

CITY OF CHARLESTON

ORDINANCE

2025 – O – ____

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
CONCERNING TITLE 10, CHAPTER 4 – DEVELOPMENT PROCEDURES:
SECTION 3 (B): ZONING MAP AMENDMENTS**

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF CHARLESTON, COLES COUNTY, ILLINOIS
THIS 6th DAY OF MAY 2025**

**PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE MAYOR
AND CITY COUNCIL OF THE CITY OF CHARLESTON, COLES COUNTY, ILLINOIS
AS PROVIDED BY LAW THIS ____ DAY OF MAY 2025**

ORDINANCE

2025 – O – ____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP

CONCERNING TITLE 10, CHAPTER 4 – DEVELOPMENT PROCEDURES: SECTION 3(B): ZONING MAP AMENDMENTS

WHEREAS, the City of Charleston is an Illinois municipal corporation organized and operating by virtue of the Illinois Municipal Code, *65 ILCS 5/1-1-1, et seq.*, and all laws supplemental thereto; and

WHEREAS, the City has established a comprehensive set of regulations for the purpose of regulating zoning and developments of land within the City; and

WHEREAS, The Board of Trustees of Eastern Illinois University are the owners of the described property and have entered into a purchase contract to sell the property to Eta Mu House Corporation of the Sigma Chi Fraternity contingent on a rezoning of the property.

WHEREAS, The Eta Mu House Corporation of Sigma Chi Fraternity has petitioned for a zoning map amendment from the GOVT: Government District to R-3U: (Limited Multi-Family Residential District in the University Influence Area for the following described real estate:

Lot 1R of “The Replat of Lots 16 thru 20 of Carl Railsback's Subdivision as Lot 1R and Lot 2R, City of Charleston, Coles County, Illinois”

More commonly known as 2103 12th Street, Charleston, IL 61920

A part of Parent Parcel Number: 02-2-11718-000 (north, approximately 457’)

WHEREAS, in accordance with Title 10, Chapter 4, Section 3(B), an owner of real property within the city, or that owner’s representative, may apply for a change in zoning district boundaries (rezoning) for that landowner’s property; and

WHEREAS, notice having been published on April 3, 2025, in the Journal Gazette / Times Courier; on April 24, 2025, the City of Charleston Board of Zoning, Appeals & Planning

(the “Board”) conducted a public hearing, and following consideration of the evidence, testimony and public comment presented during the hearing, recommended approval of the proposed change in zoning district boundaries with a vote of 7-0; and

WHEREAS, the petitioner gave testimony that the highest and best use of this property would be R-3U (Limited Multi-Family Residential District in the University Influence Area; and

WHEREAS, the petitioner gave testimony that the granting of the zoning map amendment would not be detrimental to the surrounding neighborhood and is compatible with the zoning and uses of the nearby property and of the surrounding areas; and

WHEREAS, the Mayor and City Council have considered the purpose for regulating zoning district boundaries, and the findings of fact which affect the nature of the rezoning, all as more specifically described in the body of the regulations set forth in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHARLESTON, COLES COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. Recitals. The City Council finds the foregoing recitals to be a true and complete recitation of facts relevant to this ordinance and incorporate them as though fully restated herein. The City Council desires for this Ordinance to be interpreted and applied liberally to most effectively accomplish the purposes so described in the recitals.

Section 2. Zoning Map Amendment (Rezoning). That the zoning map amendment from the GOVT: Government District to R-3U: (Limited Multi-Family Residential District in the University Influence Area) for the property described herein be approved.

Section 3: FINDING OF FACT. That the written Findings of Fact of the City Board of Zoning Appeals and Planning are attached hereto and made a part hereof by reference.

Section 4. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 5: Conflict All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

Section 6. Effective Date. This ordinance shall become effective immediately upon the passage, approval and publication in the manner required by law.

APPROVED and ADOPTED by the Mayor and City Council of the City of Charleston this _____ day of _____ 2025 pursuant to roll call vote as follows:

INTRODUCED this _____ day of _____ 2025.

PASSED this _____ day of _____ 2025.

APPROVED this _____ day of _____ 2025.

	Aye	Nay	Abstain	Absent
Mayor:				
<i>Brandon Combs</i>				
City Council:				
<i>Timothy Hutti</i>				
<i>Jeff Lahr</i>				
<i>Dennis Malak</i>				
<i>Tim Newell</i>				

Mayor

ATTEST:

City Clerk

Published in pamphlet form on the
Authority of the City Council this
_____ Day of _____ 2025.

City Clerk