

VILLAGE OF CHAPIN
ORDINANCE NO. 2021-2

AN ORDINANCE GRANTING A VARIANCE FOR 517 CHAPIN STREET
FOR THE
VILLAGE OF CHAPIN, MORGAN COUNTY, ILLINOIS

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF CHAPIN, MORGAN COUNTY, ILLINOIS

THIS 28 DAY OF June, 2021

ORDINANCE NO. 2021-2

AN ORDINANCE GRANTING A VARIANCE FOR 517 CHAPIN 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, Pam Hopper has heretofore filed with the Village of Chapin a request for a variance of the Village's requirement that all residences, commercial buildings, or structures front a street having a minimum width of 60 feet with regards to 517 Chapin Street, Chapin, Illinois;

WHEREAS, the Corporate Authorities of the Village of Chapin held a public hearing on said petition on June 28, 2021, 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 Pam Hopper 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 by Pam Hopper for a variance as to 517 Chapin Street is granted. Specifically, she is granted leave to construct her residence at 517 Chapin Street not fronting Chapin Street.

Section 3. This variance, commencing June 28 2021, 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 and approval as provided by law.

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 28 day of June 2021.

Ken Drake
Ken Drake, Village President

(SEAL)

ATTEST:

Christina Courier
Christina Courier, Village Clerk

AYES: 6

NAYES: 0

ABSENT: 0

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. 2021-2 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 28 day of June, 2021, 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 28 day of June, 2021.


Christina Courier, Village Clerk

VILLAGE OF CHAPIN, MORGAN COUNTY, ILLINOIS

**FINDINGS OF FACT AND DECISION ON PETITION FOR VARIANCE
FOR 517 CHAPIN STREET, CHAPIN, ILLINOIS**

On June 28, 2021 at 7:00 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 Pam Hopper's request for a variance of the Village's requirement that the front of a residence must front a street having a minimum width of 60 feet with regard to 517 Chapin Street, Chapin, Illinois. During the hearing, the corporate authorities discussed and considered the proposed variance. Pam Hopper explained to the corporate authorities that to construct a residence at 517 Chapin Street it could not front Chapin Street, as the dimensions of the lot will not permit this.

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 residence will enhance the neighborhood where it will be located 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 a residence may be constructed on 517 Chapin Street with its front not fronting a street having a minimum width of 60 feet.

Approved this 28th day of June, 2021, by the President and Board of Trustees of the Village of Chapin, Morgan County, Illinois.



Ken Drake, Village President

Attest:



Christina Courier, Village Clerk