



NOTICE OF SPECIAL MEETING
PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF RANTOUL, ILLINOIS

To: Members of the Public
News Media
Rantoul Village Board of Trustees

YOU AND EACH OF YOU ARE HEREBY NOTIFIED that there will be a Special Meeting of the President and Board of Trustees of the Village of Rantoul, Illinois, in the Louis B. Schelling Memorial Board Room of the Village of Rantoul Municipal Building, 333 S. Tanner Street, Rantoul, IL, on **Tuesday, August 16, 2016, at 6:00 PM.**

The Order of Business for the Special Meeting shall be as follows:

- 1) Call to Order & Roll Call
- 2) Public Participation
- 3) Motion to pass Ordinance No. 2491, An Ordinance Granting a Special Use under the Village of Rantoul Zoning Ordinance (214 S. Garrard Street) 1-3
- 4) Adjournment

CHARLES SMITH, VILLAGE PRESIDENT

August 9, 2016

DATE

*****CERTIFICATION OF POSTING IN ACCORDANCE WITH THE OPEN MEETINGS ACT*****

I, MIKE GRAHAM, as duly qualified and Clerk of the Village of Rantoul, Champaign County, Illinois, do hereby certify that true and correct copies of the foregoing Notice of Special Meeting and Agenda have been posted in a clearly visible location in the public lobby of the Rantoul Municipal Building, 333 S. Tanner Street, Rantoul, Illinois, same being the principal office of the Village of Rantoul, Illinois, on the date and at the time specified below.

I do further certify that copies of the foregoing Notice of Special Meeting and Agenda have been emailed to each of the Trustees of the Rantoul Village Board and to the local News Media which have filed annual requests for such notices, on the date and at the time specified below.

POSTED: August 11, 2016 at 9:00 A.M.

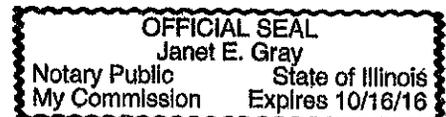
EMAILED: August 11, 2016 at 9:00 A.M.

MIKE GRAHAM, VILLAGE CLERK

SUBSCRIBED AND SWORN to before me this

11 day of August, 2016

NOTARY PUBLIC





Village of Rantoul
Inspection/Planning & Zoning Department

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

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

**MINUTES OF
PLAN COMMISSION MEETING
AUGUST 8, 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
Ron Loy
Brenda Crane
Jim Johnson

OTHERS PRESENT

Ken Beth, Village Attorney
Neill Schurter, Applicant
Sherry Johnson

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 May 16, 2016 meeting. Motion by Ron Loy to approve the minutes as presented with second by Jim Johnson. Vote is taken and motion is carried. Notice of Publication in the Rantoul Press of the zoning classification change request showing publication on July 20, 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 a special use permit to allow real estate, commonly known as 214 S. Garrard St., in the C-2 District to be used for a single-family residence. The property was used for private practice law office and is adjacent to commercial and residential uses in a C-2 District. David Silver presents some background information as to the request. The Applicant, Mr. Neill Schurter, speaks as to his request explaining that the property is for sale and the potential buyers do not wish to use it for commercial purposes but rather for residential. Some questions were posed by the members of Mr. Schurter and staff as to the request. Ron Loy moves for recommendation of approval of the request by the Village Board. Second by Brenda Crane. Motion is put to a vote and motion carries with unanimous approval.

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

ORDINANCE NO. 2491

**AN ORDINANCE
GRANTING A SPECIAL USE UNDER THE
VILLAGE OF RANTOUL ZONING ORDINANCE
(214 S. Garrard Street)**

WHEREAS, under and pursuant to Section 46-370 of the Rantoul Zoning Ordinance, as supplemented and amended (Chapter 46 of the Rantoul Code, the **“Zoning Ordinance”**), no special use shall be granted by the President and Board of Trustees (the **“Corporate Authorities”**) of the Village of Rantoul, Champaign County, Illinois (the **“Village”**) unless such special use:

1. is deemed necessary for the public convenience at that location; and
2. is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected; and
3. will not cause substantial injury to the value of other property in the neighborhood in which it is located; and

WHEREAS, an application has been duly filed with the Secretary of the Plan Commission of the Village (the **“Commission”**) by Neill Schurter, as owner (the **“Applicant”**), for a special use under Section 46-370 of the Zoning Ordinance (the **“Application”**) to permit the use of the real estate located at 214 S. Garrard Street, Rantoul, Illinois, in the C-2 General Commercial District, as a single-family residence (the **“Special Use”**). Such parcel of real estate is more particularly described as follows (the **“Real Estate”**):

Lot 14 in Block 29 of the Original Town of Rantoul, now Village of Rantoul, situated in Champaign County, Illinois.

WHEREAS, due notice of a public hearing to be held on the Application at 6:00 p.m., on August 8, 2016, in the Boardroom of the Village of Rantoul Municipal Building, 333 S. Tanner Street, Rantoul, Illinois (the **“Notice”**), was published once in the Rantoul Press, a newspaper published within the Village, on July 20, 2016, a date not more than thirty (30) days nor less than fifteen (15) days before the date of such public hearing; and

WHEREAS, on August 8, 2016, and at the time and place specified in the Notice, the Commission held and conducted a public hearing on the Application, during which public hearing any person appearing at such public hearing and wishing to be heard or otherwise communicate in writing concerning the Special Use requested by the Applicant in the Application was permitted to do so by the Commission; and

WHEREAS, after full and complete discussion of the Application and the evidence presented at such public hearing, the Commission rendered its decision that the Special Use requested by the Applicant in the Application be forwarded to the Corporate Authorities of the Village with a recommendation for approval; and

WHEREAS, the Commission thereafter adjourned the public hearing in connection with the Application and has subsequently reported its decision, including its findings and recommendation on the Application (the **“Recommended Decision”**), to the Corporate Authorities of the Village; and

WHEREAS, the Corporate Authorities of the Village, after full and complete consideration of the Recommended Decision of the Commission, including its findings in connection with the Application, has now determined to grant the Special Use of the Real Estate as described in the Application under such terms, conditions and restrictions as hereinafter set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF RANTOUL, ILLINOIS, as follows:

Section 1. Incorporation of Preambles. The Corporate Authorities of the Village hereby find that all of the recitals contained in the preambles to this ordinance are full, complete, true and correct and incorporate them into this ordinance by this reference thereto.

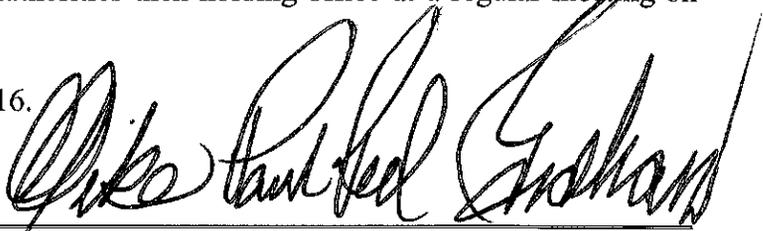
Section 2. Findings. The Corporate Authorities of the Village hereby adopt the specific findings of fact as made by the Commission and set forth in the Recommended Decision with respect to the Special Use of the Real Estate as described and proposed in the Application.

Section 3. Authority and Grant. The Corporate Authorities of the Village hereby grants the Special Use of the Real Estate, subject to such terms, conditions and restrictions for such Special Use as are specified in the general ordinances of the Village, including the Zoning Ordinance.

Section 4. Effective Date; Automatic Revocation. This ordinance shall become effective immediately upon its passage and approval as required by law, provided, however, that the authorization and grant of the Special Use as provided herein shall be automatically revoked as provided in Section 46-370 of the Zoning Ordinance in the event that any person for and on behalf of the Applicant under the Application shall have failed to commence such single-family residential use as may be required for such Special Use within eighteen (18) months of such effective date.

This ordinance is hereby passed, the “ayes” and “nays” being called, by the concurrence of a majority of the members of the Corporate Authorities then holding office at a regular meeting on the date set forth below.

PASSED this 16th day of August, 2016.


Village Clerk

APPROVED this 16th day of August, 2016.

Village President