

VILLAGE OF PEOTONE PLANNING & ZONING COMMISSION MEETING  
MUNICIPAL COMPLEX HALL  
208 E. MAIN STREET  
March 18, 2026  
6:00 P.M.

**AGENDA**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENT
- IV. APPROVAL OR CORRECTION TO THE MINUTES OF THE FEBRUARY 18, 2026 MEETING
- V. ANNOUNCEMENT OF DECISION OF VILLAGE BOARD IN PREVIOUS RECOMMENDATIONS
- VI. OLD BUSINESS
- VII. NEW BUSINESS
  - 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.
- VIII. GENERAL DISCUSSION
- IX. ADJOURN

VILLAGE OF PEOTONE  
PLANNING & ZONING COMMISSION  
MINUTES OF FEBRUARY 18, 2026

**CALL TO ORDER:**

The Regular Meeting of the Planning and Zoning Commission was called to order at 6:00pm at the Municipal Complex Hall, 208 E. Main Street, Peotone, Illinois by the Chairman, William Mercer.

**ROLL CALL:**

The following Planning and Zoning Members answered roll call: Mr. Mercer, Ms. Ekhart, Ms. Modolo, Ms. March-Curtis and Mr. Orzel. Clerk Hartwell, Mayor Vieaux, Village Administrator Palmer, Trustee Hudson and Maura Rigoni from Robinson Engineering were also present.

**PUBLIC COMMENT:** None

**APPROVAL OR CORRECTION TO THE MINUTES OF THE JANUARY 21, 2026 MEETING**

Motion by March-Curtis, Second by Ekhart to approve the minutes of the January 21, 2026 meeting. All Voted Aye, Orzel Abstained, Jones and Gillis were absent. Motion carried.

**ANNOUNCEMENT OF DECISION OF VILLAGE BOARD IN PREVIOUS RECOMMENDATIONS:**

None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**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 submitted by 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.**

Mauro Rigoni gave an overview of the presentation of the draft for recommendation to the Village Board which included the draft, the red lined copy of the draft, a summary of revision, proposed amendments, the review process, the primary goal, and design guidelines. She highlighted the design guideline standards which provide flexibility and practicality and gives flexibility to ensure the Village is still meeting goals and objectives of retaining the integrity of the downtown. There was discussion about if a residential property becomes a business, the intent is not for residential, but the focus is on the commercial properties. Resident Corinne Donley was present and expressed her concerns relating to her residential properties and requested a caveat regarding setbacks for residential properties. The current proposed guidelines are focused on the B-1 zoned properties and in the future, there may be more focus on the residential properties. Maura reiterated looking at the objectives, intents and goals of the overlay district.

Motion by Modolo, Second by Ekhart to recommend the Village Board approve the proposed text amendment to establish the Downtown Overlay District, creating Section 157.125, Exhibit A. All Voted Aye, Jones and Gillis were absent. Motion carried.

VILLAGE OF PEOTONE  
PLANNING & ZONING COMMISSION  
MINUTES OF FEBRUARY 18, 2026

Motion by Modolo, Second by March-Curtis to recommend the Village Board approve the proposed map amendment establishing the Downtown Overlay District for those properties identified in Section 157.125 C-Boundaries. All Voted Aye, Jones and Gillis were absent. Motion carried.

**GENERAL DISCUSSION**

It was asked if there was any update/information about vacant buildings and what could be done about them.

**ADJOURN-** Motion by Orzel, Second by Modolo at 7:21pm. All voted Aye.

To: Nick Palmer, Village Administrator Date: 3/18/2026  
From: Maura A Rigoni, AICP  
Subject: 1.5 Mile Review -Johnson Subdivision Project No. 25-R0075.02

### Background

Brian and Glenna Johnston reside at 8522 W Kennedy Road in unincorporated Peotone. They are proposing to subdivide 2.501 acres from PIN 17-20-26-300-015-0000, which encompasses approximately 119 acres. The proposed subdivision would encompass an existing residence, making the structure on its own lot. The applicants have prepared the plat entitled "Johnston Subdivision".

As noted, this property is located in unincorporated Peotone and under the jurisdiction of the County, which has authority over the subdivision of this property. However, per the Village's Subdivision Control Ordinance (and the State of Illinois), the Village shall have jurisdiction over the control of all subdivisions within the corporate limits and properties within 1.5 miles of the corporate limits. The proposed subdivision is approximately  $\frac{3}{4}$  of a mile from the Village's corporate limits.

### Analysis:

- When reviewing plats within 1.5 miles of the corporate boundaries, we ensure that all proposed improvements meet the Village's standards. In this case, there are no proposed improvements; therefore, the Village's review is limited in scope.
- The proposed subdivision will create a lot that is approximately 2.501 Acres at a width of 178'. Per the Will County GIS Viewer, the property is zoned A-1 in the County. The bulk regulations of the site (lot size, lot width, setbacks) are subject to the Will County Zoning Ordinance.
  - As a reference, the Village's Estate Residential (ER) zoning district is the most comparable zoning district, which requires a minimum lot size of 60,000 SF and a lot width of 165' (both are met).
- The proposed plat includes a 33' dedication of Kennedy Road. This portion of Kennedy Road is under the jurisdiction of the Township, not the Village.

Per Section 154.005 *Jurisdiction*, the proposed plat must be reviewed by the Village, following the plat of subdivision process outlined in Section 154 of the Municipal Code-Subdivision Control. The Code requires review by the Plan Commission, with a recommendation being forwarded to the Village Board for final consideration.

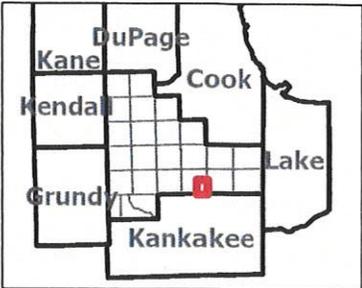
### **MOTION FOR YOUR CONSIDERATION**

Recommend the Village Board approve/deny the proposed Johnson Subdivision, on the unincorporated property located at 8522 W Kennedy Road, part of PIN 17-20-26-300-015-0000.

Should you have any questions, please reach out to me directly at 815-412-2721 or [mrigoni@reltd.com](mailto:mrigoni@reltd.com)



# 1.5 Miles Review-Johnston Subdivision



### Legend

- Roadways**
  - Federal
  - State
  - County
  - Local and Private
- Surrounding Counties**
- Townships**
- Municipalities**
  - AURORA
  - BEECHER
  - BOLINGBROOK
  - BRACEVILLE
  - BRAIDWOOD
  - CHANNAHON
  - COAL CITY
  - CREST HILL
  - CRETE
  - DIAMOND
  - ELWOOD
  - FRANKFORT
  - GODLEY
  - HOMER GLEN
  - JOLIET
  - LEMONT
  - LOCKPORT
  - MANHATTAN
  - MINOOKA
  - MOKENA
  - MONEE
  - NAPERVILLE
  - NEW LENOX

### Notes

Date: 3/13/2026

1: 36,112



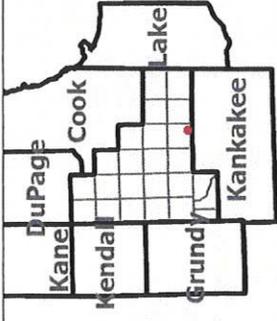
Projection

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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# 1.5 Mile Review-Johnston Subdivision



## Legend

- Address Points
- Roadways
  - Federal
  - State
  - County
  - Local and Private
- Parcels

## Notes

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere 1: 2,257

0 0.04 0.1 Miles

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## PLAT APPLICATION

Will County Land Use Department  
58 E. Clinton St., Suite 100 • Joliet, Illinois 60432  
Telephone (815) 740-8140 • Facsimile (815) 774-3386  
Internet Site - <http://www.willcountylanduse.com>

Application for approval of:

Preliminary Plat  Final Plat  Minor Plat  
 Conventional  Conservation  PUD

Subdivision Name: Johnston Subdivision

Owner Brian Johnston & Glenna Johnston Address 8522 W. Kennedy Road  
Phone: 815-509-9663 City/Zip Peotone IL 60468  
Email: glennaj887@gmail.com

Developer N/A Address \_\_\_\_\_  
Phone \_\_\_\_\_ City/Zip \_\_\_\_\_  
Email: \_\_\_\_\_

Consultant N/A Address \_\_\_\_\_  
Phone \_\_\_\_\_ City/Zip \_\_\_\_\_  
Email: \_\_\_\_\_

Agent/Attorney Donald F. Black, Attorney Address PO Box 148  
Phone 815-735-2233 City/Zip Morris IL 60450  
Email: mrdfb@aol.com

Mail Correspondence to: Attorney Donald F. Black, PO Box 148, Morris, IL 60450

Legal Description of Site: See attached Exhibit A

Total Acreage: 2.501 PIN No. part of 17-20-26-300-015-0000 Zoning A-1 Zoning Case No. \_\_\_\_\_

Preliminary Plat Approval (Date): \_\_\_\_\_

Pre-Application Meeting (Date): \_\_\_\_\_

Improvement Plans Included: \_\_\_\_\_ Yes  No

Attach the following:

- Seven (7) full sizes copies (folded) of Plat
- Fifteen (15) 11"x17" reduced copies (folded) of Plat
- Electronic full size copy (PDF format) of Plat

