

ORDINANCE NO. _____

ORDINANCE GRANTING A SPECIAL EXCEPTION
(3300 Channahon Road)

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

SECTION 1: A Special Exception is hereby authorized pursuant to Section 47-3.9(BB) 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 Exception 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 Exception 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 Exception 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 recommendation of the Zoning Board of Appeals on the granting of this Special Exception is hereby adopted and made a part of this Ordinance.

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 _____, 2025

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 05-06-35-201-006-0000

ADDRESS: 3300 Channahon Road

ZBA APPROVED: Yes

PETITION #: 2025-49

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

SPECIAL EXCEPTION FOR: 3300 Channahon Road

1. LEGAL DESCRIPTION OF PROPERTY:

LOT 1 IN KETONE BUSINESS CENTER UNIT 1 SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 11, 12, 13 & THAT PART OF LOT 14 LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10 IN CHICAGO GRAVEL COMPANY SUBDIVISION OF PART OF THE SECTIONS 25, 26, 35 AND 36, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 2017 AS DOCUMENT R2017-062996, IN WILL COUNTY, ILLINOIS.

PIN: 05-06-35-201-006-0000

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

A Special Exception to allow a roof-mounted solar installation

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That a building permit shall be obtained.