

Minutes of the Rantoul Planning and Zoning Commission
March 28th, 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, March 28, 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
Cody Erickson, Erickson Enterprises LLC
Steve Gordon
Mark Brooks
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 January 4, 2024 Meeting: Ken Waters made a motion to approve the minutes of the January 4, 2024 meeting as presented, Seconded by Jim Johnson. Minutes were unanimously approved by voice vote.

Public Hearing(s):

Rezoning Petition #ZP24-1 – Erickson Enterprises, LLC is requesting that the property located at and commonly known as 636-640 W Champaign Ave be rezoned from R-1 Single Family Residential to C-2 General Commercial to allow for the construction of a Culvers Restaurant at that location.

Urban Planning Manager Chris Milliken announced that the Notice of Public Hearing was published in the News Gazette on Monday, March 11, 2024. Milliken indicated that the sign was posted on the property and mailing sent to neighboring property owners on Friday, March 8. 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 applicant is the perspective purchaser of the property.

Petitioner: Cody Erickson, Erickson Enterprises LLC, indicated that the property will be a Culvers Restaurant that will have a fully functioning Drive-Thru as well as indoor dining. The new Culvers Restaurant will be very similar to the others located throughout the Midwest.

Questions or comments from the Commission:

Sandra Uhlott: Are you waiting on the rezoning of the property before you purchase?

Cody Erickson: Yes, that is correct.

Sandra Uhlott: Are you going to be the manager of the new restaurant?

Cody Erickson: Yes, I will be the operator for this location.

Chairman Jones: Looking at the proposed map of the location, it appears that there will only be one entrance off of Champaign Ave, is that correct?

Cody Erickson: Yes, the restaurant will also have a double drive-thru, with pods where crew members will be taking orders.

Sandra Uhlott: Will the pods workers will be working in be protected from the weather?

Cody Erickson: Yes, the pods are designed with heat, AC and a fully operational register. The pods will also follow the same color scheme as the rest of the building.

Chairman Jones: How will the lighting of the new restaurant affect property owners who live in close proximity?

Cody Erickson: The plan is to use LED lighting, and we are willing to work with neighboring property owners with any potential issues that may arise.

Chairman Jones: How will you address the lighting issues and landscape in regards to making the location look presentable as people are coming into our town?

Cody Erickson: At this point we are finalizing the site plan for the location, and will keep all potential issues in mind as we finalize the plans.

Chairman Jones: Are there any fencing requirements for the property?

Urban Planning Manager Milliken: There is no requirement for fencing on the property since the property adjacent to the east is still zoned R-1 Residential and it is currently vacant.

Chairman Jones: Have you had any contact from any of the neighbors?

Cody Erickson: No

Urban Planning Manager Milliken: No, we have not received any comments since the original letters went out on March 11th.

Chairman Jones: One issue that we have discussed in the past is the traffic flows on Champaign Ave, how will this be addressed?

Urban Planning Manager Milliken: The Village along with Mr. Erickson will work together to come up with a site plan that will be beneficial for all parties and make the location as safe as possible when entering/exiting the location onto Champaign Ave.

Mike Runyon: One issue in the past from residents in this area has been the speed of vehicles and traffic, has IDOT done any studies recently regarding these issues?

Urban Planning Manager Milliken: We have been in touch with IDOT, but there has not been any further movement from IDOT on studying that or making changes.

Sandra Uhlott: How far is this property from the designated school zone to the east?

Urban Planning Manager Milliken: The site is a good distance away, roughly 400-500 feet.

Sandra Uhlott: Mr. Erickson, what intrigued you about coming to Rantoul?

Cody Erickson: The first job I had was in Rantoul. I love the sports complex, and what the community has to offer.

Ken Waters: How tall will the pylon sign be?

Cody Erickson: The sign will be a monument sign, which won't be very tall.

Brenda Crane: I talked to a couple of homeowners located further east on Champaign Ave, and they had some general questions regarding traffic speed and trash.

Brenda Crane: When is the project to be completed?

Cody Erickson: As soon as possible, potentially being completed before winter.

Audience Questions or Comments: None

Staff comments: Mr. Milliken stated that the preliminary site plan presented for the facility shows the facility having one entry/exit point 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 Brenda Crane to approve rezoning petition #ZP24-1 to rezone the property at 636-640 W. Champaign Ave. to C-2 General Commercial from R-1 Single Family Residential. Seconded by Mike Runyon.

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

No:

Abstain:

Absent:

Motion carried, Rezoning Petition ZP24-1 Approved.

Other Business:

Mr. Milliken stated that one petition from the January 2024 meeting regarding the Barbed Wire Ordinance had been approved by the Village Board, and that the other petition regarding the rezoning for Storage Units had been withdrawn with the Storage Unit Facility relocating to a new location within the Village.

On a motion by Ken Waters, seconded by Kevin Modglin the meeting was adjourned at 6:19 p.m.