VILLAGE OF PEOOTONE

REZONING/MAP AMENDMENT
REQUEST APPLICATION PACKET

208 East Main Street
P.O. Box 430
Peotone, IL 60468
708-258-3279
INSTRUCTIONS FOR REZONING/MAP AMENDMENT 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, which ever 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 notice in a newspaper of general circulation in the Village, not more than 30 days nor less then 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.
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 map
amendment/rezoning from the provisions of the Zoning Ordinance of the Village of 
Peotone, Will County, Illinois.

Petitioner: ______________________________________
Address ______________________________________
Phone ______________________________________
FAX ______________________________________
Email ______________________________________

Owner, if different: ______________________________________
Address ______________________________________
Phone ______________________________________
FAX ______________________________________
Email ______________________________________

Attorney, if applicable: ______________________________________
Address ______________________________________
Phone ______________________________________
FAX ______________________________________
Email ______________________________________

1. This is a request for a map amendment/rezoning from ____________ to 
__________, to the property described below.

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

Parcel ID Number: ______________________________________
Lot Size: _________________sq.ft., or _______________ acres

Common Address ______________________________________
Case No. ___________________

Legal Description (Attach Additional Sheet if Necessary): ____________
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3. Present Use of Property: ___________________________________________

4. The subject property is owned by: _________________________________

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

6. Current Zoning: _________________________________________________

7. Description of any improvements currently existing on the property: _____
____________________________________________________________________
____________________________________________________________________

8. State the reason for the map amendment/rezoning: ____________________
____________________________________________________________________
____________________________________________________________________

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. Attached additional pages if necessary:
10. Address each of the following standards, indicating how they relate to your request.

(a) How will the proposed zoning be compatible with the existing uses of property within the general area of the property in question?

(b) How will the proposed zoning be compatible with the existing zoning of property within the general area of the property in question?

(c) Why isn’t the property suitable for the uses in the current zoning district?

(d) How will the proposed zoning be consistent with the trend of
development, if any, in the general area in question?

(e) How is the proposed map amendment/rezoning consistent with the goals and objectives of the Village Comprehensive Plan and Future Land Use Map?

(f) How is the map amendment/rezoning in the public interest?

(Add additional sheets if necessary)

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

__________________________________  ______________________________
Petitioner…………………………………………………………………… Date………………………………………………

__________________________________  ______________________________
Owner, if different from petitioner………………………………………… Date………………………………………………

I, ________________________________, a Notary Public in and for the State of Illinois, hereby state that on the __________ day of __________________________, 20__, the above captioned petitioner appeared before me and, under oath, stated that all matters contained in this zoning petition are true.

__________________________________
Notary Public

My Commission Expires: __________________________________________

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