

January 16, 2019, Zoning Commission Hearing
Crown Development Proposal (Submitted by Linda Gaska)

On September 8th I visited Elwood, Illinois, for the Climate March. The Climate March was held there, instead of Chicago, because of the three social justice issues that exist from unbridled warehouse development. These issues are:

- Diesel Pollution
- The Strain on the Village's Infrastructure
- Unjust Labor Issues

First, I will speak to the increased pollution. The diesel particulate matter alone is six times what the EPA sets for air quality. And, yes, 760 acres is much smaller than Elwood's enormous complex. However, the Crown Development proposal is only the first such business park planned for Sugar Grove. On page 4 of the Advisory Report, the Future Land Use Plan shows approximately 1500 more acres that have been slated as Business Parks. It includes the quadrant of Bliss and Healy and both sides of Bliss Road into the unincorporated areas of Sugar Grove past Spring Bluff Nursery and Seavey Road.

My 2nd point is the strain on our village's infrastructure. Having any large business park in Sugar Grove would impact our roads. A 2200 acre warehouse facility in Elwood has a potential of 53,000 truck trips per day. All things being equal, the 760 acre business park proposed for Sugar Grove has the potential of 17,667 trips per day. And, I noticed that one of the warehouse drawings in Packet 2, on page 4, showed a building with 60 truck bays and in the Advisory Report, on page 14, it lists the warehouse/distribution building height of 60 feet for zoning lots 1 thru 5. However, in Packet 1, on page 42, it states, "Change of maximum building height may be granted." ~~Also, the two turnabouts on Denny Road will be engineered to accommodate truck traffic. This means that trucks can exit onto Bliss Road, which will negatively impact our residential communities near Denny Road.~~

My third point is the potential for unfair labor issues. One of the problems that a massive development would bring is low-paying jobs. These are not the kind of jobs that enhance a community.

Many of us here in this room chose Sugar Grove for the tranquility and clean air that rural living provides. We want to ensure our quality of life, our health and safety, and our infrastructure. So I am asking the zoning board to slow down the process, provide transparency, and involve all of the stakeholders, which includes the residents, in our community's planning.

Thank you for listening!

Public Hearing

Exhibit C