

VILLAGE OF PEOTONE
PLANNING & ZONING COMMISSION
MINUTES OF JANUARY 21, 2026

CALL TO ORDER:

The Regular Meeting of the Planning and Zoning Commission was called to order at 6:02pm 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. Eckhart, Ms. Modolo and Ms. March-Curtis. 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 NOVEMBER 20, 2024 AND OCTOBER 15, 2025 MEETINGS

Motion by Modolo, Second by March-Curtis to approve the minutes of the November 20, 2024 and October 15, 2025 meetings. All voted Aye, Motion carried.

ANNOUNCEMENT OF DECISION OF VILLAGE BOARD IN PREVIOUS RECOMMENDATIONS:

None

OLD BUSINESS: Maura reviewed changes that were made to the previous draft and gave an overview of them. The previous draft had been reviewed and considered with the attorney and red line changes had been made. Some items of discussion included design standards, signage and outdoor containers. Administrator Palmer will discuss building materials with the building department for review and consideration.

NEW BUSINESS:

CONTINUATION OF WORKING SESSION TO DISCUSS A PROPOSED TEXT AMENDMENT AND MAP AMMENDMENT CREATING THE DOWNTOWN OVERLAY DISTRICT; FUTURE PUBLIC HEARING

The plan after this meeting will be to formally post for a public hearing and meeting on February 18, 2026 and then review at that meeting and will be looking for a formal recommendation to the village board. Ms. March-Curtis commended Maura on her presentation at the public open house held before the meeting.

GENERAL DISCUSSION

It was asked if there was any movement on the building next to Suzy's, Administrator Palmer responded that there hasn't been any recent activity and the village is looking to take further action and looking at legally increasing enforcements. He also reported that the building on the other side of Suzy's had applied for and been issued a permit and is currently working on consolidating the two parcels. There was some discussion about a plaque hanging in the boardroom regarding historic designation/registry of the downtown and more research will be done on the history of it. There was some discussion about buildings that are owned in the downtown but not open.

ADJOURN- Motion by March-Curtis, Second by Modolo at 6:35pm. All voted Aye.