

Chase Muscato

From: DENNIS AND KAREN <munk59@comcast.net>
Sent: Tuesday, February 15, 2022 11:23 AM
To: Public Comment
Subject: Lake/120 Development

Dear Village of Grayslake Board - As a 27 year resident of Grayslake, I am writing to request that the Board deny the development of the Casey's gas station/convenience store at the corner of Lake and 120. This is NOT the type of development we need at that location and will cause significant traffic problems and environmental issues with Grays Lake. In addition, we have multiple gas stations in the area and with the move to more electric vehicles, more in the community are just not needed.

Sincerely,
Karen Stoneman

Chase Muscato

From: Jill Birdwell <jillb279@gmail.com>
Sent: Tuesday, February 15, 2022 2:48 PM
To: Public Comment
Subject: General inquiry

My name is Jill Birdwell and I'm a resident at 400 Cross Arm Dr.

The village is blatantly walking the line, trying to skirt by the minimum of allowing the public to have their voice heard. I have done research on village board meetings in Mundelein, Gurnee, Lake Villa, Lindenhurst, Antioch, Round Lake, Round Lake Beach, Vernon Hills, Long Grove and Libertyville. Grayslake is much more restrictive than any of these towns. Yet, when the communities is upset by a matter, you give 2 minutes for public comment, unlike when others have come forward to say something positive (7/20/21 board meeting) about the village, you're all ears for however long they want to take. But when your challenged, you shut down particular avenues. Not one person against that Caseys location has EVER THREATENED ANY OF YOU! No one has vandalized your property, or hunted you down to yell at you.

Our village attorney is telling our Village officials that is illegal to speak with residents. Also that it is illegal to vote no. With all the scandal behind Victor Filippini, as sad I am to see this is who the village chooses to represent our town legally, I guess in some ways I'm not so surprised after watching how all of this is going down. I'm happy to provide links to caselaw, his own article he wrote (as it seems he's been in a very similar case before WHERE THE RESIDENTS WON and he was UPSET about it)) and court reports that to back up claims. As a matter of fact I would love to know why you ignore all the science and information provided through government agencies like the EPA, the division of petroleum and chemical safety, The State of Illinois fire marshal, National and state Ust and Lust regulators, ceds.org and so much more.

I would appreciate it if you would provide where you were getting you're *facts* and *science*.

Also it would be great for you to provide us reasoning why you should refute reputable science available that we have provided. I can't imagine your reason as to why you wouldn't want to. One would be a complete moron not to hear alarm bells as to why this is being shoved through the way it is. You even moved the meeting up a week, as I'm assuming with the Covid/hospital rates tumbling drastically, using zoom for meetings is really starting to look bad. We all know that this should be in-person. Our state has recently dropped the mask mandate in the state. We could've easily sat 3 to 6 feet apart, wear masks. This to me is a very cowardly move. The mayor and all the trustees are serving the public. This isn't the private sector. You have an obligation to listen to us, even if you're not found guilty of violating that, you most certainly are walking that line very close. Not that we should have to pay for our freedom of speech, but with the taxes and salaries (over 500k, just for the top 3 managers, 304K for our village manager, with whom is the 3 highest paid village manager in our entire state) that we pay we should have much more transparency. Libertyville itself actually asks for public comment after each agenda item. Tinley Park just had a recent controversial issue happening this. They had an in-person meeting in which appeared to have about 50 people. They let each person speak sometimes over 5 minutes. After everyone was provided PC, the board even asked if there was anyone else, then paused, just to make sure every last person got in what they wanted to say. Now that's Democracy!!!!

Chase Muscato

From: Ed Kanne PhD <edkannephd@gmail.com>
Sent: Tuesday, February 15, 2022 5:24 PM
To: Public Comment
Subject: DUE DILIGENCE BY GRAYSLAKE VILLAGE BOARD

Prior to considering approval of a Special Use Permit for a 14 pump gas station proposed to be built at 302 South Lake Street, Grayslake, an independent certified "Environmental Assessment Report" should be done, and the findings should be reviewed by the Grayslake Village Board. Special attention should be given to potential public health risks that may arise from: (1) air pollution from volatile organic compounds, (2) site flood risk (Lake County Planning Commission "flood factor.com."), (3) leaking underground gas storage tanks, (4) soil and groundwater pollution, and (5) economic impact on nearby property values.

Ed Kanne PhD (UChicago '76)
847-337-8213
edkannephd@gmail.com

Chase Muscato

From: Abbie Pietruszynski <abbieleigh@comcast.net>
Sent: Tuesday, February 15, 2022 5:58 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: For Public Comment: Casey's Gas Station

Dear Mayor Taylor and Grayslake Village Trustees,

My name is Abbie Pietruszynski and we have been Grayslake residents for over 20 years. Please vote no on the Special Use Permit for Casey's, for all aforementioned reasons given in my previous comments, email, and others' Zoning Board public comments. I have a few additional thoughts.

I do not feel that Casey's has proven in their application for a special use permit without a doubt that there is "No Undue Adverse Impact - The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, parking, utility facilities, and other matters affecting the public health safety, and general welfare." as the zoning code requires.

I also don't feel that it fits with the Official Comprehensive Plan's goal to "increase the availability of products and services to Grayslake residents" or "maintains the Village's standards for building and community quality". Adding Casey's would make it the 6th gas station in just a 3.5 mile span of Route 120 so this adds no variety of products or services. Adding another gas station in Grayslake does not 'maintain the Village's standards for...community quality'. I can't think of anyone moving to a community for such a variety and plethora of gas stations. And if the goals in the 2017 Sustainability Plan are earnest goals, adding a 2nd gas station within this past year is contradictory to some of those goals.

Grays Lake does not allow motorized watercraft. Can you confirm why that is? Perhaps it's for environmental reasons? The environmental risks to our lake and the surrounding properties seem too great to approve this special use permit.

Also, is the Grayslake Fire Department involved in this process? Casey's noted in the Zoning Board meeting that they would be involved in the inevitable cleanup of a spill.

We elect all of you to represent the best interests of all of us as a community, a majority of which wants you to vote no. Thank you for your time.

Chase Muscato

From: Koula Kanne <koula2140@gmail.com>
Sent: Tuesday, February 15, 2022 6:01 PM
To: Public Comment
Subject: HEALTH HAZARDS

Despite all the health guidelines they must follow, gas stations can still pose significant hazards to neighbors, especially children and seniors.

Both air pollution and soil pollution are associated with gas filling stations. Air pollution is created by volatile chemical vaporizing during the gas filling process. Soil pollution can be caused by underground pipes or tanks rusting, or leaking slowly releasing contaminants into the surrounding area. The cumulative release of unburned fuel is a public health concern because fuel contains toxic and carcinogenic chemicals.

Say NO to the gas station and protect our citizens health as the trustees of 1991-1992 said NO to the expansion of the asphalt company near the Lake Street train station.

Sent from my iPhone

Chase Muscato

From: George Capaul <gcapaul@dls.net>
Sent: Tuesday, February 15, 2022 6:24 PM
To: Public Comment
Cc: George & Diana Capaul
Subject: Special Use Permit For Casey's At Southwest Corner of Lake Street and Route 120

Mayor and Trustees,

I do not believe the Plan Commission/Zoning Board of Appeals have done due diligence investigating the detrimental aspects of this proposal. The negative aspects to the neighborhood, noise, proximity to the school, traffic on 120 etc., will not be made up by any financial benefits to the village. Please do not vote for this proposal. The Trustees should conduct their own investigation and not take the recommendation of the Plan Commission/Zoning Board of Appeals.

George Capaul
7 Hawley Court
Grayslake, IL 60030
847 223-5645

Chase Muscato

From: John Birdwell <jbirdwell03@gmail.com>
Sent: Tuesday, February 15, 2022 6:38 PM
To: Public Comment
Subject: Public Comments 2/15/22

John Birdwell
20 year resident of Grayslake
400 Cross Arm Dr.

After 20 years of living in this beautiful Village, having finished raising 3 of my 4 children, who have attended our schools here in Grayslake, I can honestly say I am surprised at what I've learned about our village officials and processes used to get things accomplished they see fit without listening to the community they represent. One can only hope that the right people step up to run for election to replace those making decisions currently and who decide how things "get done". For public officials to also show condescending and belittling behavior and attitudes toward those who voice opposition and generally care about our community is truly sad and they should be ashamed of themselves.

John Birdwell