

ORDINANCE NO. _____

AN ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT
(1300 N. Kelly Avenue)

WHEREAS, the City of Joliet adopted Ordinance No. 16160 on July 1, 2008, which granted a Special Use Permit to allow installation of a 118-foot-tall wireless communications cell tower and associated equipment cabinets at 1300 N. Kelly Avenue, pursuant to the mandatory conditions set forth in the approval; and

WHEREAS, the tower owner seeks to convert the existing stealth communications tower to a monopole tower; and

WHEREAS, in 2008 the original petitioner posted a bond in the amount of \$35,000 as required as a condition of approval of Ordinance No. 16160.

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

SECTION 1: A first amendment to a Special Use Permit is hereby authorized pursuant to Section 47-5.2(a) 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 (unless the Zoning Board of Appeals has recommended against the approval of the Special 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 _____, 2024

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 30-07-04-113-001-0000

ADDRESS: 1300 N. Kelly Avenue

ZBA APPROVED: Yes

PETITION #: 2024-30

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: 1300 N. Kelly Avenue

1. LEGAL DESCRIPTION OF PROPERTY:

NW1/4 LOT 5 IN ASSESSORS SUB (EX THE W 278 FT OF THE S 313.4 FT OF SEC 4, T35N-R10E).

PIN: 30-07-04-113-001-0000

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

An amendment to a Special Use Permit (Ordinance #16160) to allow an existing stealth communications tower to be converted to a monopole tower

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That the petitioner shall maintain the existing \$35,000 bond, which would be used for dismantling the tower and associated equipment in the event of future abandonment.