Minutes of the Rantoul Planning and Zoning Commission
January 4th, 2024

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, January 4, 2024, 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
Charles Smith, Mayor
Matt Pundmann, New Kids Investment Group LLC
Herman Fogal, Realty 2000 Inc
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 August 17th, 2023 Meeting: Ken Waters made a motion to approve the minutes of the August 17th, 2023 meeting as presented, Seconded by Saundra Uhlott. Minutes were unanimously approved by voice vote.

Public Hearing(s):
Rezoning Petition #ZP23-3 – Matt Pundmann, DBA as New Kids Investment Group, LLC is requesting that the property located at and commonly known as 1310 S Century Blvd be rezoned from C-1 Neighborhood Commercial to C-4 Commercial/Industrial to allow for the construction of mini-warehouses at that location.

Urban Planning Manager Chris Milliken announced that the Notice of Public Hearing was published in the News Gazette on Wednesday, December 20th, 2023. Milliken indicated that the sign was posted on the property and mailing sent to neighboring property owners also on Wednesday, December 20th. 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 located at the corner of Century Blvd and Wheat Ave.

Petitioner: Matt Pundmann, New Kids Investment Group LLC, indicated that the development of the property will consist of 180 self-storage units varying in size from 5x10 to 10x40. The new facility will be very secure consisting of an automatic gate and exterior lighting. The storage facility will also have a website where tenants can manage their payments and contract information.

Questions or comments from the Commission:
Sandra Uhlott: Where are your current storage facilities? Where are you currently from?
Matt Pundmann: Our first units were in Seneca, IL which has recently been sold, and we are using the proceeds towards the development project in Rantoul.

Sandra Uhlott: Where are you from?
Matt Pundmann: I am from Downers Grove, IL

Jim Johnson: How tall is the fence you are wanting to put around your facility?
Matt Pundmann: We currently planning to use a 10ft fence, with black chain-link. Are there any regulations against barbed wire?
Milliken: Our second petition on tonight's agenda will be looking in to revising the ordinance to allow barb wire within the community.

Jim Johnson: What can be built in C-1 zoning?
Milliken: Not a whole lot, there are very few areas in the community that is currently zoned C-1. You can currently have a Bed & Breakfast, Daycare, Fitness, Recreation and Office Buildings.

Matt Pundmann: Aesthetically, we are planning on doing blue doors with white trim, with landscaping improvements and maintaining as many of the current tree inventory as possible.

Mike Runyon: Noticing how the buildings will be situated, the back of the buildings will be facing Wheat Ave? While the doors will be facing south?
Matt Pundmann: That is correct. There will also be some of the smaller units on the endcaps of the buildings

Audience Questions or Comments: None

Staff comments: Mr. Milliken stated that the petitioner is looking to purchase the property. The current owner has had the property for many years, where it has sat empty and undeveloped. The current zoning in the area is made up of different categories which are a bit inconsistent. Staff recommended the zoning of C-4 Commercial/Industrial to the petitioner. Milliken indicated the request is not necessarily consistent with the Village's Comprehensive Plan and Future Land Use Map, but shows the potential need to be updated as we move forward. 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 Saundra Uhlott to approve rezoning petition #ZP23-3 to rezone the property at 1310 S Century Blvd. to C-4 Commercial/Industrial from C-1 Neighborhood Commercial. Seconded by Brenda Crane.

Roll Call: Yes: Waters, Uhlott, Crane, Runyon, Jones
No: Johnson
Abstain: Modglin
Absent:
Motion carried, Rezoning Petition ZP23-3 Approved.

Rezoning Petition #ZP23-4 – The Zoning Administrator is requesting that Chapter 46 of the Village Code, commonly known as the Rantoul Zoning Ordinance, be amended to make changes to site development standards in the ordinance, including permitting the installation of barb wiring on fencing in certain zoning districts and for certain uses.

Petitioner: Chris Milliken went over the proposed wording changes to the zoning ordinance that would be made to allow for barb wiring to be permitted. Milliken reminded the Commission that these proposed changes were prepared and brought forth due to the discussion that the Commission had at its last meeting.

Questions or comments from the Commission:
Ken Waters: Is there any reason for there to be Razor Wire on top of a fence here in town?
Milliken: If the commission would like to see that removed or revised that can be done.

Chairman Jones: Approximately, when was the current Zoning Ordinance put into effect?
Milliken: The current Ordinance was last revised in 2017.

Jim Johnson: Where besides utility infrastructure is there currently barbed wire in town?
Milliken: There are a variety of places that currently have barb wire on fences, including a few businesses that are zoned industrial. All existing barb wire on fence is not allowed today, but all existing barb wire that staff found and identified would be made legally allowed with the ordinance in this revised state.

Jim Johnson: Is there any liability issues that the Village would be responsible for by allowing barbed wire?
Milliken: The liability would be with the property owner.

Kevin Modglin: The ability to have barb wire allows business owners to protect their property and business interests.

Saundra Uhlott: I do not agree with the wording and would like to revise the Ordinance to state that only barb wire be allowed and not razor wire and other sharp materials.
Milliken: The petition can be amended and brought forward as amended with a motion that only barbed wire and no other sharp materials be used on fencing.

Audience Questions or Comments:
Sherry Johnson: In the case of business owners, putting barbed wire up is not going to keep people from getting inside your property, a properly maintained fence in good condition can make your facility just as safe as barbed wire.

Motion made by Saundra Uhlott to approve petition #ZP23-4 that amends the zoning ordinance to make changes to site development standards in the ordinance, including permitting the installation of barb wiring on fencing in certain zoning districts and for certain uses with the following wording: "*A fence or wall equipped with barbed wire shall only be erected or maintained on property in a non-residential Zoning District and shall not be located adjacent to a property in a Residential Zoning District or a residential use. Any strands of such wire shall be at least six feet above ground level."* Seconded by Kevin Modglin.

Roll Call: Yes: Waters, Uhlott, Crane, Johnson, Modglin, Runyon
No: Jones
Abstain:
Absent:
Motion carried, Rezoning Petition ZP23-4 Approved.

Other Business:
Mr. Milliken stated that the items approved will be going to the Village of Rantoul Board Study Session on Tuesday, February 6th, 2024.

On a motion by Ken Waters, seconded by Brenda Crane the meeting was adjourned at 6:34 p.m.