

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION OF USE
(317 S. Reed 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 _____, 2026.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 30-07-17-221-040-0000
ADDRESS: 317 S. Reed Street
ZBA APPROVED: Yes
PETITION #: 2026-29

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

VARIATION OF USE FOR: 317 S. Reed Street

1. LEGAL DESCRIPTION OF SUBJECT PROPERTY:

LOTS 281 AND 284 IN WEST PARK ADDITION TO JOLIET, A SUBDIVISION IN THE EAST 1/2 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1909, IN PLAT BOOK 18, PAGE 10, AS DOCUMENT NO. 255830, IN WILL COUNTY, ILLINOIS.

PIN: 30-07-17-221-040-0000

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

A Variation of Use to allow administrative offices, an R-B (restricted business) use, within an existing residential structure in the R-2 (single-family residential) zoning district

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That the use of the site shall be limited to administrative office functions and shall not include client services or programmatic activities;
2. That the exterior of the property shall maintain its residential character and no exterior modifications shall be made to the structure that are not residential in style;
3. That the interior of the property shall maintain a layout typical to a residential use;
4. That the use of the property shall not be expanded in the future; and
5. Should the property be declared a public nuisance, the property may be subject to a rehearing and a possible revocation of the Variation of Use.