

ORDINANCE NO. 2484

**AN ORDINANCE
GRANTING A SPECIAL USE UNDER THE
VILLAGE OF RANTOUL ZONING ORDINANCE-1991
(1436 E. Grove 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 Michelle L. Goin and Ronald D. Goin, as contract purchasers (collectively, 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 1436 E. Grove Street, Rantoul, Illinois, in the C-2 General Commercial District, to renovate, operate and maintain two (2) warehouse self-storage facility buildings on such property (the “**Special Use**”). Such parcel of real estate is more particularly described as follows (the “**Real Estate**”):

Part of Lot 2 in Champaign National Bank Subdivision in the Village of Rantoul, Illinois, as per plat recorded in Book “BB” at page 197, situated in Champaign County, Illinois, more particularly described as follows:

Beginning at the Northeast Corner of Lot 2 in Champaign National Bank Subdivision in the Village of Rantoul, Illinois as recorded in Plat Book “BB” at page 197 in the Office of the Champaign County Recorder, proceed South 00 degrees 08 minutes 07 seconds East along the Easterly line of said Lot 2, a distance of 260.00 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 155.00 feet; thence North 00 degrees 08 minutes 07 seconds West a distance of 260.00 feet to a point on the Northerly line of previously mentioned Lot 2; thence North 90 degrees 00 minutes 00 seconds East along said Northerly line of Lot 2, a distance of 155.00 feet to the point of beginning, situated in Champaign County, Illinois.

WHEREAS, due notice of a public hearing to be held on the Application at 6:00 p.m., on May 16, 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 April 27, 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 May 16, 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 parcel 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 obtain any requisite permit and commence such renovation, if any, 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 14th day of June, 2016.



Village Clerk

APPROVED this 14th day of June, 2016.



Village President *Pro Tem*