

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

**AN ORDINANCE GRANTING A VARIATION OF USE**  
**(749 Houbolt Road)**

**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 \_\_\_\_\_, 2026.

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

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

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

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

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

PIN: 05-06-14-300-012-0000  
ADDRESS: 749 Houbolt Road  
ZBA APPROVED: Yes  
PETITION #: 2026-10

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:** 749 Houbolt Road

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

THAT PRT OF THE SW1/4 OF SEC14, T35N-R9E, DAF: BEG AT THE SE COR OF THE SW1/4; THC W ON THE S LN OF THE SW1/4, 2230 FT; THC N 110 FT; THC E 450 FT; THC N 36 DEG 49'58" E, TO A PT THAT IS 405 FT N OF THE S LN OF THE SW1/4; THC E ON A LN 405 FT N OF THE S LN OF THE SW1/4 TO THE E LN OF THE SW1/4; THC S'LY ON THE E LN TO THE POB PER R84-34297, (EX THAT PRT, DAF: THAT PRT OF THE SW1/4 OF SEC.14, T356N-R9E, DAF: BEG AT A PT ON THE S LN OF THE SD SW1/4, THAT IS 2230.00 FT W OF E LN OF SD SW1/4; THC N AT RIGHT ANGLES WITH SD S LN A BEARING AND DISTANCE OF N 1 DEG 15'30" E, 110 FT TO THE S LN OF LAND DESC IN DOC# R79-47480; THC S 88 DEG 44'30" E, ALG SD S LN 434.42 FT TO THE E'LY LN OF AFRSD LAND DESC IN DOC# R79-47480; THC S 36 DEG 49'58" WALG THE S'LY PROLONGTN OF SD E'LY LN, 135.24 FT TO THE AFRSD S LN OF THE SW1/4; THC N 88 DEG 44'30" W ALG SD S LN, 355.74 FT TO THE POB PER R91-42007).

PIN: 05-06-14-300-012-0000

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

A Variation of Use to allow an indoor and outdoor commercial recreation facility, a B-3 (general business) use, in the R-B (restricted business) district

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

1. Should the property be declared a public nuisance, the property may be subject to a rehearing and a possible revocation of the Variation of Use.