

CITY OF LE ROY

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ORDINANCE NO. 152  
ZONING AMENDMENT

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ADOPTED BY THE  
CITY COUNCIL  
CITY OF LE ROY, ILL.

This 8th day of September, 1981

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Published in pamphlet form by authority of the City Council of the  
City of Le Roy, McLean County, Illinois, this 9th day of September,  
1981.

AN ORDINANCE AMENDING THE MUNICIPAL CODE, LE ROY, ILLINOIS, 1975, CHAPTER 21, ZONING, SECTION 21.09.

Whereas, the Mayor and City Council of the City of LeRoy have determined that there are a number of lots available within the city for residential building purposes, said lots being platted as sixty-six (66) feet wide rather than the minimum seventy-five (75) feet wide presently required under the subdivision ordinances of this city, and

Whereas, the Mayor and City Council of the City of LeRoy have determined that said lots are situated in such manner as to provide a suitable building site for a single or two-family residence, and

Whereas, the Mayor and City Council of the City of LeRoy have determined that it would be in the best interests of the citizens of this city in view of the present economic situation and the present situation confronting persons in need of adequate housing and the housing industry, if the Zoning Code were amended to provide that said lots did comply with the minimum lot area and with requirements if certain set back requirements were modified accordingly,

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

Section 1. That Chapter 21, Section 21.09(e), 1, 2 and 3, are hereby amended by adding thereto new Sections 21.09(e) 1-a, (e) 2-a, (e) 3-a, in sequence, to read as follows:

"21.09(e) 1-a. Lot area 8,000 square feet for lots platted prior to December 13, 1973."

"21.09(e) 2-a. Lot width 66 feet for lots platted before December 13, 1973."

"21.09(e) 3-a. Yards - front to be that distance from the front lot line to the front foundation of the house which would be the average distance of said dimension of all existing dwellings on that side of the block, said average distance to be determined by measuring a distance from the front foundation of each house to the front lot line of each lot, adding all said measurements together and dividing by the number of dwelling structures so measured, all said dwelling structures and measurements to be for those dwellings fronting on the same side of the block as the proposed structure (said measurements shall be from the foundation of each dwelling structure and shall not be made from a front porch, step or stoop), in any event the front yard to be not less than fifteen (15) feet; rear, twenty-five (25) feet; side, to be not less than 10 percent of the lot width for each side yard, in any event not less than 5 feet. Said front, rear and side yard set back requirements to be applicable only to those lots platted prior to December 13, 1973, and being less than 75 feet in width."

Section 2. This ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form as required by city ordinance and state law.

PASSED by the Mayor and City Council of the City of LeRoy, Illinois, on the 8th day of September, 1981.

AYES Gary Bulta, Michael Hanafin, Loren Bean, Irwin Moreland, David King

NAYS Jon Winston - abstain  
None

Juanita Hagley  
City Clerk of the City of LeRoy, Illinois

Approved by the Mayor of the City of LeRoy, Illinois, this 8th day of September, 1981.

Jack W. Moss  
Mayor of the City of LeRoy, Illinois

ATTEST:

Juanita Hagley  
City Clerk of the City of LeRoy, Illinois

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF MC LEAN )

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 THE MUNICIPAL CODE,  
LEROY, ILLINOIS, 1975, CHAPTER 21, ZONING,  
SECTION 21.09.

That said ordinance was adopted by the Mayor and City Council of the City of LeRoy at a regular meeting on the 8th day of September, 1981.

Juanita Dagley  
City Clerk

(seal)