

Village of Bensenville
Board Room
12 South Center Street
DuPage and Cook Counties
Bensenville, IL, 60106

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

February 11, 2013

CALL TO ORDER: The meeting was called to order by Chairman Moruzzi at 6:30p.m.

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Janowiak, Pisano, Rowe, Weldon
Absent: Ventura
A quorum was present.

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission Meeting of January 28, 2013 were presented.

Motion: Commissioner Pisano made a motion to approve the minutes as presented. Commissioner Weldon seconded the motion.

All were in favor. Motion carried.

Continued

Public Meeting: CDC Case Number 2012-42
Petitioner: PC Properties LLC
Location: 525 – 573 N. Meyer Road
Request: Conditional Use Permit to allow Outdoor Storage in a C-4 Regional Destination Commercial District

Motion: Commissioner Rowe made a motion to re-open CDC Case No. 2012-42. Commissioner Weldon seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Janowiak, Pisano, Rowe, Weldon
Absent: Ventura
A quorum was present.

Chairman Moruzzi re-opened the Public Hearing for CDC Case Number 2012-42 at 6:33 p.m.

The applicants, members of the Public and Staff that planned to provide testimony were sworn in by Chairman Moruzzi.

Director of Community & Economic Development, Scott Viger, stated a legal notice was published in the Daily Herald on January 12, 2013 and that a certified copy of the legal notice is maintained in the CDC file and available for viewing. Mr. Viger also stated that Village Staff posted a notice of the Public Hearing sign on the property on January 11, 2013. Mr. Viger stated on January 11, 2013 Village Staff mailed first class notice of the Public Hearing to taxpayers of record within 250 feet of the property in question.

Stephen Panzarella and Joseph Petrunaro were both present and previously sworn in by Chairman Moruzzi. Mr. Panzarella stated the original plans had changed and PC Properties LLC had amended their request. Mr. Panzarella stated PC Properties LLC will keep the existing parking lot as is and is requesting to build an eight foot fence with screening around it. Mr. Panzarella stated the company own twelve trucks, so therefore, there will be a maximum of twelve empty trailers stored on the site at one time. Mr. Panzarella stated the office hours of the business are from 9:00am to 5:00pm however, truck trailer pickups and drop-offs are a twenty four – seven operation. Mr. Petrunaro stated the infrastructure will remain the same to help relive flooding in the area. Mr. Petrunaro stated PC Properties LLC are requesting the curb cuts be extended by five feet to allow the trucks a better turning radius. Mr. Petrunaro stated the site will remain the same with the addition of a fence. Mr. Panzarella read the applicants response to the approval criteria into the record for the Planned Unit Development and the Conditional Use Permit requests. The letter read has been submitted to the record as “Exhibit A.”

Commissioner Pisano asked for clarification on the fence request. Mr. Panzarella stated the original request was for a six foot fence with barbwire. Mr. Panzarella stated the requested has been modified to allow an eight foot fence with no barbwire.

Commissioner Weldon asked how much traffic is anticipated from the operation. Mr. Panzarella stated the operation is ongoing and will not change. Mr. Panzarella stated he is unaware of any traffic issues at this time.

Chairman Moruzzi asked what the landscape plan was. Mr. Panzarella stated that PC Properties LLC would maintain the landscaping for the property as they currently exists.

Chairman Moruzzi asked if PC Properties LLC was planning to change the lighting in the area. Mr. Petrungaro stated that PC Properties LLC would use the existing lighting and will alter the direction of the lighting with shields to direct the light to the parking lot ground.

Public Comment:

Nikola Skulic – 159 Beeline Drive

Mr. Skulic asked the Community Development Commission to continue the hearing until a future date so concerned property owners could have time to review the amended request. Mr. Viger stated concerned property owners would have the opportunity to address the Community & Economic Development Committee if this matter was recommended for approval by the Community Development Commission. Mr. Skulic stated he would like the matter continued due to the concerned property owners not being able to attend the meeting. Mr. Skulic stated he has several concerns with the materials being stored in the trailers and believes there are open TSA issues with the company.

Shari Nickens – 540 Meyer Road

Ms. Nickens read a letter into the record from her parents, owners of Liberty Fastener Company, in regards to their objection to the requests. The letter has been attached to the minutes as “Exhibit B”.

Chairman Moruzzi asked Village Staff to notify concerned property owners in the area of future meeting dates.

Chairman Moruzzi asked how many trucks would be entering and exiting the facility. Mr. Panzarella stated the company only owns twelve trucks so no more than that.

Commissioner Pisano asked if the parking lot will be required to be striped. Mr. Viger stated the parking lot will require parking lot stripping, as part of the landscape plan submitted.

Mr. Viger presented the Staff Report. Mr. Viger stated Staff recommends approval of the request with the following conditions:

1. The property be developed in substantial compliance with the plans submitted with this petition.
2. A Planned Unit Development Plat be submitted to the Village for recordation at Du Page County.

3. The Conditional Use Permit for Outdoor Storage be granted solely to Stephen Panzarella/PC Properties, LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of change in tenancy of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit.

4. The property shall be developed and utilized in substantial conformance to the plans submitted as part of this application prepared by Dolan Engineering, LLC., dated 12.06.12 revised 12.12.12 with revisions requested by staff below:
 - a. The seven spaces along Meyer Road be eliminated and additional landscape be installed.
 - b. Details on the fence and slat/screening to be submitted to and approved by the Village staff.
 - c. Street trees and sidewalks shall be installed on both street frontages as directed by the Director of Public Works.

5. The Conditional Use Permit shall be null and void as of 07.01.2021.

Commissioner Pisano suggested adding a “4d” to require the parking lot to be striped. There were no objections from the Commission.

Commissioner Weldon asked what the facility was used for in the past. Mr. Viger states he had no official knowledge of prior operations.

Commissioner Weldon asked if Staff anticipates any wear on the roads. Mr. Viger stated the property is in SSA #9 and believes the roads will be improved in the near future.

Ms. Nickens objected to Mr. Viger’s statement regarding SSA #9 and stated the matter was still in litigation and that the Community Development Commission cannot base their decision on the matter.

Chairman Moruzzi asked Staff to review the storm water management.

Motion: Commissioner Rowe made a motion to close CDC Case Number 2012-42. Commissioner Pisano seconded the motion.

Roll Call: Ayes: Moruzzi, Janowiak, Rowe, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 7:25p.m.

Motion: Commissioner Pisano made a motion to approve the findings of fact for the Planned Unit Development request consisting of:

1. **Superior Design**: The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable regulations, and solely on this basis modifications to such regulations are warranted. The proposed site plan as revised in accordance with Planning comment #15 regarding the elimination of seven truck parking spaces.
2. **Meet PUD Requirements**: The PUD meets the requirements for planned unit developments set forth in this Title, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein. Staff believes this to be accurate.
3. **Consistent With Village Plan**: The PUD is generally consistent with the objectives of the Village general development plan as viewed in light of any changed conditions since its adoption. The proposal is In compliance with the spirit of the Comprehensive Plan which envisions eventual commercial/mixed-use redevelopment of the property. The proposed plan will not hinder that longer term vision while providing an economically viable use for the property.
4. **Public Welfare**: The PUD will not be detrimental to the public health, safety or general welfare. Staff believes this to be accurate.

5. **Compatible With Environs**: Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property. The land uses to the east of the property include a self-storage facility and industrial type uses, smaller industrial uses are present west of the property and larger industrial uses are located to the north. Staff believes that a properly landscaped plan is compatible with the environs.
6. **Natural Features**: The design of the PUD is as consistent as practical with preservation of any natural features such as flood plains, wooded areas, natural drainageways or other areas of sensitive or valuable environmental character. There are no natural drainage ways or sensitive environmental areas on the subject property.
7. **Circulation**: Streets, sidewalks, pedestrianways, bicycle paths and off-street parking and loading are provided as appropriate to planned land uses. They are adequate in location, size, capacity and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks and snow plows, as appropriate, without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD or unduly interfering with the safety or capacity of adjacent streets. Staff believes that the vehicular circulation is acceptable and can be accommodated by the proposed SSA #9 improvements.
8. **Open Spaces And Landscaping**: The quality and quantity of common open spaces or landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The plan as revised in accordance with Planning comments #14 – 17 above will meet this criterion.
9. **Covenants**: Adequate provision has been made in the form of deed restrictions, homeowners or condominium associations or the like for:
 - a. The presentation and regular maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas and other common elements not to be dedicated to the Village or to another public body.

- b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD plan, such provision to be binding on all future ownerships. No covenants are necessary.

10. **Public Services:** The land uses, intensities and phasing of the PUD are consistent with the anticipated ability of the Village, the school system and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools and other public facilities and services without placing undue burden on existing residents and businesses. There are adequate public services to adequately service the property. The approval of the PUD will not increase the demand or stress the Village's public services.
11. **Phasing:** Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. There is no phasing proposed.

Commissioner Weldon seconded the motion.

Roll Call: Ayes: Moruzzi, Janowiak, Rowe, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Weldon made a motion to approve the findings of fact for the Conditional Use request consisting of:

1. **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized. Staff believes this standard to be met.
2. **Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district. Staff believes this standard to be met as there will be no manufacturing or processing on the site. Hours of operation are said to be twenty four hours.

3. **Neighborhood Character**: The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized. The proposed use as a storage and testing facility is deemed to be in character with the surrounding neighborhood that is comprised of industrial and commercial type structures and uses.
4. **Use Of Public Services And Facilities**: The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area. The use as proposed will not create an extraordinary demand for public services or facilities.
5. **Public Necessity**: The proposed use at the particular location requested is necessary to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community. Bensenville and our business community thrive in part due to our location at the Gateway to North America. Providing services for the TSA is deemed to be a service necessary by the public.
6. **Other Factors**: The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location. Any other factors are under the discretion of the Community Development Commission.

Commissioner Rowe seconded the motion.

Roll Call: Ayes: Moruzzi, Janowiak, Rowe, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Janowiak made a motion to approve the f Planned Unit Development request with Staff recommendations consisting of:

1. The property be developed in substantial compliance with the plans submitted with this petition.
2. A Planned Unit Development Plat be submitted to the Village for recordation at Du Page County.
3. The Conditional Use Permit for Outdoor Storage be granted solely to Stephen Panzarella/PC Properties, LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of change in tenancy of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit.
4. The property shall be developed and utilized in substantial conformance to the plans submitted as part of this application prepared by Dolan Engineering, LLC., dated 12.06.12 revised 12.12.12 with revisions requested by staff below:
 - a. The seven spaces along Meyer Road be eliminated and additional landscape be installed.
 - b. Details on the fence and slat/screening to be submitted to and approved by the Village staff.
 - c. Street trees and sidewalks shall be installed on both street frontages as directed by the Director of Public Works.
5. The Conditional Use Permit shall be null and void as of 07.01.2021.

and the addition of:

- "4.D" Stripping Plan for the parking lot.
- Eight foot; non barbwire fence.
- Notification is sent to the concerned property owners of upcoming meetings regarding the property.
- Parking spaces are limited to fourteen.
- Curb cuts are widened by five feet.
- Lighting on the property be adjusted and approved by Village Staff.

Commissioner Rowe seconded the motion.

Roll Call: Ayes: Moruzzi, Janowiak, Rowe, Pisano, Weldon

Nays: None

Motion: All were in favor. Motion carried.
Commissioner Weldon made a motion to approve the Planned Unit Development request with the same conditions approved in the Conditional Use Permit request. Commissioner Rowe seconded the motion.

Roll Call: Ayes: Moruzzi, Janowiak, Rowe, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Report from Community Development

Mr. Viger reviewed both recent CDC cases along with upcoming cases.

ADJOURNMENT:

There being no further business before the Community Development Commission, Commissioner Pisano made a motion to adjourn the meeting. Commissioner Weldon seconded the motion.

All were in favor

Motion carried.

The meeting was adjourned at 7:49p.m.

Mike Moruzzi, Chairman
Community Development Commission

EUGENE A. DI MONTE
CHESTER A. LIZAK
ALAN L. STEFANIAK
LINSOTT R. HANSON
RICCARDO A. DI MONTE
DAVID T. ARENA
ABRAHAM E. BRUSTEIN
DENNIS S. NUDD
LEE T. POTERACKI
JOHN E. OWENS
DENIS J. OWENS

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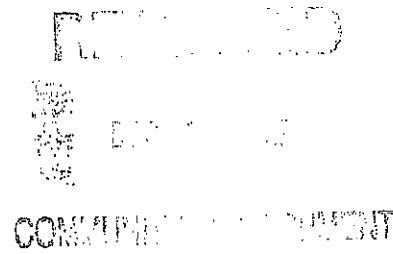
RICHARD W. LAUBENSTEIN
JEFFREY S. MC DONALD
PAUL A. GRECO
MARGHERITA M. ALBARELLO
CHRISTOPHER S. NUDD
PATRICK D. OWENS
JULIA JENSEN SMOLKA
IRA P. GOLDBERG
DEREK D. SAMZ
ADAM J. POTERACKI
RYAN R. VAN OSSDOL
JORDAN A. FINFER
PETER M. FOLLENWEIDER

* ALSO LICENSED IN WI
WRITER'S EXT. 211

ROBERT S. CLEMENTI
1925 - 2004

December 14, 2012

Village of Bensenville
Community Development Commission
12 S. Center Street
Bensenville, IL 60106



Re: PC Properties, LLC., Proposed Development for Meyer Road Property, Bensenville, Illinois

Dear Commissioners:

PC Properties, LLC is acquiring the property commonly referred to as 525, 533, 549, 557 and 573 Meyer Road in the Village of Bensenville (hereinafter "Subject Property"). The proposed use for the Subject Property will be a U.S. Customs Field Operation Facility to include onsite inspection of cargo and freight, parking of trailers awaiting inspection and awaiting removal from the site after inspection and temporary storage of containers awaiting inspection and awaiting removal from the site after inspection. The Subject Property is currently half vacant, and the other half a paved lighted parking lot. The proposed development does not include erecting any buildings.

The Subject Property is currently within the Village of Bensenville (hereinafter "Village") and zoned C-4 Regional Destination PUD Commercial District. Accordingly, per the provisions of the Village of Bensenville Zoning Ordinance, Section 10-7D-2, development of the Subject Property requires approval of a Planned Unit Development. In addition, since there will be "outdoor storage" as an accessory use to the offstreet parking use, a Conditional Use Permit is required.

PUD Approval Criteria

1. **Superior Design:** The Subject Property is a vacant and underutilized parcel of property within the Village's municipal boundaries. A U.S. Customs Field Operation Facility is needed to assist in enhancing commerce within the Chicago Metropolitan Area. Increasing the impervious coverage to greater than sixty percent as is proposed is needed to provide for adequate operations at the Subject Property and will not be detrimental to the area. The proposed use of the Subject Property is consistent with the usage to which surrounding and adjacent properties are used.

2. **Meet PUD Requirements:** The Village recognized the appropriateness of the proposed use for the Subject Property when it adopted Ordinance No. 42-2011 which allows offstreet parking as a permitted use in the C-4 Zoning District and "outdoor storage" as a conditional use with an amortization for the "outside storage" of July 1, 2021. The design of the proposed development will meet all applicable engineering and landscape design criteria.
3. **Consistent with Village Plan:** Again, per the Village's adoption of Ordinance No. 42-2011, the proposed development is consistent with current market conditions and for the area in which the Subject Property is located.
4. **Public Welfare:** The proposed U.S. Customs Field Operation Facility will be fenced in and lighted. Hours of operation will be from 9:00 a.m. to 5:00 p.m., Monday through Friday. At all other times the Subject Property will be locked and security provided. As such the proposed PUD will not be detrimental to the public, health, safety or general welfare.
5. **Compatible with Environs:** The Subject Property is partly vacant and an underutilized parcel of land. The proposed use will be a benefit to the area by landscaping a partially vacant parcel and improving the parking lot. The proposed use is low intensity and will not impair property values or environmental quality in the neighborhood nor impede the orderly development of surrounding property.
6. **Natural Features:** The Subject Property has no natural features that are of concern. The proposed development will meet all required engineering standards of the Village.
7. **Circulation:** The street system in and around the Subject Property is more than adequate to facilitate the proposed use. Trailer movement onto and out of the site will not overload existing streets nor create any traffic hazards.
8. **Open Spaces and Landscaping:** The Subject Property is half vacant and the other half a lighted parking lot. The development of the Subject Property will include improved and new paving, fencing and landscaping that will improve the aesthetics of the Subject Property and surrounding area.
9. **Covenants:** This criteria is not applicable to the Subject Property and proposed use. However, there are no known covenants that adversely affect the proposed use of the Subject Property.
10. **Public Services:** The proposed use is a low intensity use. No new buildings are contemplated. Village services such as police and fire protection as well as water and sanitary sewer are more than adequate to serve the proposed use.

11. **Phasing:** There will be no phasing of the proposed development. The paving of the Subject Property for parking and installation of fencing and landscaping will all take place as soon as practical after necessary Village permits are obtained.

Criteria for Conditional Use

1. **Traffic:** As set forth above, the street system in and around the Subject Property is more than adequate to facilitate the proposed use. The trailers that will be moved onto the Subject Property for inspection will not create an unusual amount of traffic and will be similar to the truck traffic that is currently in and about the area of the Subject Property. Accordingly, the proposed use will not overload existing streets nor create any traffic hazards.
2. **Environmental Nuisance:** The proposed use of the Subject Property does not include erecting any buildings. It is a low intensity use. The proposed lighting of the parking lot will be done in such a manner as to keep all lighting within the boundaries of the Subject Property and will not create any glare or nuisance for adjacent and surrounding properties.
3. **Neighborhood Character:** As set forth above the proposed use will be a benefit to the area by landscaping a partially vacant parcel and improving the parking lot. The proposed use is consistent with adjacent and surrounding properties and their uses. Also the proposed use is low intensity and will not impair property values or environmental quality in the neighborhood nor impede the orderly development of surrounding property.
4. **Use of Public Services and Facilities:** Given the fact that the proposed use does not include erecting any buildings and is a low intensity use of the Subject Property, existing community facilities and services will not be adversely affected. The Village services such as police and fire as well as water and sanitary sewer are more than adequate to serve the proposed use.
5. **Public Necessity:** As set forth above, a U.S. Customs Field Operation Facility is needed to assist in enhancing commerce within the Chicago Metropolitan Area. Providing this service at the Subject Property is in the interest of public convenience and will contribute to the general welfare of the Chicago Metropolitan Area.
6. **Other Factors:** It does not appear that the proposed use will generate any adverse affects and it does not appear that there are any other factors that need to be considered in order to allow the proposed use of the Subject Property as a PUD and "outside storage" as a conditional use.

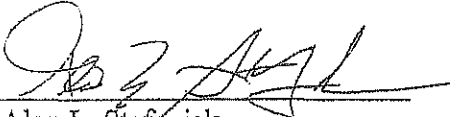
The undersigned and representatives of my client look forward to being before the

Village of Bensenville
Community Development Commission
December 14, 2012
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Commission at the Public Hearing to be held on this request.

Sincerely yours,

Di Monte & Lizak, LLC

By: 
Alan L. Stefaniak
Attorneys for PC Properties, LLC

ALS:mm

cc.: Stephen Panzarella, PC Properties, LLC.

Liberty Fastener Company

An ISO 9001:2008 Registered Company

540 Meyer Road, Bensenville, IL 60106 Tel: 800-444-7414 Fax: 847-750-9333

www.libertyfastener.com

January 28, 2013

Mr. Scott R. Viger
 Director
 Community & Economic Development
 Village of Bensenville
 12 South Center St.
 Bensenville, IL 60106

RE: SPECIAL PUBLIC HEARING #2012-42/ZONING VARIANCE FOR
 525, 533, 549 AND 573 MEYER RD., BENSENVILLE, IL

Dear Mr. Viger:

We are Larry and Sharon Scharringhausen and we thank you and Village Board Members for the opportunity to express our concerns regarding the above captioned matter. Since we are out of town this evening we have asked our daughter, Shari Nickens, General Manager, Liberty Fastener Company, to present our views and to submit our written statement. We are owners of the properties located at 540 Meyer Rd., Bensenville, IL and we are also owners of Liberty Fastener Company which operates out of the 540 Meyer Rd. address. Our business operates as a wholesale distributor of fastener products which requires regular material deliveries to our docks and outgoing shipments of product throughout the day. The properties requesting the variance are directly across the road from our facility and loading docks with the exit path of the proposed facility directly across from our loading dock area.

We strongly object to the requested variance for the following reasons:

1. Meyer Rd. is a narrow two lane road (24' in width) with no shoulders on either side. The significant increase in trailer truck traffic and flow of inspection vehicles to accommodate the proposed parking facility (designed to accommodate approximately 23 trailers!) would restrict our ability to allow the access we need to enter and exit our building and docks. We do not believe Meyer Rd. was ever intended to handle this increased traffic load.
2. As you are aware, there is currently a debate between the owners and the village on fixing and maintaining Meyer Rd. (and surrounding streets). It has numerous potholes at this writing with no resolution for repairs scheduled. We can't imagine how much worse will be the condition of Meyer Rd. with this increase in large and heavy truck traffic.

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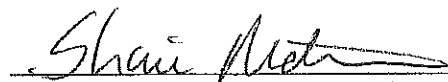
Mr. Scott R. Viger
January 28, 2013
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3. The turning radius from Meyer Rd. onto Foster Ave. (which is the route indicated as the exit path for these additional trucks) is very tight for large trucks resulting in a traffic slowdown on Meyer Rd. thus inhibiting our ability to move product expediently.
4. It is unclear to us how ground water runoff resulting from the construction of this large paved area will be accommodated. Our property and loading docks are currently at a lower grade level. We are seriously concerned about flooding onto our properties.
5. No matter the current intentions regarding the materials to be transported and housed in these trailers, it would be impossible to ensure and monitor all future materials would be safe and acceptable, i.e., oranges today and hazardous materials tomorrow.
6. Currently, traffic frequently uses our docks and parking lot as turnarounds. We foresee this becoming a much larger issue with the proposed facility.
7. Who will ensure these parking lots will be free of trash on a daily basis – transient or independent truckers? We think not. Unattended trash will not only be unsightly but will blow onto our property clogging drains, etc.
8. In the Summer months we open our dock doors for increased circulation and allow our employees to dine outside on picnic tables. Diesel emissions from this volume of trucks are sure to affect the air quality in and around our building which has already been significantly impacted by the rerouting of air traffic from O'Hare Airport.
9. We believe there are security issues attendant to a lack of consistent onsite monitoring.
10. While we understand this is an industrial area, the drawings indicate fencing with barbed wire at the top - hardly an aesthetic plus for our location where we do have vendor/customer traffic.

In sum, we believe it is clear the properties in consideration were never intended for the proposed type of business. The current zoning for these properties should remain unchanged to accommodate the building of an appropriate structure and certainly not changed to facilitate this immense parking facility for semi trailer trucks.

Thank you again for the opportunity to express our concerns and please take our issues under your most serious consideration.

Very truly yours,



Shari Nickens for Larry and Sharon Scharringhausen