

CITY OF LEROY  
COUNTY OF MCLEAN  
STATE OF ILLINOIS

ORDINANCE NO. 01-10-03-51

AN ORDINANCE APPROVING VARIATIONS AS REQUESTED  
ON REAL ESTATE AS DESCRIBED HEREIN (BARDWELL PROJECT)

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ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY  
THIS 15 DAY OF October, 2001

PRESENTED: October 15th, 2001

PASSED: October 15th, 2001

APPROVED: October 15th, 2001

RECORDED: October 15th, 2001

PUBLISHED: October 15th, 2001

In Pamphlet Form

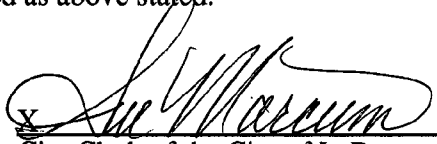
Voting "Aye" 6

Voting "Nay" 0

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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)

  
\_\_\_\_\_  
City Clerk of the City of LeRoy,  
McLean County, Illinois

Dated: October 15th, 2001.

ORDINANCE NO. 01-10-03-51

AN ORDINANCE APPROVING VARIATIONS AS REQUESTED  
ON REAL ESTATE AS DESCRIBED HEREIN (BARDWELL PROJECT)

WHEREAS, a petition for zoning variations was filed with the City of LeRoy on September 17, 2001, by Mark Bardwell, developer, on behalf of Wendy Bardwell, owner, in regard to the real estate described hereinafter; and

WHEREAS, a public hearing was held by the Zoning Board of Appeals of the City of LeRoy, Illinois, on October 4, 2001, at 7:10 p.m., at a regular meeting, at the City Hall, LeRoy, Illinois, in accordance with the laws of the State of Illinois and the ordinances of the City of LeRoy, McLean County, Illinois, to consider the aforesaid petition, after due notice was given in accordance with all applicable laws and ordinances; and

WHEREAS, the Mayor and City Council of the City of LeRoy, McLean County, Illinois, an Illinois municipal corporation, have received the written findings and recommendations of the Zoning Board of Appeals and have duly considered the information presented by the Zoning Board of Appeals in its written summary of the hearing and the recommendation of said Board of Appeals and find that it is in the best interests of the City and its residents that said variations be approved as requested; and

WHEREAS, all things required by law and by ordinance to be done in regard to the petition for zoning relief of the hereinafter described property have been completed;

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

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

*Tract 1: The East 215 Feet of the North 266 Feet of Lot 1 in the Subdivision of the Southwest Quarter of Section 21, Township 22 North, Range 4 East of the Third Principal Meridian per plat recorded in Book 41 of Deeds, page 247, McLean County, Illinois; and*

*Tract 2: That part of the Northeast Quarter of Section 21, Township 22 North, Range 4 East of the Third Principal Meridian, McLean County, Illinois, bounded on the east by the Northerly Extension of the East Line of said Tract 1; bounded on the west by the Northerly Extension of the West Line of said Tract 1; bounded on the south by the North Line of said Tract 1; and bounded on the North by the South Line of Vine Street in LeRoy, Illinois,*

variations are hereby granted for the purposes as requested in the aforesaid petition, said variations being as set forth in Schedule I, attached hereto and incorporated herein by reference.

Section 2. The City Clerk of the City of LeRoy, McLean County, Illinois, is hereby directed to see that copies of this ordinance are distributed as appropriate, including a certified copy to the Petitioner.

Section 3: This ordinance shall be in full force and effect from and after its passage, approval and publication, as required by law.

PASSED by the City Council of the City of LeRoy, Illinois, upon the motion by Dave McClelland, seconded by Dawn Thompson, by roll call vote on the 15th day of October, 2001, as follows:


Aldermen elected 6 Aldermen present 6

VOTING AYE:  
Dave McClelland, Dawn Thompson, Grace Anderson, Gary Koerner, Grace Anderson, Steve Dean  
(full names)


VOTING NAY:  
None  
(full names)

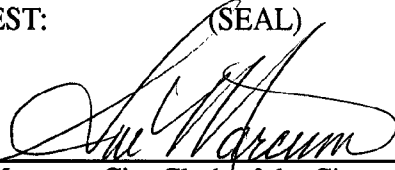
ABSENT, ABSTAIN, OTHER:  
None  
(full names)

and deposited and filed in the office of the City Clerk in said municipality on the 15th day of October, 2001.

  
Sue Marcum, City Clerk of the City of LeRoy,  
McLean County, Illinois

APPROVED BY the Mayor of the City of LeRoy, Illinois, this 15th day of October, 2001.

X   
Robert Rice, Mayor of the City of LeRoy,  
McLean County, Illinois

ATTEST: (SEAL)  
  
X Sue Marcum  
Sue Marcum, City Clerk of the City  
of LeRoy, McLean County, Illinois

(All "section" references are to the particular sections of the City of LeRoy Zoning Ordinance, as amended, as in effect on the date of this ordinance, being Chapter 21, Zoning, Municipal Code of the City of LeRoy, Illinois, 1975 (as amended). As to the lot areas and lot widths, see Sections 21.09 (e.) 1., and 21.09 (e.) 2., respectively, of said ordinance. As to side-yard and rear-yard setback requirements, see Section 21.09 (e.) 3. of said ordinance.)

Specifically, as to each numbered lot shown on Exhibit A, attached hereto and incorporated herein by reference, variations are granted as follow:

As to Lot 1 in the proposed Prairie View Subdivision (formerly part of that real estate previously described in this ordinance)

(1) a variation is granted from the requirements of Section 21.09 (e) 1. (City of LeRoy zoning ordinance), requiring a minimum lot size of 9,000 square feet, the variation being to allow a minimum lot size of 6,099 square feet as to said proposed lot;

(2) a variation is hereby granted from the requirements of Section 21.09 (e) 2. (City of LeRoy zoning ordinance), requiring a minimum lot width of 75 feet, the variation being to allow a minimum lot width of 57 feet as to said proposed lot;

(3) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a minimum side-yard setback of 10 feet, the variation being to allow a minimum side-yard setback on the south side of 0 feet as to said proposed lot;

(4) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a minimum rear-yard setback of 25 feet, the variation being to allow a minimum rear-yard setback of 22 feet as to said proposed lot;

(5) a variation is hereby granted from the requirements of Section 21.03 (e) (City of LeRoy zoning ordinance), requiring that any lot containing any structure used as a dwelling shall abut and have primary means of access to at least 44 feet of street frontage, the variation being to allow no street frontage abutting said proposed lot (so long as a private drive or other approved easement or means of ingress and egress is set aside as to said lot, and shown on the plat of the final subdivision submitted to the City of LeRoy for approval).

As to Lot 2 in the proposed Prairie View Subdivision (formerly part of that real estate previously described in this ordinance)

(1) a variation is granted from the requirements of Section 21.09 (e) 1. (City of LeRoy zoning ordinance), requiring a minimum lot size of 9,000 square feet, the variation being to allow a minimum lot size of 4,173 square feet as to said proposed lot;

(2) a variation is hereby granted from the requirements of Section 21.09 (e) 2. (City of LeRoy zoning ordinance), requiring a minimum lot width of 75 feet, the variation being to allow a minimum lot width of 39 feet as to said proposed lot;

(3) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a

minimum side-yard setback of 10 feet, the variation being to allow a minimum side-yard setback on the north side of 0 feet as to said proposed lot;

(4) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a minimum side-yard setback of 10 feet, the variation being to allow a minimum side-yard setback on the south side of 7 feet as to said proposed lot;

(5) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a minimum rear-yard setback of 25 feet, the variation being to allow a minimum rear-yard setback of 22 feet as to said proposed lot;

(6) a variation is hereby granted from the requirements of Section 21.03 (e) (City of LeRoy zoning ordinance), requiring that any lot containing any structure used as a dwelling shall abut and have primary means of access to at least 44 feet of street frontage, the variation being to allow no street frontage abutting said proposed lot (so long as a private drive or other approved easement or means of ingress and egress is set aside as to said lot, and shown on the plat of the final subdivision submitted to the City of LeRoy for approval).

As to Lot 3 in the proposed Prairie View Subdivision (formerly part of that real estate previously described in this ordinance)

(1) a variation is granted from the requirements of Section 21.09 (e) 1. (City of LeRoy zoning ordinance), requiring a minimum lot size of 9,000 square feet, the variation being to allow a minimum lot size of 4,173 square feet as to said proposed lot;

(2) a variation is hereby granted from the requirements of Section 21.09 (e) 2. (City of LeRoy zoning ordinance), requiring a minimum lot width of 75 feet, the variation being to allow a minimum lot width of 39 feet as to said proposed lot;

(3) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a minimum side-yard setback of 10 feet, the variation being to allow a minimum side-yard setback on the north side of 7 feet as to said proposed lot;

(4) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a minimum side-yard setback of 10 feet, the variation being to allow a minimum side-yard setback on the south side of 0 feet as to said proposed lot;

(5) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a minimum rear-yard setback of 25 feet, the variation being to allow a minimum rear-yard of 22 feet as to said proposed lot;

(6) a variation is hereby granted from the requirements of Section

	<p>21.03 (e) (City of LeRoy zoning ordinance), requiring that any lot containing any structure used as a dwelling shall abut and have primary means of access to at least 44 feet of street frontage, the variation being to allow no street frontage abutting said proposed lot (so long as a private drive or other approved easement or means of ingress and egress is set aside as to said lot, and shown on the plat of the final subdivision submitted to the City of LeRoy for approval).</p>
<p>As to Lot 4 in the proposed Prairie View Subdivision (formerly part of that real estate previously described in this ordinance)</p>	<p>(1) a variation is granted from the requirements of Section 21.09 (e) 1. (City of LeRoy zoning ordinance), requiring a minimum lot size of 9,000 square feet, the variation being to allow a minimum lot size of 4,173 square feet as to said proposed lot;</p> <p>(2) a variation is hereby granted from the requirements of Section 21.09 (e) 2. (City of LeRoy zoning ordinance), requiring a minimum lot width of 75 feet, the variation being to allow a minimum lot width of 39 feet as to said proposed lot;</p> <p>(3) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a minimum side-yard setback of 10 feet, the variation being to allow a minimum side-yard setback on the north side of 0 feet as to said proposed lot;</p> <p>(4) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a minimum side-yard setback of 10 feet, the variation being to allow a minimum side-yard setback on the south side of 7 feet as to said proposed lot;</p> <p>(5) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a minimum rear-yard setback of 25 feet, the variation being to allow a minimum rear-yard of 22 feet as to said proposed lot;</p> <p>(6) a variation is hereby granted from the requirements of Section 21.03 (e) (City of LeRoy zoning ordinance), requiring that any lot containing any structure used as a dwelling shall abut and have primary means of access to at least 44 feet of street frontage, the variation being to allow no street frontage abutting said proposed lot (so long as a private drive or other approved easement or means of ingress and egress is set aside as to said lot, and shown on the plat of the final subdivision submitted to the City of LeRoy for approval).</p>
<p>As to Lot 5 in the proposed Prairie View Subdivision (formerly part of that real estate previously described</p>	<p>(1) a variation is granted from the requirements of Section 21.09 (e) 1. (City of LeRoy zoning ordinance), requiring a minimum lot size of 9,000 square feet, the variation being to allow a minimum lot size of 4,173 square feet as to said proposed lot;</p> <p>(2) a variation is hereby granted from the requirements of Section</p>

in this ordinance)

21.09 (e) 2. (City of LeRoy zoning ordinance), requiring a minimum lot width of 75 feet, the variation being to allow a minimum lot width of 39 feet as to said proposed lot;

(3) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a minimum side-yard setback of 10 feet, the variation being to allow a minimum side-yard setback on the north side of 7 feet as to said proposed lot;

(4) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a minimum side-yard setback of 10 feet, the variation being to allow a minimum side-yard setback on the south side of 0 feet as to said proposed lot;

(5) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a minimum rear-yard setback of 25 feet, the variation being to allow a minimum rear-yard setback of 22 feet as to said proposed lot;

(6) a variation is hereby granted from the requirements of Section 21.03 (e). (City of LeRoy zoning ordinance), requiring that any lot containing any structure used as a dwelling shall abut and have primary means of access to at least 44 feet of street frontage, the variation being to allow no street frontage abutting said proposed lot (so long as a private drive or other approved easement or means of ingress and egress is set aside as to said lot, and shown on the plat of the final subdivision submitted to the City of LeRoy for approval).

As to Lot 6 in the proposed Prairie View Subdivision (formerly part of that real estate previously described in this ordinance)

(1) a variation is granted from the requirements of Section 21.09 (e) 1. (City of LeRoy zoning ordinance), requiring a minimum lot size of 9,000 square feet, the variation being to allow a minimum lot size of 3,424 square feet as to said proposed lot;

(2) a variation is hereby granted from the requirements of Section 21.09 (e) 2. (City of LeRoy zoning ordinance), requiring a minimum lot width of 75 feet, the variation being to allow a minimum lot width of 32 feet as to said proposed lot;

(3) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a minimum side-yard setback of 10 feet, the variation being to allow a minimum side-yard setback on the north side of 0 feet as to said proposed lot;

(4) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a minimum rear-yard setback of 25 feet, the variation being to allow a minimum rear-yard setback of 22 feet as to said proposed lot;

(5) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a

minimum side-yard setback of 10 feet, the variation being to allow a minimum side-yard setback on the south side of 0 feet as to said proposed lot;

(6) a variation is hereby granted from the requirements of Section 21.03 (e) (City of LeRoy zoning ordinance), requiring that any lot containing any structure used as a dwelling shall abut and have primary means of access to at least 44 feet of street frontage, the variation being to allow no street frontage abutting said proposed lot (so long as a private drive or other approved easement or means of ingress and egress is set aside as to said lot, and shown on the plat of the final subdivision submitted to the City of LeRoy for approval).

As to Lot 7 in the proposed Prairie View Subdivision (formerly part of that real estate previously described in this ordinance)

(1) a variation is granted from the requirements of Section 21.09 (e) 1. (City of LeRoy zoning ordinance), requiring a minimum lot size of 9,000 square feet, the variation being to allow a minimum lot size of 4,500 square feet as to said proposed lot;

(2) a variation is hereby granted from the requirements of Section 21.09 (e) 2. (City of LeRoy zoning ordinance), requiring a minimum lot width of 75 feet, the variation being to allow a minimum lot width of 42 feet as to said proposed lot;

(3) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a minimum side-yard setback of 10 feet, the variation being to allow a minimum side-yard setback on the north side of 0 feet as to said proposed lot;

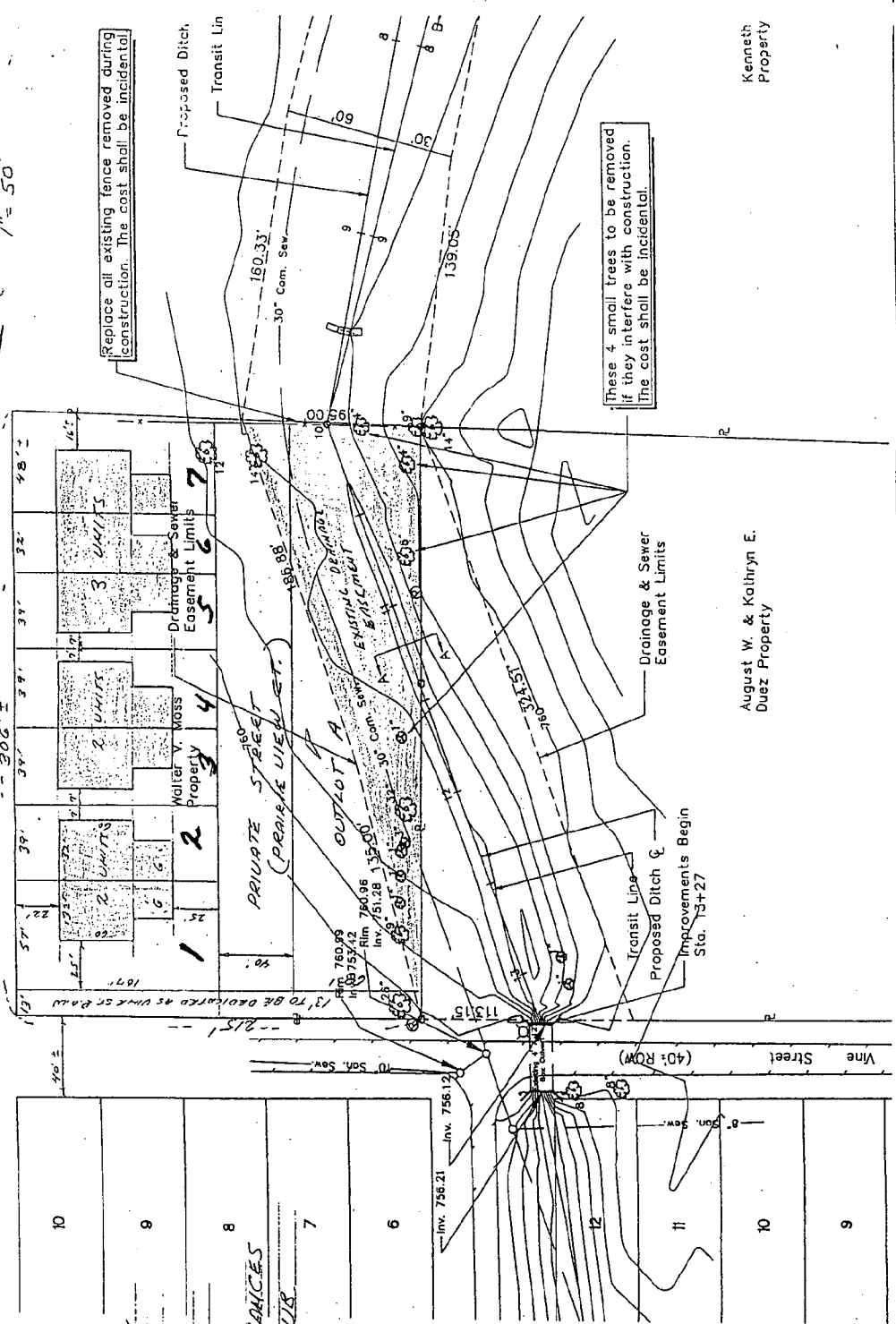
(4) a variation is hereby granted from the requirements of Section 21.03 (e) (City of LeRoy zoning ordinance), requiring that any lot containing any structure used as a dwelling shall abut and have primary means of access to at least 44 feet of street frontage, the variation being to allow no street frontage abutting said proposed lot (so long as a private drive or other approved easement or means of ingress and egress is set aside as to said lot, and shown on the plat of the final subdivision submitted to the City of LeRoy for approval);

(5) a variation is hereby granted from the requirements of Section 21.09 (e) 3. (City of LeRoy zoning ordinance), requiring a minimum rear-yard setback of 25 feet, the variation being to allow a minimum rear-yard setback of 22 feet as to said proposed lot;

All of the aforesaid variations are granted contingent upon the approval of a plat of final subdivision of the property described in this ordinance within one year from the date of passage of this ordinance.



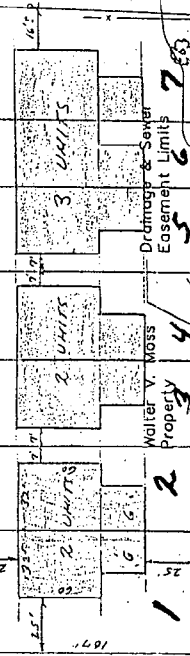
N  
1" = 50'



Replace all existing fence removed during construction. The cost shall be incidental.

These 4 small trees to be removed if they interfere with construction. The cost shall be incidental.

306' ±



WALTER V. MOSS PROPERTY

DRAINAGE & SEWER EASEMENT LIMITS

PRIVATE STREET (PRAIRIE VIEW ST.)

OUTLOT A

EXISTING DRAINAGE EASEMENT

TRANSIT LINE

PROPOSED DITCH

IMPROVEMENTS BEGIN STA. 13+27

760.05  
753.12  
751.28  
750.96  
30' Com. Sew.

139.05'

160.33'

30' Com. Sew.

760.32

760.32

760.32

760.32

760.32

760.32

760.32

760.32

13' TO BE DELETED AS PER PLAN

215'

10' Com. Sew.

10' Com. Sew.

10' Com. Sew.

10' Com. Sew.

10' Com. Sew.

10' Com. Sew.

10' Com. Sew.

10' Com. Sew.

10' Com. Sew.

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10' Com. Sew.

10' Com. Sew.

10' Com. Sew.

10

9

8

7

6

12

11

10

9

PRAIRIE VIEW SUB.  
LEROY, ILL.  
CONCEPT PLAN  
FOR  
ZONING ORDINANCE VARIANCES  
2 LOT 0 LOT LINE SUR

EXHIBIT A

Kenneth Property

August W. & Kathryn E. Duez Property

CERTIFICATE

I, Sue Marcum, 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 October 15th, 2001, the Corporate Authorities of such municipality passed and approved Ordinance No. 01-10-03-51, entitled:

**AN ORDINANCE APPROVING VARIATIONS AS REQUESTED  
ON REAL ESTATE AS DESCRIBED HEREIN (BARDWELL PROJECT),**

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

The pamphlet form of Ordinance No. 01-10-03-51, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on October 15th, 2001, 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 LeRoy, Illinois, this 15th day of October, 2001.

(SEAL)

  
\_\_\_\_\_  
Municipal Clerk

STATE OF ILLINOIS        )  
                                  ) SS:  
COUNTY OF McLEAN     )

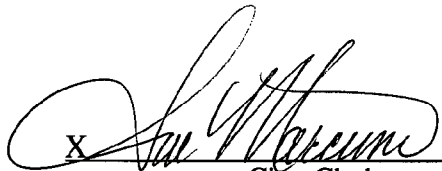
I, Sue Marcum, do hereby certify that I am the duly qualified and acting City Clerk of the City of LeRoy, McLean County, Illinois, and as such City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.

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

**AN ORDINANCE APPROVING VARIATIONS AS REQUESTED  
ON REAL ESTATE AS DESCRIBED HEREIN (BARDWELL PROJECT).**

I do further certify said ordinance was adopted by the City Council of the City of LeRoy at a regular meeting on the 15th day of October, 2001, and prior to the making of this certificate the said ordinance was spread at length upon the permanent records of said City where it now appears and remains as a faithful record of said ordinance in the record books.

Dated this 15th day of October, 2001.

X   
\_\_\_\_\_  
City Clerk

(SEAL)