

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

**AN ORDINANCE GRANTING A VARIATION OF USE**  
**(1216 Fairview Avenue)**

**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 \_\_\_\_\_, 2026.

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

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

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

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

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

PIN: 30-07-02-115-006-000  
ADDRESS: 1216 Fairview Avenue  
ZBA APPROVED: Yes  
PETITION #: 2026-08

PREPARED BY Francisco Jimenez, 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: 1216 Fairview Avenue**

#### **1. LEGAL DESCRIPTION OF SUBJECT PROPERTY:**

LOTS 412 AND 413 IN STERN GARDENS ADDITION, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 1922, AS DOCUMENT NUMBER 343991, IN WILL COUNTY, ILLINOIS.

PIN: 30-07-02-115-006-000

#### **2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:**

A Variation of Use for an R-3 (one-and two-family residential) use in the R-2 (single-family residential) zoning district.

#### **3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:**

1. That a building permit shall be applied for and approved prior to any construction commencing;
2. That the property shall be enrolled in and comply with the City's Rental Inspection Program;
3. That the use of the property shall not be expanded in the future.