

ORDINANCE NO. 2058

**AN ORDINANCE
GRANTING A SPECIAL USE UNDER THE
VILLAGE OF RANTOUL ZONING ORDINANCE-1991
(1130 N. Century Boulevard)**

WHEREAS, under and pursuant to subsection D., Standards, of Section 7., Special Uses, of Title XXI, Administration, Permits, Fees and Penalties, of the Village of Rantoul Zoning Ordinance-1991, as supplemented and amended (the "**Zoning Ordinance**"), no special use shall be granted by the President and Board of Trustees (the "**Corporate Authorities**") of the Village of Rantoul, Champaign County, Illinois (the "**Village**") unless such special use:

1. is deemed necessary for the public convenience at that location; and
2. is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected; and
3. will not cause substantial injury to the value of other property in the neighborhood in which it is located; and

WHEREAS, an application has been duly filed with the Secretary of the Plan Commission of the Village (the "**Commission**") by Kenneth Carter d/b/a C&K Self Storage (the "**Applicant**"), for a special use under Section 2.B of Title VII of the Zoning Ordinance (the "**Application**") to permit the use of the real estate located at 1330 N. Century Boulevard, Rantoul, Illinois, in the C-2 General Commercial District, to construct and install two (2) additional warehouse self-storage facility buildings (one approximately 36x120 feet with 32 units and the other approximately 24x70 feet with 14 units) on such property (the "**Special Use**"). Such parcel of real estate is more particularly described as follows (the "**Real Estate**"):

Part of the Northeast Quarter of the Southeast Quarter of Section 35, Township 22 North, Range 9 East of the Third Principal Meridian, described as follows:

Lot 16 of Ira L. Crane Subdivision of the NW ¼ of Section 35, Township 22 North, Range 9 East of the Third P.M., Champaign County, Illinois, except the following part of said lot: Commencing at the Northeast corner of Lot 16 of Ira L. Crane Subdivision of part of the S ½ of the NW ¼ of Section 35, in Township 22 North, Range 9 East of the Third P.M., running thence West 38.32 feet along the North line of said lot to the Northwest corner of said lot, thence Southwesterly along the Northwesterly line of said lot, a distance of 369.45 feet, thence 90 degrees to the left, a distance of 159.4 feet to the East line of said lot, and thence North along the East line of said lot, a distance of 398.2 feet more or less to the point of beginning, containing 0.98 acres more or less, all situated in Champaign County, Illinois.

WHEREAS, due notice of a public hearing to be held on the Application at 7:30 p.m., on October 30, 2006, in the Boardroom of the Village of Rantoul Municipal Building, 333 S. Tanner Street, Rantoul, Illinois (the "**Notice**"), was published once in the Rantoul Press, a newspaper

published within the Village, on October 11, 2006, a date not more than thirty (30) days nor less than fifteen (15) days before the date of such public hearing; and

WHEREAS, on October 30, 2006, and at the time and place specified in the Notice, the Commission held and conducted a public hearing on the Application, during which public hearing any person appearing at such public hearing and wishing to be heard or otherwise communicate in writing concerning the Special Use requested by the Applicant in the Application was permitted to do so by the Commission; and

WHEREAS, after full and complete discussion of the Application and the evidence presented at such public hearing, the Commission rendered its decision that the Special Use requested by the Applicant in the Application be forwarded to the Corporate Authorities of the Village with a recommendation for approval, subject to certain requirements, conditions and safeguards as shown on a site plan for the Real Estate submitted as a part of the Application, including the granting of easements for the areas shown thereon, the installation of a privacy fence at the locations shown thereon and the installation of new access and gravel driveways in the areas shown thereon; and

WHEREAS, the Commission thereafter adjourned the public hearing in connection with the Application and has subsequently reported its decision, including its findings and recommendation on the Application (the “**Recommended Decision**”), to the Corporate Authorities of the Village; and

WHEREAS, the Corporate Authorities of the Village, after full and complete consideration of the Recommended Decision of the Commission, including its findings in connection with the Application, has now determined to grant the Special Use of the Real Estate as described in the Application under such terms, conditions and restrictions as hereinafter set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF RANTOUL, ILLINOIS, as follows:

Section 1. Incorporation of Preambles. The Corporate Authorities of the Village hereby find that all of the recitals contained in the preambles to this ordinance are full, complete, true and correct and incorporate them into this ordinance by this reference thereto.

Section 2. Findings. The Corporate Authorities of the Village hereby adopt the specific findings of fact as made by the Commission and set forth in the Recommended Decision with respect to the Special Use of the Real Estate as described and proposed in the Application.

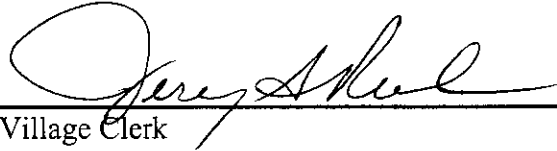
Section 3. Authority and Grant. The Corporate Authorities of the Village hereby grants the Special Use of the parcel of the Real Estate, subject to such terms, conditions and restrictions for such Special Use as are specified in the Application, the Recommended Decision and the general ordinances of the Village, including the Zoning Ordinance.

Section 4. Effective Date; Automatic Revocation. This ordinance shall become effective immediately upon its passage and approval as required by law, provided, however, that the authorization and grant of the Special Use as provided herein shall be automatically revoked as

provided in Section 7.F. of Title XXI of the Zoning Ordinance in the event that any person for and on behalf of the Applicant under the Application shall have failed to obtain any requisite permit and commence such construction, if any, as may be required for such Special Use within eighteen (18) months of such effective date.

This ordinance is hereby passed, the “ayes” and “nays” being called, by the concurrence of a majority of the members of the Corporate Authorities then holding office at a regular meeting on the date set forth below.

PASSED this 14th day of November, 2006.



Village Clerk

APPROVED this 14th day of November, 2006.





Village President