

Chase Muscato

From: jim gosnell <jim@lakestreetmotors.com>
Sent: Wednesday, January 19, 2022 5:35 AM
To: Public Comment
Subject: Jan 18th meeting

If an overwhelming number of residents do not want a gas station there, How can you continue with this idea of adding another one?

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

Chase Muscato

From: Craig Twaddle <craig.twaddle@gmail.com>
Sent: Monday, January 31, 2022 1:01 PM
To: Public Comment
Subject: General interest comment

To Mayor Taylor and Trustees:

As a long-time resident of Grayslake, I would like to formally express my opposition to the proposed building of a Casey's convenience store at the corner of Lake and 120. That intersection is already an area with a lot of traffic congestion and adding a convenience store there would only add to the problem.

Sincerely,
Craig Twaddle

--

Sent from Gmail Mobile

Chase Muscato

From: Kevin Rodriguez <rescuero@hotmai.com>
Sent: Monday, January 31, 2022 1:47 PM
To: Public Comment
Subject: PUBLIC COMMENT

PROPOSED GAS STATION

To Grayslake Mayor and Trustees,

1. There was a mention of a study stating that it will not affect traffic. The business will be located close to two schools and a railway that already cause congestion on 120. This congestion currently increases traffic backups that in turn reroute the normal flow of 120 traffic into the surrounding neighborhoods. The residential streets do not offer protections from this traffic which as it stands causes an influx of speeding vehicles trying to find ways to avoid the congestion. These residential street straightaways do not have speedbumps nor an adequate police staff to withstand another high traffic business and protect it's residents. As it stands now when police issues involving traffic occur, they understandably take a backseat to more serious police matters. At most we are give an electric speed sign and informed of additional patrols which is only a temporary fix if a fix at all. How is the Village planning on handling increased congestion on 120 as well as protect the surrounding neighborhoods from through traffic?
2. Certain types of business including this prospective establishment may be a tax revenue for the city but also are a detriment to surrounding home values and do not offer any remedy towards a property tax savings. What studies have been completed in regards to affects on residential property values surrounding this establishment?
3. Businesses such as these create unsafe environmental concerns. I have lived near business that claim to be eco friendly to surrounding areas yet in all reality are not. While steps may be made to collect or limit potential hazardous spills, day to day runoff on pavement from vehicular fluids may leach into the soil and lake. Additionally, blowing debris from this business will also inevitably wind up on surrounding properties and in the lake. Why should this establishment allowed to considered so near to a valuable recreational city resource and residential areas?

Kevin Rodriguez

288 Harding St.

Grayslake, IL

Chase Muscato

From: Susan Love <sllove113@gmail.com>
Sent: Monday, January 31, 2022 4:51 PM
To: Public Comment
Subject: To Mayor Taylor and Trustees re: proposed Casey's gas station

Hello,

I recently sent a version of this information to the mayor and trustees, individually, but I would like it included in the public comments to be read at the end of tomorrow's Village Board meeting during the "general interest" section of the meeting. One of my issues is that public comments have NOT been read and made a part of the record, as far as I can tell. I know Casey's is not on the agenda for tomorrow's meeting, but it certainly qualifies for public comments of "general interest."

I live by the lake, and I am extremely concerned about contamination of air and water if this gas station is approved so very close to our lake. I have lived here for 30 years and love the wildlife and quiet beauty of the lake. I enjoy watching (and participating in) boating, swimming and skating on the lake. No matter what Casey's "studies" say about no danger, there is a great body of evidence that this kind of proximity will absolutely pollute the lake through groundwater and aquifers, regardless of the difference in elevation. On average, 40 gallons of gas are spilled at a typical gas station at the pumps, according to Johns Hopkins University research. And this is a larger than 'average' gas station.

There will also be increased traffic in an already congested area, and there are two schools nearby, as well as children living in the neighborhoods that traffic will cut through if the planned exits/entrances remain as they are proposed now. This will increase pollution, noise and significantly increase danger to pedestrians and especially children in the vicinity. There is also a senior housing building very close to the site. They are also vulnerable as drivers and pedestrians.

I am also concerned about decreased property values, as this historically follows gas stations in residential areas.

I support more local businesses in Grayslake--LOCAL businesses. Let's have more of that and not a big corporation like Casey's that will compete with existing small businesses, as well as bring pollution and traffic and also (IMHO) degrades the visual appeal of our town with their garish look that seems designed to grab the eye from the freeway, but will be out of place and an eyesore in our charming village. Mayor Taylor referenced in 2016 how the park constructed at the site of the former 2 pump gas station across from the proposed Casey's site would enhance property values and provide "a much nicer entryway into our community." A giant Casey's at that same location will do just as much to lower property values and create an aesthetically unappealing entryway.

There are also MANY gas stations already in our town. If Grayslake really has to have a Casey's, put the site by the freeway exit, away from schools and high concentration of homes. Or, if Esper Peterson wants to sell to Casey's, he owns other property that is not in such a vulnerable location.

Also, there is already a thriving small business in that location that brings revenue to Grayslake and employs local people. The owner of that business would like to purchase the property.

For me, personally, it will also create more light pollution at night, as I live directly across the lake from the location.

I am vehemently opposed to this project, and I will vote and campaign against any officials who support it.

Thank you for your consideration.

Susan Love

Chase Muscato

From: Eric Bruce <eBruce112@yahoo.com>
Sent: Monday, January 31, 2022 5:06 PM
To: Public Comment
Subject: To Mayor Taylor and Trustees regarding Casey's

Mayor Taylor and Trustees: First of all, I am a proud and happy resident of Grayslake. I have been pleased over the last few years with the direction of our town in general, and especially with the business and restaurant development on Center Street.

However, I write in opposition to any actions taken by the Village authorizing the sale of land on the corner of Lake and 120 for purposes of putting in a Casey's gas station and convenience store. To be clear, I do not have anything against Casey's, *per se*. Rather, the proposed location is wrong. Whether Grayslake needs a Casey's in general is a different discussion. But we unquestionably don't need one on the corner of Lake and 120.

Traffic congestion is a huge problem at this intersection, and it is only getting worse as the years go by. Adding a Casey's will serve to jam up that intersection even more. The traffic going in and out of that location during morning and evening rush hours will not only add to the frustration residents already have, but will increase the potential for accidents involving cars and pedestrians. Moreover, depending on how the entrances and exits are designed, people will seek an opportunity to avoid 120 when pulling out of Casey's and will fly down Lake Street to get around the traffic. As a resident currently living on Lake Street I can tell you this is already a problem. The number of vehicles racing up and down Lake Street was hugely exacerbated when the townhouses were built at the end of the street and we cannot handle additional traffic. There are MANY children living between 120 and the Metra Station, and adding additional traffic will only serve to further jeopardize their safety.

As a resident of Lake Street, I am also concerned about the negative impact that the additional noise, light pollution, litter, and traffic will have on property values and our quality of life. You have multiple residents who will be impacted, and driving down the prices of homes in any part of our town has a negative impact on all residents in general.

If there happened to be an environmental problem impacting the beautiful lake that carries the town name, everyone would suffer the consequences of degrading property values. Certainly Casey's must have a strict plan in place to comply with environmental requirements, that hopefully go beyond what is mandated by law, rule, and regulation. But, is it really worth it to risk such a community jewel for a Casey's?

Also, it is my understanding that Lake Street Motors would happily purchase that property and pay taxes on it, as would any business that owned it. While a Casey's *might* generate a bit more tax revenue, it would easily be offset by all of the negative consequences. Additionally, Lake Street Motors is locally owned! That is a huge benefit to the community to have locally owned businesses stay in Grayslake and stay in business. And, I know I can discuss my concerns about people test driving vehicles up and down my street and Lake Street Motors will listen and adjust.

Finally, some may argue a "convenience factor" for that location for some residents in the immediate area who are mobility challenged. That is a very weak argument. The handful of "staples" that Casey's sells is paltry compared to the ocean of junk food and hyper sugared beverages they are known for. The village is not well served by ensuring easy access to high sugar and salt content foods for anyone, let alone those who might already have health problems.

The bottom line is that this is the wrong location. I realize the gentleman who owns the land has done much good for the Village and that should not go unrecognized. However, this is a *really bad idea*, and whatever good has come from prior investments and donations could be entirely wiped out by this one lousy sale.

I urge you: "Say Yes to Grayslake and Say No to Casey's."

Sincerely,

Eric Bruce
382 South Lake Street

Chase Muscato

From: QR <qribordy@yahoo.com>
Sent: Monday, January 31, 2022 6:48 PM
To: Public Comment
Subject: Vote NO for Casey's.

To Mayor Taylor and the Trustees,
Grayslake does need more traffic on 120 or more pollution. Think of the kids. Those who attend Westlake and St. Gilbert, as well as those in the surrounding neighborhoods. The whole world is turning away from fossil fuels. Why are we even considering turning towards them? Every major car maker is phasing out the internal combustion engine. We should not be embracing them. We will just be left with a huge toxic clean up down the road. Please don't be short sighted. Please don't vote for this.
Sincerely,
Quin Ribordy.

Sent from my iPhone

Chase Muscato

From: Kris Hartman <kris.hartman@yahoo.com>
Sent: Monday, January 31, 2022 10:00 PM
To: Public Comment
Subject: Public Comment for Village Board Meeting on 2/1/21

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? If the purpose of that meeting was to solicit feedback from the community regarding the proposed Casey's, then why haven't any of our comments, questions, or concerns been addressed? 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: Peter Minogue <peno747@gmail.com>
Sent: Monday, January 31, 2022 11:07 PM
To: Public Comment
Subject: Casey's gas station

To Mayor Taylor and Village Trustee's,

I would like to voice my opposition to the Placement of Casey's gas station at 120 and Lake st. Not only will it be a big eyesore and bring down the value of many homes in the area it will also cause more traffic problems. Why we need another gas station in the Grayslake area is beyond me. There are 2 gas stations on 120 near jewel, 2 gas stations at 45 and 120, a gas station on center, 2 gas stations on 120 in hainsville and 2 gas stations on lake and 83. Why do we need another gas station?

Sincerely,

Peter Minogue
399 S. Lake st Grayslake
773 706-8243

Sent from my iPhone

Chase Muscato

From: Nathania Busse <nathania.busse@gmail.com>
Sent: Tuesday, February 1, 2022 8:40 AM
To: Public Comment
Subject: Public Comment for 02/02/22

To Mayor Taylor and Trustees

As a homeowner, parent, and educator for Grayslake I am concerned about the potential of a Casey's Gas Station being built on the corner of Lake St and 120. The location is less than ideal for a gas station and I believe that it is not what's best for our community. The runoff from the gas station will introduce toxins and carcinogens to our lake, the traffic congestion will be a hazard for the homes and commuters, and there are many possible dangers it poses being so close to West Lake and St Gilbert. If this is a possibility please reconsider

Thank you
Nathania Busse

Chase Muscato

From: Connie Balmes <conniegately@gmail.com>
Sent: Tuesday, February 1, 2022 9:30 AM
To: Public Comment
Subject: Public comment VB meeting 2/1/22

Dear Mayor and Trustees,

As you enter the judgement process on the proposed Casey's project please remember who you represent. Please listen to our community members and address their concerns. This project comes with very real human and environmental health threats. Listen to the science and make an ethical decision. Please please vote NO to Casey's special use permit application!!!

Constance Balmes
Resident of Grayslake

Chase Muscato

From: jennifer dearlove <jennifer.dearlove@gmail.com>
Sent: Tuesday, February 1, 2022 12:32 PM
To: Public Comment; mayortaylor@hotmail.com; trustee dias@hotmail.com
Subject: Zoning Board

Dear Mayor Taylor and Trustees,

I am writing to note my concerns with the potential of Casey's locating to the intersection of 120 and Lake st and request you DENY the permit.

Locating this business would harm our beautiful lake with gasoline runoff, put children and other pedestrians at risk of more moving traffic, and worsen our already congested 120 and Lake intersection (causing more traffic cutting through the neighborhoods surrounding this area).

Plus, the car industry is very apparent that they intend to move forward with increasing and improving their electric vehicle designs with many planning to eliminate gas cars all together. Reducing our need for gas stations. And there are already 4 gas stations within 2 miles of this location along 120 who's businesses would be impeded upon by adding a 5 gas station.

Again I ask for you to Deny the Permit for Casey's.

Thank you for your time,
Jennifer Dearlove

Chase Muscato

From: James, Corey <Corey.James@vwcredit.com>
Sent: Tuesday, February 1, 2022 1:58 PM
To: Public Comment
Subject: To Mayor Taylor and Trustees (Casey's)

Hello Mayor Taylor,

My name is Corey James and I live on the south side of 120 off of Lake street with my wife and four kids. We have strong opposition to putting in a Casey's on the corner based on the following reasons.

- The additional traffic congestion to an already slow intersection at 120/Lake. This listed first only because it leads to the next more important topics.
 - Based on the additional congestion and the Casey's plan only having entrances on the side streets, we believe this will create safety concerns for pedestrians walking downtown, as the entrances are on the side streets the traffic will increase over the sidewalks which creates concerns especially for kids but all of us really. This is really important because the neighborhoods south of 120 are a large part of your community and only have this one intersection to walk safely to downtown business and school.
 - Based on today's existing congestion, we already see cars cutting through the neighborhoods to get to the Metra via the apartments or Britain to Glen to Lake. In fact, I have boulders around my yard at Britain & Glen due to this problem as people take the corner so fast they drive in my yard and around even school buses picking up kids in the morning.
 - Today there are also many people witnessed to be using side streets south of 120 to bypass 120 congestion eastbound to re-enter 120 before 83. This additional congestion to 120/Lake will only cause the situation to worsen and cause more safety concerns as people drive at high speeds through neighborhoods well beyond my own and in friends streets behind St Gilberts.

Please ensure that you are listening to your community, including those of us south of 120 that to this point have the impression that we are being silenced.

Sincerely,

Corey James
Financial Controller – Servicing Operations

VW Credit, Inc.
1401 Franklin Blvd
Libertyville, IL 60048
United States of America

Phone.: +1 (847) 371 4004
Mobile: +1(913) 424 0009
corey.james@vwcredit.com

VW CREDIT, INC.

Chase Muscato

From: Connie Balmes <conniegately@gmail.com>
Sent: Tuesday, February 1, 2022 3:09 PM
To: Public Comment
Subject: VB 2/1/22 public comment

The following quote is from Mayor Rhett Taylor speaking at the Nordic Park dedication ceremony located at the northwest corner of Lake and Route 120 on Friday September 9th, 2016. The audio quote was published in an article titled "New Park in Grayslake Replaces Vacant Gas Station" by the Daily Herald and journalist Bob Susnjara, this was published on September 12, 2016 at 10:02am.

"One part of that strategy was to make the entryways to Grayslake look very nice. If you remember what this entryway looked like a few years ago it wasn't necessarily the nicest part of the town to enter into especially as you came in from Hainesville. You can see that it's a very high amount of traffic comes through here all the time and so we had targeted perhaps purchasing this what was an old gas station and turning it into something a little bit nicer. The minute this opened it raised the property values of everything surrounding this so we are very thankful."

The dedication and concern for surrounding property owners is loud and clear in this quote. Where is the concern and dedication today for those very same people?! Please stand by your words and thoughts from 2016 when you vote in 2 weeks.

Chase Muscato

From: Liz <liz.wiczer@gmail.com>
Sent: Tuesday, February 1, 2022 3:13 PM
To: Public Comment
Subject: Public comment on gas station proposal for SW corner of 120 & Lake

Dear Mayor Taylor and members of the Village of Grayslake Board of Trustees,

In short, the southwest corner of IL-120 (also known as Belvidere Road) and Lake Street is a terrible location for a gas station.

I strongly urge you, as members of this community who I know have a deep appreciation for the unique natural resource that is Grays Lake, to vote **against** the proposal to turn this property into a gas station.

In addition to its proximity to the lake for which our village is named, this location is far too close to two K8 schools to safely accommodate walking children, and located on a road that already carries twice the traffic load for which it is designed.

Respectfully,

Liz Wiczer, 7-year resident of Grayslake

Chase Muscato

From: Thad Smith <thad1989@gmail.com>
Sent: Tuesday, February 1, 2022 3:38 PM
To: Public Comment
Subject: Public Comment on Casey's

Dear Mayor Taylor and Trustees,

Our historic Village Center is truly the crown jewel of our community. It is a unique island of charm because it is protected from the surrounding sea of sprawl. Building Casey's on our shore will ruin the historic and environmental beauty of Village Center by polluting it with sprawl that is better suited on Rt 83 or Rollins Rd. I urge you to protect the Grayslake brand and vote no on Casey's.

Sincerely,
Thad Smith
262 Seymour Ave
Grayslake, IL 60030

Chase Muscato

From: Donna Thickpenny <dthickpenny@hotmail.com>
Sent: Tuesday, February 1, 2022 4:34 PM
To: Public Comment
Subject: Casey Gas Station Lake & Rte 120

Mayor Taylor & Trustees:

I oppose the location of Casey's Gas Station at Route 120 & Lake st.
This will cause additional traffic at an already busy intersection.

We do not need another gas station with 2 already west of the location and another 3 east.

There is also the environmental issue.

Donna Thickpenny
358 S Slusser St
Grayslake

Chase Muscato

From: Mary Ann Scroggins <maryann.scroggs@gmail.com>
Sent: Tuesday, February 1, 2022 5:46 PM
To: Public Comment
Subject: Public comment for 2/1 board meeting

Hello,

When will the written public inquiries from The December meeting at Village Hall in-person be addressed? Are residents going to receive responses on these matters?

Also, which guidelines are being followed to determine whether a meeting is held in person or virtual? Are the guidelines at all quantitative? What guidelines did the Village use to determine the in-person Village Hall meeting with Caseys staff in December was safe?

This will be helpful moving forward to drive transparency and set expectations for this decision making process.

Thank you,

Mary Ann Scroggins

--

Mary Ann Scroggins

Chase Muscato

From: Alice Harrigan <aharrigan21@gmail.com>
Sent: Tuesday, February 1, 2022 5:57 PM
To: Public Comment
Subject: To Mayor Taylor and Trustees

Thank you for your service. Please vote No to Casey's on 120 and Lake for environmental reasons and the safety and health of its residents. We don't need another gas station.

Sent from my iPhone

Chase Muscato

From: Debbie Lanich <bluebirdconsulting@gmail.com>
Sent: Tuesday, February 1, 2022 6:29 PM
To: Public Comment
Subject: No Gas Station At Lake And Belvedere

Dear Mayor Taylor and Village Trustees,

I urge you to suspend your deliberations on Casey's application for a special use permit for a 14 pump gas station with new huge underground tanks, due to a lack of an environmental impact study on the safety of such a massive potential pollution source only 130 feet from the clean and pristine Grays Lake.

I spend a lot of time kayaking Grays Lake, and have discovered a large sewer pipe tunnel that runs under Belvedere directly from the south side of Belvedere, which drains parking lot water overflow directly into the lake.

It functions as a drain for overflow water on the south side of Belvedere from the parking lots from the senior housing building to the Casey's site.

When it rains, this pipe empties runoff water directly into the lake from the properties that run alongside the south side of Belvedere.

When we had heavy rains and flooding in the summer of 2017, water was surging horizontally from that pipe into the lake!

The lake rose several feet in hours and flooded the northeast shores of Grayslake, swamping homes on Hawley Court, flooding basements and first floors, and making Hawley Court impassable.

It was several days until the outflow system along Lake Street bank was able to reduce the levels so people could pump out their basements and begin cleaning up the mess.

There has been no acknowledgement on either Casey's part or the Village's part that this ill conceived drainage system will be catastrophic for the lake and surrounding homes the next time we have torrential rains if the Casey's megastation is allowed to operate at Lake & Belvedere.

There has been no valid, thoughtful, legitimate, environmental impact study done on the danger of such a huge gasoline terminal with in ground tanks!

I urge you to postpone any vote until a proper environmental impact study is completed for this site relative to the safety of the lake and the homes that surround or are adjacent to the lake. Please study the impact of potential pollution with forever chemicals to the ecosystem of the lake, and the potential destruction of property values!

It is reckless for the Village Board to undertake this vote before the potential hazards and threats to people and property are properly vetted.

I urge you to suspend consideration of Casey's application immediately until a viable environmental impact study is performed.

Please do not consider approving this poorly planned venture.

It is a regressive endeavor, which destroys the jobs of 18 men at a successful business already operating on the site!

It is in direct opposition to the Village's own Sustainability Plan and Comprehensive Plan.

The seven days a week 18 hours a day operation with noise, litter, traffic, smells, drunks, and light pollution is a nightmare for the neighborhood.

Vote NO on the special use permit.

Sincerely,

Debbie Lanich
101 Burton Street
Grayslake, Illinois 60030

Sent from my iPhone

Chase Muscato

From: Gisela Richardson <blueiris001@icloud.com>
Sent: Tuesday, February 1, 2022 6:36 PM
To: Public Comment
Subject: No to Casey's

To Mayor Taylor and Trustees

We are longtime residents of Grayslake and feel strongly that Casey's is a terrible idea. Shoving it adjacent to residential neighborhoods with elementary schools, many small children living in the area, and no sidewalks on many nearby streets is a recipe for disaster. Drivers will not be familiar with our streets and our childrens' safety will be in jeopardy. We don't need a gas station- several others are nearby. An already crowded rt 120 will funnel cars to side streets, again creating safety hazards on streets in areas not set up to handle such volume. Property values will shrink, toxins will potentially harm the beautiful lake. Small businesses, which are the heart and soul of our village will be irreparably hurt. There can be no good reason to bring in a gas station besides the love of the almighty dollar, and I promise you, your constituents recognize that.

Adding Casey's would be a horrific mistake and we strongly encourage you to vote against it, for the overall good of the community.

Gisela Richardson and Family
Sent from my iPhone

Chase Muscato

From: Robin Dunlop <robin@dunlopweb.com>
Sent: Tuesday, January 18, 2022 7:08 PM
To: Public Comment
Subject: Public comments for Jan 18 2022

<https://docs.google.com/document/d/1a4-3kk1uE8DGObenOf5xiLwZ2vWuoRYjHmYDESu5HwQ/edit>

Sent from my iPhone

Chase Muscato

From: Chanda John Marson <jcmarson@sbcglobal.net>
Sent: Tuesday, January 18, 2022 8:19 PM
To: Public Comment
Subject: Casey's

The last thing Grayslake needs is another gas station. The biggest problem facing the people of Grayslake is not "where can I find gas."

Yes, Grayslake needs revenue/tax base expansion but it needs to be done smartly with a plan. We can't and should just jump at the first opportunity.

Lower Grayslake can handle more light industrial, central Grayslake could handle more local business/shopping and northern Grayslake can handle more restaurants.

Just have a plan and go seek and sell. .