

Fact Sheet

- Butterfield Park District (BPD) is located directly to the East of the proposed gas station.
- In the 13 years since the subject property was last used as a gas station, the BPD has greatly expanded by adding a gymnasium and other uses to its own property.
- BPD is one of 2 daycare/preschools in the immediate vicinity with a heavily used active outdoor recreational space.
- Over 1300 DuPage County residents signed a petition asking that this application be denied.
- It was the undisputed testimony at the ZBA that this proposed facility would be the largest facility of its type in DuPage County. Approximately 3 times larger than the prior station.
- Benzene emissions from this station, because of its size and location, would increase the risk of cancer in adults seventy fold. No one knows how much increased risk would be faced by the children who utilize the neighboring properties every day.
- The [Agency for Toxic Substances & Disease Registry](#) (the “ATSDR”) has stated that “living near gasoline fueling stations or hazardous waste sites may increase exposure to benzene. People are advised not to have their families play near fueling stations, manufacturing plants, or hazardous waste sites.” Further, the ATSDR has found that one of the major sources of benzene exposure is due to automobile service stations.
- The [American Cancer Society](#) states that sources of benzene include gasoline, automobile exhaust fumes and that benzene is known to cause cancer and other short and long-term health effects.
- The [American Academy of Pediatrics](#) has found that “children and infants are among the most susceptible to many of the air pollutants” and that “children are more vulnerable to the adverse effects of air pollution than are adults.”

- The EPA's School Siting Guidelines describes potential hazards for schools located within 1000 feet of large gas stations (more than 3.6 million gallons/year): Air pollution, vapor intrusion into structures, soil contamination, ground water contamination, and heavy vehicular traffic.
- The proposed development has an almost 7000 square foot "convenience" store with a "substantial food program" – i.e. restaurant. Approximately one half the size of an average Walgreen's store.
- The availability of packaged liquor will make this a destination location. With the BPD next door and the Hidden Lake Forest Preserve located across the street, the easy accessibility of alcohol can lead to abuses of these recreational areas. Also, Peace Lutheran Church is nearby and hosts the DuPage Pads program. Many of the program's participants are alcoholics and/or emotionally disturbed. Easy access to alcohol could lead to a dangerous situation.
- One of the standards for a conditional use is that it will not "otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County, nor will it otherwise create a nuisance." This proposed development with its constant benzene emissions and proximity to children and active recreational space fails that test horribly.
- Nowhere else in this County do we have a gas station of this size surrounded by preschool facilities and public active and passive recreational areas. This development does not fit into the existing greenbelt consisting of BPD, Lombard Park District, Hidden Lake Forest Preserve, and the Morton Arboretum.
- In sum, Buchanan Energy has not met the standards for a conditional use under the DuPage County Zoning Ordinance and must be denied.