

CITY OF LEROY
COUNTY OF MCLEAN
STATE OF ILLINOIS

ORDINANCE NO. 448

AN ORDINANCE AMENDING CHAPTER 21-ZONING, SECTION 21.03
OF THE MUNICIPAL CODE OF LEROY,
ILLINOIS, 1975 (AS AMENDED),

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LEROY THIS 6th DAY OF
July, 1992.

PRESENTED: July 6, 1992
PASSED: July 6, 1992
APPROVED: July 6, 1992
RECORDED: July 6, 1992
PUBLISHED: July 6, 1992

In Pamphlet Form

Voting "Aye" 5

Voting "Nay" 0

The undersigned being the duly qualified and acting 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 ordinance was presented, passed, approved, recorded and published as above stated.

(SEAL)

Jeanita Daigley
City Clerk of the City of LeRoy,
McLean County, Illinois

Dated: July 6, 1992

AN ORDINANCE AMENDING CHAPTER 21-ZONING, SECTION 21.03
OF THE MUNICIPAL CODE, CITY OF LEROY,
ILLINOIS, 1975 (AS AMENDED).

BE IT ORDAINED by the City Council of the City of LeRoy, Illinois, in lawful meeting assembled, as follows:

Section 1. Chapter 21, Municipal Code, City of LeRoy, Illinois, 1975 (as amended), Section 21.03 (k), (l), (m), (n), (o), and (p) are hereby amended by relettering the same, respectively, as sub-sections (m), (n), (o), (p), (q), and (r).

Section 2. New sub-section (k) of Section 21.03, Chapter 21, Municipal Code, City of LeRoy, Illinois, 1975 (as amended), is hereby adopted in words and figures as follows:

21.03 (k) Vacation of any street, alley or any public way, effect of. Whenever any street, alley or other public way is vacated by the City, the zoning district adjoining each side of such street, alley or other public way shall automatically, and without further action of the City, including further action of the City Council, be extended to the centerline of such street, alley or other public way, existing prior to such vacation.

Section 3. New sub-section (1), of Section 21.03, Chapter 21, Municipal Code, City of LeRoy, Illinois, 1975 (as amended), is hereby adopted in words and figures as follows:

21.03 (1) Official Zoning Map. In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the City Council may by resolution adopt a new Official Zoning Map which shall supersede the prior map. The new map may correct drafting or other errors or omissions in the prior map, but no such correction shall have the effect of amending the Original Official Zoning Map or any subsequent amendment thereof.

1. The location and boundaries of the districts provided in this Code as of the 18th day of February, 1975, the effective date of the ordinance adopting this Zoning Code (Ch. 21 Municipal Code, City of LeRoy, Illinois, 1975 (as amended)), are hereby established as shown on the Official Zoning Map and such map and all notations, references and other information shown thereon shall be, as to the boundaries of the districts provided herein, shall be the boundaries of the districts provided herein. Amendments to such map shall be by ordinance duly adopted by the corporate authority. Annually, not later than the 31st day of March of each year, the corporate authorities shall, by resolution, cause the publication in pamphlet

form of the revised Official Zoning Map for the City of LeRoy, indicating to the extent practicable all changes made during the preceding calendar year. The original Official Zoning Map for the City of LeRoy shall be the final authority on the zoning status of land, buildings and other structures and land uses within the City as of the effective date of the ordinance adopting this Code. The original Official Zoning Map or after the publication and effective date of an annual revised Official Zoning Map, the latest revised official zoning map in effect on a specific date, shall raise a rebuttable presumption as to the zoning status of land, buildings and other structures and other land uses within the City as of said date rebuttable solely and exclusively by the provisions of an ordinance duly adopted by the City Council after the effective date of this Code (or after the effective date of the Official Zoning Map or after the effective date of any revision thereto).

2. Two (2) copies of the Official Zoning Map and, thereafter, two (2) copies of the current annual revision thereto, are to be kept available for public inspection; one shall be kept in the Office of the City Clerk, and the other shall be kept in the Office of the Zoning Administrative Officer, to the extent that such officer shall have a separate office from that of the City Clerk. Each such map shall be identified by the signature of the Mayor, attested by the City Clerk, and shall bear the seal of the City under the words: "This is to certify that this Official Zoning Map adopted on [date of adoption of the map being replaced] is part of Chapter 21, Municipal Code, City of LeRoy, Illinois, 1975 (as amended)".

3. Rules For Interpretation of District Boundaries. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

- (A). Boundaries indicated as approximately following the center lines of streets, highways, or alleys, shall be construed to follow such center lines;
- (B). Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- (C). Boundaries indicated as approximately following the city limits shall be construed as following such city limits;
- (D). Boundaries indicated as following railroad lines shall be construed to be mid-way between the main tracks.
- (E). Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line, the boundaries shall be construed as moving with the actual shore line;
- (F). Boundaries indicated as approximately following the center line of streams, rivers, canals, lakes or other bodies of water, shall be construed to follow such center lines;
- (G). Boundaries indicated as parallel to or extensions of features indicated in sub-sub-sections (A). thru (F). preceding, shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map;

(H). Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by sub-sub-sub-sections (A). thru (G). preceding, the Zoning Board of Appeals shall interpret the district boundaries;

(I). Where a district boundary line divides a lot under single ownership, the Zoning Board of Appeals may extend the regulations of either zoning district beyond the district line into the remaining portion of the lot, provided that the extension shall not apply to any area more than fifty (50) feet beyond the boundary line of the district;

(J). Where, due to the scale, lack of detail, illegibility, or where physical features existing on the ground are at variance with those shown on the Official Zoning Map, and there exists any uncertainty, contradiction, or conflict, as to the intended location of any boundary as shown thereon, the zoning administrative officer shall make an interpretation of such map upon request of any person and within a reasonable period. Any person aggrieved by such interpretation may appeal such interpretation to the Zoning Board of Appeals.

4. In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the City Council may, by resolution, adopt a new Official Zoning Map which shall supersede the prior map. The new map may correct drafting or other errors or omissions in the prior map, but no such corrections shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

PASSED by the City Council of the City of LeRoy, Illinois, upon the motion by _____ Randy Zimmerman _____, seconded by _____ William Swindle _____, by roll call vote, on the 6th day of July, 1992, as follows:

Trustees elected 6

Trustees present 5

VOTING AYE:

Randy Zimmerman, Gary Builta, William Swindle, Robert D. Johnson, Jerry Davis
(names)

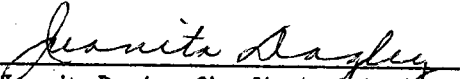
VOTING NAY:

None
(names)

ABSENT, ABSTAIN, OTHER:


David Spratt absent
(names)

and deposited and filed in the office of the city clerk in said municipality on the
6th day of July, 1992.



Juanita Dagley, City Clerk of the City of
LeRoy, McLean County, Illinois

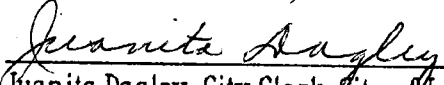
APPROVED by the Mayor of the City of LeRoy, Illinois,
this 6th day of July, 1992.



Jerry C. Davis, Mayor of the City of LeRoy,
McLean County, Illinois

ATTEST:

(SEAL)



Juanita Dagley, City Clerk, City of LeRoy,
McLean County, Illinois.

CERTIFICATE

I, Juanita Dagley, certify that I am the duly elected and acting municipal clerk of the City of LeRoy, of McLean County, Illinois.

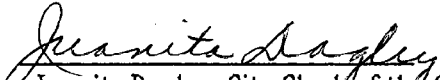
I further certify that on July 6, 1992, the corporate authorities of such municipality passed and approved Ordinance No. 448, entitled:

AN ORDINANCE AMENDING CHAPTER 21-ZONING, SECTION 21.03
OF THE MUNICIPAL CODE OF LEROY,
ILLINOIS, 1975 (AS AMENDED),

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

The pamphlet form of Ordinance No. 448, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance No. 448 was posted at the municipal building, commencing on July 6, 1992, and continuing for at least ten days thereafter. Copies of such Ordinance No. 448 were were also available for public inspection upon request in the office of the municipal clerk.

Dated at LeRoy, Illinois, this 6th day of July, 1992.


Juanita Dagley, City Clerk of the City
of LeRoy, Illinois

STATE OF ILLINOIS)
) SS.
COUNTY OF MCLEAN)

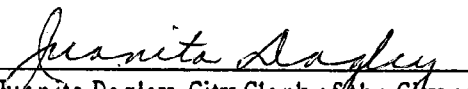
I, Juanita Dagley, do hereby certify that I am the duly qualified and acting City Clerk of the City of LeRoy, McLean County, Illinois, and as such City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.

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

AN ORDINANCE AMENDING CHAPTER 21-ZONING, SECTION 21.03
OF THE MUNICIPAL CODE OF LEROY,
ILLINOIS, 1975 (AS AMENDED).

Said ordinance was adopted by the City Council of the City of LeRoy at a regular meeting on the 6th day of July, 1992, and a faithful record of said Ordinance has been made in the record books.

Dated this 6th day of July, 1992.



Juanita Dagley, City Clerk of the City of
LeRoy, Illinois

(SEAL)