

letter

To whom this may concern:

In regards to the proposed zoning and special use permit to allow a concrete manufacturing and concrete crushing facility to operate in our community; Please Vote NO!

I moved to the Downs community about 20 months ago for a few great reasons. First, I love the small-town vibe and support that our neighbors provide each other. Second, Tri-Valley school is a nationally accredited blue ribbon school district and I want my child and future children to thrive in the local school system. The agonizing thought of having a concrete manufacturing and concrete crushing facility within our neighborhood/community makes me second guess my decision. The current proposed location of this business is in the backyard of a nationally accredited school and is less than 1,000 feet away with nothing to block the noise, dust, and pollution. The painful thought of the added noise, dust, heavy machinery traffic, and trucks damaging the roads is enough to turn Downs into an industrial town; which is not the town I fell in love with, nor imagined that it would become. It is dangerous to our children's well-being and can be a distraction to their learning, after school activities, sporting events, and all other indoor and outdoor activities hosted by the schools.

Please know that I'm all for community growth, financial strength, and growing businesses; but I do not support hazardous businesses. The additional dust (silica exposure leads to lung problems), increased noise (prolonged exposure to noise can create hearing loss), and heavy traffic (hazardous to children playing and crossing the roads) are major concerns to be heard. Concrete manufacturing and concrete crushing will destroy the local resident's health and increases the risks of vehicular accidents. At the same time, a manufacturing facility within our neighborhoods will have a significant negative impact on current property values.

As I drive around the Bloomington/Normal area and other cities that contain manufacturing facilities such as Peoria, Champagin, Galesburg, and Roanoke; I never see any houses within the area. Also, when I do find the closest neighborhood, it is generally a run-down neighborhood with section-9 housing. It shows me that no one chooses or wants to live close to manufacturing facilities. Manufacturing facilities are not desirable businesses to live next to or see from our own yards.

The people that I know that continue to move to Downs are people that have high expectations for their children, their education, and their own well-being. Downs is a growing community with lots of beautiful homes being built. The school recently made over a one million dollar renovation and addition to accommodate the growing academic database. I can almost guarantee that if a manufacturing facility is constructed, it will no longer make Downs a desirable area to live, build a new beautiful home, or receive a first-class education.

Downs is a small community that focuses on helping each other and supporting our local businesses. Roanoke Concrete manufacturing is not a local business and there is no way the Downs neighbors can support their business. Our community is able to support small business growth that we all can benefit from (i.e. gas stations, restaurants, coffee, accounting, landscaping businesses, excavating, well drilling, electricians, plumbers, and all other home maintenance services); however, concrete manufacturing can not provide a positive impact to the local residents because there is nothing we can buy directly from them. In fact, I do not foresee any direct sales coming from the concrete manufacturing plant considering they are headquartered in a different community. All bills of sale will come from their current headquarter location which will provide minimal sales tax dollars for our community.

I urge you to vote NO to the zoning and special use permit to allow this to even happen. We just went through this same situation last summer/fall and I was glad to know that the Board of Trustees listened to its community members. I do not understand how this business concept can even be brought to the table once again. As a concerned neighbor and community member, please do not allow the concrete manufacturing and concrete crushing facility to destroy our health, ruin our school system, destroy our roads, and create an absolute eye sore within the Downs neighborhood.

Concerned Downs Citizen,

-Drew Milliken

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Hello,



I am emailing on to express concern over the issue that will be presented and discussed at the next village meeting about the concrete crushing facility interested in coming to Downs. My family including my husband and eight month old son just moved in this winter. I grew up in Downs and my husband after hearing about such a family centered community, among other things, was on board for joining the village.

I was concerned only months after we had settled in our new home and subdivision to hear about the idea of a concrete crushing facility possibly being put into place so close to Downs and it's families. My husband and I were saddened as we are aware of the possible side effects that this could have on our air quality, noise pollution, business, and overall scenic aesthetic of the village and surrounding country land. Not to mention the young people this can affect including my son and the Blue Ribbon School that is located in town. After much reflection I am positive that the risks and potential consequences outweigh any benefits to the village and its people. Isn't that what makes up a village? The individuals, families, and homes that support each other, businesses, school, and more. Our experience would drastically alter from one of safely playing outside with neighbors and watching Friday night football games to something much more unpleasant including our roads being crowded with noisy trucks and machinery and staying indoors to avoid air pollution. Many in the community have expressed to me they are not comfortable living in such close contact with a material that damages our health and daily living in such a permanent manner.

As someone that grew up here and went to school in Downs I am grateful for such a wonderful childhood and experience that I was hoping to pass onto my son. With a heavy heart, if the concrete crushing facility would pass and develop, my family (as I am sure many others) would need to find a new place to call home.

Please feel free to email me at this address and I appreciate your time in hearing my family's and friend's concerns about the future of the village.

Emily Jozefik

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Dear Village Board Members,

It has unfortunately come to my attention that once again we must have the discussion around a business that is seeking to move into Downs that comes with not only community concerns but potential health risks.

I think we learned several months ago that the community of downs is not interested in allowing a commercial business that seeks to crush concrete at any level into our community. We learned this throughout the many emotional meetings that were in discussion of a very small concrete crushing request in regards to the Mische Excavating petition.

I am shocked that after hearing from many of our friends and neighbors with a very strong opinion of not wanting a business like this so close to our schools and neighborhoods that we are even considering allowing Roanoke Concrete to come in with an operation many times larger than the operation we already said we didn't want.

I am a business man so I understand the importance of revenue as do many of my friends and neighbors. That is why we agree to tax increases that are reasonable when needed. That is also why we do not have concerns with growth in the city of Downs but we have to ask ourselves why these concrete companies keep seeking us out. The reason is no other community is willing to tolerate all of the many negative aspects that unfortunately come with a concrete business like the one being proposed.

As a citizen of Downs I am asking that the entire board hear out all of these letters of concern and vote NO on these requests from Roanoke Concrete as the revenue is not worth all of the negative consequences of a business like this so close to town.

Thanks and best regards,

Ken and Brandy Humphrey

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Hello my name is Teresa Manzella and my family has been a CUSD #3 tax payer for 13 years. We most recently built our second house in Cross Creek subdivision approx 4 years ago.

I first want to address a comment that was made by Mayor James at a previous Village meeting around the residents of Cross Creek being anti small business. My husband and I own a small business and we actually employ 3 Downs residents so we are SUPER PRO SMALL BUSINESS! Additionally, when we chose our lot in Cross Creek , we knew there was a bustling daycare and GameDay literally in our back yard. I happily tossed 5 balls a day back over the fence and frequented the bar / restaurant that had headlights shining in our bedroom window, outside patron arguments and even the police knocking on our door looking for a battery suspect. But we never complained because we know the value that those business bring to Downs in taxpayer revenue, jobs and attracting future Downs families. What we didn't sign up for was an unregulated junk yard that is now visible from our front yard since the SOIL did a

landscaping cleanup last summer, or a concrete facility that will do nothing but depreciate our community. It will be a big black eye sitting near our schools, our business district and some of the highest taxed homes in Downs. It would be completely irresponsible to take THE BIGGEST real estate draws to the community, our Blue Ribbon School District, and jeopardize that. Putting that at risk will hurt property values for all in the school district, not just those near the plant.

It will also take a viable business park / TIF District and all but insure that no other business will ever come to that area. I can't think of one business that would want to be in the same area as a high traffic, loud, toxic, corrosive, dust producing eye sore! I also can't think of one reason why Downs would want this venture in the middle of our village, so even more suspect that any impending vote seems like a technicality at this point.

Didn't we just vote down a concrete plant? Didn't the community already stand LOUDLY against a business such as this? How is it even being considered to bring in an almost identical business handling toxic materials and trust that they'll keep my family, your families, our children, our brand new beautiful school and our community? I'm not willing to take that risk and I'm all but begging that the voting members of the Village Board don't either. There are plenty of true rural locations that are far more appropriate for ventures like this.

If by some mind boggling reason this proposal actually passes, I believe the Misch family would be well within their rights to sue the Village of Downs.

Let's work together towards true economic development and attract businesses that can take advantage of the TIF district, grow our tax revenue and bring jobs, new families and a high quality of life to Downs.

Jamie and Teresa Manzella



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**Please put this email on record for your upcoming meetings.**

To whom it may concern,

We have been residents of Downs, specifically Cross Creek subdivision, for the past 5 years. We planned to make this our "forever" neighborhood and invested in building our home in this wonderful town. However, the discussion of allowing the Roanoke Concrete Products Company to move into a commercial 2 zoned piece of land has caused us to greatly reconsider our permanency.

The cons of this decision vastly outnumber the pros (see notes below from your January informational meeting). Under no circumstances do we as a household support this proposed location/plan. Likewise, we made this very clear when we attended the previous zoom meetings as well as the meeting at Dooley Park regarding the Misch's crushing concrete. It is extremely disappointing to hear that the board will be considering, once again, something the town made clear it was very much against.

To move forward with this plan would mean ignoring the concerns and opinions of every single person in our neighborhood and many others throughout our town. We implore you to listen to Downs' residents who invest every single day in our community. We value the board and know

that you will represent us and our very strong feelings on this topic. Thank you.  
CONS to Roanoke Concrete:

1. 50 to 60 concrete trucks coming and going per day.\* [These trucks are heavy causing wear and tear on the road the Village pays to maintain, and they create a good amount of dust. The numbers don't include trucks bringing in loads of raw materials to make the concrete.]
2. Large (high and wide) open piles of sand, aggregate rock, and lime rock on site.
3. Concrete crusher on site 1 or 2 months of the year.\* [asking for Jan to Mar, 7am-4pm daily].
4. When the watered dust dries, it can become airborne again in the wind.
5. Jackhammers will be used on site as well as large machinery such as back hoes.
6. Water use is around 30,000 gal/month.\* [The plant is connected to Downs water and sewer.]
7. It could impact the Little Kickapoo negatively. Natural drainage on the land slopes toward the creek.
8. Diesel fuel will be stored in above ground tanks. [No info on the size of the tanks. The fuel would be used for the trucks and other machines on site.]
9. The plant will be located 830' from land owned by Tri-Valley Schools.
10. The plant will be located 1400' from Cross Creek subdivision.
11. The plant buildings include a 70 foot tower.\* [In the Zoning Petition they are asking for an 80 foot tower. Commercial-2 Zoning allows for structures that don't exceed 35 feet. Manufacturing-1 and 2 Zoning allow for structures that don't exceed 45 feet.]
12. The plant doesn't comply with our village zoning ordinance. It is not "similar in character to the uses" listed under the Commercial-2 District. I feel it is a misreading of the ordinance to say a concrete plant is similar in character to activities allowed in #6 under Commercial-2 Special Uses which states: **"Any establishment engaged in the production, processing, assembly, disassembly, cleaning, servicing, testing, repair, or storage of material, goods, or products"** is allowable. Commercial-2 Zoning allows for structures that don't exceed 35 feet. Manufacturing-1 and Manufacturing-2 Zoning allows for structures that don't exceed 45 feet.

Debbie and Jake Tucker

Village of Downs Officials,

As a concerned citizen living in close proximity to the proposed site of a concrete plant, I would ask that you vote against this proposal. My family and I reside in Cross Creek Subdivision and are strongly opposed to any concrete facility being directly out our front door. Living in the northeast area of the subdivision - after the state cleared all of the trees and brush - we now have a very clear view of the interstate and all that sits across from it. We now not only have increased noise from the interstate, but also can clearly see the junk yard that currently resides on the other side of 74 as well. Beautiful to look at, breathtaking really. We also recently have begun to have clear views of the moving of dirt, etc. around the proposed site. This is disruptive to our daily life as we have no barriers to the noise, the view or the dust that kicks up.

As far as the concrete plant is concerned, this is not appropriate in C2 zoning. I grew up with a father and grandfather in the concrete construction business and spent a great deal of time as a child at a concrete plant. It is dirty. It is loud. It is not appropriate to be in the vicinity of a school or neighborhood. My husband has also worked in the concrete construction industry and would be happy to bring any insights to why an industrial concrete facility should not be brought into our village. This concrete plant will not bring jobs to our community - the folks that currently work at the facility in Bloomington will simply just move locations. Based on what I have seen, this will not bring strong tax revenues to our community or schools.

I would also like to note that the photos and videos shared on social media are showing a facility that is literally in the middle of nowhere. No schools or houses in sight. The Roanoke location in Bloomington is currently in a true industrial area. The gym I used to attend classes at was directly behind this facility. I attended 4:45am classes and you can bet by 5:30am when I left, trucks were being loaded and sent out for the day. My family and I also happened to be in Pekin over the weekend for a baseball tournament and drove by another Roanoke facility. I took a few photos and attached them for your convenience. This facility is also located in an industrial area of the town and is far away from schools and neighborhoods.

As a taxpayer in the community, I strongly oppose allowing this concrete plant to be built in our small village. I can think of many other businesses that our town could use instead of a dirty, loud concrete plant. We as a community will not benefit from this proposal. And frankly, after the last proposal for the concrete crushing was rejected, I feel this is almost a slap in the face to citizens for even entertaining this proposal.

Thank you for your time.

Brittany Fiscus

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I would just like to warn you about Roanoke Concrete and how they take care of their properties after the fact. I would suggest you take a drive to the plant they have off of Bunn St in Bloomington. This will give you an idea of how they have disregard for the environment and their neighbors. Make sure you see the amount of cement dust produced when they are loading a concrete truck and when they unload a tanker of cement and the amount of silica that they allow into the environment. I'm sure it will look pretty when new but don't let that fool you. Not to mention that they run their plants pretty much around the clock to produce for the construction needs. You can see this on the interstate in Champaign, they pour their at night. You all can vote however you want but make sure you educate yourself before you vote so I can at least say "I told you so". Just make sure your willing to be held accountable for your actions.

A concerned person who cares for the environment.

[Billy Bass]

^^^^^^^^^^I want to thank you for your service. Having served on the school board, I know it can be a hard, thankless job. We do appreciate you! I just wanted to ask you to vote no on changing the zoning to allow the concrete plant. It just doesn't appear to have enough benefits for the risk to the community. The number of trucks this close to town is a safety hazard. We already are concerned for people's safety through downtown as we have witnessed some close calls, especially at Main and Seminary. The noise from the interstate is loud enough and the pollution will be a problem, if you have seen an industrial park. Thank you for the consideration.

John and Laura Cripe

^^^^^^^^^^Dear Village of Downs Board, we just wanted to urge you to vote against the concrete plant proposal for Downs. We expressed our concerns in The Fall and they still ring true today. Thank you for your consideration. Cheryl & Jay Chrisman

^^^^^^^^^^Good morning,

I wanted to take a moment this morning as someone who was born and raised in this community to express my concern regarding the proposal for the new concrete plant. We have a 2 year old son, and instead of being excited for his future in this community, and at Tri-Valley, we fear for his health and what this Village will look like and transform into if this concrete plant is constructed. Downs has always been such a special place, and has been an elite destination for many families due to our tight-knit community and Tri-Valley. We feel strongly that this will definitely impact people wanting to stay here, and will prevent new families from wanting to move here, making this an overall less desirable community.

We are very disappointed that this would even be a consideration with what just happened a few months ago, and what the Downs residents went through. We do understand that the Village will benefit from this, however feel that the risks and upset this is causing greatly outweigh the benefits. From an outsider perspective, these decisions look shady and don't make sense to the public. If the last proposal didn't go through, why would a more permanent, full-time proposal ever get passed? Will this be the same situation where we give TIF money to make the arguments stop? We can think of many other things that we'd like our tax dollars to be going towards.

Please consider everyone's concerns and respect that your decisions greatly impact other people's lives and well-being.

Thank you for your service,

Kelsey & Jimmy Fry

Good afternoon,

I attended the village zoning board meeting last night and stayed in its entirety. I did listen to public comment and the comments of the developer and business represented. I appreciate the thorough nature of the work of the board and the efforts each of you make toward caring for and improving our community.

As stated in our attached letter from August, we desire to have a positive and supportive working relationship with the village of Downs and all stakeholders. We value safety, environmental awareness, and recognize that any business venture would be subject to local, state, and federal guidelines. We also appreciate and respect the position of elected village officials in our community to gather data and make careful decisions regarding matters of zoning, business, and governmental issues. We wish you the best as you meet this evening.

Respectfully,

Dr. Mouser

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Good afternoon,

My name is Chuck Jozefik. I recently moved to Downs with my wife Emily and our 8 month old son Theo. We absolutely love the community and everything that Downs has to offer and couldn't be more happy that we're here. It was with a heavy heart that I heard a concrete plant was attempting to build nearby, knowing all the dangers that come with it. Something that I just couldn't allow my 8 month old son to be nearby. I fear the majority of the community can empathize with not wanting to have anyone, especially their children, be exposed to these dangerous conditions that'd come with a local concrete plant being in town. The last thing I'd want is for this community that I'm starting to know and love to be torn apart by this and I fear that'd be a potential outcome should this concrete plant be built.

With that I'm praying that at tonight's meeting everyone will be voting no in regards to the concrete plant being built. My wife and I will be present in the zoom meeting awaiting the outcome, which will hopefully be denying the plant from being built.

Thank you for your time and attention,  
Chuck Jozefik



Good Evening folks, I'm Ken Hillard. I am back here tonight to ask you to follow the recommendation of the Zoning Board of Appeals (ZBA) and grant my petitions brought before you.

I have always felt that this ground was well suited for this type of commercial development and their decision affirms my belief that the zoning changes are consistent.

This opportunity could have landed in many other places but The Village of Downs has been blessed to blossom even more, paying their own way, without handouts, grants, loans etc..

Honestly hard working enterprise is the key to economic wellbeing, and this opportunity is all that. While not perfect in everyone's eyes, the downside is small, and the benefits are huge. This is not a experimental model, rather it's a 70 plus year, family owned, fiscally sound, state-of-the-art business, that sincerely values their relationships with the communities in which they do business. They deploy environmentally minded practices in all aspects of their daily business, and adhere strictly to or exceed regulatory codes.

There is no 3 headed monster that some want to portray. I must admit that I was dismayed last night by the amount of disinformation, speculation and conjecture presented as fact. I respect others opinions, even if I don't agree with, or support them, when presented in a civil manner and supported by honest backup.

I am not a fan of rude, combative, antagonistic comments, delivered with the intent to infer veracity. I wouldn't be here if I didn't sincerely believe that the safety of my many friends and loved ones in this community would be in any way put into jeopardy by the businesses I am promoting.

I am open to any and all questions.

Thank you.



VOD Clerk &lt;clerk@villageofdowns.org&gt;

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**FW: 5/6/21 Meeting regarding Concrete Plant**

1 message

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**Village of Downs Mayor** <mayor@villageofdowns.org>

Thu, May 6, 2021 at 3:00 PM

To: Building Trustee &lt;building@villageofdowns.org&gt;, Julie James &lt;clerk@villageofdowns.org&gt;

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**From:** Chuck Jozefik <**Date:** Thursday, May 6, 2021 at 2:49 PM**To:** "Mayor@villageofdowns.org" <Mayor@villageofdowns.org>**Cc:** Maureen Roach <PublicSafety@villageofdowns.org>, "Streets@villageofdowns.org" <Streets@villageofdowns.org>, Toby Twyford <PublicWorks@villageofdowns.org>, Peggy Keylin <Parks@villageofdowns.org>, Sarah Gassaway <Finance@villageofdowns.org>**Subject:** 5/6/21 Meeting regarding Concrete Plant

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Thank you for your time and attention,

Chuck Jozefik