

**Margo Griffin**

---

**From:** [REDACTED]  
**To:** Margo Griffin  
**Subject:** January 25, 2021 meeting

Our names are Glenn and Shirley Dau and we live at 41W193 Cheryl Ct. Huntley IL. We have received notice of what is being approved on the Stadel farm. We have many concerns pertaining to the building site. Our subdivision has already been hampered with the annoying semi noise from Weber grill and their unusual use of parking in the middle of Freeman Road. Our biggest concerns with the new project are many:

- 1) The way the building and loading docks are positioned will definitely affect our neighborhood. Why can't the building be repositioned so the docks are facing West and not East.
- 2) The noise from semis is extremely bothersome to our quiet neighborhood. We moved in Prairie Oaks 25 years ago with the intention of enjoying the nature of the woods, wetlands, and quiet of the countryside. We understand the progress is always going to change things; however, we feel Huntley must be more considerate of the neighborhoods that progress is unsettling.
- 3) We were told that berms would be installed however, berms were installed around Weber and they did nothing to control the noise of the semis.
- 4) We definitely do not want the existing woods or the wetlands disturbed.
- 5) Will this have any effect on Commonwealth Edison's easement properties on the east side of the proposed site.
- 6) All the existing drainage tiles that are on the existing farm will be destroyed – how is this development going to handle the run off of storm water?
- 7) Asphalt parking lots and building roofing does not absorb rain water!
- 8) Could you please confirm that only semi-trailers and not small delivery trucks will be used at this location. We are very concerned about how this would impact traffic.
- 9) Will this facility be operating 24 hours a day 7 days a week

We will definitely be listening to tonight's meeting for any all info that the board can provide.

Thank you

Glenn and Shirley Dau

January 24, 2021

Village of Huntley  
10987 Main Street  
Huntley, IL 60142

Attn: Village Board Members and Plan Commission Members

RE: January 25, 2021 Plan Commission Agenda Items (4) and (6A)  
41W368 Freeman Road Conceptual Review of Proposed Annexation and Development

Dear Village Board Members and Plan Commission Members,

My name is Mike Figolah and my wife, Pam and I live at 41W092 Derby Court. We are residents of the Prairie Oaks subdivision located to the east of the subject property.

We and many of our neighbors have been aware that this Freeman Road property has been planned for industrial development even prior to when we purchased our homes. As such, we are not surprised to see a development such as this being proposed, and we do see positive benefits from such a development including a positive impact on the Kane County property tax base.

We been following the conceptual submittal of the proposed developments plans of the 41W368 Freeman Road property. We have had conversations with several of our neighbors and are writing these comments on their behalf as the consensus of our opinions.

**We ask that these comments, all of which pertain to the conceptual review of Petition 21-01.22 which is Agenda Item 6.A, be read into the meeting record during Agenda Item 4: Public Comments.**

The comments and concerns that we have at this time, based upon a review of the concept documents included in the Plan Commission Agenda Packet, are as follows:

- 1) Traffic Study - the agenda background information notes that the petitioner will be submitting a traffic study
  - a) As nearby residents, we have noted recent traffic concerns which may be outside the limits of a typical traffic study, but we mention them here and ask that they be included also. A considerable increase in traffic on Freeman Road east of this subject area has been occurring within the last few years, both at the intersection of Freeman Road and Carriage Way, and also at the intersection of Freeman Road and Galligan Road. With the projected employment at this site we would expect a considerable portion of employee traffic to utilize Freeman Road from the east, thereby continuing to increase traffic and add to these concerns
    - i) At Carriage Way, through traffic on Freeman Road is already causing delays both in safely exiting our subdivision, and also in entering our subdivision travelling from the west. There is no left turn lane for eastbound traffic from Freeman Road entering our subdivision, nor is there a westbound right turn lane for traffic to enter our subdivision from that direction. In addition, there is a hill on Freeman Road west of Carriage Way that affects sight distance when we are attempting exit our subdivision
      - (1) We are aware that this section of Freeman Road is Village of Huntley jurisdiction, and we ask that the traffic study be extended at least to the eastern Village limits to evaluate the need for turn lanes at the Carriage Way intersection.
      - (2) We do note that turn lanes were recently constructed at Freeman Road and Hannah Pearl Drive (which we do know is outside Village limits), even though the current (and future) number of residents using that entrance will be less than the current number of residents which access our subdivision at the Carriage Way intersection
    - ii) At the Freeman Road and Galligan Road intersection, traffic congestion issues and close calls continue to increase, and with an anticipation of some percentage of employee traffic coming from this direction, the need for turn lanes and traffic signals will only become more apparent. We are aware that the Kane County DOT has this

- intersection improvement included within their current Comprehensive Road Improvement Program, and we ask that the petitioner and the Village extend the traffic study eastward to include this intersection to determine if these intersection improvements should be expedited for the safety of the motoring public
- b) Will the traffic study and development agreement require that all truck traffic can only access the site to and from RT 47?
  - c) Also, will the traffic study document whether this is simply a distribution warehouse or will home-delivery box van type vehicles also utilize this facility? If so, will those also be restricted only to access to/from RT 47, or will those be allowed to travel east of Freeman Road beyond the project site?
- 2) Construction noise and dust concerns
- a) We ask that information be provided regarding allowable hours of construction, and that due to the proximity to a residential area that no exceptions to Village ordinances regarding working hours be allowed
  - b) We would expect that a very extensive amount of earthwork is going to be required for the redevelopment of this site, and that measures be implemented to ensure all appropriate dust control requirements are met
- 3) Site lines and screening
- a) The concept site plan shows the eastern 760 feet or more of the property will consist of wetland protection and stormwater detention, thereby placing the development a considerable distance away from our residences
  - b) With that said, there are open field areas around the southern wetland and stormwater detention facilities that lend themselves to placement of additional landscaping plantings that over time will provide visual screening of the proposed development from the residences
  - c) Can the Village request the petitioner to provide scaled renderings from the rear yard perspective of a couple of the more exposed residences so that we have a better understanding of these site lines?
- 4) Stormwater Drainage and wetland protection
- a) The concept plan shows wetland protection areas east of the development, along with stormwater detention facilities throughout the site
  - b) There appears to be a buffer area around the wetlands, and we would request that the majority of existing trees located within that buffer remain so as to preserve the buffer and to preserve the majority of existing screening
  - c) In regards to stormwater detention, we have no doubts that this development will comply with all requirements of the Village of Huntley Stormwater Ordinance and the Kane County Stormwater Ordinance.
  - d) Due to the extent of nuisance goose problems which currently plague the area due to other stormwater detention basins that have mowed turfgrass to the waters edge, we strongly urge the Village to require the petitioner/developer to utilize naturalized buffers around the proposed detention facilities to minimize additional attractive nuisances to geese
- 5) Hours of Operation
- a) With the massive amounts of truck parking proposed at this site, we have concerns about noise and lights related to late hours of operations
    - i) What anti-idling measures and restrictions will be implemented?
    - ii) What measures will be implemented to limit late hours of operation?
    - iii) Can any necessary late hours of operation be limited to truck docks along the west face of the building, at the further locations away from residences
- 6) Lighting
- a) We understand that typical municipal lighting requirements restrict the allowable light spillage beyond the development property line
  - b) Given how far to the west the proposed building and parking are planned, can those light spillage requirements become more restrictive? After all, what is the point of allowing

light spillage over wetlands and stormwater detention areas east of the development?

- 7) Communication
  - a) A few residents have voiced there concerns was the first they heard about this project was through reading local newspapers or seeing comments on social media.
  - b) What types of notifications will be provided to area residents in advance of the next steps in the annexation and public hearing process?
- 8) Notice of Future additional comments
  - a) We do note that that all of these comments have been generated from reviewing only a few pages of concept submittals, and we do expect that many of these questions/comments will be addressed during the typical Village plan and annexation agreement review process.
  - b) We do however expect that as additional documents are provided for the public as part of the development and public hearing process, we will likely have additional comments that we request be considered by the Plan Commission and Village Board.
  - c) Please note that these comments are not on behalf of all residents of the Prairie Oaks subdivisions, as due to the expedited schedule of this project we have not yet had the opportunity to obtain input from all residents.
  - d) We do expect that additional comments will be provided by other residents of our subdivision as additional development information is made available

We thank you for your consideration of our comments and concerns, and we look forward to working cooperatively with the Village of Huntley as this development process moves forward.

Please feel free to contact either of us if you have any questions or are looking for any clarification of these comments.

Sincerely,

Mike Figolah

[REDACTED]  
[REDACTED]

Pam Figolah

[REDACTED]  
[REDACTED]



**Margo Griffin**

---

**From:** Lynn Nowinski [REDACTED]  
**Sent:** Monday, January 25, 2021 1:24 PM  
**To:** Margo Griffin  
**Subject:** Jan 25 Planning Commission Meeting

Dear Ms. Griffin,

I am a resident of Prairie Oaks and would like to request permission to speak at tonight's meeting. My husband and I totally support the letter submitted by Mike and Pam Figolah.

In addition, we live on Charles Lane and worked with Kane County and spent in excess of \$20,000 to fix the flooding problem in our yard. We are very concerned about the drainage plans for this project.

Thank you,

Lynn Nowinski (Richard)  
41W198 Charles Lane  
[REDACTED]

[Sent from Yahoo Mail on Android](#)

**Margo Griffin**

---

**From:** PATRICIA MIERISCH [REDACTED]  
**Sent:** Monday, January 25, 2021 1:26 PM  
**To:** Margo Griffin  
**Subject:** January 25,2021 Planning Commission Meeting/Conceptual Review of Proposed Annexation and Development next to Prairie Oaks Subdivision

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Margo Griffin, Development Manager Village of Huntley

Name: Patricia and Harold Mierisch  
Address: 18N527 Carriage Way Lane  
Are requesting dial in access to meeting.

Topics/concerns:

Harold and I both agree with the content of the letter dated January 24,2021 sent by Mike and Pam Figolah.

Not only to voice concern regarding traffic study but I wanted to make sure that everyone is aware that directly to the east of our subdivision entrance there are wetlands on both sides of the road. The area of road in between these two wetlands collapsed last year and had to have the road reinforced and repaired. If this is what is occurring with this road with current traffic we are very concerned with the road collapsing again with additional traffic.

We are also very concerned that residents had to find about of this development via a Daily Herald newspaper article dated Jan. 21,2021. It was my belief that properties adjacent to development/rezoning parcels have to legally receive a certified letter notifying of any meetings or that a billboard has to be erected with notification of any hearings.

Thank you

**Margo Griffin**

---

**From:** Paul Arnone [REDACTED]  
**Sent:** Monday, January 25, 2021 2:05 PM  
**To:** Margo Griffin  
**Subject:** Petition No. 21-01.02

Hello,

The area west of the Prairie Oaks subdivision is home to an Illinois Protected species: Swainson's Hawk.

<https://www2.illinois.gov/dnr/conservation/NaturalHeritage/Pages/Birds.aspx>

Is the committee aware of this? Any comment?

Thank you,

-Paul

Sent with [ProtonMail](#) Secure Email.

**Margo Griffin**

---

**From:** carol dyrek [REDACTED]  
**Sent:** Monday, January 25, 2021 4:29 PM  
**To:** Margo Griffin  
**Cc:** [REDACTED]  
**Subject:** New development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am writing to express serious concerns about the Amazon facility going up off of Freeman Road. I am a 22 year resident of Prairie Oaks subdivision and fear my way of life is about to change along with all the other residents here. Among my concerns are: noise, lighting, truck fumes, crime, storm drainage and traffic problems. I don't expect Amazon to listen to the concerns of the little people but I do hope you and others on the board of Huntley will. Why is bringing this major company into Huntley necessary? This is the village with "rural charm". I don't think so... not anymore. Between Weber Grill and now Amazon residents are being forced out of here. The biggest tax base here has to be Sun City yet Huntley doesn't take them into consideration when it comes to crime, traffic and congestion. I hope to attend a village meeting in person to speak to these concerns. Please inform me if and when I can do this.

Carol Dyrek

Sent from my iPhone

**Margo Griffin**

---

**From:** Sam M [REDACTED]  
**Sent:** Tuesday, January 26, 2021 1:07 PM  
**To:** Margo Griffin  
**Cc:** [REDACTED]  
**Subject:** Petition No. 21-01.02

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Ms. Griffin; Our names are Sam and Marianne Maravich. We live at 18N066 Carriage Way Lane. We appreciated the ability to listen on the call on Tuesday the 25th. We do agree with the residents comments on the call. Before proceeding to our concern I would like to tell you about our background. We both have 45 years of Medical Device experience at High level positions. Extensively in Respiratory Therapy, and Anesthesia . I was a Director of a Neonatal and Adult Respiratory Therapy Dept. Pulmonary Function Lab, and a Pulmonary Clinic with 9 Pulmonary Physicians.

After reviewing several articles including the World Logistic Center's environmental impact study. Our opinion is that the amount of Diesel trucks at this facility could become an environmental, and health issue in the future. Enhanced mitigation efforts can be positives for everyone. It assures the community that the local, and county government has the citizens health concerns at the highest level. It also allows the vendor to use this facility as a model for future sites in relation to these important environmental and health issues.

The impact study stated that diesel trucks are one of the most probable cause of lung cancer, because of the particulates, and nitrogen oxide. They are also linked to asthma, chronic bronchitis, and coronary heart disorders.

This is not the only study, there are many others looking at the affects of the increased e-commerce businesses building these structures next to communities. Many of the articles are looking at long term affects of particulates being blown to adjoining neighborhoods, wild life preserves and trees as well. These particulates can travel up to a 1/4 of a mile away depending on wind velocity. We receive our winds from north west to south east, and can on a regular basis reach 45mph.

These articles include many communities that have had an Amazon like company and the actual benefits received versus the ones promised.

One question I have is who holds liability if responsibility on any health issues related to these concerns arise?

My wife and I understand the excitement and concerns of having this project in Huntley. I have been involved in billion dollar Medical Device acquisitions and always try to reflect on not just the dollars. Because of our clinical background, and in medical device we always asked is it better for the patient. We felt that if it was we would reach our goals.

So I ask you is it better for the community? Will we achieve our goals? Is your data true and has it looked at the long term environmental and health impact of this issue? What enhanced mitigation efforts can be made to reduce these diesel particulates.

We were very concerned about the process in notifying residents. It would be very professional and should be a mandate from your offices to have a process of notifying citizens and not at the last minute.

My wife and I have tried to summarize our concerns about this project. We feel it is important for Huntley to be proactive in implementing the newest best practices in this type of project. It is so much better to correct an issue at this date than waiting.

The Venture representatives seemed to be as much as a matter of fact and we will let you know what we decide. Please continue to challenge them it will only help in future projects like this. If you would like to contact us do not hesitate to call. Thank you for your attention. [REDACTED]

Enhanced mitigation:

1. Bushes should be placed either on outside of fence or inside of fence that grow 4 to 6 feet tall. This will reduce particulates in the air.
2. Require low emission diesels, or electric. Make sure they have a written plan for this.
3. Plant tall trees to absorb some of the particulates. Ones that are hearty against particulates.
4. Measure air quality outside to assure company and all residents are safe and any mitigation efforts are working.  
Is this new employer providing health insurance. If these are part time or limited ins. Could there be cost incurred to Huntley for any pulmonary, or cardiac, issues associated in working at this facility?
5. I will be measuring air quality through an outside vendor to capture real time data.

Sent from my iPhone

Village of Huntley

10987 Main Street

Hunt[y, Illinois 60142

Attention: Village Board and Plan Commission Members

(Emailed to Village of Huntley on February 10, 2021)

Re: February 22, 2021 Planning and Zoning Meeting

Dear Village Board and Plan Members,

This letter is in regards to the proposed Pumpkin Patch development, which is located just west of the Prairie Oaks subdivision. The information in this correspondence is additional information to the January 24, 2021 correspondence that highlighted some of the impacts and concerns to our neighborhood. The previous correspondence was incomplete due to the condensed time period in order to speak in great detail to all of the residents in our neighborhood and also that we only had a concept plan to evaluate. It should be noted that the updated list of concerns is in addition to the previous list and that this list also is on behalf of almost all of the residents in the aforementioned subdivision.

We ask that these comments be made publicly at the Planning meeting on February 22, 2021:

1. We recognize that the Plan Commission and Village Board will be considering numerous requests by the developer, including an annexation, rezoning, special uses, and variations to Village code. We also realize that in all likelihood this development is absolutely going to move forward. We do accept that development is inevitable, but ask that our requests and concerns be addressed before final approvals are granted by either the Plan Commission, the Village Board, or Village staff regarding building permit and site engineering plan reviews.
2. In the previous correspondence, the effects on storm water were discussed in #4. Please note that prior to the new Weber distribution plant, the marsh land that borders our subdivision to the east was dry. Since the Weber development that area now is almost always under water at depth. In fact you are aware that the water level now frequently is as high as the road and has caused road issues. Any additional increased water will affect our neighborhood. Please ensure that the wet marsh is not negatively impacted with this or any other future development.
3. One of the benefits of living in this subdivision is the natural landscape surroundings. The wetlands, ground contours, and forestry make up the beauty and sightlines around our homes. While it is obvious that some trees will have to



be removed, but we ask that you maintain as many of the trees as possible. Since many trees will be required to be removed, we ask that additional natural plantings be made in the form of deciduous trees and evergreens at various heights in an effort to maintain the natural views from our homes.

4. One of the main concerns for this development is the noise that will be generated. Though both of the Weber facilities are a bit farther away and smaller in scale, we hear the trucks idling, backing up, and hooking up. It would be devastating to hear those sounds 24/7 from the Project Pumpkin. At the same time we understand the need to perform business. We suggest a multi-pronged approach to limiting the noise:
  - i. Build a masonry wall on the east side of the truck parking lot between it and the residential neighborhood.
  - ii. Landscape various sized plantings to soften the wall appearance and assist in noise absorption.
  - iii. Limit hours of truck operation on the east side loading docks and east side trailer parking.
  - iv. Create a truck idling restriction by ordinance.
5. The information provided does not state whether refrigeration will be included in regards to the building structure so as to house perishable goods. Neither does it note the use of refrigerated truck trailers. Both would be required to run 24/7 and are very loud. If indeed refrigeration is included, we request that the annexation agreement include restriction to park those refrigerated trucks on the west side of the building and position the building refrigerated equipment on the ground on the west side of the building. Proposed sound levels should be provided and should be mitigated as much as possible.
6. In the previous correspondence we discussed the need for a traffic study. After a cursory review of the traffic study posted on the Village website we do not see the study including the intersection of Freeman and Carriage Way or Freeman and Galligan. We know that employees will use Freeman as a main route to the east, but are unaware if smaller delivery trucks will also use Freeman Road. This additional traffic will greatly affect ingress and egress of our subdivision as well as severe backups at the intersection of Freeman and Gallegan Roads. Please disclose the traffic impact on Freeman Road from the Project Pumpkin site to Galligan Road.
7. The 50 or so homes in the Prairie Oaks subdivision are all on private wells. This ground water is necessary and can impact the neighborhood greatly if the aquifer is affected or worse yet contaminated. Please ensure our drinking water is not negatively affected by any future development. Also, the plans don't indicate the storage of fuel. Please consider fuel as a potential harmful contaminant to drinking water and we request that fueling stations are prohibited on this development.
8. Our neighbor, Sam Maravich of 18N066 Carriage Way provided an email to you in regards to the environmental concerns with distribution facilities. We, as a group,

echo Mr. Maravich's concerns. Please reach out to him in regards to this issue as he is a wealth of experience and knowledge on this topic.

These additional concerns are important to the only residential neighborhood in close proximity to the proposed development. Please understand that the issues presented are extremely important to a neighborhood that exists because of the natural beauty and serene lifestyle that we have enjoyed to date. This in direct and predictable conflict with a large industrial development that houses parking for 720 trucks and 1000 employees and the associated traffic that comes with it.

However, we strongly feel that our expressed concerns will greatly reduce the negative affects to the neighborhood. Also understand that there are other issues that have been brought to the group, but we have not included. We believe our concerns and remedies where mentioned are realistic and not overly onerous.

We are encouraged by the comments made by village board members at the last meeting in support of our previous concerns and look forward to continued dialog.

We have seen the numerous engineering and study documents that have been posted on the Village website. A cursory review of these documents show that they are dated prior to the January 25<sup>th</sup> Plan Commission date and we do realize that these documents therefore will not yet have addressed the comments we provided to the Village in our previous letter.

We do know that some of our neighbors intend to read through these plans and studies and possible additional comments and concerns that may arise due to this additional information. We will do are best to consolidate those concerns and provide them to the Village in advance of the February 22<sup>nd</sup> Plan Commission meeting.

Respectfully submitted on behalf of the Prairie Oaks subdivision owners,

Mike and Pam Figolah

41W092 Derby Court

Huntley, Illinois 60142

[REDACTED]

[REDACTED]

**Margo Griffin**

---

**From:** Charles Nordman  
**Sent:** Tuesday, February 16, 2021 8:36 AM  
**To:** Margo Griffin  
**Subject:** FW: Meeting Feb 16th

-----Original Message-----

[REDACTED]

From the website.

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Saturday, February 13, 2021 5:05 PM  
**To:** Huntley Huntley <Huntley@Huntley.il.us>  
**Subject:** Meeting Feb 16th

I am writing to request time for myself and my husband to speak at the meeting Tuesday. We are 22 year residents of Prairie Oaks and are dismayed at the idea of the development being planned adjacent to the subdivision. This has great potential to change our way of life as well as those around us. Carol and Mike Dyrek

Sent from my iPhone

**Margo Griffin**

---

**From:** Vicki Pattenaude [REDACTED]  
**Sent:** Monday, February 15, 2021 8:30 PM  
**To:** Margo Griffin  
**Subject:** Freeman Road - Project Pumpkin

Dear Ms. Griffin,

I am writing this email to let you know, my husband and I fully support the concerns brought forward by the Prairie Oaks Subdivision, in regards to the Freeman Road Project Pumpkin. We are original owners who built our dream home here almost 20 years ago.

Any consideration given to the concerns of our neighborhood and Project Pumpkin, would greatly appreciated.

Sincerely,  
Al & Vicki Pattenaude  
18N556 Carriage Way Lane

Sent from my iPad

**Margo Griffin**

---

**From:** Paul Arnone [REDACTED]  
**Sent:** Monday, February 15, 2021 8:35 PM  
**To:** Margo Griffin  
**Cc:** [REDACTED]  
**Subject:** Re: Village Planning Board Special Meeting Tuesday Feb. 16

Hi Margo,

Firstly, we completely support of the information provided by the Prairie Oaks Subdivision.

Also, a question for the Amazon representatives: Will this facility be providing any kind of drone delivery service? If so, please provide documentation on how and when this service will be employed and what measures will be taken to ensure the safety, noise-levels, etc. for the Prairie Oaks Subdivision and other nearby businesses, airports, wildlife that may be affected.

Thank you,

-Paul & Bonnie Arnone  
41W028 Derby Ln

**Margo Griffin**

---

**From:** Marge Shannon [REDACTED]  
**Sent:** Tuesday, February 16, 2021 10:56 AM  
**To:** Margo Griffin  
**Subject:** Prarie Oaks

Thank you for hearing us. We are Bob and Marge Shannon of 18N383 Carriage Way Lane in Prarie Oaks, Huntley. The intention of this email is to be part of as well as show our support and approval of the information and concerns presented by the Prarie Oaks community.

Our hope and expectation is that all concerns will be heard and together we can find a way to welcome new opportunities throughout our community without disrupting the environment and lives of the those that have made their home here.

These are important decisions placed before you today. We are confident there is a way this project can work if everyone is reasonable, kind and fair to each other and the environment.

We appreciate your time,  
The Shannon's

Sent from my iPhone

**Margo Griffin**

---

**From:** [REDACTED]  
**Sent:** Tuesday, February 16, 2021 7:58 AM  
**To:** Margo Griffin  
**Subject:** Board Meeting to be held on Feb. 16

Once again I am writing to voice our views on what is being proposed on Stade's Farm. We moved out here 25 years ago with the impression this was going to be a family friendly village. With what is being proposed certainly will change that impression to what I would call an distribution center with hundreds of semis tying up traffic and giving people a totally different impression of Huntley. We live in Prairie Oaks and just in the last 7 days there were 3 semis parked in the middle of Freeman Road while we were driving. I can and will provide licenses if needed because I took pictures of the semis. This was just from Weber Grill. I can not imagine what will take place with what Huntley is now proposing to let come in on Stade's farm.

I also am very concerned about the noise, fumes, and the lost of woods behind our subdivision. My husband will be talking about screening the entire east side of the planned development which includes a possible acoustic fencing, berms, and landscaping.

Thank you  
Shirley Dau

Sent from [Mail](#) for Windows 10



**Margo Griffin**

---

**From:** Rita McMahon  
**Sent:** Tuesday, February 16, 2021 12:49 PM  
**To:** Margo Griffin; Charles Nordman  
**Subject:** FW: Proposed Annexation and Development Plan for 41W368 Freeman Road  
**Attachments:** Murphy Property.pdf; Flood data.pdf; Prarie Oaks Petition.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[From the website](#)

---

**From:** Jim Murphy [REDACTED]  
**Sent:** Monday, February 15, 2021 4:44 PM  
**To:** Huntley Huntley <Huntley@Huntley.il.us>  
**Cc:** 'Jim Murphy' [REDACTED]  
**Subject:** Proposed Annexation and Development Plan for 41W368 Freeman Road

Good Afternoon,

This email is in regards to the Proposed Annexation and Development Plan for 41W368 Freeman Road, also known as Project Pumpkin. I am requesting that all three of the attached documents (Murphy Property, Flood data and Prairie Oaks Petition) be included and presented at both the Special Plan Commission meeting scheduled for 2/16/2021 as well as at the Plan Commission meeting scheduled for 2/22/2021. I am also requesting the opportunity to speak during the Public Comment portion of the special meeting on 2/16/2021.

Kind Regards,

Jim Murphy  
41W230 Charles Lane  
Huntley, IL 60142

[REDACTED]

February 14, 2021

Jim & Julie Murphy  
41W230 Charles Lane  
Huntley, IL 60142

Village of Huntley  
10987 Main Street  
Huntley, IL 60142

RE: Proposed Annexation and Development Plan for 41W368 Freeman Road (Project Pumpkin)

Dear Village Board Members and Plan Commission Members,

Our names are Jim & Julie Murphy and we've resided at 41W230 Charles Lane, within the Prairie Oaks subdivision since 2009. The west side of our property shares its border with the northeast side of the 41W368 Freeman Road property (aka Stade Farm) that is slated for Phase 2 of the proposed development.

First, we want to call out that we fully support the concerns and requests previously submitted by our neighbors and fellow residents of the Prairie Oaks subdivision when plans for Phase 1 of 'Project Pumpkin' were released. Also, it appeared that Venture One Real Estate, LLC put thoughtful consideration into distance, wetland preservation and landscaping between the Stade Farm property and residential homes in Prairie Oaks.

However, we feel deceived and misled after seeing the potential plans for Phase 2. These development plans have complete disregard for the residents of the northern half of Prairie Oaks. We ask that the Village of Huntley does not approve Phase 2 as proposed. We also ask that our additional concerns and requests below be kept front-of-mind before finalizing any Phase 2 development plans.

Proximity:

1. We are greatly concerned by the proximity of the proposed 'Building C' and its docks on Parcel 4 (P.I.N. 02-09-200-010) of the potential development. Our property is separated from the current Stade Farm property by a thin tree line 32.8 feet from our home. We can see the existing Weber Grill building from both our bedroom and bathroom windows as well as our kitchen table. We've been fortunate to have the farmland as a buffer for privacy, but this privacy will be lost when Phase 2 of the development begins. Currently, the prospective Building C and its docks begin less than 200 feet from our home. Please reference the pictures on pages 3 & 4 of this document supporting our proximity concerns.

We ask that the Village of Huntley sets the following requirements for Phase 2 with regards to privacy, noise pollution, industrial light spillage and diesel fumes:

- a. The developers be required to build a minimum 35-foot-tall berm that extends along the entire eastern border of Parcel 4 in the development plan. (The proposed Building C and its docks are located within Parcel 4)
- b. We ask that this berm be landscaped with trees such as fir and evergreens to maintain our privacy and the privacy of our neighbors. Please require the initial tree plantings to be at least 4-feet tall.
- c. We also request that an 8-foot fence be placed between berm and the industrial complex to discourage access to the berm from the development site.

Drainage:

2. Kane County designated approximately 1/4<sup>th</sup> of the northern edge of our property as a wetlands and drainage easement. Any additional water from storms are supposed to flow west onto the Stade Farm property once our 1/4<sup>th</sup> is filled. Although this is written on paper, the elevation of the Stade Farm property is approximately one foot higher than it should be (per Kane County), preventing the storm water from flowing along it's intended path onto Stade Farm. Instead, the excess storm water continues to fill our yard as well as the yards of our neighbors on the north side of Charles Lane. This additional water partially covers our septic system and renders the northern half of our property useless for several weeks or months while we wait for the water to slowly recede. Please note this excess water problem is not the result of a '100-year storm'. This occurs 2 or 3 times per year as the soil becomes completely saturated.

We are including two photographs on pages 5 & 6 of prior flooding below. We are also providing a copy of a letter from Kane County Development & Resource Management Department, Water Resources Division that was sent to the Stade Farm Trustee on August 16, 2010 in regard to Stade Farm's raised elevation.

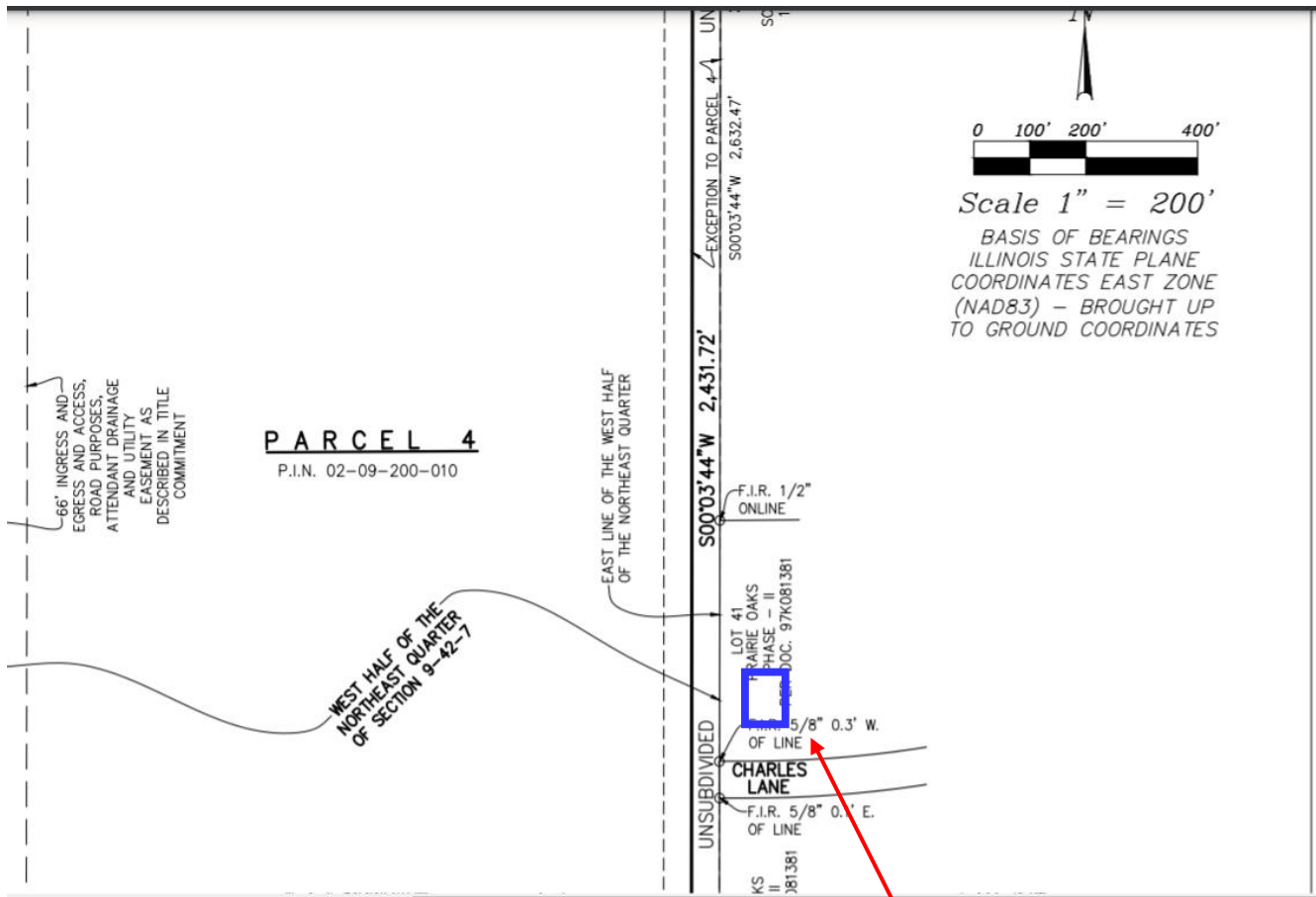
Our requests regarding drainage from the Village of Huntley are as follows:

- a. Venture One Real Estate's development drainage plans must include acceptance of all water flow once our property accepts the maximum amount of water allotted by Kane County.
- b. Venture One Real Estate will be responsible and liable for any disruption/damage caused to any of the Charles Lane properties if for any reason the excess water is not accepted onto Parcel 4 of the 41W368 Freeman Road property.

Thank you for taking the time to review and consider our concerns and requests.

Jim & Julie Murphy

**View #1** of Parcel 4's proximity to residential address 41W230 Charles Lane. This image was copied from the Plat of Subdivision submitted to the Village of Huntley by Venture One Real Estate, LLC.



Residential Property  
41W230 Charles Lane

**View #2** of Building C and its docks within Parcel 4's proximity to residential address 41W230 Charles Lane. This image was copied from the Project Pumpkin Traffic Impact Study submitted to the Village of Huntley by Venture One Real Estate, LLC.



41W230 Charles Ln.

**Photo #1** – Photo facing North, taken from patio of 41W230 Charles Lane property.

The red line represents the approximate edge of drainage & conservation easement set by Kane County. All water between the patio and red line is supposed to drain westward onto The current Stade Farm property.





**Photo #2** – Photo facing North, taken from the yard of 41W230 Charles Lane property.

The red line represents the approximate edge of drainage & conservation easement set by Kane County. This photo is meant to provide a visual as to how deep the water is on our property. This is water that should have flowed westward onto the current Stade Farm property.





## COUNTY OF KANE

KANE COUNTY DEVELOPMENT &  
RESOURCE MANAGEMENT  
DEPARTMENT



WATER RESOURCES DIVISION  
Paul M. Schuch, P.E.  
Director

County Government Center  
719 Batavia Avenue  
Geneva, IL 60134  
Phone: (630) 232-3497  
Fax: (630) 208-3837  
e-mail: [WollnikJodie@co.kane.il.us](mailto:WollnikJodie@co.kane.il.us)  
website: <http://www.co.kane.il.us>

From the desk of:  
Jodie L. Wollnik, P.E.

August 16, 2010

Gordon Stade, Trustee  
Stade Farm Trust TR #11-05  
41W368 Freeman Road  
Huntley, IL 60142

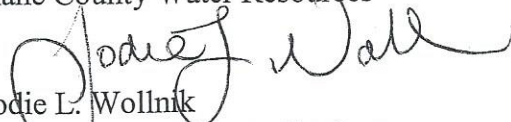
Re: PIN 02-09-200-010 – Farm Property north of Freeman Road and West of Prairie Oaks

Dear Mr. Stade:

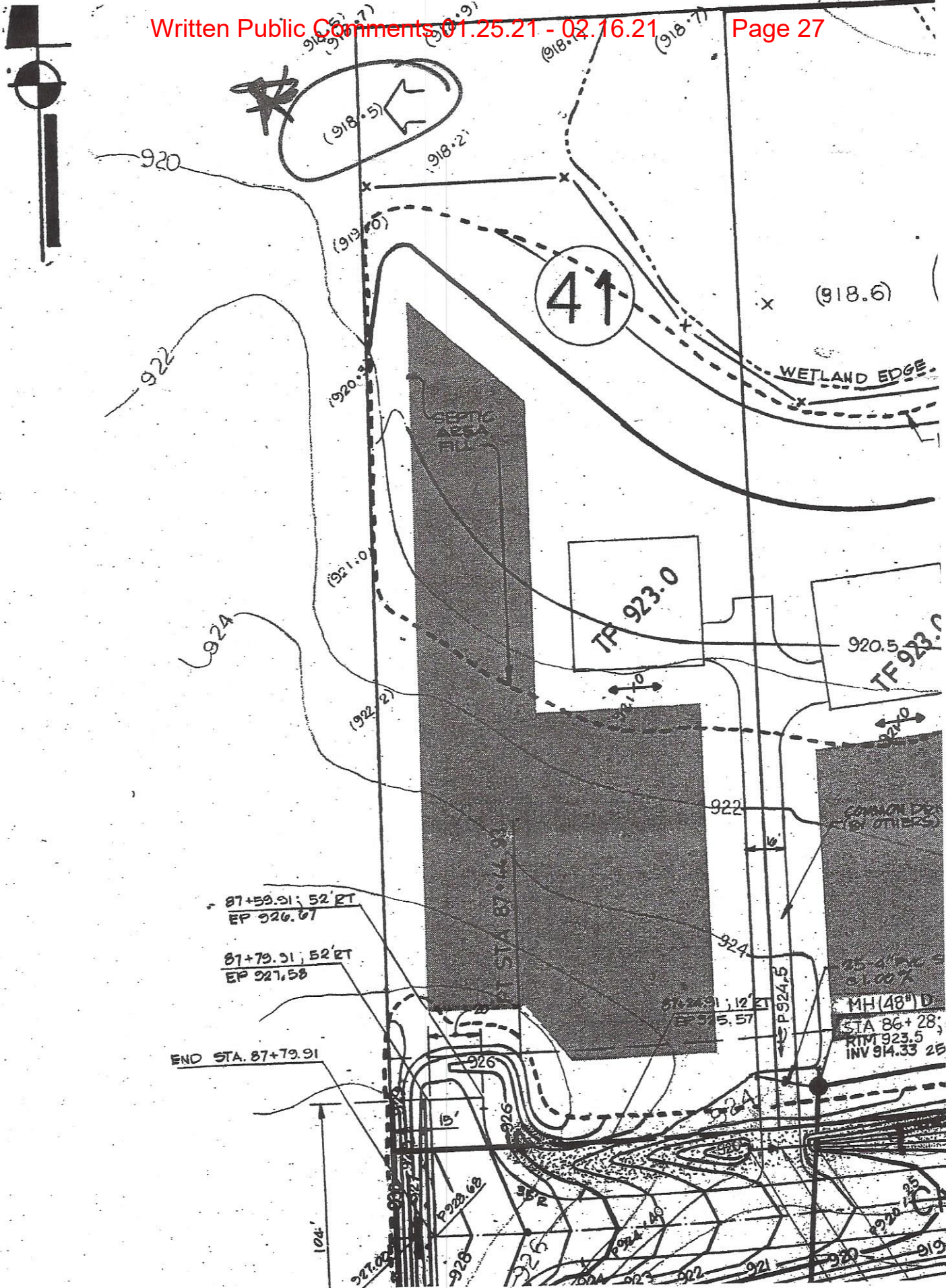
Hope all is well with you and that you have seen some positive movement forward on Kane-DuPage's work downstream of your property that we discussed a few months ago. I am writing you today to provide you with some background information regarding a drainage issue that developed early this summer. The residents at 41W230 Charles Lane and 41W198 back to a closed depression. During the development of the Prairie Oaks subdivision, the area was identified as a wetland and a tile investigation determined that no ag. tile served the area. Historic air photos show this area was historically wet and was not farmed. The engineer for the subdivision showed a saddle point into your field at an elevation of 918.5. Based on this elevation, foundations and septic fields were set to ensure 2' of free board. Following the flooding earlier this year, we surveyed the high water mark as well as the saddle point. The high water elevation was determined to be 920 which corresponded with the saddle point in the field. Based on the drainage we observed in the field and sediment deposition, we believe that over time, both sedimentation and farming activities have raised this saddle point to an elevation at which it is impacting the homes. We believe, that if the saddle point were lowered to 919.0, that it would be sufficient to protect the homes and septs. A grassed waterway through this area, if possible would also be helpful to maintain the saddle elevation.

I am attaching several maps for your use. If you have any questions or require any additional information, please feel free to give me a call. We are able to provide survey stakes, if you so desire to assist in determining the cut necessary for the saddle point. Please contact us once you have reviewed this information to discuss the options in further detail. Thank you

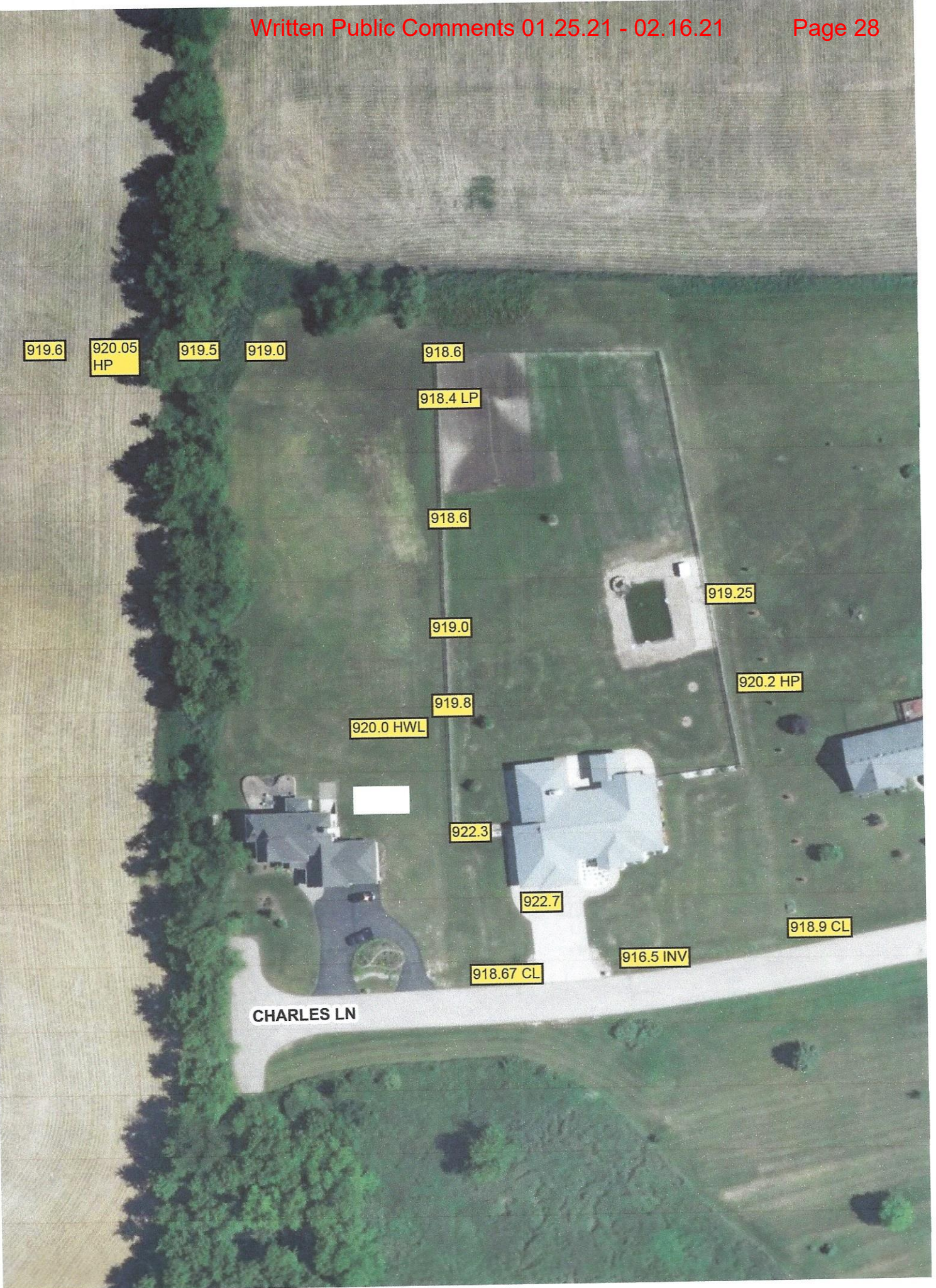
Sincerely,  
Kane County Water Resources

  
Jodie L. Wollnik  
Senior Water Resource Engineer



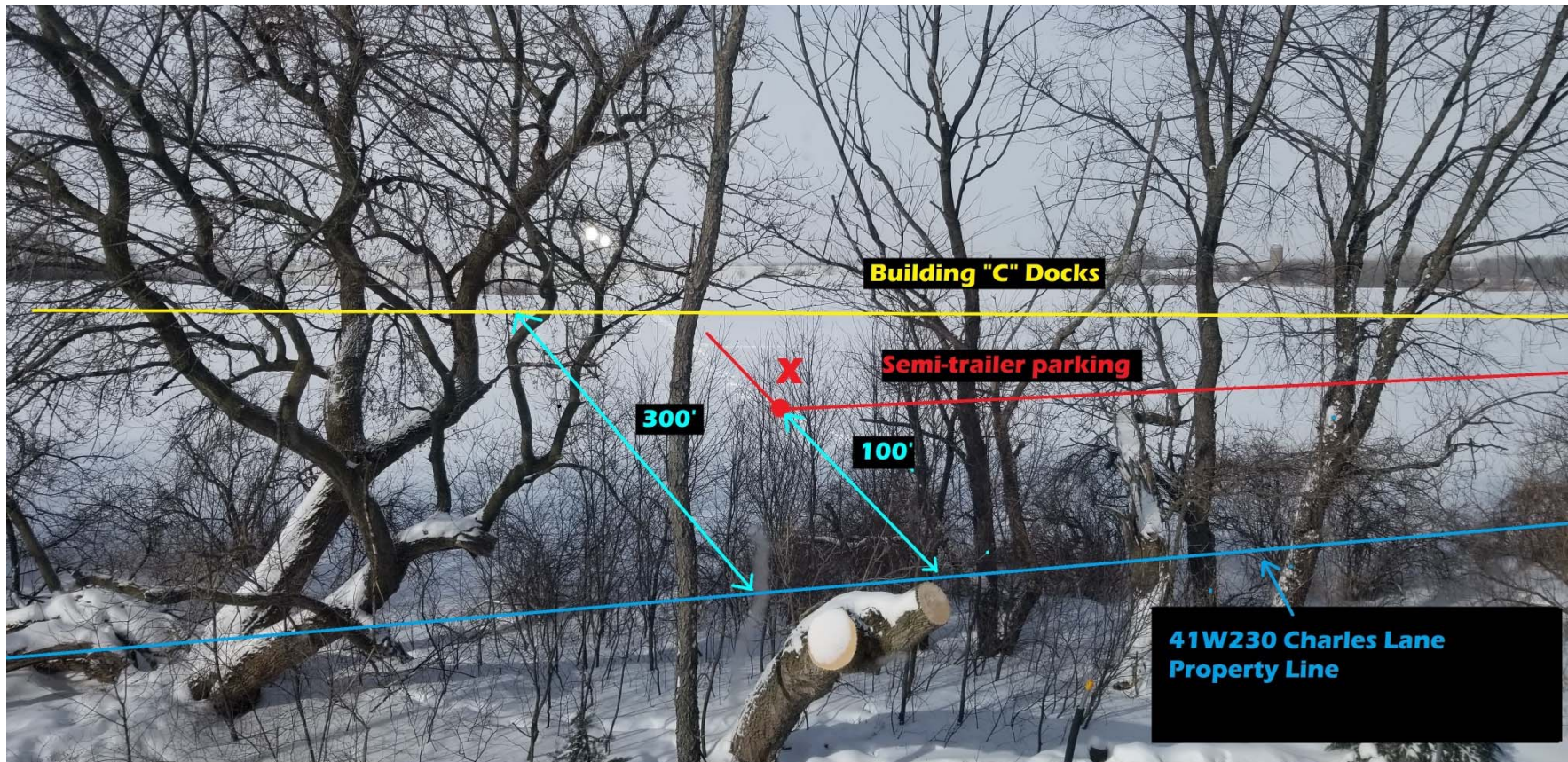








## Picture from Master Bedroom 41W230 Charles Lane



**X** - Approximate location of South East corner of Building 'C's' 100+ Semi trailer parking. 100' from property Line & 133' From Master Bedroom (where picture is taken)

**Yellow Line** - Approximate beginning location of Building 'C's' 105 Dock Doors 300' from Property Line



## Picture from Kitchen Table 41W230 Charles Lane



**X** - Approximate location of South East corner of Building "C's" 100+ Semi-trailer parking.

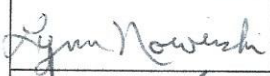

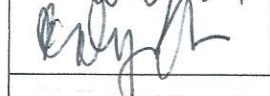



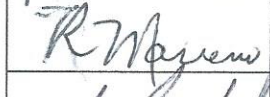

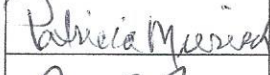

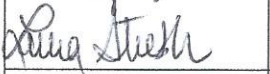
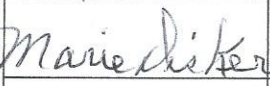

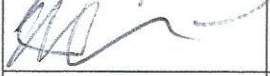

160' (approx.) from 41W230 kitchen table

**Yellow Line** - Approximate beginning location of Building "C's" 105 dock doors.  
360' (approx.) from 41W230 kitchen table

PETITION TO REDESIGN PROPOSED DEVELOPMENT OF 41W368 FREEMAN ROAD, HUNTLEY

We, the residents of Prairie Oaks Subdivision in Huntley, Illinois, request that Venture One Real Estate, LLC, redesign their proposed development plans for the northern property (phase 2) in regards to Parcel 4 (P.I.N. 02-09-200-010) on 41W368 Freeman Road, commonly known as Stade Farm.

We request that a 35-foot-tall berm be installed along the entire eastern border of Parcel 4 to provide a privacy barrier between the industrial development site and the residential property at 41W230 Charles Lane, Huntley. We request that this berm be furnished with fir and evergreen trees to maintain a privacy barrier as well as to reduce noise pollution, light pollution and diesel fumes. We also request that a 6 – 8-foot-fence be placed at the base of the western side of the berm to discourage access to the berm from the development site.

Signature	Full Name	Mailing Address
	Lynn Nowinski	41W198 Charles Ln
	Scott Hefner	41W149 Charles Ln
	Carol Tyrek	41W148 Charles Ln
	Tom Tarasinski	41W130 Charles Ln
	Timothy Harkness	18N598 Carriage Way Ln
	KAREN BILIARD	18N663 Carriage Way Ln
	Robert & Mariano	18N603 Carriage Way Huntley, IL
	HAROLD MIERISCH	18N527 CARRIAGEWAY
	PATRICIA MIERISCH	18N527 CARRIAGEWAY
	PAUL A. ARNONE	41W028 DERBY LN
	Laura Srebler	41W104 Derby Ct.
	MARIE DISKERUD	18N495 Carriage Way Lane
	Kim Truog	41W Cherry Ct
	MATT EGAN	41W15 CHEERY CT
	BRUCK L. EGAN	41W172 CHEERY CT

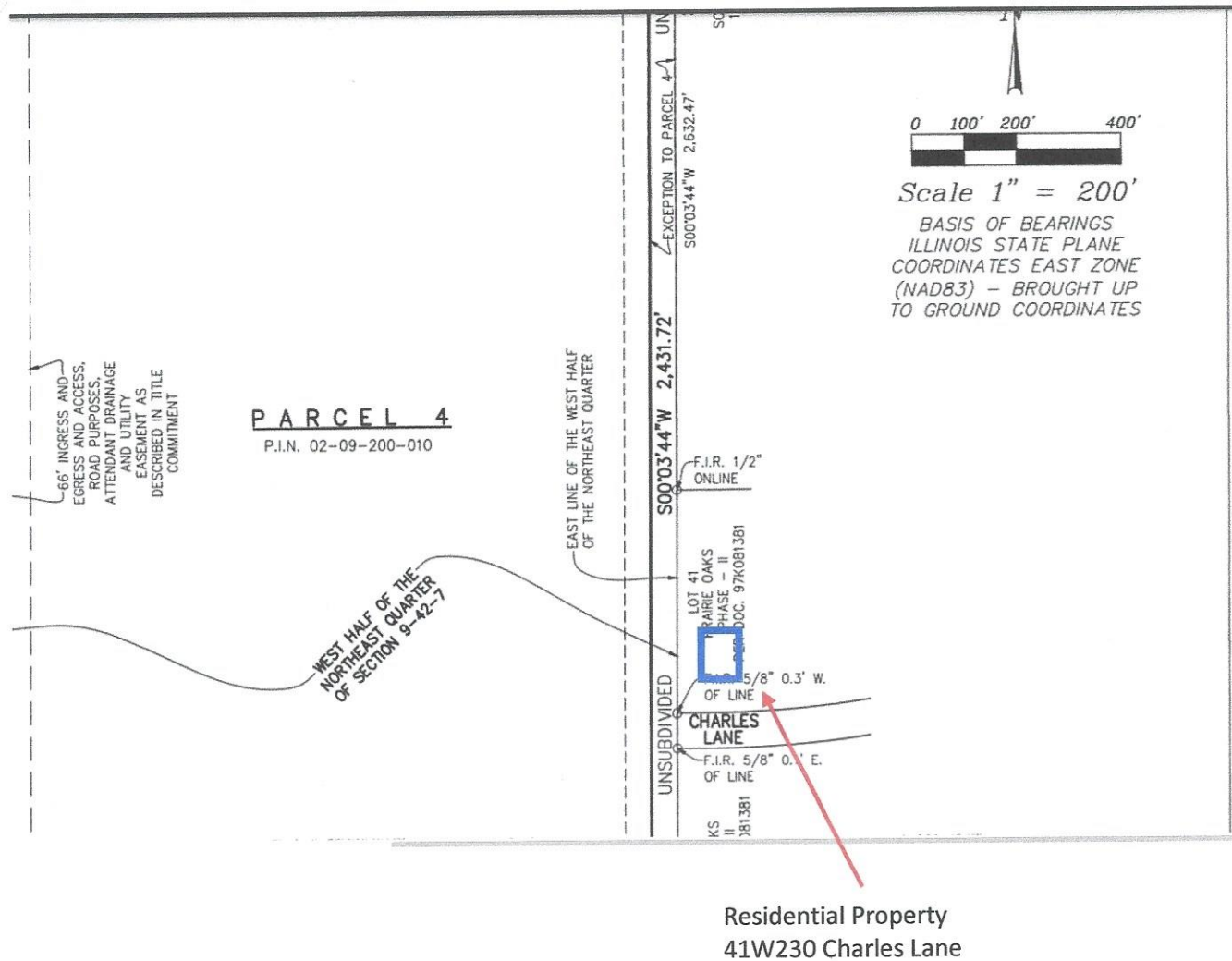


Signature	Full Name	Mailing Address
	Ivan Kuznetsov	41 WOCHEZYL Ct HUNTERLY
	Sean Filippi	41 W 155 CARMY CT, HUNTERLY
	JIM & KAREN TOWNSEND	18N 283 CARRIAGE WY LN
	IVAN HUNT	18N 294 CARRIAGE WAY LN
	PAUL BRIDGES	18W 265 CARRIAGE WAY LN
	Anne Bridges	18N 265 Carriage Way
	Lynn Meyer	18N 243 Carriage
	MIKE FIGOLAH	41 W 092 DERBY CT.
	PAM FIGOLAH	41 W 092 DERBY CT
	James Bickley	18N 129 carriage way ln
	Rick Smith	18N 030 CHANNING WAY
	Kathleen Lohmeyer	18N 124 Carriage Way
	JIM MURPHY	41 W 230 CHARLES LN
	A.L. PATTERSON	18N 556 CARRIAGE WAY
	Robert Reinhardt	18N 549 Carriage way
	Nicolea Heath	18N 415 Carriage way
	Mary Doughty	18N 204 KAREN
	JOHN W ROSENBUSCH	18N 224 KAREN
	PATRICIA ROSENBUSCH	18N 224 KAREN CT.



[illegible]

View #1 of Parcel 4's proximity to residential address 41W230 Charles Lane.



View #2 of Building C and docks in regards to Parcel 4's proximity to residential address 41W230 Charles Lane.



41W230 CHARLES LN

**Margo Griffin**

---

**From:** Rita McMahon  
**Sent:** Tuesday, February 16, 2021 12:55 PM  
**To:** Margo Griffin  
**Subject:** FW: Project Pumpkin: Request to speak 2/16/21

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Richard Nowinski [REDACTED]  
**Sent:** Friday, February 12, 2021 2:38 PM  
**To:** Huntley Huntley <Huntley@Huntley.il.us>  
**Subject:** Project Pumpkin: Request to speak 2/16/21

Bullet points:

- Support for items previously expressed
- Phase 2 should NOT be blindly approved with Phase 1
- Water runoff
- Traffic at Freeman & Galligan
- Do not extend Charles Lane

If I need to submit before-hand my entire comment, please let me know.

Thank you  
Richard Nowinski  
41W198 Charles Ln  
Huntley IL 60142

**Margo Griffin**

---

**From:** Heidi Pagan [REDACTED]  
**Sent:** Tuesday, February 16, 2021 1:06 PM  
**To:** Margo Griffin  
**Subject:** Project Pumpkin & Prairie Oaks Subdivision

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Margo and Huntley Board of Commissioners,

I am a concerned resident of the Huntley area and the Prairie Oaks Subdivision.

Please help to ensure that the decisions that are made around the plans to raise multiple Amazon warehouse buildings behind our neighborhood are just. I am appealing to the board to help ensure the residents in this neighborhood are protected from noise, light, water, traffic & crime concerns.

We love Huntley and the surrounding area and want to ensure it can remain a safe and healthy place for families. Please help to make these decisions as if your own family lived here.

Respectfully,  
Heidi Pagan



**Margo Griffin**

---

**From:** Gene Beck [REDACTED]  
**Sent:** Tuesday, February 16, 2021 1:25 PM  
**To:** Margo Griffin  
**Subject:** Prairie Oaks

Good afternoon Ms. Griffin

I am a resident of Prairie Oaks. We built a home here in 2002 and raised 3 children. This has been a fantastic neighborhood to live in and raise kids.

Many of my neighbors are feeling threatened by the proposed Pumpkin Project. As much as I am for progress, we feel there has not been enough study of the project by local and county officials. Traffic, traffic safety, environmental, noise, to name a few.

We feel that more demands need to be put on the developer to address the issues we face. This falls on the lap of our local and county leaders. We are feeling that our collective voice will not be heard. Please Ms. Griffin... assure me I am wrong.

I fully support the residents of Prairie Oaks

Concerned resident,  
Eugene Beck

February 15, 2021

Village of Huntley  
10987 Main Street  
Huntley, IL 60142  
Attn: Village Board Members and Plan Commission Members

RE: February 16, 2021 Special Plan Commission Meeting  
41W368 Freeman Road Proposed Annexation and Development  
Additional Comments based on Supplemental Site Design Materials posted on Village Website

Dear Village Board Members and Plan Commission Members,

My name is Mike Figolah and my wife, Pam and I live at 41W092 Derby Court. We are residents of the Prairie Oaks subdivision located to the east of the subject property, and we are working together with several other neighbors to provide the Village coordinated comments that represent the concerns and opinions of the majority of our neighborhood.

We are aware that no formal action will be taken at the February 16<sup>th</sup> Special Plan Commission meeting, but we want to provide these additional comments well in advance of the Public Hearing to take place at the February 22<sup>nd</sup> Plan Commission meeting, in order to provide time for the Village and Venture One to better evaluate and respond to our concerns.

We appreciate the responses that the Village and Venture One have provided to our initial comments, and we attempt to summarize here those previous comments in the same order as previously presented. In addition, as we had mentioned in our previous letter, we are providing additional new comments regarding the additional development documents which have been posted to the Village website. The first section of this letter refers to Phase I – Project Pumpkin, and the second section refers to Phase 2.

### **PHASE 1**

**We ask that these comments, all of which pertain to Petition 21-01.22 which is Agenda Item 5 be included in the meeting record during Agenda Item 6: Public Comments.**

#### **1) Traffic Study**

- a) The traffic study posted on the Village website is dated January 11, 2021 and was not available to the residents at the time our previous comments were provided, so the traffic study does not address our previously stated concerns. As nearby residents, we have noted recent traffic concerns which may be outside the limits of a typical traffic study, but we mention them here and ask that they be included also.
  - i) The traffic study projects only 15% of employee traffic to access the site from the east along Freeman Road. We have questions and concerns about this allocation, as if this number is wrong there could be a significant impact on Freeman Road traffic.
    - (1) It is our opinion, absent any additional information to the contrary, that the majority of employment positions in the proposed warehouse/distribution center will be blue collar jobs, with a minor percentage of office employees.
    - (2) We ask for justification of the 15% traffic allocation from the east, in light of the demographics of Villages to our east, notably the City of Elgin and the Village of Carpentersville, which have a higher percentage of blue collar workers.
    - (3) If the percentage estimation is incorrect and there is a greater amount of traffic increase on Freeman Road, what guarantees or supplemental measures are in place to ensure an updated traffic study will be performed and necessary roadway improvements are taken care of?
    - (4) Why does a plan in tonight's packet material now show a right-in, right-out driveway from westbound Freeman Road, if only 15% of employees are expected to access the site from the east?

- ii) At Carriage Way, through traffic on Freeman Road is already causing delays both in safely exiting our subdivision, and also in entering our subdivision travelling from the west. There is no left turn lane for eastbound traffic from Freeman Road entering our subdivision, nor is there a westbound right turn lane for traffic to enter our subdivision from that direction. In addition, there is a hill on Freeman Road west of Carriage Way that affects sight distance when we are attempting exit our subdivision
    - (1) We are aware that this section of Freeman Road is Village of Huntley jurisdiction, and we ask that the traffic study be extended at least to the eastern Village limits to evaluate the need for turn lanes at the Carriage Way intersection.
    - (2) The additional materials included in this evenings packet respond that the sight distance issue is an existing condition not changed by this proposed development. We therefore request that the Village of Huntley perform an independent evaluation of this condition, taking into account possible future development on the vacant property south of Freeman Road and east of Weber, to see if the combination of factors warrant Freeman Road improvements.
  - iii) We previously requested the traffic study be extended east to include the intersection of Freeman Road and Galligan Road intersection. The response states minimal impacts are expected from the development, and defers those future intersection improvements to Kane County. For those of us residents who have been the 15<sup>th</sup> or 20<sup>th</sup> car in line eastbound on Freeman Road at this intersection, any “minimal” impacts will only make this situation worse, especially if the 15% traffic allocation projection is incorrect.
  - b) Will the traffic study and development agreement require that all truck traffic can only access the site to and from RT 47? The responses alluded to no truck traffic will travel to the east, but does not definitely state this requirement will be included. The statement of 25 ton weight restriction is not reassuring as many loaded semitrucks, when carrying high volume, low weight freight can still be under this weight. This also does not prohibit unloaded semis from travelling to the east. We request that the annexation agreement include a strict prohibition of trucks travelling to the east along Freeman Road
  - c) Also, will the traffic study document whether this is simply a distribution warehouse or will home-delivery box van type vehicles also utilize this facility? If so, will those also be restricted only to access to/from RT 47, or will those be allowed to travel east of Freeman Road beyond the project site?
- 2) Construction noise and dust concerns
- a) Thank you for the confirmation that no exceptions to Village ordinance requirements for working hours will be allowed and that measures for dust control will be maintained.
- 3) Site lines and screening
- a) The concept site plan shows the eastern 760 feet or more of the property will consist of wetland protection and stormwater detention, thereby placing the development a considerable distance away from our residences
  - b) With that said, there are open field areas around the southern wetland and stormwater detention facilities that lend themselves to placement of additional landscaping plantings that over time will provide visual screening of the proposed development from the residences. We request that additional landscaping plantings be placed throughout this area
  - c) Several residents have requested that a masonry-type fence be substituted for the 8 foot security fence along the full extents of the eastern edge of the trailer parking lot, in order to improve screening of trailers and minimize noise. Can a variance be considered to allow this wall to be built higher than the 8 foot shown in order to better screen trailers which are over 13 foot in height?
  - d) We also could not locate a detail for the proposed security fence, so we cannot tell if this is proposed as a board on board type solid fence which will provide some screening, or if this is simply a chain link fence which provides no screening benefit. Please provide additional fence detail information
  - e) South of Wetland 1 and west of the proposed 30 foot access easement shown on the plat of subdivision, there is adequate open space and a great opportunity to build an earthen berm 10 feet or more in height, which with the addition of landscaping plantings



- will greatly improve screening for several Carriage Way residents
- f) Thank you for providing the scaled renderings included in this evenings agenda materials, as these have been quite helpful in understanding site lines. We would request two additional section views; one at Cheryl Court which would line up with the approximate center of the proposed building, and another from 41W230 Charles Court to show proximity to concept Building 3.
  - g) We do stress the importance of a mix of evergreen trees for year round screening along with deciduous trees which will grow to overall greater heights in time. Deciduous tree species planted within wetland buffers and upland prairie areas should be chosen that are appropriate to withstand long-term maintenance activities that could include burn management.
- 4) Stormwater Drainage and wetland protection
- a) The engineering plans show the wetland protection areas in the eastern portion of the development, along with stormwater detention facilities throughout the site, along with the preservation of the majority of wooded areas within the buffer
  - b) We do note that the plans show several areas where less than the 100 foot required buffer is preserved, due to grading within those areas. We would ask that if permitted by the Village in these specific areas, the backslope from the detention basin up to meet existing grade be increased from 4:1 to no steeper than 3:1 in order to minimize the extent of tree removal within the wetland buffer.
  - c) We would also ask that tree replacements be planted in the disturbed wetland buffer areas that replace the inch-diameters of trees which are removed from the buffer area
  - d) In regards to stormwater detention, the engineering plans and stormwater report appear to show that this development will comply with all requirements of the Village of Huntley Stormwater Ordinance and the Kane County Stormwater Ordinance, subject to official review and approval by the Village. We do wonder if the oversized restrictor outlet from Detention Basin 6 which is sized to pass the 100 year flow adequate restricts water in the lower year frequency storm to adequately match the existing depressional storage. Would a multi-stage restrictor be more appropriate for this location?
  - e) We do see that direct impacts to Wetlands 1 and 2 appear to be avoided by the proposed plan, but we do have a question about future possible indirect impacts to the wetlands
    - i) The proposed stormwater detention basins 6 and 7 to the west of these wetlands have a proposed HWL which approximately matches the wetland water elevation. We have no questions about that, but we do have questions related to the extent of earthwork excavation for these detention basins, which are being excavated as much as 10 to 15 feet below existing ground level. At NWL, the level at which the water will rest during the vast majority of a year in these detention basins, the NWL is between 4.5 feet and 9 feet below the water level of the adjacent wetland.
    - ii) Have soil borings been taken along the berm between the wetlands and detention basins to confirm the underlying soils are impermeable? If not, we have concerns that the wetlands will seep through the underlying soils into the detention basin, as after all water will seek its own level, and this could result in the inadvertent long-term draining of these wetlands
    - iii) Given the extensive length where this situation occurs for approximately one half mile along the western edge of the wetland, there is great potential for this to occur. What long-term guarantees are in place so that this wetland drainage through seepage does not occur?
  - f) We appreciate the updated plan information which shows native vegetation plantings in the proposed detention facilities which address our previous question about nuisance geese issues
  - g) Charles Lane drainage problems (NEW)
    - i) We realize that Project Pumpkin is not developing the northern portion of the Stade property at this time, but we do want to bring a chronic drainage problem to the attention of the Village and to Venture One as the new property owner. The rear yards of several residential properties on the north side of Charles Lane do not drain properly. From historical observations by these residents of stormwater drainage, it appears that there is likely a drain tile about 500 feet north of Charles Lane that flows

west across the Stade property, that may have had blowouts and thus is not functioning properly and not draining these rear yard areas. The existing drainage plan on page 299 of 436 of the Stormwater Report shows the offsite areas which flow into the farm property which include these areas of concern.

- ii) We do see that page 31 of 436 of the Stormwater Report had a note mentioning Huddleston McBride Plan No. 4-13-9\_X2\_North. We ask that the Village direct Venture One to evaluate this exhibit and the site conditions for potential solutions to restore historical drainage in this area, and would request that this be done at this time and not wait until whenever the Phase 2 development would occur
- 5) Hours of Operation
- a) With the massive amounts of truck parking proposed at this site, we have concerns about noise and lights related to late hours of operations
    - i) What anti-idling measures and restrictions will be implemented? Our previous question about this has not been answered
    - ii) Can any necessary late hours of operation be limited to truck docks along the west face of the building, at the further locations away from residences. We see from the traffic study that truck movements will be exceeding 20 trucks per hour in and out during many overnight hours.
- 6) Lighting
- a) In our previous correspondence we had raised questions about light spillage beyond the development property line
  - b) We have seen the updated photometric drawings attached to tonight's agenda packet, and we appreciate the Village and developer providing the additional information showing light levels not only on the project site, but also showing the 0 spillage light levels at the western perimeter of the preserved wetland
  - c) With this additional information, the only additional question we have about about lighting from the Project Pumpkin development is that we see Section 156.088 of the Village code says that light source shall not be visible to residents. Please confirm that this means the light bulbs will be screened so they are not directly visible.
  - d) We do ask that similar restrictive measures be written into the development guidelines for the Phase 2 development
- 7) Communication
- a) A few residents had previously voiced their concerns was that the first they heard about this project was through reading local newspapers or seeing comments on social media.
  - b) We have been receiving the public hearing notice mailings and are aware of the additional development documents which are being posted on the Village website, so thank you for that.
- 8) Notice of Future additional comments
- a) As we noted previously, we have new comments contained here and we expect that we will continue to provide additional comments as further information about the project is made available to the public
  - b) These comments do reflect the opinions of the majority, but not all, of the Prairie Oaks subdivision residents.
  - c) We know that additional comments will be provided by other residents of our subdivision as additional development information is made available, and we stand together in support of each others concerns.
- 9) Noise from mechanical equipment (NEW)
- a) The types of materials and products being shipped and stored at this facility has a great potential impact on noise. Please let us know if perishables will be stored at this location, as if so, the need for 24/7 refrigeration units is of concern. All such type units, if necessary, should be located to the west of the proposed building so as to minimize noise exposure to residential neighborhoods by using the building to shield noise transference

**PHASE 2**

With the massive amounts of information being made available for Project Pumpkin, including the engineering plans, traffic study, stormwater report, etc., totaling approximately 1,000 pages of information review, the vast majority of this focuses in detail on Project Pumpkin, and we have been pleasantly surprised at the clarity and extent of information being made available, and the responsive to date to our comments.

**Until now.** I don't know if you can comprehend our collective disbelief when one of our residents came across page 35 of the traffic study, which shows the projected building footprints of buildings 2 and 3. All the prior emphasis on Project Pumpkin in looking at parking and buildings where the emphasis was on 760 feet to 1300 feet distances to residents properties went out the window when viewing this plan which was buried deep in a traffic report, which is showing trailer parking within 150 feet and a massive warehouse within approximately 300 feet of the home of one of our neighbors.

To say this comes across as disingenuous would not be overstating our opinions, as to see this information (*which we do realize is just a concept, but as a concept it could become reality*) shown only on one page, while all the focus has been on Phase 1.

The conditions between Phase I and Phase 2 could not be more different regarding available space for landscaping, setbacks and considerations for neighbors, yet to see at the same time the developer is seeking blanket approval for zoning, setbacks, landscaping, etc., for the entire property upfront. We also note that the Phase 2 concept plan shows a blatant disregard for the wetlands which are documented in the stormwater report, and shows no avoidance, buffer, nor protective measures, nor does the concept plan even show the wetlands.. This blanket approval request for Phase 2 is not right.

We feel that the Venture One request for blanket approval for all conditions for both Phase 1 and Phase 2 at the same time, which is what is proposed to be considered during the upcoming public hearings is overstretching and should not be considered.

Please don't misunderstand us, since as a neighborhood we were coming to grips with the Phase 1 Project Pumpkin development reality, with how our concerns were being evaluated and addressed.

We request that there be written confirmation from the Village that there will be no request or from or approval with the Phase 2 development for a roadway connection to Charles Court.

We thank you for your consideration of our previous and current comments and concerns, but we have to state that the Village of Huntley Plan Commission and Village Board will be doing a great disservice to a fair and open development process if they grant a blanket approval for both Phase I and Phase II at these upcoming public hearings and meetings.

In spite of what we have recently seen in how Phase 2 is being presented, we look forward to continuing to work cooperatively with the Village of Huntley and with Venture One as this development process moves forward.

Please feel free to contact either of us if you have any questions or are looking for any clarification of these comments.

Sincerely,

Mike Figolah

Pam Figolah

**Margo Griffin**

---

**From:** Mike Figolah [REDACTED]  
**Sent:** Tuesday, February 16, 2021 2:46 PM  
**To:** Margo Griffin  
**Subject:** Support Prarie Oaks Neighborhood

I would like to let you know that both Pam and Mike Figolah, of 41w092 Derby Court support in full the comments and recommendations of the Prarie Oaks Neighborhood subdivision. I will be in attendance at the meeting tonight.

Thanks you,  
Pam & Mike Figolah

Sent from my iPad

**Margo Griffin**

---

**From:** Suzanne Thomas-Harkness [REDACTED]  
**Sent:** Tuesday, February 16, 2021 4:37 PM  
**To:** Margo Griffin  
**Subject:** Project Pumpkin/Prairie Oaks

We have been residents of the Prairie Oaks Subdivision for the last 17 years. In regards to Project Pumpkin, we are in full support of the information that has been provided to the planning board by residents of our subdivision. Please carefully consider what has been submitted and the impact it will have on our residents and home values and make necessary adjustments. Thank you in advance.

Timothy and Suzanne Harkness  
18N598 Carriage Way Lane

**Margo Griffin**

---

[REDACTED]

Forwarded from the Huntley email.

[REDACTED]

---

**From:** kara.hefner [REDACTED]  
**Sent:** Tuesday, February 16, 2021 4:59 PM  
**To:** Huntley Huntley <Huntley@Huntley.il.us>  
**Subject:** Proposed development Project Pumpkin

We reside in Prairie Oaks subdivision and we support the concerns of the Prairie Oaks residents.

Sincerely,  
Kara and Scott Hefner  
41w149 Charles Lane  
Huntley, IL

To: Village of Huntley

Please include this statement in the meeting on February 16, 2021. This is separate from our speaking with the Prairie Oaks Residents. Thank you very much.

We are Richard and Lynn Nowinski of 41W198 Charles Lane, located in the far SouthWest corner of the sub-division. we fully support and agree with all previous concerns raised. We do however, look more to Phase 2 as a possible problem.

Nothing regarding Phase 2 should be blindly approved in this packet for Phase 1. There are so many unknowns that could be brought up. My concern today mainly affects Charles Lane directly, but more indirectly.

It appears that effort is being put into containing the run-off from the massive cement expanse that is Phase 1. I hope it will be enough. My house and thoses on either side of me have yards facing North. We also have a conservation and wetland area at the rear of our yards. I'm sure things were planned for run-off and for the most part its ok. However, every spring when the snow cover melts, or we have an extended period of rain, the yards flood. The water easily passes the conservation area boundry and pushes toward the house. When left alone, I have been told that the water does not recede until July. Luckily my neighbor has been pumping out the water, but it takes time and effort. The water level in Spring 2020 reached the edge of my septic field. If that gets flooded I don't know what happens. With the help of the Kane County Water Resources department I was able to drain this overflow within 24 hours instead of weeks. This cost us approx \$20K, but it still does not prevent how far the water encroaches toward the house. Supposedly this happens because the Project Pumpkin parcel has been built-up and the natural drainage that should have gone there does not. I have been told that this condition will be rectified by Project Pumpkin. This flooding also occurs when there are extended periods of heavy rain during the year.

The reason for bringing this up is that it is so important for both Phase 1 and Phase 2 to have adequate drainage and storage areas. Almost the entire areas will be concrete and thus not absorb anything. Additionally they need to take into account the spring thaw of the mountains of snow that will accumulate from plowing during the winter. It would be beyond disasterous to our subdivision -and me specifically-if any water from Phase 1 and Phase 2 were to overflow the boundries of the project. I think the SouthEast corner of Phase 2 needs to have stormwater detention ponds to address some of these concerns. The excavated earth could be used to build a berm along the property line.

As I said, this is just a plea that if Project Pumpkin is approved, the proper drainage is restored and there is adequate retention to accomodate the condition I brought up.

Thank you

Richard and Lynn Nowinski

**Margo Griffin**

---

**From:** Laura Strebler [REDACTED]  
**Sent:** Tuesday, February 16, 2021 9:58 PM  
**To:** Margo Griffin  
**Subject:** Project pumpkin/ Carriage Way Residents

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Margo,

I'm sending this email to let you know our household, 41W104 Derby Court, off of Carriage Way Lane in Huntley, supports our neighbor's concerns about Project Pumpkin, the proposed new development off of Freeman Rd. While we were unable to attend the board meeting tonight, we were able to dial in and listen. We appreciate the timely responses to our concerns thus far.

Thank you,  
Laura Strebler  
[REDACTED]