

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION OF USE
(3340 Mall Loop Drive)

NOW, THEREFORE, 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: A variation of use from the Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, is hereby granted to allow the specific use identified in Exhibit A on the real property described in Exhibit A and subject to the conditions set forth in Exhibit A. The variation of use is granted subject to the terms and conditions of all applicable federal, state, and local laws, ordinances, and regulations. The zoning classification of the subject property for which this variation of use is granted remains the same and is not changed in any way by the passage of this Ordinance. This Ordinance shall be strictly construed to prohibit any use not specifically granted herein or otherwise allowed by the Zoning Ordinance of the City of Joliet. Noncompliance with the mandatory conditions set forth in this Ordinance shall subject the variation of use to repeal.

SECTION 2: The findings of fact and recommendation of the Zoning Board of Appeals on the granting of this variation of use are hereby adopted and made a part of this Ordinance (unless the Zoning Board of Appeals has recommended against the approval of the variation of use, in which case this Ordinance has been passed by a favorable vote of at least two-thirds of the members of the City Council then holding Office).

SECTION 3: 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 4: This Ordinance shall be in effect upon its passage.

PASSED this _____ day of _____, 2024.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 06-03-26-200-006-0000
ADDRESS: 3340 Mall Loop Drive
ZBA APPROVED: Yes
PETITION #: 2024-31

PREPARED BY: Helen Miller, 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

VARIATION OF USE FOR: 3340 Mall Loop Drive

1. LEGAL DESCRIPTION OF SUBJECT PROPERTY:

THT PRT OF THE NE1/4 OF SEC 26, AND THT PRT OF THE NW1/4 OF SEC 25, T36N-R9E. DAF: COMM AT THE NW COR OF SD NE1/4 OF SEC 26; THC S 1 DEG 55'08" E ALG THE W LN OF THE NE1/4 OF SD SEC 26, A DIST OF 275.01 FT TO A PT OF INTERSEC WITH THE S BOUNDARY LN OF THE COM ED CO'S PROPERTY; THC N 88 DEG 55'41" E ALG SD S BOUNDARY LN, A DIST OF 534.66 FT TO A PT; THC S 01 DEG 04'19" E ALG A LN PERP TO THE LAST DESC COURSE, A DIST OF 80 FT TO A PT; THC N 88 DEG 55'41" E, A DIST OF 364.10 FT TO THE POB, OF THE FOLL DESC PARCEL OF LAND; THC CONT N 88 DEG 55'41" E, A DIST OF 169.90 FT TO A PT OF CURVATURE; THC NE'LY 315.55 FT ALG THE ARC OF A CIRCLE CONVEX TO THE SE AND HAVING A RADIUS OF 740 FT TO A PT OF REVERSE CURVATURE; THC NE'LY 281.44 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NW AND HAVING A RADIUS OF 660 FT TO A PT OF TANGENCY; THC N 88 DEG 55'41" E, A DIST OF 48.26 FT TO A PT; THC S 1 DEG 26'20" E, A DIST OF 128.29 FT TO A PT; THC N 88 DEG 33'40" E, A DIST OF 64.11 FT TO A PT OF CURVATURE; THC SE'LY 161.67 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NE & HAVING A RADIUS OF 757 FT TO A PT; THC S 10 DEG 47'46" W, A DIST OF 57 FT TO A PT ON A CURVE; THC NW'LY 149.50 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NE & HAVING A RADIUS OF 700 FT TO A PT OF TANGENCY; THC S 88 DEG 33'40" W, A DIST OF 112.10 FT TO A PT; THC S 1 DEG 26'20" E, A DIST OF 52 FT TO A PT; THC S 1 DEG 32'29" E, A DIST OF 200 FT TO A PT; THC N 88 DEG 27'31" E, A DIST OF 23.69 FT; THC S 1 DEG 32'29" W, A DIST OF 130.17 FT TO A PT; THC N 88 DEG 27'31" E, A DIST OF 46.65 FT TO A PT; THC S 1 DEG 32'29" E, A DIST OF 72.22 FT TO A PT; THC S 46 DEG 32'29" E, A DIST OF 75 FT TO A PT; THC S 43 DEG 27'31" W, A DIST OF 44.50 FT TO A PT; THC S 46 DEG 32'29" E, A DIST OF 270 FT TO A PT; THC N 43 DEG 27'31" E, A DIST OF 6 FT TO A PT; THC S 46 DEG 32'29" E, A DIST OF 22 FT TO A PT; THC S 43 DEG 27'31" W, A DIST OF 6 FT TO A PT; THC S 46 DEG 32'29" E, A DIST OF 10 FT TO A PT; THC N 43 DEG 27'31" E, A DIST OF 311.87 FT TO A PT; THC N 88 DEG 27'31" E, A DIST OF 239.15 FT TO A PT; THC S 18 DEG 07'05" E, A DIST OF 49.67 FT TO A PT; THC N 71 DEG 52'55" E, A DIST OF 82 FT TO A PT; THC S 18 DEG 07'05" E, A DIST OF 151.58 FT TO A PT OF CURVATURE; THC SE'LY 607.10 FT ALG THE ARC OF A CIRCLE CONVEX TO THE SW AND HAVING A RADIUS OF 2143 FT TO A PT; THC S 55 DEG 39'01" W, A DIST OF 35 FT TO A PT ON A CURVE; THC NW'LY 298.75 FT ALG THE ARC OF A CIRCLE CONVEX TO THE SW AND HAVING A RADIUS OF 2178 FT TO A PT; THC S 43 DEG 27'31" W, A DIST OF 73.93 FT TO A PT; THC N 46 DEG 32'29" W, A DIST OF 189.55 FT TO A PT; THC S 43 DEG 27'31" W, A DIST OF 287.88 FT TO A PT; THC N 46 DEG 32'29" W, A DIST OF 10 FT TO A PT; THC S 43 DEG 27'31" W, A DIST OF 430 FT TO A PT; THC S 8 DEG 36'53" E, A DIST OF 273.60 FT TO A PT; THC S 1 DEG 22'10" E, A DIST OF 230 FT TO A PT ON A CURVE; THC E'LY 529.44 FT ALG THE ARC OF A CIRCLE CONVEX TO THE SE AND HAVING A RADIUS OF 1500 FT TO A PT OF COMPOUND CURVATURE, THC NE'LY 128.23 FT ALG THE ARC OF A CIRCLE CONVEX TO THE SE & HAVING A RADIUS OF 500 FT TO A PT; THC S 23 DEG 37'22" E, A DIST OF 78.37 FT TO A PT OF CURVATURE; THC SE'LY 135.94 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NE AND HAVING A RADIUS OF 350 FT TO A PT OF TANGENCY; THC S 1 DEG 22'07" E, A DIST OF 1.48 FT TO A PT; THC S 88 DEG 41'54" W, A DIST OF 55.69 FT TO A PT OF CURVATURE; THC NE'LY 12.14 FT ALG THE ARC OF A CIRCLE CONVEX TO THE SE & HAVING A RADIUS OF 7.63 FT TO

A PT OF COMPOUND CURVATURE; THC NW'LY 100.45 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NE & HAVING A RADIUS OF 302 FT TO A PT OF COMPOUND CURVATURE; THC NW'LY 43.33 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NE AND HAVING A RADIUS OF 30 FT TO A PT; THC S 82 DEG 49'24" W, A DIST OF 67.04 FT TO A PT ON A CURVE; THC W'LY 791.33 FT ALG THE ARC OF A CIRCLE CONVEX TO THE S & HAVING A RADIUS OF 1550 FT TO A PT; THC N 1 DEG 32'29" W, A DIST OF 515.66 FT TO A PT; THC N 5 DEG 36'29" E, A DIST OF 71.90 FT TO A PT; THC N 43 DEG 27'31" E, A DIST OF 80 FT TO A PT; THC N 46 DEG 32'29" W, A DIST OF 282 FT TO A PT; THC S 43 DEG 27'31" W, A DIST OF 54.08 FT TO A PT; THC S 80 DEG 18'31" W, A DIST OF 81.23 FT TO A PT; THC S 88 DEG 27'31" W, A DIST OF 430.32 FT TO A PT ON A CURVE; THC SE'LY 132.99 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NE AND HAVING A RADIUS OF 700 FT TO A PT OF REVERSE CURVE; THC SE'LY 428.66 FT ALG THE ARC OF A CIRCLE CONVEX TO THE SW AND HAVING A RADIUS OF 700 FT TO A PT; THC S 41 DEG 19'37" W, A DIST OF 59 FT TO A PT ON A CURVE; THC NW'LY 464.79 FT ALG THE ARC OF A CIRCLE CONVEX TO THE SW AND HAVING A RADIUS OF 759 FT TO A PT OF REVERSE CURVE; THC NW'LY 372.39 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NE AND HAVING A RADIUS OF 641 FT TO A PT OF REVERSE CURVE; THC NW'LY 651.99 FT ALG THE ARC OF A CIRCLE CONVEX TO THE SW AND HAVING A RADIUS OF 559 FT TO A PT; THC S 70 DEG 02'40" E, A DIST OF 59 FT TO A PT ON A CURVE; THC SW'LY 56.75 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NW AND HAVING A RADIUS OF 500 FT TO A PT; THC S 46 DEG 32'29" E, A DIST OF 559.50 FT TO A PT; THC N 43 DEG 27'31" E, A DIST OF 132.07 FT TO A PT; THC S 46 DEG 32'29" E, A DIST OF 84.50 FT TO A PT; THC N 43 DEG 27'31" E, A DIST OF 80 FT TO A PT; THC N 46 DEG 32'29" W, A DIST OF 75 FT TO A PT; THC N 43 DEG 27'31" E, A DIST OF 370.72 FT TO A PT; THC N 1 DEG 32'29" W, A DIST OF 404.83 FT TO A PT; THC S 88 DEG 33'40" W, A DIST OF 331.49 FT TO A PT OF CURVATURE; THC SW'LY 182.48 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NW AND HAVING A RADIUS OF 350 FT TO A PT COMPOUND CURVATURE; THC SW'LY 295.68 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NW & HAVING A RADIUS OF 750 FT TO A PT; THC N 53 DEG 53'58" W, A DIST OF 50 FT TO A PT ON A CURVE; THC NE'LY 245.31 FT ALG THE ARC OF A CIRCLE CONVEX TO THE NW AND HAVING A RADIUS OF 800 FT TO A PT; THC N 36 DEG 19'50" W, A DIST OF 128.87 FT TO THE HEREIN ABOVE DESIGNATED POB. (EX THAT PRT TAKEN FOR RD WIDENING PER R2009-098459) REVISED LEGAL DESCRIPTION/ACREAGE CHANGE FOR ROAD WIDENING PER R2009-098459. THIS PIN STAYS THE SAME, (WAS 32.53 ACRES) REF#13404 5/13/2010 DLO

PIN: 06-03-26-200-006-0000

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

A Variation of Use to allow a B-3 (general business) use in the B-2 (central business) zoning district

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

None