

ORDINANCE NO. _____

AN ORDINANCE REPEALING A VARIATION OF USE
(1507 E. Cass Street)

WHEREAS, on July 18, 1995, the Mayor and City Council adopted Ordinance No. 10842, granting a variation of use to allow the continuation of an existing pizza business a B-1 (Neighborhood Business) use in an R-2A (Single-Family Residential) zoning district; and,

WHEREAS, the pizza business has since closed; and,

WHEREAS, the property owner wishes to maintain the converted pizza business space as an additional dwelling unit; and,

WHEREAS, the Zoning Board of Appeals, upon notice, conducted a public hearing to determine whether the variation of use should be discontinued, and has recommended to the Mayor and City Council that said variation be revoked as no longer necessary; and,

WHEREAS, the City of Joliet is a home rule unit of local government and this ordinance is adopted pursuant to such authority and in preemption of any inconsistent procedure or requirement set forth by law or ordinance.

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: The findings of fact and recommendation of the Zoning Board of Appeals are hereby adopted and made a part of this Ordinance.

SECTION 2: The Variation of Use granted pursuant to Ordinance No. 10842, is hereby repealed. The subject property shall therefore be made and used so as to conform to the Zoning Ordinance in all material respects.

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: The City Clerk shall file a true and correct copy of this ordinance with the Will County Recorder.

SECTION 5: This Ordinance shall take effect immediately upon its passage.

PASSED this _____ day of _____, 2025.

_____	_____
MAYOR	CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 30-07-11-410-030-0000
ADDRESS: 1507 E. Cass Street
ZBA APPROVED: Yes
PETITION #: 1995-48

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