

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
(115 N. Center Street)**

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

SECTION 1: 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.

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: 30-07-09-325-013-0000
ADDRESS: 115 N. Center Street
ZBA APPROVED: No
PETITION #: 2024-60

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: 115 N. Center Street

1. LEGAL DESCRIPTION OF PROPERTY:

THE SOUTH HALF OF LOTS 1 AND 2, IN ESTHER COMSTOCK'S SUBDIVISION OF BLOCK 50 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF OF SECTION 9, IN TOWNSHIP 35 NORTH AND IN RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1856 AS DOCUMENT NO. 24034 IN PLAT BOOK 45, PAGE 193, IN WILL COUNTY, ILLINOIS.

PIN: 30-07-09-325-013-0000

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

A Special Use Permit to allow an automobile storage lot for an existing used automobile sales business

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That no sales or repair of automobiles shall be conducted on the property;
2. That no inoperable vehicles shall be stored on the property;
3. That the property shall be re-paved, and the parking spaces marked (painted) in accordance with an approved City plan prior to utilization of the lot;
4. That the public sidewalk adjacent to the east side of the property and extending to the south side of the alley, and the alley apron, shall be replaced within 6 months of ordinance approval in accordance with the requirements of the Public Works Department;
5. That the Special Use Permit shall terminate if the Variation of Use for 201 N. Center Street (Ordinance #8562) is revoked or if the use is abandoned for longer than one year;
6. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained;
7. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.