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**Fw: [External Sender] Planning and Zoning Commission Meeting Recordings**

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**From** [REDACTED]  
**Date** Mon 2/24/2025 3:09 PM  
**To** hackett@gasnwash.net <hackett@gasnwash.net>; gschafer@lemont.il.us <gschafer@lemont.il.us>  
**Cc** Jason Berry <jberry@lemont.il.us>; [REDACTED]

 12 attachments (21 MB)

Overnight\_Parking & Idling, 2-21-25 (1).jpg; Timestamp 638 p.m. (1).jpg; Overnight\_Parking & Idling 2-21-25 (1).jpg; Timestamp 621 a.m. (1).jpg; Overnight\_Parking & Idling, 2-21-25.jpg; Overnight\_Parking & Idling 2-21-25.jpg; Parking Overnight, 2-21-25.jpg; Parking Overnight, 2-21-25.jpg; Timestamp 427 p.m..jpg; Timestamp 707 a.m..jpg; Timestamp 1257 a.m..jpg; Timestamp 738 a.m..jpg;

Good afternoon Mike and thank you for the response.

- - I do recall you stating at the village meeting if there are issues, they will be addressed.

I have called your cooperative office leaving messages, but no one has ever returned my calls.

- - I want to share this thread with you as I'm glad to hear you'll push to monitor the parking concerns!

This has been a frustration for me and my family for a while now.

Some managers at the Gas'N'Wash have been supportive when I call to notify them, while others just ask "what do you want me to do about it?"

And with only one attendant on duty during off-hours, they cannot leave the store.

The manager of the first shift (5:30a.m. start time) has personally told me (to my face) to contact an attorney.

The code enforcement officer was notified over a month ago regarding semi-trucks idling all night long across the street from our residential home.

George,

Do you want me to include you on further discussion with Mike or notifications of violations?

Until the exposure to diesel exhaust from overnight parking and idling is extinguished, I will continue to capture time stamped images of this disturbance.

If either of you would like to see additional documentation, please just ask.

Lets work together to protect our community, the environment, and innocent children that can't even open their bedroom windows on the first nice day (today).

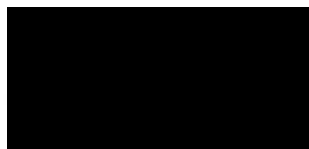
Because there's a black tractor trailer parked and idling outside their window right now that has been there since we left this morning at ~10a.m.

Not in the parking lot that is open.

By the diesel pumps and in front of the no parking sign with contact information of your tow service.

I'm trying to be part of the resolution, but there is not traction from anyone withing the Village of Lemont or Gas'N'Wash.

Thank you again for your response and agreeing to address the long-standing issue.



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**From:** [REDACTED]

**Sent:** Friday, February 21, 2025 10:49 AM

**To:** Michael Stillman <mstillman@ancelglink.com>

**Cc:** [REDACTED]; Jason Berry <jberry@lemont.il.us>

**Subject:** Re: [External Sender] Planning and Zoning Commission Meeting Recordings

Good morning Mike,

Can you please provide me with an update at your soonest convenience.

It has been one (1) week and I have not heard from you or seen any of the Ord. O-30-24 conditions adhered to.

- Why was the parking lot authorized for use by the village if it was not completed to the agreed upon conditions for re-zoning and occupancy?
- Why is the lot still opened all night long when a simplistic set of cones can be placed there to temporarily rectify the situation immediately?

Avoiding my family from being exposed to toxic diesel exhaust from ~20 semi trucks idling all night! 2 of which (image attached) were located approx. 100 ft. from all our bedroom windows.

I do realize Jason just looped you in on this, but this has been an ongoing frustration for myself, my wife, and our young children.

I'm dropping the video links (with specific minutes my concerns can be heard) as they were buried in this thread.

My concerns for our health and welfare are clearly captured at the meetings.

Please let me know what I can do to help!

June 22, 2022

[Planning and Zoning Commission](#) <-----LINK

151:40 - Concerns Expressed, Pesavento

July 6, 2022

[Planning and Zoning Commission](#) <-----LINK

344:45 - Concerns Expressed, Pesavento

July 10, 2024

[Planning and Zoning Commission](#) <-----LINK

19:30 - Concerns Expressed, Pesavento

- I hand delivered the meeting minutes from July 10, 2024 to Gas'N'Wash store manager one month ago (1/21/25).

And highlighted the areas of concern called out in O-30-24.

She assured me they would be faxed to the corporate office that day.

I've also attached screenshots and images from last night and this morning.

**~12 hour duration**

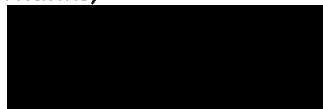
Showing trucks not only parking overnight, but anywhere they will fit on the premises!!

I have been documenting this disturbing situation for quite some time.

If you need more evidence to encourage a quick resolution with the gas station, please let me know.

I look forward to hearing from you.


Thanks,



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**From:** Jason Berry <JBerry@lemont.il.us>

**Sent:** Wednesday, February 12, 2025 2:37 PM

**To:** Michael Stillman <mstillman@ancelglink.com>; 

Cc: [REDACTED]

Subject: FW: [External Sender] Planning and Zoning Commission Meeting Recordings

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**This Message Is From an External Sender**

This message came from outside your organization. Mike,

I want to connect you with [REDACTED] who has been frustrated by ongoing truck parking and idling issues at Gas N Wash and the Village's delay in providing an appropriate response. With his permission, I am forwarding this email thread to you in the hope that you can escalate this matter with Gas N Wash.

As you know, Ord. O-30-24 includes a condition requiring approved signage indicating:

- No idling
- Maximum parking hours
- No overnight parking

This signage was required to be installed prior to the completion/certificate of occupancy for the large vehicle parking lot. Some signage is up, but the final signage has not yet been approved, as we have yet to reach full completion of the parking lot.

[REDACTED] and there is an ongoing idling issue occurring along the property near Main Street, south of the diesel gas pumps. The photos he provided clearly show the same. Trucks are parking overnight. Given the ongoing complaints and the lack of a clear resolution, I'd like to see how we can push Gas N Wash to comply with the zoning conditions and prevent further disruption to nearby residents.

Can you review this and determine the best course of action to engage Gas N Wash on enforcement and compliance? Let me know if you need anything further from me.

Thanks,  
Jason

From: [REDACTED]

Sent: Wednesday, February 12, 2025 8:44 AM

To: Jason Berry <JBerry@lemont.il.us>; Antonio Camardo <acamardo@lemont.il.us>

Cc: [REDACTED]

Subject: Re: [External Sender] Planning and Zoning Commission Meeting Recordings

Good morning all,

I'm still looking for an update on the progress of removing diesel semi-trucks from excessive idling outside our residential home.

- We were kept up all night again from ~20 semi-trucks!
- Attached images are from yesterday 2/11/25 and today 2/12/25.

Timestamped showing the same truck "Critical Supply" in the same location I sent you of the other day.  
<200ft. from our windows.

The attached images show this specific tractor trailer there from:

**4:27 P.M. on 2/11/25 to 7:07 A.M. on 2/12/25 ALMOST 15 HOURS!**

There has not been any update provided to myself or family.  
No sign of relief.  
No correspondence from the village on rectifying the situation.

- **Please keep me informed and if I can assist in any way, please just let me know!**
- **Please provide the proper authority to notify if this is a rabbit hole Lemont has led me down.**

I spoke with Lemont police sergeant on Friday 01/24/25 at 5:05 A.M. to file an odor complaint through your OAN (Odor Alert Network) [Odor Alert Network | Village of Lemont, IL](#) <-----LINK

- **This was after calling Lemont non-emergency police and them refusing to do anything.**
- **I have not received a response, but the Sargent did reference Case #2025007646  
Stating to me "this has been an ongoing issue"**

- As I've mentioned at each village meeting:  
The safety, health and welfare of my family, my neighbors, our community, and the environment are my utmost concern!

- Please contact me in response as I've still not gotten any communication from the village.
- Please feel free to forward this information and my personal information to internal village of Lemont or business owner. (Gas'n'Wash corporate office has also not returned my calls)

The Lemont police department still blatantly refuses to enforce the codes and law infractions.



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**From:** [REDACTED]  
**Sent:** Sunday, February 9, 2025 8:24 AM  
**To:** Jason Berry <[jberry@lemont.il.us](mailto:jberry@lemont.il.us)>; Antonio Camardo <[acamardo@lemont.il.us](mailto:acamardo@lemont.il.us)>  
**Cc:** [REDACTED]  
**Subject:** Re: [External Sender] Planning and Zoning Commission Meeting Recordings

Good morning all,

Looking for an update on the progress of removing diesel semi-trucks from excessive idling outside our residential home.

- We were kept up all night due to this ongoing nuisance!

The vehicles are loud, produce toxic emissions we can smell in our home, and typically disregard any signage of where they are not permitted to park.

- Attached images are from today 2/9/25.

Timestamped showing the same trucks in a "no overnight parking lot" for almost **7 hours!**

One of which (not even in the lot) is <200 ft. from our windows and still idling as I write this email!

There has not been any sign of relief or correspondence from the village on rectifying the situation.

- **Please keep me informed and if I can assist in any way, please just let me know!**

If the village needs leverage to encourage gas'n'wash cooperation I can provide images with timestamps....lots of them.

- As I've mentioned at each village meeting:

The safety, health and welfare of my family, my neighbors, our community, and the environment are my utmost concern!

- Please contact me in response as I've not gotten any communication from the village.

The Lemont police department has blatantly refused to enforce the codes and law infractions.

[REDACTED]

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**From:** [REDACTED]

**Sent:** Wednesday, January 22, 2025 3:50 PM

**To:** Antonio Camardo <[acamardo@lemont.il.us](mailto:acamardo@lemont.il.us)>; Jason Berry <[jberry@lemont.il.us](mailto:jberry@lemont.il.us)>

**Cc:** [REDACTED]

**Subject:** Re: [External Sender] Planning and Zoning Commission Meeting Recordings

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1/22/25

**This Message Is From an External Sender**

This message came from outside your organization.

Good afternoon Tony and thanks for the response.

I am reaching out to you for the following reasons:

1st.) Lemont police department encouraged I reach out to code enforcement after my calling on Monday Jan 20th, 2025, at 7:32 p.m.

2nd.) The Lemont police officer (who has been at my residence and Gas'N'Wash previously for the same complaint) that called me back at 7:44 p.m. on Monday Jan 20th, 2025, stated "he will not be going to the gas station and enforcing the code infraction" and then expressed to me "I recommend you contact your attorney"

3rd.) At the board meeting on July 10th, 2024:

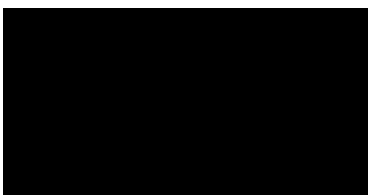
The planning and zoning commissioning board of governing directors specifically stated code enforcement is responsible for enforcing the code of no overnight parking in the truck lot, idling laws that adhere to precedents set by the state of Illinois, and the 4-hour parking time limit.

Also, on page 5 of the staff report for rezoning request to B-3 from Gas'N'Wash dated June 10th 2024:  
The "conclusion and recommendations" read

"3. Post signs indicating the 4-hour time limit and clearly stating 'no overnight truck parking'."

I've attached the minutes from the July 10, 2024 meeting for your reference.

All of my concerns can be heard in the video recording of this meeting, and other meeting recordings I've sent to you, but a majority from 07/10/24 are indeed captured in the PDF.



On Wednesday, January 22, 2025 at 07:19:09 AM CST, Antonio Camardo <[acamardo@lemont.il.us](mailto:acamardo@lemont.il.us)> wrote:

Good morning sir,

Thank you very much for the information. I forwarded your emails to Jason Berry. I am aware he is working with Gas N Wash to get signs posted. I will let you know when they respond with a time line to have the signs posted.

Thank you,

**From:** [REDACTED]

**Sent:** Tuesday, January 21, 2025 7:26 PM

**To:** Antonio Camardo <[acamardo@lemont.il.us](mailto:acamardo@lemont.il.us)>

**Cc:** [REDACTED]

**Subject:** RE: [External Sender] Planning and Zoning Commission Meeting Recordings

Good evening Tony,

Currently there are eight (8) tractor trailers idling in a parking lot that has a four (4) hour parking restriction and no overnight parking.

Please see attached image.

Thanks, and I look forward to speaking with you tomorrow.

----- Original message -----

From: [REDACTED]  
Date: 1/21/25 2:01 PM (GMT-06:00)  
To: [acamardo@lemont.il.us](mailto:acamardo@lemont.il.us)  
Cc: [REDACTED]  
Subject: Planning and Zoning Commission Meeting Recordings

Tony,

Thank you very much again for your support in rectifying this ongoing situation for our family!

With two young boys (2&3) and a baby girl on the way, the excessive exposure to benzene from the diesel exhaust is what disturbs me the most.

All of my concerns were brought up at the zoning meetings, and specific guidelines were put in place.

However, these promises are not being lawfully upheld as proposed, agreed upon, and signed in under oath.

- Jamie Tate did just state she would upload the meeting minutes online for July 10<sup>th</sup>, 2024, where among other concerns:

The truck parking (4-hour time limit), no overnight truck parking in the lot approved for re-zoning, and the semi-idling was discussed.

June 22, 2022

[Planning and Zoning Commission](#) <-----LINK

151:40 - Concerns Expressed, Pesavento

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19:30 - Concerns Expressed, Pesavento

Please feel free to share this public knowledge with any relevant parties to encourage a speedy course of action.

Thanks again,

