellomo <marybellomo@gmail.com>
Sent: Tuesday, January 18, 2022 2:20 PM
To: Public Comment
Subject: Opposition to Gas station on Lake/120

Hello,

I am a Grayslake resident writing to voice my strong opposition to approving a Casey's gas station to be built on the corner of Lake/120 (the current site of the Lake Street Motors). I share the community's concern about traffic in and out of that location and the strong concern about the environmental impact on the lake should there be a spill. I do not believe the parties involved in this transaction have been transparent in this process. I will be watching closely how the village votes on this issue and will not be supporting the future election of any village board members who vote in favor of this.

Respectfully,
Mary Bellomo

Chase Muscato

From: Andy Lutz <lutzian10@gmail.com>
Sent: Tuesday, January 18, 2022 6:41 PM
To: Public Comment
Subject: Proposed gas station

Hello,

I am writing to voice my opposition to the proposal for a gas station at the corner of Belvidere and Lake St. Given the location close to the lake, an already busy intersection, and lack of need for a fuel station there, I would expect that the citizens of the area would be better served by the current occupant or another more thoughtful expansion. Fuel stations are abundant. Locally owned businesses are not.

Thanks you,

Andy Lutz
242 Highland Rd
Grayslake

Chase Muscato

From: ROBERT-SMITH JR <partsiam@comcast.net>
Sent: Tuesday, January 18, 2022 4:53 PM
To: Public Comment
Subject: Proposed location for Casey's

Hello -

My name is Robert Smith. My wife, Debra, and I reside at 22 Hawley Court (the house that had a bomb shelter).

We moved here from Massachusetts in March of 2020 to be close to our children and grandchildren who have been here for about five years now.

When we were searching for a property we came upon this house online and were immediately intrigued by its appearance, its proximity to this beautifully serene lake, its proximity to the village center and, of course, its proximity to our grandchildren.

We knew of the issues this house had during the flooding of 2017 but we loved it's location and the thought of a beautiful place to live on a quiet lake with an abundance of aquatic and other wildlife overrode our concerns for future issues in that regard.

We were greeted by the neighbors and had conversations with town employees during our "move in" process and quickly realized that we really did get lucky in all respects regarding our decision of this location for our new home.

That being said, being a resident of Grayslake and situated on the shore of this lake just off the village center, I am opposed to the proposed location for any kind of fueling activities that is now before you... re: Casey's

The beauty of Grayslake IS Grays Lake, and it's residents of course. Our lake gives us great pleasure in so many ways including the many species of aquatic life and the many types of water fowl that thrive from it. It's also a beautiful place to go for a swim without worries of waste and/or chemicals. A beautiful place to view nature at its finest while canoeing, kayaking or other forms of recreational activities the lake lends itself to.

I understand that there has been a rule against motorboats if any type in our lake for many years. I have not looked up the reason(s) behind this, perhaps it's somewhat due to the lack of depth but I'm sure it also has to do with not wanting even the slightest potential of contamination from fuels and/or batteries should there be an accident involving spillage.

Shouldn't we have the same type of caution in regards to a fueling station be located so close to its shore? Accidents do happen.

Our lake is susceptible to contamination from any type of accident in such close proximity. A motor vehicle accident along 120 at the edge of the lake, an accident involving a fueling tanker, fuel spillage at the pumps, to name a few.

Any of those are not out of the realm of possibilities, as we have seen recently in Pennsylvania, and we could easily eliminate that by saying no to any type of fueling station, not just Casey's, being built so close.

As well, please think about the traffic increase and the congestion that an "in and out" business, such as this, could create. We have a school across the street with children who cross at that intersection. It is dangerous enough now but added traffic will only make it worse.

Please find another location for this to be built.

Please do not approve permits for special use regarding fueling there.

There are several locations in town that would be better suited for this.

Save Grays Lake!

Thank you

Bob and Debra Smith
22 Hawley Court
224-541-4649

Chase Muscato

From: Jessica Albert <jsalbert14@gmail.com>
Sent: Tuesday, January 18, 2022 5:29 PM
To: Public Comment
Subject: public comment for Jan 18, 2022

Dear Village Board Members,

Thank you for discussing Agenda Item 5 tonight--thank you for considering approval of Resolution 920, the Climate Action Plan For The Chicago Region (2021) which sets greenhouse gas emission targets and climate adaptation goals/targets and objectives for the Chicago Region. It is imperative that we adults take immediate action on addressing climate change in any way we can locally. Thank you for the adoption of the BikeShare program with the library and park districts, College of Lake County, and community members. I look forward to learning about future related partnerships and initiatives.

With the Climate Action Plan in mind, I am curious why the Village is considering another gas station at 120 and Lake St. if we are looking to help our community lower our greenhouse gas emissions?

I am also wondering when the Village will address questions and comments from the December 15, 2021, meeting at which residents were invited to meet Village board members and representatives from Casey's General Store. My understanding was that our written questions and comments would be read aloud and discussed at a future meeting. Can you please speak to when you will be doing that?

Thank you,
Jessica Albert

Chase Muscato

From: Kris Hartman <kris.hartman@yahoo.com>
Sent: Tuesday, January 18, 2022 10:10 AM
To: Public Comment
Subject: Public Comment for Village Board Meeting 1/18/21

Mayor Taylor and Village Trustees,

I would like to know when the Village Board plans to address residents' questions and concerns regarding the proposed Casey's Gas Station at Lake St and 120. I attended the meeting on December 15th at which residents were told to fill out slips of paper with our questions and concerns and put them in a box that would be given to the Village Board. What happened to that box? Have you read all of the questions and concerns we submitted? I would appreciate an open and transparent dialogue regarding the implications of putting a gas station so close to our lake, schools, and homes.

Thank you,
Kris Hartman
Concerned Grayslake Resident

Chase Muscato

From: Jill Koch <jill@kochcreative.com>
Sent: Tuesday, January 18, 2022 4:57 PM
To: Public Comment
Subject: Public comment for Village Board meeting January 18, 2022

I'd like to know why the online Board meetings don't allow live public comment, like other taxing bodies do. Also, I submitted a question at the event the Village hosted on behalf of Casey's for taking over the corner of Route 120 and Lake Street. I'd like to know why I have received no response to the question/comment I submitted. Was there no intention to answer taxpayers' questions? It's been over a month.

Jill Koch
38-year resident
166 Augusta Street