

COUNTY OF McLEAN, STATE OF ILLINOIS

ORDINANCE NO.14-11-04-51

**AN ORDINANCE APPROVING A SPECIAL PERMITTED
USE REQUIREMENT OF THE MUNICIPAL CODE OF THE CITY OF LEROY, ILLINOIS,
2003 TITLE 10-ZONING**

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LEROY THIS
17TH DAY OF NOVEMBER 2014

PRESENTED:	NOVEMBER 17, 2014
PASSED:	NOVEMBER 17, 2014
APPROVED:	NOVEMBER 17, 2014
RECORDED:	NOVEMBER 17, 2014
PUBLISHED:	NOVEMBER 17, 2014

In Pamphlet Form

Voting "Aye" 7

Voting "Nay" 0

The undersigned being the duly qualified and City Clerk of the City of LeRoy does hereby certify that this document constitutes the publication in pamphlet form, in connection with and pursuant to Section 1-2-4 of the Illinois Municipal Code, of the above-captioned **ordinance** and that such said **ordinance** was presented, passed, approved, recorded and published as above stated.

(SEAL)



City Clerk of City of LeRoy

Dated: **November 17, 2014**

ORDINANCE NO. 14-11-04-51

**AN ORDINANCE APPROVING A SPECIAL PERMITTED USE
REQUIREMENT OF THE MUNICIPAL CODE OF THE CITY OF LE ROY,
ILLINOIS, 2003 TITLE 10, ZONING**

WHEREAS, a petition to permit a variation for the real estate described hereinafter was received by the City of Le Roy, in regard to premises described hereinafter, said petition seeking a special permitted use, to use the property zoned I-1 as residential use; and

WHEREAS, a public hearing was held by the Zoning Board of Appeals of the City of Le Roy, Illinois, on November 6th, 2014 at 7:15 P.M. at the City Hall, Le Roy, Illinois, in accordance with the laws of the State of Illinois and the Ordinance of the City of Le Roy, McLean County, Illinois, to consider said petition, after due notice was given in accordance with all applicable laws and ordinances, and

WHEREAS, said Zoning Board of Appeals did recommend to the City Council of the City of Le Roy, Illinois, approving said petition for a special permitted use of the property zoned I-1 as residential use; and

WHEREAS, all things required by law and ordinance to be done in regard to the variation of the hereinafter described property have been completed,

NOW, THEREFORE BE IT ORDAINED, by the City Council of the City of Le Roy, Illinois in lawful meeting assembled, as follows:

SECTION 1. As to the real estate described as follows:

Parcel Number 30-20-434-010, located in Block 39, to the
City of Le Roy, McLean County, Illinois
(103 S. Buck St.)

Is hereby granted a special permitted use of the structure located in the
I-1 zoning district as residential use.

MINUTES OF THE ZONING BOARD OF APPEALS

Hearing Date: 11-6-14

Hearing Number: _____

Petitioner: Mike Mullins

Location of requested variance: 103 S. Buck St.

Description of requested variance: (Special Permitted Use) Zoned I-1
To used recently closed bar area as living space.

Hearing was called to order at 7:15 P.M. by Chairman/Acting Chairman Larry Bruning

Members present: Dale Marshall, Don Jenkins, Bill O'Brien, Les Whitmer

Members absent: JUL SPRETT

Petitioner represented by: MIKE MULLINS

Objectors present: NONE

Notes of Discussion: PETITIONER EXPLAINED THEY DESIRED TO
USE PROPERTY AS RESIDENCE. BUSINESS IS CLOSED.
SHOULD USE AS RESTORATION (AS OPPOSED TO REPAIRS)

Reasons to recommend approval to grant variance to the City Council:

- Improvement to the neighborhood and personal property
- Increases the value of the property
- Variation will present no visual impediments for traffic or safety
- No objections were presented from the public
- Current condition poses a hardship for the owner which will require a variance to overcome
- Other: _____

Motion to approve minutes by Bill O'Brien
2nd made by Dale Marshall

11-6-14 Passed

Reasons to recommend against granting variance to the City Council:

- Violates municipal zoning codes
- Lowers property values
- Detract from the general character of surrounding area
- Concern for safety
- Objections received from members of the public
- Complaints from future neighbors
- Allowing alteration of a non-conforming structure
- Other: _____

Motion was made by Dave Seconded by ~~Les~~ Les

Motion: To support proposed special use to use B2B
zone as potential with some

Voting yes: (4) Dave, Dave, Les, Bob

Voting no: _____

Abstain: _____

Motion passed/failed 4 yeas 0 nays _____ abstain

Motion was made by _____ Seconded by _____

To table Zoning Board action on the requested variance application until the hearing is reconvened on _____, 20____, due to the following reason(s):

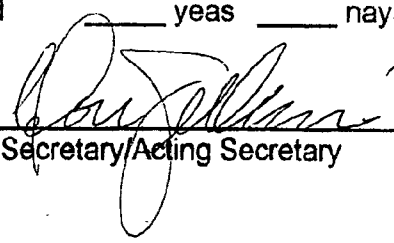
- Petitioner is not present for the hearing.
- Additional information listed below is needed before Zoning Board will take action.

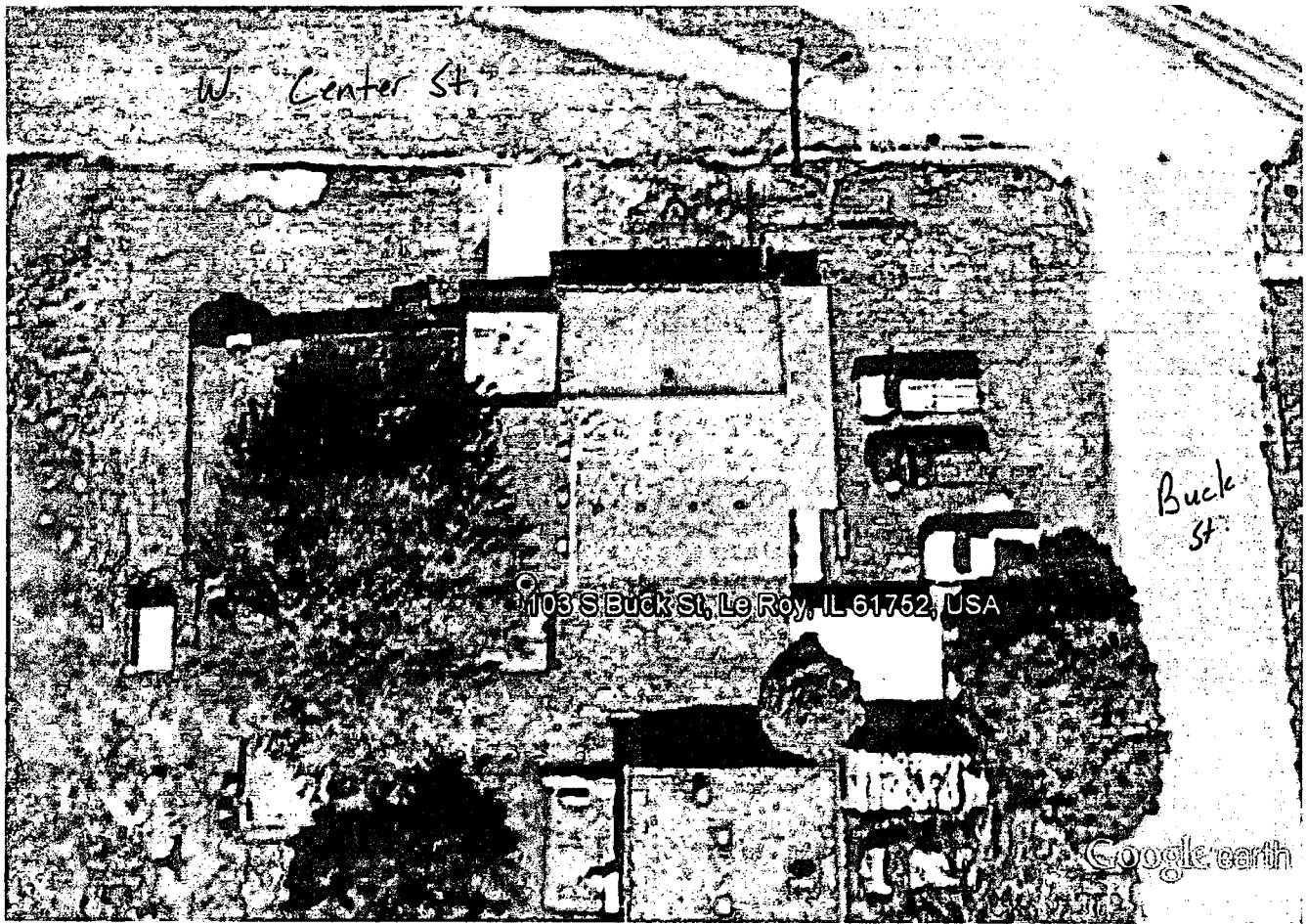
Voting yes: _____

Voting no: _____

Abstain: _____

Motion passed/failed _____ yeas _____ nays _____ abstain

Submitted by: 
Secretary/Acting Secretary



Google earth

feet
meters



PASSED by the City Council of the City of Le Roy, Illinois, upon the motion
Made by Greg Steffen, and seconded by Judy Marshall by roll call vote on the 17th day
of November, 2014, as follows

Aldermen elected 8

Aldermen Present 7

Voting Aye: Rae Ann Ahlers, Mike Bailey, Glenn Reinhart, Brad Poindexter, Anne
Anderson, Judy Marshall, Greg Steffen


Voting Nay: None

Absent: Dawn Hanafin

Abstain: None


Other: None

and deposited and filed in the office of the City Clerk in said municipality on the 17th
day of November 2014




Vicki Moreland, City Clerk of the City of LeRoy
Mc Lean County, Illinois

APPROVED BY the Mayor of the City of Le Roy, Illinois, this 17th day of
November 2014.



Steven M. Dean, Mayor of the City of Le Roy,
Mc Lean County, Illinois

ATTEST: (SEAL)



Vicki Moreland, City Clerk of the City of Le Roy
Mc Lean County, Illinois

CERTIFICATE

I, Vicki Moreland, certify that I am the duly appointed and acting municipal clerk of the City of Le Roy, of McLean County, Illinois.

I further certify that on **November 17, 2014** the Corporate Authorities of such municipality passed and approved **Ordinance No. 14-11-04-51** entitled:

**AN ORDINANCE APPROVING A SPECIAL PERMITTED USE
REQUIREMENT OF THE MUNICIPAL CODE OF THE CITY OF LE
ROY, ILLINOIS, 2003 TITLE 10-ZONING**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **14-11-04 -51**, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on **November 17, 2014** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Le Roy, Illinois this 17th day of November 2014.

(SEAL)


Municipal Clerk

STATE OF ILLINOIS)
) SS:
COUNTY OF MCLEAN)

I, Vicki Moreland, do hereby certify that I am the duly qualified and acting City Clerk of the City of Le Roy, McLean County, Illinois, and as such City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.

I do further certify that the foregoing is a true, correct and complete copy of an ordinance entitled:

**AN ORDINANCE APPROVING A SPECIAL PERMITTED USE
REQUIREMENT OF THE MUNICIPAL CODE OF THE CITY OF LE ROY,
ILLINOIS, 2003 TITLE 10-ZONING**

I do further certify said *ordinance* was adopted by the City Council of the City of Le Roy at a regular meeting on the 17th day of Novmeber 2014, and prior to the making of this certificate the said ordinance was on file with the permanent records of said City where it now appears and remains as a permanent record of said ordinance in the record books.

Dated this 17th day of November 2014

(SEAL)



City Clerk