

## **CASE NO. 845-AM-16 and 846-S-16**

**SUPPLEMENTAL MEMORANDUM #3**

**OCTOBER 13, 2016**

**Petitioners:** Kevin Modglin, Jeff Swan, and Jeff Dazey, d.b.a. Advantage Trucking, LLC

### **Case 845-AM-16**

**Request:** Amend the Zoning Map to change the zoning district designation from the R-4 Multiple Family Residence Zoning District to the B-4 General Business Zoning District in order to establish and operate the proposed Special Use in related Zoning Case 846-S-16.

### **Case 846-S-16**

**Request:** Part A: Authorize multiple principal uses and buildings on the same lot consisting of a Truck Terminal, Contractor's Facility with Outdoor Storage and/or Operations, and 144 Self-Storage Warehouse Units without heat and utilities to individual units, as a Special Use on land that is proposed to be rezoned to the B-4 General Business Zoning District from the current R-4 Multiple Family Residence Zoning District in related zoning case 845-AM-16 on the subject property described below.

Part B: Authorize the following waiver to the standard conditions of the "Truck Terminal" special use as per Section 6.1.3 of the Zoning Ordinance: A separation distance of 55 feet in lieu of the minimum required 200 feet between any Truck Terminal and any adjacent residential district or residential use on the subject property described below.

Part C: Authorize the following waiver to the standard conditions of the "Truck Terminal" special use as per Section 6.1.3 of the Zoning Ordinance: No wire mesh fence surrounding the Truck Terminal in lieu of the minimum required 6 feet tall wire mesh fence on the subject property described below.

**Location:** A 7.97-acre tract in Rantoul Township that is part of the Southwest Quarter of the Southwest Quarter of Section 15 and a part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township and formerly known as the Cherry Orchard Apartments property with an address of 1512 CR2700N, Rantoul.

**Site Area:** 7.97 acres

**Time Schedule for Development:** 1-2 years

**Prepared by:** Susan Chavarria, Senior Planner

John Hall, Zoning Administrator

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## **STATUS**

Petitioner Kevin Modglin submitted a statement from the concrete crushing contractor regarding operations during the one-time crushing event.

Resident Ken Berlatsky, 1429 CR 2700 N, Thomasboro, sent an email received October 12, 2016 stating his concerns are noise, dust, and truck traffic at the subject property.

## **ATTACHMENTS**

A Letter from BJTE Inc, Concrete Crushers received October 7, 2016

B Email from Ken Berlatsky received October 12, 2016

**BJTE**  
INC.  
Concrete Crushers  
217-443-9694

BJ Trucking & Excavating, Inc.  
19622 HENNING ROAD  
Danville, IL 61834 US  
mjohnson@bjteinc.com

## ESTIMATE

### ADDRESS

Mid Illinois Concrete &  
Excavation Inc.  
PO Box 926  
Champaign, IL 61824-0926

DATE 10/06/2016

### Crusher Dust Control

Kevin, this is to verify that during crushing of the material located on your site, we will supply a water tanker and spray the material prior to and during crushing to eliminate dust from our work. This is common practice for dust control when crushing concrete. I'd think that with the pile in thomasboro, that dust should not be an issue with our water tanker keeping the material wet before and during crushing. I'd also estimate this will take a couple of weeks at the most to complete.

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**RECEIVED**

OCT 07 2016

**CHAMPAIGN CO. P & Z DEPARTMENT**

Thank you for your business.

**Susan Chavarria**

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**From:** Ken Berlatsky <berlsky@yahoo.com>  
**Sent:** Wednesday, October 12, 2016 9:38 AM  
**To:** Susan Chavarria  
**Subject:** Re: 1512cr. 2700n. Zoning

My address is 1429 cr. 2700 n. My concerns are noise and dust and truck traffic at that intersection.  
Thanks

Sent from my iPhone

> On Oct 12, 2016, at 8:50 AM, Susan Chavarria <schavarr@co.champaign.il.us> wrote:  
>  
> Thank you for your comment Mr. Berlatsky. Could you please provide your address and any specific comment you have about operations?  
>  
> Thanks,  
> Susan  
>  
> Susan Chavarria, AICP, PCED  
> Senior Planner  
> Champaign County Planning and Zoning  
> 1776 East Washington Street  
> Urbana, IL 61802  
> 217-819-4086  
> www.co.champaign.il.us  
>  
> -----Original Message-----  
> From: Ken Berlatsky [mailto:berlsky@yahoo.com]  
> Sent: Wednesday, October 12, 2016 8:38 AM  
> To: zoningdept <zoningdept@co.champaign.il.us>  
> Subject: 1512cr. 2700n. Zoning  
>  
> I am opposed to the operations at that location.  
> Thank You  
>  
> Sent from my iPhone

RECEIVED  
OCT 12 2016  
CHAMPAIGN CO. P & Z DEPARTMENT