

COUNTY OF Mc LEAN, STATE OF ILLINOIS

ORDINANCE NO. 24-01-01-51

AN ORDINANCE AMENDING SECTION 10-10-2C OF THE ZONING CODE

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY THIS  
15<sup>th</sup> Day of January 2024

PRESENTED: January 15, 2024

PASSED: January 15, 2024

APPROVED: January 15, 2024

RECORDED: January 15, 2024

PUBLISHED: January 15, 2024

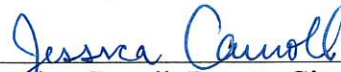
In Pamphlet Form

Voting "Aye" 5

Voting "Nay" 1

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The undersigned being the duly qualified and Acting Deputy 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.



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Jessica Carroll, Deputy City Clerk of the  
City of Le Roy, McLean County, Illinois

Dated: January 15, 2024

(SEAL)



**ORDINANCE NO. 24-01-01-51**

**AN ORDINANCE AMENDING SECTION 10-10-2 C  
OF THE ZONING CODE**

**WHEREAS**, the City of Le Roy has authority pursuant to the Illinois Municipal Code, to enact zoning ordinances; and

**WHEREAS**, the City of Le Roy has enacted a comprehensive zoning ordinance incorporated as Chapter 10 of the City Code of the City of Le Roy; and

**WHEREAS**, Section 10-10-2 C identifies certain authorized action with regard to non-conforming structures and non-conforming uses within the City of Le Roy; and

**WHEREAS**, it is in the best interests of the health, safety and welfare of the citizens of the City of Le Roy to amend Section 10-10-2 C in order to permit a non-conforming single family structure to be rebuilt as a legally, non-conforming structure or use, regardless of the amount of damage to such non-conforming structure.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS, as follows:**

**Section 1.** That Section 10-10-2 C of the Le Roy City Code be and the same is hereby amended to read as follows, with strikeouts indicating deletion in text and underscore indicating addition to text:

**Section 10-10-2 C.**

C. Nonconforming Structures: Where, on the effective date hereof or amendment hereto, a lawful structure exists that could not be built under the regulations and standards of this title as adopted or amended, by reasons of restrictions on lot area, lot coverage, height, yards, spacing between buildings, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such structure may be enlarged or altered in a way which increases its nonconformity.

2. Should such structure be destroyed by any means to an extent of more than 50% of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this title. Further provided nonconforming single-family structures are exempt from the regulations regarding damage and destruction of nonconforming uses and can be rebuilt as a legally nonconforming use if any amount of damage occurs.

3. Should any such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations and standards for the district in which it is located after it is moved.

**Section 2.** The City Clerk be and is hereby authorized and directed to publish this Ordinance in pamphlet form, as provided by law.

**Section 3. Severability.** In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

**Section 4. Repeal and Savings Clause.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, action, or causes of action which shall have accrued to the City of Le Roy prior to the effective date of this Ordinance.

**Section 5. Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED by the City Council of the City of Le Roy, Illinois, upon the motion made by Patti Welander, and seconded by Justin Morfey by roll call vote on the 15<sup>th</sup>

Day of January 2024, as follows

Aldermen elected 8

Aldermen Present 6

Voting Aye: Dawn Hanafin, Patti Welander, Justin Morfey, Matthew Steffen, Kyle Merkle

Voting Nay: Ron Legner

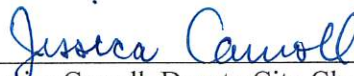
Absent: Kelly Lay, Sarah Welte,

Abstain: None

Other: None

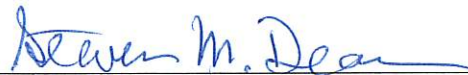
and deposited and filed in the office of the Deputy City Clerk in said municipality on the 15<sup>th</sup>

Day of January, 2024



Jessica Carroll, Deputy City Clerk of the City of Le Roy, Mc Lean County, Illinois

APPROVED BY the Mayor of the City of Le Roy, Illinois, this 15<sup>th</sup> Day of January 2024



Steven M. Dean, Mayor of the City of Le Roy, Mc Lean County, Illinois

ATTEST: (SEAL)



Jessica Carroll, Deputy City Clerk of the City of Le Roy, Mc Lean County, Illinois



CERTIFICATE

I, Jessica Carroll, certify that I am the duly appointed and acting municipal deputy city clerk of the City of Le Roy, of McLean County, Illinois.

I further certify that on **January 15, 2024** the Corporate Authorities of such municipality passed and approved **Ordinance No. 24-01-01-51 entitled:**


**AN ORDINANCE AMENDING SECTION 10-10-2C**

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

The pamphlet form of Ordinance No. 24-01-01-51, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on January 15, 2024 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 15<sup>th</sup> Day of January 2024

(SEAL)

  
Jessica Carroll, Deputy City Clerk of the  
City of Le Roy, McLean County, Illinois



STATE OF ILLINOIS        )  
  ) SS:  
COUNTY OF MCLEAN        )

I, Jessica Carroll, do hereby certify that I am the duly qualified and acting City Clerk of the City of Le Roy, McLean County, Illinois, and as such Deputy City Clerk that I am

the keeper of the records and files of the Mayor and the City Council of said City.

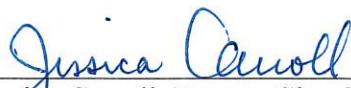
I do further certify that the foregoing is a true, correct and complete copy of an ordinance entitled:

**AN ORDINANCE AMENDING SECTION 10-10-2C OF THE ZONING CODE**

I do further certify said *ordinance* was adopted by the City Council of the City of Le Roy at a regular meeting on the 15<sup>th</sup> Day of January 2024, and prior to the making of this certificate the said ordinance was on file with the permanent records of said City where it now appears and remains as a permanent record of said ordinance in the record books.

**Dated this 15<sup>th</sup> Day of January 2024**

(SEAL)

  
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Jessica Carroll, Deputy City Clerk of the  
City of Le Roy, McLean County, Illinois

