

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION OF USE
(845 N. Broadway 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 _____, 2025.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 30-07-04-419-047-0000
ADDRESS: 845 N. Broadway Street
ZBA APPROVED: Yes
PETITION #: 2025-06

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: 845 N. Broadway Street

1. LEGAL DESCRIPTION OF SUBJECT PROPERTY:

THE N1/2 OF THE E 132 FT OF LOT 1 IN MARIA BANNON'S RESUB OF LOTS 36, 37, 38, 39, 41, 42 & 45 AND A PARCEL OF LAND E & ADJ TO SD LOTS IN A DOTY'S SUB, BEING A SUB OF PRT OF THE E1/2 OF THE SE1/4 OF SEC 4, T35N-R10E.

PIN: 30-07-04-419-047-0000

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

A Variation of Use to allow a two-unit residence, an R-3 (One-and Two-Family Residential) use, in an R-2 (Single-Family Residential) zoning district, located at 845 N. Broadway Street.

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That the proposed rear yard off-street parking area shall be paved with concrete, bituminous concrete, or other approved surface material in accordance with Section 47-17.17(J) of the Zoning Ordinance and other applicable ordinances.
2. That off-street parking for a minimum of three vehicles shall be provided.
3. That the existing fence in the rear yard shall be removed.
4. That all necessary building permits shall be obtained, and all renovations completed prior to occupancy of the unit.
5. That any and all outstanding Building and Property Maintenance Code violations shall be remedied as directed by the City of Joliet Department of Neighborhood Services.
6. That the property shall remain in and comply with the City's Rental Inspection Program.
7. 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 of the Variation of Use. Ralph Bias seconded the motion, which passed with five (5) aye votes and no nay votes. Voting aye were: Bias, Hennessy, Radakovich, Riggs, and Stiff. Board members Nachtrieb and Roehr were absent.