



Village of Rantoul
Building Inspection Department

333 S. Tanner Street
P.O. Box 38
Rantoul, IL 61866

Phone: 217/892-6826
Fax: 217/892-5501

PLAN COMMISSION
Notice of Meeting
Monday, August 8, 2016

There will be a meeting of the Plan Commission on **Monday, August 8, 2016 at 6:00 p.m.** in the Municipal Building.

Agenda:

1. Minutes from May 16, 2016 meeting.
2. Public Comment
3. Request for a special use permit to allow real estate, commonly known as 214 S. Garrard Street, in the C-2 district to be used for a single family residence. The property was used for private practice and is adjacent to commercial and residential uses in a C-2 district.
4. Adjournment

Dan Culkin
Chief Inspector

Statement Regarding Compliance with the Americans with Disabilities Act (ADA)

The Village of Rantoul wishes to ensure that its programs, services, and activities are accessible to individuals with disabilities. All ***Plan Commission meetings*** are wheelchair accessible. Persons who require an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the Village of Rantoul should contact the ADA Coordinator at (217) 892-6821. TTY users should dial 7-1-1 or call the Illinois Relay Center at 1-800-526-0844 (TTY) or 1-800-526-0857 (V). TTY users requiring Spanish language assistance should call 1-800-501-0864 (TTY).

We would appreciate advance notice of at least 48 hours for any requests to receive an agenda in an alternate format or other types of auxiliary aids and services.

TO: The Plan Commission
of the Village of Rantoul,
Champaign County, Illinois

Planning/Zoning Case Number: _____
Date of Filing: _____
[For Village Use Only]

APPLICATION FOR SPECIAL USE

1. **Applicant(s):** Set forth the full name(s) of each of the Applicant(s) as appearing on the deed or other instrument of transfer for the property and specify the nature of the legal or equitable ownership interest of the Applicant(s) in the property and the date any such interest was acquired.

Name(s): Neill Schurter _____

Address(es): 2210 Edgewater Pl _____

Daytime Phone: 2178401285 _____

E-mail Address: chainsaw2210@gmail.com _____

Nature of Property Interests: Owner _____

Date Property Interests Acquired: 1978 _____

2. **Property:** Set forth the legal description, common address and zoning classification of the property. **(NOTE: The Village of Rantoul CANNOT fill in the legal description for you. You can find the legal description on your mortgage or title search. If the legal description is not listed below on this application, then the application will be rejected and you will have to reapply)**

Legal Description (Attach additional sheet, if necessary):

PIN 20-09-03-235-012

Parcel 235-012 Legal see attachment

Common Address: 214 S. Garrard _____

Zoning Classification: C2 _____

3. **Special Use Request:** Set forth specifically the applicable Section(s) of the Zoning Ordinance authorizing the requested special use in the applicable zoning district, a detailed description of all proposed activities in connection with the requested special use and the nature of any proposed improvements to the property in connection with the requested special use.

Section(s):

416-64(2) table IV-1 Residential SFUSE

- *Proposed Investments* (e.g., to construct, reconstruct, enlarge, modify or demolish any structure(s) or other improvements; generally describe any structure(s) or other improvements so affected):

Minimal financial investment (improve bathroom facilities) Goal is to improve saleability of property.

4. **Factors Involved in Special Use.** To the extent applicable, set forth in detail the various factors involved in connection with the extent and intensity of the requested special use, including, but not limited to: the hours of operation; the expected number of customers, guests or clients per day; the expected number of employees; any required vehicular access and the expected number of vehicles per day; any special health, safety or sanitation requirements; any sign or lighting requirements; any noise, odor, dust, smoke or vibration expected to be emitted; and any other conditions which might have an impact upon nearby properties or upon the character and future development of the applicable zoning district.

Minimal impact, if any on adjoining properties.
Anticipated reduction in traffic, parking,
& no change in environmental factors.
Anticipated best use is single family
residence (relatively small footprint) or single
family rental consistent with rest of use
along block on Champaign Avenue.

5. **Site Plan.** Submit with this application, a site plan, approximately to scale, of the property showing the lot lines, dimensions, the location of any existing structure(s) and/or any other improvements to be constructed on the property, including parking and loading areas, if any, and the location of the area where the special use is sought. If the site plan is prepared by the Applicant(s), such plat plan should be on paper no larger than 11 inches x 17 inches. If architect or engineer, then the site plan may be on any size paper. At least ten (10) copies of such site plan shall be submitted with this application.
6. **Filing Fee and Cost of Publication.** Attach the filing fee in the form of a check made payable to the Village of Rantoul in the amount of \$50.00. The costs of publishing any notices(s) of the public hearing to be held in connection with this application must also be paid by the Applicant(s) in the form of a check made payable to the Village of Rantoul upon being billed by the Village of Rantoul for such costs.
7. **Authorization or Consent of Others Having Ownership Interests.** If the Applicant(s) signing this application below do not include all persons or entities having a legal or equitable ownership interest in the property, submit with this application the written authorization or consent of any such other persons or entities to make application for the variance requested.

Each of the undersigned, being first duly sworn do hereby state that each knows the contents of this Application and the matters and things therein set forth, and that the same are true and correct to the best of the knowledge and belief of each of the undersigned.

DATED this 13 day of June, 2016

Phill Schurter
Applicant(s)

Applicant(s)

Subscribed and sworn to before me this
13 day of June, 2016

Janet E. Gray
Notary Public



Legal Description for 214 S. Garrard: Lot 14, Block 29 Original Town of Rantoul.



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**MINUTES OF
PLAN COMMISSION MEETING
MAY 16, 2016**

A public hearing and meeting of the Plan Commission was held at 6:00 p.m. in the Municipal building with the following persons present:

MEMBERS PRESENT

Mike Daugherty
Jeff Seegmiller
Ron Loy
Brenda Crane
Jim Johnson
Jim Meister

OTHERS PRESENT

Daren Prather
Sandra Prather
Michael Frost
Deb Frost
Ronald Goin
Sherry Johnson
David Silver, Assistant Building Inspector
Ken Beth, Village Attorney
Herman Fogel

Meeting was called to order by Chairman, Mike Daugherty, at 6:00 p.m.

The first item on the Agenda was approval of the meeting minutes from the March 28, 2016 meeting. Motion by Brenda Crane to approve the minutes as presented with second by Ron Loy. Vote is taken and motion is carried. Notice of Publication in the Rantoul Press of the zoning classification change request showing publication on March 2, 2016 is presented by Ken Beth which is approved by the Board and made a part of the record.

Second item on the Agenda is for Public Comment. With there being no Public Comments, Chairman Daugherty calls up Item #3 on the Agenda which is a request for Zoning text amendment to permit the use of a structure inaccessible for human occupation or use to provide a product or service for human use or consumption (an **“autonomous structure”**) as a principal use in the C-2 General Commercial District and the C-4 Commercial/Industrial District with a special use permit. David Silver gives some background story as to the request. Members asked what the purpose or intent of the amendment was for. Mr. Beth explains. Daren Prather, who is seeking the text change is present and talks about his reason for the request. Mike Frost (builder for the structure Mr. Prather wishes to construct) explains as to the building of the structure itself. At the request of the members of the Plan Commission, this matter is tabled until a later date due to the ambiguity of the language for the request.

Chairman Daugherty calls up Item #4 on the Agenda which is an Application for a special use by Michelle L and Ronald D. Goin to permit the use of the real estate commonly known as 1436 E. Grove Street,

Rantoul, Illinois, located in the C-2 Commercial District, for two (2) additional warehouse self-storage facility buildings. Assistant Building Inspector, David Silver, explains the request to the Plan Commission and that such a request is allowable in this type of zoning district and meets proper set back requirements. Members expressed some concerns as to security, access and aesthetics. It was explained that the applicants must meet all requirements per the building code and the Zoning Community Design Standards. Staff is in favor of the request. Motion by Ron Loy to recommend to the Village Board approval of the request as it is stated. Second by Jim Johnson. Vote is taken and carries unanimously.

With there being no further business, Chairman calls for motion to adjourn. Motion made by Jim Johnson with second by Jim Meister. Meeting is adjourned at 6:35 p.m.