

**MINUTES OF
PLAN COMMISSION MEETING
MAY 27, 2008**

A public hearing and meeting of the Plan Commission was held at 7:30 p.m. in the Municipal building with the following persons present:

MEMBERS PRESENT

Michael Daugherty
Lori Shields
Dennis Stubblefield
Doyle Beesley
Jeff Schlueter

OTHERS PRESENT

Dan Culkin
Ken Beth
Mandy Briggs
Paul Cole
Dave Phillippe
Reggie Peters
Trustee Jim Stubblefield
Trustee Herman Fogal
Mayor Neal Williams

Meeting was called to order by Mike Daugherty at 7:30 p.m. The first item on the Agenda was approval of the minutes from the April 28, 2008 meeting. Motion by Jeff Schlueter to approve the minutes as printed with second by Doyle Beesley. Vote is taken and motion carries unanimously.

Briggs and Peters Subdivision

Second item on the Agenda is the Briggs and Peters Subdivision. Dan explains that this is a one lot plat dealing with a 1.82 acres parcel east of Rantoul on Route 136. There is a newly constructed home on the property along with an existing septic system and a well. There is property in front of this particular piece of property that is owned by the State of Illinois so there is no street road dedication that will be coming to the Village of Rantoul. There are some easements around the property – twenty foot easement on the east side, twenty foot easement on the south side and twenty foot easement on the west side. There is also an ingress access easement on the west side that is approximately forty foot wide and a hundred eighty-five foot in depth that provides access to the existing farm house as well as to the farm ground. There are no other improvements to be made on this property at this time. Dan turns this matter over to Village Attorney, Ken Beth, who explains that because the property lies within the mile and a half jurisdiction for the Village of Rantoul but not currently in the Village, an annexation agreement will be required so that when the property becomes contiguous to the Village limits, it will then be annexed as part of the Village of Rantoul and subject to all other Village codes and ordinances.

Chairman asks for any comments or questions from either the property owners or Plan Commission members. There being none, Chairman calls for a motion. Motion is made by Jeff Schlueter to recommend approval with a second by Dennis Stubblefield. Vote is taken and motion carries unanimously.

Replat of Lot 1 of United Developers Subdivision (a three lot subdivision – Lots 3, 4 & 5 located east of Murray Road, south of Broadmeadow Subdivision and west of Canadian National Railroad); and, United Developers Subdivision No. 2 (a two lot subdivision – Lots 6 & 7 located west of Murray Road, south of Interstate View Subdivision and east of I-57)

Chairman calls up the next item on the Agenda. Dan explains that the Replat of Lot 1 is to reflect the change in configuration of the Rantoul Park District's forty acres of land in which the Warners have purchased a portion of the property from the Park District. As a result of this, the Replat of Lot 1 will now include Lots 3, 4 and 5 on the east side of Murray Road that would run south of the City School District to the Section Line and from the railroad tracks on the east side to Murray Road on the west. Additionally there will now be a two lot subdivision on the west side of Murray Road (Lots 6 & 7). There are no easements or improvements to be made at this time. Waivers are being asked for by the developers. The purpose for this plat is to conform to the requirements of the development for the proposed TIF project. All the lots will have to be platted in the future and at that time, they will show easements, street right of ways and all the other general requirements of the current Subdivision Ordinance. The properties are not to be sold but are to be retained by the owners/developers.

Village attorney, Ken Beth, explains for the members that in order to qualify land that has been used for commercial farming operations for inclusion in a Tax Increment Financing (TIF) District, state law requires that the land be subdivided so as to qualify for inclusion. The land still needs to meet the other criteria but it has to be subdivided and that subdivision plat needs to be approved by the Plan Commission and the Village Board and needs to be recorded. Once that process has been completed it is then eligible for qualification and inclusion in the TIF.

Chairman Daugherty asks for clarification on sale of Lot 3. Ken explains that Lots 3 or 7 could be sold as a whole but could not be developed at this time. Lots 4, 5 & 6 however, could be. Doyle Beesley asks if the Plan Commission has already approved Lot 6 in a separate plat? Answer is no. Mr. Beesley's concern is approval of Lot 6 and then it being placed up for sale. Mr. Beth doesn't feel that there are any plans to sell Lot 6. Mr. Paul Cole, attorney for the developers, Joe and Gene Warner, speaks on behalf of the Warners explaining that the plats in front of the members at this time do have waiver requests on them and that the basic purpose for the plats is to qualify the property to be included in a TIF district. The Warners can't really sell the property because no one can develop any of the properties without coming back before this Commission and then to the Village Board with out further subdivision and development plans. The status of Lot 6 at this time is that it has no sanitary sewer available to it right now so there is really no

development that anyone can do on any of the lots until further “customary plans and subdivision plats” are presented.

Doyle Beesley asks why the developers are only asking for a waiver of sanitary sewers on 3 and 5 but not 4? It was explained by Mr. Cole that Lot 4 already has a sanitary sewer on it that runs down the east line of Malsbury Drive and then terminates at the northeast corner of Lot 4.

Jeff Schlueter asks, since there is no TIF District at this time, if property has to be subdivided before there is a TIF District? The response is yes it has to be subdivided in order to be eligible to be included in a TIF so it has to happen prior to the formation of a TIF. Jeff further asks if this subdivision meets the requirements of the Village’s Subdivision Ordinance as it’s presented and Mr. Beth responds that it does not if there are no waivers. But including the waivers and the stipulations that all the waivers are met if it is subdivided further, then it does meet the requirements of the Subdivision Ordinance.

There being no other questions or comments, Chairman asks for a motion. Jeff Schlueter moves to recommend that the Village Board approve the plat as presented. Second by Lori Shields. Vote is taken and motion carries unanimously.

Review of Attorney’s draft of proposed Zoning Text

Chairman calls up the final item on the Agenda which is a review of the draft of the proposed Zoning Text. A considerable amount of discussion and questions took place with respect to the Design Review Standards portion of the text and whether or not if having two Plan Commission members on the Design Review Committee constitutes a violation of the Open Meetings Act. Chairman Daugherty makes a suggestion that he meet with Mr. Beth and Dan to work out something that would meet everyone’s approval with respect to this particular issue. With that suggestion being made and okayed, Chairman asks for motion to adjourn. Lori Shields makes the motion and Jeff Schlueter seconds it. Vote is taken. Motion carries. Meeting is adjourned at 9:15 p.m.