

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

**ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF JOLIET (ORDINANCE NO. 5285, AS AMENDED) FOR THE RECLASSIFICATION OF CERTAIN PROPERTY**  
**(113 S. Briggs Street and 1521 Second Avenue)**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:**

**SECTION 1:** The Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, is hereby amended with the reclassification of the real property described in Exhibit "A" from R-2 (Single-Family Residential) to B-1 (Neighborhood Business) Zoning; the official zoning map of the City of Joliet shall be amended to reflect the reclassification of the subject property.

**SECTION 2:** 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 3:** This Ordinance shall be in effect upon its passage.

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

PIN: 30-07-14-207-020-0000 and 30-07-14-207-019-0000  
ADDRESS: 113 S. Briggs Street and 1521 Second Avenue  
PLAN COMMISSION APPROVED: Yes  
CED DOC. NO.: Z-1-25

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**

**ZONING RECLASSIFICATION  
R-2 (SINGLE-FAMILY RESIDENTIAL) TO B-1 (NEIGHBORHOOD BUSINESS)  
LEGAL DESCRIPTION**

THAT PART OF LOTS 19 AND 20 AND THE ALLEY LYING NORTH OF SAID LOTS, IN MARY HUPPERICH'S SUBDIVISION, BEING A SUBDIVISION BEING PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 45 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 20, 1905 AS DOCUMENT NO. 232366, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 01 DEGREES 20 MINUTES 51 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 61.11 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 33 SECONDS WEST, 122.07 FEET TO THE WEST LINE OF SAID LOT 19; THENCE NORTH 01 DEGREES 23 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE AND ITS NORTHERLY EXTENSION, 64.18 FEET TO THE NORTH LINE OF SAID ALLEY; THENCE NORTH 83 DEGREES 30 MINUTES 52 SECONDS EAST ALONG SAID NORTH LINE, 122.60 FEET TO THE WEST LINE OF BRIGGS STREET; THENCE SOUTH 01 DEGREES 20 MINUTES 51 SECONDS EAST ALONG SAID WEST LINE OF BRIGGS STREET, 13.96 FEET TO THE PLACE OF BEGINNING IN WILL COUNTY, ILLINOIS.

ADDRESS OF PROPERTY: 113 S. Briggs Street and 1521 Second Avenue

PIN: 30-07-14-207-020-0000; 30-07-14-207-019-0000