

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
(370 Ruby 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 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 _____, 2026

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 30-07-09-200-001-0000
ADDRESS: 370 Ruby Street
ZBA APPROVED: Yes
PETITION #: 2026-18

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: 370 Ruby Street

1. LEGAL DESCRIPTION OF PROPERTY:

THAT PART OF LOT 12 IN PAESOLDS SUBDIVISION OF BLOCK 34 IN NORTH JOLIET, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12, THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 110.4 FEET; THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF SAID LOT THAT IS 96 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE NORTH ALONG THE WEST LINE OF THE SAID LOT TO THE POINT OF BEGINNING, ALL IN SECTION 9, TOWNSHIP 35 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PIN: 30-07-09-200-001-0000

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

A Special Use Permit to allow an automotive repair facility

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That all proposed site improvements are completed prior to the issuance of a Certificate of Occupancy, including:
 - a. Removal and replacement of the curb and sidewalk along a portion of Ruby Street;
 - b. Removal of asphalt and installation of turf grass at the northwest corner and along the north side of the site;
 - c. Striping of the parking lot in accordance with City standards;
2. That a functional oil separator shall be in place for the garage bays prior to the issuance of a Certificate of Occupancy;
3. That all service and repairs shall be performed within the building;
4. That a City business license shall be obtained;
5. 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; and

6. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.