

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION OF USE
(Southwest Corner of Woodruff Road and McKay 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: 30-07-02-411-005-0000, 30-07-02-411-006-0000, 30-07-02-411-007-0000, 30-07-02-411-008-0000, and 30-07-02-411-009-0000

ADDRESS: Southwest Corner of Woodruff Road and McKay Street

ZBA APPROVED: Yes

PETITION #: 2024-58

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: Southwest Corner of Woodruff Road and McKay Street

1. LEGAL DESCRIPTION OF SUBJECT PROPERTY:

LOTS 2, 3, 4, 5, AND 6 IN BLOCK 30 IN ANTRAM'S GREENWOOD SUBDIVISION OF BLOCK 23, 27, 28, 30, 31 AND 32 IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1916, AS DOCUMENT NUMBER 299032, IN WILL COUNTY, ILLINOIS. Commonly known as: Southwest Corner of Woodruff Road and McKay Street.

PIN: 30-07-02-411-005-0000, 30-07-02-411-006-0000, 30-07-02-411-007-0000, 30-07-02-411-008-0000, and 30-07-02-411-009-0000

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

A Variation of Use to allow a contractor shop, a B-3 (General Business) use, in an R-2 (Single-Family Residential) zoning district, located at the southwest corner of Woodruff Road and McKay Street.

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That all trucks or vehicles associated with the proposed business be parked inside the proposed garage outside of normal business hours (5:00 p.m. – 08:00 a.m.).
2. That any repair work be conducted inside the proposed contractor shop building.
3. Any additional equipment or supplies that may be needed for the business will be always stored inside the proposed contractor shop building.
4. That the petitioner submits a landscape plan for the contractor's shop building upon development.
5. That a City business license shall be obtained.
6. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Variation of Use.