

**MINUTES OF  
PLAN COMMISSION MEETING  
NOVEMBER 24, 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  
Doyle Beesley  
Jeff Schlueter  
Dennis Stubblefield  
Lori Shields

**OTHERS PRESENT**

Dan Culkin  
Ken Beth  
Paul Cole  
Joseph H. Warner  
David P. Phillippe  
Bruce Sandahl

Meeting was called to order by Mike Daugherty at 7:30 p.m. The first item on the Agenda was the minutes of the October 20, 2008 meeting. Chairman asks for any changes or corrections to the minutes. A change is made at the end of the paragraph titled Board of Code Appeals, to add that "Member, Jeff Schlueter, presided over the meeting on this issue" because of the Chairman's abstention from any action and/or voting on the issue. Motion to approve the minutes as amended by Louis Smith. Second by Jeff Schlueter. Vote is taken. Motion carries with all members present voting "Aye".

**STONE BRIDGE CENTER AREA GENERAL PLAN – Overview of developer, Joe Warner's, plan on the west side of Murray Road – presentation only – no action needed**

Dan presented the Area General Plan and Mr. Warner was asked to expand on any specific plans that he may have on the property west of Murray Road and east of I-57. No further action is taken.

**STONE BRIDGE CENTER – Preliminary Plat, Phase I**

Mr. Warner explains what type of uses are going to go on certain lots in Phase I as well as the type of construction and landscaping that will be required in this first phase of development. Dan reviewed with the Commission the purpose and procedure of the Preliminary Plat. Village staff has reviewed the Preliminary Plat and has met with Mr. Warner, his engineer and attorney and is recommending approval at this time.

Question by Jeff Schlueter about the waivers being presented on the plat. Ken Beth stated that the waivers were zoning waivers and would have to go through the zoning process and would not be done at this time but rather in the future. Mr. Beth recommends that the waivers be removed from the Preliminary Plat. No further

discussion. Motion by Louis Smith to recommend approval with a second by Doyle Beesley. Vote is taken and motion carries with all members present voting "Aye".

Chairman Daugherty asks what the time frame is for the Final Plat to come before the Commission. Mr. Beth states that it is up to the developer and his engineer to complete the plat and all necessary information to submit to staff for their review. The next Plan Commission meeting date is December 15, 2008 and all necessary information and documents need to be submitted to the Plan Commission ten days prior to that.

**Public hearing on the proposed text amendment to the Rantoul Zoning Ordinance to add a new Title XIII, entitled "Community Design Standards"**

Ken Beth explains the changes made as instructed from the previous meeting. Ken further states that after discussion with the Chairman and Dan it was decided that two separate categories be made with regards to permitted building construction materials - one for residential and one for commercial. No discussion. Recommendation to the Village Board for approval made by Dennis Stubblefield. Second by Louis Smith and third by Jeff Schlueter. Vote is taken. Motion carries with members Daugherty, Shields, Stubblefield, Smith and Schlueter voting in favor and member, Beesley, voting against.

Motion by Doyle Beesley to adjourn. Second by Jeff Schlueter. Meeting is adjourned at 8:05 p.m.