

Vote NO to the Zoning Variances of
Docket 2024-028.

First 5 Changes Requested

1. 15.069 (b)(3), Fences, allowing a 10' high fence in lieu of an 8' high fence per code (proposed fence will be constructed at 8' high with 2' of barbed wire on top)
2. 155.069 (b)(4), Fences, to allow for a barbed wire fence above 8' but less than 10' in height.
3. Amendment to Section 3(b). "Any other commercial buildings which will be constructed on the remainder of the above-described property will be compatible in design and construction with the aforesaid building and shall not exceed two (2) stories or thirty-five (35) feet in height, whichever is less. This height limitation, however, shall not apply to any communication or electronic equipment, or other auxiliary equipment."
4. Section 3.{e) "The ratio of building coverage on the above-described property to the total area shall not exceed fifty (50) percent."
5. Section 3.{g) "Only the following signs shall be permitted on the above-described property: a single sign located at the North and the South ends of said property necessary to identify the business complex; signs necessary to direct, or for informational purposes, not to exceed four (4) square feet; signs necessary to identify use or establishment and de-signed as a part of the architectural design of the building, not to exceed an overall height of the building so identified."

This is a view from the Lake Springfield Marina, Lakewood Drive. This building, from the Becknell Industries website, is very similar to the acreage, building square footage, etc. adjusted approximately to scale. As you can see to the right of the screen, this area has zero buildings of this size. The only other building is the Armbruster's building which is one story.



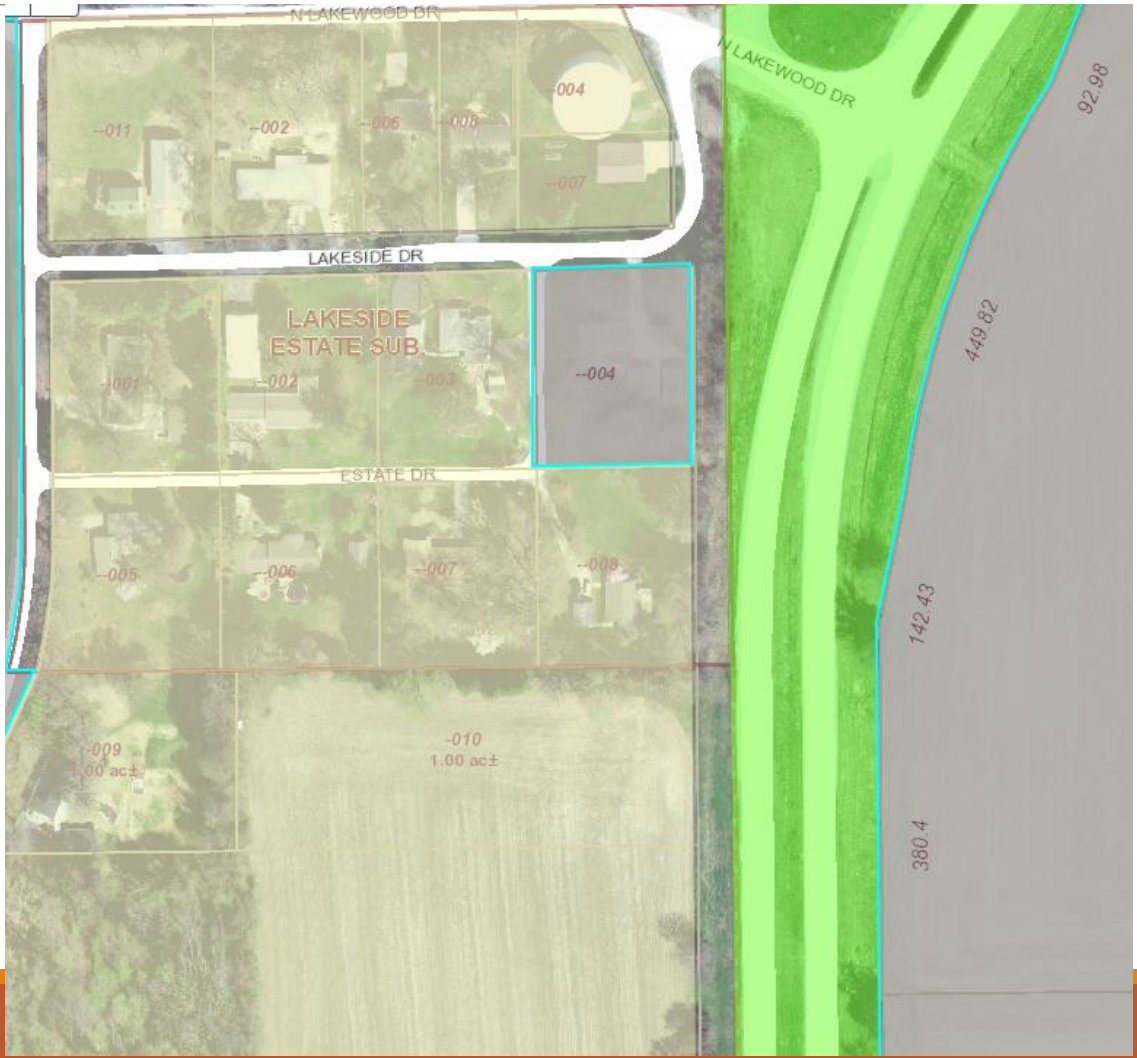
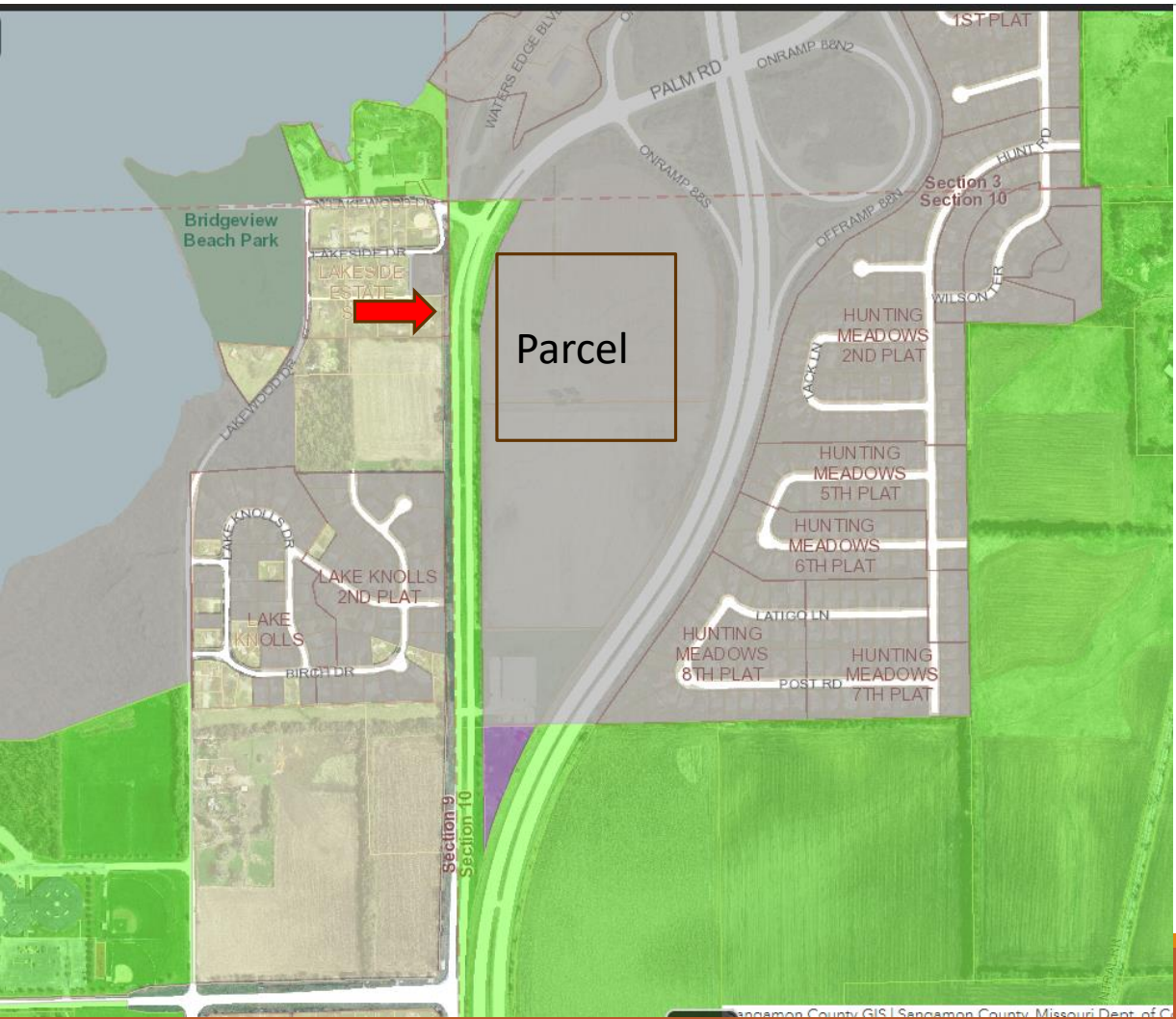
This is a view of from the I55, Exit 88 overpass. Again, this very large building does not make this area more appealing, it is a standout. You might say, there is 25 acres South of the proposed parcel for development which is now in the hands of Roto Rooter with no plans of any additional development, also under the Zoning Ordinance Docket No. 1977-016.



'the subject property is immediately adjacent to an interstate interchange and is across a four-lane road and/or I55 from the nearest residential area.

Palm Road is the 4-lane road being spoke of. It is approximately 100 feet wide. It is not a large space between the project site and the residences, specifically where the red arrow is.

Also, I want to visually show how close the proposed building is the surrounding residentially zoned properties. The bright green areas are zoned agricultural, and the remaining are residential.



Question

Why does the potential buyer want this amendment?

1. Amendment to Zoning Ordinance Docket No. 1977-016 as it applies to the 29.93 acres as legally described in this petition, by striking the language as it relates to the 1-1 zoning contingent upon conditions, by **striking** language of:

Section 3.(c) "No commercial building on the above-described property shall be used for any purpose which is dangerous or unsafe or which constitutes a nuisance or is noxious or offensive by reason of the emission of dust, odor, gas, smoke, fumes or noise."

DUST

Construction dust reduces visibility.

Daily dust.



ODOR and NOISE

Odor and noise from the semi-trucks and box trucks.

- Including diesel and natural gas fuel.
- Exhaust distribution from the acceleration and deceleration lanes.
- Semi trailer jake brake noise.
- Reverse/backing beeping

NUISANCE

Road changes.

- Acceleration and deceleration lanes
- Lane closures during construction
- Cars, Semi's, Box Trucks, Boaters, and Buses merging and crossing Palm Road.
- No more alternate route for I-55 accident or construction.

Visually

- Fences with Razor wire
- An obnoxious sized building compared to the 1-2 story residential homes
- Parking of up to 201 Semi's 24 Box trucks and 150 cars.

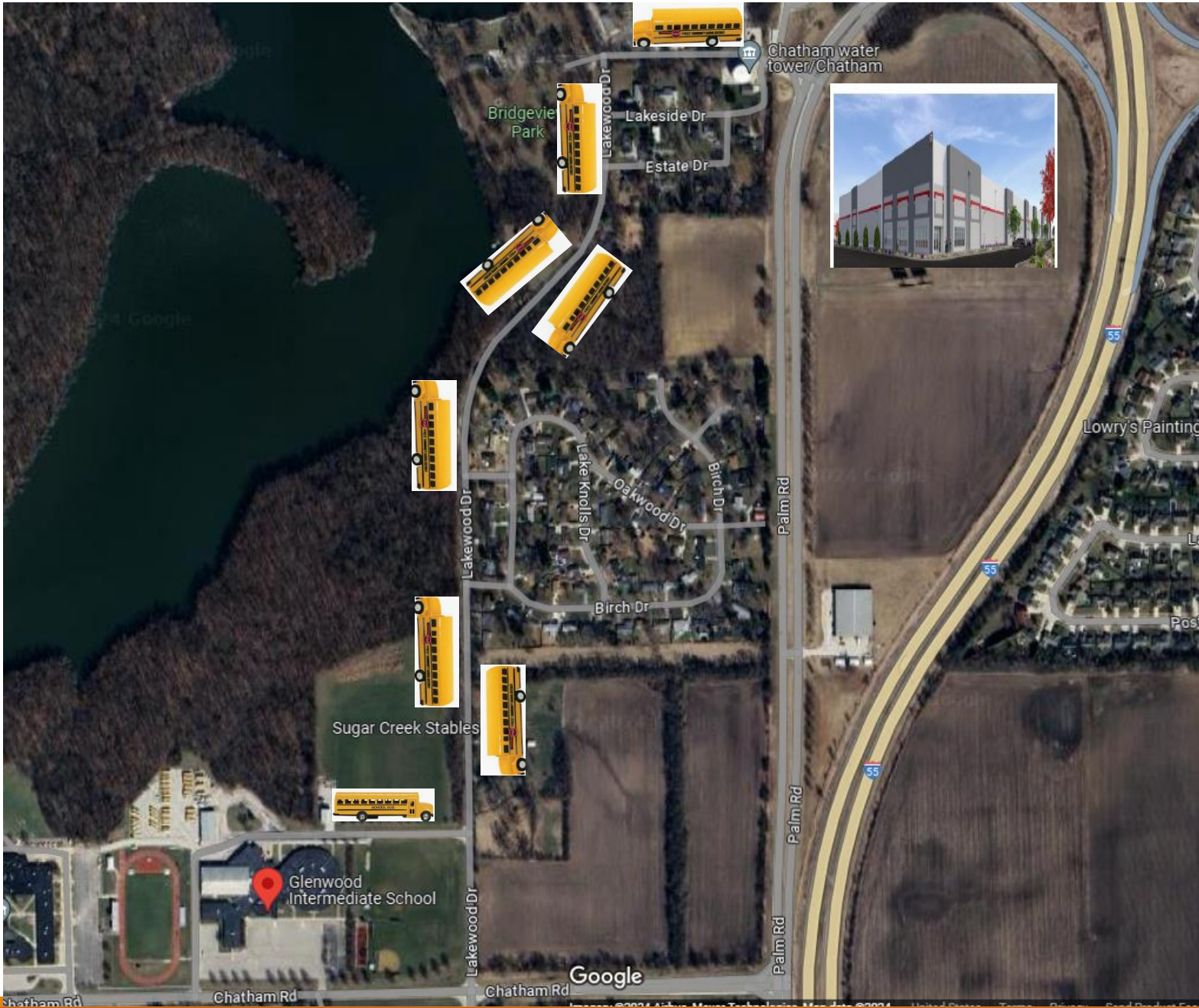


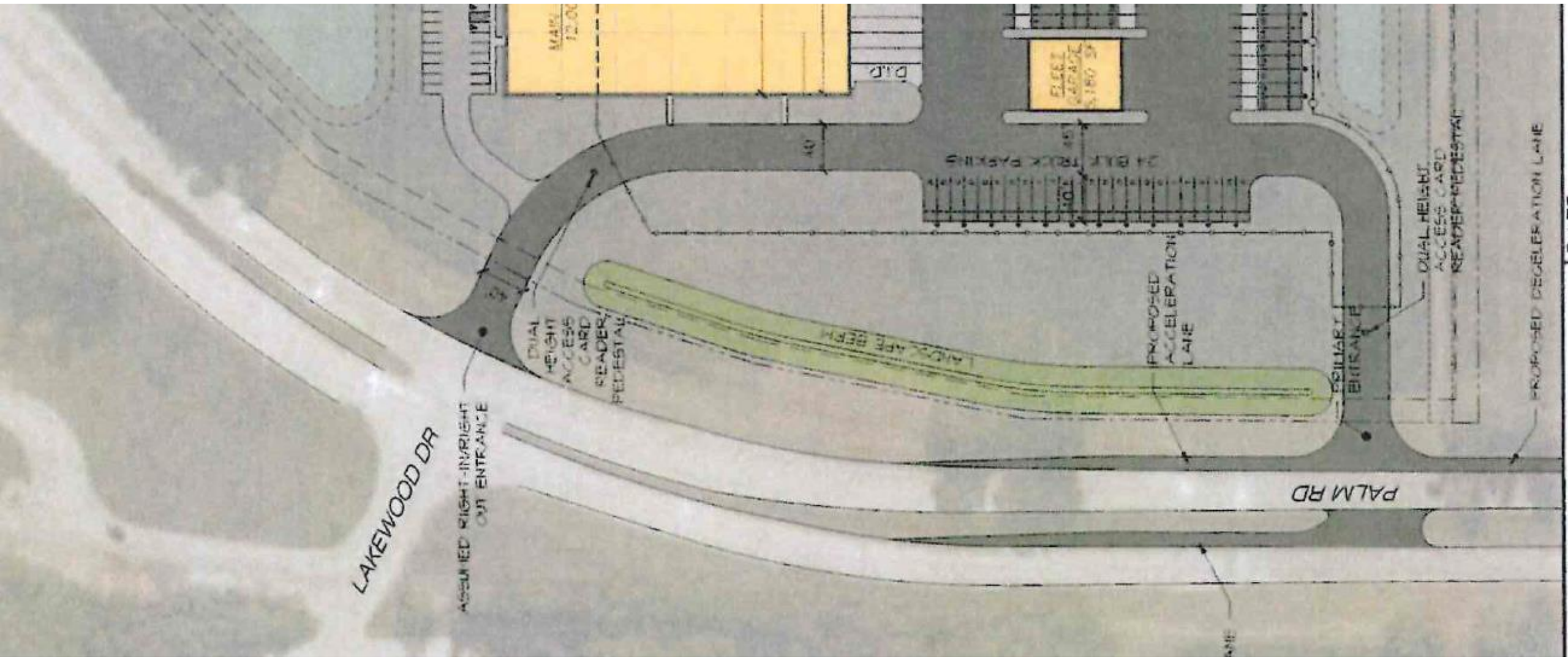
The Ball Chatham Bus Barn is located North of Glenwood Intermediate School.

8-10 buses exit the bus barn and turn left on Lakewood Drive.

They follow Lakewood Drive to Palm Road and turn left.

These buses make multiple trips between 5:30am – 8:30am and 1:30pm – 4:00pm daily.





The classifications of the property in the 1977 zoning changes states these changes are best for the public interest and not solely for the interest of the petitioner.

Bring a business who can comply with the current Zoning

The classification is designed make the hardships or inconveniences to surrounding landowners more tolerable. Removing these classifications would cause hardship and inconvenience to the surrounding landowners and users of Palm Road.

A yes vote says the quality of life of the residents of Springfield, Sangamon County, landowners, and school children are not as important as a warehouse and distribution center.