

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF JOLIET (ORDINANCE NO. 5285, AS AMENDED) FOR THE RECLASSIFICATION OF CERTAIN PROPERTY (8301 Caton Farm Road)

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: The Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, is hereby amended with the reclassification of the real property described in Exhibit "A" from R-1B (Single-Family Residential) Zoning District and an R-4 (Low Density Multi-Family Residential) Zoning District to an R-2 (Single-Family Residential) Zoning District and from an R-1B (Single-Family Residential) Zoning District to an R-4 (Low Density Multi-Family Residential) Zoning District; the official zoning map of the City of Joliet shall be amended to reflect the reclassification of the subject property.

SECTION 2: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 3: This Ordinance shall be in effect upon its passage.

PASSED this ____ day of _____, 2025

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 00-06-26-300-005-0000 and 00-06-26-400-003-0000

ADDRESS: 8301 Caton Farm Road

PLAN COMMISSION APPROVED: Yes

CED DOC. NO.: Z-2-24

PREPARED BY: Ray Heitner, Planner, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

EXHIBIT A

**ZONING RECLASSIFICATION
R-1B and R-4 to R-2 and R-4
LEGAL DESCRIPTION**

R-2 Zoning:

Parcel 1:

THE EAST 60 ACRES OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

TOGETHER WITH:

PARCEL 2:

THE WEST 60 ACRES OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTH ¼ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 26; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 523.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 44.58 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 54 SECONDS EAST, 127.74 FEET; THENCE SOUTH 08 DEGREES 32 MINUTES 48 SECONDS EAST, 68.27 FEET; THENCE SOUTH 20 DEGREES 48 MINUTES 40 SECONDS EAST, 69.12 FEET; THENCE SOUTH 28 DEGREES 09 MINUTES 01 SECONDS EAST, 136.47 FEET; THENCE SOUTHWESTERLY ALONG A 958.00 FEET RADIUS CURVE, CONCAVE SOUTHERLY, HAVING A CHORD BEARING OF SOUTH 39 DEGREES 36 MINUTES 06 SECONDS WEST, FOR AN ARC LENGTH OF 436.68 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 61 DEGREES 39 MINUTES 44 SECONDS WEST, 34.19 FEET; THENCE NORTHERLY ALONG A 430.00 FEET RADIUS CURVE, CONCAVE EASTERLY, HAVING A CHORD BEARING OF NORTH 51 DEGREES 33 MINUTES 01 SECONDS WEST, FOR AN ARC LENGTH OF 151.78 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 48 DEGREES 33 MINUTES 42 SECONDS WEST, 117.70 FEET; THENCE NORTH 31 DEGREES 41 MINUTES 43 SECONDS WEST, 211.82 FEET; THENCE NORTH 22 DEGREES 52 MINUTES 33 SECONDS WEST, 185.21 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 54 SECONDS WEST, 315.51 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 556.81 FEET TO THE PLACE OF THE BEGINNING, IN KENDALL COUNTY, ILLINOIS.

R-4 Zoning:

THAT PART OF THE SOUTH ¼ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST

¼ OF SAID SECTION 26; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 523.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 44.58 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 54 SECONDS EAST, 127.74 FEET; THENCE SOUTH 08 DEGREES 32 MINUTES 48 SECONDS EAST, 68.27 FEET; THENCE SOUTH 20 DEGREES 48 MINUTES 40 SECONDS EAST, 69.12 FEET; THENCE SOUTH 28 DEGREES 09 MINUTES 01 SECONDS EAST, 136.47 FEET; THENCE SOUTHWESTERLY ALONG A 958.00 FEET RADIUS CURVE, CONCAVE SOUTHERLY, HAVING A CHORD BEARING OF SOUTH 39 DEGREES 36 MINUTES 06 SECONDS WEST, FOR AN ARC LENGTH OF 436.68 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 61 DEGREES 39 MINUTES 44 SECONDS WEST, 34.19 FEET; THENCE NORTHERLY ALONG A 430.00 FEET RADIUS CURVE, CONCAVE EASTERLY, HAVING A CHORD BEARING OF NORTH 51 DEGREES 33 MINUTES 01 SECONDS WEST, FOR AN ARC LENGTH OF 151.78 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 48 DEGREES 33 MINUTES 42 SECONDS WEST, 117.70 FEET; THENCE NORTH 31 DEGREES 41 MINUTES 43 SECONDS WEST, 211.82 FEET; THENCE NORTH 22 DEGREES 52 MINUTES 33 SECONDS WEST, 185.21 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 54 SECONDS WEST, 315.51 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 556.81 FEET TO THE PLACE OF THE BEGINNING, IN KENDALL COUNTY, ILLINOIS.

ADDRESS OF PROPERTY: 8301 Caton Farm Road

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