

125 Carlisle Ct  
Cary, IL 60013-1908  
August 13, 2003

Hearing Officer IPCB  
Illinois Pollution Control Board  
James Thompson Center  
100 W. Randolph Street  
Chicago, IL 60601

**RECEIVED**  
CLERK'S OFFICE

AUG 20 2003

STATE OF ILLINOIS  
Pollution Control Board

RE: Reference Case Number PCB 03-221

Dear Hearing Officer:

The proposed waste transfer facility at 3412 Northwest Highway owned by Mr. Marshall Lowe is incompatible with this site.

Criteria #2: This site fails to meet the **public health, safety and welfare** of the area for the following reasons:

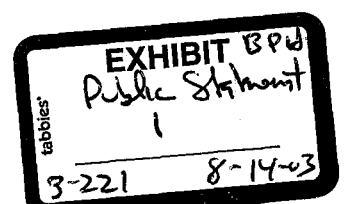
**Ingress and egress to the site of 60 garbage trucks per day would require both left and right turns within a short distance of a currently congested four way intersection the includes a METRA railway crossing. A hazardous situation would be created increasing traffic accidents in the area for all drivers and adversely affecting our community's safety.**

**The garbage trucks would drop litter on our roads. There would be litter blowing from the site to the adjoining properties. The particulate matter would cause asthmatics to have more attacks. Any and all of this will adversely affect the health and welfare of our community.**

Areas adjacent to this site include a conservation area that allows only non-motorized boats to keep pollution away from the lake; a planned unit development containing many seniors living in what they consider their final home; and another spring fed lake in the proposed residential development on the third side of Mr. Lowe's site. The **welfare of these established sites should have priority over this proposed waste transfer site.**

Criteria #3: **Incompatibility with the character of the surrounding area and effect of value on the surrounding area:**

**A waste transfer facility at this site would have a devastating effect on land values within Algonquin Township, our Cary community, and also the treasury of the State of Illinois. According to your criteria guidelines this type of facility should be located so as to minimize the effect on the value of the surrounding area. Most people do not wish to live or own residential property next to a garbage transfer station.**



Mr. Lowe, his family, and his experts, will not be living next to this site. However, they think it is all right for other people to put up with the daily stench of this operation permeating the adjacent residential and commercial properties.

**Criteria #5: Plan of operation is designed to minimize the danger to the surrounding area from fire, spills and other operational accidents.**

This site's ingress road is immediately along the boundary line bordering the Hollows Conservation district land. **The minimal acreage of this site does not provide a fire safety lane adjacent to this ingress road that would protect this conservation land from the frequent fires that occur in the garbage trucks as they wait to dump their loads.**

**The dry well drainage of this operation will pollute the water tables of our area.**

**This is not a case of "Not in My Backyard". This proposed site is too close to residential developments. It has an unsafe ingress and egress. It is a potential polluter of the air we breathe, our water wells, and as a polluter of the aesthetics of our surroundings.**

This site will be a **pollution problem**. Truck traffic, truck noise, truck exhaust as trucks go forward and backward, dumping their loads will be the new sounds of our environment. Garbage odors, garbage litter, garbage loving rodents will be added to our residential neighborhoods. Peace and quiet, the sounds of frogs, ducks, geese, and song birds will be a thing of the past.

**Please deny this application for a waste transfer site at this location now and forever.**

Sincerely,

A handwritten signature in cursive script, reading "Kathleen A. Park".

Kathleen A Park, former Mayor of Cary IL

# Village of Cary

## VILLAGE BOARD

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KATHLEEN A. PARK

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255 STONEGATE ROAD  
CARY, ILLINOIS 60013

TELEPHONE (312) 639-0003

### VILLAGE CLERK

JACLYN H. COFFIN

### VILLAGE ADMINISTRATOR

GENE F. WESTERGREN

## MINUTES

### PLAN COMMISSION MEETING

Monday, October 20, 1986

Delmer H. Powell, Jr., Chairman

In attendance were Chairman Powell and Commissioners Nelson, Coffin, Wallis and Beverly. Commissioner Scherschel was absent for roll call, but entered the meeting at 8:18 p.m. Commission Reidel was absent. Also present were: Village Clerk/Secretary Coffin, Building Inspector Prim, Assistant Building Inspector Nowak, Mayor Park, and representatives of Glenbriar Development Corporation and the proposed Cary Lakes Development. A quorum was present and the meeting convened at 8:13 p.m. The following items were discussed and/or acted upon:

1. MINUTES of the 10/6/86 SPECIAL MEETING - Motion by Nelson, second by Beverly, and unanimously approved.

2. REVISED CONCEPT PLAN - PULTE HOMES (KAPER 250) - Powell discussed the changes in the revised concept plan submitted by Pulte for development of the Kaper 250 and encouraged Commission members to review the plan before the November meeting.

Frank Kern, Federal Express, stated the concerns of his company regarding the safety of Industrial Drive, and questioned what could be done to expedite the extension of Industrial Drive to connect to Three Oaks Road. Dick DuPlain of Sage Products was referred to the Water and Sanitation Committee regarding his concerns about looping of water mains and easements for water on 4 lots they have recently purchased across the street from their building in Decker's Industrial Park.

\* 3. PROPOSED CARY LAKES DEVELOPMENT - Mark Johnson and Russ Taylor of Donohue & Associates provided the Commission with a brief overview of the proposed Cary Lakes Development. The developers propose annexing this 58.5 acre parcel with 7.1 acres to be zoned B-2 for commercial use, and the remaining 51.7 acres, including a large lake, as R-3. Twenty acres of the R-3 property will be developed for 246 apartment units in 6-unit modules with maximum views of the lake. Units will begin as rentals with probable conversion to a condominium association. Construction of the apartment development will begin when the lake is created from an existing mining operation. Developers estimate a 5 - 8 year build-out for the lake, with development of the commercial property sooner.

Edh A.

During review of the proposed improvements, Wallis questioned the efficiency of the dry wells, Scherschel expressed concern about the road surface condition and the impact of construction traffic, and Prim advised the Commission that the bituminous sidewalk proposed was prohibited by ordinance. Pate stated the developer would have "no problem with concrete" sidewalks.

Beverly suggested combining driveways to reduce access to Briargate Road. The road must be considered as a direct access to the municipal center and its character maintained - it must be improved, but not changed.

While liking the idea of coach lights, the Commission expressed concern that homeowners may not be willing to replace burned out light bulbs in a timely and, thus unsafe, manner. Park suggested a clause be inserted in purchase contracts for the homes, requiring maintenance of the lights, with the Village Board taking action to pass an ordinance requiring homeowners to maintain electric coach lights.

Park stated that the intersection of Main and Briargate should be widened for a right-turn lane. Eaton will try to provide the Commission with a copy of the traffic study done for the development of the municipal center.

Park also suggested an escrow be set up so that as trees die off they will be replaced along with widening the road. When 80% of the trees on a section of street are gone, the remaining 20% will be removed and the street widened. Nelson stated he has difficulties with the Village replacing the road at a later date, as it is inadequate for traffic now.

Coffin stated he would like to see written recommendations from Baxter & Woodman regarding acceptance of the dry well system. "Aesthetic considerations will have to come later" as the trees must come down with a 30' road with curb, gutter and storm sewer installed. The developer must also be required to pay developer contributions.

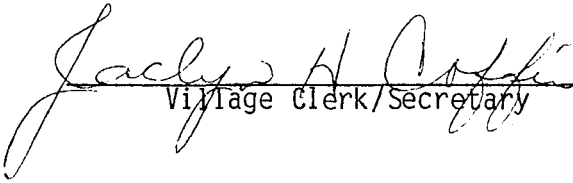
Scherschel disagreed, stating we have a "unique" situation with the road's "charm" (fence, trees, size, etc.) and these architectural features must be preserved. This country road is "worth keeping" and engineering can be done to protect the long term of the road.

Park stated that the trees are a liability to the Village and the Village would be negligent if, with the increase in traffic, the trees are not addressed.

Park also suggested the developer consider making Briargate Road "Briargate Boulevard", by widening the road and allowing the trees to remain in an island down the center.

Due to the diversity of opinions and the need for additional information, Beverly moved, seconded by Coffin, that the Plan Commission recommends to the Village Board that Preliminary and Final Plats be required as per the Subdivision Control Ordinance and that the Board not accept this project as a small tract. On roll call: Scherschel abstain, Nelson aye, Coffin aye, Wallis aye, Beverly aye. Motion carried.

There being no further business before the Commission, Chairman Powell adjourned the meeting at 11:58 p.m.

  
Village Clerk/Secretary