



City of Joliet

Zoning Board of Appeals

Meeting Agenda

Board Members
Ralph Bias
Ed Hennessy
Bob Nachtrieb
Debbie Radakovich
Jane McGrath Schmig
Jesse Stiff

Thursday, May 21, 2026

2:00 PM

City Hall, Council Chambers

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approval of April 16, 2026 Zoning Board of Appeals Minutes

Attachments: [ZBA Meeting Minutes 04.16.26](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Zoning Board of Appeals members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2026-23: A Series of Variations to allow truck trailer parking on the short side of a building with a double-row, located at 2700 Ellis Drive. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2700 Ellis Road Staff Report Packet.pdf](#)

PETITION 2026-24: Special Use Permit to allow a truck parking facility with mobile compressed natural gas (CNG) fueling as an accessory component, located at 23656 S. Houbolt Road. (COUNCIL DISTRICT #5)

PETITION 2026-25: Variation of Use to allow above-ground fuel tanks for compressed natural gas fueling in the I-1 (light industrial) district, located at 23656 S. Houbolt Road. (COUNCIL DISTRICT #5)

PETITION 2026-26: Special Use Permit to allow container storage and stacking up to three-high, located at 23656 S. Houbolt Road. (COUNCIL DISTRICT #5)

PETITION 2026-27: Variation of Use to allow container storage and stacking up to three-high in the I-1 (light industrial) district, located at 23656 S. Houbolt Road. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2026-24 25 26 27 \(23656 S Houbolt Rd\) Staff Report Packet Redacted.pdf](#)

PETITION 2026-28: Repeal of a Variation of Use to allow a 4 unit residence, an R-4 (multifamily residential use), in an R-3 (one-and-two-family residential) zoning District, located at 556 Ward Avenue (COUNCIL DISTRICT #4)

Attachments: [556 Ward Complete Packet.pdf](#)

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Zoning Board of Appeals members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.