

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
(Ordinance Associated with 3301 Essington Road)

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS,
AS FOLLOWS:**

SECTION 1: A Special Use permit is hereby authorized pursuant to Section 47-5.2(a) of the Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, 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 Special Use permit is authorized 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 Special Use Permit is authorized 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 authorized 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 Special Use to repeal. The City Manager is hereby authorized to take such action as may be necessary for the City to comply with the terms thereof.

SECTION 2: The findings of fact and recommendation of the Zoning Board of Appeals on the granting of this Special Use are hereby adopted and made a part of this Ordinance (unless the Zoning Board of Appeals has recommended against the approval of the Special 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 _____, 2022

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 06-03-23-426-005-0000; 06-03-23-426-006-0000; 06-03-23-426-007-0000; 06-03-23-426-008-0000; and 06-03-23-426-009-0000

ADDRESS: 3301 Essington Road

ZBA APPROVED: YES

PETITION #: 2022-39

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

SPECIAL USE PERMIT FOR: 3301 Essington Road

1. LEGAL DESCRIPTION OF PROPERTY:

PIN 06-03-23-426-005-000

LOT 9 IN CHICAGOLAND CENTER, BEING A SUB OF PRT OF THE EI/2 OF THE SE1/4 OF SEC. 23, T36N-R9E.

PIN 06-03-23-426-006-000

LOT 14 IN CHICAGOLAND CENTER, BEING A SUB OF PRT OF THE EI/2 OF THE SE1/4 OF SEC. 23, T36N-R9E.

PIN 06-03-23-426-007-000

LOT 13 IN CHICAGOLAND CENTER, BEING A SUB OF PRT OF THE EI/2 OF THE SE1/4 OF SEC. 23, T36N-R9E.

PIN 06-03-23-426-008-000

LOT 12 IN CHICAGOLAND CENTER, BEING A SUB OF PRT OF THE EI/2 OF THE SE1/4 OF SEC. 23, T36N-R9E

PIN 06-03-23-426-009-000

LOT 8 IN CHICAGOLAND CENTER, BEING A SUB OF PRT OF THE EI/2 OF THE SE1/4 OF SEC. 23, T36N-R9E (EX THE SW'LY 54 FT OF LOT 8 RUNNING PARALLEL WITH AND MEASURED PERPENDICULAR TO THE S'LY LN OF SD LOT 8 PER R2004-047070). REM AFTER DIV/CONS PER R2004-047070 NDA:

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

Special Use Permit to allow an automobile dealership in a B-3 (General Business) Zoning District, located at 3301 Essington Road.

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That the business shall be registered with the City Clerk's Office.
2. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.
3. That a City Planning Division approved landscaping plan be submitted by the petitioner with the future building permit plans before installation.