

CITY OF LEROY
COUNTY OF MCLEAN
STATE OF ILLINOIS

ORDINANCE NO. 629

AN ORDINANCE APPROVING VARIANCE AS REQUESTED ON REAL ESTATE AS
DESCRIBED HEREIN

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY THIS 18th

DAY OF September, 1995.

PRESENTED: September 18, 1995

PASSED: September 18, 1995

APPROVED: September 18, 1995

RECORDED: September 18, 1995

PUBLISHED: September 18, 1995

In Pamphlet Form

Voting "Aye" 6

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)

X Juanita Hagley
City Clerk of the City of LeRoy,
McLean County, Illinois

Dated: September 18, 1995.

ORDINANCE NO. 629

AN ORDINANCE APPROVING VARIANCE AS REQUESTED ON REAL ESTATE AS DESCRIBED HEREIN

WHEREAS, a petition for zoning variances was filed with the City of LeRoy on August 12, 1995, by Charles Epperson, Donna Epperson and Mark Haeffele, 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 August 10, 1995, at 7:35 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, and Illinois municipal corporation, have received the written findings and recommendations of the Zoning Board of Appeals of the City of LeRoy, upon the conclusion of the aforesaid hearing; and

WHEREAS, the Mayor and City Council of the City of LeRoy 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 variances 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. The real estate described as follows:

See Attached Exhibit A

is hereby granted variances for the purposes as requested in the aforesaid petition, said variances being set forth in Exhibit B 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 in pamphlet form, as required by law

PASSED by the City Council of the City of LeRoy, Illinois, upon the motion by

Ronnie Litherland, seconded by Lois Parkin

by roll call vote on the 18th day of September, 1995, as follows:

Aldermen elected 6 Aldermen present 6

VOTING AYE:

David McClelland, Lois Parkin, Ronnie Litherland, Dawn Thompson, George Cook
(full names) Fred Dodson

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 18th day of September, 1995.

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

APPROVED BY the Mayor of the City of LeRoy, Illinois, this 18th day of

September, 1995.

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

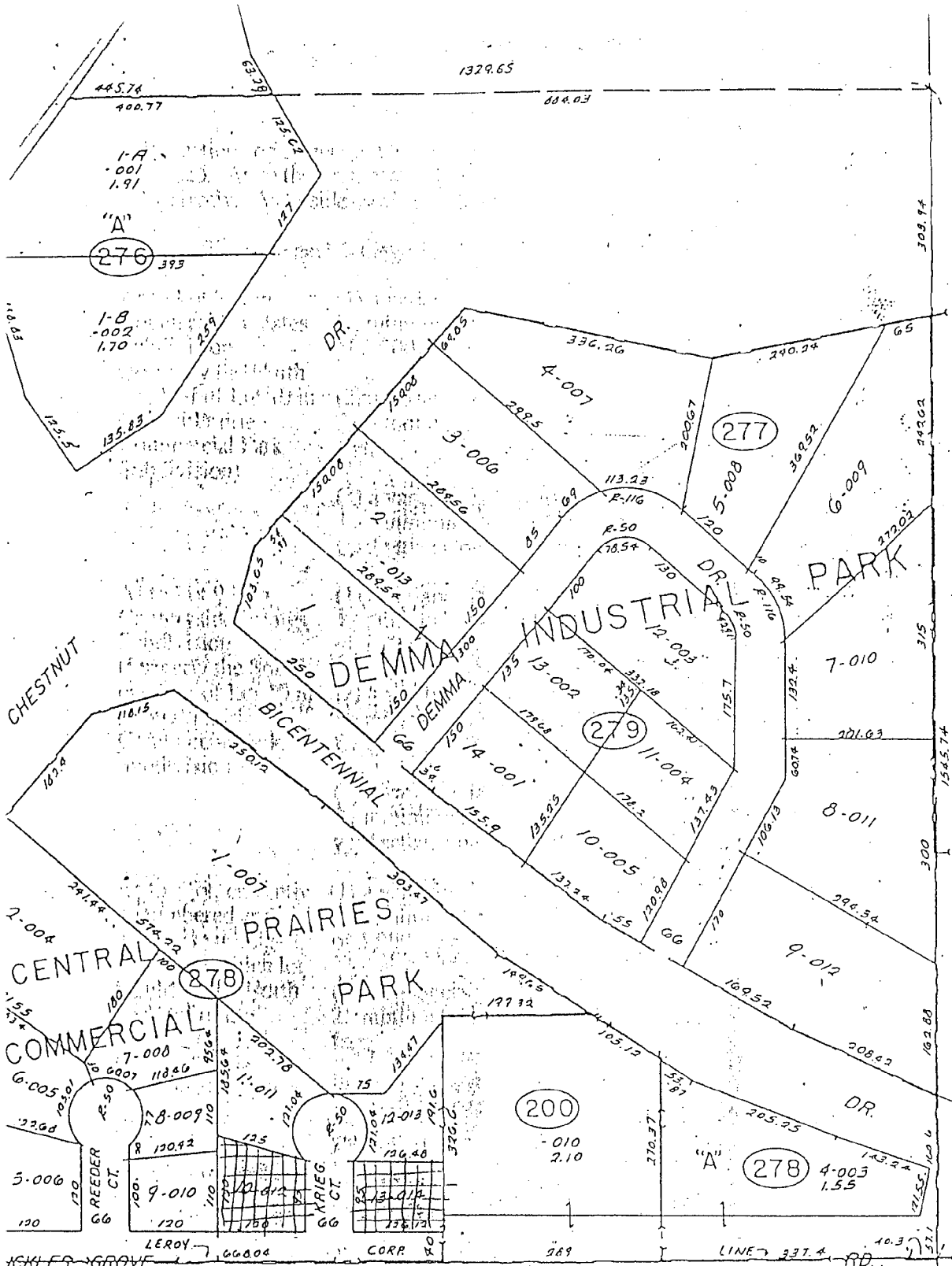
ATTEST:

(SEAL)

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

Lots 10 and 13 in Central Prairies Commercial Park Subdivision in the City of LeRoy, as more specifically shown in the attached Exhibit 1, with the aforesaid Lots 10 and 13, to be zoned R-1, shown with "cross-hatch" type markings; Lot 10 in Central Prairies Commercial Park Subdivision, now being described as Lots 9a and 9b in Countryside Estates Subdivision of the City of LeRoy, and Lots 8a and 8b in Countryside Estates Subdivision First Addition of the City of LeRoy,

EXHIBIT A



30-P

30-29H

EMPIRE TWP.

E. 1/2 N.E. 1/4 SEC. 29 T.22N. R.4E.

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THE SIWELL COMPANY

SCALE: 1" = 100'

30-29D

Exhibit

(All "section" references are to the particular sections of the City of LeRoy Zoning Ordinance, as amended. As to the lot areas and lot widths, see Sections 21.09 (e) 1., and 21.09 (e.) 2., respectively. As to side-yard setback requirements see Section 21.09 (e) 3.)

Specifically, as to each lettered lot shown on Attachment No. 2, variances are requested as follow:

As to Lot 9 a in
Countryside Estates
Subdivision
(formerly the North
one-half of Lot 10 in
Central Prairie
Commercial Park
Subdivision)

(1) a variance is requested from the requirements of Section 21.09 (e) 1., minimum lot size of 9,000 square feet, to allow minimum lot size of 5,700 square feet as to said lot;

(2) a variance is requested from the requirements of Section 21.09 (e) 2., minimum lot width of 75 feet, to allow minimum lot width of 45 feet;

(3) a variance is requested from the requirements of Section 21.09 (e) 3., minimum side-yard setback of 10 feet, to allow minimum side-yard setback on the south side of said lot of zero feet.

As to Lot 9 b in
Countryside Estates
Subdivision
(formerly the South
one-half of Lot 10 in
Central Prairie
Commercial Park
Subdivision)

(1) a variance is requested from the requirements of Section 21.09 (e) 1., minimum lot size of 9,000 square feet, to allow minimum lot size of 5,700 square feet as to said lot;

(2) a variance is requested from the requirements of Section 21.09 (e) 2., minimum lot width of 75 feet, to allow minimum lot width of 45 feet;

(3) a variance is requested from the requirements of Section 21.09 (e) 3., minimum side-yard setback of 10 feet, to allow minimum side-yard setback on the north side of said lot of zero feet.

As to Lot 8a in
Countryside Estates
Subdivision First
Addition (formerly
the North one-half
of the existing Lot
13 in Central Prairie
Commercial Park
Subdivision)

(1) a variance is requested from the requirements of Section 21.09 1., minimum lot size of 9,000 square feet, to allow minimum lot size of 5,900 square feet as to said lot;

(2) a variance is requested from the requirements of Section 21.09 (e) 2., minimum lot width of 75 feet, to allow minimum lot width of 45 feet;

(3) a variance is requested from the requirements of Section 21.09 (e) 3., minimum side-yard setback of 10 feet, to allow minimum side-yard setback on the south side of said lot of zero feet.

As to Lot 8b in
Countryside Estates
Subdivision First
Addition (formerly
the South one-half
of Lot 13 in Central
Prairie Commercial

(1) a variance is requested from the requirements of Section 21.09 (e) 1., minimum lot size of 9,000 square feet, to allow minimum lot size of 5,900 square feet as to said lot;

(2) a variance is requested from the requirements of Section 21.09 (e) 2., minimum lot width of 75 feet, to allow minimum lot width of 45 feet;

Park Subdivision

(3) a variance is requested from the requirements of Section 21.09 (e) 3., minimum side-yard setback of 10 feet, to allow minimum side-yard setback on the south side of said lot of zero feet.

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 September 18, 1995, the Corporate Authorities of such municipality passed and approved Ordinance No. 629, entitled:

AN ORDINANCE APPROVING VARIANCE AS REQUESTED ON REAL ESTATE AS DESCRIBED HEREIN,

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

The pamphlet form of Ordinance No. 629, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on September 18, 1995, 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 18th day of September, 1995

(SEAL)


Municipal Clerk

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 APPROVING VARIANCE AS REQUESTED ON REAL ESTATE AS DESCRIBED HEREIN.

I do further certify said ordinance was adopted by the City Council of the City of LeRoy at a regular meeting on the ____ day of _____, 1995, 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 _____ day of _____, 1995.

X _____
 City Clerk

(SEAL)