

# Q1 What feedback would you like to provide the Village of Lake Zurich regarding the proposed Downtown Microbrewery? (Staff report available with details)

Answered: 93 Skipped: 17

#	RESPONSES	DATE
1	This is a really great idea. Someone could even have a brewery/whisky tour with all the great places in Lake Zurich.	9/4/2018 3:37 PM
2	I think it is a good idea and would help bring people to downtown.	9/4/2018 3:20 PM
3	As part of a downtown renewal, variety for residents should be pushed. There are already two very new businesses that are just getting a foothold. Allowing yet another brewery in town will eat away at the very small market share that Roaring Table and LZ Brewing currently have. They are both just getting established and the board should protect and respect existing business over new ones coming in.	9/4/2018 2:52 PM
4	This is a good idea.	9/4/2018 2:26 PM
5	Adding restaurants to the downtown area I believe will be key to revitalizing our downtown. However, I would prefer to use existing abandoned storefronts that are even more central to Old Rand and Old 22 rather than building new.	9/4/2018 1:37 PM
6	Great Idea!	9/3/2018 6:00 PM
7	This would be a great use of that property	9/3/2018 1:26 PM
8	I am in favor of this or any new restaurant establishment in the downtown area that occupies all already existing building.	9/3/2018 10:32 AM
9	I think it is distasteful to name an alcohol based establishment after our high school and really missing out in the opportunity to provide something of value. However, if this establishment was instead made into a soda shop or coffee shop geared towards the high school students, with arcade games, an area for live music (from HS students being the focus), he would be tapping into a gold mine. Nothing like that exists and there is a strong need for it. It's walking distance from the school. HS kids need a place to hangout. Have drinks and a menu that teens would like and afford, provide the roof top seating, and I am sure it would be a huge hit. The alcohol on the other hand, we already have two other breweries in town. Naming it after our HS yet with a focus on alcohol is missing the prime market here and implies we are encouraging our HS students to drink.	9/2/2018 11:20 PM
10	Awesome idea!! Existing customer in lake Zurich wanting to stay in LZ Folks can go to watch games and promote community ! Just please work with these people NO More abandoned building ! Don't make it so hard always	9/2/2018 2:33 PM
11	Our home backs up to the gas station Fidelity is building. We now stare at the road instead of trees and have full view of an ugly gas station. There are plenty in town. Let's NOT put more people through decreased property value for something the town does not need.	9/2/2018 2:13 PM
12	I support the development of this property into a microbrewery. I feel that it adds to the growing perception that Lake Zurich is a destination for entertainment and dining.	9/2/2018 11:39 AM
13	I like the idea! Would like it better if it was a restaurant too.	9/2/2018 11:23 AM
14	With the success of the Pavillion, I feel this would be an added hot spot for the downtown area. The more you can draw the community in the better off all our businesses are. I'm all for it!	9/2/2018 10:39 AM
15	In favor!	9/2/2018 9:59 AM
16	Love the idea. Need more new businesses downtown. Do worry about train. Maybe need a wall or something.	9/2/2018 9:40 AM
17	Seems like a good use of the existing property.	9/2/2018 9:11 AM
18	The good thing about this is proposal is it's proximity to downtown. We need more destinations there to draw residents. This will be a good addition.	9/2/2018 9:06 AM

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19	Indifferent. Food would be nice seeing how Consume's food is limited and not so great and how roaring table also doesn't have a menu. I'd like to eat when I drink.	9/2/2018 8:47 AM
20	I feel that a microbrewery proposed by Mark Cook's site would be a positive addition to our downtown. At the same time, I do feel like lake zurich is becoming a little saturated with breweries between Roarign Table, Consime, etc.	9/2/2018 8:18 AM
21	Sounds like a great thing to add to the downtown area to draw people.	9/1/2018 11:39 PM
22	I love the idea as long as they also serve food.	9/1/2018 11:31 PM
23	I think it is an odd location for a microbrewery, I support continuing to develop downtown LZ.	9/1/2018 10:53 PM
24	Sounds like an awesome idea	9/1/2018 10:51 PM
25	Good. Go far it.	9/1/2018 9:59 PM
26	Go for it!	9/1/2018 9:51 PM
27	Great idea	9/1/2018 9:24 PM
28	This idea is decent.	9/1/2018 9:22 PM
29	It's too close to the high school. The name Bear Tracks implies a connection to the high school and will be too much of a draw for underage kids.	9/1/2018 6:09 PM
30	Too close to a daycare center, an elementary school and a little league ball field. There is a lot of foot and bicycle traffic around that area, which is a safety concern. The name also suggests it is connected somehow to the High School. This could potentially encourage underage drinking.	9/1/2018 1:41 PM
31	Mark cook site sounds good for a microbrewery, though I like the garden center in town. Hope the brewery landscapes it nicely still..	9/1/2018 9:59 AM
32	Excellent idea	9/1/2018 9:06 AM
33	Would be a good addition to the development of the downtown area.	9/1/2018 12:52 AM
34	Microbrewery would add tot he downtown by offering food drinks and entertainment. It would draw more residents to spend time downtown. We have little of these types of businesses in LZ, especially downtown	8/31/2018 6:42 PM
35	I support downtown development. I think this venue is attractive to young adults.	8/31/2018 4:11 PM
36	This would be an amazing step towards turning the downtown into a hub that residents can enjoy! Let's do it!	8/31/2018 3:01 PM
37	All for the the micro brewery despite all the recent liquor establishments that have been approved, primarily because it is a historic land owner resident who is willing to invest into the community.	8/31/2018 2:44 PM
38	Please let this go through so we cAn have some downtown development that is not residential	8/31/2018 10:11 AM
39	The microbrewery is an excellent idea!!! I support this fully, as a long-time resident I would love to have there be more entertainment downtown!	8/31/2018 8:31 AM
40	Excellent idea.	8/31/2018 6:14 AM
41	Great suggestion. Go for it	8/30/2018 10:19 PM
42	Great idea! With them coming in, it could inject more people into downtown. Food should be served at the establishment. If not, there needs to be a way for customers to bring in food. Don't want people drinking on an empty stomach, then driving through residential areas.	8/30/2018 10:00 PM
43	Great idea and addition to the city	8/30/2018 9:45 PM
44	I think it is a great idea. Bars and restaurants will bring people downtown. Look at how successful Libertyville is.	8/30/2018 9:16 PM
45	Great idea, better if it served food	8/30/2018 8:44 PM
46	Sounds like a great idea, please approve it!!	8/30/2018 8:36 PM
47	Sounds like a great idea.	8/30/2018 8:09 PM
48	Not sure we need another one but I'm OK with that	8/30/2018 6:51 PM
49	Seems like a nice potential addition to the village in this location. Late night hours should be kept to a reasonable limit.	8/30/2018 6:31 PM

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50	Not necessary	8/30/2018 6:04 PM
51	Add enough parking soaces	8/30/2018 5:59 PM
52	No opinion	8/30/2018 4:28 PM
53	I think it's a great idea! It's a great start to a potential great downtown area.	8/30/2018 3:23 PM
54	I think this is a great idea that will bring more consumers to Lake Zurich. As a resident, now that we have Consume, Roaring Table, etc... we are actually spending our dollars in our city instead of going to Barrington or Wauconda. I love it!!!!	8/30/2018 3:00 PM
55	This would be an incredible asset for the downtown!	8/30/2018 2:53 PM
56	Please make it a microbrewery AND restaurant. We need a place that families can enjoy as well. My family would LOVE this! By not including a restaurant, you're limiting your customer base.	8/30/2018 2:33 PM
57	It's a great idea!	8/30/2018 2:03 PM
58	I am not opposed to this proposal.	8/30/2018 1:57 PM
59	Microbrewery is a great idea! Place for residents to gather.	8/30/2018 1:55 PM
60	Nice use of the property	8/30/2018 1:40 PM
61	Needs food options for families can go. But I love the idea of a brewery downtown.	8/30/2018 1:37 PM
62	It sounds great! LZ could really use more places like this.	8/30/2018 1:30 PM
63	Great idea and location to support a microbrewery. I think more places like this will help drive more businesses to LZ as well!	8/30/2018 1:21 PM
64	NO MORE FACILITIES WHICH INVOLVE LIQUOR, GAMBLING, APARTMENT RENTALS AND MATTRESS STORES PLEASE!!! We do not want Lake Zurich IL to be considered the liquor/gambling capital in the country.	8/30/2018 1:13 PM
65	I love this idea and fully support proposal.	8/30/2018 12:43 PM
66	I like the idea of a microbrewery in the downtown area. This area has lost a lot of revenue with the rerouting of 22. And has become quite the eye sore ever since. We need something to draw people back to the area.	8/30/2018 12:34 PM
67	I LOVE this idea. I think we need to build more in our downtown to revitalize it. We need more reasons to go downtown. I think a microbrewery is a great idea! Want to see more of this. Less residential building, more restaurants, shops, etc.	8/30/2018 12:31 PM
68	Yes, please! Would be another great addition to downtown.	8/30/2018 12:31 PM
69	This seems like a welcome addition to the village if it's not only focused on drinking but but also gathering and eating, especially with a name that includes the high school mascot.	8/30/2018 12:28 PM
70	I support the Microbrewery	8/30/2018 11:58 AM
71	I appreciate and support this first step by a veteran establishment to make change for a renewed and vibrant update to downtown Lake Zurich. If seen to fruition, this will be a great opportunity for the village to attract more relevant businesses to the downtown area for pedestrian traffic rather than the vehicle only accessible businesses on Rand.	8/30/2018 11:50 AM
72	I support Mr. Cook's conversion to a microbrewery. It will make a great addition to the much needed restaurant and entertainment industry in the Village.	8/30/2018 11:39 AM
73	Food and Drink establishments should be welcome in downtown. This is exactly what is missing from making Lake Zurich's downtown a vibrant place to visit.	8/30/2018 11:36 AM
74	Like the idea. Worry about parking.	8/30/2018 11:03 AM
75	I think that is a Great Idea...the more entertainment we have downtown..the better...cherie smith zurek REMAX	8/30/2018 10:56 AM
76	Not a bad idea	8/30/2018 10:51 AM
77	I like the idea but we seem to be opening a lot of these in the area. I wouldn't want them to have too much competition. I like the rooftop option. That's new! Also LOVE the food truck option. I would go there just for that! Fog friendly is also appreciated.	8/30/2018 10:36 AM
78	Love the idea of this. It brings our town together.	8/30/2018 10:30 AM

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79	This sounds great! It will bring vitality towards the sleepy downtown area and be conducive to more development. As long as the proposal indicates quality it would be a great asset to Lake Zurich. Yes!...but hopefully it will come to actual fruition sooner than later..	8/30/2018 10:13 AM
80	Sounds like a good repurpose idea - worth consideration!	8/30/2018 10:13 AM
81	Please do not cede one inch of our parkland to any proposed business.	8/30/2018 9:59 AM
82	Can't we put something else there. Didn't we just have 2 other microbreweries go in the village recently?	8/30/2018 9:45 AM
83	Sounds like a good idea.	8/30/2018 9:40 AM
84	I would love to see this happen, my husband and I frequent the area restaurants and bars and would love to add in a local brewery and music venue. It would really liven up downtown LZ	8/30/2018 9:22 AM
85	This is a great way to bring more people to Lake Zurich. I support this proposal.	8/30/2018 9:12 AM
86	Great idea. I hope it works out.	8/30/2018 9:03 AM
87	Sounds like a good fit for the downtown area.	8/30/2018 8:57 AM
88	N/A	8/30/2018 8:45 AM
89	This sounds interesting.	8/30/2018 8:32 AM
90	great idea!	8/30/2018 8:23 AM
91	Please NO MORE of these type of businesses, we are overloaded with microbreweries, craft beers etc. and due to the location of this one being by the train tracks, it is an accident waiting to happen. We can do something more with this location just please no more beer joints.	8/30/2018 8:02 AM
92	Sounds like an excellent idea, more jobs, and more monies for Lake Zurich. Its is a GO for me.	8/30/2018 8:01 AM
93	I think this is a great proposal and fully support. We need more entertainment and culture in Lake Zurich.	8/30/2018 7:59 AM

## Q2 What feedback would you like to provide the Village of Lake Zurich regarding the proposed Thornton's gas station? (Staff report available with details)

Answered: 99      Skipped: 11

#	RESPONSES	DATE
1	I don't feel that Lake Zurich needs another gas station/ mini mart at the expense of part of a neighborhood park. Living in the Millers Grove Subdivision I feel this choice would have a negative impact to the community and surrounding businesses	9/4/2018 10:03 PM
2	Drainage for the the Miller's Grove development has been impacted twice, once with Walgreen's development and once with the townhomes north of Miller Grove development. Walgreens has a retention area that was supposed to be dry, but it is always full of water. This takes water from stream on west side of Miller's Grove and from reverse flow drainage from Miller's Grove retention pond. The development of the townhomes north has greatly impacted rate of flow of stream on west side of Miller's Grove and stream that feeds into the pond. Any change to the water flow of Creek south of proposed development and the loss of current wetlands. This development must be thoroughly vetted for water issues.	9/4/2018 6:56 PM
3	Traffic is already poor at this intersection, for those turning right from northbound Rand onto eastbound Miller or left from westbound Miller onto southbound Rand. Even with improvements that are in planning stages, how can traffic flow be ensured. Is there a separate northbound turn lane on Rand? The current plan is for the entrance to be in the current turn lane.	9/4/2018 5:44 PM
4	The village should not allow the use of any public park land for a private enterprise such as a gas station. All development should be within current property lines and should be reviewed for environmental impact.	9/4/2018 5:43 PM

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5	I strongly oppose the proposed gas station for a number of reasons: 1) There are several other gas stations under construction on Route 12 currently and an existing station across the street. There is no way to gauge to impact of those stations on any perceived need for additional stations. 2) The property has a creek that runs through it and is swampy already. Placing underground storage tanks on that property is simply a bad idea regardless of any proposed mitigation plan. 3) Taking land from a park to build a gas station is a poor idea. 4). Building a gas station next to a park, with underground gasoline storage tanks next to a pond is a worse idea. 5) The development will impact flooding possibilities in adjacent subdivisions, light from the gas station will impact those subdivisions and the adjacent park, and the gas station will simply impact the aesthetics and enjoyment of the park. We don't need another gas station at this corner and I would expect strong opposition to such a proposal from the board.	9/4/2018 3:20 PM
6	Green space shouldn't be used for a gas station.	9/4/2018 2:52 PM
7	No way. Please, we have enough gas stations. That is not an improvement to our quality of life. If it wasn't a fit for the Hackney's property, it is not a good fit here either.	9/4/2018 2:26 PM
8	Not needed. There is a gas station across the street, and several more within a few miles. I disagree with new retail construction (especially when there are vacant store fronts and outlots, particularly around 12 and 22, that could be re-purposed) and I strongly disagree with compromising our community parks to facilitate construction.	9/4/2018 1:37 PM
9	No absolutely no more gas stations or banks built here please!	9/3/2018 6:00 PM
10	This is not a good use of the property. The biggest problem is that it would use part of the park. This is already a very dangerous intersection. Adding customers going in and out of the gas station would only make the traffic problem worse. There have been many accidents at this intersection. Why would the village even consider building a gas station across one. This property is next to an existing park, why not add to that park and put in a flag football field or soccer field.	9/3/2018 1:26 PM
11	This would be the 9th gas station(including the proposed one on the old omega site) in a 1 mile radius on rand road in lake Zurich. We strongly feel that the residents of lake Zurich do not need another gas station in rand, especially at the intersection of rand and miller.	9/3/2018 10:32 AM
12	I live in Millers Grove subdivision and I see no need for another gas station when we have one across the street. And minimizing the kids playing field back there will not be a good thing.	9/3/2018 8:44 AM
13	There is already a gas station at that intersection. We have two it her gas stations already coming to town as well. Let's not saturate the market with something not needed. If that land must be sold, a food establishment that can meet the needs of the kids and families that utilize that park would be a much better idea. Let's not make a park entrance and a gas station entrance one and the same.	9/2/2018 11:20 PM
14	We already have gas stations	9/2/2018 2:33 PM
15	Nope. Seriously. There are enough in town.	9/2/2018 2:13 PM
16	I do not support this. There are already several new gas stations in the area. This detracts from our village.	9/2/2018 11:39 AM
17	No more gas stations! And development of that piece of land needs to be carefully thought through, as it is already an awful intersection. Trying to go left from Miller road onto Rand is scary! We don't need to add to that mess! Also, NO to taking public parks land for commercial use!	9/2/2018 11:23 AM
18	As there are already gas stations in the area, I don't feel this would be the best use of that space.	9/2/2018 10:39 AM
19	Please carefully consider the intersection of Rand and Miller Roads as that MUST be improved before this project can proceed. Miller Road has flooded several times during heavy rains. Miller Road backs up considerably from Seth Paine school and Walgreens already generates a lot of traffic pouring onto Rand Road. Northbound Rand turn lanes to both westbound and eastbound Miller must be improved and lengthened. What containment systems will be in place at the gas station to prevent gasoline from dumping into the creek that runs through the property?	9/2/2018 10:07 AM
20	No. There are so many gas stations on 12. That is the only idea I ever hear. Gas stations on condos.	9/2/2018 9:40 AM
21	Selling public land sets a bad prescedent. This park land belongs to the people and selling it to build a gas station doesn't seem like a good use.	9/2/2018 9:11 AM

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22	<p>It would be better to improve this dangerous intersection than to add more traffic to it. Does staff ever try to make a left turn from Miller, it's scary. Also, the removal of park land is not in the best interest of the community. This Village supposedly prides itself on green space. If that's the case then don't take some away from one of the smaller parks. Will this remove the ice skating pond, just to name one amenity in that park. This is an all around bad idea. Put a gas station at Quentin and 22 where it's needed, not directly across from an existing one. Say no.</p>	9/2/2018 9:06 AM
23	<p>Absolutely not. That intersection is so dangerous to begin with. Adding another business would create more traffic and potential accidents. I can only imagine the number of incidents that will occur when the roads are slick trying to break downhill and cars pulling in and out. In addition, there's a park right there. Taking away green space is ridiculous in this day and age. Not every corner in LZ needs a gas station or business. Lifetetime is already going to create havoc further south on Rand. It's getting a little ridiculous.</p>	9/2/2018 8:47 AM
24	<p>As a resident who lives right near the corner of Rand and Miller, adding another gas station to an already busy and not so great intersection would be a horrible idea. It would create more traffic issues, possible addition of accidents, etc. please do not allow a Thornton's to go here. We need a gas station over by Quentin and Route 22 way more than one here. We already have a Sweeney's at Rand and Miller.</p>	9/2/2018 8:18 AM
25	<p>This is a horrible idea. The Miller/12 intersection is one of the most dangerous intersections in LZ. There are constantly people going around turning cars. South bound drivers blow through the intersection due to coming over the hill at speeds and not seeing the light in time. Adding more traffic to this intersection is a horrible idea!</p>	9/1/2018 11:39 PM
26	<p>Awful location and not needed at all. There is already a gas station right there on the same side. I totally get and agree with the gas station on 12 &amp; 22. This Thornton's would be another gas station on the same side of the street and close proximity. Not needed and will create more traffic at that light.</p>	9/1/2018 11:31 PM
27	<p>My family lives in Millers Grove. I would not support putting in a Thornton's gas station in this location. There's a gas station across the street with easy access. This is where I get my gas. I don't think adding a gas station in this location would keep anymore tax revenue in LZ. It would only dilute the business at the station across the street. We already lack the proper sidewalks and cross walks to be able to safely get from our neighborhood to the park next to this location. I assume the added traffic would increase the danger of crossing Miller here. A more family friendly development or no development would be appreciated in this location. Please don't add a gas station here. Thank you!</p>	9/1/2018 10:53 PM
28	<p>Isn't there a shell across the st? Think its a bit excessive... there's a bp 3 miles down then one next to dunkin donuts then mobile across mcdonlods.</p>	9/1/2018 10:51 PM
29	<p>Do we really need another gas station, mini mart? There is a fuel station across the street. The Walgreens is a mini mart as well. Does Lake Zurich really need to build a gas station so close to the Flint Creek Reservoir with the potential for a oil leak going in Lake Zurich?</p>	9/1/2018 10:39 PM
30	<p>Not necessary. Miller road is already congested and in dire need of a turn lane onto rand.</p>	9/1/2018 9:59 PM
31	<p>I think we have enough gas stations in that area. Do not give up even a part of Manor Park! No gas station!</p>	9/1/2018 9:51 PM
32	<p>If you upgrade the intersection (left turn for example) then it's a great idea</p>	9/1/2018 9:24 PM
33	<p>It is unacceptable to sell our parks to private owners. No way. If you do approve this, I have zero faith that this won't happen again with parks like Paulus and Breezewald. Let's make logical decisions.</p>	9/1/2018 9:22 PM
34	<p>A gas station is not needed at this location. There is already a gas station across the street. Another gas station will detract from the residential feeling of the area.</p>	9/1/2018 8:42 PM
35	<p>There is already significant problems with water drainage in this area after storms. Thornton's plans will add to the problem. They don't provide sufficient drainage for their property. Also we don't want 24 hour video gaming or a truck stop so close to Seth Paine elementary school and our family focused neighborhoods.</p>	9/1/2018 6:09 PM
36	<p>We have enough gas stations on Rand in lake Zurich. And I don't think we need another and it is closed to the park. Please NO. Sue</p>	9/1/2018 4:39 PM

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37	Not in favor. There are enough gas stations along that portion of Rte 12. There needs to be more along the Rte 22 lane through Quentin Rd. It is also extremely close to residential areas to have large trucks pulling in and out of it along Miller Rd. It also poses a potential problem for flooding, even with a small retention pond as proposed.	9/1/2018 1:41 PM
38	This is a horrible idea. Why on earth would our village give up green space/park land to another gas station. I am still reeling from the ridiculous new gas station the village allowed next to a preschool! I would never send children to school next to a gas station. Nor is a funeral home appropriate across and in view from a senior living home. Come on..... Think about the decisions. I walk through manor park daily and do not want to hear, smell, and see a gas station. I'm not looking forward to lifetime fitness on my daily walks either. Please keep lake Zurich and don't make us another Schaumburg. Enough.	9/1/2018 9:59 AM
39	Not needed and would create problems at another intersection along Rt. 12, the other being the fitness center a short distance away.	9/1/2018 12:52 AM
40	We do not need another gas station on that location. There is an existing gas station in the opposite side of the road. It is not beneficial to lose park space for a gas station in that location. We need a gas station at 22 and Quentin rd.	8/31/2018 6:42 PM
41	I am VERY opposed to this project. This gas station is too close to an existing residential area. I'm also very opposed to taking park land and making it available to Thornton's. This will negatively impact residents throughout the Manor. I am concerned about the environmental impact on Flint Creek.	8/31/2018 4:11 PM
42	While gas stations are important, there are wetlands there and a park that is far more important to our community. Find a better spot please! No thank you to this one.	8/31/2018 3:01 PM
43	If the board doesn't already know my thoughts soon this, here you go again. Eight gas stations between Cuba and Miller road are far to many already. No to this additional station.	8/31/2018 2:44 PM
44	I guess it's okay	8/31/2018 10:11 AM
45	No issues with this proposal	8/31/2018 8:31 AM
46	Please vote no. This corner already has a gas station. The intersection is already overused and dangerous to cross. We do not need another gas station there.	8/31/2018 7:30 AM
47	Absolutely NOT	8/30/2018 10:19 PM
48	I like it. The north end of town needs a gas station on the east side of Rt. 12. It looks like there will be only one entrance/exit off of Rt.12 and it will be right in/right out. Excellent. Please keep it that way.	8/30/2018 10:07 PM
49	We don't need another gas station!!!!	8/30/2018 10:00 PM
50	We don't need another gas station. Please reconsider.	8/30/2018 9:45 PM
51	N/a	8/30/2018 9:16 PM
52	Bad idea , don't give away the land owned by the tax payers. We already have a station at that intersection and two new ones going in	8/30/2018 8:44 PM
53	Meh.	8/30/2018 8:36 PM
54	Disapprove. Corporate stations will run the single-owner stations out of business.	8/30/2018 8:17 PM
55	We do not need another gas station in that area, as there are enough nearby, including the new one planned for the SW corner of Rand and 22	8/30/2018 8:09 PM
56	Absolutely not, more traffic problems like we don't have enough already. Don't need to lose any more land to our children for their sports	8/30/2018 6:51 PM
57	Another gas station, really? Seems like there should be a better retail use for this location.	8/30/2018 6:31 PM
58	We do not need another gas station. I oppose taking part of a beautiful park for a gas station. Shouldn't there be a ballot to sell park of a park? The Standard Oil Gas station at 12 and 22 closed years ago due to low volume. Can't imagine there is more demand.	8/30/2018 6:04 PM
59	I don't believe a gas station is suitable next to a park with many children using it. Also I live by this intersection and there are very many traffic accidents now without adding another entry and exit	8/30/2018 5:59 PM
60	Outstanding opportunity! Don't screw it up!	8/30/2018 4:28 PM

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61	We really hope this does not pass. The park area is such a great green space with wet land plants and animals. I don't think Lake Zurich needs to squeeze gas stations in on every corner. I think this administration is doing a great job protecting LZ from huge unwanted commercial businesses which can change the feel of LZ.	8/30/2018 3:23 PM
62	I am so extremely objecting to this gas station proposal! I have never given feedback on any proposal before in all my years living in Lake Zurich. However, I feel so strongly about this not going in that I had to respond. First of all, that is (in my opinion) one of the most dangerous intersections in all of L.Z. There is no left arrow and people are always going around other cars and accidents often occur there (or almost occur). Also, with there not being a sidewalk on the north side of Miller kids often cross the street multiple times when walking to Walgreens or to Manor Park. If we add a gas station and more traffic it WILL be a recipe for disaster!!! Also, why take away parts of nature/a park for a gas station??? This is all around a terrible idea! There are so many young kids/families that walk and cross Miller right there. It would be a VERY dangerous new addition! Please, please, please rethink this gas station addition!	8/30/2018 3:00 PM
63	Is another gas station needed in this location? If there is a need, great- I'm all for developing! But if there's others serving the need, can we find something more appropriate?	8/30/2018 2:53 PM
64	Route 22/Quentin would be better.	8/30/2018 2:33 PM
65	We have enough of gas stations! Please, no more!	8/30/2018 2:03 PM
66	I am against this proposal. We already have a Walgreens and a gas station at the intersection of Rand Rd and Miller Rd. There is no need for an additional "convenience" store / gas station. I am also opposed to giving up park area for a gas station, and am concerned with the wetland/storm water management and the loss of trees. We already have 8 or gas stations along Rand Road	8/30/2018 1:57 PM
67	We need another gas station in LZ like a hole in the head! NO MORE! THIS IS TOO CLOSE TO OUR HOMES!	8/30/2018 1:55 PM
68	The property would be better used added to the park and easement for a left turn lane. This is a very dangerous intersection, the traffic currently backs up from 12 and Miller east on Miller almost to Seth Paine at busy times. Trying to get into and out of the Walgreen's is extremely dangerous. It is unconscionable to give up our park land for another gas station or retail use of any kind.	8/30/2018 1:40 PM
69	No! There's already a gas station at the intersection, and it's too close to the kids playground and park.	8/30/2018 1:37 PM
70	It couldn't hurt.	8/30/2018 1:30 PM
71	NO MORE GAS STATIONS! We have more than our share now. If you have to do something with that land, extend the park. NO MORE GAS STATIONS!!!!!!	8/30/2018 1:29 PM
72	I pray this plan does not get approved. How many more gas stations do we need in Lake Zurich? We need to find alternate types of businesses outside of gas stations for new development spots. We have one already on the north side of Rand at this location. To give up MANOR PARK space for yet another gas station is outrageous. We already have a new gas station in South Lake Zurich and potentially another one on 22 and Rand...why would we put in yet another one?! Lake Zurich is a family friendly village....parks were a huge selling point as a resident. To take any park space and turn it into a gas station is infuriating. It also puts a busy business right next to a spot where children are playing. I could not be more against this. Please strongly consider these concerns when going through this review. Thank you.	8/30/2018 1:21 PM
73	No opinion	8/30/2018 12:43 PM
74	I don't like this. The last thing that this town needs is another gas station. Especially at this intersection it's extremely difficult for people to access and will cause even more congestion in a very busy intersection. We already had a gas station at this intersection, across the street with BP. It didn't work then and I don't believe it will work now. The access is very limited. We already have 9-10 gas stations and already have another opening up on 12.	8/30/2018 12:34 PM
75	Completely opposed to this. We have ENOUGH gas stations in the area. There is one across the street from the proposed site! Also, it's right next to Manor park. We should not give up any land to this project nor should we allow it. We should be working to keep our protected areas, and keep them looking nice. It's why we moved here. We are turning Lake Zurich into a circus!	8/30/2018 12:31 PM
76	I'm bummed that "Manor park" can't remain some kind of outdoor space and will be paved instead.	8/30/2018 12:28 PM

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77	We need to develop some of the already multiple empty lots scattered throughout the village before destroying some of the little nature area there is left to build even more. We do not need another gas station, especially at that corner. There is already a Shell station there, easily accessible from any direction. This intersection is already a nightmare to get through, especially at peak before and after school times and during rush hour. Adding gas station traffic will make it unbearable. It is a heavy intersection for school buses, adding another level of potential hazards. We currently have a beautiful nature preserve area there and the tranquility of that does not need to be interrupted by a busy gas station.	8/30/2018 12:06 PM
78	I do not support the Thornton's gas station at the corner of Miller and Rand	8/30/2018 11:58 AM
79	I do not support the addition of a Thornton's gas station to SE corner of Miller and Route 12. There are multiple gas station within the village, including at least 7 in a 3 mile radius. Also, the removal of green space in Manor Park to accommodate this is a disservice to the Village.	8/30/2018 11:39 AM
80	NO MORE GAS STATIONS!	8/30/2018 11:36 AM
81	What happens to Manor Park if this gas station is added to this corner?	8/30/2018 11:05 AM
82	Sure, revenue is good, but kinda makes me wonder about the quantity of gas stations in LZ. Recently I have heard of one proposed at 12&22, one over by Mariano's on 22, and now this one. Plus the multitude of ones in existence. But hey if someone wants to try, go for it.	8/30/2018 11:03 AM
83	Seems like we are getting mucho gas stations...but it would make it easier and safer to have a gas station on that side of the street going North...The only thing I would suggest is that the intersection at Rand and Miller be beefed up somehow...I travel through that intersection at least 4 times a day and people turn in front of the cars going straight from the Miller on the west side to Miller on the east. I've seen too many accidents there over the years. The gas station may increase that problem. cherie smith zurek REMAX	8/30/2018 10:56 AM
84	Do not ruin the park, my family enjoys that park daily. Its a great assets to our neighborhood. Also the increased traffic on Miller might upset my children's WALK to school at Seth Paine. Please build another gas station somewhere else. I have nothing against Thornton's but do not reduce the park just for another gas station, there's already a shell right there.	8/30/2018 10:51 AM
85	Enough with the gas stations! There are plenty. I would be more interested in something recreational.	8/30/2018 10:36 AM
86	I feel like we will be known as Lake Zurich the gas station town. Isn't there a gas station right across the street? To many gas stations in my opinion.	8/30/2018 10:30 AM
87	Thornton's is a quality business, but that kind of traffic in and out in this area would not be worth the business it would stimulate. Lake Zurich has many gas stations(and vape shops😊😊 and video gaming shops!😊😊)so those owners will not like it.	8/30/2018 10:13 AM
88	We currently have an ugly one being built next to a daycare and another one in the works for 22 and Rand. I would think we are at capacity. I never have to wait to buy gas at a pump around here, so don't see the demand. Also that intersection needs a true left turns lanes on Miller going both ways as it is...don't need the gas or that type of congestion at that intersection - NO	8/30/2018 10:13 AM
89	A restaurant would be so much better on that piece of land.	8/30/2018 9:45 AM
90	Is it really needed to have another Gas Station, especially one that is directly across the street from another one.	8/30/2018 9:40 AM
91	On this topic I think we have enough gas stations with the BP on Rand and Quentin and the two across the street on Rand and Old Rand	8/30/2018 9:22 AM
92	Please see attached screenshot <a href="https://i.imgur.com/KTDFYdY.png">https://i.imgur.com/KTDFYdY.png</a> We already have 6-7 gas stations in a 1 mile radius. Another one proposed in NW corner of Rand/22 in vacant lot. How many more gas stations do we need? Especially this proposed one in a predominately residential area? Miller/Rand is already a accident vulnerable intersection. This seems like a bad idea.	8/30/2018 9:12 AM
93	We need another gas station like we need a hole in the head.	8/30/2018 8:57 AM
94	That corner is already a problem with traffic. There is no left turn lane from miller onto route 12 and there have been numerous accidents. Walgreen traffic also can be heavy at times. We don't need to add more congestion.	8/30/2018 8:53 AM

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95	Why is our elected officials literally ruining this town. We have gas stations on every corner!!!! And you guys want more??? Just look at our downtown area. Horrible horrible. Our downtown is the worst downtown I have seen. You build apartments right in the heart of our downtown. How stupid are our officials. Why don't you guys just put a truck stop in the middle of downtown and call it a day.	8/30/2018 8:45 AM
96	Please do not destroy our parks to let such a monstrous development take place. This is next to many homes and right near an elementary school. We moved here because of the wonderful woodlands and because it did not have giant developments like this.	8/30/2018 8:32 AM
97	How many more gas stations do we need? We have About 9 already. How about another type of business other than a health club or gas staion?.	8/30/2018 8:22 AM
98	No to Thornton's. We already have a new proposed gas station going in at 12&22 where Omega used to be, then we are going to have the behemoth of Life Time Fitness going in and now you want to add ANOTHER gas station? C'mon guys, think about what you envision for Lake Zurich and I am sure you can come up with better ideas than mattress stores, banks, breweries and gas stations.	8/30/2018 8:02 AM
99	I don't think we need anymore gas stations, would be a poor use of the space in my opinoin.	8/30/2018 7:59 AM