



Village of Rantoul

Planning & Zoning

333 S. Tanner Street
P.O. Box 38
Rantoul, IL 61866

Phone: 217/892-6826
217/892-6871

Minutes of the Rantoul Planning and Zoning Commission May 21, 2018

Louis B. Schelling Memorial Board Room Rantoul Municipal Building, 333. S. Tanner, Rantoul IL

A scheduled public Planning and Zoning Commission meeting was held at 6:00 p.m. The following persons were present:

PZC Members

Michael Daugherty, Chair
Ken Waters, Secretary
Mark Wilkerson
Brenda Crane

Others Present

Jason Tompkins of Bendsen Sign & Graphics
Greg Hazel, Public Works
Ken Beth, Village Attorney
Scott Morgan
Brenda Runyon

Chairman, Michael Daugherty, called the meeting to order at 6:00 p.m.

First item(s) on the Agenda are the approval of the minutes from the May 8, 2017 Plan Commission meeting and the January 4, 2016 Zoning Board of Appeals meeting. Motion by Mark Wilkerson to approve the minutes as written with a second by Brenda Crane. Vote is taken and motion carries unanimously.

There were no Public Comments, the next item on the Agenda is the Request for a General Variance by Apgar Investments, Inc (Jimmy Johns).

Attorney, Ken Beth, explains to the Commission its duties for this request for variance under the new Zoning Code as this is the first meeting on a variance request by this Commission since it was combined in 2017. Mr. Beth explained that three types of notifications are required under the new Zoning Code with regards to a variance request. Notice by Publication, mailing of the Notice of Meeting to all property owners within a 250 foot radius of the subject property and a sign placed on the subject property advertising the request for variance and meeting. Mr. Beth presents Certificate of Publication of the Variance Request in the Rantoul Press on May 2, 2018 which is approved by the Board and made a part of the record. Mr. Morgan presents to the Board a map of properties within a 250 foot radius of the subject property along with the names and mailing addresses of the property owners as set forth at the Champaign County Tax Assessor's office. Notices to those property owners were mailed out on April 30th, 2018 and only one mailing was returned by the Post Office "Undeliverable and unable to forward". No responses from any of the other property owners were received by Mr. Morgan. Mr. Morgan further informed the Board that a sign was placed on the subject property at least 15 days prior to this meeting.

Mr. Morgan explains the details of the request for a General Variance by the applicant – to increase the distance of the location of a sign directed to users of interstate highways from the centerline of the interstate highway from 2,000 to 3,100 feet and a decrease in the distance of the location of such sign from a residential zoning district from 500 feet to 90 feet. Mr. Daugherty asks if the proposed sign will be comparable to other signs in the immediate area. Mr. Morgan responds in the affirmative. Mr. Beth explains that the Code does outline specifically, the sign face, dimensions, minimum height and maximum height which will have to be complied with

by the applicant. Mr. Beth also stated for the Commission that it could impose additional terms and conditions to the granting of any variance. Mr. Wilkerson asked if there was any response from Maurice Gordon to the letter sent informing them of this request or would their presence have to be noted? No correspondence was received from Mr. Gordon. Mr. Beth informed the Commission that if there ever is any response from property owners with regards to any request, then it would be brought to their attention. Mr. Daugherty asks if there are any other questions with regards to the request. Mr. Waters indicated that he has some questions specific to the sign itself.

Mr. Tompkins of Bendsen Sign and Graphics comes forward to testify as to the Variance Request and signs the written Oath presented by Mr. Beth. Mr. Tompkins explains that the reason for seeking the relief requested in the application. The distance from the interstate is greater than the 2,000 feet set forth in the Zoning Code and the distance to a residential zoned district is less than that required in the Zoning Code. As to the sign itself, it meets all of the sign requirements in the Zoning Code. In answer to an earlier question by the Chairman with regards to the sign being comparable to other signs in the area, he replied that it will be. Mr. Tompkins explained that they have worked with Village officials and staff to determine the placement of the sign. He explained that they initially were going to place the sign on the northwest corner of the property but due to some concerns with public utilities in and around that area, they found a location that could be agreed on by all parties which is the location being presented in this application. Mr. Tompkins invited specific questions about the sign from the Board. Ken Waters expressed some concerns about the sign due to three signs at other locations nearby having fallen over in years past. Mr. Waters asked about the base's depth and width for the pole. Mr. Tompkins explained that they had the foundation and steel pole designed by a structural engineering firm stamped copies of those drawings were presented to the Board. Mr. Waters then asked how power was going to be brought into the pole. Mr. Tompkins replied that it will be brought through the base and that it will come from the steel manufacturer that way. Mr. Waters then asked how they would then get back out to the disconnect. Mr. Tompkins replied that where they will be getting the pole will be assembled per the engineer's specs so that the disconnect will already be set up on it. Mr. Tompkins also stated that they will be using certified, licensed electricians to run the power for the sign. The last concern that Mr. Waters expressed was that of height difference between the sign being proposed and that of the Burger Sign in relation to their locations. Mr. Tompkins explained that the actual placement of this sign will not block that of the Burger King sign. He further explained that the sign for Burger King is perpendicular to West Champaign Avenue and the Jimmy John's sign will be north of that and perpendicular to the interstate. Mr. Morgan informed the Board that the Inspection Department will be making sure during the construction process, that there will not be any blockage of the Burger King sign and that it will be placed where indicated by the applicant. Mr. Waters asked how far from the edge of the building the sign will be placed. Mr. Tompkins estimates that it will be twenty feet away. Mr. Morgan states that he believes it will be more like thirty feet away. Mr. Daugherty asks if the reason the pole is not in the back of the property is because of the utility easement. Mr. Hazel nods his head in the affirmative. Mr. Tompkins explained that it was the desire of Village staff to have the pole further away from the utility easement should there ever be an issue due to a congestion of utilities within the easement – overhead electrical, sanitary main, natural gas and on-site storm system. Mr. Waters asked about steel reinforcement rings. Mr. Tompkins supplied copies of Page 2 of the structural engineer drawings which shows the design for the construction addresses the reinforcement rings to avoid any potential for the sign falling over due to high winds. He also went on to state that the sign itself has a "saddle mount design" so that the structural steel going through the cabinet itself and everything is attached to that cabinet. Mr. Waters asked if the sign was a solid sign or a fabric one with flexibility. Mr. Tompkins replied that the face is a "flexible vinyl face" and is designed to "flex in" when the wind hits it. It will be illuminated internally with LED lighting. Mr. Waters asked if the concrete base will be even with the ground or be set up higher. The engineering drawing shows it at grade but Mr. Tompkins explained that they like to bring it up a bit as a "mow base" so that if a mower comes along to now around it the mower will hit the concrete base and not the pole. Mr. Waters asked how high the "mow base" will be to which Mr. Tompkins replied usually 3 to 4 inches. Mr. Waters asked that given the pole is not that far away from the parking lot, will there be any bollards placed around the pole to avoid cars from hitting it? Mr. Tompkins explained that there will not be any parking around the area of the sign but that there is a drive through area where cars will be exiting so a vehicle will have to "hop the curb" to hit it. He further indicated that it wouldn't be an issue to put bollards in if that was desired.

There are no further questions by the members. Mr. Beth presents the legal aspects of requirements for the variance and reviews the four criteria that has to be met in order to grant this request. Chairman Daugherty finds that the request does meet all four criteria as presented and asks for a motion to recommend approval by the Village Board. Brenda Crane moves to recommend approval of the request subject to the structural engineer's design and the construction of two bollards placed on the north side base of the sign. Second by Mark Wilkerson. Vote is taken and motion carries unanimously.

Motion by Mark Wilkerson to adjourn with a second by Ken Waters. Meeting is adjourned at 6:39 p.m.