

Minutes of the Rantoul Planning and Zoning Commission
July 13th, 2023

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

A scheduled Planning and Zoning Commission meeting was held on Thursday, July 13, 2023, 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, Chairman
Ken Waters
Brenda Crane
Jim Johnson
Kevin Modglin
Saundra Uhlott
Mike Runyon

Others Present

Chris Milliken, Urban Planning Manager
Brian Hunt, Community Development Specialist
Sheri Boberg, Busey Bank
Ron Padgitt, homeowner at 625 W Champaign
Sherry Johnson

Chairman Allen Jones called the meeting to order at 6:00 p.m. A Roll Call determined that a quorum was present as 7 members were in attendance.

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 final action.

Approval of the Minutes of June 14, 2021 Meeting: Jim Johnson made a motion to approve the minutes of the June 14, 2021 meeting as presented, Seconded by Brenda Crane. Minutes were unanimously approved by voice vote.

Public Hearing(s):

Rezoning Petition #ZP23-1 – Busey Bank, as contracted purchaser, is requesting that the property located at and commonly known as 700 W. Champaign Ave be rezoned from R-1 Single Family Residential to C-2 General Commercial to allow for construction of a banking facility at that location.

Urban Planning Manager Chris Milliken announced that the Notice of Public Hearing was published in the News Gazette on Wednesday, June 28th, 2023. Milliken indicated that the sign was posted on the property and mailing sent to neighboring property owners also on Wednesday, June 28th. Milliken explained that village staff did not receive any correspondence regarding the matter before the hearing. Milliken briefly explained the facts of the request including that the property is being acquired by the petitioner and the current owner is supportive of the rezoning and the property is the lot directly adjacent to the existing Jimmy Johns.

Petitioner: Sheri Boberg, Facilities Director for Busey Bank, indicated that the property will be a full service Busey Bank branch that will have a fully functioning ATM. The new facility will be very similar to the branch currently located at the Maplewood Shopping Center in Rantoul. With the completion of the new branch, Busey will be closing its current branch located at the Maplewood Shopping Center.

Questions or comments from the Commission:

Brenda Crane: When is the anticipated completion date of the project?

Sheri Boberg: The project will be completed in 2024, there currently is not an exact date due to the project being in its initial phase.

Sandra Uhloft: Will you need more employees at the new location or will all of the current employees transfer?

Sheri Boberg: Yes, all employees will transfer over.

Chairman Jones: Will the building conform to the zoning regulations in order to comply with the Village's current ordinance?

Urban Planning Manager Milliken: Yes, the current site plan meets the existing requirements of the ordinance.

Audience Questions or Comments:

Ron Padgitt, neighboring property owner, is concerned with the traffic near where the facility is going to operate, located on W Champaign Ave. Mr. Padgitt would like for the site plan to consider increased traffic safety due to the new commercial development that has taken place over the last couple of years.

Ken Waters: Has IDOT ever considered changing the speed limit on U.S. Route 136 in Rantoul from 40 to 35mph?

Milliken: No, that request has been submitted to IDOT for consideration but IDOT has never acted on it. Milliken indicated that the Village had reached out to IDOT regarding the issue. IDOT has not made a formal approval/disapproval, but has stated that the road is currently built for 40mph as it exists. However, as traffic continues to increase throughout the corridor Village staff can help encourage IDOT to help facilitate potential changes.

Staff comments: Mr. Milliken stated that the preliminary site plan presented for the facility show the facility having two entry/exit points off of Champaign Ave. From an ordinance standpoint this could be something that the Village can try and address to minimize traffic concerns. Mr. Milliken reiterated that the property located directly to the east is still zoned residential, for future commercial usage that property would still have to be rezoned as well. Milliken indicated the request is consistent with the Village's Comprehensive Plan and Future Land Use Map. Milliken reviewed the staff report included in the packet and indicated that staff is supportive of the request. Milliken also reviewed the preliminary findings of fact listed in the staff report with the Commissioners and indicated that those facts don't suggest any issues that would hinder the Commission from allowing the property to be rezoned as requested.

Motion made by Ken Waters to approve rezoning petition #ZP23-1 to rezone the property at 700 W. Champaign Ave. to C-2 General Commercial from R-1 Single Family Residential. Seconded by Jim Johnson.

Roll Call: Yes: Waters, Uhloft, Crane, Johnson, Modglin, Runyon, Jones

No:

Abstain:

Absent:

Motion carried, Rezoning Petition ZP23-1 Approved.

Other Business:

Mr. Milliken discussed the current zoning ordinance regarding fence regulations, and the use of Barbed Wire/Razor Wire on fences. The topic has been brought up by the public to perhaps have this portion of the ordinance be changed in order to possibly allow barbed wire/razor wire use within the village. A discussion ensued amongst the commissioners but no consensus was reached. Milliken indicated that staff would review the matter further before making any recommendations.

On a motion by Ken Waters, seconded by Sandra Uhloft the meeting was adjourned at 6:22 p.m.