

ORDINANCE NO. 2467

AN ORDINANCE  
GRANTING A REQUESTED GENERAL VARIANCE  
UNDER THE VILLAGE OF RANTOUL ZONING ORDINANCE  
(301 Murray Road, Rantoul, Illinois)

WHEREAS, the Board of Zoning Appeals (the “**Board**”), of the Village of Rantoul, Champaign County, Illinois (the “**Village**”), following the publication in the *Rantoul Press* on December 16, 2015, of due notice of a public hearing to be held on Monday, January 4, 2016, duly held and conducted such public hearing and made a final decision to forward to the President and Board of Trustees (the “**Corporate Authorities**”) of the Village, with a recommendation by the Board upon a vote of 7 to 0 for the Corporate Authorities to provide its approval thereof, a request for a general variance made by Kooshtard Property, LLC (the “**Applicant**”), in Application No. 2015-V-6, to permit a reduction in the requirements of the C-2 General Commercial District for the open space ratio from not less than 10% to not less than 3.3% in connection with the proposed construction and installation of engineered concrete barriers (the “**Requested Variance**”) upon certain property having a common address of 301 Murray Road, Rantoul, Illinois (the “**Premises**”), as established under and pursuant to the Rantoul Zoning Ordinance (Chapter 46 of the Rantoul Code), as supplemented and amended (the “**Zoning Ordinance**”); and

WHEREAS, such final decision of the Board (the “**Board Decision**”) has been reduced to writing, and, together with the application of the Applicant for the Requested Variance (the “**Application**”) and the exhibits and summaries of all testimony presented at such public hearing, has been forwarded to the Corporate Authorities and is now before the meeting of the Corporate Authorities at which this Ordinance is adopted; and

WHEREAS, the Premises are more particularly described in the Application and the Board Decision; and

WHEREAS, the Corporate Authorities have duly considered the Board Decision, the Application of the Applicant, the exhibits and summaries of all testimony presented at such public hearing, and have further determined not to take any additional testimony or other evidence regarding the Requested Variance or the Board Decision.

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

**Section 1. Findings.** The Corporate Authorities hereby specifically find and determine as follows:

- a. That the matters set forth in the preambles and recitals to this Ordinance are true, correct and complete and are hereby fully adopted as the findings of the Corporate Authorities by this reference thereto; and

b. That the specific findings of fact as made by the Board and as set forth in the Board Decision with respect to the matters specified in Section 46-365(2)d. of the Zoning Ordinance are hereby fully adopted as the findings of the Corporate Authorities by this reference thereto.

**Section 2. Decision of Corporate Authorities.** Based upon the above findings, the Corporate Authorities hereby grant the Requested Variance for the Premises, subject to such more specific terms, if any, of the Board Decision as may be more particularly set forth therein.

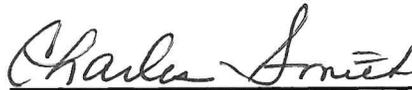
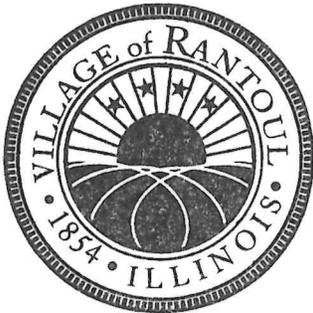
This Ordinance is hereby passed, the “ayes” and “nays” being called, by the concurrence of a majority of the members of the Corporate Authorities then holding office at a regular meeting on the date set forth below.

**PASSED** this 12th day of January, 2016.



\_\_\_\_\_  
Village Clerk

**APPROVED** this 12th day of January, 2016.



\_\_\_\_\_  
Village President