

CITY OF LE ROY

ORDINANCE NO. 153
ZONING AMENDMENT

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

This 8th day of September, 1981

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.

ORDINANCE NO. 153

AN ORDINANCE AMENDING THE MUNICIPAL CODE, LEROY, ILLINOIS, 1975, CHAPTER 21, ZONING, SECTIONS 21.12, 21.13, 21.14 and 21.15.

Whereas, the City Council of the City of LeRoy has determined that there are a number of residences and dwelling structures that were in existence on February 18, 1975, which are presently still in average, good or better condition, and which structures are located within the central commercial, highway-oriented commercial, light industrial or heavy industrial zoning districts under the Zoning Code for the City of LeRoy, and

Whereas, the City Council for the City of LeRoy has determined that these dwelling structures from time to time may be appropriately enlarged, extended or altered, to enhance their value or usability to the owners and occupants, and

Whereas, as a result of the non-conforming use of said dwelling structures in the central commercial, highway-oriented commercial, light industrial and heavy industrial zoning districts within said city, the owners of said structures are required to obtain variances, map amendments, text amendments or other permits or changes to the zoning map or zoning code from time to time in order to comply with the Zoning Code when enlarging, extending or altering said structures, and that said requirements from time to time are not economical either for the owner or for the city or citizens of said city,

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

Section 1. That Chapter 21, Section 21.12, C-1, CENTRAL COMMERCIAL DISTRICT, Section 21.13, C-2, HIGHWAY-ORIENTED COMMERCIAL DISTRICT, Section 21.14, I-1, LIGHT INDUSTRIAL DISTRICT, and Section 21.15, I-2, HEAVY INDUSTRIAL DISTRICT, all be amended by adding thereto new sections as follows: New Section 21.12(G), New Section 21.13(G), New Section 21.14(H) and New Section 21.15(H), all to read as follows:

Dwelling structures and structures accessory thereto in existence on February 18, 1975, may be enlarged, extended or altered even though such enlargement, extension or alteration is not done pursuant to making the structure or its use conform with the requirements of the zoning district in which the non-conforming dwelling structure is located. Such enlargement, extension or alteration shall be made in accordance with the applicable provisions for yards, set back requirements, height regulations, lot area, frontage, sign regulations and off-street parking requirements as are set forth in Section 21.09 R-1, One-and-Two Family Residential District, of this Chapter. In all other respects, dwelling structures in this district shall be deemed non-conforming uses and shall be subject to all provisions of this Ordinance regarding non-conforming uses and structures. The nature of this zoning district and the uses allowed by both permit and additional use preclude the provision of services, amenities and protection from other land uses which are afforded to residential uses by the regulations of the Residence Districts, and it is not intended that the regulations of this zoning district afford such services, amenities and protection to residential uses located therein.

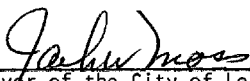
Section 2. This ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form as required by city ordinance and state law.

PASSED by the Mayor and 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
Jon Winston - abstain
NAYS None

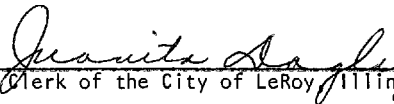

City Clerk of the City of LeRoy, Illinois

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



Mayor of the City of LeRoy, Illinois,

ATTEST:



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, SECTIONS 21.12, 21.13, 21.14 and 21.15.

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)

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 September 8, 1981, the Corporate Authorities of such municipality passed and approved Ordinance No. 153, entitle An Ordinance Amending the Municipal Code, Le Roy, Illinois, 1975, Chapter 21, Zoning, Sections 21.12, 21.13, 21.14, and 21.15 which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 153, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the City hall, commencing on September 9, 1982, 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 City Clerk.

DATED at LeRoy, Illinois, this 25th day of August, 1983.



Juanita Dagley
City Clerk