

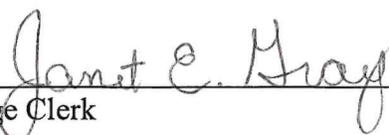
ORDINANCE 2804

**AN ORDINANCE
AMENDING THE OFFICIAL ZONING MAP
(301 W Keal Ave)**

**VILLAGE OF RANTOUL
CHAMPAIGN COUNTY, ILLINOIS**

CERTIFICATE OF PUBLICATION

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



Village Clerk

ORDINANCE 2804

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP (301 W Keal 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, the Rantoul Park District, as property owner, has filed with the Commission a request for a change in zoning classification from the RC Recreation Zoning District to the R-3 Single Family Duplex Residential Zoning District (the “**Requested Zoning Change**”) for the parcel of real estate located generally at 301 West Keal Ave., within the Village, more particularly described as follows (the “**Parcel**”):

Part of the Northwest, Northeast, and Southeast Quarter of Section 10, Township 21, North, Range 9 East of the Third Principal Meridian, more particularly described as follows:

PARCEL A2c-1c as identified in the plat recorded as Document #2022R03140

Commencing at the Southeast Corner of the Northeast Quarter of Section 10, Township 21 North, Range 9 East of the Third Principal Meridian, said point situated on the Centerline of Century Boulevard; thence North 0° 30' 52" West, along the East line of said Northeast Quarter and said Centerline, 52.93 feet to a point on the Centerline of Wheat Avenue; thence South 89° 30' 06" West, along said Centerline 1363.57 feet to a point on the Centerline of Enterprise Drive; thence South 89° 28' 08" West, along the Centerline of Wheat Avenue 1437.35 feet to a point on the Centerline of Doolittle Boulevard; thence continuing South 89°28' 08" West, along the Westerly extension of the Centerline of Wheat Avenue, 40.00 feet to the Point of Beginning; thence South 89° 28' 08" West, along said Westerly extension, 369.87 feet to a point situated 50.00 feet Southeast of the Easterly right-of-way line of S.B.I. Route 25 (U.S. Route 45); thence North 17° 42' 43" East, along a line situated 50.00 feet Southeast of and parallel with said Easterly right-of-way line, 1183.08 feet to a point stated 40.0 feet West of the Centerline of Doolittle Boulevard; thence South 0° 30' 22" East, along a line situated 40.00 feet West of and parallel with said Centerline, 1123.62 feet to the Point of Beginning, said Parcel A2c-1c containing 4.770 Acres more or less, all situated in Champaign County, Illinois.

And Also:

PARCEL A2c-1d as identified in the plat recorded as Document #2022R03140

Commencing at the Southeast Corner of the Northeast Quarter of Section 10, Township 21 North, Range 9 East of the Third Principal Meridian, said point situated on the Centerline of Century Boulevard; thence North 0° 30' 52" West, along the East line of said Northeast Quarter and said Centerline, 52.93 feet to a point on the Centerline of Wheat Avenue; thence South 89° 30' 06" West, along said Centerline 1363.57 feet to a point on the Centerline of Enterprise Drive; thence South 89° 28' 08" West, along the Centerline of Wheat Avenue, 34.88 feet; thence North 0° 31' 52" West, along a line perpendicular to the Centerline of Wheat Avenue, 35.00 feet to a point situated 35.00 feet West of the Centerline of Enterprise Drive and the Point of Beginning, thence South 89° 28' 08" West, along a line situated 35.00 feet North of and parallel with the Centerline of Wheat Avenue, 1362.47 feet to a point situated 40.00 feet East of the Centerline of Doolittle Boulevard; thence North 0° 30' 22" West, along a line situated 40.00 feet East of and parallel with said Centerline, 910.19 feet to a point situated 35.00 feet South of the Centerline of Keal Avenue; thence North 89° 27' 35" East, along a line situated 35.00 feet South of and parallel with said Centerline, 1365.11 feet to a point situated 35.00 feet West of the Centerline of Enterprise Drive; thence South 0° 20' 25" East, along a line situated 35.00 feet West of and parallel with said Centerline, 910.42 feet to the Point of Beginning, said described Parcel A2c-1d containing 28.50 Acres more or less, all situated in Champaign County, Illinois.

PIN: 20-09-10-275-003 & 20-09-10-100-009; and

WHEREAS, notices of a public hearing (the "Notices") to be held at 6:00p.m., on Thursday, October 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 September 16, 2025; (ii) mailed to the last known taxpayers of record adjacent to or within 250 feet of the Parcel on September 16, 2025, and (iii) posted with a sign on the Parcel on September 15, 2025, 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 October 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 7-0, 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 October 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.

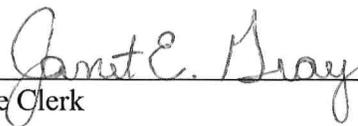
Section 3. In accordance with the applicable provisions of Section 46-36 of ARTICLE 3 of the Zoning Ordinance, the appropriate Officers of the Village are hereby authorized and directed to include such change as is authorized under Section 1 of this Ordinance above to the Official Zoning Map, but such 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 October, 2025.



Village Clerk

APPROVED this 14th day of October, 2025.





Village President