

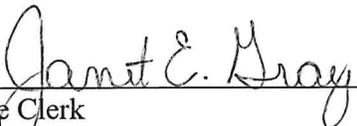
ORDINANCE 2789

**AN ORDINANCE
AMENDING THE OFFICIAL ZONING MAP
(626 West Champaign Ave)**

**VILLAGE OF RANTOUL
CHAMPAIGN COUNTY, ILLINOIS**

CERTIFICATE OF PUBLICATION

Published in pamphlet form this 14th day of January, 2025, by authority of the President and Board of Trustees of the Village of Rantoul, Champaign County, Illinois.



Village Clerk

ORDINANCE 2789

**AN ORDINANCE
AMENDING THE OFFICIAL ZONING MAP
(626 West Champaign Ave)**

WHEREAS, under and pursuant to Section 46-36, Official Zoning Map, of ARTICLE 3, 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 46-246, Amendments, of ARTICLE 17, ZONING CHANGE APPLICATIONS AND REVIEW, 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 Planning and Zoning Commission (the “**Commission**”), or the Office of the President; or
2. By Resolution of the Corporate Authorities; or
3. By approved motion of the Planning and Zoning Commission; and

WHEREAS, Gordon Family Farms 136, LLC, as property owner, has filed with the Commission a request for a change in zoning classification from the R-1 Single Family Residential Zoning District to the C-2 General Commercial District (the “**Requested Zoning Change**”) for the parcel of real estate located generally at 626 West Champaign Ave., within the Village, more particularly described as follows (the “**Parcel**”):

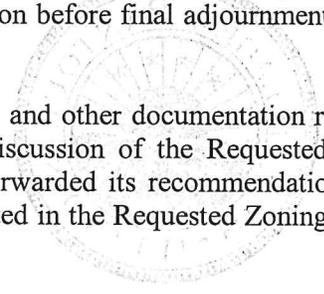
Lots 19, 20, 21, and 22 of Murray’s Subdivision to Rantoul, Village of Rantoul, Champaign County, IL; containing 1.0 acres more or less.

PIN: 20-09-03-102-027; and

WHEREAS, notices of a public hearing (the “**Notices**”) to be held at 6:00 pm, on Thursday, January 2, 2025, in the Village of Rantoul Municipal Building, 333 S. Tanner Street, Rantoul, Illinois on the Requested Zoning Change was (i) published once in the News Gazette, a newspaper of general circulation within Village, on December 11, 2024; (ii) mailed to the last known taxpayers of record adjacent to or within 250 feet of the Parcel on December 6, 2024, and (iii) posted with a sign on the Parcel on December 11, 2024, all such dates being not more than thirty (30) days nor less than fifteen (15) days before the date of such public hearing; and

WHEREAS, on January 2, 2025, at the time and place specified in the Notices, the 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 Commission before final adjournment of such public hearing in connection with such Requested Zoning Change; and

WHEREAS, after hearing all testimony, receiving such written reports and other documentation related to the Requested Zoning Change, and following a full and complete discussion of the Requested Zoning Change, the Commission, by an affirmative vote of 6-0, 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 January 2, 2025 in connection with the Requested Zoning Change;

WHEREAS, the Corporate Authorities hereby find that the requested Zoning Change is consistent with existing uses and zoning of nearby properties, will not reduce but rather enhance property values, will not create any hardship on the property owner, the property is suitable for the zoning classification sought, and the zoning classification sought is consistent with the Village’s Comprehensive Plan; and,

WHEREAS, the Corporate Authorities, after full and complete consideration of the Requested Zoning Change, and the recommendation of the Commission in connection therewith, has now determined to approve 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, CHAMPAIGN COUNTY, ILLINOIS, as follows:

Section 1. The foregoing recitals are incorporated herein as if fully set forth as findings of the Village Board.

Section 2. 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.

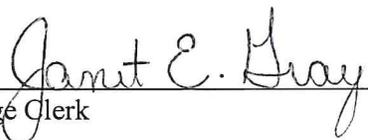
Section 3. In accordance with the applicable provisions of Section 46-36 of ARTICLE 3 of the Zoning Ordinance, the appropriate officers of the Village are hereby authorized and directed to include such change as is authorized under Section 1 of this Ordinance above to the Official Zoning Map, but such 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 4. This Ordinance shall become effective ten (10) days after its passage, approval and publication as required by law.

Section 5. 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 14th day of January, 2025.



Village Clerk

APPROVED this 14th day of January, 2025.





Village President