Final Agenda
Issued 7/28/2016 at 2:16 PM

Rantoul Village Board of Trustees
Regular Study Session
August 2, 2016

Order of Business	*Board Packet Page(s)*

1. Call to Order – Mayor Smith
Roll Call

2. Public Participation
Citizens wishing to address the Village Board with respect to any item of business listed upon the agenda or any matter not appearing on the agenda are asked to complete a public participation form and submit it to the Village Clerk prior to the meeting. Comments will be limited to three minutes for each speaker.

3. Items from the Mayor

4. Items from Trustees

5. Items from the Clerk

6. Items for the Consent Agenda
A) Approval of Minutes, Regular Study Session, July 5, 2016
B) Approval of Minutes, Regular Board Meeting, July 12, 2016
C) Approval of Minutes, Special Board Meeting, July 19, 2016
D) Approval of Bills and Monthly Financial Reports

7. Administrator Report

8. Items from Police Department
A) Bids for repairs on the Police Department Building 1

9. Items from Inspection
A) Special Use request for property at 214 S. Garrard St. 2-6

10. Items from Counsel

11. Adjournment

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 Village Board 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.

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VILLAGE OF RANTOUL

AGENDA ITEM **PAGE 1 OF 2**

ITEM: **Police Department** **Ceiling/Roof/Lighting Issues**	**DEPARTMENT: Police**
AGENDA SECTION:	**AMOUNT: $118,000.00**
ATTACHMENTS: **( ) ORDINANCE** **( ) RESOLUTION** **( ) OTHER (See Summary Highlights)** **( ) SUPPORTING DOCUMENTS**	**DATE: July 22, 2016**

When the 16/17 Fiscal Year budget was reviewed and approved it included building improvement project funding to repair the faulty insulation and ceilings as well as replacing the outdated lighting fixtures at the Rantoul Police Department. Based on estimates from Gorski Reifsteck Architects, $118,000.00 was budgeted for the project, which includes the architectural and engineering fees.

To date, Gorski Reifsteck has completed the architectural work and published an Advertisement for Bids on July 12, 2016. For all the work previously completed by Gorski Reifsteck and yet to be done as they oversee the construction administration their fees will total $21,000.00, leaving $97,000.00 for all of the actual construction, materials and labor.

Bids for the construction, materials and labor are to be received before 2:00 PM at the Rantoul Municipal Building on August 1, 2016. Gorski Reifsteck will review the bids and present to the Village Board their recommendations as to which contractor(s) should be awarded the bid for the building improvement project for the Rantoul Police Department.

RECOMMENDED ACTION: **APPROVAL**

DEPARTMENT HEAD APPROVAL:	**VILLAGE ADMINISTRATOR:**

AGENDA PAGE NUMBER:

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AGENDA ITEM PAGE OF 1 Of

ITEM: Special Use for residential in a C-2- General Commercial zoning district	DEPARTMENT: Inspection
AGENDA SECTION:	AMOUNT: -0-
ATTACHMENTS: (XX) ORDINANCE ( ) RESOLUTION ( ) OTHER (See Summary Highlights) ( ) SUPPORTING DOCUMENTS	DATE: July 27, 2016

SUMMARY HIGHLIGHTS: Special use request by Mr. Neill Schurter to allow real estate, commonly known as 214 S. Garrard Street, in a C-2 district to be used for a single-family residence. The property was used for a private practice law firm and is adjacent to other commercial and residential uses in a C-2 zoned district. A meeting of the Plan Commission on this request is to be held on Monday, August 8, 2016.

RECOMMENDED ACTION: No action until after the meeting on August 8th.

DEPARTMENT HEAD APPROVAL: Daniel E Culhane	VILLAGE ADMINISTRATOR:

AGENDA PAGE NUMBER:

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):

L16-64(2) table IV-1 Residential SF USE

- *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 residace (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

Applicant(s)

Applicant(s)

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

Notary Public

OFFICIAL SEAL
Janet E. Gray
Notary Public State of Illinois
My Commission Expires 10/16/16

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