

VILLAGE OF PEOTONE PLANNING & ZONING COMMISSION MEETING
MUNICIPAL COMPLEX HALL
208 E. MAIN STREET
May 20, 2026
6:00 P.M.

- I. AGENDA
- II. CALL TO ORDER
- III. ROLL CALL
- IV. PUBLIC COMMENT
- V. APPROVAL OR CORRECTION TO THE MINUTES OF THE MARCH 18, 2026, MEETING
- VI. ANNOUNCEMENT OF DECISION OF VILLAGE BOARD IN PREVIOUS RECOMMENDATIONS
 - a. **1.5 MILE REVIEW:** WILL COUNTY SUBDIVISION -JOHNSTON SUBDIVISION: REQUEST: PLAT OF SUBDIVISION FOR THE PROPERTY LOCATED AT 8522 W KENNEDY ROAD, PEOTONE, ILLINOIS, PART OF PIN 17-20-26-300-015-0000.
 - b. **PUBLIC HEARING – PZ26-01:** THE PURPOSE OF THE PUBLIC HEARING IS CONSIDERATION OF A PETITION FOR TEXT AND MAP AMENDMENTS SUBMITTED BY THE VILLAGE OF PEOTONE. THE PROPOSED TEXT AMENDMENTS INCLUDE REVISIONS TO VARIOUS SECTIONS OF THE VILLAGE OF PEOTONE ZONING ORDINANCE, CHAPTER 157: ZONING CODE, INCLUDING THE ADDITION OF SECTION 157.125 (DOWNTOWN OVERLAY DISTRICT) AND ASSOCIATED REGULATIONS TO CREATE AN OVERLAY DISTRICT INCLUSIVE OF CERTAIN DESIGN AND OTHER STANDARDS, FOR CERTAIN PROPERTIES WITHIN THE VILLAGE. THE PROPOSED MAP AMENDMENT IS TO ADD THE NEWLY CREATED DOWNTOWN OVERLAY DISTRICT TO THE OFFICIAL VILLAGE ZONING MAP OF THE VILLAGE OF PEOTONE. THE BOUNDARIES OF THE DOWNTOWN OVERLAY DISTRICT ARE PROPOSED AS THOSE PROPERTIES ZONED B-1 RETAIL BUSINESS DISTRICT ON THE CURRENT PEOTONE ZONING MAP AND THAT ARE ALSO WITHIN THE VILLAGE’S DOWNTOWN TIF DISTRICT.
- VII. OLD BUSINESS
- VIII. NEW BUSINESS
 - PUBLIC HEARING: 26-SU-01.** PETITIONER, GIUSEPPE GRIMAUDDO, REQUESTS A SPECIAL USE IN THE R-3 ONE-FAMILY RESIDENCE DISTRICT. THE SPECIAL USE REQUEST IS TO ALLOW A 2-FAMILY DWELLING FOR THE PROPERTY LOCATED AT 322 N HARLEM AVENUE, PEOTONE, ILLINOIS (PIN: 17-20-24-211-008-0000) AND A RECOMMENDATION BY THE PLANNING & ZONING COMMISSION TO THE VILLAGE BOARD OF TRUSTEES.
- IX. GENERAL DISCUSSION
- X. ADJOURN