



# Village of Rantoul

## Inspection Department

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## Planning and Zoning Commission

### Agenda August 14th 2017

There will be a continuation of the Adjoined July 24<sup>th</sup> 2017 hearing of the Planning and Zoning Commission on **Monday, August 14<sup>th</sup>, 2017 at 6:15 p.m.** in the Board Room at the Village of Rantoul Municipal Building followed by a public hearing held before the Planning and Zoning Commission in the Board Room at the Village of Rantoul Municipal Building, 333 S. Tanner Street, Rantoul, Illinois **on August 14<sup>th</sup>, 2017 at 7:00 p.m. or prevailing time.**

#### Agenda:

1. Public Comment

2. Notice is hereby given that the Village of Rantoul Planning and Zoning Administrator has filed a petition for text amendments to the Village of Rantoul Zoning Ordinance as part of the Village of Rantoul Zoning Ordinance Update. A public hearing will be held before the Planning and Zoning Commission in the Board Room at the Village of Rantoul Municipal Building, 333 S. Tanner Street, Rantoul, Illinois on July 24, 2017, at 6:15 p.m. regarding proposed text amendments as follows:

A) Reorganize content to improve readability and provide clarity.

B) Update definitions.

C) Update ordinance purpose statement and district purpose statements.

D) Rename zoning districts as follows:

“CR-1 Airfield District” to “AF Airfield District”

“CR-3 Institutional District” to “IN Institutional District”

“CR-4 Public Recreation District” to “RC Recreation District”

“CR-5 Special Reuse District” to “CR Chanute Reuse Overlay District”

E) Eliminate the following zoning districts:

R-1A Single-Family Residential District

R-2A Traditional Neighborhood Residential District

CBE Central Business Extended District

OP Office Park District

CR-2 Aviation Support District

#### 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 **Planning and Zoning commission hearings** 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.

Planning and Zoning Administrator David Silver

F) Update design standards applicable to new construction, substantial repair or rehabilitation to remedy damage or deterioration of exterior façade of existing structures, and additions to existing structures. Add avoidance of visual monotony standards for townhouses. Reduce certain design standards applicable in districts.

G) Update authorized principal and temporary use assignments in each zoning district, with uses that move from special use to permitted by right and vice versa to achieve the purpose of the districts. Add principal use and temporary use standards to supplement the authorized use table.

H) Update site development standards, including home occupation standards. Add new site development standards, including standards for solar energy systems, and wind energy systems.

I) Update provisions regarding parking standards, sign regulations, landscape and screening standards, nonconformities, and enforcement.

J) Update, clarify, and make miscellaneous changes with regard to ordinance administrators, permit application, notification requirements, and zoning procedures.

3 Adjourn

-2<sup>nd</sup> Hearing at prevailing time-

**Agenda:**

1. Public Comment

2 Notice is hereby given that the Village of Rantoul Planning and Zoning Administrator has filed a petition for map amendments to the Village of Rantoul Zoning Ordinance Official Zoning Map as part of the Village of Rantoul Zoning Ordinance Update to change the name of certain zoning districts, to delete the CR-2 Aviation Support District, and to rezone selected properties.

3. Adjourn.

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Planning and Zoning Administrator David Silver