

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

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

**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 \_\_\_\_\_, 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 #: 2025-09

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**

### **VARIATION OF USE FOR: 1507 E. Cass Street**

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

The E 38 ft of Lot 19, TOGETHER WITH: The W 28 ft of Lot 19, lying S of the N 115 ft thereof, TOGETHER WITH: Tht prt of Lot 18 (EX the W 50 ft thereof) & also (EX the N 115 ft of the E 16.10 ft thereof), all in H. A. Cagwin's Sub of Blk 4 of the Cagwin Heir's Sub, being a sub of the N prt of the E1/2 of the SE1/4 of Sec. 11, T35N-R10E. A/D/A: The E 38 ft of Lot 19, & the W 28 ft of Lot 19, lyg S of the N 115 ft thereof, & lyg W of the E 38 ft of Lot 19, & that prt of Lot 18, lyg S of the N 115 ft thereof, & E on the W 50 ft thereof in H.A. Cagwin's Sub of Blk 4 of Cagwin Heir's sub, being a prt of the N prt of the E1/2 of the SE1/4 of Sec. 11, T35N-R10E

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

A Variation of Use to Allow a Two-Unit Residence, an R-3 (One-and Two-Family Residential) Use, in the R-2A (Single-Family Residential) Zoning District, Located at 1507 E. Cass Street.

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

1. That all outstanding Building and Property Maintenance Code violations shall be remedied as directed by the City of Joliet Department of Neighborhood Services.
2. That the property shall remain in and comply with the City's Rental Inspection Program.
3. That the applicant works with staff to convert superfluous parking spaces on the property's south side to landscaping or green space.
4. Should the property be declared a public nuisance by the City Council, the Variation of Use shall be subject to a rehearing and possible revocation of the Variation of Use.