

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION OF USE
(1701 Drauden 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 _____, 2021.

MAYOR

CITY CLERK

VOTING

YES: _____

VOTING NO: _____

NOT VOTING: _____

Part of PIN: 06-03-32-300-011-0000

ADDRESS: 1701 Drauden Road (Drauden Road, north of Theodore Street)

ZBA APPROVED: Yes

PETITION #: 2021-44

PREPARED BY: Corporation Counsel, City of Joliet

MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

EXHIBIT A

VARIATION OF USE FOR: 1701 Drauden Road

1. LEGAL DESCRIPTION OF SUBJECT PROPERTY:

LOT 2 OF FOOD N FUEL THEODORE AND DRAUDEN SUBDIVISION, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 32 TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED ON FEBRUARY 19, 2021 AS DOCUMENT NUMBER R2021019962, IN WILL COUNTY, ILLINOIS.

Part of PIN: 06-03-32-300-011-0000

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

A Variation of Use to allow a self-storage facility that includes indoor, climate-controlled and outdoor mini-storage units on Lot 2 of the Gas and Wash Theodore and Drauden Subdivision, 1701 Drauden Road.

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That no outside storage be allowed on site;
2. Failure to comply with any of the above conditions could result in a rehearing and a possible revocation of the Variation of Use; and
3. Should the property be declared a public nuisance by the City Council, the Variation of Use is automatically revoked.