

CITY OF LE ROY
COUNTY OF MCLEAN
STATE OF ILLINOIS

ORDINANCE NO ...567...

AN ORDINANCE APPROVING A VARIATION OF SETBACK
REQUIREMENTS OF THE MUNICIPAL CODE,
LE ROY, ILLINOIS, 1975 (as amended)
CHAPTER 21 - ZONING

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY
THIS 21st DAY OF November....., 1994

PRESENTED: November 21, 1994
PASSED: November 21, 1994
APPROVED: November 21, 1994
RECORDED: November 21, 1994
PUBLISHED: November 21, 1994

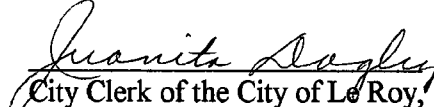
In Pamphlet Form

Voting "Aye" 6

Voting "Nay" 0

The undersigned being the duly qualified and acting City Clerk of the City of Le Roy 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 Le Roy,
McLean County, Illinois

Dated: November 21 1994.

ORDINANCE NO. 567

**AN ORDINANCE APPROVING A VARIATION OF SETBACK
REQUIREMENTS OF THE MUNICIPAL CODE,
LE ROY, ILLINOIS, 1975 (as amended)
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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 variance of the side yard setback requirement from the required 10 foot setback for such side yard to a setback of 0 ft.

WHEREAS, a public hearing was held by the Zoning Board of Appeals of the City of Le Roy, Illinois, on November 10, 1994 at 7:12 P.M. at the City Hall, Le Roy, Illinois, in accordance with the laws of the State of Illinois and the ordinances 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, that said petition for variation of side yard setback requirement of 0 ft. be approved, 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 LeRoy, Illinois, in lawful meeting assembled, as follows:

SECTION 1. The real estate described as follows:

Tax Parcel No. 31-21-377-012, Book 15,
South Side of Vine Street, 300 Block
Lots 11 and 12 of 1st Addtn. Springcrest Estates

requiring a 10 foot setback along the side property line is hereby granted a variation from the required side yard setback of 10 feet to a side yard setback of 0 ft. to allow the construction of a two unit townhouse with a common zero lot line.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED by the City Council of the City of Le Roy, Illinois, upon the motion by
Ronnie Litherland, seconded by Randy Zimmerman, by roll call vote on the
21st day of November, 1994, as follows:

Council members elected 6 Council members present 6

VOTING AYE:

Randy Zimmerman, Lois Parkin, Robert D. Johnson, Ronnie Litherland,
(names) Patrick Beaty, David McClelland

VOTING NAY: none
(names)

ABSENT, ABSTAIN, OTHER: none
(names)

and deposited and filed in the office of the City Clerk in said municipality on the 21st day
of November, 1994.

Juanita Dagley
Juanita Dagley, City Clerk of the
City of Le Roy, McLean County, Il

APPROVED BY the Mayor of the City of Le Roy, Illinois, this 21st day of
November, 1994.

Jerry C. Davis
Jerry C. Davis, Mayor of the City of
Le Roy, McLean County, Il

ATTEST:

(seal)

Juanita Dagley
Juanita Dagley, City Clerk of the
City of Le Roy, McLean County, Il

CERTIFICATE

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

I further certify that on November 21, 1994, the Corporate Authorities of such municipality passed and approved Ordinance No. 567, entitled:

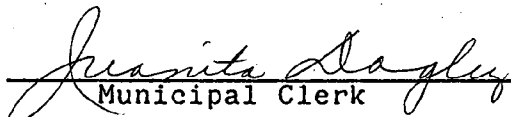
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which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 567, 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 21, 1994, 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 21st day
of November, 1994.

(seal)


Municipal Clerk

All that parcel of land lying North of the tract of the C.C.C. & St. Louis Railroad Co., being a part of the South East 1/4 of the South West 1/4 of Section 21, Township 22 North, Range 4 East of the Third Principal Meridian, or otherwise described as 4 acres off of the North side of Lot 2 in the Subdivision of the South West 1/4 of Section 21, Township 22 North, Range 4 East of the Third Principal Meridian, EXCEPT that part thereof conveyed by Warranty Deed recorded in Book 206 of Deeds, Page 177 described as follows: Beginning at the Northeast Corner of a 4 acre tract of land off of the North side of Lot 2 in said Section 21, thence West 119 1/4 feet, thence South to the North line of the right of way of the C.C.C. & St. Louis Railroad, thence along the North line of said R.R. right of way to the South east corner of said 4 acre tract, thence North along the East line of said 4 acre tract to the point of beginning; ALSO, that portion of a certain strip of land located, and lying on the South side of Wood and Conkling's Addition to LeRoy, Ill., extending East and West, beginning at a point on a line North of, and parallel with the division line between the former residence properties of Silas Watters, deceased and R.F. Dickerson place, on South of Vine Street, and extending West 40 rods to the Northwest corner of said Watters place; said described tract being a part of strip of land reserved in the dedication of said Addition January 18, 1839, of record in Book "F" page 406 and 407 the said strip being the residue of the 40 acres on which said Addition is located, on the South side thereof, EXCEPT a strip 119 1/4 feet long, East and West off of the East end thereof, EXCEPTING the East 256 feet of the above described, containing 0.99 acres, more or less, and all being situated in the City of LeRoy, McLean County, Illinois.

EXHIBIT "A"

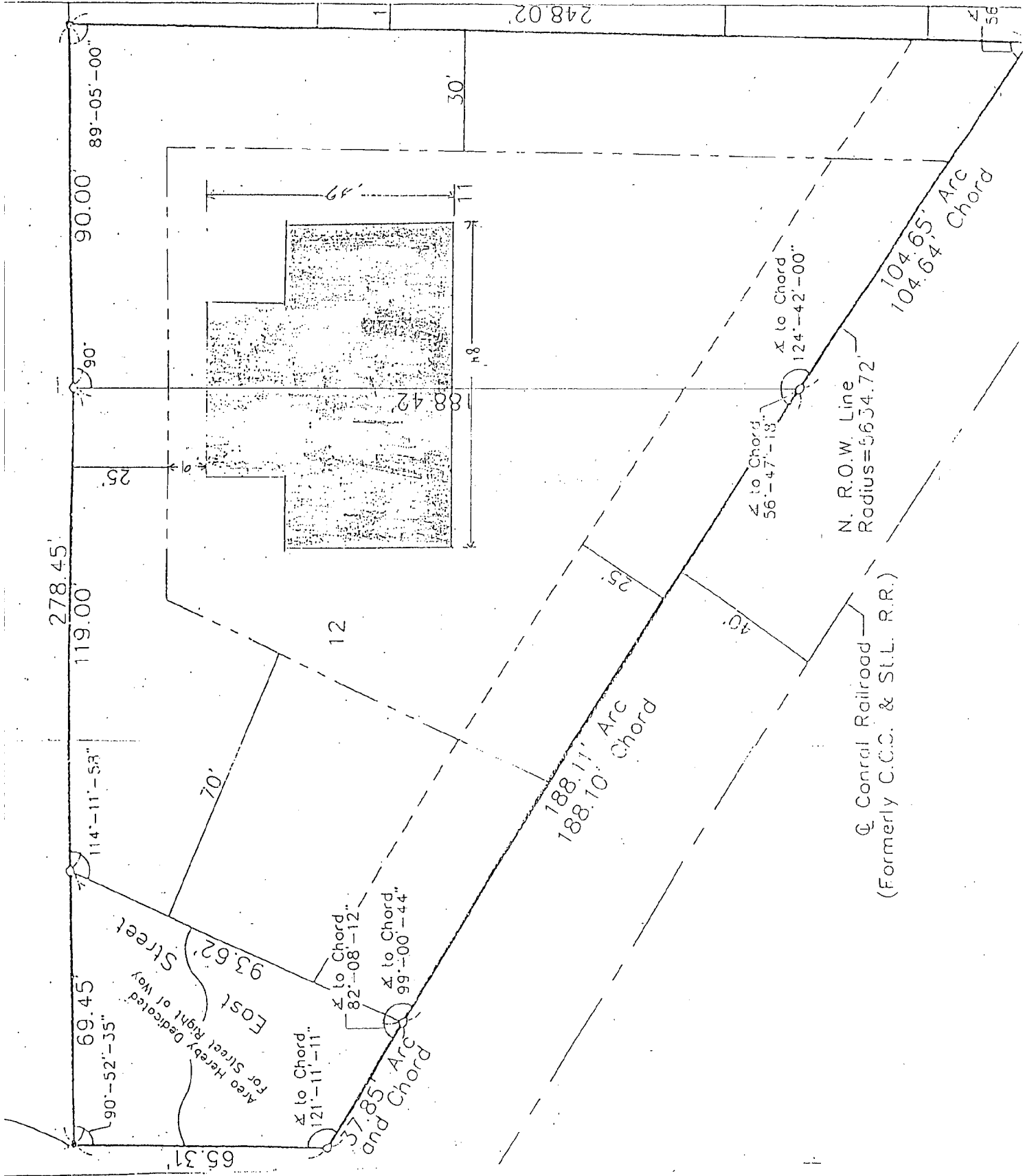
Variations in side yard requirements (Section 21.09 (e) 3.), City of LeRoy Zoning Ordinance, as amended (note, hereafter, all "section" references are to said zoning ordinance), is hereby approved, as follows, to allow construction of a townhouse (as shown in the Attachment No. 1 to this Exhibit B) on the premises described previously in this ordinance. Specifically, as to each lot designated by letter shown on Attachment No. 1 to this exhibit, variances are granted as follows:

As to Lot 11: a variance is hereby granted from the requirements of Section 21.09 (e) 3., a minimum side yard set back of 10 feet, to allow a minimum side yard set back of zero feet on the west side of said lot.

As to Lot 12: a variance is hereby granted from the requirements of Section 21.09 (e) 3., a minimum side yard set back of 10 feet, to allow a minimum side yard set back of zero feet on the east side of said lot.

EXHIBIT "B"

Proposed 1st Addition to
Springcrest Estates Condo.



East Street