

ORDINANCE NO. _____

ORDINANCE GRANTING A VARIATION OF USE
(629 N. Hickory Street)

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS 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: 30-07-09-217-008-0000
ADDRESS: 629 N. Hickory Street
ZBA APPROVED: Yes
PETITION #: 2025-55

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: 629 N. Hickory Street

1. LEGAL DESCRIPTION OF SUBJECT PROPERTY:

LOT 1 IN BLK 21 IN NORTH JOLIET, BEING A SUB OF PRT OF THE W1/2 OF THE NE1/4 OF SEC 9, T35N-R10E.

PIN: 30-07-09-217-008-0000

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

A Variation of Use to allow a laundromat, a B-1 (neighborhood business) use in an R-4 (multi-family residential) zoning district, located at 629 N. Hickory Street

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That the structure is not expanded to accommodate additional dwelling units or commercial units.
2. That the existing off-street parking arrangement, which includes 19 total off-street parking spaces, remain in place while the three commercial units are occupied.
3. That the City may initiate a repeal process for the Variation of Use if the required conditions are not satisfied.
4. Should the property be declared a public nuisance by the City Council, the Variation of Use shall be subject to a rehearing and possible revocation.