

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING AN AMENDMENT TO A VARIATION OF USE (ORDINANCE #18661) TO ALLOW A SIX UNIT RESIDENCE IN AN R-3 (ONE-ANDTWO-FAMILY RESIDENTIAL) ZONING DISTRICT (515 Summit Street)**

**WHEREAS**, the City of Joliet adopted Ordinance No. 18661 on June 18, 2024, which granted a Variation of Use to allow a five-unit residence in an R-3 (one and two family residential) zoning district, located at 515 Summit Street. The approval also acknowledged that the existing structure at 515 Summit Street has non-conforming front yard and north side yard setbacks for a residentially-zoned property. Section 47-17.22(3) (Non-Conforming Structures) of the Zoning Ordinance allows pre-existing non-conformities to remain as long as the structures are not enlarged or altered in a way that increases their non-conformity; and

**WHEREAS**, the property owner seeks to add an ADA compliant residential unit on the main level, which will then eliminate the need for an elevator.

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, 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 \_\_\_\_\_, 2025

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

PIN: 30-07-09-221-030-0000

ADDRESS: 515 Summit Street

ZBA APPROVED: Yes

PETITION #: 2024-61

PREPARED BY: Jayne Bernhard, 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:** 515 Summit Street

### **1. LEGAL DESCRIPTION OF PROPERTY:**

THE E 110 FT OF LOTS 3 AND 4 AND ALSO THAT PRT OF LOTS 2 AND 9 IN PIEPENBRINKS SUB OF BLK 29 AND 31 IN NORTH JOLIET SUB, DAF: BEG AT THE SELY COR OF SD LOT 2, THC RUN IN A NLY DIRECTION ALG THE E LN OF SD LOT 2, 75.7 FT; THC WLY ON A LN PARL WITH THE N LN OF LOTS 1 AND 9 IN SD SUB, 225 FT THC SLY ON A LN PARL WITH THE E LN OF SD LOT 2, TO THE S LN OF SD LOT 9, THC ELY ALG THE S LN OF SD LTS 9 AND 2 TO THE POB IN SEC 9, T35N-R10E.

PIN: 30-07-09-221-030-0000

### **2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:**

A Variation of Use to allow a six-unit residence in an R-3 (one & two family residential) zoning district, located at 515 Summit Street.

### **3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:**

1. That off-street parking for a minimum of 10 vehicles shall be created prior to a Certificate of Occupancy being issued;
2. That a service walk connecting the parking area to the main entrance be established prior to a Certificate of Occupancy being issued;
3. That a site plan be submitted to and approved by the Engineering Division showing circulation, parking and stormwater drainage;
4. That use of the property shall not be expanded in the future;
5. That the property shall be enrolled in and comply with the City's Rental Inspection Program; and
6. Should the property be declared a public nuisance by the City Council, the Variation of Use shall be subject to a rehearing and possible revocation of the Variation of Use.