

VILLAGE OF CHAPIN

ORDINANCE NO. 2024-4

AN ORDINANCE GRANTING A VARIANCE FOR 516 MORGAN STREET

FOR THE

VILLAGE OF CHAPIN, MORGAN COUNTY, ILLINOIS

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ADOPTED BY THE

PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF CHAPIN, MORGAN COUNTY, ILLINOIS

THIS 21 DAY OF July, 2024

Published in pamphlet form by authority of the President and Board of Trustees  
of the Village of Chapin, this 20 day of July, 2024.

ORDINANCE NO. 2024-4

**AN ORDINANCE GRANTING A VARIANCE FOR 516 MORGAN STREET  
FOR THE VILLAGE OF CHAPIN,  
MORGAN COUNTY, ILLINOIS**

**WHEREAS**, Ordinance No. 2003-1 of the Village of Chapin, Morgan County, Illinois, requires all residences, commercial buildings, or structures front a street having a minimum width of 60 feet;

**WHEREAS**, pursuant to Ordinance No. 2003-1, Luke Marquard and Tracey Marquard have heretofore filed with the Village of Chapin a request for a variance of the Village's requirement all residences, commercial buildings, or principal structures shall be at least 25 feet from any building on any adjacent lot with regards to 516 Morgan Street;

**WHEREAS**, the Corporate Authorities of the Village of Chapin held a public hearing on said petition on July 24, 2024, after publishing notice of said hearing in *The Source*;

**WHEREAS**, the Corporate Authorities of the Village of Chapin made specific findings of fact, a copy of which, marked as **Appendix A**, is attached hereto and incorporated herein by this reference; and

**WHEREAS**, the corporate authorities of the Village of Chapin find that the request for variation filed by Luke Marquard and Tracey Marquard should be granted.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHAPIN, MORGAN COUNTY, ILLINOIS, AS FOLLOWS:**

**Section 1.** The above findings and averments, including, but not limited to, the findings of fact attached hereto as **Appendix A**, are hereby adopted and incorporated into this Ordinance as if they had been restated herein verbatim.

**Section 2.** The request of Luke Marquard and Tracey Marquard for a variance as to 516 Morgan Street is granted. Specifically, they are granted leave to construct an addition to their residence that is not less than 17 feet from the corner of the neighbor's garage.

**Section 3.** This variance, commencing July 24, 2024, shall be valid for not more than six (6) months from the date this Ordinance is passed and approved by the President and Board of Trustees of the Village of Chapin.

**Section 4.** This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law. The Village Clerk is directed to publish this ordinance in pamphlet form.

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Chapin, Illinois, at a meeting of the Board of Trustees this 21 day of July 2024.

  
\_\_\_\_\_  
Rex Brockhouse, Village President

(SEAL)

ATTEST:

  
\_\_\_\_\_  
Christina Courier, Village Clerk

AYES: 4

NAYES: 0

ABSENT: 2

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF MORGAN    )

CERTIFICATION

I, Christina Courier, the Village Clerk of the Village of Chapin, Morgan County, Illinois, do hereby certify that attached copy of Ordinance No. 2024-4 is a true and correct copy of the Ordinance passed by the President and Board of Trustees of the Village of Chapin, Morgan County, Illinois, at a meeting of said Village Board held on the 24 day of July, 2024, all as the original of the same remains in the official records of my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Village of Chapin, Illinois this 24 day of July, 2024.

  
Christina Courier, Village Clerk

STATE OF ILLINOIS )  
 )  
COUNTY OF MORGAN )

SS

**PUBLICATION CERTIFICATE**

I, Christina Courier, certify that I am the Village Clerk of the Village of Chapin, Morgan County, Illinois.


I further certify that on the 24 day of July, 2024, the President and Board of Trustees of the Village of Chapin, Illinois, passed and approved Ordinance No. 2024-4, entitled:

**AN ORDINANCE GRANTING A VARIANCE FOR 516 MORGAN STREET  
FOR THE VILLAGE OF CHAPIN,  
MORGAN COUNTY, ILLINOIS**

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

The pamphlet form of Ordinance No. 2024-4, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the Village Hall, commencing on the 25 day of July, 2024, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request in the Office of the Village Clerk.

Dated at Chapin, Illinois, this 24 day of July, 2024.

  
Christina Courier, Village Clerk

(SEAL)

**VILLAGE OF CHAPIN, MORGAN COUNTY, ILLINOIS**  
**FINDINGS OF FACT AND DECISION ON PETITION FOR VARIANCE**  
**FOR 516 MORGAN STREET, CHAPIN, ILLINOIS**

On July 24, 2024 at 6:30 p.m. a public hearing was held before the President and Board of Trustees of the Village of Chapin, Illinois, for the purpose of discussing and considering the request for a variance filed by Luke Marquard and Tracey Marquard, wherein they seek a variance from the Village's requirement that all residences, commercial buildings, or principal structures shall be at least 25 feet from any building on any adjacent lot for 516 Morgan Street. During the hearing, the corporate authorities discussed and considered the proposed variance, and the applicants explained to the corporate authorities that due to the layout of their home and positioning of the house on the lot, constructing a 12' X 16' addition to the residence requires it being 17 feet from the corner of a neighbor's garage.

No village resident raised an objection to the proposed variance.

After reviewing the matter and hearing comments, it is the decision of the corporate authorities of the Village of Chapin to grant the variance. In particular, the corporate authorities find as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by Ordinance 2003-1. By granting the variance, the land in question will be used productively as residential property and will enhance the Village of Chapin as a whole.
2. The plight of the property is due to unique circumstances.

3. The variance will not alter the residential character of the neighborhood or the Village of Chapin.

4. The granting of this variance will not violate the general spirit and intent of Ordinance No. 2003-1.


5. The construction of the addition to the residence will enhance the neighborhood and, in general, benefit the Village of Chapin.

The corporate authorities of the Village of Chapin hereby find that a variance should be given and it is hereby allowed that an addition to the residence be constructed on 516 Morgan Street being not less than 17 feet from the neighbor's existing garage.

Approved this 24th day of July, 2024, by the President and Board of Trustees of the Village of Chapin, Morgan County, Illinois.

  
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Rex Brockhouse, Village President

Attest:

  
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Christina Courier, Village Clerk