

**ORDINANCE 2787**

**AN ORDINANCE  
AMENDING ARTICLE XI OF CHAPTER 10 OF THE RANTOUL CODE  
“BUILDINGS AND BUILDING REGULATION”  
IN CONNECTION WITH DEMOLITION REQUIREMENTS**

**WHEREAS**, Article XIX of the Village Code was “reserved” for future provisions; and

**WHEREAS**, the Village Board has determined that it is prudent and necessary to provide for regulations governing the demolition of buildings and structures within the village; and

**WHEREAS**, Article XIX of Chapter 10 of the Village Code shall be amended to provide regulations governing the demolition of buildings and structures within the corporate limits of the Village.

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS**, as follows:

**Section 1. Amendment.** That ARTICLE XIX, entitled “Reserved”, of CHAPTER 10, entitled “Buildings and Building Regulation,” be and the same is hereby amended to provide as follows:

**ARTICLE XIX. – DEMOLITION OF BUILDINGS**

Section 10-630 Demolition Requirements.

The provisions of this subsection shall apply to the demolition of any building within the Village.

- 1) The demolition of a building in the Village shall only be carried out by a contractor registered pursuant to Chapter 10 of the Village Code. In carrying out the demolition work the contractor shall execute the work in such a manner as to avoid unnecessary interference with the use of streets and alleys by the general public. The contractor shall furnish, install, maintain, and operate all means for protection of life and property by the use of barricades, signal devices, lights, and as may be otherwise required by the Department.
- 2) A Demolition Permit must be obtained from the Village Inspector prior to the initiation of a demolition project. The contractor shall provide proof of receipt of all applicable state and environmental clearances before the application will be approved. Before starting demolition work, the contractor shall arrange and confirm the disconnection of all utility services to the building to be demolished. Sanitary sewers shall be disconnected and permanently sealed off near the property line. Water lines must be cut and capped at the valve box. The contractor shall have the disconnects inspected by the Village Inspector prior to covering up, and shall furnish documentation to the Village Inspector confirming the location and depth of the disconnects. The contractor shall also ensure that the entire demolition property is fenced off for the duration of the demolition, and restoration of the site with a temporary fence at least six feet in height.

Some source of water must be maintained onsite for the duration of the demolition in order to keep dust down during the demolition work.

- 3) Demolition of a building shall be completed within 15 days of the issuance of the Demolition Permit, unless an extension is asked for and granted in writing by the Village Inspector, due to the complex nature of the demolition. Once the demolition work commences, all materials and equipment resulting from the demolition become the responsibility of the contractor, and shall be removed from the premises prior to the expiration of the permit. The contractor shall comply with State Statutes and all local Ordinances in the selection of areas to be used for disposal.
- 4) The demolition of a building shall include complete removal of the structure above grade, and all foundation/footing elements shall be demolished and removed to a minimum of three feet below final grade. Basement and crawl space areas shall be completely cleared of debris. Basement floor slabs shall be broken into pieces no larger than two square feet in area to permit drainage. The Village Inspector shall inspect and approve broken basement slabs before backfilling operations begin. In addition, if the demolition involves the removal of the primary structure located on the property, any other foundation slabs, detached garages, driveways, parking areas, private sidewalks, or stairs located on that property shall also be removed as part of the demolition, as well as any retaining walls on the property that are abutting property lines, after review and approval by the Village Inspector. Existing driveway openings shall also be removed and replaced with curb and gutter where applicable in conjunction with the demolition of a primary structure, or with the abandonment of a driveway that once served a detached garage.
- 5) All basements, crawl spaces, and excavated areas shall be backfilled with clean fill to correspond with approved final contours of the site. Backfill materials shall be deposited in layers not to exceed 12 inches in thickness, and mechanically compacted or water jetted, to assure a reasonable degree of compaction. Once fill has been completed, a top layer of topsoil at least six inches deep is required. The site shall be seeded in quantities of at least 100 pounds per acre.
- 6) Subsequent to demolition of the building, the building material used on any exposed wall elevations of adjacent buildings facing recognized arterial or collector streets shall have an architectural finish that is aesthetically compatible with surrounding buildings. Said finish must be approved by the Village Inspector prior to placement. When a structure involving a common wall is being demolished, the owner of the demolished structure shall be responsible for bending over all wall anchors at the beam ends of the standing wall, and shall brick up all open beam holes and otherwise maintain the safety and usefulness of the wall.

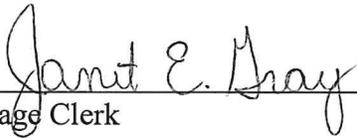
**Section 2. Effective Date.** The provisions of this Ordinance shall become effective ten (10) days after its passage, approval and publication as required by law.

**Section 3. Conflict.** All ordinances or parts of ordinances which are in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby superseded.

**Section 4. Publication.** The Village Clerk is hereby authorized and directed to cause this Ordinance to be published 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 on the date set forth below.

**PASSED** this 14th day of January, 2025.

  
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Village Clerk

**APPROVED** this 14th day of January, 2025.

  
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Village President



