

**MINUTES OF
PLAN COMMISSION MEETING
JULY 14, 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
Louis Smith
Roy Marcelin
Doyle Beesley
Jeff Schlueter
Dennis Stubblefield

OTHERS PRESENT

Dan Culkin
Ken Beth
Mayor 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 June 30, 2008 meeting. Motion by Jeff Schlueter to approve the minutes as printed with second by Louis Smith. Vote is taken and motion carries unanimously.

Motion to Approve and Forward to the President and Board of Trustees, the comprehensive text amendments to the Village of Rantoul Zoning Ordinance as contained in the draft presented to and before this meeting of the Plan Commission on July 14, 2008

Chairman Daugherty calls up the final agenda item and asks for any questions, comments or discussion on this matter. Jeff Schlueter asks about the meeting that the Chairman had with the Village attorney and Dan Culkin with regards to the Design Review Committee and the necessity for it. Chairman replies that he did meet with Ken Beth and Dan and that after that meeting it was decided to do away with the Design Review Committee. Chairman further states that what will go before the Plan Commission will be major developments such as Planned Unit Developments, a non-residential building having more than fifteen thousand square feet and a residential building containing more than four dwelling units. Also any appeals for denial of a building permit will go before the Plan Commission. Chairman states that the number "15,000 sq. ft" is not a firm number and encourages any questions or discussion before this matter is brought to a vote. Discussion does take place with regards to the square footage aspect of the Design Review Standards as well as to whether or not the Standards are too restrictive. Mayor Williams speaks to the Commission on behalf of the Board and states that the only thing that he is hearing from the Board right now is in regards to the Design Standards and not the Zoning Classifications. Mayor Williams also states that he has sent a copy of the

entire Zoning text amendments to Mike Weber of PGAV in St. Louis who was the consulting firm the Village used for the TIF. The Mayor stated that Mr. Weber was very impressed with what he saw but questioned whether or not the Design Standards were too restrictive which is the same question that the Board had back in January. Mayor stated that he is waiting for a report (thumbnail sketch) from Mr. Weber which he hopes will help the Board and this Plan Commission to better understand and tweak the Design Standards.

Discussion was held with regards to recommending approval of the zoning classifications portion of the text and holding the Design Standards for a vote at a later date. Chairman Daugherty and Jeff Schlueter expressed a desire to have the Board and the Plan Commission sit down together to discuss the Design Standards once the report from Mr. Weber came back. Motion is made by Jeff Schlueter to recommend to the Village Board approval of pages 1 through 122 (Titles 1 through 12) of the Zoning Text excluding the Community Design Standards (Title 13) to be held for a later date. Second to the motion is made by Louie Smith. Roll call vote taken with the members present voting as follows: Jeff Schlueter – Aye, Roy Marcelin – Aye, Doyle Beesley – Aye, Dennis Stubblefield – Aye and Mike Daugherty – Aye. Lori Shields is absent.

Discussion was held as to the next meeting date for the Plan Commission and it was decided to keep the next regularly scheduled meeting date of July 28, 2008 to look over the report from Mike Weber and as well as to have meetings with the Village Board on August 5, 12, 19 and 26 in order to finalize everything at the September Board meeting.

Motion by Jeff Schlueter to adjourn with second by Doyle Beesley. Vote is taken and motion carries. Meeting adjourned at 8:43 p.m.