

**Berkhout, Keith**

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**From:** [REDACTED]  
**Sent:** Monday, August 7, 2023 5:40 PM  
**To:** Berkhout, Keith  
**Subject:** EX: Zoning petition 4612

Greetings,

There seems to be a lot of misinformation being spread about this property. The misinformation makes it seem like this is zoned for farmland and currently could be used again as farmland. It's a dumping grounds for trash right now. Google Earth arial views will show that. No farmer in his right mind would spend the money to clean this up and farm 10 acres. It's quite possible the old brick business that had been there, scrapped off the black dirt and sold it. An adjacent landowner expanding his existing business makes sense.

I'm not even sure I have "standing" to express a pro/con opinion because of my distance from the property. Flyers have been placed far and wide opposing building on existing B3 land. I hope the zoning committee takes that into consideration.

Respectfully,  
Michael Dorus

[REDACTED]  
[REDACTED]  
[REDACTED]

*incorrect email*

**From:** Raymond Dube <[REDACTED]>  
**Sent:** Tuesday, August 8, 2023 10:44 AM  
**To:** Berkhout, Keith <[BerkhoutKeith@KaneCountyIL.gov](mailto:BerkhoutKeith@KaneCountyIL.gov)>; Pierog, Cornne <[CPierog@kanecoboard.org](mailto:CPierog@kanecoboard.org)>; Young, David <[DYoung@kanecoboard.org](mailto:DYoung@kanecoboard.org)>; VanKerkhoff, Mark <[vankerkhoffmark@KaneCountyIL.gov](mailto:vankerkhoffmark@KaneCountyIL.gov)>  
**Subject:** EX: Zoning Petition #4612

Hi,

My name is Ray and I am a long time Elgin resident...over thirty years. I was hoping to attend tonight's board meeting concerning Zoning Petition #4612 but unfortunately I have to travel out of town and can not make it. But I am hoping I can still voice my opinion.

Via the Nextdoor platform, I have followed the argument for and against and thought I would share my view as the Nextdoor view is very one-sided and erroneous. The major complaint the people had was the increased truck traffic because this was being portrayed as a truck parking lot....which as you know, it is not. The very skewed views portrayed semi traffic up and down Coombs all day long.

But the truth is, this petition is for extra storage buildings for Custom Color and Ink and extra parking for Team Prime, a truck repair facility. Both of these successful businesses have operated at this location for years...I know Custom Color and Ink has been there over ten years. Not sure exactly how long Team Prime has been in business but a quick google search showed that they have a five star rating with over 80 reviews...sounds like they are doing well also. Some of the people complaining have only lived in the area two years. That's akin to moving near the airport and then complaining about the planes.

I've lived here long enough to recall when Brady Brick operated on the property in question....in fact, my brother worked for them for years and I would help out when they were very busy and I had free time as I not only hold a CDL but also operate heavy machinery. During that period, there were many trucks using Coombs on a daily basis for Brady alone....suppliers bringing in material, Brady's trucks delivering customers' orders, customers in their own trucks, etc. So truck traffic is not really a new thing on Coombs....it's just declined a whole lot when Brady closed.

Adding storage capacity for an existing business and adding parking for a truck repair company will not add a lot of truck traffic as the fear mongers warrant. First, trucks coming to be repaired are often trailerless and if by chance they are bringing in a trailer for repair, it is normally empty as companies can't have a customer's load being help up in a repair facility. And it's not like they have a dozen trucks coming and going every day...I bet is only a few as it takes time to repair a truck...it's not a one hour oil change shop. The problem for the truck repair facility, sometimes, is parts acquisition, hence the need for parking. My brother's truck was brought in for service three months ago and it is still waiting for the needed parts to arrive. The rental truck he is using had 600 miles on it when he got it...it now has over 22,000 miles! So I can certainly understand the need for extra parking. It is not a parking lot for anyone looking to park their truck as some are making it out to be.

So we have two very successful businesses looking to expand onto property that was at one time an ongoing business that, according to the zoning maps on your site, is already zoned B3. They are not going to significantly impact traffic (esp compared to when Brady Brick was in operation) and I doubt most, if any, of the people complaining can see them. In fact, there is a

set of railroad tracks between them and if I were them, I would be more concerned about the increase in train traffic/noise as railroads merge and start sharing tracks. If successful businesses can not expand, then they are going to leave. In fact, a few years ago, I helped move a manufacturing company from Huntley to Belvedere....took everything with them from machinery to 100+employees.

I think it is great that successful businesses have chosen Elgin to call their home and I am hoping that we can keep these two successful businesses here in Elgin also!

Thank you for taking the time to read my letter.

Best wishes....rd

Raymond Dube

[Redacted signature]