

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
(4200 W. Jefferson Street)

**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 _____, 2024

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PINS: 05-06-15-200-010-0000 and 05-06-15-200-011-0000

ADDRESS: 4200 W. Jefferson Street

ZBA APPROVED: No

PETITION #: 2023-50

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: 4200 W. Jefferson Street

1. LEGAL DESCRIPTION OF PROPERTY:

PARCEL 1:

THE NORTH 470.00 FEET OF THE WEST 565.90 FEET OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF U. S. HIGHWAY ROUTE 52 (AS DEDICATED BY DOCUMENT NO. 920150) EXCEPTING THEREFROM THE NORTH 271.00 FEET OF THE WEST 200.00 FEET, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 200.00 FEET OF THE WEST 400.00 FEET OF THE SOUTH 400 FEET OF THE NORTH 870.00 FEET OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF U. S. HIGHWAY ROUTE 52 (AS DEDICATED BY DOCUMENT NO. IN Will. COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF U. S. HIGHWAY ROUTE NO. 52 (AS DEDICATED BY DOCUMENT NO. 920150) THAT IS 565.90 FEET EAST OF THE WEST LINE OF THE SAID EAST HALF OF THE NORTHEAST QUARTER; THENCE SOUTH ALONG A LINE PARALLEL WITH THE SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER, 470.00 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE SAID SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY, 70.00 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 81 DEGREES 22 MINUTES 50 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE 332.21 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED BY DOCUMENT NO. 740254 OF WILL COUNTY RECORDS; THENCE WEST ALONG THE SOUTH LINE OF THE SAID PROPERTY CONVEYED BY DOCUMENT NO. 740254, 88.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF THE SAID PROPERTY CONVEYED BY DOCUMENT NO. 740254, 140.00 FEET TO THE SAID SOUTH RIGHT OF WAY LINE OF THE SAID HIGHWAY; THENCE WEST ALONG THE SAID SOUTH RIGHT OF WAY LINE OF THE SAID HIGHWAY 26.00 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILUNOIS.

The above described property is the same property that is described in FIRST AMERICAN Title Commitment No. NCS-1152783-PHX1, dated 10/07/2022.

PIN: 05-06-15-200-010-0000 and 05-06-15-200-011-0000

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

A Special Use Permit for an Indoor Storage Facility, located at 4200 W. Jefferson Street.

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That both main buildings shall be allowed to occupy the same lot, at the height and with the signage proposed, provided they resemble the attached elevations and follow the City's Non-Residential Design Standards for Commercial buildings.
2. That all internal parking areas and driveways are paved with concrete, bituminous concrete, or other approved surface material in accordance with Section 47-17.17(J) and other applicable ordinances.
3. City staff approval of a lighting plan, prior to issuance of a general building permit.
4. City staff approval of a final landscape plan, prior to issuance of a general building permit.
5. City staff approval of a Tree Preservation Plan, as described in Chapter 26, Article VI, Section 26-128(b) of the City's Code of Ordinances.
6. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permits.
7. That the Special Uses granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started, or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Uses, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained.