

**Minutes of the Rantoul Planning and Zoning Commission  
November 25, 2019**

**Louis B. Schelling Memorial Board Room  
Rantoul Municipal Building, 333 S. Tanner St, Rantoul, IL**

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A scheduled Planning and Zoning Commission meeting was held on Monday, November 25, 2019, in the Louis B Schelling Memorial Board Room, Rantoul Municipal Building, 333 S Tanner St, Rantoul, IL. The following persons were present:

**P&Z Commission Members**

Allen Jones, Acting Chair  
Ken Waters, Secretary  
Brenda Crane  
Ron Loy  
Kevin Modglin

**Others Present**

Chris Milliken, Urban Planner  
Scott Eisenhauer, Village Administrator  
Ken Beth, Village Attorney  
Amanda Riess, Village Attorney  
Mario Valentino, MRV Architects  
Michael Kallergis, Buddy Bells  
Dave Hinton, Rantoul Press  
Debra Rawlings  
Lisa Johnson  
Valerie Laney, Building Safety

Acting Chairman Allen Jones called the meeting to order at 6:05 p.m. A Roll Call determined that a quorum was present.

It was announced that for the items up for discussion at tonight's meeting the Commission is advisory to the Village Board and recommendations will be forwarded to the Village Board for approval.

**Approval of the Minutes:** Ron Loy made a motion to approve the minutes of the January 28, 2019 meeting, as presented, Seconded by Ken Waters. Minutes were unanimously approved by voice vote.

**Public Hearing(s):**

**Rezoning Petition – Nick Kallergis, DBA as Buddy Bells, is requesting that the property at 629 West Champaign Avenue be rezoned from R-2 to C-2 General Commercial to allow for construction of a new Taco Bell restaurant at that location.**

Ken Beth announced that the Public Hearing was for a Zoning Classification change and that Notice of Public Hearing was published in the Rantoul Press one time on November 6th, 2019. Chris Milliken indicated that the sign was posted on the property and mailing sent to neighbors on Monday, November 4<sup>th</sup>. An informal meeting with the petitioners and neighbors was also held on November 4<sup>th</sup>.

**Staff comments:** Mr. Milliken presented the nature of the zoning request. Milliken indicated that Nick Kallergis is requesting 629 W Champaign Ave be rezone from R-2 (single family residential) to C-2 (General Commercial) to allow for construction of a new Taco Bell Restaurant at that location. Milliken indicated that the staff report with overview and analysis of the request are included in your packet. Milliken stated that the property has been commercially used for a number of years, most recently for auto sales. It was also a gas station in the past, but the property has been zoned residential for many years. Petitioner has interest in acquiring the property to open up a new restaurant here. The petitioner has indicated that they will demolish all the existing

improvements, and build a new building. Milliken indicated that a copy of the preliminary site plan is in the packet. Milliken added that the petitioners have worked with us to ensure that the layout is satisfactory in meeting the code requirements and to ensure that the neighbor concerns have been addressed.

Milliken stated that in regards to the meeting held Nov. 4<sup>th</sup>, the neighbor directly to the east had the most concerns regarding proximity and noise, trash, lighting. The petitioner then changed their site plan and moved the building further west towards the McDonalds property. The petitioner is proposing a large buffer screening area along the East and South sides of the property to provide greater separation.

**Questions or comments from the Commission:**

Allen Jones: The gas station that was there was zoned residential, did we just never catch it or were we aware of it and nothing was ever done about it?

Mr. Milliken: Nothing was ever done about it. Once it was established it would have been allowed to continue operation as a legal non-conforming use. As is shown on the Zoning Map, the area east of Malsbury is zoned residential and my research showed that it has always been zoned residential. The Village Comprehension Plan and the Future Land Use Map that was adopted in 2006 by the Village shows the property as commercial for its future land use. The request being proposed would be in conformance with that. The property has been thought of as commercial property for a number of years already.

**Petitioner:**

Mario Valentino of MRV Architects, hired by the Kallergis family to represent this project, stated that the old Taco Bell a couple doors down was also operated by the Kallergis family. Valentino indicated that this represents an opportunity for them to come back into the community and bring a new concept building and to redevelop a property that was historically operated commercially.

Valentino indicated that the site plan is not orientated the way we normally would have done it but they are cognizant of the things that come along with a drive thru facility. In order to address the initial concerns, the design now has the drive thru cueing in front of the building. The acoustical issues that come with the drive thru menu board will be positioned on the other side of the building, away from the adjacent properties. The development will contain newer materials and a fresher flow and the site will be fully landscaped to allow for vegetation and fencing in order to provide the physical, visual, acoustical buffers needed.

**Questions or comments from the Commission:**

Allen Jones: What are the set backs off of Hwy 136 into the entry way and up to the drive-up window? Will customers at times, experience a back-up on Hwy 136?

Mr. Valentino: The design can accommodate 9 cars.

Mr. Loy: Asked about the placement of trees on the east and south side of the building.

Mr. Valentino: We will work with staff to see what type of trees are appropriate.

Mr. Loy: How tall is the sign going to be? Is the signage just for Hwy 136 or will it be for the Interstate?

Mr. Valentino: Have not decided yet but if we do an interstate sign, it won't be in the same location as currently depicted. The current sign as proposed is 35 ft tall and designed to catch the immediate traffic.

Mr. Valentino confirmed that on the south and east sides of the building there will be an 8 ft tall privacy fence and the trees will be properly cared for.

Mr. Milliken: The type of trees and the exact placements will be discussed.

**Audience Questions or Comments:**

Lisa Johnson, a neighbor, expressed concern about the noise, lighting and possible change in property values.

Deb Rawlings, a neighbor, expressed thoughts about the history of the property and the possibility of building a house on a property that was used as a gas station, and how unlikely that will be. Rawlings indicated that at least would be getting rid of an eye sore and she stated that she appreciated that the owners have really tried to work with the neighbors.

**Motion made by** Ron Loy to approve the rezoning of the property at 629 W. Champaign Ave to C-2 General Commercial from R-2 Residential. Seconded by Brenda Crane.

Roll Call:           Yes: Loy, Crane, Modglin, Waters, Jones  
                          No:  
                          Abstain:  
                          Absent:

Motion carried, Rezoning Petition Approved.

**Other Business:**

**Final Subdivision Plat – Galaxy Way Subdivision**

Mr. Beth announced that the Village is submitting a Final Plat for Galaxy Way Subdivision, which is owned by the Village. It's a larger subdivision than what can be approved administratively. The Commission should take a look at the final plat and determine whether it meets the requirements of the Subdivision Ordinance and then make an appropriate recommendation.

**Staff comments:** Mr. Milliken: Galaxy Way Subdivision is bounded by Veteran Parkway to the North, Galaxy to the East and Pacesetter to the West. Northwest of Hanger 1 on the former base property, total of 29 acres. It consists of 11 Lots, there are no proposed road, utility or right-of-way changes. Subdividing allows the potential to sell off pieces of the property once it's subdivided.

**Questions or comments from the Commission:**

Allen Jones: What occupies this space now?

Mr. Milliken - Poly Conversion, The former Fire Station, City Building – Storage Bldg.

Mr. Milliken confirmed that all of the subdivision is zoned industrial.

**Motion made by** Ken Waters to approve the final subdivision plat for Galaxy Way Subdivision. Seconded by Kevin Modglin.

Roll Call:           Yes: Waters, Loy, Crane, Modglin, Jones  
                          No:  
                          Abstain:  
                          Absent:

**Other Business:**

Mr. Milliken informed everyone that Chairman Daugherty had resigned. Milliken welcomed Mr. Modglin and indicated Mr. Johnson was not in attendance because he was ill. Milliken noted that would work to get the one vacancy filled. Mr. Jones was asked if he would like to be the Chairman, it is believed the Chairman position is by appointment of the Mayor. The Vice-Chair is selected by the body.

On a motion by Ron Loy, seconded by Brenda Crane the meeting was adjourned at 6:50 p.m.