

VILLAGE OF CHAPIN  
ORDINANCE NO. 2026-1

AN ORDINANCE GRANTING A VARIANCE FOR 613 NORTH 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 1 DAY OF April, 2026

Published in pamphlet form by authority of the President and Board of Trustees  
of the Village of Chapin, this 1 day of April, 2026.

ORDINANCE NO. 2026-1

**AN ORDINANCE GRANTING A VARIANCE FOR 613 NORTH 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 principal structures to be at least 15' from any lot line;

**WHEREAS**, pursuant to Ordinance No. 2003-1, Brian True and Kendra True 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 fifteen (15) feet from any lot line with regards to 613 North Street;

**WHEREAS**, the Corporate Authorities of the Village of Chapin held a public hearing on said petition on April 1, 2026, 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 Brian True and Kendra True 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 Brian True and Kendra True for a variance as to 613 North Street is granted. Specifically, they are granted leave to construct a garage-type structure that is not less than seven (7) feet from the east lot line.

**Section 3.** This variance, commencing April 1, 2026, 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.

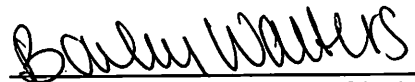
**Section 4.** This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law. The Village Clerk is directed to publish this ordinance in pamphlet form.

**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 1 day of April 2026.

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

(SEAL)

ATTEST:



\_\_\_\_\_  
Bailey Walters, Village Clerk

AYES: 5

NAYES: 0

ABSENT: 0

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF MORGAN    )

CERTIFICATION

I, Bailey Walters, the Village Clerk of the Village of Chapin, Morgan County, Illinois, do hereby certify that attached copy of Ordinance No. 200-1 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 1 day of April, 2026, 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 1 day of April, 2026.

Bailey Walters  
Bailey Walters, Village Clerk

STATE OF ILLINOIS     )  
                                  )  
COUNTY OF MORGAN    )

SS

**PUBLICATION CERTIFICATE**

I, Bailey Walters, certify that I am the Village Clerk of the Village of Chapin, Morgan County, Illinois.

I further certify that on the 1 day of April, 2026, the President and Board of Trustees of the Village of Chapin, Illinois, passed and approved Ordinance No. 2026-1, entitled:

**AN ORDINANCE GRANTING A VARIANCE FOR 613 NORTH 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. 2026-1, 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 1 day of April, 2026, 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 10 day of April, 2026.

Bailey Walters  
Bailey Walters, Village Clerk

(SEAL)

**APPENDIX A**

**VILLAGE OF CHAPIN, NORTH COUNTY, ILLINOIS**

**FINDINGS OF FACT AND DECISION ON PETITION FOR VARIANCE  
FOR 613 NORTH STREET, CHAPIN, ILLINOIS**

On April 1, 2026 at 6:00 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 request for a variance filed by Brian True and Kendra True , wherein they seek a variance from the Village's requirement that all residences, commercial buildings, or principal structures shall be at least 15 feet from any lot line for 613 North 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 30' X 32' garage-type structure requires it being not less than seven (7) feet from the east lot line.

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 the garage-like structure may be constructed on 613 North Street being not less than seven (7) feet from the east lot line.

Approved this 1 day of April, 2026, by the President and Board of Trustees of the Village of Chapin, Morgan County, Illinois.

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

Attest:

  
\_\_\_\_\_  
Bailey Walters, Village Clerk

NORTH STREET

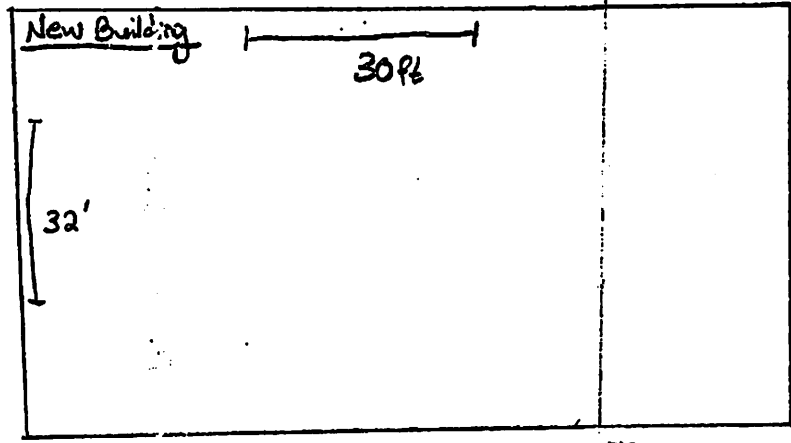
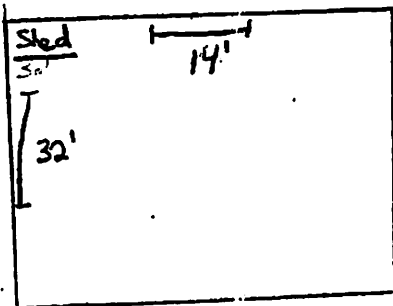
Concrete Driveway

House

Front of Home

NEIGHBOR WILSON'S PROPERTY LINE

Back Driveway towards Alley



10' 22"

7'

Alley

**Request for Variation  
Proposed Accessory Structure  
613 North Street  
Chapin, IL**

The undersigned owner, or duly authorized representative of the owner, of the property located at 613 North Street, Chapin, Illinois, hereby makes application for the allowance of a variation to the Village of Chapin Zoning Ordinance No. 2003-1 due to the proposed accessory structure described below.

A new detached accessory building is proposed to be constructed on the subject property. The proposed structure will measure thirty feet (30 ft) in width and thirty-two feet (32 ft) in length and will be finished with vinyl siding designed to match both the existing home and the current shed located on the property in order to maintain a consistent and cohesive appearance with the primary residence and surrounding improvements.

The front (south) elevation of the proposed structure will face the adjacent public alley and will be set back fifteen feet (15 ft) from the alley right-of-way. The front elevation will contain two (2) overhead garage doors and one (1) standard pedestrian access door.

An additional standard pedestrian access door will be located on the rear (north) elevation of the structure.

The east side of the proposed building, running the full thirty-two foot (32 ft) length, will be situated seven feet (7 ft) from the adjacent neighboring property line belonging to Whyne.

The rear (north) elevation of the proposed structure will be located three feet (3 ft) from an existing shed situated on the subject property. The existing shed measures fourteen feet (14 ft) in width by thirty-two feet (32 ft) in length.

Due to the layout of the home and the positioning of the yard, we are limited in where we can construct this addition. The proposed structure will not block any exterior bedroom windows in the event of a fire.

The addition of this accessory structure is expected to enhance the overall value of the property by improving functionality, storage capacity, and visual appeal. Furthermore, neighboring property owners have been made aware of the proposed construction and have expressed strong support for the project, indicating that they are in favor of the improvement and do not believe it will negatively impact the surrounding properties.

Contact Person: Brian True  
Phone: (217) 416-3820

Signature: \_\_\_\_\_

