

**VILLAGE OF PEOTONE
PLANNING & ZONING COMMISSION
MINUTES OF OCTOBER 15, 2025**

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. Eckhart, Mr. Gillis, Mr. Jones. Mayor Vieux, Village Administrator Palmer, Trustee Hudson and Maura Rigoni from Robinson Engineering were also present.

PUBLIC COMMENT: None

ANNOUNCEMENT OF DECISION OF VILLAGE BOARD IN PREVIOUS RECOMMENDATIONS:
None

OLD BUSINESS: Administrator Palmer reported that the hotel near the travel center has opened and the Village is receiving revenue checks from them. There were inquiries about Emil's Tires temporary signage at the travel center and also if the Village was receiving any revenue from sales, Palmer reported that the Village would receive revenue from any sales processed at the Peotone location.

NEW BUSINESS:

WORKING SESSION TO DISCUSS A PROPOSED TEXT AMENDMENT CREATING THE DOWNTOWN OVERLAY DISTRICT; FUTURE PUBLIC HEARING

Administrator Palmer introduced Maura Rigoni, who is a professional planner for Robinson Engineering and is doing consulting work with the Village. She explained that tonight is just a work session to review and discuss the proposed Overlay District. She reviewed the presentation and overview which had been included in the packet and the process and regulations of the text amendment process. The goal is to create an Overlay District which would establish specific regulation standards for B-1 zoned properties in the downtown while fostering development that is complementary to the existing integrity of the downtown with the purpose of historic preservation. The text amendment process would begin with a public hearing held before the Planning & Zoning Commission where they would review the text amendment and then recommend an approval or denial to the Village Board who will then be the final decision maker by approving as presented or amending. She reviewed a summary of revisions which included the boundaries of the district, permitted and special uses, dimensional standards, the review process which included improvements with the primary goal/intent to reuse buildings and sites and design guidelines which included building scale, building materials, entrances, windows and LED signage restrictions. The overlay district will help keep the character of the downtown and enforce consistency and the biggest changes would be the dimensional standards and identifying guidelines in terms of development.

Existing building will be grandfathered in; the intent is not to enforce existing businesses to update to new standards. There was discussion about the map of the overlay district and TIF boundaries and about possibly expanding the footprint of the overlay district. There was discussion about solar panels (rooftop and ground) and if they are allowed, Maura will research and look at possibly adding regulations or restrictions. There was discussion about signage specifically exterior vinyl banners and video gaming and Maura explained that the current sign ordinance is separate from the zoning ordinance and it is difficult to regulate the content of a sign, but sizing can be regulated and she will work with administration on reviewing/revising. There was discussion about implementing/enforcing outdoor storage restrictions.

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There was discussion about the proposed Façade Improvement Program which will work in tandem with the Overlay District and will give a level up in terms of ensuring that the proposed improvements are in line with the goals and objectives. There was discussion about specific window guidelines and working towards preserving the integrity of the existing buildings.

There was discussion about siding, potentially looking for a grant for a survey which could be helpful in preserving old buildings and if new businesses/buildings come, rooftop equipment, color palettes, murals, addressing alleys, solar panels, outdoor storage and vinyl banners. Maura will investigate items needing further clarification and potential revisions and will present a revision to be reviewed.

GENERAL DISCUSSION

Administrator Palmer provided an update on the old butcher shop. There was discussion about November and December meeting dates and code enforcement efforts in the Village including the empty lot on Washington Street and various nuisance properties, the majority of which are rental properties and if rental properties should be being handled differently.

ADJOURN- Motion by Gillis, Second by Ekhart at 7:22pm. All voted Aye.