

ORDINANCE NO. 2475

**AN ORDINANCE
AMENDING THE OFFICIAL ZONING MAP
(710 and 710½ W. Champaign Avenue)**

**VILLAGE OF RANTOUL
CHAMPAIGN COUNTY, ILLINOIS**

CERTIFICATE OF PUBLICATION

Published in pamphlet form this 12th day of April, 2016, by authority of the President and Board of Trustees of the Village of Rantoul, Champaign County, Illinois.



Village Clerk

ORDINANCE NO. 2475

**AN ORDINANCE
AMENDING THE OFFICIAL ZONING MAP
(710 and 710½ W. Champaign Avenue)**

WHEREAS, under and pursuant to Section 46-43, Official Zoning Map, of ARTICLE III, DISTRICTS AND BOUNDARIES, of Chapter 46 of the Code of Ordinances of the Village of Rantoul, Illinois (Chapter 46, being known and cited as the Rantoul Zoning Ordinance), as supplemented and amended (the “**Zoning Ordinance**”), the President and Board of Trustees (the “**Corporate Authorities**”) of the Village of Rantoul, Champaign County, Illinois (the “**Village**”) made provision for the Official Zoning Map (the “**Official Zoning Map**”), made it a part of the Zoning Ordinance, and provided that any change affecting the boundaries or the classification of land shall be portrayed on such Official Zoning Map in conformity with the procedures set forth in the Zoning Ordinance; and

WHEREAS, under and pursuant to Section 46-369, Amendments, of ARTICLE XII, ADMINISTRATION, PERMITS, FEES AND PENALTIES, of the Zoning Ordinance, all amendments to such Zoning Ordinance, including the Official Zoning Map, may be initiated by any of the following methods:

1. The written request of the legal or equitable owner, by a contract purchaser or the holder of a binding option, which is filed with the Chairman or Secretary of the Village of Rantoul Plan Commission (the “**Plan Commission**”) or the Office of the President; or
2. By resolution of the Corporate Authorities; or
3. By resolution of the Plan Commission; and

WHEREAS, Apgar Investments, LLC, as contract purchaser, and Sharron Flessner, as owner, have filed with the Plan Commission a request for a change in zoning classification from the R-1 Single-Family Residential District to the C-2 General Commercial District for the parcel of real estate located generally at 710 and 710½ W. Champaign Avenue within the Village, more particularly described as follows (the “**Requested Zoning Change**”):

The East Half of Lot 9; all of Lots 10, 11 and the West Half of Lot 12 all in Murray’s Subdivision, as per plat recorded in Plat Book “M” at page 39, in Champaign County, Illinois, except that part taken or used for road purposes

WHEREAS, notice of a public hearing (the “**Notice**”) to be held at 6:15 p.m., on Monday, March 28, 2016, in the Village of Rantoul Municipal Building, 333 S. Tanner Street, Rantoul, Illinois on the Requested Zoning Change was published once in the Rantoul Press, a newspaper of general circulation within Village, on March 2, 2016, a date not more than thirty (30) days nor less than fifteen (15) days before the date of such public hearing; and

WHEREAS, on March 28, 2016, at the time and place specified in the Notice, the Plan Commission held and conducted the public hearing on the Requested Zoning Change, during which public hearing any person appearing at such public hearing and wishing to be heard or to otherwise communicate in writing concerning the Requested Zoning Change was permitted to do so by the Plan Commission before final adjournment of such public hearing in connection with such Requested Zoning Change; and

WHEREAS, after adjourning such public hearing and following a full and complete discussion of the Requested Zoning Change, the Plan Commission, by an affirmative vote of 4-0, made and forwarded its recommendation to the Corporate Authorities that the change in zoning classification as requested in the Requested Zoning Change be approved, and the Commission thereafter adjourned its meeting of March 28, 2016 in connection with the Requested Zoning Change; and

WHEREAS, the Corporate Authorities, after full and complete consideration of the Requested Zoning Change and the recommendation of the Plan Commission in connection therewith, has now determined to authorize such change to the Official Zoning Map, including as supplemented and amended, as is hereinafter set forth in this Ordinance below.

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

Section 1. The Official Zoning Map, as established under and pursuant to the Zoning Ordinance, is hereby authorized to be amended to change the zoning classification in the manner described in the Requested Zoning Change for the applicable parcel or parcels so described.

Section 2. In accordance with the applicable provisions of Section 46-43 of ARTICLE III of the Zoning Ordinance, the appropriate officers of the Village are hereby authorized and directed to include such change as is authorized under Section 1 of this Ordinance above to the Official Zoning Map, but such change as is authorized under Section 1 of this Ordinance above shall become effective ten days after publication of this Ordinance regardless of whether such change has been incorporated in the Official Zoning Map.

Section 3. This Ordinance shall become effective ten (10) days after its passage, approval and publication as required by law.

Section 4. The Village Clerk is hereby authorized and directed to publish this Ordinance in pamphlet form.

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 12th day of April, 2016.



Village Clerk

APPROVED this 12th day of April, 2016.





Village President