

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, May 21, 2026

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Ralph Bias

Ed Hennessy

Bob Nachtrieb

Debbie Radakovich

Jane McGrath Schmig

Jesse Stiff

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

Present Ralph Bias, Ed Hennessy, Debbie Radakovich, Jane McGrath
Schmig and Jesse Stiff

Absent Bob Nachtrieb

APPROVAL OF MINUTES

[TMP-9790](#)

Attachments: [ZBA Meeting Minutes 04.16.26](#)

A motion was made by Ralph Bias, seconded by Debbie Radakovich, to approve: Approval of April 16, 2026 Zoning Board of Appeals Minutes. The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, McGrath Schmig and Stiff

Absent: Nachtrieb

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

None

[TMP-9791](#)

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

Ms. Jayne Bernhard read the staff report into the record. Mr. Matthew Goode, representing Venture One Real Estate, LLC, appeared on behalf of the petition. Commissioner Jesse Stiff inquired if double-row trailer parking would affect emergency vehicle access. Mr. Goode responded. Commissioner Ralph Bias inquired about the use of the property. Mr. Goode responded. No public comments were made in favor of or in opposition to the petition. Commissioners decided to vote on the petition's two variations separately.

A motion was made by Ralph Bias, seconded by Jane McGrath Schmig, to approve: PETITION 2026-23: A Variation to allow truck trailer parking on the short side of a building, located at 2700 Ellis Road. (COUNCIL DISTRICT #5).

A motion was made by Debbie Radakovich, seconded by Ralph Bias, to

approve: PETITION 2026-23: A Variation to allow truck trailer parking with a double-row, located at 2700 Ellis Road. (COUNCIL DISTRICT #5).

Both motions carried by the following vote:

Aye: Bias, Hennessy, Radakovich, McGrath Schmig and Stiff

Absent: Nachtrieb

[TMP-9792](#)

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

Ms. Bernhard read the staff report into the record. Mr. John Argoudelis, representing the petitioner Whimsy Trucking, appeared on behalf of the petitions. Commissioner Ralph Bias confirmed the location of the site and inquired if the property was leased or owned. Commissioner Debbie Radakovich inquired if Whimsy was stacking trailers on the existing adjacent property. Commissioner Jayne McGrath Schmig commented on the length of time trailers would be stacked and inquired about Fire Marshal approval as well as the size of the mobile refueling trucks. Commissioners inquired about setback distances between CNG equipment and adjacent properties. Mr. Argoudelis responded to all comments and questions. Ms. Kathleen Garthus appeared to make a public comment in opposition to the petitions. Commissioners decided to vote on the petitions separately.

A motion was made by Jesse Stiff, seconded by Ralph Bias, to approve: 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). The motion carried by the following vote:

Aye: Bias, Hennessy and Stiff

Nay: Radakovich and McGrath Schmig

Absent: Nachtrieb

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve: 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). The motion carried by the following vote:

Aye: Bias, Hennessy and Stiff

Nay: Radakovich and McGrath Schmig

Absent: Nachtrieb

A motion was made by Jane McGrath Schmig, seconded by Debbie Radakovich, to deny: 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). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, McGrath Schmig and Stiff

Absent: Nachtrieb

A motion was made by Debbie Radakovich, seconded by Jane McGrath Schmig, to deny: 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). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, McGrath Schmig and Stiff

Absent: Nachtrieb

[TMP-9793](#)

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

Ms. Bernhard read the staff report into the record. Mr. Brian Contreras, petitioner and property owner, appeared on behalf of the petition. Mr. Bias inquired how long the structure has been vacant and if the petitioner was the owner. Mr. Contreras responded. No public comments were made in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Debbie Radakovich, to approve: 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). The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, McGrath Schmig and Stiff

Absent: Nachtrieb

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve adjournment. The motion carried by the following vote:

Aye: Bias, Hennessy, Radakovich, McGrath Schmig and Stiff

Absent: Nachtrieb

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.