

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

VILLAGE OF PEOTONE
PLANNING & ZONING COMMISSION
MINUTES OF MARCH 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, Village Administrator Palmer and Trustee Sandberg were also present.

PUBLIC COMMENT: None

APPROVAL OR CORRECTION TO THE MINUTES OF THE FEBRUARY 18, 2026 MEETING

Motion by Modolo, Second by March-Curtis to approve the minutes of the February 18, 2026 meeting. All Voted Aye, Jones and Gillis were absent. Motion carried.

ANNOUNCEMENT OF DECISION OF VILLAGE BOARD IN PREVIOUS RECOMMENDATIONS:

Administrator Palmer recapped that at the last Planning & Zoning meeting motions were made to recommend to the Village board to approve the proposed text amendment to establish the Downtown Overlay District and the proposed map amendment establishing the Downtown Overlay District for the properties identified. Those items have not yet been brought to the Village Board for approval.

OLD BUSINESS: None

NEW BUSINESS:

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

This item is proposing to subdivide 2.501 acres which are encompassed by 119 acres and making the structure on its own lot. The property is located in unincorporated Peotone and under the jurisdiction of the County, 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 1.5 miles of the corporate limits. This property is approximately $\frac{3}{4}$ of a mile from the Village's corporate limits. Applicants Brian and Glenna Johnston were present and stated that they bought the house next to their son and would just like to split off the property, they stated this has nothing to do with solar farms or data centers.

Motion by Orzel, Second by Modolo to recommend the Village Board to approve the proposed Subdivision on the unincorporated property located at 8522 W. Kennedy Road, part of PIN 17-20-26-300-015-0000 All Voted Aye, Jones and Gillis were absent. Motion carried.

GENERAL DISCUSSION

It was asked if there was any information about potential solar farms or a data center. Administrator Palmer reported that a solar farm on the North side of Kennedy is still moving forward. He also reported that the Village has met with prospective businesses, but no formal plans or proposals have been submitted and that if they are, they would be brought to the public for conversations and awareness and would come to the Planning & Zoning.

ADJOURN- Motion by Orzel, Second by Modolo at 6:23pm. All voted Aye.

To: Nick Palmer, Village Administrator Date: 5/20/2026

From: Maura A Rigoni, AICP

Subject: 322 N Harlem Avenue-Special Use Project No. 25-R0075.02

Background

Mr. Giuseppe Grimaduo is the owner of the property located at 322 N Harlem Avenue. This property is currently a single-family residence, and the owner would like to convert it into two residential units, one on the first floor and one on the second. The property owner has submitted an application seeking approval of a special use for a two-family dwelling within the R-3 District, under Section 157.047 (C) Special Uses-

Two-family dwellings and permitted accessory uses. Every two-family dwelling hereafter erected shall be located on a lot having an area of not less than 12,000 square feet and a width at the established building line of not less than 90 feet.

Analysis:

- The property is currently zoned R-3 and improved with a single-family structure. The applicant proposes to remodel the structure to provide two dwelling units.
- The lot is 115 feet wide and has an area of +/- 17,250 square feet.
- The applicant proposes exterior improvements, such as siding and a staircase, to address building and fire code requirements. There are no proposed improvements to the site.
- The ordinance requires one-family and two-family dwellings to provide two parking spaces for each dwelling unit. This proposal requires a total of four spaces. There is a driveway that runs the length of the property, leading to a garage. Parking will be provided in this area.
- Per the Comprehensive Plan, the future land use of the subject property is identified as "Moderate Density Residential SF, 2-4 dwelling units per acre.
- The zoning and land use of the adjacent properties are as follows:

Property	Zoning	Land Use	Future Land Use
North	R-3	Vacant	Residential
South	B-3	Commercial/Residential	Commercial
East	B-3	Commercial	Commercial
West	R-3	Vacant	Residential

Standards for Special Use

With the special use request review, the Plan Commission shall review the standards as outlined in the Zoning Ordinance.

(1) The Plan Commission shall hold the public hearing and forward its recommendations in the form of a written report to the Village Board within 30 days following the date of public hearing on each application unless it is withdrawn by the petitioner.

(a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community; and

(b) Such uses will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvement in the vicinity; and

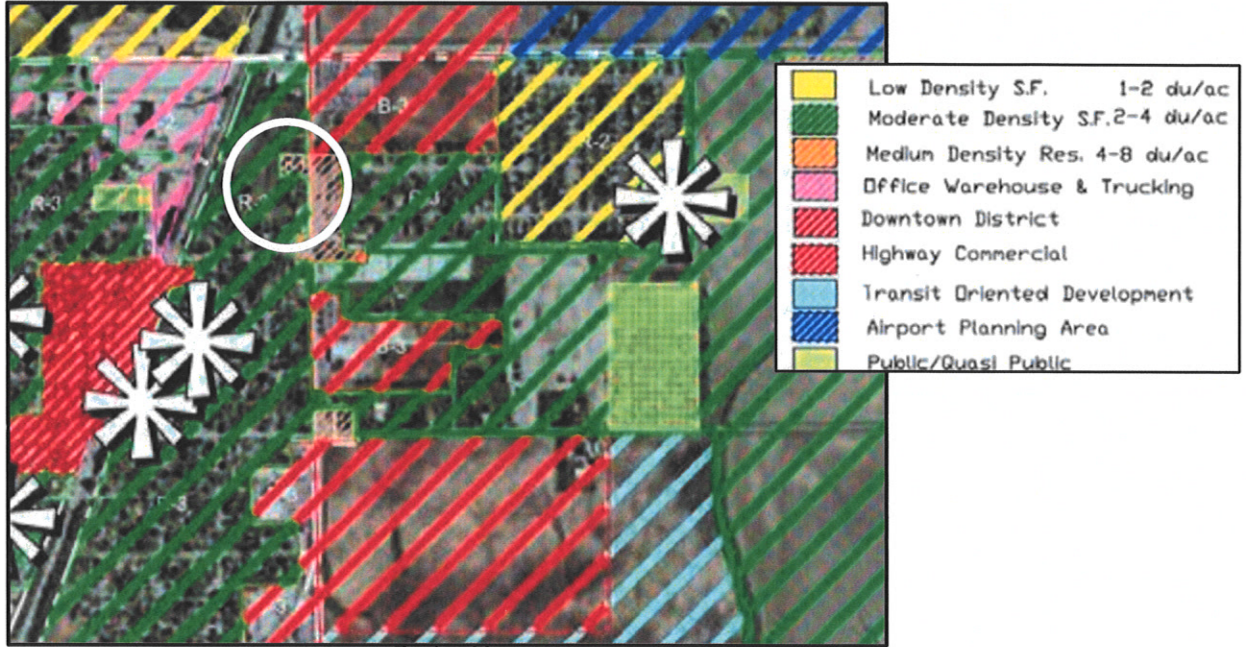
(c) The proposed use will comply with the regulations and conditions specified in this chapter for such use, and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

MOTION FOR YOUR CONSIDERATION

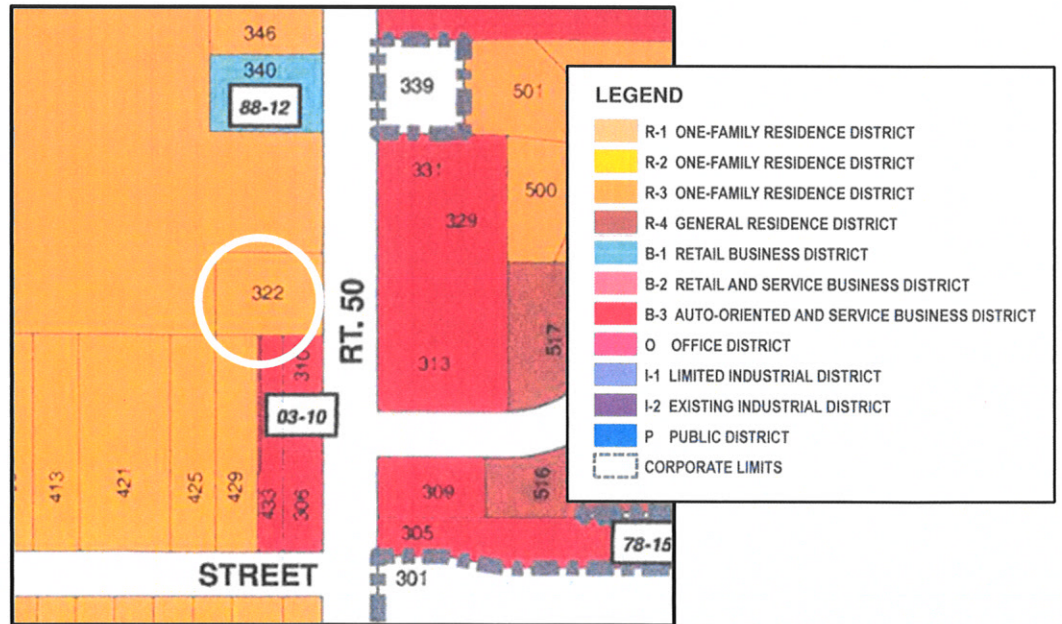
Recommend the Village Board approve/deny the proposed special use to permit a two-family dwelling on the property located at 322 N Harlem Avenue, in accordance with the reviewed plan, public testimony, and findings of fact.

Should you have any questions, please reach out to me directly at 815-412-2721 or mrigoni@reltd.com

Comprehensive Plan



Zoning Map

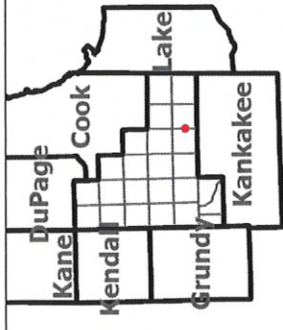


Subject Property
Photo Google Street View September 2024





322 N Harlem Avenue



Legend

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

WGS_1984_Web_Mercator_Auxiliary_Sphere

0 0.02 0.0 Miles

1 : 1,128



Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyillinois.com.

Notes

VILLAGE OF PEOTONE

**SPECIAL USE PERMIT REQUEST
APPLICATION PACKET**

**208 East Main Street
P.O. Box 430
Peotone, IL 60468
708-258-3279**

INSTRUCTIONS FOR SPECIAL USE PERMIT PROCESS

The petitioner must submit two (2) completed copies of the petition, along with a non-refundable \$200 filing fee, to the Village Clerk.

When any review of any matter of the petition requires review by outside consultants to be hired by the Village, the petitioner is responsible for reimbursement to the Village for these costs. The Village may require an escrow of 110% of the estimated cost for payment of the consulting services. It is the responsibility of the petitioner to request the return of any unexpended escrow balances.

The Village Clerk will forward the petition to the Zoning Department for processing. Providing all information necessary to process the petition is in order, a public hearing will be scheduled within 30 days of the date of submittal or from the last day all required supporting documentation is submitted, whichever is later. The regular meeting of the Planning and Zoning Commission is the fourth Wednesday of every month.

It shall take a concurring vote of four (4) members of the Commission to recommend approval of any petition. All recommendations shall be made at a public meeting by motion made, seconded, and the Chairman polling the membership by a roll call vote.

After recommendation by the Planning and Zoning Commission, the Village Board shall act on the written recommendation within 30 days of the date the written recommendation is received by the Village Clerk.

The Village will place the appropriate legal notice, of the public hearing, in a newspaper of general circulation in the Village, not more than 30 days nor less than 15 days prior to the public hearing, in accordance with state law.

If the petitioner is other than the owner of the property, the owner must sign the petition, in addition to the petitioner.

PUBLIC HEARING PROCEDURE

1. The applicant may appear on his own behalf or be represented by counsel or agent.
2. All witnesses shall testify under oath.
3. The application or his representative may make a statement outlining the nature of his request prior to introducing evidence.
4. Evidence shall be presented in the following order:
 - a. Applicant presents evidence
 - b. Commission cross examines applicant, witnesses, or evidence
 - c. Attendees may ask questions of applicant, witnesses, or evidence
 - d. Objectors present evidence
 - e. Commission cross examines objector, witnesses, or evidence.
 - f. Attendees may ask questions of objector, witnesses, or evidence
 - g. Rebuttal by applicant
 - h. Rebuttal by objectors
 - i. Closing of public comment portion of hearing
 - j. Compilation of findings of fact by Commission
 - k. Recommendation by Commission
5. The Commission shall not be bound by the strict rules of evidence, but it may exclude irrelevant, immaterial, incompetent or unduly repetitious testimony or other evidence.
6. An applicant or objector, or his agent or attorney, may submit a list of persons favoring or opposing the application. Such list will be accepted as an exhibit if it contains nothing more than a brief statement of the position of the persons favoring or opposing the appeal, together with the signature of the persons subscribing to such statement.
7. The Chairman shall rule on all questions relating to the admissibility of evidence, which may be overruled by a majority of the Commission.
8. Right of appeal, if denied, shall be in accordance with state law.

PLANNING AND ZONING COMMISSION
VILLAGE OF PEOTONE, ILLINOIS
PETITION FOR SPECIAL USE

Village Use Only	
Application Rec'd:	_____
Fee Paid:	_____
P & Z Hrg. Date:	_____
P & Z Action:	_____
Vill. Bd. Date:	_____
Vill. Bd. Action:	_____

Case No. 26-SU-01

Pursuant to the Village Code of Peotone, as amended, the undersigned hereby files this Petition, with the applicable filing fee, to the Village Clerk requesting a special use in accordance with the provisions of the Zoning Ordinance of the Village of Peotone, Will County, Illinois.

Petitioner: GIUSEPPE GRIMAUDD
Address _____

Phone _____
FAX _____
Email _____

Owner, if different: GIUSEPPE GRIMAUDD (SAME)
Address _____

Phone _____
FAX _____
Email _____

Attorney, if applicable: NONE
Address _____

Phone _____

1. This is a request to allow special use number _____, which relates to _____, in a _____ zoning district.

2. Description, use, and present zoning of property (attach a plat of survey of the property):

Parcel ID Number: #17-20-24-211 008-0000
Property Address: 322 N. HARLEM

Lot Size: _____, or _____ acres

Legal Description (Attach additional sheet if necessary): THE EAST 11 3/4 RODS OF THE NORTH 7 RODS OF THE SOUTH 39.54 RODS OF FARM LOT ONE (1) OF JOHNSON'S SUBDIVISION OF SECTION TWENTY-FOUR (24) IN TOWNSHIP THIRTY-THREE (33) NORTH, AND IN RANGE TWO (2) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

Case No. 26-SU-01

3. Present Use of Property: Single Family home
4. The subject property is owned by: GIUSEPPE GRIMAUDD
5. The property interest of the applicant, if not the owner is: _____

6. Current Zoning: R3

7. Description of any improvements currently existing on the property: the entire property is being removed

8. State the reason for the special use: the purpose of this Request is to convert the existing single family residence into a two unit dwelling in order to provide additional housing. RENTAL HOUSING.

9. The following are all of the individuals, firms or corporations owning property within 500 feet of the subject property, as appear from the tax records of the Will County Assessor's Office. Attach additional pages if necessary:

ZIP →
0527

Owner's Name	Owner's Address	Property Address	Parcel ID Number
Peotone Property LLC	835 McClintock Dr. FLR 2 Burr Ridge, IL	432 E CRAWFORD ST, PEOTONE	172024216025 0000
Theresa Skett	424 E Crawford St. Peotone, IL 60468	SAME	1720242160070 000
Larry Haag	428 E Crawford St. Peotone, IL, 60468	SAME	172024216008 0000
Kathleen James	420 E Crawford St. Peotone, IL, 60468	SAME	172024216006 0000
Municipal Trust & Savings Bank	TR 25'56 Bourbonnais, IL, 60914	416 E CRAWFORD PEOTONE, IL	172024216023 0000
Andrew Holec	412 E Crawford St. Peotone, IL, 60468	SAME	172024216022 0000
Daniel Bolan	408 E Crawford St. Peotone, IL, 60468	SAME	172024216003 0000
First Bank of Manhattan	TR 808 604 Manhattan, IL	517 HAVERLY ST PEOTONE, IL	202119101001 0000
Donald Kennedy	463 Hesburgh Dr. Manteno, IL, 60850	433 E CRAWFORD ST, PEOTONE	17202421102 0000
Shina James	2900 S. 80th Ave Peotone, IL, 60468	305 N HARLEM AVE	202119100048 0000
Terry Powell	429 E Crawford St. Peotone, IL, 60468	SAME	172024211018 0000

(5)

Case No. 26-SU-01

3. Present Use of Property: Single Family home

4. The subject property is owned by: GIUSEPPE GRIMAUDD

5. The property interest of the applicant, if not the owner is: _____

6. Current Zoning: R3

7. Description of any improvements currently existing on the property: the entire property is being Remodel

8. State the reason for the special use: the purpose of this Request is to Convert the existing Single Family Residence into a two unit dwelling in order to provide additional housing. RENTAL HOUSING.

9. The following are all of the individuals, firms or corporations owning property within 500 feet of the subject property, as appear from the tax records of the Will County Assessor's Office. Attach additional pages if necessary:

Owner's Name	Owner's Address	Property Address	Parcel ID Number
Arthur Gore	425 E. Crawford St. Peotone, IL, 60468	SAME	172024211017 0000
Charles Smith	421 E. Crawford St. Peotone, IL, 60468	SAME	172024211016 0000
Ocampo Jose Juan Hernandez	310 N. Harlem Ave. Peotone, IL, 60468	SAME	172024211021 0000
Lisa Fredericks	306 N. Harlem Ave. Peotone, IL, 60468	340 N HARLEM AVENUE, PEOTONE	172024211022 0000
Daniel Hawtree	19420 S. Hunter Trail Mokena, IL, 60448	SAME	172024227003 0000
Terry KYNES	TR. 8002386674 Peotone, IL. 60468	VN HARLEM AVE, PEOTONE	20211910002 0000
Kalantzis Family Self Dec TR	2410 W. Heather CT, Plainfield IL.	362 N HARLEM AVE, PEOTONE	172024211025 0000
LTC MB5H	35 W. Walker Dr. Chicago IL. 60601	363 N HARLEM AVE, PEOTONE	202119100033 0000
Kathlene Donovan	356 N. Harlem Ave. Peotone, IL, 60468	SAME	172024211026 0000
VLN Properties LLC	29815 S. Route 50 Peotone, IL. 60468	368 N HARLEM AVE, PEOTONE	172024211024 0000
Louise Brashares	501 E. Walnut St. Peotone, IL, 60468	SAME	20211910006000 0

Tip 05 85 →

(5)

Case No. 26-SU-01

3. Present Use of Property: Single Family home
4. The subject property is owned by: GIUSEPPE GRIMAUDDO
5. The property interest of the applicant, if not the owner is: _____

6. Current Zoning: R3

7. Description of any improvements currently existing on the property: the entire property is being Remodelled

8. State the reason for the special use: the purpose of this Request is to Convert the existing Single Family Residence into a two unit dwelling in order to provide additional housing. RENTAL HOUSING.

9. The following are all of the individuals, firms or corporations owning property within 500 feet of the subject property, as appear from the tax records of the Will County Assessor's Office. Attach additional pages if necessary:

Owner's Name	Owner's Address	Property Address	Parcel ID Number
Brett Veltman	436 E. Crawford St. Peotone, IL 60468		
Brett Veltman	329 E. North St. Peotone, IL 60468	" "	172024216024 0000
Ellis Stephens	413 E. Crawford St. Peotone, IL 60468	SAME	172024211015 0000
Robert Eggert	409 E. Crawford St. Peotone, IL 60468	SAME	172024211014 0000
Catalina Diaz	401 E. Crawford St. Peotone, IL 60468	SAME	172024211012 0000
William A. Salabura	405 E. Crawford St. Peotone, IL 60468	SAME	172024211013 0000

Case No. 26-SU-01

3. Present Use of Property: Single Family home
4. The subject property is owned by: GIUSEPPE GRIMAUDD
5. The property interest of the applicant, if not the owner is: _____

6. Current Zoning: R3

7. Description of any improvements currently existing on the property: the entire property is being removed

8. State the reason for the special use: the purpose of this Request is to Convert the existing Single Family Residence into a two unit dwelling in order to provide additional housing.
RENTAL HOUSING.

9. The following are all of the individuals, firms or corporations owning property within 500 feet of the subject property, as appear from the tax records of the Will County Assessor's Office. Attach additional pages if necessary:

Owner's Name	Owner's Address	Property Address	Parcel ID Number
William Hepman JR	505 E. Walnut St. Peotone, IL, 60468	SAME	202119101007 0000
Samuel Leonard	508 E. Walnut Peotone, IL, 60468	SAME	20211910101400 00
Daniel Dagenais	504 E. Walnut St. Peotone, IL, 60468	SAME	202119101013 0000
Patricia Jones	500 E Walnut St. Peotone, IL, 60468	SAME	20211910101 20000
Kranter Corp	329 N. Harlem Ave Peotone, IL, 60468	SAME	202119100037 0000
Adolfo Marquez Sanchez	516 Havert St. Peotone, IL, 60468	SAME	202119102007 0000
Wayne Clott	309 N. Harlem Ave Peotone, IL, 60468	SAME	202119100004 0000
Mary Waice Kauster	520 Havert St. Peotone, IL, 60468	SAME	202119102002 0000
William Janecyk	524 Havert St. Peotone, IL, 60468	4237 JOHNSON AVE, HAMMOND, IND. 37	202119102003 0000
Christina Rivera Brace Living Trust	440 E. Crawford St. Peotone, IL, 60468	SAME	172024216011 0000
William Janecyk	4237 Johnson Ave. Hammond, IL		

Apt
#2 →

Zip
6327 →

(5)

10. Address each of the following standards, indicating how they relate to your request.

(a) How will the establishment, maintenance or operation of the special use proposed not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare of the citizens of the Village?

it will help the village with nice dwelling units in a safe environment.

(b) Explain how will the proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood?

it will raise property values by the rents I'm projecting to get.

(c) Explain how the proposed special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

it will do nothing but raise the properties value and use.

(d) Are there, or will there be provided, adequate utilities, access roads, drainage, and/or other necessary facilities to support the proposed special use. Explain in detail.

yes there is very adequate drainage and the sewer is in great condition. the water pressure is sufficient for the 2 separate bathrooms and laundry units. electrical will all be updated and COMED will upsize the power line with separate utilities for both units.

(e) What measures have been or will be provided to insure that ingress and egress is designed to minimize traffic congestion in the public streets?

the separate driveway will be the best effort to minimize traffic and keep it safe.

(f) How will the proposed special use be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not be contrary to the objectives of the current Comprehensive Plan for the Village?

it will beautify the village because the house was falling apart, and I have been making large investments to restore it and put the proper tenants to benefit village

- (g) What measures have been or will be taken to allow adequate parking areas for the proposed special use and that areas are properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards?

I will add a concrete driveway before FINAL INSPECTION near the east staircase that was added for entry and exit. And there is plenty of parking in the back near the added staircase on the west back side.

- (h) Explain how the proposed special use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village.

NOT APPLICABLE.

- (i) Explain how the proposed special use will not involve activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

~~Property~~ Property is over a half acre and there will be plenty of space for both units to operate.

- (j) Will the proposed special use increase the potential flood damage to adjacent property?

NO

- (k) Will the special use result in destruction, loss, or damage of natural scenic or historic features of major importance to the Village?

It will improve the village

(l) Will the proposed special use, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Board of Trustees?

(Add additional sheets if necessary)

I hereby verify, under oath, that I am personally familiar with all of the facts stated herein and that such are true and correct.

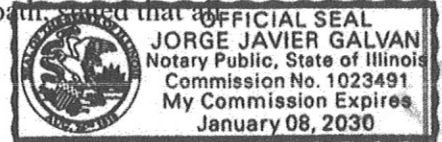
Giuseppe Grimaudo
Petitioner

03-27-2026
Date

Owner, if different from petitioner

Date

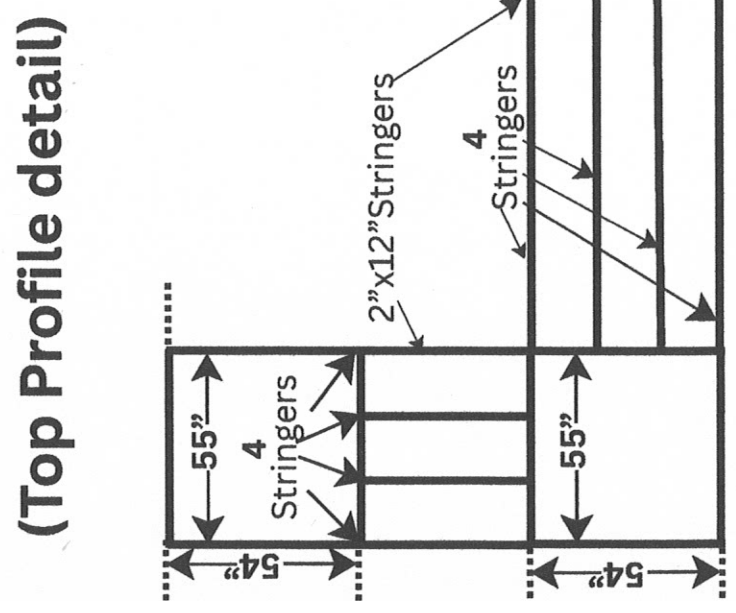
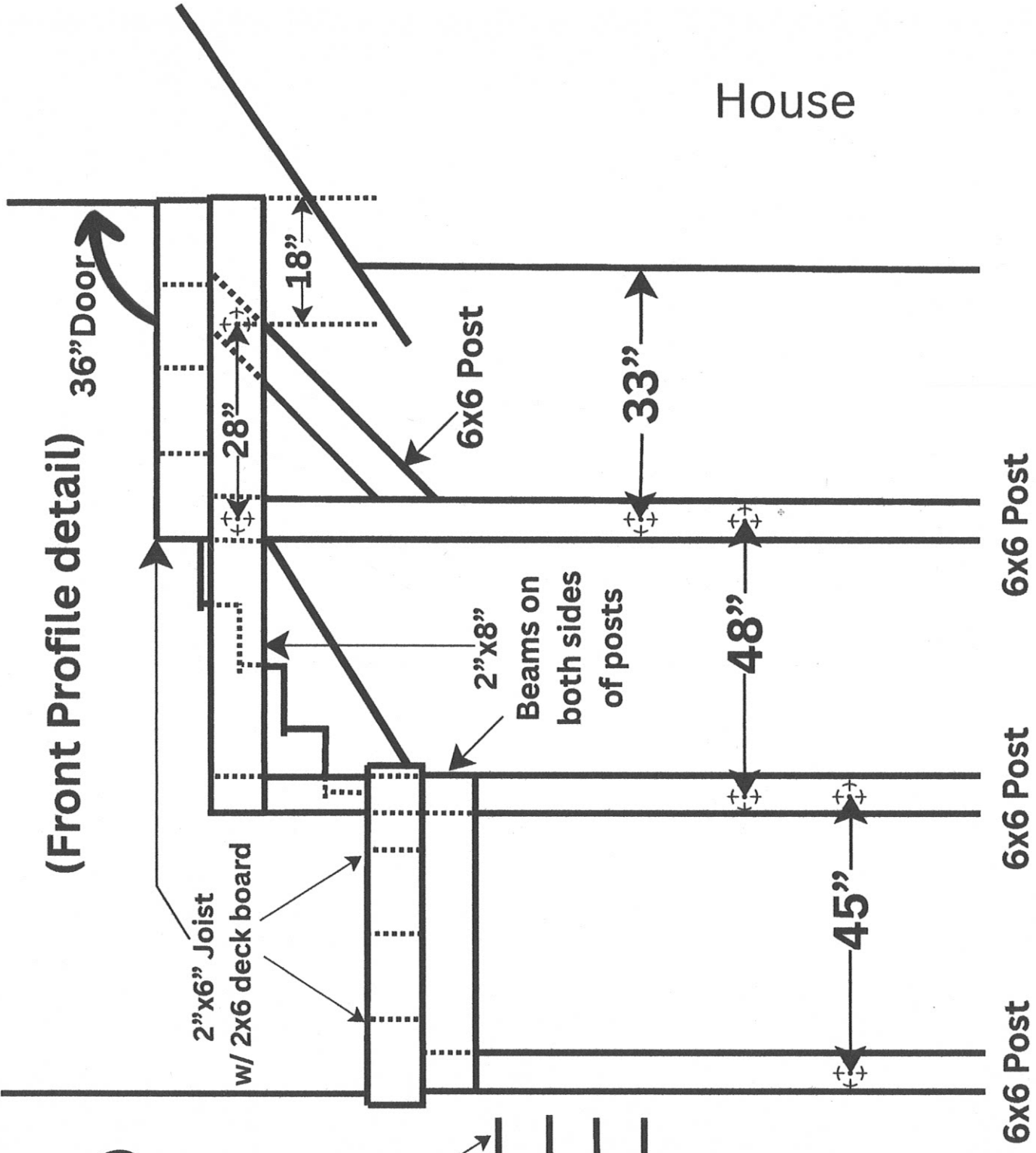
I, Jorge Javier Galvan, a Notary Public in and for the State of Illinois, hereby state that on the 27th day of March, ~~2003~~ 2026, the above captioned petitioner appeared before me and, under oath, stated that all matters contained in this zoning petition are true.



Jorge Javier Galvan
Notary Public

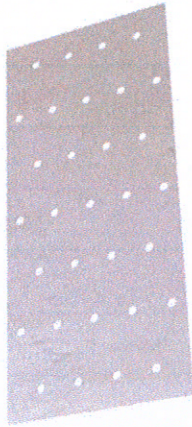
My Commission Expires: January 08, 2030

If owner is a corporation or trust, attach name of trust, trust number, trust date, and list of all officers and trustees.



(Hardware Detail)

MiTek® 7" x 3-1/8" G90 Steel Nail Plate
 Simpson Strong Tie® Reference Number: TP37
 Model Number: NP37 | Menards® SKU: 2271248



Above plate was used to secure the 45deg. post fastening it to both sides.

Minimum 6" Premium structural screws were used to fasten rim joists directly into stud framing of home and to all posts



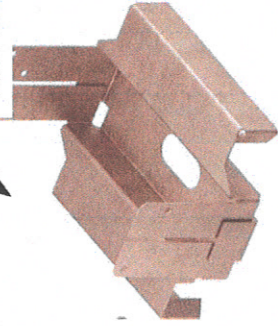
Premium coated heavy duty hardware to secure all framing.

Grip Fast® 5/8" x 10" Hot Dipped Galvanized Anchor Bolt w/ Nut & Washer



MiTek® 6" x 6" Gold Coat Post Anchor

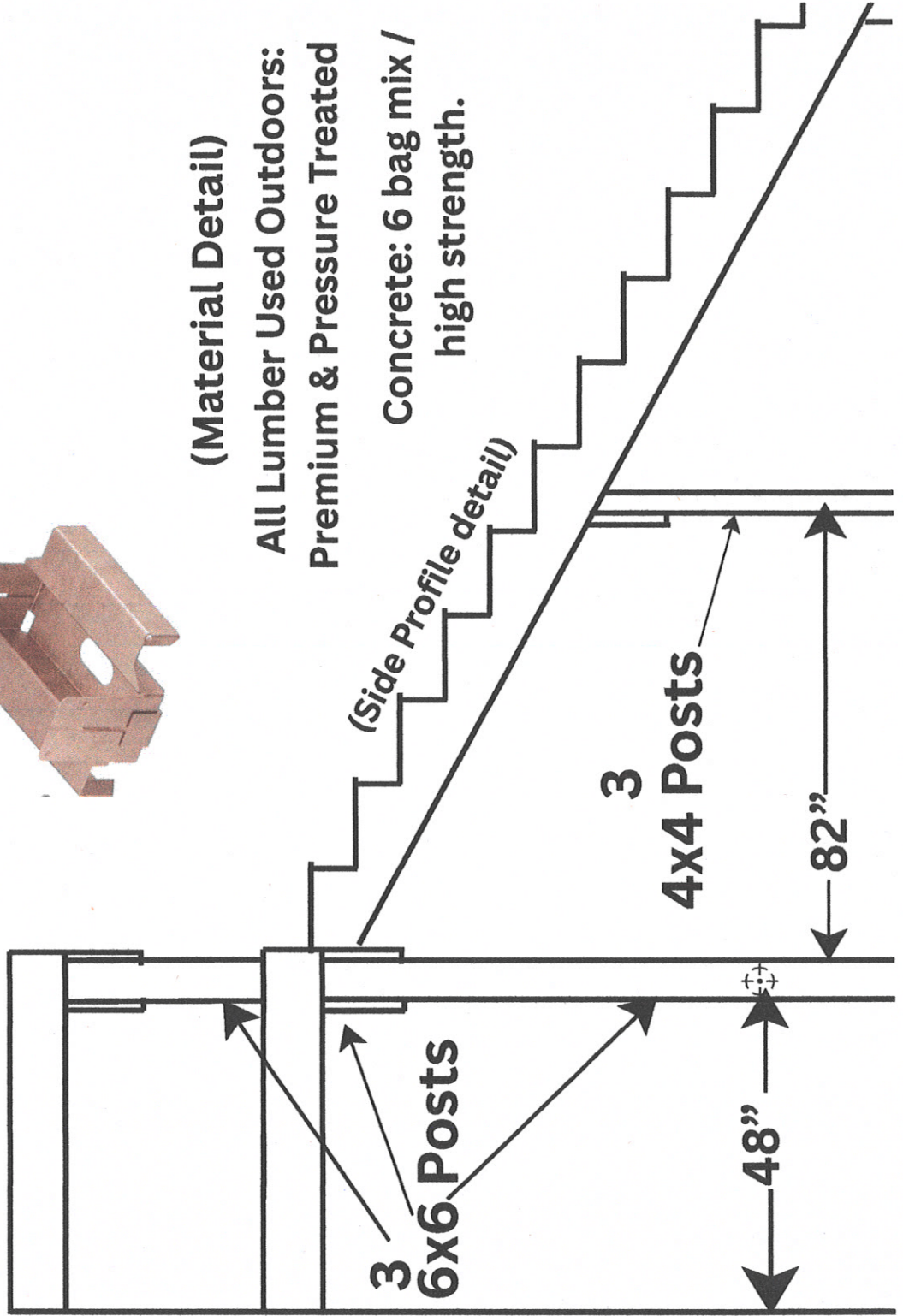
Model Number: PAF66-GC | Menards® SKU: 2271117



Set in center of concrete footers.

(Material Detail)

All Lumber Used Outdoors: Premium & Pressure Treated
 Concrete: 6 bag mix / high strength.



3 6x6 Posts

3 4x4 Posts

48"

82"

(Side Profile detail)

House

