

ORDINANCE NO. _____

AN ORDINANCE REPEALING A VARIATION OF USE
(845 N. Broadway Street)

WHEREAS, on June 7, 1983, the Mayor and City Council adopted Ordinance No. 7832, granting a variation of use to allow continued use of a bait shop, and to allow the sale of package liquor in an R-3 (One-and Two-Family Residential) district; and a reduction in off-street parking; and,

WHEREAS, the bait shop has since closed; and,

WHEREAS, the property owner wishes to convert the former bait shop space into an additional dwelling unit; and,

WHEREAS, the Zoning Board of Appeals, upon notice, conducted a public hearing to determine whether the variation of use should be discontinued, and has recommended to the Mayor and City Council that said variation be revoked as no longer necessary; and,

WHEREAS, the City of Joliet is a home rule unit of local government and this ordinance is adopted pursuant to such authority and in preemption of any inconsistent procedure or requirement set forth by law or ordinance.

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: The findings of fact and recommendation of the Zoning Board of Appeals are hereby adopted and made a part of this Ordinance.

SECTION 2: The Variation of Use granted pursuant to Ordinance No. 15651, is hereby repealed. The subject property shall therefore be made and used so as to conform to the Zoning Ordinance in all material respects.

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: The City Clerk shall file a true and correct copy of this ordinance with the Will County Recorder.

SECTION 5: This Ordinance shall take effect immediately upon its passage.

PASSED this _____ day of _____, 2025.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 30-07-04-419-047-0000

ADDRESS: 845 N. Broadway Street

ZBA APPROVED: Yes

PETITION #: 1983-04

PREPARED BY: Ray Heitner, Planner, City of Joliet, 150 West Jefferson Street, Joliet IL 60432

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