

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
(3050 Channahon Road)

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

SECTION 1: A Special Use Permit is hereby authorized pursuant to Section 47-5.2 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 Use Permit 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 Use Permit 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 Use 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 findings of fact and recommendation of the Zoning Board of Appeals on the granting of this Special Use are 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: 05-06-25-301-008-0000

ADDRESS: 3050 Channahon Road

ZBA APPROVED: Yes

PETITION #: 2025-25

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 USE PERMIT FOR: 3050 Channahon Road

1. LEGAL DESCRIPTION OF PROPERTY:

LOT 11 IN KETONE BUSINESS CENTER RESUBDIVISION OF LOT 3, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 1, 2023, AS DOCUMENT NO. R2023005355, IN WILL COUNTY, ILLINOIS, BEING A RESUBDIVISION OF LOT 3 IN KETONE BUSINESS CENTER UNIT 2 SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 11, 12, 13, AND 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 SECTIONS 25, 26, 35, AND 36, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 2018, AS DOCUMENT NO. R2018070932, IN WILL COUNTY, ILLINOIS.

PIN: 05-06-25-301-008-0000

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

A Special Use Permit to allow the sales, leasing, rental, and maintenance of new and used commercial vehicles including semi-trailer trucks

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That a landscape plan that meets City Ordinance shall be submitted as part of the building permit plan set;
2. That the development shall comply with the City's Non-Residential Design Standards;
3. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.