

**CITY OF LeROY
COUNTY OF McLEAN
STATE OF ILLINOIS**

ORDINANCE NO. 492

**AN ORDINANCE APPROVING VARIANCES AS REQUESTED ON REAL ESTATE AS
DESCRIBED HEREIN**

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LEROY THIS 5th DAY OF APRIL, 1993.

PRESENTED: April 5, 1993

PASSED: April 5, 1993

APPROVED: April 5, 1993

RECORDED: April 5, 1993

PUBLISHED: April 5, 1993

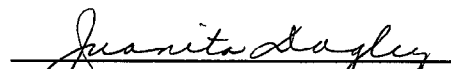
In Pamphlet Form

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)


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

Dated: April 5, 1993.

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

WHEREAS, a petition for zoning variances was filed with the City of LeRoy on March 18, 1993, by Michael E. Bradford, in regard to real estate described hereinafter; and

WHEREAS, a public hearing was held by the Zoning Board of Appeals of the City of LeRoy, Illinois, on March 18, 1993, at 7:00 p.m., at a special 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 recommendation 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 and approval as required by law.

PASSED by the City Council of the City of LeRoy, Illinois, upon the motion by Gary Builta, seconded by David Spratt, by roll call vote on the 5th day of April, 1993, as follows:

Aldermen elected 6 Aldermen present 6

VOTING AYE:

William Swindle, Gary Builta, Randy Zimmerman, Robert D. Johnson, David Spratt
(full names) Jerry Davis

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 5th day of April, 1993.

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 5th day of April, 1993.

Jeffrey Davis
Jeffrey Davis, Mayor of the City of LeRoy,
McLean County, Illinois

ATTEST: (SEAL)

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

"EXHIBIT A"

The East 256 feet of the following described Real Estate, to-wit:
All that piece of parcel of land lying North of the tract of the C. C. & St. Louis Railroad Co., and 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 North East 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 & Conkling's Addition to LeRoy, Illinois 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 North West corner of said Watters place; said described tract being a part of strip of land reserved in the dedication of said Addition recorded 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, in McLEAN COUNTY, ILLINOIS.

Exhibit B

Variations in street frontage requirements (Section 21.03 (e), City of LeRoy Zoning Ordinance, as amended (note, hereafter, all "section" references are to said zoning ordinance), lot area (Section 21.09 (e) 1.), lot widths (Section 21.09 (e.) 2), and side yard requirements (Section 21.09 (e) 3.), is hereby approved, as follows, allow construction of a series of townhouses (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 follow:

As to Lot A: (1) a variance is hereby granted from the requirements for street frontage under Section 21.03 (e), said variance being to allow "no street frontage" abutting said lot;

(2) a variance is hereby granted from the requirements of Section 21.09 (e) 1., minimum lot size of 9,000 square feet, to allow a minimum lot size of 7,020 square feet as to said lot;

(3) a variance is hereby granted from the requirements of Section 21.09 (e) 2., minimum lot width of 75 feet, to allow a minimum lot width of 65 feet as to said lot;

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

As to Lot B: (1) a variance is hereby granted from the requirements for street frontage under Section 21.03 (e), said variance being to allow "no street frontage" abutting said lot;

(2) a variance is hereby granted from the requirements of Section 21.09 (e) 1., minimum lot size of 9,000 square feet, to allow a minimum lot size of 5,670 square feet as to said lot;

(3) a variance is hereby granted from the requirements of Section 21.09 (e) 2., minimum lot width of 75 feet, to allow a minimum lot width of 52.5 feet as to said lot;

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

As to Lot C: (1) a variance is hereby granted from the requirements for street frontage under Section 21.03 (e), said variance being to allow "no street frontage" abutting said lot;

(2) a variance is hereby granted from the requirements of Section 21.09 (e) 1., minimum lot size of 9,000 square feet, to allow a minimum lot size of 5,670 square feet as to said lot;

(3) a variance is hereby granted from the requirements of Section 21.09 (e) 2., minimum lot width of 75 feet, to allow a minimum lot width of 52.5 feet as to said lot;

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

As to Lot D: (1) a variance is hereby granted from the requirements for street frontage under Section 21.03 (e), said variance being to allow "no street frontage" abutting said lot;

(2) a variance is hereby granted from the requirements of Section 21.09 (e) 1., minimum lot size of 9,000 square feet, to allow a minimum lot size of 5,670 square feet as to said lot;

(3) a variance is hereby granted from the requirements of Section 21.09 (e) 2., minimum lot width of 75 feet, to allow a minimum lot width of 52.5 feet as to said lot;

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

As to Lot E: (1) a variance is hereby granted from the requirements for street frontage under Section 21.03 (e), said variance being to allow "no street frontage" abutting said lot;

(2) a variance is hereby granted from the requirements of Section 21.09 (e) 1., minimum lot size of 9,000 square feet, to allow a minimum lot size of 5,670 square feet as to said lot;

(3) a variance is hereby granted from the requirements of Section 21.09 (e) 2., minimum lot width of 75 feet, to allow a minimum lot width of 52.5 feet as to said lot;

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

As to Lot F: (1) a variance is hereby granted from the requirements for street frontage under Section 21.03 (e), said variance being to allow "no street frontage" abutting said lot;

(2) a variance is hereby granted from the requirements of Section 21.09 (e) 1., minimum lot size of 9,000 square feet, to allow a minimum lot size of 5,670 square feet as to said lot;

(3) a variance is hereby granted from the requirements of Section 21.09 (e) 2., minimum lot width of 75 feet, to allow a minimum lot width of 52.5 feet as to said lot;

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

As to Lot G: (1) a variance is hereby granted from the requirements for street frontage under Section 21.03 (e), said variance being to allow "no street frontage" abutting said lot;

(2) a variance is hereby granted from the requirements of Section 21.09 (e) 1., minimum lot size of 9,000 square feet, to allow a minimum lot size of 6,017 square feet as to said lot;

(3) a variance is hereby granted from the requirements of Section 21.09 (e) 2., minimum lot width of 75 feet, to allow a minimum lot width of 111.5 feet as to the east side of said lot decreasing to zero on the west side of said lot (allowing for a triangular shaped lot), and as to said lot, the statement of the petitioner is hereby made a condition of the approval of variances granted herein, said statement having been in writing in the aforesaid petition to the effect that the lot designated "G" will be owned by the owner's of Lots A thru F and Lots H thru K, and that no buildings or structures will be placed on the aforesaid Lot G.

As to Lot H: (1) a variance is hereby granted from the requirements for street frontage under Section 21.03 (e), said variance being to allow "no street frontage" abutting said lot;

(2) a variance is hereby granted from the requirements of Section 21.09 (e) 1., minimum lot size of 9,000 square feet, to allow a minimum lot size of 7,020 square feet as to said lot;

(3) a variance is hereby granted from the requirements of Section 21.09 (e) 2., minimum lot width of 75 feet, to allow a minimum lot width of 65 feet as to said lot;

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

As to Lot I: (1) a variance is hereby granted from the requirements for street frontage under Section 21.03 (e), said variance being to allow "no street frontage" abutting said lot;

(2) a variance is hereby granted from the requirements of Section 21.09 (e) 1., minimum lot size of 9,000 square feet, to allow a minimum lot size of 5,670 square feet as to said lot;

(3) a variance is hereby granted from the requirements of Section 21.09 (e) 2., minimum lot width of 75 feet, to allow a minimum lot width of 52.5 feet as to said lot;

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

As to Lot J: (1) a variance is hereby granted from the requirements for street frontage under Section 21.03 (e), said variance being allow for "no street frontage" abutting said lot;

(2) a variance is hereby granted from the requirements of Section 21.09 (e) 1., minimum lot size of 9,000 square feet, to allow a minimum lot size of 5,670 square feet as to said lot;

(3) a variance is hereby granted from the requirements of Section 21.09 (e) 2., minimum lot width of 75 feet, to allow a minimum lot width of 52.5 feet as to said lot;

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

As to Lot K: (1) a variance is hereby granted from the requirements for street frontage under Section 21.03 (e), said variance being to allow "no street frontage" abutting said lot;

(2) a variance is hereby granted from the requirements of Section 21.09 (e) 1., minimum lot size of 9,000 square feet, to allow a minimum lot size of 5,670 square feet as to said lot;

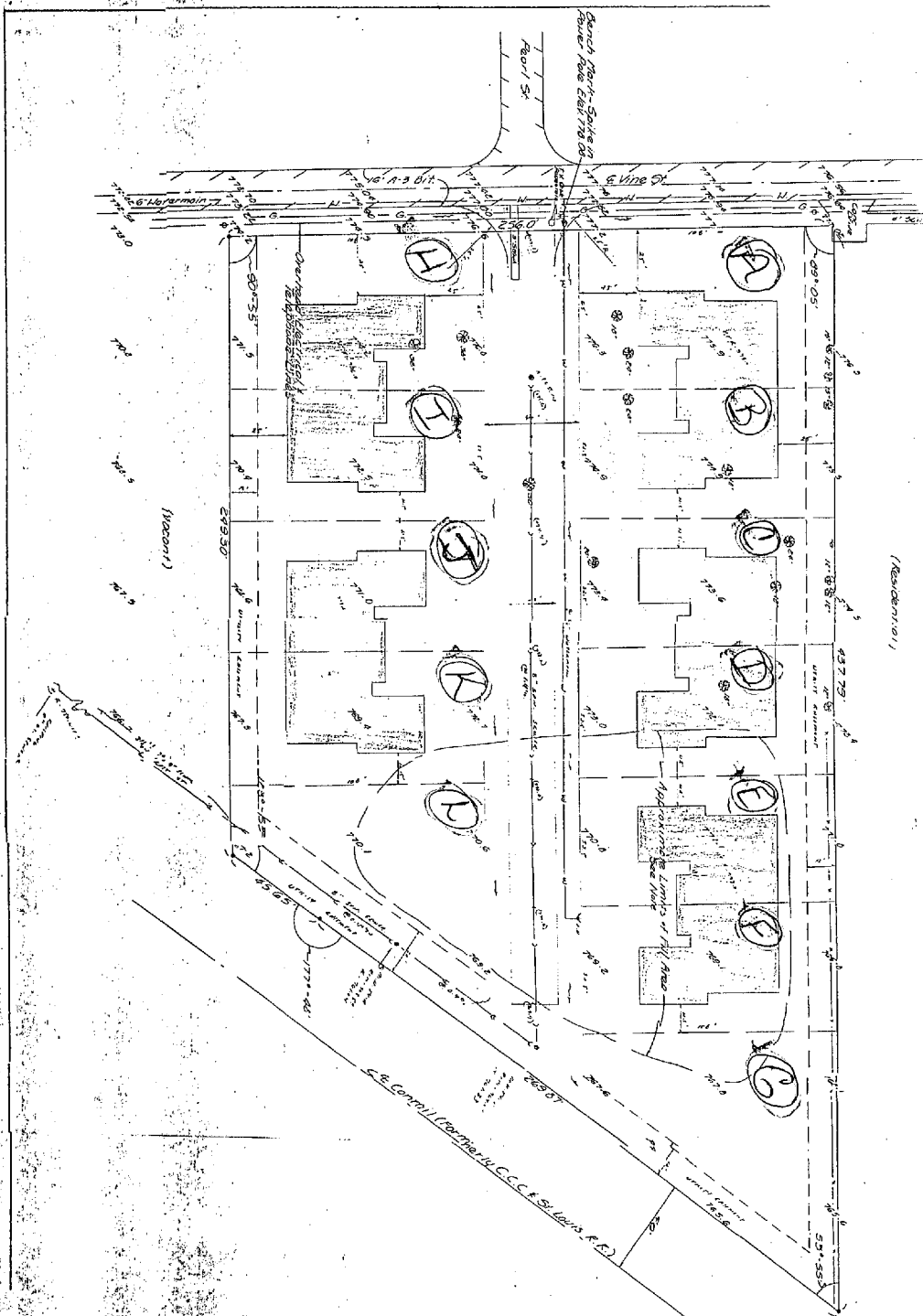
(3) a variance is hereby granted from the requirements of Section 21.09 (e) 2., minimum lot width of 75 feet, to allow a minimum lot width of 52.5 feet as to said lot;

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

As to Lot L: (1) a variance is hereby granted from the requirements for street frontage under Section 21.03 (e), said variance being to allow "no street frontage" abutting said lot;

(2) a variance is hereby granted from the requirements of Section 21.09 (e) 1., minimum lot size of 9,000 square feet, to allow a minimum lot size of 6,940 square feet as to said lot;

(3) a variance is hereby granted from the requirements of Section 21.09 (e) 2., minimum lot width of 75 feet, to allow a minimum lot width of 117.86 feet as to the east side of said lot decreasing to 10.7 feet on the west side of said lot (allowing for a triangular shaped lot), and as to said lot, the statement of the petitioner is hereby made a condition of the approval of variances granted herein, said statement having been in writing in the aforesaid petition to the effect that the lot designated "L" will be owned by the owner's of Lots A thru F and Lots H thru K, and that no buildings or structures will be placed on the aforesaid Lot L.



(Residential)

Water Boundary
...
on Vine St.

Note: 40' Soil Permits were Paved by From...
...
Mount of Buried Broken Concr.

- Legend
- Proposed Footprint
 - Existing Footprint
 - Proposed Existing Ground Elevation
 - Existing Utility
 - Proposed Utility
 - Natural Gas Line
 - Water Main
 - Sewer

Proposed

- Sanitary Sewer → → →
- Manholes ●
- Water Main ———
- Lot Boundaries ———
- Buildings [Hatched Pattern]

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 VARIANCES AS REQUESTED ON REAL ESTATE AS DESCRIBED HEREIN.

Said ordinance was adopted by the City Council of the City of LeRoy at a regular meeting on the 5th day of April, 1993, and a faithful record of said ordinance has been made in the record books.

Dated this 5th day of April, 1993.



City Clerk

(SEAL)