

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT**  
**(23656 S. Houbolt Road)**

**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: 04-10-01-300-013-0000  
ADDRESS: 23656 S. Houbolt Road  
ZBA APPROVED: Yes  
PETITION #: 2026-24

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:** 23656 S. Houbolt Road

### **1. LEGAL DESCRIPTION OF PROPERTY:**

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, EXCEPT THE NORTH 1,043.00 FEET THEREOF AND ALSO EXCEPT THE WEST 82.50 FEET THEREOF AND ALSO EXCEPT THE SOUTH 30.00 FEET THEREOF ALL IN SECTION 1, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHANNAHON TOWNSHIP, WILL COUNTY, ILLINOIS.

PIN: 04-10-01-300-013-0000

### **2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:**

A Special Use Permit to allow a truck parking facility with mobile compressed natural gas (CNG) fueling as an accessory component

### **3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:**

1. That the property shall be enrolled in the Payment In Lieu Of Taxes (PILOT) program as per the terms of the PILOT Program Ordinance;
2. That a landscape plan that meets City Ordinance shall be submitted as part of the building permit plan set and landscaping per the approved plan shall be installed prior to the issuance of a Certificate of Occupancy;
3. That the Special Use granted herein, per Section 47-5.2(E) Special Uses, shall 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; and
4. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.