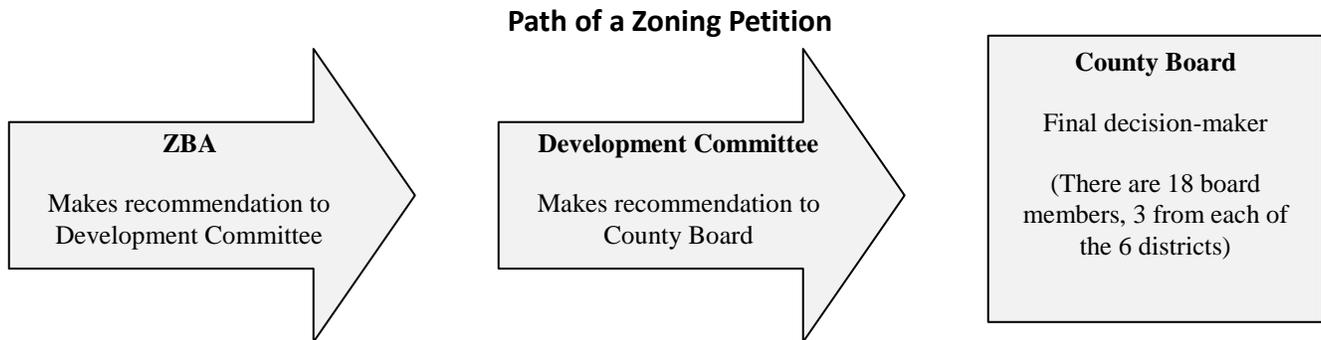


Background

Buchanan Energy, of Omaha, Nebraska, is proposing to build a large-format gas station, convenience store, and car wash on the northeast corner of Butterfield Road and Route 53 in Glen Ellyn. Buchanan stated that the site is a **prototype**, unlike anything they have ever built before. It can best be described as a “mega-pumper”. There will be 20 gas pumps (including diesel), a 6800sf store, and 112’ car wash building. They also stated their intention to pursue a liquor license and the operation will be open 24 hours/day.

The 2.2 acre property is currently zoned B-1 (local business district), but conditional use permits are required for the gas station and car wash. As such, Buchanan has filed an application (Zoning Petition Z13-013) with the Zoning Board of Appeals (ZBA).



The Butterfield Park District and neighboring residents are staunchly opposed to this development. The excessive scale of this proposal will adversely affect our community in many ways: Children at the adjacent park will be exposed to increased benzene levels which is known to cause cancer, green-space will be eliminated, traffic congestion will increase and impair safety for motorists, the value of nearby homes will diminish, the potential for flooding will increase, and the comfort and general welfare of our community will be impaired.



Timeline of Events

- May 23:** Initial public hearing is held before the Du Page County Zoning Board of Appeals (ZBA). Dr. Larry Reiner, Executive Director of the Butterfield Park District (BPD), stated his concerns about the adverse impact on the adjacent park. Many residents testified in opposition, citing concerns of safety, traffic congestion, increased potential for flooding, as well as being a general nuisance. A petition in opposition of the project is submitted with over 800 signatures. Recommendation hearing is scheduled for July 11.
- June:** Community and neighbors organize. Homeowner's association meetings are held, information is distributed door-to-door, by email, and websites. Facebook page **53/56 Community Voice** is established. More than 1300 signatures are collected on a petition, more than 300 letters are sent to the ZBA, and countless emails and phone calls are made to county board members urging them to oppose this development.
- July 11:** More than 130 residents (including children that are enrolled at BPD) are in attendance for the Recommendation Hearing. The hearing is moved to the cafeteria in order to accommodate the large crowd. State Representative Sandy Pihos is also in attendance to show her support for the community. The ZBA recommends that the proposal be approved in a 4-2 vote. The matter moves to Development Committee (DC) for consideration.
- August 6:** The DC remands the issue back to the ZBA in order to allow further testimony regarding the health impact on children and the elderly.
- Sept 26:** During testimony before the ZBA, environmental experts demonstrated that the proposed development would significantly raise airborne benzene levels from vehicle re-fueling and exhaust. Testifying on behalf of BPD, Edward J. Cooney, Ph.D., also discussed the environmental history of the subject property. A "high priority" petroleum release was reported in 2002. Although a "No Further Remediation" letter was issued in 2004 from the Illinois EPA, the cleanup standards have greatly changed since that time. It's possible that the impacted soil and/or groundwater may not meet today's standards. Also, Mr. Cooney told the ZBA about the 12 separate release incidents (gasoline, diesel, used oil) reported at the Mobil station on the northwest corner which Buchanan currently owns. There is a KinderCare facility immediately adjacent to this station, and these incidents highlight the risks involved with locating a gas station near children's facilities. Recommendation hearing is scheduled for October 8.
- October 8:** ZBA does not make a new recommendation. Environmental expert testimony is admitted to the record and the matter goes back to the DC.
- November 5:** Buchanan Energy asks for a deferment until December 3 so they can "review relevant aspects of the proposed development". The Development Committee allows testimony from residents. A homeowner speaks about the EPA's School Siting Guidelines which describes the potential hazards for schools located within 1000 feet of large gas stations (more than 3.6 million gallons/year): Air pollution, soil contamination, ground water contamination, vapor intrusion into structures, and heavy vehicular traffic.