

**VILLAGE OF PEOTONE
REGULAR VILLAGE BOARD MEETING
208 E. MAIN STREET, PEOTONE, IL
MONDAY MARCH 23, 2026
6:00 PM
AGENDA**

I. CALL TO ORDER

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL

II. PUBLIC COMMENTS

III. CONSENT AGENDA

ACTION ITEM

- A. APPROVE MINUTES OF THE MARCH 9, 2026, REGULAR VILLAGE BOARD MEETING
- B. APPROVE MINUTES OF THE MARCH 9, 2026, EXECUTIVE SESSION
- C. APPROVE PAYROLL/ACCOUNTS PAYABLE
- D. APPROVE SPECIAL EVENT/AMP PERMIT/ONE DAY LIQUOR LICENSE/RAFFLE LICENSE, PEOTONE HISTORICAL SOCIETY, OLD MILL FALL FEST, SEPTEMBER 19, 2026 4PM-11PM AND SEPTEMBER 20, 2026 8AM-5PM ROAD CLOSURE ON CORNING BETWEEN CONRAD ST AND MILL ST WITH REQUEST TO WAIVE FEES
- E. APPROVE LIQUOR/TOBACCO/AMP/VIDEO GAMING RENEWALS FOR: GAME ON BAR & GRILL, PEOTONE TOBACCO & LIQUOR, PEOTONE TRAVEL CENTER, RC SERVICES

IV. STAFF/COMMITTEE REPORTS

V. MAYOR'S COMMENTS

VI. OLD BUSINESS

VII. NEW BUSINESS

F. PUBLIC HEARING ON 2027 FISCAL YEAR BUDGET

- a. CALL TO ORDER
- b. REVIEW OF BUDGET DETAILS
- c. BOARD COMMENTS, QUESTIONS, DISCUSSION
- d. PUBLIC COMMENTS, QUESTIONS, DISCUSSION
- e. CLOSE PUBLIC HEARING

G. ORDINANCE APPROVING THE FISCAL YEAR 2027 VILLAGE OF PEOTONE BUDGET (APRIL 1, 2026 THROUGH MARCH 31, 2026) ACTION ITEM

H. MOTION TO APPROVE THE PROPOSED JOHNSTON SUBDIVISION, ON THE UNINCORPORATED PROPERTY LOCATED AT 8522 W. KENNEDY ROAD, PEOTONE, IL 60468, PART OF PIN 17-20-26-300-015-0000 ACTION ITEM

I. ORDINANCE AMENDING THE PEOTONE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE VILLAGE OF PEOTONE RELATIVE TO THE CREATION OF A NEW DOWNTOWN OVERLAY ZONING DISTRICT ACTION ITEM

J. ORDINANCE APPROVING & ADOPTION OF A FAÇADE IMPROVEMENT PROGRAM WITHIN THE VILLAGE OF PEOTONE ACTION ITEM

K. RESOLUTION APPROVING A CHANGE ORDER TO THE VILLAGE OF PEOTONE'S CONTRACT WITH DAVIS CONCRETE CONSTRUCTION FOR THE VILLAGE OF PEOTONE'S 2025 SIDEWALK REMOVAL AND REPLACEMENT PROGRAM RATIFYING THE PERFORMANCE OF ADDITIONAL WORK AND AUTHORIZING PAYMENT ACTION ITEM

**VILLAGE OF PEOTONE
REGULAR VILLAGE BOARD MEETING
208 E. MAIN STREET, PEOTONE, IL
MONDAY MARCH 23, 2026**

6:00 PM

AGENDA

- | | |
|--|-------------|
| L. ORDINANCE APPROVING THE ISSUANCE OF A CLASS "F" LIQUOR LICENSE FOR PEOKOT, LTD. D/B/A BERKOT'S SUPER FOODS IN THE VILLAGE OF PEOTONE, WILL COUNTY, ILLINOIS (312 S. HARLEM AVE., PEOTONE, IL 60468) | ACTION ITEM |
| M. MOTION TO APPROVE A VIDEO GAMING LICENSE APPLICATION FOR PEOKOT, LTD. D/B/A BERKOTS SUPER FOODS IN THE VILLAGE OF PEOTONE, WILL COUNTY, ILLINOIS (312 S. HARLEM AVE., PEOTONE, IL 60468) | ACTION ITEM |
| N. RESOLUTION AUTHORIZING THE SUBMITTAL OF CERTIFICATE OF AUTHORITY AND PURCHASE OF BULK ROCK SALT THROUGH THE ILLINOIS DEPARTMENT OF CENTRAL MANAGEMENT SERVICES (CMS) | ACTION ITEM |
| O. MOTION TO APPROVE THE PURCHASE OF A TRAILER FOR PUBLIC WORKS DEPARTMENT IN THE AMOUNT OF \$6,582.00 | ACTION ITEM |

VIII. QUESTIONS OF THE PRESS

IX. CORRESPONDENCE / COMMUNICATIONS / PETITIONS

X. EXECUTIVE SESSION

XI. ADJOURNMENT

ACTION ITEM

VILLAGE OF PEOTONE

REGULAR VILLAGE BOARD

Minutes of March 9, 2026

I. The Pledge of Allegiance was led by Mayor Vieaux at 6:00 pm.

II. Roll call

Village Clerk, Stacey Hartwell, conducted the roll call and the following persons were present: Mayor Vieaux, Trustee Bowden, Trustee Hudson, Trustee Richards, Trustee Sandberg and Trustee Sluis. Also present was Village Administrator Palmer, Village Attorney Marrs, Village Engineer Golem, Police Chief DeMik, Financial Consultant Mampe and Public Works Manager Hennke.

III. Public Comments:

Ed Nelson spoke on behalf of the Peotone Historical Society. He wanted to let people know that the Old Mill Fest was featured in the most recent Chicago Southland Visitors Guide along with other South Chicagoland events and he encourages people to check it out. Mandi Jarvis from Pavlov Media introduced herself. She will be the point of contact person for Peotone, and she will be leaving brochures with her contact information for anyone that has any issues or questions.

IV. Approval of Consent Agenda:

- A. Approve Minutes of the February 23, 2026, Regular Village Board meeting
- B. Approve Payroll/Accounts Payable
- C. Approve Amp Permit (9am-4pm) and Class C-2 One Day Liquor License (11am-4pm) for Special Event, Car Cruise, Cornerstone Coffee House/All Automotive/Kyle Richards (Game On Bar & Grill), June 20, 2026

Moved by Trustee Sluis, Seconded by Trustee Richards

Roll Call Vote: Trustee Bowden, Trustee Hudson, Trustee Richards, Trustee Sandberg, Trustee Sluis

Nays: None

Absent: Trustee Strba

Motion passed

V. Staff Committee Reports:

- A. **Public Works** – Bob reported that Jim McCabe will be leaving his department and he will be preparing an ad to post for a replacement.
- B. **Police** – Chief DeMik reported that over the past weekend the first crime was committed at the hotel near the travel center for possession of a stolen vehicle.
- C. **Admin** – Administrator Palmer reported he is working on the implementation of the new finance system, the Village should be connected to Pavlov soon and the phone system should be completed soon.

VI. Mayor's Comments

– Mayor Vieaux reported that he has received positive comments on the new Peotone sign, the UPS store is officially open at the travel center, and he wished Village Attorney Marrs a Happy Birthday.

VII. Old Business: None

VIII. New Business:

A. Review FY 27 Draft Budget (Final Draft)

Financial Consultant Mampe gave an overview of the FY 27 budget guidelines and highlights containing the fund balance revenues, capital spending, recommended contributions to the Police Pension, general fund revenues and expenditures and budget-other funds. The budget will be brought to the Village Board for final approval on March 23rd.

B. Authorize Purchase of HPE Smart Choice Proliant Server and Server Rack

Administrator Palmer reported that current server is reaching end of life and he has been working with Leading IT and was able to lower the initial cost which will include a server rack to secure it.

Moved by Trustee Hudson, Seconded by Trustee Richards

Roll Call Vote: Trustee Bowden, Trustee Hudson, Trustee Richards, Trustee Sandberg, Trustee Sluis

Nays: None

Absent: Trustee Strba

Motion passed

C. Authorize Change Order with BS&A Software for Cloud Timesheets

This module will centralize the data entry of hours and allow employees to enter their time for the department heads to approve.

Moved by Trustee Bowden, Seconded by Trustee Sluis

Roll Call Vote: Trustee Bowden, Trustee Hudson, Trustee Richards, Trustee Sandberg, Trustee Sluis

Nays: None

Absent: Trustee Strba

Motion passed

IX. Questions of the Press: None

X. Correspondence/Communications/Petitions: None

XI. Executive Session:

D. Close Regular Session to go into Executive Session for:

- a. **Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting. 5 ILCS 120/2(c)(11)**
- b. **The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity. (5 ILCS 120/2(c)(1))**

Moved by Trustee Sluis, Seconded by Trustee Hudson

Roll Call Vote: Trustee Bowden, Trustee Hudson, Trustee Richards, Trustee Sandberg, Trustee Sluis

Nays: None

Absent: Trustee Strba

Motion passed

E. Open Regular Session

Moved by Trustee Sluis, Seconded by Trustee Bowden

Roll Call Vote: Trustee Bowden, Trustee Hudson, Trustee Richards, Trustee Sandberg, Trustee Sluis

Nays: None

Absent: Trustee Strba

Motion passed

XII. Adjournment:

Motion by Trustee Sluis, Seconded by Trustee Richards

All said AYE

Nays: None

Absent: Trustee Strba

Adjournment at 7:06pm

Stacey Hartwell Village Clerk

Village of Peotone
Payroll and Accounts Payable Activity
Board Meeting Date - March 23, 2026

Payroll

For the period ending: 3/14/2026
Check Date: 3/20/2026

	Gross Payroll	FICA	IMRF	Total
Village Board	2,076.67	158.87	-	2,235.54
Administration	10,714.64	819.67	557.16	12,091.47
Police	43,098.12	3,297.01	359.55	46,754.68
Public Works	10,485.60	802.13	545.24	11,832.97
Total	\$ 66,375.03	\$ 5,077.68	\$ 1,461.95	\$ 72,914.66

Accounts Payable

For the period ending: 3/20/2026
Check Date: 3/23/2026

General Fund	49,067.28
Building Permit Escrow Fund	1,147.70
Motor Fuel Tax Fund	
Capital Improvement Fund	50,000.00
Police Pension Fund	
Business Development District Fund	-
TIF #1 Fund	-
TIF #2 Fund	-
Total	\$ 100,214.98



Village of Peotone
P.O. Box 430 - Peotone IL 60468-0430
AP Invoices - Board Listing V2 -

Invoice Final Update - G/L Source: C/V - Tentative G/L Register: 1070 Tentative G/L Date: 03/23/2026

Fund/Account	Description	Date	Due Date	Amount
01-00-105	Payments via Check			
40999	ALL02 ALL AUTOMOTIVE INC	3/17/2026		\$49.98
Inv: 14852	2023 Ford Interceptor - Oil Change	3/12/2026	3/23/2026	\$49.98
41000	ATandT4 AT&T MOBILITY	3/17/2026		\$930.96
Inv: 287286193665X0308 2026	Phone Service - Acct # 287286193665	2/28/2026	3/23/2026	\$709.20
Inv: 287286296625X0308 2026	Phone Service - Acct # 287286296625	2/28/2026	3/23/2026	\$221.76
41001	BANDF1 B&F CONSTRUCTION CODE SERVICES INC	3/17/2026		\$4,201.01
Inv: 22113	January 2026 Inspections and Misc Plan Reviews and CM21889	3/10/2026	3/23/2026	\$835.00
Inv: 22114	Plan Review - February Inspections	3/10/2026	3/23/2026	\$1,338.05
Inv: 71161	Plan Reviews - 734 Hickory - Project # 1136779 Permit # 26B-165	3/5/2026	3/23/2026	\$994.62
Inv: 71162	Plan Reviews - 210 Hickory - Project # 1136780 Permit # 26B-164	3/5/2026	3/23/2026	\$1,033.34
41002	CSCV1 Chicago Southland Convention and Visitor	3/17/2026		\$1,844.87
Inv: 03162026	Tourism Agreement - January and February 2026	3/16/2026	3/23/2026	\$1,844.87
41003	COMED COMED	3/17/2026		\$221.76
Inv: 03032026	Electricity - Acct # 5351323333	3/3/2026	3/23/2026	\$56.93
Inv: 03032026-1	Electricity - Acct # 3874398000	3/3/2026	3/23/2026	\$81.70
Inv: 03032026-2	Electricity - Acct # 5818687000	3/3/2026	3/23/2026	\$83.13
41004	DAVI2 DAVIS CONCRETE CONSTRUCTION CO	3/17/2026		\$55,017.81
Inv: 1	Sidewalk Program	2/9/2026	3/23/2026	\$55,017.81
41005	ESSE1 ESSENCE CHEMICAL COMPANY	3/17/2026		\$276.28
Inv: 7308	4 Gallons Window Washer Fluid	3/3/2026	3/23/2026	\$276.28
41006	EXCE1 EXCEL ELECTRIC	3/17/2026		\$924.60
Inv: 131717	Repaired 2 Downtown Poles; Troubleshoot 2 Other Lights	3/4/2026	3/23/2026	\$924.60
41007	GMIM1 Granite Mountain Imports Inc	3/17/2026		\$1,147.70
Inv: 03092026	Escrow Refunds for Occupancy and Sidewalk	3/9/2026	3/23/2026	\$1,147.70
41008	HISK01 HISKES, DILLNER, O'DONNELL, MAROVICH & L	3/17/2026		\$262.50
Inv: 24314	02/24/26 Admin Adjudication	3/3/2026	3/23/2026	\$262.50
41009	LEAD1 LEADING IT	3/17/2026		\$18,318.65
Inv: 144279	Servers	3/12/2026	3/23/2026	\$18,318.65
41010	LOCIS LOCIS	3/17/2026		\$2,306.25
Inv: 51251	Data Extraction #1	3/5/2026	3/23/2026	\$2,000.00
Inv: 51263	Data and Review for Extraction	3/3/2026	3/23/2026	\$306.25
41011	MELCO MELCO TIRE	3/17/2026		\$95.00
Inv: 81590	Tractor - Tire Repair	2/19/2026	3/23/2026	\$95.00
41012	MOTO1 MOTOROLA SOLUTIONS STARCOM	3/17/2026		\$833.00
Inv: 10144620260202	Monthly Service - Radios - March 2026	3/1/2026	3/23/2026	\$833.00
41013	NAPA3 NAPA AUTO PARTS	3/17/2026		\$48.78
Inv: 134186	Hydraulic Filter	3/11/2026	3/23/2026	\$16.22
Inv: 134192	Hydraulic Filter	3/11/2026	3/23/2026	\$32.56
41014	OPER1 OPERATING ENGINEERS LOCAL 399	3/17/2026		\$355.56
Inv: PRe-260206-776-1-OPER1-0	Employee Deduction	1/31/2026	1/31/2026	\$118.52



Village of Peotone
P.O. Box 430 - Peotone IL 60468-0430
AP Invoices - Board Listing V2 -

Fund/Account	Description	Date	Due Date	Amount
Inv: PRe-260220-777-1-OPER1-0	Employee Deduction	2/14/2026	2/14/2026	\$118.52
Inv: PRe-260306-778-1-OPER1-0	Employee Deduction	2/28/2026	2/28/2026	\$118.52
41015	STAT1 STATE AND MUNICIPAL TEAMSTERS	3/17/2026		\$1,090.00
Inv: PRe-260206-776-1-STAT1-0	Employee Deduction	1/31/2026	1/31/2026	\$363.00
Inv: PRe-260220-777-1-STAT1-0	Employee Deduction	2/14/2026	2/14/2026	\$363.00
Inv: PRe-260306-778-1-STAT1-0	Employee Deduction	2/28/2026	2/28/2026	\$364.00
41016	WTCO1 Wheatland Title Company	3/17/2026		\$751.00
Inv: 706566	Title Search for Sportsman's Club	3/12/2026	3/23/2026	\$751.00
	Paying Account 01-00-105(Check) Total:			\$88,675.71
01-00-105	Payments via Nacha			
90010961	KLEIN KLEIN THORPE AND JENKINS LTD	3/17/2026		\$3,874.40
Inv: 260124	Legal Services	2/28/2026	3/23/2026	\$3,874.40
90010962	PEER1 PEERLESS NETWORK INC	3/17/2026		\$1,444.47
Inv: 92807	Phone Service	3/15/2026	3/23/2026	\$1,444.47
90010963	ROB11 ROBINSON ENGINEERING, LTD.	3/17/2026		\$5,803.75
Inv: 26030013	PT 2026 Peotone Misc Planning Services	3/5/2026	3/23/2026	\$2,548.50
Inv: 26030060	PT 2026 Miscellaneous Engineering	3/8/2026	3/23/2026	\$3,257.25
90010964	WHIT1 WHITMORE ACE HARDWARE	3/17/2026		\$416.65
Inv: 502075	Foam Car Wash, Spray Wax and Holiday Light Strands	3/6/2026	3/23/2026	\$289.70
Inv: 502141	Cedar Mailbox Post	3/10/2026	3/23/2026	\$49.99
Inv: 502159	Air Filter	3/11/2026	3/23/2026	\$16.99
Inv: 502172	Weatherstripping	3/12/2026	3/23/2026	\$59.97
	Paying Account 01-00-105(Nacha) Total:			\$11,539.27



Village of Peotone
 P.O. Box 430 - Peotone IL 60468-0430
 AP Invoices - Board Listing V2 -

Invoice Final Update - G/L Source: C/V - Tentative G/L Register: 1070 Tentative G/L Date: 03/23/2026

Cash Requirement Totals		Account	Amount	Fund	Amount
Total Payments	22	01-00-231 UNION DUES	\$1,445.56	01	\$49,067.28
Total Invoices:	38	01-00-306 HOTEL/MOTEL TAX	\$1,844.87	02	\$1,147.70
Total Vendors:	22	01-50-446 LEGAL FEES	\$3,874.40	30	\$50,000.00
Total Amount:	\$100,214.98	01-50-451 ENGINEERING	\$3,257.25		\$100,214.98
		01-50-452 OTHER PROFESSIONAL SERVICES	\$2,306.25		
		01-50-462 SUPPLIES - EQUIPMENT	\$820.02		
		01-51-416 VEHICLE MAINTENANCE	\$49.98		
		01-51-428 TELEPHONE/FAX	\$709.20		
		01-51-446 LEGAL FEES	\$262.50		
		01-51-452 OTHER PROFESSIONAL SERVICES	\$833.00		
		01-52-452 OTHER PROFESSIONAL SERVICES	\$7,498.51		
		01-52-462 SUPPLIES - EQUIPMENT	\$17,498.63		
		01-53-410 STREET LIGHT MAINTENANCE	\$924.60		
		01-53-411 BUILDING MAINTENANCE	\$59.97		
		01-53-412 EQUIPMENT MAINTENANCE	\$143.78		
		01-53-414 SIDEWALK MAINTENANCE	\$5,017.81		
		01-53-428 TELEPHONE/FAX	\$221.76		
		01-53-436 UTILITIES - STREET LIGHTING	\$221.76		
		01-53-466 OTHER SUPPLIES	\$632.96		
		01-56-428 TELEPHONE/FAX	\$1,444.47		
		02-00-383 OCCUPANCY ESCROW RECEIPTS	\$500.00		
		02-00-384 SIDEWALK ESCROW RECEIPTS	\$647.70		
		30-53-495 STREET IMPROVEMENTS	\$50,000.00		
			\$100,214.98		

Paying Account	Payment Method	Count	Amount	Vendor	Amount
01-00-105	Check	18	\$88,675.71	ALLO2	\$49.98
01-00-105	Nacha	4	\$11,539.27	ATandT4	\$930.96
			\$100,214.98	BANDF1	\$4,201.01
				CSCV1	\$1,844.87
				COMED	\$221.76
				DAVI2	\$55,017.81
				ESSE1	\$276.28
				EXCE1	\$924.60
				HISK01	\$262.50
				KLEIN	\$3,874.40
				LEAD1	\$18,318.65
				LOCIS	\$2,306.25
				MELCO	\$95.00
				MOTO1	\$833.00
				NAPA3	\$48.78
				OPER1	\$355.56
				PEER1	\$1,444.47
				ROBI1	\$5,803.75
				STAT1	\$1,090.00
				WTCO1	\$751.00
				WHIT1	\$416.65
				GMIM1	\$1,147.70
					\$100,214.98



Village of Peotone
P.O. Box 430 - Peotone IL 60468-0430
AP Invoices - Board Listing V2 -

Vendor	C/Y 2026 Invoices	C/Y 2026 Payments	F/Y 2026 Invoices	F/Y 2026 Payments
ALL02	(9) 415.87	(5) 753.86	(49) 4226.45	(18) 4276.45
ATandT4	(2) 998.70	(2) 2163.40	(20) 10923.49	(10) 14324.54
BANDF1	(4) 6575.00	(4) 7535.00	(48) 62188.30	(18) 63420.34
COMED	(12) 12453.49	(5) 18473.45	(62) 67924.09	(20) 73844.64
CSCV1	(1) 1126.11	(1) 1126.11	(5) 10294.16	(5) 10294.16
DAVI2	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
ESSE1	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
EXCE1	(0) 0.00	(0) 0.00	(2) 3256.45	(2) 3256.45
GMIM1	(0) 0.00	(0) 0.00	(1) 5200.00	(1) 5200.00
HISK01	(2) 525.00	(2) 525.00	(10) 2782.50	(11) 3045.00
MOTO1	(2) 1666.00	(2) 1666.00	(11) 9010.00	(10) 9010.00
NAPA3	(3) 147.57	(2) 147.57	(13) 526.91	(6) 526.91
OPER1	(2) 237.04	(2) 355.58	(19) 2200.11	(13) 2576.51
PEER1	(2) 2724.33	(3) 4070.85	(11) 14993.22	(11) 14993.22
ROBI1	(7) 14140.39	(3) 15570.39	(47) 175038.00	(12) 189106.00
KLEIN	(3) 10015.18	(2) 18580.57	(25) 53318.20	(11) 60194.20
LEAD1	(8) 15120.96	(3) 14906.36	(28) 61946.58	(13) 66193.55
LOCIS	(1) 5044.00	(1) 5044.00	(1) 5044.00	(1) 5044.00
MELCO	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
STAT1	(2) 724.00	(2) 1085.00	(19) 6838.00	(13) 7817.24
WHIT1	(10) 509.80	(4) 509.80	(23) 1093.30	(12) 1145.44
WTCO1	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00

Card	Card Description	Amount

The Village of Peotone

OFFICE : 208 E MAIN STREET
P.O. BOX 430
PEOTONE, ILLINOIS 60468-0430
PHONE: (708) 258-3279
FAX: (708) 258-3850

SPECIAL EVENT PERMIT APPLICATION

Name of Applicant Peotone Historical Society
Address 427 W. CORNING AVE
P.O. Box 87 City Peotone State IL Zip 60468
Contact Number Ed NELSON 708-997-3414
Contact Email PeotoneHistoricalSociety@GMAIL.COM
Type of Event OLD MILL FALL FEST (24TH ANNUAL)
Address of Event 427 W. CORNING AVE, PEOTONE
Date of Event Sept 19 + Sept 20, 2026
Rain Date _____
Time of Event 9/19/26 : 4:00 pm - 11:00 pm
9/20/26 : 8:00 AM - 5:00 pm
Street Closures of _____
Other Special Requests 9/20/26 - CLOSE CORNING AVE BETWEEN
CONRAD ST AND MILL ST 08:00 - 5:00 pm

Edward R Nelson

Signature of Applicant

3/16/26

Date

THIS PERMIT IS VALID FOR ONE (1) DAY OF OPERATION ONLY.
THE VILLAGE OF PEOTONE ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THIS
EVENT. THIS PERMIT IS FOR OPERATION OF THE ABOVE EVENT ONLY.

DATE APPROVED _____

DATE DENIED _____

The Village of Peotone

OFFICE : 208 E MAIN STREET
P.O.BOX 430
PEOTONE, ILLINOIS 60468-0430
PHONE: (708) 258-3279
FAX: (708) 258-3850
VILLAGE OF PEOTONE SPECIAL EVENT

I, EDWARD NELSON, an authorized representative for the
PEOTONE HISTORICAL SOCIETY, indemnify and hold the
(Applicant(s))

Village of Peotone harmless against any and all liability and expenses whatsoever, for
bodily injury or death, including without limitation injury or death to agents, employees,
servants or volunteers of the applicant(s) that may be causally related to any act of
ordinary negligence, intentional, willful or wanton misconduct and any such claim, loss
or injury arising out of the use of the public way relative to the

OLD MILL FALL FEST

Name of Special Event and date(s) if applicable

Signed this 16th day of MARCH, 2026.

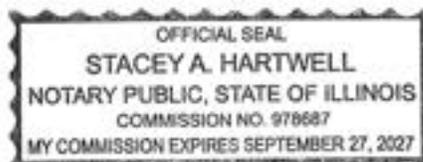
Edward R Nelson President

Signature and insert name with title

SUBSCRIBED AND SWORN

To before me this 16 day of
March, 2026.

Stacey A. Hartwell
Notary Public





VILLAGE OF
PEOTONE

ONE DAY LIQUOR LICENSE APPLICATION
CLASS C-2 LICENSE

FEE: \$50.00 (per day)

NAME OF PETITIONER Peotone Historical Society
ADDRESS OF PETITIONER 427 W. CORNING AVE
P.O. BOX 87 CITY Peotone STATE IL ZIP 60468
PHONE NUMBER 708-997-3414 EMAIL ADDRESS PeotoneHistoricalSociety@gmail.com
DATE OF EVENT 9/19/26-9/20/26 TIME OF EVENT 4:00 pm - 9/19/26
11:00 AM - 9/20/26
RAIN DATE _____

ADDRESS OF EVENT 427 W. CORNING AVE, Peotone
TYPE OF EVENT 24TH ANNUAL OLD MILL FALL FEST

REQUIRED: PROOF OF LIQUOR LIABILITY (DRAM SHOP INSURANCE) FOR THE ADDRESS & DATE OF THE EVENT

THE PETITIONER AGREES TO CONDUCT THE EVENT IN ACCORDANCE WITH THE POLICE REGULATIONS AND ALL ORDINANCES OF THE VILLAGE OF PEOTONE NOW IN FORCE AND ANY THAT MAY BE ENACTED DURING THE DURATION OF THIS LICENSE. THE VILLAGE OF PEOTONE ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THIS EVENT.

Edward R. Nelson
PETITIONER SIGNATURE

3/16/26
DATE

APPROVED _____
DATE

DENIED _____
DATE

VILLAGE PRESIDENT

AMPLIFIER PERMIT APPLICATION

FEE: COMMERCIAL \$ 100.00 SPECIAL EVENT \$ 25.00

Name Peotone Historical Society

Address 427 W. CORNING AVE

P.O. Box 87 Peotone, IL 60468

P.O. BOX CITY STATE ZIP

Contact Number 708-997-3414 Email PeotoneHistoricalSociety@gmail.com

Type of License: Commercial _____ Special event

Applicant Signature Edward R Nelson 3/16/26
Date

COMMERCIAL:

Business Name _____

Business Address _____
Street P.O.Box City State Zip

Business Phone number _____

Hours of Operation _____

Proposed Use/ Purpose for Amplifier _____

SPECIAL EVENT:

Organization/Individual Sponsoring the Event: _____

Type of Event OLD MILL FALL FEST (24TH ANNUAL)

Address of Event 427 W. CORNING AVE, PEOTONE, IL

Date Of Event 9/19/26 - 9/20/26 Rain Date _____

Time of Event (beginning & ending) 9/19/26 4 PM - 11 PM
9/20/26 11 AM - 5 PM

Street Closures or Other Special Requests CLOSE CORNING BETWEEN CONRAD
AND MILL AT 8:00 ON SUNDAY 9/20/26

APPROVED/DATE _____ DENIED/DATE _____

VILLAGE CLERK DATE

THE VILLAGE OF PEOTONE ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THIS EVENT. THIS PERMIT IS FOR OPERATION

Date Approved _____
Date Denied _____
Approval _____
Expires _____



VILLAGE OF
PEOTONE

APPLICATION FOR LICENSE TO SELL RAFFLE TICKETS

~~\$15.00~~ - SINGLE RAFFLE
\$25.00 - 2/4 RAFFLES PER CALENDAR YEAR
~~\$50.00~~ - 5/MORE RAFFLES PER CALENDAR YEAR

PLEASE NOTE: Any misrepresentation or falsification of the information sought below may result in revocation of the License as granted. Applications must be submitted at least 30 days prior to the raffle date requested. For information or questions, please call (708) 258-3279.

NAMES OF UNDERSIGNED ORGANIZATION OFFICERS (PERSONS SUBMITTING APPLICATION)

DATE OF APPLICATION:

3/16/26

PRESIDENT OR PRESIDING OFFICER:

EDWARD R NELSON D.O.B. _____

SECRETARY:

Nick George D.O.B. _____

ADDRESS OF APPLICANT:

Peotone
IL

ORGANIZATION REQUESTING LICENSE:

Peotone Historical Society
P.O. Box 87

ADDRESS OF ORGANIZATION:

427 W. CORNING AVE
PEOTONE, IL 60468

NAME AND ADDRESS OF RAFFLE MANAGER:

EDWARD NELSON D.O.B. _____

Peotone, IL

PHONE 708-997-3414

ADDRESS OF PLACE(S) OR AREA(S) WHERE CHANCES ARE TO BE SOLD OR ISSUED:

Peotone Mill, Hansen's Dugout, Game ON

PURPOSE OF RAFFLE:

To raise money to Save Millie

TIME PERIOD WHICH RAFFLE CHANCES WILL BE SOLD OR ISSUED:

2026

MAXIMUM NUMBER OF RAFFLE CHANCES TO BE SOLD OR ISSUED:

open

PRICE OF CHANCES:

TOTAL PRIZE VALUE:

LARGEST SINGLE PRIZE:

TIME, DATE AND LOCATION WHERE WINNING RAFFLE CHANCE WILL BE DETERMINED:

VARIOUS - Throughout the year
Time Date Location of Raffle Drawing (Address, City, State)

(708) 258-3279

CHECK TYPE OF NON-PROFIT ORGANIZATION AND ATTACH DOCUMENTATION

Religious _____ Charitable _____ Labor _____ Fraternal _____ Business _____
Educational X Veterans' Organization _____ *Non-Profit Fund Raising _____

*(check this box if organized solely to raise funds for an individual or group of individuals suffering extreme financial hardship, as a result of illness, disability, accident or disaster)

LENGTH OF TIME ORGANIZATION HAS BEEN IN EXISTENCE: 44 YEARS

PLACE AND DATE OF INCORPORATION OF ORGANIZATION: Peotone, July 1982

IF NOT A CORPORATION, STATE WHEN AND HOW ORGANIZED: _____

NUMBER OF MEMBERS OF ORGANIZATION THAT RESIDE IN VILLAGE: 50 Members

The undersigned, under oath attest that we have read and understand Ordinance 17-26 entitled "An Ordinance Amending Title XI (Business Regulations) Chapter 113 (Amusements, Entertainment, and Gatherings) of the Peotone Village Code Regarding Raffles" and we further attest to the non-profit character of the prospective license organization.

Further the undersigned attest that they comply with all provisions of Ordinance 17-26 and understand that violations of this ordinance are subject to fines of not less than one-hundred dollars (\$100.00) and not more than seven-hundred-and-fifty dollars (\$750.00) per violation.

President or Presiding Officer EDWARD R NELSON
Type or Print Name

Signature: Edward R Nelson

ATTEST:

Secretary: NICK GEORGE
Type or Print Name

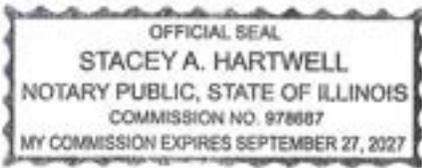
Signature: Nick George

SUBSCRIBED AND SWORN TO

before me this 16
day of March, 2026.

Stacey A. Hartwell
(Notary Public)

Commission Expires: 9/27/27





Village of Peotone

Public Works Department Public Works Report

Date: March 18, 2026

1. Road Conditions / Cold Patching

We continue cold patching throughout the Village as weather allows. Crews are monitoring problem areas daily and making repairs to maintain safe driving conditions.

2. Snow Operations

We experienced three late-season morning snow events this week. Salting operations were completed for each event, and road conditions were maintained without any major issues.

3. Street Sweeping

Street sweeping has begun. We will continue working through the Village to remove debris left over from the winter months.

4. Downtown Maintenance

We continue to do daily walk-throughs of the downtown area to make sure it remains clean and maintained.

5. Branch Pickup

Branch pickup will begin April 6. The new branch pickup calendar has been completed and will be posted to the Village website for residents.

6. Public Works Projects

Public Works projects are continuing as weather improves. We will be focusing on seasonal transition work and preparing for upcoming spring and summer operations.

7. Training / Seminar

On March 5, I attended a seminar at Robinson Engineering on geotechnical and material testing. The seminar provided useful information related to roadway construction, soil conditions, and testing procedures.

8. JULIE Locates

JULIE locates have increased as residents begin projects with the warmer weather.



9. Staff Update

Jim McCabe's last day was March 18. I would like to thank him for his almost four years of service to the Village and wish him the best moving forward.

Please contact me with any questions or concerns.

Respectfully submitted,

Bob Hennke
Public Works Manager
Village of Peotone

Happy Spring and Happy Easter.

**Village of Peotone
Treasurer's Report
For the FY2026 Month Ending February 28, 2026**

Fund	Audited FY2025 Ending Fund Balance	FY2026 Revenues	FY2026 Expenditures	Estimated FY2026 Fund Balance @ 02.28.2026
General	\$ 11,796,967	\$ 4,057,267	\$ 4,763,401	\$ 11,090,832
Building Permit Escrow	65,393	6,440	-	71,833
Motor Fuel Tax	235,239	182,321	184,426	233,134
Capital Improvement	248,741	1,076,790	1,174,823	150,708
Business Development District	(655,408)	1,119,328	738,830	(274,910)
TIF #1	141,710	60,161	12,447	189,424
TIF #2	382,045	190,720	331,157	241,608
	<u>\$ 12,214,687</u>	<u>\$ 6,693,028</u>	<u>\$ 7,205,085</u>	<u>\$ 11,702,630</u>

		FY2026 Budget	FY2026 Actual	% Received / Expended	FY2025 Actual
General Fund					
01-00-301	Property Tax	681,327.00	685,087.80	100.55%	464,716.86
01-00-304	Personal Prop. Replacement Tax	39,916.00	37,681.57	94.40%	37,671.10
01-00-305	Road & Bridge Tax	48,998.00	46,970.33	95.86%	48,915.34
01-00-306	Hotel/Motel Tax	37,500.00	49,224.57	131.27%	-
01-00-307	Retailer's Occupational Tax	1,283,193.00	968,713.67	75.49%	838,758.71
01-00-309	State Income Tax	727,059.00	713,143.18	98.09%	608,745.93
01-00-310	Use Tax	111,504.00	26,560.15	23.82%	94,343.41
01-00-311	Cannibis Tax	6,713.00	4,673.42	69.62%	4,847.42
01-00-312	Video Gaming Tax	179,106.00	144,184.25	80.50%	105,410.24
01-00-313	Utility Tax - Electric	138,624.00	100,543.70	72.53%	106,647.57
01-00-314	Utility Tax - Gas	66,707.00	59,714.32	89.52%	56,358.97
01-00-315	Utility Tax - Telecomm	34,605.00	21,879.45	63.23%	22,853.66
01-00-316	Utility Tax - Water	25,688.00	39,518.90	153.84%	16,357.98
01-00-317	Liquor License	25,287.00	27,568.77	109.02%	744.55
01-00-320	Reimbursements	-	-	0.00%	(3,250.50)
01-00-323	Contractors Licenses	13,250.00	14,900.00	112.45%	9,100.00
01-00-325	Business Registrations	2,475.00	3,240.00	130.91%	825.00
01-00-326	Video Gaming Terminals	18,500.00	23,000.00	124.32%	8,250.00
01-00-327	Dog Licenses	620.00	575.00	92.74%	760.00
01-00-329	Vehicle Licenses	500.00	1,385.00	277.00%	4,390.00
01-00-331	Building Permits	22,733.00	22,045.74	96.98%	16,775.05
01-00-332	Inspection Fees	29,629.00	26,090.74	88.06%	22,173.10
01-00-333	Other Permits	2,500.00	2,230.00	89.20%	1,015.00
01-00-334	Inspections - Top of Foundation	-	225.00	0.00%	-
01-00-335	Christmas In The Village	10,000.00	12,850.00	128.50%	10,410.00
01-00-339	Circuit Clerk Fines	29,000.00	15,865.39	54.71%	12,783.59
01-00-340	Other Fines	48,000.00	33,555.76	69.91%	39,650.00
01-00-348	Police Services Reimbursement	55,858.00	58,865.29	105.38%	43,612.43
01-00-350	Resource Officer Reimbursement	-	-	0.00%	-
01-00-360	Franchise Fees	95,100.00	117,575.87	123.63%	47,380.47
01-00-361	Investment Income	325,000.00	377,009.84	116.00%	339,312.62
01-00-363	Unrealized Gain/Loss	-	-	0.00%	-
01-00-365	Travel Center Revenues	51,584.00	50,239.38	97.39%	46,914.90
01-00-368	Grant Funds	25,000.00	61,443.61	245.77%	24,343.94
01-00-373	Transfer Income	300,000.00	300,000.00	100.00%	-
01-00-380	Donations	-	2,500.00	0.00%	200.00
01-00-381	Miscellaneous Income	14,000.00	8,206.18	58.62%	36,940.55
		<u>4,449,976.00</u>	<u>4,057,266.88</u>		<u>3,067,957.89</u>
Expenditures					
Administration -					
01-50-400	Salaries - Expense	257,699.00	251,551.18	97.61%	225,769.55
01-50-401	Social Security	19,718.00	19,147.91	97.11%	17,698.28
01-50-402	Imrf	8,001.00	8,261.64	103.26%	2,247.61
01-50-403	Unemployment Tax	340.00	427.12	125.62%	450.88
01-50-404	Employee Insurance	69,395.00	64,660.69	93.18%	62,124.75
01-50-412	Equipment Maintenance	750.00	5,173.34	689.78%	6,295.20
01-50-427	General Insurance	-	-	0.00%	-
01-50-428	Telephone/Fax	-	-	0.00%	-
01-50-437	Rental	-	-	0.00%	-
01-50-438	Travel	8,000.00	2,789.48	34.87%	18.39
01-50-443	Postage	5,000.00	895.96	17.92%	1,257.48
01-50-444	Printing/Publishing	19,000.00	3,893.65	20.49%	9,426.96
01-50-446	Legal Fees	40,000.00	44,037.50	110.09%	32,009.73
01-50-447	Accounting Services	22,000.00	15,650.00	71.14%	20,239.55
01-50-449	Investment Management Fees	9,225.00	11,498.05	124.64%	3,984.98
01-50-450	Public, Education & Gov. Service	-	-	0.00%	-
01-50-451	Engineering	25,000.00	22,339.25	89.36%	31,290.50

		FY2026 Budget	FY2026 Actual	% Received / Expended	FY2025 Actual
01-50-452	Other Professional Services	118,000.00	75,287.50	63.80%	112,111.45
01-50-455	Training	5,000.00	7,437.50	148.75%	7,145.51
01-50-459	Dues/Subscription	14,660.00	17,891.25	122.04%	17,015.65
01-50-462	Supplies - Equipment	5,000.00	1,841.40	36.83%	416.60
01-50-463	Community Relations	1,000.00	1,201.75	120.18%	909.14
01-50-465	Office Supplies	5,000.00	2,651.53	53.03%	4,233.93
01-50-466	Other Supplies	2,500.00	330.14	13.21%	2,778.49
01-50-472	Gas & Oil	-	226.17	0.00%	-
01-50-485	Miscellaneous Expense	1,000.00	1,933.80	193.38%	190.11
01-50-486	Christmas In The Village	10,000.00	11,157.05	111.57%	8,882.18
01-50-489	Sales/Property Tax Rebates	107,000.00	86,473.46	80.82%	82,499.94
01-50-493	Other Improvements	-	-	0.00%	11,102.12
01-50-494	Vehicles & Equipment	-	-	0.00%	2,250.00
		<u>753,288.00</u>	<u>656,757.32</u>		<u>652,348.98</u>
Police -					
01-51-400	Salaries - Expense	1,091,719.00	1,068,784.97	97.90%	937,346.18
01-51-400.1	Overtime - Straight	-	-	0.00%	-
01-51-400.2	Overtime - 1.5X	86,100.00	56,670.61	65.82%	49,631.53
01-51-401	Social Security	90,061.00	85,947.36	95.43%	77,373.39
01-51-402	Imrf	5,839.00	6,164.97	105.58%	1,856.96
01-51-403	Unemployment Tax	1,461.00	1,898.43	129.94%	2,126.32
01-51-404	Employee'S Insurance	275,639.00	281,113.74	101.99%	233,030.07
01-51-405	Police Pension	435,589.00	435,602.89	100.00%	46,504.50
01-51-411	Building Maintenance	-	-	0.00%	-
01-51-412	Equipment Maintenance	41,900.00	35,098.16	83.77%	33,714.39
01-51-416	Vehicle Maintenance	10,000.00	8,516.75	85.17%	7,876.26
01-51-427	General Insurance	-	-	0.00%	-
01-51-428	Telephone/Fax	-	2,158.67	0.00%	-
01-51-437	Rental	500.00	600.00	120.00%	600.00
01-51-438	Travel	4,500.00	2,119.15	47.09%	1,590.74
01-51-443	Postage	1,500.00	607.56	40.50%	547.12
01-51-444	Printing/Publishing	1,700.00	579.49	34.09%	1,343.17
01-51-446	Legal Fees	23,200.00	17,782.50	76.65%	21,101.00
01-51-452	Other Professional Services	168,488.28	112,268.35	66.63%	118,376.80
01-51-453	Animal Control	3,000.00	-	0.00%	-
01-51-455	Training	7,875.00	3,253.09	41.31%	9,594.00
01-51-459	Dues/Subscriptions	9,452.00	3,898.95	41.25%	6,613.58
01-51-462	Supplies - Equipment	10,735.00	7,036.33	65.55%	4,622.30
01-51-463	Community Relations	4,000.00	3,170.83	79.27%	1,037.34
01-51-465	Office Supplies	5,198.00	2,199.72	42.32%	2,102.72
01-51-466	Other Supplies	11,545.00	7,145.81	61.90%	1,360.17
01-51-467	Uniforms	13,500.00	4,496.44	33.31%	17,107.43
01-51-468	Special Investigations	500.00	745.00	149.00%	-
01-51-469	Food/Prisoners	400.00	-	0.00%	-
01-51-472	Gas & Oil	45,000.00	26,592.14	59.09%	29,719.90
01-51-484	Transfers	-	-	0.00%	-
01-51-485	Miscellaneous Expense	1,000.00	40.50	4.05%	161.79
01-51-494	Vehicles & Equipment	-	4,896.00	0.00%	99,338.67
		<u>2,350,401.28</u>	<u>2,179,388.41</u>		<u>1,704,676.33</u>
Community Development -					
01-52-400	Salaries - Expense	14,740.00	14,811.71	100.49%	35,683.92
01-52-401	Social Security	1,128.00	1,133.08	100.45%	2,886.73
01-52-402	Imrf	-	59.26	0.00%	294.39
01-52-403	Unemployment Tax	78.00	-	0.00%	130.80
01-52-404	Employee Insurance	-	(132.49)	0.00%	7,093.28
01-52-411	Building Maintenance	-	-	0.00%	17.04
01-52-412	Equipment Maintenance	-	-	0.00%	302.84
01-52-427	General Insurance	-	-	0.00%	-

		FY2026 Budget	FY2026 Actual	% Received / Expended	FY2025 Actual
01-52-438	Travel	1,000.00	-	0.00%	699.44
01-52-443	Postage	1,500.00	-	0.00%	46.50
01-52-444	Printing/Publishing	4,500.00	580.60	12.90%	1,156.39
01-52-446	Legal Fees	40,000.00	4,527.50	11.32%	12,262.88
01-52-452	Other Professional Services	130,000.00	76,623.06	58.94%	61,068.60
01-52-455	Training	5,000.00	-	0.00%	886.91
01-52-459	Dues/Subscriptions	2,750.00	-	0.00%	185.11
01-52-462	Supplies - Equipment	1,000.00	179.98	18.00%	-
01-52-465	Office Supplies	-	-	0.00%	94.57
01-52-466	Other Supplies	-	-	0.00%	226.83
01-52-472	Gas & Oil	1,000.00	-	0.00%	-
		<u>202,696.00</u>	<u>97,782.69</u>		<u>123,036.23</u>
Public Works -					
01-53-400	Salaries - Expense	270,103.00	251,627.50	93.16%	222,395.54
01-53-400.2	Overtime - 1.5X	20,000.00	12,335.39	61.68%	5,502.70
01-53-401	Social Security	22,192.00	20,164.61	90.86%	18,131.37
01-53-402	Imrf	9,380.00	9,852.81	105.04%	2,971.98
01-53-403	Unemployment Tax	522.00	495.29	94.88%	527.52
01-53-404	Employee'S Insurance	69,893.00	88,057.96	125.99%	62,027.11
01-53-410	Street Light Maintenance	5,000.00	3,256.45	65.13%	-
01-53-411	Building Maintenance	8,500.00	3,936.38	46.31%	10,703.98
01-53-412	Equipment Maintenance	15,000.00	14,795.84	98.64%	27,354.06
01-53-413	Street Maintenance	25,000.00	18,722.00	74.89%	14,700.44
01-53-414	Sidewalk Maintenance	10,000.00	-	0.00%	2,375.00
01-53-416	Vehicle Maintenance	15,000.00	10,827.80	72.19%	2,640.70
01-53-418	Snow/Leaf Removal	8,000.00	1,446.00	18.08%	3,340.00
01-53-419	Ground Upkeep	2,000.00	-	0.00%	-
01-53-427	General Insurance	-	-	0.00%	-
01-53-428	Telephone/Fax	-	1,329.31	0.00%	-
01-53-435	Utilities	-	-	0.00%	-
01-53-436	Utilities - Street Lighting	70,000.00	61,928.41	88.47%	67,799.73
01-53-437	Rental	2,000.00	944.80	47.24%	1,510.26
01-53-438	Travel	1,500.00	244.16	16.28%	-
01-53-444	Printing/Publishing	500.00	-	0.00%	565.00
01-53-446	Legal Fees	-	-	0.00%	-
01-53-451	Engineering	-	7,000.00	0.00%	3,353.00
01-53-452	Other Professional Services	45,000.00	36,516.37	81.15%	22,561.89
01-53-455	Training	1,500.00	-	0.00%	180.53
01-53-459	Dues/Subscriptions	1,850.00	275.00	14.86%	528.00
01-53-462	Supplies - Equipment	2,500.00	987.84	39.51%	4,298.68
01-53-466	Other Supplies	25,500.00	12,822.73	50.29%	12,151.70
01-53-467	Uniforms	4,000.00	2,166.00	54.15%	2,168.98
01-53-472	Gas & Oil	25,000.00	16,258.89	65.04%	18,312.73
01-53-479	Interest Expense	1,592.00	-	0.00%	3,124.28
01-53-485	Sundry Expense	-	44.47	0.00%	1,168.65
01-53-486	Stormwater Management	4,600.00	3,500.00	76.09%	3,500.00
01-53-489	Debt Retirement	41,161.00	44,890.65	109.06%	39,628.72
01-53-492	Building Improvements	-	-	0.00%	225.00
01-53-493	Other Improvements	-	-	0.00%	-
01-53-494	Vehicles & Equipment	61,000.00	58,931.00	96.61%	82,418.94
		<u>768,293.00</u>	<u>683,357.66</u>		<u>636,166.49</u>
Central Services -					
01-00-484	Transfer Of Funds	-	875,000.00	0.00%	-
01-56-412	Equipment Maintenance	9,004.00	-	0.00%	-
01-56-427	General Insurance	162,530.00	170,310.00	104.79%	157,523.00
01-56-428	Telephone/Fax	35,498.00	25,960.13	73.13%	30,308.82
01-56-452	Other Professional Services	72,000.00	67,162.09	93.28%	74,892.86
01-56-462	Supplies - Equipment	-	5,505.00	0.00%	-

		<u>FY2026 Budget</u>	<u>FY2026 Actual</u>	<u>% Received / Expended</u>	<u>FY2025 Actual</u>
01-56-466	Other Supplies	3,000.00	2,178.15	72.61%	-
		<u>282,032.00</u>	<u>1,146,115.37</u>		<u>262,724.68</u>
Planning & Zoning -					
01-57-443	Postage	-	-	0.00%	-
01-57-444	Printing & Publishing	-	-	0.00%	-
01-57-446	Legal Fees	-	-	0.00%	-
01-57-451	Engineering	-	-	0.00%	-
01-57-452	Other Professional Services	-	-	0.00%	-
01-57-455	Training	-	-	0.00%	-
01-57-466	Other Supplies	-	-	0.00%	-
		<u>-</u>	<u>-</u>		<u>-</u>
Total General Fund Expenditures					
		<u>4,356,710.28</u>	<u>4,763,401.45</u>	109.33%	<u>3,378,962.71</u>
General Fund - Net Income/(Loss)					
		<u>93,265.72</u>	<u>(706,134.57)</u>		<u>(310,994.82)</u>
Building Permit Escrow Fund					
Revenues					
02-00-361	Interest Income	20.00	17.37	86.85%	14.36
02-00-383	Occupancy Escrow Receipts	-	1,000.00	0.00%	1,500.00
02-00-384	Sidewalk Escrow Receipts	-	1,772.70	0.00%	5,325.00
02-00-385	Landscape Escrow Receipts	-	3,650.00	0.00%	3,650.00
		<u>20.00</u>	<u>6,440.07</u>		<u>10,489.36</u>
Expenditures					
Escrow Refunds					
		<u>-</u>	<u>-</u>		<u>-</u>
Building Permit Escrow Fund - Net Income/(Loss)					
		<u>20.00</u>	<u>6,440.07</u>		<u>10,489.36</u>
Motor Fuel Tax Fund					
Receipts					
11-00-311	MFT Receipts	184,737.00	174,813.28	94.63%	157,516.45
11-00-320	Reimbursements	-	4,073.69	0.00%	2,877.60
11-00-361	Interest Income	100.00	87.23	87.23%	70.42
11-00-368	Grant Funds	-	3,347.13	0.00%	2,729.66
		<u>184,837.00</u>	<u>182,321.33</u>		<u>163,194.13</u>
Expenditures					
11-00-413	Street Maintenance	-	17,026.32	0.00%	26,768.17
11-00-484	Transfers Out	167,400.00	167,400.00	0.00%	99,028.00
		<u>167,400.00</u>	<u>184,426.32</u>		<u>125,796.17</u>
Motor Fuel Tax Fund- Net Income/(Loss)					
		<u>17,437.00</u>	<u>(2,104.99)</u>		<u>37,397.96</u>
Capital Improvements Fund					
Revenues					
30-00-361	Interest Income	100.00	58.93	58.93%	67.36
30-00-368	Grants	848,372.00	878,447.48	103.55%	8,531.26
30-00-381	Miscellaneous	-	22,500.00	0.00%	-
30-50-331	Bldg. Permit Development Fees	-	4,316.00	0.00%	2,220.00
30-51-331	Bldg. Permit Development Fees	-	4,068.00	0.00%	4,068.00
30-53-373	Transfer Income	167,400.00	167,400.00	100.00%	99,028.00
		<u>1,015,872.00</u>	<u>1,076,790.41</u>		<u>113,914.62</u>
Expenditures					
30-00-485	Sundry Expense	-	-	0.00%	1,876.46
30-53-451	Engineering	102,400.00	104,659.75	102.21%	42,930.64
30-53-495	Street Improvements	995,000.00	1,070,163.56	107.55%	92,185.15

Capital Improvements Fund- Net Income/(Loss)

<u>FY2026 Budget</u>	<u>FY2026 Actual</u>	<u>% Received / Expended</u>	<u>FY2026 Actual</u>
1,097,400.00	1,174,823.31		136,992.25
<u>(81,528.00)</u>	<u>(98,032.90)</u>		<u>(23,077.63)</u>

		FY2026 Budget	FY2026 Actual	% Received / Expended	FY2025 Actual
Business Development District Fund					
<i>Revenues</i>					
40-00-306	Hotel/Motel Tax	7,500.00	10,835.95	144.48%	-
40-00-307	Retailers Occupational Tax	339,076.00	230,052.55	67.85%	201,977.54
40-00-361	Interest Income	70.00	74.44	106.34%	61.11
40-00-368	Grant Funds	-	-	0.00%	2,009,562.33
40-00-373	Transfer Income	-	875,000.00	0.00%	-
40-00-381	Miscellaneous Income	-	3,365.09	0.00%	-
		<u>346,646.00</u>	<u>1,119,328.03</u>		<u>2,211,600.98</u>
<i>Expenditures</i>					
40-00-446	Legal Fees	2,000.00	436.05	21.80%	581.60
40-00-447	Accounting Services	250.00	-	0.00%	-
40-00-451	Engineering	5,000.00	7,810.25	156.21%	216,205.75
40-00-452	Other Professional Services	30,000.00	3,879.46	12.93%	4,795.60
40-00-466	Other Supplies	30,000.00	2,276.00	0.00%	5,019.00
40-00-484	Transfers	300,000.00	300,000.00	0.00%	-
40-00-493	Other Improvements	15,000.00	424,428.10	2829.52%	2,958,765.02
40-00-495	Property Acquisition	-	-	0.00%	-
		<u>382,250.00</u>	<u>738,829.86</u>		<u>3,185,366.97</u>
Business Development District Fund- Net Income/(Loss)		<u>(35,604.00)</u>	<u>380,498.17</u>		<u>(973,765.99)</u>
TIF # 1 Fund					
<i>Revenues</i>					
41-00-301	Property Tax	56,506.00	60,102.96	106.37%	60,084.63
41-00-361	Interest Income	40.00	58.31	145.78%	36.51
		<u>56,546.00</u>	<u>60,161.27</u>		<u>60,121.14</u>
<i>Expenditures</i>					
41-00-446	Legal Fees	-	636.15	0.00%	-
41-00-447	Accounting Services	250.00	250.00	0.00%	250.00
41-00-452	Other Professional Services	25,000.00	3,713.93	14.86%	5,894.37
41-00-492	Building Improvements	40,000.00	7,846.87	19.62%	-
		<u>65,250.00</u>	<u>12,446.95</u>		<u>6,144.37</u>
TIF #1 Fund Net Income/(Loss)		<u>(8,704.00)</u>	<u>47,714.32</u>		<u>53,976.77</u>
TIF # 2 Fund					
<i>Revenues</i>					
42-00-301	Property Tax	181,789.00	167,632.05	92.21%	49,610.41
42-00-320	Reimbursements	-	-	0.00%	-
42-00-361	Interest Income	100.00	185.55	185.55%	143.41
42-00-362	Unrealized Gain/Loss	-	-	0.00%	-
42-00-381	Miscellaneous Income	-	22,902.25	0.00%	-
		<u>181,889.00</u>	<u>190,719.85</u>		<u>49,753.82</u>
<i>Expenditures</i>					
42-00-446	Legal Fees	12,000.00	7,570.35	63.09%	9,915.80
42-00-447	Accounting Services	250.00	250.00	100.00%	250.00
42-00-449	Investment Management Fees	-	-	0.00%	-
42-00-451	Engineering	-	7,384.50	0.00%	14,486.50
42-00-452	Other Professional Services	7,000.00	12,762.42	0.00%	7,100.54
42-00-478	Bond Principal	40,000.00	40,000.00	0.00%	-
42-00-479	Interest Expense	147,862.00	147,862.00	100.00%	147,862.00
42-00-495	Improvements To Streets	-	115,328.08	0.00%	-
		<u>207,112.00</u>	<u>331,157.35</u>		<u>179,614.84</u>
TIF #2 Fund Net Income/(Loss)		<u>(25,223.00)</u>	<u>(140,437.50)</u>		<u>(129,861.02)</u>

	FY2026 Budget	FY2026 Actual	% Received / Expended	FY2025 Actual
Total Revenues	6,235,786.00	6,693,027.84		5,677,031.94
Total Expenditures	6,276,122.28	7,205,085.24		7,012,867.31
Variance	(40,336.28)	(512,057.40)		(1,335,835.37)
Total Net Income/(Loss)	(40,336.28)	(512,057.40)		(1,335,835.37)



Board of Trustees Memo

TO: Chris Vieaux, Mayor
Village Board of Trustees

From: Nick Palmer, Village Administrator

Date: March 20, 2026

Subject: **Ordinance Approving the Fiscal Year 2027 Village of Peotone Budget**

For Agenda: Board Meeting – 3/23/26 **Administrator sign off:** *WMP*

Agenda item:

Ordinance Approving the Fiscal Year 2027 Village of Peotone Budget

Background:

The Village began the FY 27 budget process in December 2025 with a kickoff meeting at the 12/15/25 Board meeting. Since that time the Board has reviewed the proposed annual capital improvement plan, department heads submitted their requests for FY27, the Treasurer and Administrator have reviewed these submissions and made edits based on further discussions with staff. The electronic copy of the draft budget was distributed on February 20, 2026, and was reviewed at the AOC meeting on 2/23/26 and Public Works Committee on 3/3/26. The draft final budget was also reviewed again at the March 9, 2026 Board meeting.

A few important points from the FY 27 budget:

- *Projects continued growth in revenues from the Travel Center, hotel/motel taxes, video gaming
- *Maintains a fund balance of 30% of the annual budget, net of capital spending
- *Includes funding for two police squad cars and one public works pickup truck - \$215,000
- *Includes funding for road repaving project - \$474,600
- *Includes funding for additional sidewalk repair work - \$50,000
- *Includes recommended contribution to the police pension fund - \$505,938
- *Police pension fund percentage funded increased from 21.6% (3/31/16) to 57.57% (3/31/25)
- *Includes funding for Façade Improvement program -- \$50,000
- *Includes principal and interest payments on outstanding GO bonds - \$236,926

The Village has maintained a fiscally conservative approach when it comes to revenue projections and expenditures. However, the fact remains that the Village is a lean organization with very few redundancies or any extra staff in critical positions. Likewise, the Village is not spending the recommended amounts for regular infrastructure maintenance. One example is road maintenance which per the 2020 CMAP pavement study, recommended that the Village should be spending a minimum of \$300,000 annually to maintain the existing roads at that time. Due to lack of funds, this level of annual expenditures is not possible.

The goal has been to avoid placing additional property tax burdens on residents whenever possible and instead continuing to seek commercial and other business growth that will generate additional revenues for both the Village and the other taxing bodies who are in critical needs of new funding. These issues remain a priority for the Village and is the focus of much of our collective energies.

Board action:

Ordinance Approving the Fiscal Year 2027 Village of Peotone Budget

Supporting documents:

- Ordinance approving the Fiscal Year 2027 Village of Peotone Budget
- Fiscal Year 2027 Budget document (attached to ordinance)

**PAMPHLET
FRONT OF PAMPHLET**

ORDINANCE NO.

**AN ORDINANCE APPROVING
THE FISCAL YEAR 2027 VILLAGE OF PEOTONE BUDGET
(APRIL 1, 2026 THROUGH MARCH 31, 2027)**

Published in pamphlet form this 23rd day of March 2026, by Order of the Corporate Authorities of the Village of Peotone, Will County, Illinois.

Stacey Hartwell
Village Clerk

ORDINANCE NO.

**AN ORDINANCE APPROVING
THE FISCAL YEAR 2027 VILLAGE OF PEOTONE BUDGET
(APRIL 1, 2026 THROUGH MARCH 31, 2027)**

WHEREAS, the Village Code of Peotone requires that the Village's Budget Officer annually prepare and present a proposed Budget for the ensuing fiscal year for consideration and approval by the Village President and Board of Trustees of the Village of Peotone ("Village"); and

WHEREAS, State law (65 ILCS 5/8-2-9.1) requires that the Village President and Board of Trustees of the Village of Peotone allow for public inspection of the tentative annual Budget, conduct a public hearing on the tentative annual Budget and then approve of a final annual Budget. In accordance with State law, a copy of the Proposed Fiscal Year 2027 Budget (April 1, 2026 through March 31, 2027) has been available for public inspection in the Village Clerk's Office since February 24, 2026; and

WHEREAS, the Proposed Fiscal Year 2027 Budget (April 1, 2026 through March 31, 2027) was presented to and considered by the Village President and Board of Trustees and by the public who were in attendance at a duly noticed Public Hearing held on March 23, 2026, in accordance with State law. Thus, the Village President and Board of Trustees of the Village of Peotone have held public meetings and a Public Hearing and have informed the public of the opportunity to participate in said meetings and Public Hearing, and have given such interested parties the opportunity to make any statements or ask any questions regarding the Proposed Fiscal Year 2027 Budget (April 1, 2026 through March 31, 2027); and

WHEREAS, a copy of the final Fiscal Year 2027 Budget (April 1, 2026 through March 31, 2027), which also includes an Estimate of Revenue by Source, (the "Fiscal Year 2026 Budget"), is attached hereto as Exhibit "A" and made a part hereof; and

WHEREAS, all of the due process provisions and requirements of the Village Code of Peotone and applicable State law relative to the consideration and approval of the final Fiscal Year 2027 Budget have been satisfied and complied with as a result of the aforementioned actions of the Village officers and officials.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF PEOTONE, WILL COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. Each of the Whereas paragraphs above are incorporated into Section 1 of this Ordinance as material terms hereof.

SECTION 2: Approval of Budget. The Village President and Board of Trustees of the Village of Peotone approve and adopt the Fiscal Year 2027 Budget (April 1, 2026 through March 31, 2027), which also includes an Estimate of Revenue by Source, all as specifically set forth and attached hereto as Exhibit "A" and hereby expressly made a part hereof.

SECTION 3: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law. The Village President and Board of Trustees of the Village of Peotone direct the Village's Budget Officer, or his/her designee, to file certified copies of the Fiscal Year 2027 Budget (April 1, 2026 through March 31, 2027) and this Ordinance with the Will County Clerk's Office in accordance with State law.

PASSED this 23rd day of March, 2026 pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by me, and attested by the Village Clerk, on this 23rd day of March, 2026.

Village President

ATTEST:

Village Clerk

Published by me in pamphlet form this 23rd day of March, 2026.

Village Clerk

CERTIFICATE REGARDING THE ESTIMATE OF REVENUE BY SOURCE
SIGNED BY THE BUDGET OFFICER OF THE VILLAGE OF
PEOTONE FOR THE FISCAL YEAR 2027 BUDGET

I, Annmarie Mampe, Budget Officer of the **Village** of Peotone, Will County, Illinois, certify that the attached Estimate of Revenue by Source for the Fiscal Year 2027 Budget (April 1, 2026 through March 31, 2027) is true and correct and has been prepared in accordance with 65 ILCS 5/8-2-9.3, as amended, and as adopted by Ordinance by the Village of Peotone.

Date: March 23, 2026

Budget Officer
Village of Peotone

Exhibit "A"

FISCAL YEAR 2027 BUDGET
(April 1, 2026 through March 31, 2027)

(including an Estimate of Revenue by Source)

(attached)

Village of Peotone
 FY2027 Budget - Estimate of Revenue by Source*

FUND	FY2027 BUDGET
Property Tax - All Funds	\$ 1,090,031
Personal Property Replacement Tax	39,078
Road & Bridge Tax	46,973
Hotel/Motel Tax	80,411
Retailer's Occupation Tax	1,809,185
Use Tax	22,317
Cannabis Tax	6,630
State Income Tax	747,840
Charitable/Video Gaming Tax	197,744
Utility Tax	287,720
Motor Fuel Tax	189,503
Licenses & Permits	116,241
Fine & Penalties	123,500
Franchise Tax	118,752
Travel Center Revenues	59,799
Miscellaneous Income	20,000
Interest Income - All funds	343,342
Grant Proceeds	25,994
	<hr/>
	\$ 5,325,060
	<hr/> <hr/>

*Does not include interfund transfer revenues of \$741,500



Fiscal Year 2027 Budget

Board Approval Date
March 23, 2026



Summary of Revenues, Expenditures and Changes in Fund Balance - All Funds

	FY2024 Actual	FY2025 Actual	FY2026 Amended Budget	FY2026 Projected	FY2027 Budget
Revenues					
Taxes	\$ 972,507	\$ 1,074,727	\$ 1,279,244	\$ 1,308,726	\$ 1,505,135
Licenses and Permits	215,972	98,246	115,494	144,388	116,241
Intergovernmental	2,873,201	5,126,307	3,744,676	3,907,806	3,038,291
Fines And Forfeitures	146,132	106,274	77,000	118,950	123,500
Miscellaneous Revenues	795,721	616,802	551,952	625,750	541,892
Total Revenues	5,003,534	7,022,356	5,768,366	6,105,621	5,325,060
Expenditures					
Personnel Services	2,453,908	2,532,156	2,749,097	2,910,019	2,958,033
Employee Support	48,325	68,548	80,587	44,958	84,577
Professional Services	1,243,737	899,467	889,067	702,890	824,264
Operating Expenses	342,871	529,464	606,706	480,788	641,549
Maintenance	158,576	245,666	141,150	146,235	172,503
Debt Service	182,811	190,615	230,615	230,615	235,926
Capital Outlay	3,176,072	3,631,427	1,111,000	1,260,270	785,000
Total Expenditures	\$ 7,606,300	\$ 8,097,342	\$ 5,808,222	\$ 5,775,773	\$ 5,701,852
Excess (Deficiency) of					
Revenues Over Expenses:	\$ (2,602,766)	\$ (1,074,986)	\$ (39,856)	\$ 329,848	\$ (376,792)
Transfers In	472,427	99,028	467,400	1,342,400	741,500
Transfers Out	(412,350)	(99,028)	(467,400)	(1,342,400)	(741,500)
Bond Proceeds	-	-	-	-	-
Bond Issuance Costs	-	-	-	-	-
Total Other Financing Sources (Uses)	\$ 60,077	\$ -	\$ -	\$ -	\$ -
Net Income (Loss)	(2,542,689)	(1,074,986)	(39,856)	329,848	(376,792)
Beginning Fund Balance	15,881,104	13,338,415	12,263,429	12,263,429	12,593,277
Ending Fund Balance	\$ 13,338,415	\$ 12,263,429	\$ 12,223,573	\$ 12,593,277	\$ 12,216,485



Village of Peotone
Fiscal Year 2027 Budget
Fund Balance Analysis

	Projected Fund Balance FY2026	Budgeted Revenues	Budgeted Expenditures	Projected Fund Balance FY2027
General Operating				
General Fund	\$ 11,530,907	\$ 4,692,824	\$ 4,840,626	11,383,105
Special Revenue				
Motor Fuel Tax Fund	242,471	189,623	356,000	76,094
Business Development District Fund	266,577	367,903	395,700	238,780
TIF 1 Fund	195,338	58,436	62,250	191,524
TIF 2 Fund	216,707	316,194	264,176	268,725
Capital Projects				
Capital Improvement Fund	141,278	441,580	524,600	58,258
TOTAL ALL FUNDS	\$ 12,593,277	\$ 6,066,560	\$ 6,443,352	\$ 12,216,485



Village of Peotone
Fiscal Year 2027 Budget
General Fund Summary

	FY2024 Actual	FY2025 Actual	FY2026 Amended Budget	FY2026 Projected	FY2027 Budget
Revenues					
Taxes	\$ 922,833	\$ 965,032	\$ 1,033,449	\$ 1,065,679	\$ 1,114,932
Licenses & Permits	201,916	89,862	115,494	127,620	116,241
Intergovernmental	2,210,216	2,357,819	2,372,491	2,492,816	2,496,906
Fines & Forfeitures	146,132	106,274	77,000	118,950	123,500
Miscellaneous Revenues	539,350	606,135	551,542	617,737	541,245
Total Revenues	\$ 4,020,448	\$ 4,125,122	\$ 4,149,976	\$ 4,422,802	\$ 4,392,824
Expenditures					
Personnel Services	2,453,908	2,532,156	2,749,097	2,910,019	2,958,033
Employee Support	48,325	68,548	80,587	44,958	84,577
Professional Services	553,515	562,315	704,917	551,517	733,464
Operating Expenses	341,639	522,568	576,706	480,788	591,549
Maintenance	143,886	139,468	141,150	123,533	146,503
Debt Service	42,753	42,753	42,753	42,753	-
Capital Outlay	144,151	143,703	61,000	74,431	215,000
Total Expenditures	\$ 3,728,178	\$ 4,011,511	\$ 4,356,210	\$ 4,227,998	\$ 4,729,126
Excess (Deficiency) of					
Revenues Over Expenditures	\$ 292,270	\$ 113,611	\$ (206,234)	\$ 194,803	\$ (336,302)
Transfers In	60,077	-	300,000	300,000	300,000
Transfers Out	-	-	-	(875,000)	(111,500)
Total Other Financing Sources (Uses)	\$ 60,077	\$ -	\$ 300,000	\$ (575,000)	\$ 188,500
Net Change in Fund Balance	352,348	113,611	93,766	(380,197)	(147,802)
Beginning Fund Balance	11,445,145	11,797,493	11,911,104	11,911,104	11,530,907
Ending Fund Balance	\$ 11,797,493	\$ 11,911,104	\$ 12,004,870	\$ 11,530,907	\$ 11,383,105

Village of Peotone
 Fiscal Year 2027 Budget
Summary of Wages

REGULAR WAGES					
Department	FY2024 Actual	FY2025 Actual	FY2026 Budget	FY2026 Projected	FY2027 Budget
Administration	221,975	244,248	257,699	271,444	275,625
Police	890,911	1,047,749	1,091,219	1,195,165	1,151,678
Community Development	55,286	35,678	14,740	16,158	20,240
Public Works	226,569	259,989	270,103	277,784	285,267
Total Regular Wages	\$ 1,394,741	\$ 1,587,664	\$ 1,633,761	\$ 1,760,550	\$ 1,732,810
OVERTIME					
Department	FY2024 Actual	FY2025 Actual	FY2026 Budget	FY2026 Projected	FY2027 Budget
Administration	-	-	-	-	-
Police	79,885	51,965	86,100	61,872	86,100
Community Development	-	-	-	-	-
Public Works	5,460	5,619	20,000	12,377	20,000
Total Overtime	\$ 85,345	\$ 57,585	\$ 106,100	\$ 74,249	\$ 106,100
TOTAL WAGES					
Administration	221,975	244,248	257,699	271,444	275,625
Police	970,796	1,099,714	1,177,319	1,257,037	1,237,778
Community Development	55,286	35,678	14,740	16,158	20,240
Public Works	232,029	265,608	290,103	290,160	305,267
Total Wages	\$ 1,480,086	\$ 1,645,248	\$ 1,739,861	\$ 1,834,799	\$ 1,838,910



Village of Peotone
Fiscal Year 2027 Budget
General Fund Revenues

	FY2024	FY2025	FY2026	FY2026	FY2027
	Actual	Actual	Amended Budget	Projected	Budget
Taxes					
Property Tax	\$ 622,828	\$ 651,791	\$ 681,327	\$ 675,801	\$ 715,751
Road and Bridge Tax	49,133	48,915	48,998	48,998	46,973
Hotel/Motel Tax	-	-	37,500	52,663	64,488
Utility Tax - Electric	124,184	132,494	138,624	129,920	128,866
Utility Tax - Gas	78,531	73,875	66,707	82,299	78,235
Utility Tax - Telecomm	36,403	34,460	34,605	32,811	31,324
Utility Tax - Water	11,754	23,497	25,688	43,187	49,295
Total Taxes	\$ 922,833	\$ 965,032	\$ 1,033,449	\$ 1,065,679	\$ 1,114,932
Licenses, Permits & Inspections					
Liquor License	19,149	14,560	25,287	27,568	19,753
Contractor License	13,100	13,550	13,250	14,400	15,950
Business Registrations	13,195	2,050	2,475	3,215	2,275
Video Gaming Terminals	-	11,250	18,500	23,000	18,500
Dog License	965	825	620	900	900
Vehicle License	71,210	4,345	500	1,375	-
Building Permits	62,983	18,274	22,733	24,805	25,549
Inspection Fee	18,354	23,892	29,629	29,917	30,814
Other Permits	2,960	1,115	2,500	2,440	2,500
Total Licenses, Permits & Inspections	\$ 201,916	\$ 89,862	\$ 115,494	\$ 127,620	\$ 116,241
Intergovernmental					
Personal Property Replacement Tax	72,516	42,535	39,916	37,648	39,078
Retailers Occupation Tax	1,193,872	1,288,176	1,283,193	1,421,759	1,457,303
Auto Rental Tax	-	-	-	-	-
Use Tax	156,719	117,956	111,504	108,213	22,317
Cannabis Tax	6,025	6,436	6,713	6,217	6,630
State Income Tax	679,415	721,287	727,059	694,908	747,840
Video Gaming Tax	94,149	149,466	179,106	193,866	197,744
Grant Funds	7,520	31,962	25,000	30,205	25,994
Total Intergovernmental	\$ 2,210,216	\$ 2,357,819	\$ 2,372,491	\$ 2,492,816	\$ 2,496,906
Fines & Forfeitures					
Circuit Clerk Fines	28,219	13,958	29,000	19,163	20,500
Other Fines	67,251	42,770	48,000	35,741	48,000
Police Forfeiture Revenue	-	-	-	-	-
P/T Police Collections	50,663	49,547	-	64,046	55,000
Total Fines & Forfeitures	\$ 146,132	\$ 106,274	\$ 77,000	\$ 118,950	\$ 123,500
Miscellaneous Revenues					
Interest Income	375,428	447,448	325,000	419,295	342,694
Reimbursements	3,251	(3,251)	-	-	-
Resouce Officer Reimbursement	2,848	-	55,858	-	-
Cable & Water Franchise Fees	107,594	61,472	95,100	117,061	118,752
Travel Center Revenues	6,167	50,317	51,584	56,951	59,799
Christmas in the Village	10,100	10,410	10,000	12,850	10,000
Donations	-	400	-	2,500	-
Miscellaneous Income	33,963	39,339	14,000	9,079	10,000
Total Miscellaneous Revenues	\$ 539,350	\$ 606,135	\$ 551,542	\$ 617,737	\$ 541,245
Other Financing Sources					
Transfer Income	60,077	-	300,000	300,000	300,000
Total Other	\$ 60,077	\$ -	\$ 300,000	\$ 300,000	\$ 300,000
Total General Fund Revenues	\$ 4,080,525	\$ 4,125,122	\$ 4,449,976	\$ 4,722,802	\$ 4,692,824



Village of Peotone
Fiscal Year 2027 Budget
General Fund - Expenditures - All Departments

	FY2024 Actual	FY2025 Actual	FY2026 Amended Budget	FY2026 Projected	FY2027 Budget
Administration					
Personnel Services	\$ 290,748	\$ 324,963	\$ 355,153	\$ 370,667	\$ 378,727
Employee Support	26,403	25,293	27,660	24,842	28,600
Professional Services	222,850	226,313	214,225	175,948	272,100
Operating Expenses	67,010	132,887	155,500	111,019	142,500
Maintenance	9,705	8,431	750	6,164	6,492
Capital Outlay	13,335	2,250	-	15,500	-
Total Administration	\$ 630,050	\$ 720,137	\$ 753,288	\$ 704,139	\$ 828,419
Police					
Personnel Services	1,759,736	1,803,393	1,985,908	2,104,414	2,134,136
Employee Support	18,026	37,439	35,327	17,137	39,477
Professional Services	166,923	156,007	194,688	145,523	173,916
Operating Expenses	132,673	57,985	82,078	54,579	87,988
Maintenance	41,591	58,648	51,900	52,656	44,011
Capital Outlay	129,658	67,759	-	-	140,000
Total Police	\$ 2,248,607	\$ 2,181,230	\$ 2,349,901	\$ 2,374,310	\$ 2,619,528
Community Development					
Personnel Services	68,136	46,288	15,946	17,498	22,572
Employee Support	1,264	1,793	8,750	-	8,250
Professional Services	113,031	78,568	170,000	102,515	165,000
Operating Expenses	5,049	2,800	8,000	474	8,500
Maintenance	1,303	319	-	-	-
Total Community Development	\$ 120,647	\$ 83,481	\$ 186,750	\$ 102,989	\$ 181,750
Public Works					
Personnel Services	\$ 335,289	\$ 357,512	\$ 392,090	\$ 417,440	\$ 422,598
Employee Support	2,632	4,023	8,850	2,978	8,250
Professional Services	50,711	25,984	45,000	53,613	46,600
Operating Expenses	136,907	135,374	130,100	105,365	132,400
Maintenance	91,288	72,071	88,500	64,713	96,000
Debt Service	42,753	42,753	42,753	42,753	-
Capital Outlay	1,158	73,694	61,000	58,931	75,000
Total Public Works	\$ 660,738	\$ 711,411	\$ 768,293	\$ 745,795	\$ 780,848
Central Services					
Professional Services	-	75,443	81,004	73,918	75,848
Operating Expenses	-	193,522	201,028	209,351	220,161
Total Central Services	\$ -	\$ 268,964	\$ 282,032	\$ 283,268	\$ 296,009
Other Financing Uses					
Transfer Out - MFT Fund	\$ -	\$ -	\$ -	\$ -	\$ 111,500
Transfer Out - BDD Fund	-	-	-	875,000	-
Total General Fund Expenditures	\$ 3,660,042	\$ 3,965,223	\$ 4,340,264	\$ 5,085,501	\$ 4,818,054



Village of Peotone
Fiscal Year 2027 Budget
General Fund - Administration - Expenditures

	FY2024 Actual	FY2025 Actual	FY2026 Amended Budget	FY2026 Projected	FY2027 Budget
<i>Personnel Services</i>					
Salaries	\$ 221,975	\$ 244,248	\$ 257,699	\$ 271,444	\$ 275,625
Overtime	-	-	-	-	-
Social Security	16,971	19,335	19,718	20,652	21,088
IMRF	1,399	2,838	8,001	8,578	9,806
Unemployment Tax	373	451	340	629	340
Employee Insurance	50,030	58,090	69,395	69,363	71,868
<i>Employee Support</i>					
Travel	2,612	375	8,000	3,347	8,250
Training	5,520	7,181	5,000	9,370	5,000
Dues/Subscriptions	18,271	17,738	14,660	12,126	15,350
<i>Professional Services</i>					
Legal Services	50,646	41,243	40,000	51,465	40,000
Audit Services	13,300	20,240	22,000	22,000	22,600
Investment Management Fees	16,085	4,252	9,225	12,088	11,000
Engineering	14,451	34,184	25,000	20,541	25,000
Other Professional Services	128,367	126,395	118,000	69,852	173,500
<i>Operating Expenses</i>					
General Insurance	26,179	4,621	-	-	-
Telephone/Fax	7,995	-	-	-	-
Utilities	-	-	-	-	-
Postage	2,913	1,376	5,000	1,195	5,000
Printing/Publishing	5,150	9,697	19,000	4,672	20,000
Public Education & Government Service	3,706	-	-	-	-
Supplies - Equipment	-	16,192	5,000	1,139	7,500
Community Relations	1,278	909	1,000	1,602	1,000
Office Supplies	6,264	4,627	5,000	2,996	5,000
Other Supplies	3,687	3,248	2,500	440	2,500
Sundry Expense	1,191	835	1,000	2,065	1,500
Christmas in the Village	8,649	8,882	10,000	10,437	10,000
Sales Tax/Property Tax Rebates	-	82,500	107,000	86,473	90,000
<i>Maintenance</i>					
Building Maintenance	-	-	-	-	-
Equipment Maintenance	9,705	8,431	750	6,164	6,492
<i>Capital Outlay</i>					
Building Improvements	-	-	-	15,500	-
Vehicles & Equipment	13,335	2,250	-	-	-
Total Expenditures -					
General Fund - Administration	\$ 630,050	\$ 720,137	\$ 753,288	\$ 704,139	\$ 828,419



Village of Peotone
Fiscal Year 2027 Budget
General Fund - Police - Expenditures

	FY2024	FY2025	FY2026	FY2026	FY2027
	Actual	Actual	Amended Budget	Projected	Budget
<i>Personnel Services</i>					
Salaries	\$ 890,911	\$ 1,047,749	\$ 1,091,219	\$ 1,195,165	\$ 1,151,678
Straight Overtime	842	-	-	-	-
Overtime	79,043	51,965	86,100	61,872	86,100
Social Security	73,808	83,917	90,061	95,997	94,692
IMRF	1,277	2,288	5,839	6,302	7,171
Unemployment Tax	2,275	2,126	1,461	2,531	1,461
Employee Insurance	236,639	243,313	275,639	306,958	287,096
Police Pension	474,941	372,036	435,589	435,589	505,938
<i>Employee Support</i>					
Travel	3,137	1,802	4,500	2,543	4,500
Training	5,612	9,594	7,875	4,337	12,425
Dues/Subscriptions	4,237	6,835	9,452	4,679	10,052
Uniforms/Uniform Maintenance	5,041	19,208	13,500	5,578	12,500
<i>Professional Services</i>					
Legal Services	18,298	24,626	23,200	19,010	27,800
Other Professional Services	148,290	131,381	168,488	126,513	142,866
Animal Control	335	-	3,000	-	3,250
<i>Operating Expenses</i>					
General Insurance	76,756	(18,780)	-	-	-
Telephone/Fax	10,741	-	-	-	-
Rental	600	600	500	600	500
Postage	1,162	766	1,500	664	1,000
Printing/Publishing	2,070	1,343	1,700	773	3,450
Supplies - Equipment	-	35,058	10,735	7,830	7,625
Community Relations	-	1,671	4,000	4,228	5,000
Office Supplies	1,744	2,683	5,198	1,934	4,596
Other Supplies	8,775	1,392	11,545	4,726	23,317
Special Investigations	-	-	500	993	1,500
Food/Prisoners	918	-	400	-	-
Gas & Oil	28,298	33,062	45,000	32,777	40,000
Sundry Expense	1,610	191	1,000	54	1,000
<i>Maintenance</i>					
Building Maintenance	190	-	-	-	-
Equipment Maintenance	41,401	46,539	41,900	43,600	32,907
Vehicle Maintenance	-	12,109	10,000	9,055	11,104
<i>Capital Outlay</i>					
Building Improvements	-	-	-	-	-
Equipment	129,658	67,759	-	-	140,000
Total Expenditures -					
General Fund - Police	\$ 2,248,607	\$ 2,181,230	\$ 2,349,901	\$ 2,374,310	\$ 2,619,528



General Fund - Community Development - Expenditures

	FY2024 Actual	FY2025 Actual	FY2026 Amended Budget	FY2026 Projected	FY2027 Budget
<i>Personnel Services</i>					
Salaries	\$ 55,286	\$ 35,678	\$ 14,740	\$ 16,158	\$ 20,240
Social Security	3,955	2,887	1,128	1,236	1,548
IMRF	422	294	-	236	784
Unemployment Tax	94	131	78	-	-
Employee Insurance	8,378	7,298	-	(132)	-
<i>Employee Support</i>					
Travel	290	699	1,000	-	1,000
Training	874	887	5,000	-	5,000
Dues/Subscriptions	100	206	2,750	-	2,250
<i>Professional Services</i>					
Legal Services	9,596	13,997	40,000	6,037	35,000
Engineering Services	-	-	-	-	-
Other Professional Services	103,435	64,571	130,000	96,479	130,000
<i>Operating Expenses</i>					
General Insurance	2,339	1,503	-	-	-
Telephone/Fax	-	-	-	-	-
Postage	-	47	1,500	-	2,000
Printing/Publishing	2,584	1,156	4,500	234	4,000
Supplies - Equipment	-	-	1,000	240	2,000
Office Supplies	126	95	-	-	-
Gas & Oil	-	-	1,000	-	500
<i>Maintenance</i>					
Building Maintenance	-	17	-	-	-
Equipment Maintenance	1,303	302	-	-	-
Total Expenditures - General Fund - Community Development					
	\$ 188,783	\$ 129,769	\$ 202,696	\$ 120,487	\$ 204,322



General Fund - Public Works - Expenditures

	FY2024	FY2025	FY2026	FY2026	FY2027
	Actual	Actual	Amended Budget	Projected	Budget
<i>Personnel Services</i>					
Salaries	\$ 226,569	\$ 259,989	\$ 270,103	\$ 277,784	\$ 285,267
Overtime	5,460	5,619	20,000	12,377	20,000
Social Security	17,347	19,872	22,192	22,159	23,353
IMRF	1,832	3,718	9,380	9,924	11,822
Unemployment Tax	666	528	522	660	522
Employee Insurance	83,416	67,787	69,893	94,536	81,634
<i>Employee Support</i>					
Travel	39	565	1,500	326	1,000
Training	-	181	1,500	-	1,500
Dues/Subscriptions	940	648	1,850	275	1,750
Uniforms/Uniform Maintenance	1,652	2,630	4,000	2,377	4,000
<i>Professional Services</i>					
Legal Services	-	-	-	-	5,000
Engineering	(1,726)	3,353	-	7,000	-
Other Professional Services	52,437	22,631	45,000	46,613	41,600
<i>Operating Expenses</i>					
General Insurance	33,532	6,353	-	-	-
Telephone/Fax	13,247	-	-	1,178	-
Utilities	89	-	-	-	-
Street Lighting	61,688	73,904	70,000	65,934	85,000
Rental	1,650	1,510	2,000	1,260	2,000
Printing/Publishing	270	-	500	-	600
Supplies - Equipment	-	14,425	2,500	1,317	1,500
Other Supplies	5,960	13,826	25,500	15,101	18,700
Gas & Oil	16,627	19,507	25,000	16,975	20,000
Sundry Expense	345	1,169	-	100	-
Drainage District Assessment	3,500	4,680	4,600	3,500	4,600
<i>Maintenance</i>					
Street Light Maintenance	2,730	96	5,000	4,342	5,000
Building Maintenance	39,996	16,682	8,500	3,479	5,500
Equipment Maintenance	9,126	32,197	15,000	15,098	20,000
Street Maintenance	33,119	14,700	25,000	24,568	25,000
Sidewalk Maintenance	-	2,375	10,000	-	10,000
Vehicle Maintenance	-	2,680	15,000	11,298	20,000
Snow/Leaf Removal	6,277	3,340	8,000	5,928	7,000
Ground Upkeep	40	-	2,000	-	3,500
<i>Debt Service</i>					
Interest Expense	-	3,124	1,592	1,592	-
Debt Retirement	42,753	39,629	41,161	41,161	-
<i>Capital Outlay</i>					
Buildings & Permanent Improvements	-	225	-	-	-



General Fund - Public Works - Expenditures

	FY2024 Actual	FY2025 Actual	FY2026 Amended Budget	FY2026 Projected	FY2027 Budget
Improvements Other than Buildings	328	73,469	-	-	-
Equipment	830	-	61,000	58,931	75,000
Total Expenditures -					
General Fund - Public Works	\$ 660,738	\$ 711,411	\$ 768,293	\$ 745,795	\$ 780,848



Village of Peotone
Fiscal Year 2027 Budget

General Fund - Central Services - Expenditures

	FY2024	FY2025	FY2026	FY2026	FY2027
	Actual	Actual	Amended Budget	Projected	Budget
<i>Professional Services</i>					
Equipment Maintenance	\$ -	\$ 50	\$ 9,004	\$ -	\$ -
Other Professional Services	-	75,393	72,000	73,918	75,848
<i>Operating Expenses</i>					
General Insurance	-	157,523	162,530	170,310	187,341
Telephone/Fax	-	35,999	35,498	31,043	24,820
Supplies -Equipment	-	-	-	5,505	5,000
Other Supplies	-	-	3,000	2,493	3,000
Total Expenditures -					
General Fund - Central Services	\$ -	\$ 268,964	\$ 282,032	\$ 283,268	\$ 296,009

	FY2024	FY2025	FY2026	FY2026	FY2027
	Actual	Actual	Amended Budget	Projected	Budget
Professional Services	-	75,443	81,004	73,918	75,848
Operating Expenses	-	193,522	201,028	209,351	220,161
Total Expenditures -					
General Fund - Central Services	\$ -	\$ 268,964	\$ 282,032	\$ 283,268	\$ 296,009



Village of Peotone
Fiscal Year 2027 Budget
Motor Fuel Tax Fund

	FY2024	FY2025	FY2026	FY2026	FY2027
	Actual	Actual	Amended Budget	Projected	Budget
Revenues					
<i>Intergovernmental</i>					
Motor Fuel Tax	\$ 182,086	\$ 187,500	\$ 184,737	\$ 191,563	\$ 189,503
Grant Funds	360	2,730	-	1,588	-
Miscellaneous Revenues					
Reimbursements	1,583	2,878	-	4,074	-
Interest Income	190	94	100	109	120
Total Revenues	\$ 184,218	\$ 193,202	\$ 184,837	\$ 197,334	\$ 189,623
Expenditures					
<i>Professional Services</i>					
Engineering	-	-	-	-	-
<i>Maintenance</i>					
Street Maintenance	14,689	29,630	-	22,702	26,000
<i>Capital Improvements</i>					
Acquisitions	-	-	-	-	-
Total Expenditures	\$ 14,689	\$ 29,630	\$ -	\$ 22,702	\$ 26,000
Excess (Deficiency) of					
Revenues Over Expenditures	\$ 169,529	\$ 163,572	\$ 184,837	\$ 174,632	\$ 163,623
Transfers Out	(412,350)	(99,028)	(167,400)	(167,400)	(330,000)
Total Other Financing Sources (Uses)	\$ (412,350)	\$ (99,028)	\$ (167,400)	\$ (167,400)	\$ (330,000)
Net Income (Loss)	(242,821)	64,544	17,437	7,232	(166,377)
Beginning Fund Balance	413,516	170,695	235,239	235,239	242,471
Ending Fund Balance	\$ 170,695	\$ 235,239	\$ 252,676	\$ 242,471	\$ 76,094



Village of Peotone
Fiscal Year 2027 Budget
Business Development District Fund

	FY2024 Actual	FY2025 Actual	FY2026 Amended Budget	FY2026 Projected	FY2027 Budget
Revenues					
<i>Taxes</i>					
Hotel/Motel Tax	\$ -	\$ -	\$ 7,500	\$ 15,459	\$ 15,923
<i>Intergovernmental</i>					
Retailer's Occupation Tax	276,412	297,386	339,076	341,633	351,882
Grant Funds	153,872	2,242,962	-	-	-
<i>Miscellaneous Revenues</i>					
Interest Income	87	109	70	93	98
Miscellaneous Revenues	46,460	-	-	3,365	-
Total Revenues	\$ 476,831	\$ 2,540,457	\$ 346,646	\$ 360,550	\$ 367,903
Expenditures					
<i>Professional Services</i>					
Legal Fees	596	582	2,000	581	700
Accounting Services	500	-	250	-	-
Engineering	213,500	224,792	5,000	7,810	-
Other Professional Services	69,451	5,522	30,000	5,173	-
<i>Operating Expenses</i>					
Other Supplies	-	5,019	30,000	-	-
Façade Program	-	-	-	-	25,000
Sundry Expense	1,232	-	-	-	-
Improvements other than Buildings	320,993	3,286,502	15,000	-	70,000
Acquisitions	-	50,000	-	-	-
Total Expenditures	\$ 606,271	\$ 3,572,416	\$ 82,250	\$ 13,564	\$ 95,700
Excess (Deficiency) of					
Revenues Over Expenditures	(129,440)	(1,031,959)	264,396	346,986	272,203
Transfers In	-	-	-	875,000	-
Transfer Out	-	-	(300,000)	(300,000)	(300,000)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (300,000)	\$ 575,000	\$ (300,000)
Net Income (Loss)	(129,440)	(1,031,959)	(35,604)	921,986	(27,797)
Beginning Fund Balance	505,990	376,550	(655,409)	(655,409)	266,577
Ending Fund Balance	\$ 376,550	\$ (655,409)	\$ (691,013)	\$ 266,577	\$ 238,780



Village of Peotone
Fiscal Year 2027 Budget
TIF 1 Fund

	FY2024 Actual	FY2025 Actual	FY2026 Amended Budget	FY2026 Projected	FY2027 Budget
Revenues					
<i>Taxes</i>					
Property Taxes	\$ 34,218	\$ 60,085	\$ 56,506	\$ 59,956	\$ 58,336
<i>Miscellaneous Revenues</i>					
Interest Income	33	51	40	69	100
Total Revenues	\$ 34,251	\$ 60,135	\$ 56,546	\$ 60,025	\$ 58,436
Expenditures					
<i>Professional Services</i>					
Legal Fees	223	-	-	848	1,000
Accounting Services	250	250	250	250	250
Engineering	-	-	-	-	-
Other Professional Services	8,489	6,955	25,000	4,952	6,000
<i>Operating Expenses</i>					
Façade Program	-	-	-	-	25,000
<i>Capital Outlay</i>					
Building Improvements	-	-	40,000	347	30,000
Total Expenditures	\$ 8,962	\$ 7,205	\$ 65,250	\$ 6,397	\$ 62,250
Excess (Deficiency) of					
Revenues Over Expenditures	25,289	52,931	(8,704)	53,628	(3,814)
Other Financing Sources (Uses)					
Transfers In	-	-	-	-	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income (Loss)	25,289	52,931	(8,704)	53,628	(3,814)
Beginning Fund Balance	63,490	88,779	141,710	141,710	195,338
Ending Fund Balance	\$ 88,779	\$ 141,710	\$ 133,006	\$ 195,338	\$ 191,524



Village of Peotone
 Fiscal Year 2027 Budget
 TIF 2 Fund

	FY2024 Actual	FY2025 Actual	FY2026 Amended Budget	FY2026 Projected	FY2027 Budget
Revenues					
<i>Taxes</i>					
Property Taxes	\$ 15,457	\$ 49,610	\$ 181,789	\$ 167,632	\$ 315,944
<i>Miscellaneous Revenues</i>					
Reimbursements	130,000	-	-	-	-
Interest Income	71,835	7,448	100	229	250
Total Revenues	\$ 217,292	\$ 57,058	\$ 181,889	\$ 167,861	\$ 316,194
Expenditures					
<i>Professional Services</i>					
Legal Fees	17,146	11,356	12,000	5,358	10,000
Accounting Services	250	250	250	250	250
Investment Management Services	2,997	204	-	-	-
Engineering	211,845	24,725	-	7,385	-
Other Professional Services	6,050	11,190	7,000	17,017	18,000
<i>Debt Service</i>					
Bond Principal	-	-	40,000	40,000	90,000
Interest Expense	140,058	147,862	147,862	147,862	145,926
<i>Capital Outlay</i>					
Improvements to Streets	2,230,753	135,605	-	115,328	-
Total Expenditures	\$ 2,609,099	\$ 331,192	\$ 207,112	\$ 333,199	\$ 264,176
Excess (Deficiency) of					
Revenues Over Expenditures	(2,391,807)	(274,134)	(25,223)	(165,338)	52,018
Other Financing Sources (Uses)					
Transfers In	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Bond Issuance Costs	-	-	-	-	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income (Loss)	(2,391,807)	(274,134)	(25,223)	(165,338)	52,018
Beginning Fund Balance	3,047,986	656,179	382,045	382,045	216,707
Ending Fund Balance	\$ 656,179	\$ 382,045	\$ 356,822	\$ 216,707	\$ 268,725



Village of Peotone
Fiscal Year 2027 Budget
Capital Improvements Fund

	FY2024 Actual	FY2025 Actual	FY2026 Amended Budget	FY2026 Projected	FY2027 Budget
Revenues					
<i>Licenses, Permits & Inspections</i>					
Building Permit Development Fees - Admin	\$ 6,536	\$ 4,316	\$ -	\$ 8,632	\$ -
Building Permit Development Fees - Police	7,520	4,068	-	8,136	-
<i>Intergovernmental</i>					
Grants	50,256	37,910	848,372	880,207	-
<i>Miscellaneous Revenues</i>					
Interest Income	133	88	100	73	80
Miscellaneous Revenues	6,050	-	-	-	-
Total Revenues	\$ 70,494	\$ 46,382	\$ 848,472	\$ 897,048	\$ 80
Expenditures					
<i>Maintenance</i>					
Street Maintenance	-	76,568	-	-	-
<i>Professional Services</i>					
Engineering	158,925	51,327	102,400	101,749	54,600
Other Professional Services	-	-	-	-	-
<i>Operating Expenses</i>					
Sundry Expense	-	1,876	-	-	-
<i>Capital Outlay</i>					
Improvements - Admin	-	-	-	-	-
Improvements to Streets	480,176	15,617	995,000	1,070,164	470,000
Total Expenditures	\$ 639,101	\$ 145,388	\$ 1,097,400	\$ 1,171,912	\$ 524,600
Excess (Deficiency) of					
Revenues Over Expenditures	(568,607)	(99,007)	(248,928)	(274,864)	(524,520)
Other Financing Sources (Uses)					
Transfers In	412,350	99,028	167,400	167,400	441,500
Total Other Financing Sources (Uses)	\$ 412,350	\$ 99,028	\$ 167,400	\$ 167,400	\$ 441,500
Net Income (Loss)	(156,257)	21	(81,528)	(107,464)	(83,020)
Beginning Fund Balance	404,977	248,720	248,741	248,741	141,278
Ending Fund Balance	\$ 248,720	\$ 248,741	\$ 167,213	\$ 141,278	\$ 58,258



Board of Trustees Memo

TO: Chris Vieaux, Mayor
Village Board of Trustees

From: Nick Palmer, Village Administrator

Date: March 20, 2026

Subject: **Motion to approve the proposed Johnston Subdivision on the unincorporated property located at 8522 W. Kennedy Road, Peotone, IL 60468, part of PIN 17-20-26-300-015-0000**

For Agenda: Board Meeting – 3/23/26 **Administrator sign off:** *WMP*

Agenda item:

Motion to approve the proposed Johnston Subdivision on the unincorporated property located at 8522 W. Kennedy Road, Peotone, IL 60468, part of PIN 17-20-26-300-015-0000

Background:

This item was reviewed by the Peotone Plan Commission at their meeting on Wednesday, March 18, 2026. **As noted in the attached memo from Maura Rigoni (Robinson Engineering) on this item:**

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".

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 ¼ 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.

The Peotone Plan Commission recommended approval of this item at their meeting on 3/18/26.

Board action:

Motion to approve the proposed Johnston Subdivision on the unincorporated property located at 8522 W. Kennedy Road, Peotone, IL 60468, part of PIN 17-20-26-300-015-0000

Supporting documents:

- Memo for March PZC Meeting from Maura Rigoni with attachments (dated 3/18/26)

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 $\frac{1}{4}$ 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.

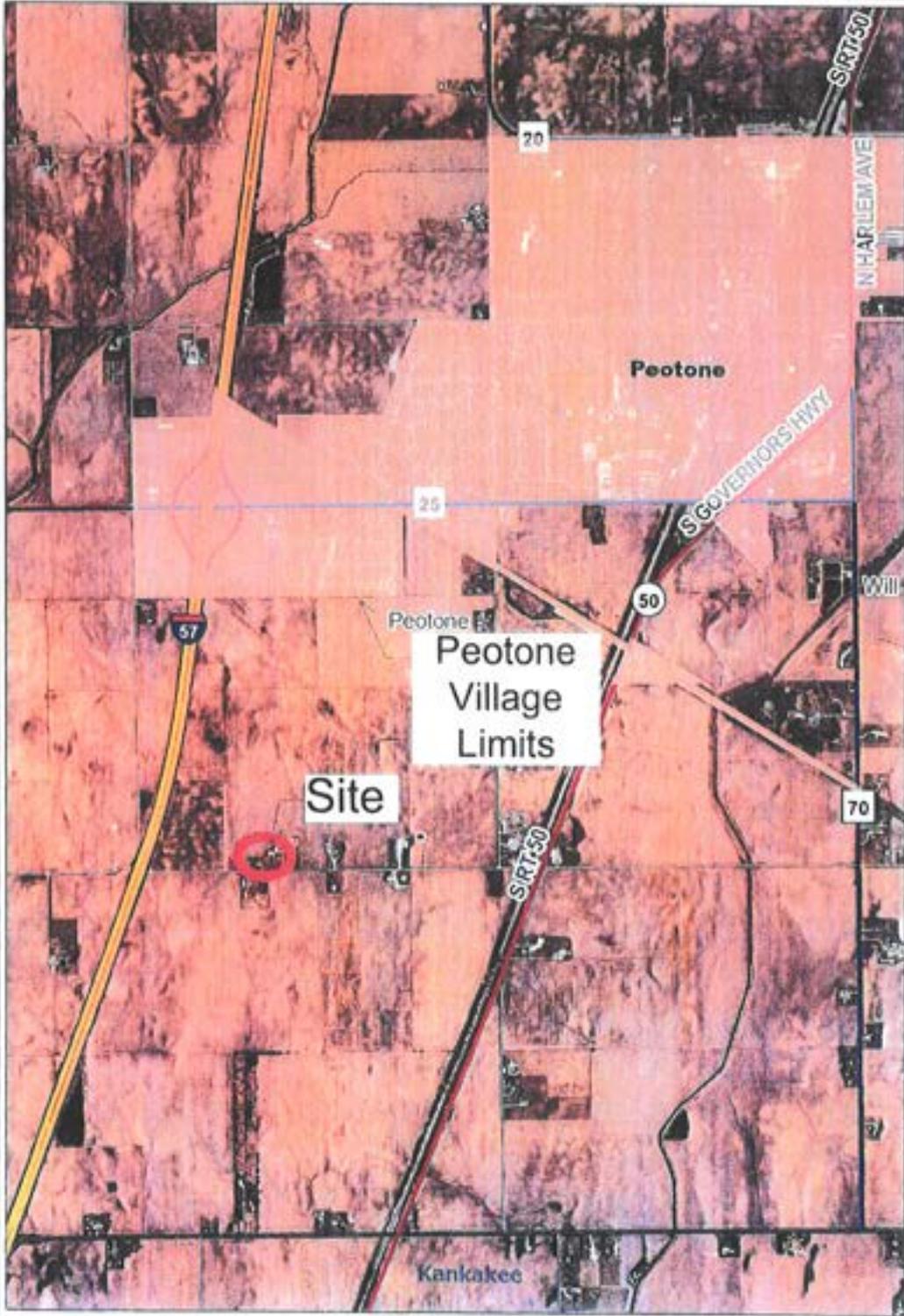
MOTION FOR YOUR CONSIDERATION

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@reld.com



1.5 Miles Review-Johnston Subdivision



Legend

Roadways

- Federal
- State
- County
- Local and Private

Surrounding Counties

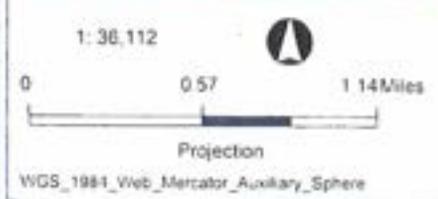
Townships

Municipalities

- AURORA
- BEECHER
- BOLINGBROOK
- BRACEVILLE
- BRADWOOD
- CHANDLION
- COAL CITY
- CREST HILL
- CRETE
- DIAMOND
- ELWOOD
- FRANKFORT
- GODLEY
- HOMER GLEN
- JOLET
- LEMONT
- LOCKPORT
- MANHATTAN
- MINOOKA
- MOKENA
- MONEE
- NAPERVILLE
- NEW LENOX

Notes

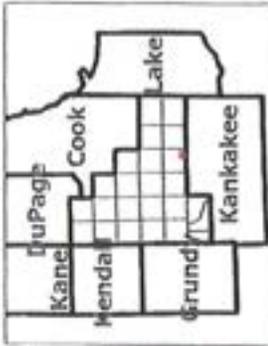
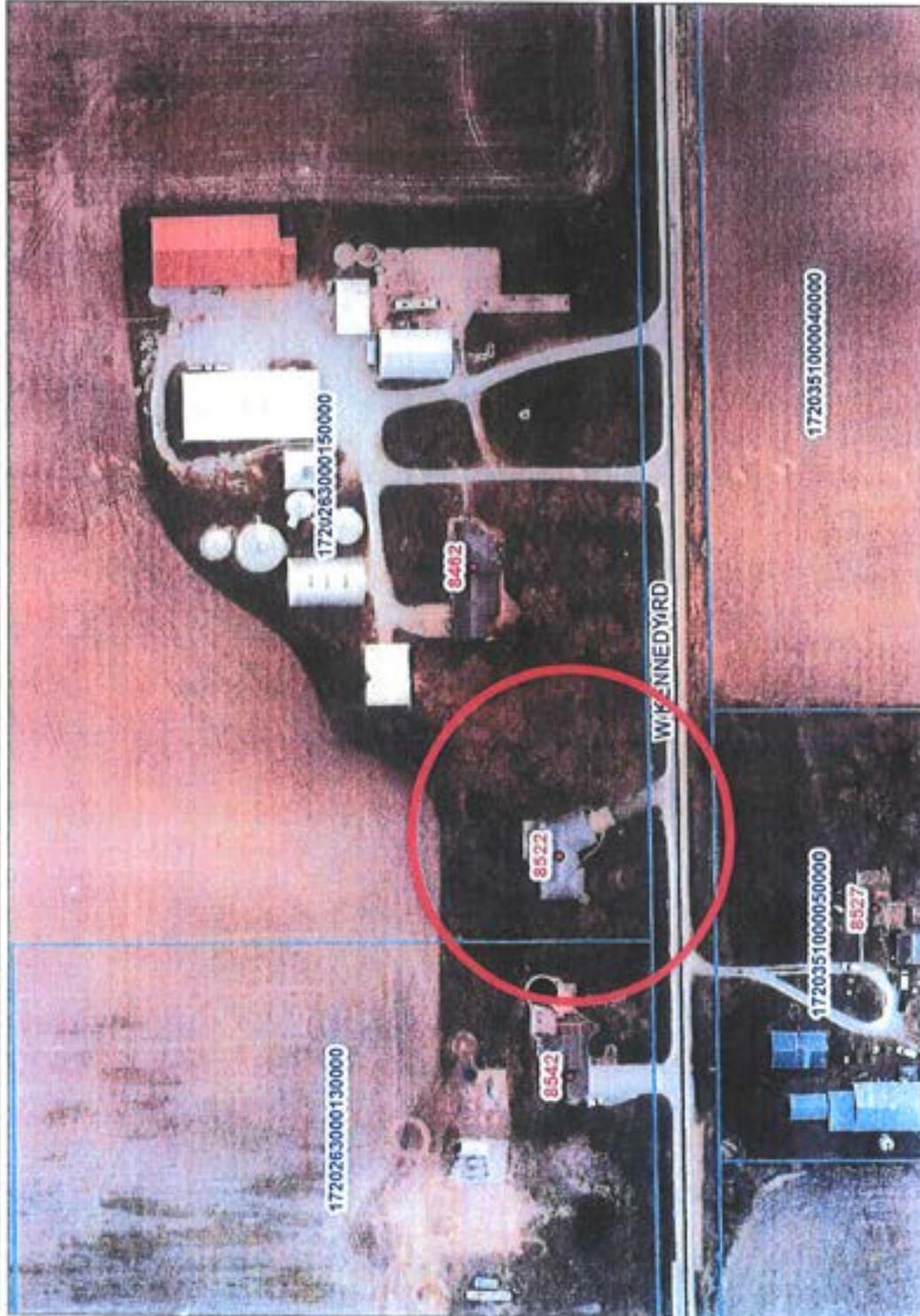
Date: 3/13/2026



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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 0.04 0.1 Miles

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@willcountyilinois.com.



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: _____ City/Zip Peotone IL 60468
Email: _____

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

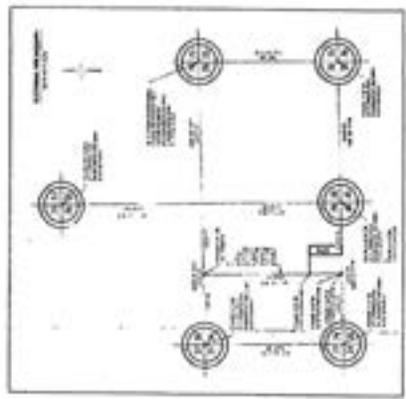
JOHNSTON SUBDIVISION

<p>DATE: _____</p> <p>BY: _____</p>	<p>PROJECT: _____</p> <p>NO. _____</p>	<p>DATE: _____</p> <p>BY: _____</p>	<p>DATE: _____</p> <p>BY: _____</p>
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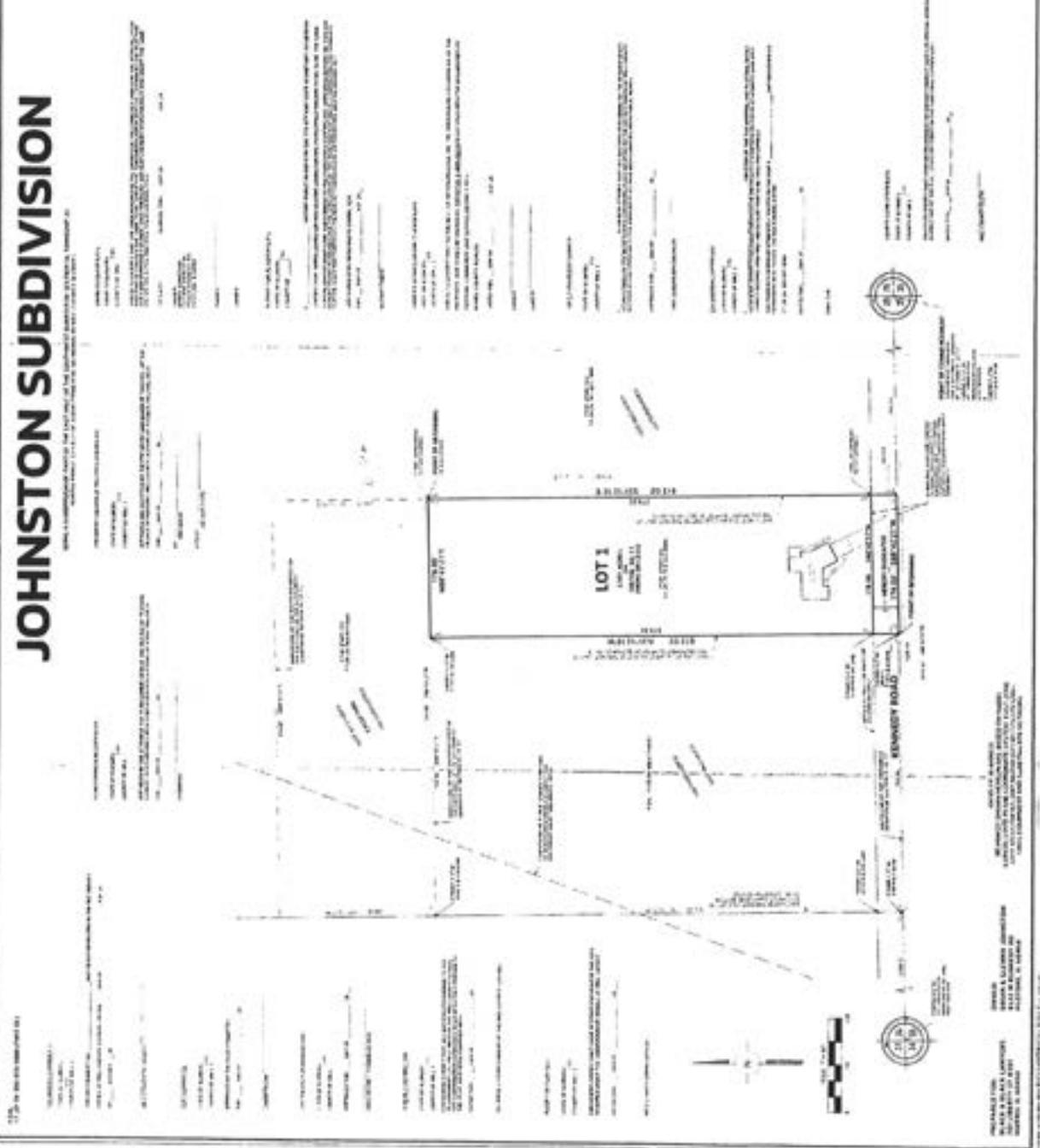
PROJECT NO.	DATE
BY	DATE
CHECKED BY	DATE

FOR REVIEW PURPOSES ONLY



NOTICE TO CONTRACTOR:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL FIELD DATA AND SURVEY INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION AFTER COMPLETION OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE EROSION CONTROL MEASURES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFETY MEASURES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SIGNAGE AND WARNING DEVICES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE LIGHTING DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE DRAINAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE EROSION CONTROL MEASURES AFTER COMPLETION OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFETY MEASURES AFTER COMPLETION OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SIGNAGE AND WARNING DEVICES AFTER COMPLETION OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE LIGHTING AFTER COMPLETION OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE DRAINAGE AFTER COMPLETION OF WORK.



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Board of Trustees Memo

TO: Chris Vieaux, Mayor
Village Board of Trustees

From: Nick Palmer, Village Administrator

Date: March 20, 2026

Subject: **Ordinance Amending the Peotone Zoning Ordinance and Official Zoning Map of the Village of Peotone Relative to the Creation of a New Downtown Overlay Zoning District**

For Agenda: Board Meeting – 3/23/26 Administrator sign off: *WNP*

Agenda item:

Ordinance Amending the Peotone Zoning Ordinance and Official Zoning Map of the Village of Peotone Relative to the Creation of a New Downtown Overlay Zoning District

Background:

The Village has worked on preparing a text amendment to the Village of Peotone's Zoning Ordinance establishing a Downtown Overlay District for many years. Over the years, various revisions have been proposed. This document has been refined further over the past months to ensure consistency with current zoning regulations and to verify that the proposed revisions align with the goals and objectives of the overlay district.

The Peotone Zoning Ordinance establishes various zoning districts, including residential, business, office, industrial, and public. Each zoning district has regulations specific to that district that address setbacks, building height, permitted uses, and special uses. The Village has considered implementing an overlay district to address specific development goals for properties currently zoned B-1 within the Downtown TIF District.

Per *The American Planning Association: Planning and Urban Design Standards*, an overlay district is defined as:

These districts are superimposed on top of portions of one or more underlying general use-based zoning districts to allow application of additional standards addressing a special purpose (such as historic preservation or floodplain protection).

The Downtown Overlay District aims to establish additional standards and regulations to support the preservation of properties and provide guidelines for both new development and redevelopment of those properties zoned B-1 within the Downtown TIF District footprint.

The proposed text amendment was presented to the Plan Commission in November 2025 and January 2026 for discussion. Prior to the January Plan Commission meeting, the Village hosted an open house for the public to review and discuss the proposed amendment. At the February 18, 2026 Plan Commission meeting, the PZC recommended approval of the proposed Downtown Overlay Zoning District as presented with this packet.

Board action:

Ordinance Amending the Peotone Zoning Ordinance and Official Zoning Map of the Village of Peotone Relative to the Creation of a New Downtown Overlay Zoning District

Supporting documents:

- Ordinance Amending the Peotone Zoning Ordinance and Official Zoning Map of the Village of Peotone Relative to the Creation of a New Downtown Overlay Zoning District
- Finding of Fact and Recommendation of the Village of Peotone Planning & Zoning Commission to the President and Village Board of Trustees (included as attachment to the ordinance)
- Map of proposed Downtown Overlay District (included as attachment to the ordinance)

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE PEOTONE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE VILLAGE OF PEOTONE RELATIVE TO THE CREATION OF A NEW DOWNTOWN OVERLAY ZONING DISTRICT

WHEREAS, the Village of Peotone (the "Village") is an Illinois non-home rule municipality, having all of the powers and authority granted to such municipalities pursuant to law, including the powers set forth in Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.) relative to zoning within the Village; and

WHEREAS, the Village of Peotone has filed a petition proposing certain amendments (the "Proposed Text Amendments") to the text of the Village of Peotone Zoning Ordinance ("Zoning Ordinance") and amendments (the "Proposed Map Amendments," and collectively with the Proposed Text Amendments, the "Proposed Text and Map Amendments") to the Official Zoning Map of the Village of Peotone ("Zoning Map") relative to the creation of a new Downtown Overlay Zoning District. The petition has been referred to the Planning and Zoning Commission of the Village ("PZC"); and

WHEREAS, 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 Amendments are to add the newly created Downtown Overlay Zoning District to the Official Village Zoning Map of the Village of Peotone. The boundaries of the Downtown Overlay Zoning 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; and

WHEREAS, on February 18, 2026, the PZC held a public hearing pursuant to notice duly published in accordance with State law, relative to the Proposed Text and Map Amendments; and

WHEREAS, on February 18, 2026, the PZC voted to favorably recommend the Proposed Text and Map Amendments as set forth below to the Village President and Board of Trustees of the Village of Peotone, and has filed its Findings and Recommendation regarding the Proposed Text Amendments with the President and Board of Trustees, and the President and Board of Trustees have duly considered said Findings and Recommendation; and

WHEREAS, pursuant to the authority granted under Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.), the President and Board of Trustees of the Village of Peotone approve the Proposed Text and Map Amendments to the Zoning Ordinance and Zoning Map set forth below, and find the adoption of the Proposed Text and Map Amendments to be in the best interests of the Village.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Peotone, Will County, Illinois, as follows:

SECTION 1: Incorporation. Each whereas paragraph set forth above is incorporated by reference into this Section 1.

SECTION 2: Approval of Findings of Fact and Recommendations The Village President and Board of Trustees of the Village of Peotone approve and adopt the Findings and Recommendation of the PZC and incorporate such Findings and Recommendation herein by reference as if fully set forth herein. A copy of the PZC Findings and Recommendation is attached hereto as **Exhibit A** and made a part hereof.

SECTION 3: Text Amendment. A new Section 157.125 (Downtown Overlay District) is added to the Peotone Zoning Ordinance, to read in its entirety as follows:

“§ 157.125 DOWNTOWN OVERLAY DISTRICT

(A) Purpose. The historical character and small-town feel and charm of downtown Peotone, which features a diverse array of building types and architectural styles spanning many decades, is an important characteristic of the Village which should be nurtured and protected. As noted in the Village's comprehensive plan, those characteristics are defined by the following contributing qualities: rich history, accessibility, strong community identity and sense of community, size, empathy, independently owned businesses, locally controlled, and safe law enforcement presence. Infill development in downtown creates unique challenges for property owners, the design community and the Village. In light of the foregoing, the Village hereby creates the Downtown Overlay District aimed at preserving and enhancing the historical character of central downtown Peotone by encouraging preservation of the original structures while accommodating compatible new developments through implementation of a set of design guidelines and standards aimed at upholding historical integrity, elevating design quality, and maintaining the human-scale development characteristics of downtown Peotone. Requirements or recommendations included herein are methods by which the development standards specified in the Downtown Historic Overlay District regulations can be achieved.

(B) Goals. The overall goals of the Downtown Overlay District are to:

1. Foster a high-quality physical environment that preserves and reflects the downtown's historical character and function.
2. Encourage commercial uses at street level whenever feasible.
3. Establish a planning framework that supports the development of secondary and transitional areas harmonious in scale and form with the downtown, fostering pedestrian-friendly spaces.
4. Address how buildings relate one to another and to the surrounding development.
5. Address how streets, drives and parking connect with the surrounding street network to create useful places.

(C) **Boundaries.** The boundaries of the Downtown Overlay District are set forth as those properties zoned B-1-Retail Business District on the Peotone Zoning Map and that are also within the Village's Downtown TIF District. The overlay district is created as a special area to be superimposed on the underlying B-1 district within the Downtown TIF District.

(D) **Definitions.** As used in this section 157.25 the following terms are defined as follows:

1. **Attention Getting Device:** Sign, devices, or ornamentations designed for or intended to attract attention to it for the purpose of promotion or advertising. Attention getting devices include sails/feather signs, pennants, flag, banner, spinner, streamer, or similar device.
2. **Building Articulation:** Changes in the depth of the surface of a building face or facade such as attached columns, recessed windows or window bays, horizontal banding of decorative cornices. Articulation gives texture to the building surface.
3. **Building Step Back:** A step-like recession in the profile of a building.
4. **Facade, Exterior:** The front or side elevation [if a corner building] of a building that can be seen from a public right-of-way, generally parallel to the right-of-way line. A rear wall may also be considered a facade if it provides public entrance to a building and can be seen from a public right-of-way, including alleys.
5. **Historic Structure:** A structure is considered historic if it is individually registered under either the National Register of Historic Places, the Illinois Register of Historic Places, under a similar County designation, or as a local landmark pursuant to a program for designating local landmarks implemented by the Village.
6. **Historically Significant Building:** A building is deemed historically significant if it meets one or more the criteria for a historic structure as outlined in this section. Additionally, if a building does not meet the definition of a historic structure but is over fifty (50) years old, it may still

be designated historically significant by the Village Administrator. Criteria is as follows:

- a. Architectural uniqueness or significance within the local context.
 - b. Association with significant events, persons, or cultural movements.
 - c. Contribution to the overall character and identity of the community.
 - d. Integrity of design, materials, and craftsmanship.
 - e. Degree of historical documentation and research available.
 - f. Relationship to the surrounding built environment and landscape.
 - g. Rarity or representation of a particular architectural style or period.
 - h. Ability to convey a sense of historical continuity and evolution over time.
7. LED SIGN: [Electronic message board]: Is a sign that is capable of displaying words, symbols, figures, still images, scrolling images, or moving images including video and animation, utilizing a series of grid lights that may be changed by remote or automatic means including cathode ray, light emitting diode [LED] display, plasma screen, liquid crystal display [LCD], fiber optic or other electronic media or technology.
 8. Minor Façade Alterations: Changes or alterations to the exterior of an existing building impacting greater than ten percent (10%) and no more than forty five percent (45%) of the total façade and where the change clearly meets the design standards for the Downtown Overlay District. Examples of minor façade alterations include, but are not limited to, replacement of wall mounted light fixtures, or modifications to building trim, cornice, roof, or parapet wall.
 9. Observable Glare: A visual condition in which there is excessive contrast or an inappropriate distribution of light sources that disturbs the observer or limits the ability to distinguish details and objects.
 10. Parapet Wall: A parapet wall is a low or dwarf wall built along the edge of the roof, terrace, walkway, balcony etc.
 11. Major site improvements. Site improvements located outside of buildings impacting 10 percent (10%) or more of the net land area of the site related to parking, landscaping, signage, streetscape, fences, lighting or improvements within the public right-of-way or floodplain.
 12. Regular site maintenance. Site improvements outside of buildings associated with routine general maintenance and repairs of parking, landscaping, signage, streetscape, fences, lighting or improvements within the public right-of-way or floodplain. Examples of site improvements considered as regular maintenance include light bulb replacement, replacement of dead or dying landscaping, and signage repairs.

(E) Rules of Measurement for Exterior Facade and Site Improvements. Generally, proposed exterior facade improvements and site improvements shall be measured as the area enclosed by straight lines drawn to the extremities of the proposed improvements. An improvements calculation worksheet shall be provided to the Village Administrator upon initiating any improvements within the Downtown Overlay District, except for site improvements considered as regular maintenance, in order to determine whether review by the Village is required as provided in the section.

(F) Permitted and Special Uses. All permitted and special uses are as allowed in the Downtown Overlay District in accordance with the B-1 Retail Business Zoning District as defined in Section 157.080 of this chapter.

1. All operations of retail business and service uses shall be conducted entirely within a building. No outdoor storage of any kind shall be permitted, unless a special use for outdoor storage is approved in accordance with Section 157.189 of the Zoning Code.

(G) Dimensional Standards. The following dimensional standards are provided for properties in the Downtown Overlay District in lieu of those standards generally applicable to properties in the B-1 Retail Business Zoning District.

1. Lot Area: The minimum lot area is two thousand five hundred (2500) square feet.
2. Lot Width: The minimum lot width is twenty-five feet (25')
3. Minimum lot area per dwelling unit: The minimum lot area per dwelling unit is one thousand (1,000) square feet.
4. Front Yard Setback: There is no minimum front yard setback. New buildings shall be built to the front property line when feasible. Staggered setbacks are encouraged, but in no case shall a setback greater than fifteen feet (15') be allowed. As an exception, the front setback may be increased to accommodate privately-owned spaces that are designed to provide space for public seating, public events, public displays, public gatherings and public performances if expressly identified by the land development application and found to be sufficiently justified to meet the intent of the Downtown Overlay Design Standards. The area shall be landscaped and/or incorporate streetscape elements on a case-by-case basis. Exceptions will be processed as part of the application in the matter set forth in the development review procedures outlined in this article and section of design standards.
5. Side Yard Setback: There is no minimum side yard setback.
6. Rear Yard Setback: There is no minimum rear yard setback.

7. Height: The Maximum height is forty feet (40'). If a new building is proposed to be greater than two (2) stories, incorporation of building step backs and/or incorporation of building articulation is required.

(H) Intent and Scope of Design Standards. The Downtown Overlay District design standards are set forth in subsection O below.

1. Intent. The purpose of the Downtown Overlay District Design Standards is to establish and maintain a high visual quality of appearance for the Downtown Overlay District. These Standards ensure that improvements associated with the exterior of buildings are compatible with or enhance the character of the Downtown Overlay District and blend with their surroundings. Additionally, the design standards aim to stimulate and safeguard public and private investment by setting high standards for spatial enclosure, architectural design, building materials, and appearance. They also support the preservation of historically significant buildings.
2. Scope/Application. All improvements within the Downtown Overlay District, including construction of new buildings, restoration or rehabilitation of historically significant buildings, building additions, facade alterations, demolition of existing buildings, installation or modification of parking, landscaping, signage, streetscape, fences, lighting, and improvements within the public right-of-way or floodplain, must adhere to the intent of the design standards established in the Downtown Overlay District Design Standards and must be approved prior to issuance of a building permit, site plan permit, or right-of-way permit. The scope of each project shall be classified under one of the following categories and shall be subject to the development review procedures outlined below and in Table 1 of this section.

(I) Review Procedures.

1. No Review Required: Site improvements considered as regular maintenance do not require application review.
2. Preliminary Review Required: When site improvements not considered regular maintenance are proposed, a preliminary review of the exterior facade improvements is required. This review is facilitated through the completion of the Improvements Calculation Worksheet which assists in determining what level of review by the Village the proposed improvements are subject to. The review process will determine if improvements are considered limited, minor or major improvements. See Table 1 for Review Procedures.

3. Limited Improvements: Exterior façade improvements that impact ten percent (10%) or less of the total facade are subject to standard building permit review.
4. Minor Improvements: Minor facade alterations that impact greater than ten percent (10%) and no more than forty-five percent (45%) of the total façade, and or minor site improvements that impact ten percent (10%) or less of the net land area on the site are subject to review and approval by the Village Administrator.
5. Major Improvements: Major Exterior facade improvements that impact greater than forty-five percent (45%) of the total façade and or major site improvements that impact greater than ten percent (10%) of the net land area on the site, and or the installation of solar panels, are subject to review by the Planning and Zoning Commission, with a recommendation to the Village Board.

Table 1 Review Procedures

Improvement Classification	Application Requirement¹	Formal Approval Process
Regular Maintenance	None	None
Limited Improvements	Improvement Calculation Worksheet, Building Permit (if applicable)	None ²
Minor Improvements	Improvements calculation worksheet, application form, fee, letter of intent, sketch plan, building elevations, schedule, supporting documents	Administrative Review
Major Improvements:	Improvements calculation worksheet, application form, fee, letter of intent, sketch plan, building elevations, schedule, supporting documents	Hearings: 1. Plan Commission and Zoning Commission [Recommendation], 2. Board of Trustees [Final approval] Certificate of Approval

Notes:

1. Application Requirements per subsection (per subsection 4 & 5 below)

2. Improvements impacting 10% or less of a total facade as determined by the Village Administrator, shall not be subject to further application or procedural requirements set forth in this section.

(J) Application and Process. An improvements calculation worksheet shall be required upon initiating any improvements within the Downtown Overlay District, apart from site improvements considered as regular maintenance, to determine whether review by the Village is required as outlined in this subsection. If the Village Administrator determines improvements impact ten percent (10%) or less of the total facade or site improvements are considered as regular maintenance and no review is required, such improvements shall not be subject to further application or procedural requirements set forth in this section.

1. An improvements calculation worksheet shall consist of the following:
 - a. The measurement in square feet of proposed exterior façade improvements relative to the total exterior façade that can be seen from the public right-of-way, and/or
 - b. The measurement, in square feet, of proposed site improvements relative to the net land area of the site.
2. Application Requirements. Upon being advised by the Village Administrator that a particular improvement within the Downtown Overlay District constitutes either a minor or major improvement, an application for approval shall be submitted to the Village by a person having an interest in the property for which the development is requested. The application shall consist of the following:
 - a. Development application form;
 - b. Letter of Intent describing the nature of the proposed development;
 - c. Sketch plan illustrating location of buildings and structures, off street parking areas, traffic circulation plans, lighting, landscaping and signs, as applicable to the project and/or impacted by the proposed improvements;
 - d. Building elevations showing building height, materials, architectural treatments and colors;
 - e. A time schedule for development;
 - f. Any supporting charts, maps, graphs, pictures or renderings of building elevations;
 - g. The Village Administrator, Planning and Zoning Commission or Board of Trustees, may request additional information from the applicant prior to proceeding with review at any stage;
 - h. Waivers; Application Requirements: The Village Administrator may waive certain submittal requirements for an application if he or she finds that sufficient information is provided to render a decision. The

Village Administrator has the discretion to send waivers to the Planning and Zoning Commission for recommendation and Board of Trustees for approval if deemed necessary.

- i. Professional Review Fees: The Village may seek outside consultants to review the proposed improvements. The applicant is solely responsible for any and all costs associated with the reviews.
3. Review Not Required: Improvements impacting ten percent (10%) or less of total facade, as determined by the Village Administrator, or site improvements considered as regular maintenance shall not be subject to further development review procedures set forth in this section; however such improvements shall be designed to meet the standards set forth in this section, to be enforced as a condition of building permit, site plan permit, or ROW permit insurance, as appropriate. Interior improvements or remodels are not subject to the regulations set forth in this section.
4. Administrative review: The Village Administrator is authorized to approve, without notice of hearing or any Planning and Zoning Commission or Board of Trustees review, minor facade alterations that do not impact greater than forty five percent (45%) of the total exterior facade and minor site improvements so long as the Village Administrator finds that the proposal meets the intent of the Downtown Overlay District Design Standards. Administrative review applications shall be distributed to the Village Mayor for review prior to approval. The Village Administrator has the discretion to refer the application to the Planning and Zoning Commission for a recommendation and to the Board of Trustees for a decision, following the hearing procedures set forth in this subsection.
5. Hearing Procedures; Notice: Within thirty (30) days of submittal of complete application, the Village Administrator shall schedule the same for review, either by the Administrator (for minor facade alterations or minor site improvements, as defined above), or for the Village Planning and Zoning Commission for a recommendation and Board of Trustees for final action (for exterior facade improvements that impact greater than 45 percent of the total facade or major site improvements). Notice of the hearing shall be provided not more than 30 nor less than 15 days before the hearing, by first class mail, postage prepaid, to the applicant and to all adjacent property owners. Notice of the hearing shall also be published at least once in a newspaper with a general circulation within the Village. The notice shall state the common name, address and property index number of the property subject to the application, and a brief description of the development and/or redevelopment, as well as the date, time and location of the public hearing. At the public hearing, the Planning and Zoning

Commission shall review the request for conformance with the Downtown Overlay District Design standards set forth in subsection O. below, and shall either recommend approval, approval with conditions or denial of a Certificate of Approval relative to the improvements. Within thirty (30) days of the Planning and Zoning Commission action, the Board of Trustees shall review the request and shall either approve, approve with conditions, deny the application or continue the matter to allow project modification. Where the Board of Trustees deems it appropriate to do so, it may return the matter as modified to the Planning and Zoning Commission for its further review and recommendation.

(K) Reuse of Buildings and Sites. Reusing buildings and sites is a highly efficient form of redevelopment since it uses existing materials and requires fewer new resources. It can also help revitalize historical Peotone by improving the quality and function of aging buildings. Reuse can benefit the community by making efficient use of materials and structures, preserving uniqueness and character of older buildings and improving/preserving the character of the community. Village staff will work with property owners to ensure that Village requirements do not stop the permitted reuse of existing buildings. Design objectives relative to reuse are as follows:

1. Encourage the rehabilitation of buildings in attempts to restore, repair or replace elements as necessary [in that order]. Elements that are not compatible should be removed.
2. The reuse of existing buildings should meet the requirements of the Downtown Overlay District and other Village requirements concerning landscaping, signs, lighting and site layout to the extent possible and feasible.
3. Utilize alternative approaches for reuse as addressed in the adopted Village Building Codes, as amended from time to time.
4. Use existing services and infrastructure where possible.
5. Provide for the future reuse of buildings and sites through an analysis of potential uses with consideration of internal circulation, building location and design, utilities, drainage, parking, landscaping, tree preservation and floodplain damage prevention.
6. Whenever feasible, remove and replace existing overhead utility lines with underground facilities.
7. Discourage demolition of historically significant buildings.

(L) Demolition.

1. Demolitions of historic landmarks or historically significant structures are strongly discouraged except in the following circumstances:
 - a. The structure proposed for demolition is not structurally sound.

- b. The structure cannot be rehabilitated or reused on-site to provide for any reasonable beneficial use of the property.
 - c. The structure cannot be practically moved to another site.
2. In order for a demolition permit to issue in the Downtown Overlay District, the proposed demolition must address mitigation of any impacts associated with the visual character, historic importance of remaining structures on or adjacent to the property and architectural integrity of remaining structures on or adjacent to the property.
3. Vacant lots after demolition. Any lots left vacant after demolition shall be treated to control fugitive dust. If the lot is to remain vacant for more than sixty (60) days, said lot shall be landscaped, mulched and seeded or sodded to establish a perennial vegetative grass cover. The lot shall be maintained and kept free of debris and litter. If common walls are exposed due to demolition of adjoining buildings, the walls shall be treated to ensure that the walls do not become a visual detriment. The treatment may be temporary or permanent depending on the potential for redevelopment of adjoining parcels. Permanent alternative treatments include architectural treatment that is like the front facade of the building or stucco. The wall treatment shall be in place within ninety (90) days of the date of demolition, unless a longer period is authorized at the time of approval of the demolition plans and shall be financial responsibility of the owner of the property upon which the demolished building is located.

(M) Application of Overlay District Standards. The standards established within this chapter shall be applied to the following:

1. Restoration or Rehabilitation of Historically Significant Buildings: Projects involving the restoration or rehabilitation of existing historically significant buildings should reflect the original architectural character of the building and its characteristics. The removal of historic materials or alteration of features and spaces that characterize the building shall be avoided. The introduction of any new design elements should be consistent with the traditional features of the building. The rehabilitation of existing historically significant buildings is encouraged to be in accordance with the secretary of the Interior's Standards for Rehabilitation. (<https://www.nps.gov/subjects/taxincentives/upload/regs-nps-36-cfr-67.pdf>)
2. Renovation Or Rehabilitation Of Existing Structures: Projects involving the renovation of existing structures that are not historically significant shall consider the context of the site to be compatible with the general character of the downtown area. Renovations of existing structures shall be

consistent with the design criteria established in the Downtown Overlay Design Standards.

3. **Building Additions:** Projects involving an addition to an existing building that is not historically significant shall consider the context of the site and be compatible with the general character of the downtown area. Building additions to existing structures shall be consistent with the design criteria established in the Downtown Historic Overlay Design-Standards.
4. **New Construction:** Projects involving new construction shall consider the context of the site and be compatible with the general character of the downtown area. While new buildings are required to fit into their surroundings, the Village will not require uniformity of design or dictate specific architectural styles. The overall context of the downtown area includes a variety of architectural styles, and these regulations are intended to allow both flexibility and creativity in achieving compatible design solutions. All new construction projects shall be consistent with the design criteria established in the Downtown Overlay Design Standards.

(N) **Applicability of Village Code.** Except as specifically modified by the provisions of this section 157.125, all applicable provisions of the Village Code shall apply to the Downtown Overlay District, including but not limited to building and land use provisions, off-street parking and loading, landscaping and screening, signage, and lighting.

(O) **Downtown Overlay District Design Standards.**

1. **Purpose and Concept.** -The regulations established in this subsection provide certain requirements and/or guidance concerning property development in the Downtown Overlay District consistent with the purpose and overall goals of this Section. Requirements or recommendations included herein are methods by which the development standards specified in the Downtown Historic Overlay District regulations can be achieved.
2. **Using the Standards; Waivers.** The Downtown Overlay District Design Standards present requirements, ideas and objectives for how to meet the goals for the Downtown Overlay District that are flexible and practical to implement. Every element described will not apply to every development. It takes innovative thinking to provide the necessary ingredients — the financing, design and customers to create attractive, efficient places that are economic successes. Towards that end, while the standards are meant to provide guidance to the design community and a basis of development review for Village staff, the Village will be open to new ideas and flexible in interpretation of these standards. Where phrased as required or prohibited, these standards are intended as mandatory, but need not be applied exactly or literally when it is found that such

application will inhibit beneficial development and redevelopment in the Downtown Overlay District. In such cases, waivers to requirements or prohibitions may be granted where found to be consistent with and in furtherance of the intent and purpose of this Section, and where a waiver does not negatively impact the architectural style of the project or the surrounding properties.

3. Balancing use types and design objectives. Mixed use development is encouraged in the Downtown Overlay District to provide more localized access to goods and services within walking distances and promote economic development through high quality infill. The quality of life for residents living in our Village is influenced by access to amenities within a reasonable distance from their home. Balancing use types in the Downtown Overlay District provides benefits to our citizens across the age spectrum by providing gathering places, walkability and access to basic services. –Adherence to design objectives relative to achieving this balance are strongly encouraged and are as follows:
 - a. Provide basic amenities that are within walking distance of residences in or near Downtown Peotone.
 - b. Incorporate connections to schools and health care facilities and employ safety measures to protect students and clients from vehicle traffic.
 - c. Encourage diversity of housing and business types that lead to socioeconomic diversity.
 - d. Incorporate parks, open space and public gathering areas to create an essential natural refuge from the surroundings of the Village.
4. Design Requirements - Compatibility-Bulk/Form/Scale.
 - a. The scale of buildings and development or redevelopment is important to the success of the Downtown Overlay District and shall be considered. For example, small neighborhood grocery and a large supermarket may be classified as the same type of use, but the former could be appropriate for a neighborhood commercial corner while the latter would clearly not be. Traffic generation and parking are critical concerns. Architectural design and form can also improve (or detract from) compatibility. The intent on compatibility design principle is to encourage development that is cohesive with historical Peotone by designing projects that fit the height, size and scale of surrounding sites. Planning compatible development avoids undesirable impacts such as traffic and access issues, environmental hazards, noise and nuisance activity and negative impacts on storm drainage.

- b. Consistent with a. above, design aspects including mass, form, scale, colors, height, alignment, width and horizontal rhythm shall be consistent with the Standards set forth herein and goals and intent of this Section. All other building design aspects not addressed herein shall be in accordance with B-1 Retail Business District standards.
 - c. The relationship of buildings to the streets creates the primary impression of distinctive quality in the district. Street presence can be used to create comfortable and attractive walking environments that enhance the spirit of our Village. Building articulation is one design strategy that can be used to help blend the old with the new. Most buildings within the Downtown Overlay District are two-stories in height. By incorporating architectural variations and/or building step backs, attention remains at the pedestrian level. Design objectives in this regard that must be considered are as follows:
 - i. Design building height design and scale respond to surrounding development by incorporating building step backs, setbacks, building placement and landscape buffers.
 - ii. Address negative external impacts of the development, including, but not limited to, noise, traffic, light, vibration and noxious odors by constructing landscape buffers, including trees, berms, architectural elements, walls and fences.
 - iii. Consider the extent to which larger buildings shade surrounding properties that are currently open to the sun.
5. **Building Materials:** Building materials shall be high-quality materials and compatible with those used for adjacent buildings. The following building materials are specifically prohibited from use as the primary finish, unfinished concrete, precast concrete block, vinyl or steel siding. All subsequent renovations, additions and related structures undertaken after the construction of an original building shall be finished with materials comparable to those used in the original construction and shall be designed in a manner conforming to the original architectural design and general appearance. For existing historically significant buildings, the sheathing or insulation of another material over the facade or any wall visible from the street shall be prohibited unless deemed necessary to preserve the structural integrity of the building.
6. **Entrances:** Main entrances to buildings shall face and be clearly visible from the street and be recessed to maintain a coherent pattern along the sidewalk and to define the entry point. Recessed entrances shall allow operation of the door[s] without the doors extending beyond the property line into the public right-of-way.

7. Windows: Ground floor windows shall be transparent. The original size, shape and proportion of all windows on existing historically significant buildings shall be preserved. For new non-residential buildings, windows, doors and other transparent elements on first floor facades fronting streets is encouraged. Windows are not required to be installed where none existed in the original design. However, if the exterior of an existing historically significant building is being remodeled, renovated or rehabilitated, the size, shape and proportion of the original window openings shall generally be restored or maintained. Replacement windows shall generally conform to the style of the original windows used in the building.
8. Rooftop Equipment: Rooftop equipment shall be screened from ground level views with parapet walls or enclosures similar in form, material and detail to the primary structure. If solar panels are proposed the following regulations shall be applied:
 - a. A structural report must be provided to ensure the existing structure can support the proposed panels and associated equipment.
 - b. Low profile solar panels shall be used when possible.
 - c. The solar panels shall have minimal visual impact from public right-of-way.
9. Color Palette: All improvements in the Downtown Overlay District shall use a historical color palette from any major paint manufacturer. A sample of the colors shall be submitted with the application for review and approval.
10. Signage: All signage proposed within the Downtown Overlay District is subject to the regulations outlined in Chapter 153 of the Municipal Code, with the exception of the following:
 - a. LED Signs, as defined in this chapter, are prohibited within the Downtown Overlay District.
 - b. Attention getting devices, as defined in this chapter, are prohibited within the Downtown Overlay District.
 - c. Temporary signs on the exterior of any building or other structure are prohibited absent specific approval by the board of trustees as part of a special event. No sign, decal or other covering may cover more than fifty percent (50%) of any window."

SECTION 4: Approval of Map Amendment and Conditions. The Village President and Board of Trustees of the Village of Peotone after considering and adopting the findings and recommendations of the PZC and other matters properly before it,

approve the requested Map Amendment creating the Downtown Overlay District within the Village, with boundaries as shown on the map attached hereto as **Exhibit B**.

SECTION 5: Codifier to Make All Necessary Internal Amendments. To the extent necessary, all tables of contents, indexes, headings, and internal references or cross-references to sections and other text that need to be amended or deleted within the Peotone Zoning Ordinance, as amended, as a consequence of the above Code Amendments, shall be amended by the Village's codifier so as to be consistent with the terms of this Ordinance.

SECTION 6: Repeal of Conflicting Legislation; Severability; Validity of Non-Conflicting Legislation. All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed. Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. Except as to the Text Amendments set forth above in this Ordinance, all Chapters and Sections of the Peotone Zoning Ordinance, as amended, shall remain in full force and effect.

SECTION 7: Effective Date. This Ordinance shall be in full force and effect from and after its adoption, approval and publication as provided by law.

ADOPTED this 23rd day of March, 2026, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this 23rd day of March, 2026, by the Village President of the Village of Peotone, and attested by the Village Clerk, on the same day.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

EXHIBIT A
FINDINGS AND RECOMMENDATIONS
(ATTACHED)

**FINDINGS OF FACT AND RECOMMENDATION OF THE
VILLAGE OF PEOTONE PLANNING AND ZONING COMMISSION
TO THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES**

Petition No. #26-01

February 18, 2026

APPLICATION: Text Amendments to the Peotone Zoning Ordinance creating a new Section 157.125 (Downtown Overlay District) and Amendment to the Official Zoning Map of the Village of Peotone relative to the creation of a Downtown Overlay District.

PETITIONER: Village of Peotone

SUMMARY OF REQUEST AND RECOMMENDATION: The Village of Peotone (the "Petitioner") has petitioned for text amendments to the text of the Peotone Zoning Ordinance ("Zoning Code") and to the Official Zoning Map of the Village of Peotone relative to the creation of a Downtown Overlay District. The proposed text amendments include the addition of a new Section 157.125 (Downtown Overlay District) to create an overlay district, inclusive of certain design and other standards, for certain properties within the downtown area of the Village (the "Proposed Text Amendments"). 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 "Proposed Map Amendment"). 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.

Following consideration of the request at its February 18, 2026, meeting, the Planning and Zoning Commission ("PZC") voted five (5) in favor and zero (0) against in favor of a motions to recommend **APPROVAL** by the Board of Trustees of the Proposed Text and Map Amendments.

PROCEEDINGS: At the public hearing on the Proposed Text and Map Amendments on February 18, 2026, the PZC heard a presentation on the Amendments from Maura Rigoni of Robinson Engineering, who has worked closely with Village staff in the development of the Proposed Text and Map Amendments. The Proposed Text and Map Amendments had previously been discussed at the PZC meetings in November 2025 and January 2026. Prior to the January PZC meeting, the Village hosted an open house for the public to review and discuss the Proposed Text and Map Amendments. Notice of the February 18, 2026 public hearing was provided in the manner required by law, and all persons desiring to be heard on the Amendments at the public hearing were given an opportunity to speak. After considering the presentation and public input, the members of the PZC voted 5-0 to recommend the Text and Map Amendments as presented to the Board of Trustees for approval.

FINDINGS: The wisdom of amending the text of the Zoning Code and the official zoning map of the Village is a matter committed to the sound legislative discretion of the Board of Trustees, upon the recommendation of the PZC, and is not dictated by any set standard. However, in determining whether the Proposed Text and Map Amendments should be granted or denied, the Board of Trustees, upon recommendation of the PZC, should be guided by the principle that its power to amend the Code is not

an arbitrary one, but one that may be exercised only when the public good demands or requires the amendment to be made. The PZC in this case found that the public good demands or requires the amendment to be made. Of particular note is the fact that the Text and Map Amendments will further important Village goals of preserving and enhancing the historical character of central downtown Peotone by encouraging preservation of the original structures while accommodating compatible new developments through implementation of a set of design guidelines and standards aimed at upholding historical integrity, elevating design quality, and maintaining the human-scale development characteristics of downtown Peotone. The Design Overlay District is another tool created by the Village in furtherance of economic development and the continued revitalization of the Village's downtown commercial district.

RECOMMENDATION: Based upon the foregoing Findings, the PZC, by votes of 5-0, recommends **APPROVAL** to the President and Board of Trustees of the Proposed Text and Map Amendments.

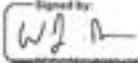
Signed:  _____
William Mercer, Chairman
Planning and Zoning Commission, Village of Peotone

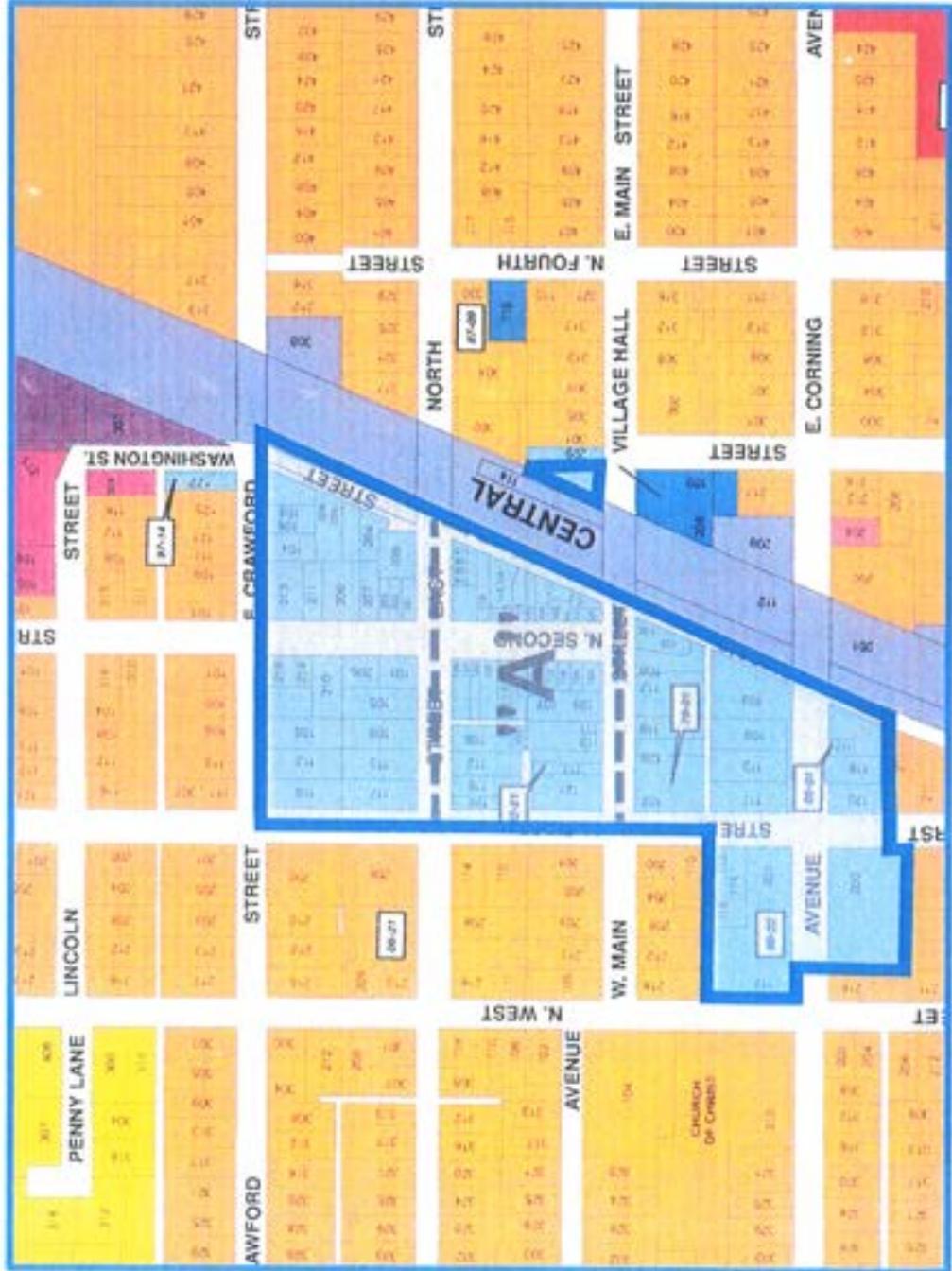
EXHIBIT B

MAP OF DOWNTOWN OVERLAY DISTRICT

(ATTACHED)

Village of Peotone

Proposed "Downtown Overlay District"



- LEGEND**
- R-1 ONE-FAMILY RESIDENCE DISTRICT
 - R-2 ONE-FAMILY RESIDENCE DISTRICT
 - R-3 ONE-FAMILY RESIDENCE DISTRICT
 - R-4 GENERAL RESIDENCE DISTRICT
 - B-1 RETAIL BUSINESS DISTRICT
 - B-2 RETAIL AND SERVICE BUSINESS DISTRICT
 - B-3 AUTO-ORIENTED AND SERVICE BUSINESS DISTRICT
 - O OFFICE DISTRICT
 - I-1 LIMITED INDUSTRIAL DISTRICT
 - I-2 EXISTING INDUSTRIAL DISTRICT
 - P PUBLIC DISTRICT
 - CORPORATE LIMITS

 Overlay District



Board of Trustees Memo

TO: Chris Vieaux, Mayor
Village Board of Trustees

From: Nick Palmer, Village Administrator

Date: March 20, 2026

Subject: **Ordinance Approving and Adopting a Façade Improvement Program within the Village of Peotone**

For Agenda: Board Meeting – 3/23/26 Administrator sign off: *WMP*

Agenda item:

Ordinance Approving and Adopting a Façade Improvement Program within the Village of Peotone

Background:

The Village has discussed in the past creating a grant program to encourage the development and redevelopment of properties in the downtown area. The attached draft document ("Village of Peotone Façade Improvement Program,") will establish a façade grant program for properties in the Village's downtown area. The intent of this grant is to provide financial assistance to offset the costs to the property owners for specific improvements to the building façades. This document outlines the grant program, its goals and objectives, and the review and approval process.

The grant is structured to reimburse specific building/structural improvements to the front façade. Such reimbursement is set at 50% of the total project's construction cost, not to exceed \$50,000 per project. It is anticipated that the Village's expenses would be paid through the established TIF and/or the Business Development District (BDD).

Every project seeking approval must be reviewed by staff and then brought to the Village Board for review and approval, at which time the Village has the discretion to approve the entire project or a portion of it. Upon the conclusion of the review, the Village will enter into an agreement with the property owner outlining the terms, including the scope of work and the reimbursement amount.

The establishment of this grant program is being done in conjunction with the formal adoption of the Downtown Overlay District. The design standards established for the overlay district would guide the Village when reviewing the proposals.

This item was reviewed by the Building Committee on March 19, 2026.

Similar grants are available in surrounding communities and have been a successful tool for fostering redevelopment and promoting economic development.

Board action:

Ordinance Approving and Adopting a Façade Improvement Program within the Village of Peotone

Supporting documents:

- Ordinance Approving and Adopting a Façade Improvement Program within the Village of Peotone
- Village of Peotone Façade Improvement Program document & application (included as attachment to the ordinance)

ORDINANCE NO. 2026-O-

**AN ORDINANCE APPROVING AND ADOPTING
A FAÇADE IMPROVEMENT PROGRAM WITHIN THE
VILLAGE OF PEOTONE**

WHEREAS, the Village of Peotone has previously approved certain economic development programs and tools to help attract new businesses and investment into the Village's Downtown Business District, and has invested in streetscape improvements in its Downtown Business District; and

WHEREAS, such programs and tools include the establishment of the Village's Downtown Tax Increment Financing Redevelopment Project Area, the Peotone Business Development District No. 1 and the Downtown Overlay Zoning District; and

WHEREAS, Village staff is now recommending a façade improvement program (the "Façade Improvement Program") for existing businesses to encourage reinvestment by such businesses in their business and building facades; and

WHEREAS, a copy of the proposed Façade Improvement Program, including its purpose and overview, general eligibility requirements, funding guidelines, application and approval process, other requirements, and the Program Application, are attached hereto as **Exhibit A** and made a part hereof.

WHEREAS, the Village President and Board of Trustees, having duly considered the proposed Façade Improvement Program, find that adoption of such a Program is in the best interests of the Village.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF PEOTONE, WILL COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: The President and Board of Trustees hereby approve and adopt the attached Façade Improvement Program for the Village of Peotone in substantially the form set forth in **Exhibit A**. The Façade Improvement Program is to be administered according to procedures and requirements established by the Village Board of Trustees, and the Program documents may be updated or amended from time to time to reflect such procedures and requirements. The Program shall provide that successful applicants may, subject to Program requirements, be reimbursed for fifty percent (50%) of the cost of façade improvements.

SECTION 3: Applicants shall complete all requirements established by the Program, and applications shall be reviewed and approved by the Board of Trustees. An

applicant whose application is approved shall enter into a Façade Improvement Agreement with the Village setting out the details regarding the use and distribution of funds. Such Agreement must be executed prior to the commencement of any work.

SECTION 4: All ordinances, or part thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

SECTION 5: If any section, paragraph or provision of this Ordinance shall be held invalid or unenforceable for any reason, such invalidity or unenforceability shall not affect any of the remaining provisions of this Ordinance.

SECTION 6: This Ordinance shall be in full force and effect from and after its adoption, approval and publication as provided by law.

ADOPTED this 23rd day of March, 2026, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this 23rd day of March, 2026, by the Village President of the Village of Peotone, and attested by the Village Clerk, on the same day.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

EXHIBIT A

FAÇADE IMPROVEMENT PROGRAM DOCUMENTS AND APPLICATION

(ATTACHED)



Village of Peotone Facade Improvement Program

PROGRAM PURPOSE

The Village of Peotone Facade Improvement Program (the "Program") is designed to promote the continued use and maintenance of commercial buildings in the downtown Peotone area by helping property owners and tenants rehabilitate and restore eligible structures. Under the Program, reimbursement grants are provided to owners or tenants who have submitted successful applications and who then perform certain approved improvements in recognition of the positive impact that individual building improvements can have on the overall appearance, quality, and vitality of the downtown.

GRANT ELIGIBILITY

To be eligible for a Facade Improvement Program reimbursement grant ("Grant"), a building must be located in the targeted downtown Peotone area and at least 50% of the building must be used for commercial purposes. Retail uses are preferred. The target area coincides with the Downtown Tax Increment Financing (TIF 1) district located in the Village of Peotone's Downtown Overlay Zoning District.

Property owners or business tenants who will make at least \$1,000 in qualifying improvements are eligible to receive a matching Grant. (A description of qualifying and ineligible improvements is provided under the "Eligible Improvements" section of this document.)

FUNDING GUIDELINES

Grants are available to make certain improvements to a building's facade. A facade is defined as any building or structural elevation fronting a public roadway or viewable from a right-of-way (including alley and courtyard facades), for the purposes of this program. The grant reimburses up to 50% of the total project's construction cost, not to exceed \$50,000 per project. Rebates and other forms of economic incentives may be utilized in conjunction with the Grant reimbursement at the Village's discretion. The funding amount can be influenced by the scope of the project, facade orientation, building use, and other factors.

While architectural services by a licensed architect are encouraged, they are not required for participation in the program. The Village reserves the right, however, to require the services of an architect for any project, in its discretion. If the Village approves a project, the architect may provide bidding and construction plans and documents, as well as construction supervision. Only architectural services directly related to the approved facade improvements will be reimbursed. No more than 10% of the reimbursable amount for the overall project may be allocated to architectural services.

APPLICATION REVIEW PROCESS

Interested parties should schedule a pre-application meeting with staff prior to preparing any materials for submittal. Following said meeting, the applicant may complete and submit a grant application form. Submittal requirements are set forth on the application form, including the requirement for two bids to be submitted for each item in the scope of work. The Village may enlist the services of an architect or construction manager to provide an independent review of the bids to provide an opinion as to whether the proposed costs are fair and reasonable. These expenses would be incurred by the Village and paid for by the TIF (provided improvements are TIF eligible) and/or Business Development District (BDD). Staff may request material samples to gain a better understanding of the proposed colors. Information provided by the applicant will be used as the basis for preparation of the staff report to the Village Board.

The Village retains the right to, in its sole discretion, approve an entire request, to approve portions of a request, suggest and/or ask for changes/additions to a request before approving, or to deny any request or portion thereof. Staff will prepare a report offering a brief introduction to the project, a review of the various aspects of the proposal, and a suggested recommendation based on an evaluation of the proposed work against the Village's Downtown Overlay District Design Standards. For projects with a significant cost or scope of work, Village staff may coordinate with the Building Committee to form a recommendation based on the project's potential contribution to the TIF/BDD/Downtown Overlay District's goals. The report will then be presented to the Village Board for approval.

Every project will be evaluated for its preservation value, the extent/scope of work proposed, and its potential to contribute to the program purpose. The staff report will be presented and consider various aspects in the following format:

1. Introduction to the project and proposal
2. Analysis of proposal
 - a. Preservation value
 - i. Service of the building
 - ii. Historic significance
(While historic preservation is not the primary goal with the facade improvement program, it is important to consider the historic character of the building)
 - b. Extent/scope of work proposed
 - i. Discuss each aspect of the project
(Utilize photographs and descriptions submitted by the applicant to explain and evaluate the project)
 - ii. Evaluate adherence to the Downtown Overlay District Design Guidelines as set forth in the Historical Overlay District requirements set forth in Section 157.125 of the Peotone Zoning Ordinance.
 - c. Economic contribution to the program purpose

- i. Building use following improvement project
 - a. Contribute to economic vitality of downtown (i.e. retail and/or otherwise drawing potential customers to the area in a manner that creates synergy with other downtown businesses)
 - b. Historical character
 - ii. Impact on block/neighborhood
3. Summary
 - a. Highlight any aspects of the project that are desirable or unique
 - b. Funding proposal
4. Recommendation

PROCESSING TIMELINES

Upon receipt of a complete application, with all required attachments, and once all staff comments have been satisfactorily addressed, a petition will be scheduled for the next available Village Board meeting. Typically, scheduling occurs within thirty (30) days. The Village Board typically meets the second and fourth Monday of each month.

Upon Village approval, the applicant and Village shall enter into a formal agreement, establishing the scope of work and approved reimbursement amount and the respective obligations of the Parties. The Agreement is signed by the Village and the applicant, after the Village Board has approved the project. Grant project work may commence after the Agreement is signed and necessary building permits are obtained.

GRANT REIMBURSEMENT

If costs exceed the original estimates, the property owner or tenant will be responsible for the full amount of the excess. The Village cannot reimburse more than the total amount specified in the Agreement. Any work commenced prior to Village Board approval and signing of the Agreement will not be eligible for reimbursement funding, unless after-the-fact approval is granted by the Village Board. No assurance is given that after-the-fact approval will be granted. The applicant has one year to complete the work from the date of approval. Owners or lessees may request a six-month extension provided there is a demonstrated hardship.

Grant reimbursement will occur upon completion of the improvements and after satisfactory proof of payment has been received by the Village. If the applicant is doing his/her own labor, funding will be reimbursed only for material costs. The Village may enlist the services of an architect or construction manager to provide an independent review of the construction costs to provide an opinion as to whether the costs are commensurate with prevailing construction costs and consistent with the contractor bids. These expenses would be incurred by the Village and paid from the TIF District and/or BDD.

Once completed, the applicant must maintain, and may not alter or change the improvements for a period of five (5) years unless a request for modification is presented to the Village Board and approved prior to commencing such work.

Property which previously received funding under the Grant may not seek for repairs, replacement, or other alteration to work completed through the facade improvement program for a period of seven (7) years.

Reimbursement grants are subject to Federal and State taxes and are reported to the Internal Revenue Service on Form 1099. Property owners and tenants should consult their tax advisor for tax liability information.

Recipients of a Grant may, in some cases, be required to comply with the Illinois Prevailing Wage Act (820 ILCS 130/1 *et seq.*), to the extent improvements relative to the project are constructed with the funds being provided to the recipient by the Village, or to the extent improvements relative to the project, if constructed on behalf of the Village by a contractor, would be subject to the Illinois Prevailing Wage Act.

ELIGIBLE IMPROVEMENTS

Contact staff at (708) 258-3279 with inquiries or to schedule a pre-application meeting.

**VILLAGE OF PEOTONE
COMMUNITY DEVELOPMENT
DEPARTMENT**

FACADE GRANT APPLICATION

APPLICANT:

PROPERTY INFORMATION:		
CURRENT TENANT (BUSINESS NAME)	ADDRESS	
PIN	USE	ZONING
APPLICANT INFORMATION:		
PRIMARY CONTACT	MAILING ADDRESS	CITY, STATE, ZIP
EMAIL:	PHONE:	OTHER# (CELL, ETC.):

OTHER APPLICANTS & INTERESTED PARTIES:				
RELATIONSHIP	NAME	COMPANY	MAILING ADDRESS	PHONE# AND FAX#
Owner				
Contractor				
Architect				
Agent/ Attorney				

IMPROVEMENT INFORMATION:	
ESTIMATED COST OF IMPROVEMENTS**	REQUESTED AMOUNT OF GRANT**

*** Please reference the checklist which states estimates must be itemized and include a brief description explaining the scope of work for each improvement itemized.

++ The maximum grant amount is 50% of the total project cost, not to exceed \$100,000 in reimbursements or incentives per project. See program description for eligible improvements.

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The owner invites Village representatives to make all reasonable inspections, investigations and take pictures of the subject property during the processing period of this request.

I understand that this is a voluntary program. I also understand that the Village has the right and discretion to approve or deny any project or portions thereof.

I authorize the use of any pictures involving this project by the Village of Peotone.

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER, REQUIRED IF NOT APPLICANT

DATE

FACADE GRANT APPLICATION REQUIREMENTS:

Schedule a pre-application meeting with Staff at 708-258-3279 prior to filling out the application.

Review *Facade Improvement Program Description*

Pre-application meeting with Planning Staff. (Staff Initials _____ Date _____)

One (1) original completed facade grant application form.

Historic photograph (photocopy is acceptable) of the facade(s) to be improved, if available.

Current photograph(s) of facade and particular area(s) to be enhanced.

Submit in digital format (TIF, GIF, or JPEGs are acceptable formats & photographs should be saved individually)

Brief narrative description of the project.

This should include a description of the building's current status and the area(s) to be repaired/restored, proposed work to be performed, and the general methodologies to be employed (i.e. chemical cleaning, painting, window replacement, etc.) Please make sure the narrative provides a thorough description.

Three (3) sets of drawings of the proposed work (to scale). All reduced copies must be legible.

- Architectural renderings not required but encouraged in order to provide a good understanding of the proposed finished product.
- Drawings may not be necessary for projects such as tuck pointing or painting.

One (1) electronic copy of the drawings.

Acceptable formats include PDF, TIF, GIF or JPEGs. One (1) pdf file is preferred.

Two (2) different contractor's estimates.

- Estimates must include only the work proposed for the facade. Eligible work is listed in the explanation of the program.
- The estimate must include a brief description and methodology of the work to be done (include drawings if necessary); it cannot simply be a list of items. If the narrative description of the project adequately details the contractor's work and methodology, this aspect does need to be included to meet this required application item.

Existing and proposed service/use of the building.

Required signatures.

Signature of the owner is required, if the applicant is not the owner.

Submitted permit application?

No Yes If, yes, please indicate date submitted & what type _____.

Color/material samples, if requested by staff at pre-application meeting.



Board of Trustees Memo

TO: Chris Vieaux, Mayor
Village Board of Trustees

From: Nick Palmer, Village Administrator

Date: March 20, 2026

Subject: Resolution Approving a Change Order to the Village of Peotone's Contract with Davis Concrete Construction for the Village of Peotone's 2025 Sidewalk Removal and Replacement Program, Ratifying the Performance of Additional Work, and Authorizing Payment

For Agenda: Board Meeting – 3/23/26 Administrator sign off: 

Agenda item:

Resolution Approving a Change Order to the Village of Peotone's Contract with Davis Concrete Construction for the Village of Peotone's 2025 Sidewalk Removal and Replacement Program, Ratifying the Performance of Additional Work, and Authorizing Payment

Background:

The Village approved resolution 2025-R-19 on October 13, 2025, which awarded a contract to Davis Concrete Construction for the Village of Peotone's 2025 Sidewalk Removal and Replacement Program in an amount not to exceed \$41,940.00. This proposal followed a request for bids that was released in October 2025.

During performance of the project, certain additional sidewalk removal, replacement, restoration and/or related work included within the original contract amount was performed in connection with the project which was overseen by the Public Works Manager. Additional work was undertaken and completed by the contractor, and the Village has received and accepted the benefit of the additional work.

The cost of the additional work increased the total contract price by approximately \$19,190.90, resulting in a revised total contract amount of \$61,130.90, which is an increase of less than fifty percent (50%) of the Original Contract Amount.

The Public Works Manager submitted a memo explaining the project scope that changed during the course of the 2025 Sidewalk program. This is attached with this packet for your reference.

Board action:

Resolution Approving a Change Order to the Village of Peotone's Contract with Davis Concrete Construction for the Village of Peotone's 2025 Sidewalk Removal and Replacement Program, Ratifying the Performance of Additional Work, and Authorizing Payment

Supporting documents:

- Resolution Approving a Change Order to the Village of Peotone's Contract with Davis Concrete Construction for the Village of Peotone's 2025 Sidewalk Removal and Replacement Program, Ratifying the Performance of Additional Work, and Authorizing Payment
- Memo from Public Works Manager (Dated 2/25/26)
- Invoice from Davis Concrete Construction Company (Dated 2/9/26)
- Previously approved Reso 2025-R-19 – Approval of 2025 Sidewalk Program with Davis Concrete Construction

RESOLUTION NO. 2026-R-_____

A RESOLUTION APPROVING A CHANGE ORDER TO THE VILLAGE OF PEOTONE'S CONTRACT WITH DAVIS CONCRETE CONSTRUCTION FOR THE VILLAGE OF PEOTONE'S 2025 SIDEWALK REMOVAL AND REPLACEMENT PROGRAM, RATIFYING THE PERFORMANCE OF ADDITIONAL WORK, AND AUTHORIZING PAYMENT

WHEREAS, the Village of Peotone (the "Village") is a non-home rule Illinois municipal corporation situated in Will County and operating under the Illinois Municipal Code; and

WHEREAS, in Resolution No. 2025-R-19, approved on October 13, 2025, the Village awarded a contract to Davis Concrete Construction (the "Contractor") for the Village of Peotone's 2025 Sidewalk Removal and Replacement Program (the "Project"), in an amount not to exceed \$41,940.00 (the "Original Contract Amount"); and

WHEREAS, during performance of the Project, certain additional sidewalk removal, replacement, restoration and/or related work in included within the Original Contract Amount was performed in connection with the Project (the "Additional Work"); and

WHEREAS, the Additional Work was undertaken and completed by the Contractor, and the Village has received and accepted the benefit of the Additional Work; and

WHEREAS, the Village Board of Trustees has reviewed the nature and cost of the Additional Work and finds that the Additional Work was reasonably related to the Project, was necessary or advisable for completion of the Project, and served a valid public purpose; and

WHEREAS, the cost of the Additional Work increased the total contract price by approximately \$19,190.90, resulting in a revised total contract amount of \$61,130.90, which increase is less than fifty percent (50%) of the Original Contract Amount; and

WHEREAS, the Village Board finds that approval of a Change Order to increase the contract amount from the Original Contract Amount of \$41,940.00 to the revised total contract amount of \$61,130.90 is in the best interests of the Village; and

WHEREAS, the Village Board further finds that it is necessary and appropriate to ratify the performance of the Additional Work solely to the extent reflected in the Change Order, and to authorize payment therefor, subject to the terms of this Resolution; and

WHEREAS, funds are lawfully available for the performance of the Project and the expenditures authorized by this Resolution.

NOW THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Peotone, Will County, Illinois, as follows:

SECTION 1: Recital. Each of the recitals in the Whereas paragraphs set forth above are incorporated into Section 1 of this Resolution.

SECTION 2: Approval of Change Order. A Change Order increasing the contract price for the Project by \$19,190.90, from the Original Contract Amount of \$41,940.00 to a revised total contract amount of \$61,130.90, is hereby approved.

SECTION 3: Ratification of Additional Work. The Village Board of Trustees hereby ratifies and approves the performance of the Additional Work described in the Change Order, and hereby determines that such Additional Work was reasonably necessary and in the best interests of the Village.

SECTION 4: Authorization to Execute. The Village President and Village Clerk, and such other Village officials as shall be appropriate, are hereby authorized and directed to execute the Change Order and any other documents necessary to effectuate the intent of this Resolution.

SECTION 5: Authorization of Payment. The Village Administrator, Finance Director, Village Treasurer, and other appropriate Village officials are hereby authorized and directed to process and make payment to the Contractor for the Additional Work in accordance with the terms of the Contract as modified by the Change Order, provided that such payment shall not exceed the revised total contract amount authorized herein and shall be made only from lawfully available funds.

SECTION 6: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this ____ day of _____, 2026, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2026, by the Village President of the Village of Peotone, and attested by the Village Clerk, on the same day.

Village President

ATTEST:

Village Clerk

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

CLERK'S CERTIFICATE

I, **Stacey Hartwell**, the duly appointed Village Clerk of the Village of Peotone, Will County, Illinois, do hereby certify that attached hereto is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 2026-R-_____

A RESOLUTION APPROVING A CHANGE ORDER TO THE VILLAGE OF PEOTONE'S CONTRACT WITH DAVIS CONCRETE CONSTRUCTION FOR THE VILLAGE OF PEOTONE'S 2025 SIDEWALK REMOVAL AND REPLACEMENT PROGRAM, RATIFYING THE PERFORMANCE OF ADDITIONAL WORK, AND AUTHORIZING PAYMENT

which was passed by the Board of Trustees of the Village of Peotone at a regular meeting held on the ____ day of _____, 2026, at which meeting a quorum was present, and approved by the President of the Village of Peotone on the ____ day of _____, 2026.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of Peotone was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Peotone, and that the result of said vote was as follows, to-wit:

AYES: _____

NAYS: _____

ABSENT: _____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Peotone, this ____ day of _____, 2026.

Village Clerk

[SEAL]



Village of Peotone – Public Works Department

Sidewalk Program Review & Project Explanation

Prepared by: Bob Hennke, Public Works Manager

Date: February 25, 2026

Prepared in response to administrative request regarding the 2025 Sidewalk Program review.

Project History

After gathering four quotes for the sidewalk replacement program, the Village Board approved a not-to-exceed amount of \$41,940. This amount was based on sidewalk sections identified by the Public Works Department during inspection of sidewalks throughout the Village.

Approved vs. Completed Sidewalk Quantities

Description	Square Feet	Sidewalk Squares (5'x5')	Cost
Board Approved	3,000 sq ft	120 squares	\$41,940
Final Constructed (Actual)	4,030 sq ft	161 squares	\$56,339.40 (PCC sidewalk only)
Difference	+1,030 sq ft	+41 squares	+ \$14,399.40

As construction progressed, additional failed panels and poor base conditions were discovered that were not visible during initial inspection, requiring additional excavation and aggregate base installation.

Additional Work Identified During Construction

Aggregate Base Course: 2,015 sq ft @ \$2.10 = \$4,231.50

Detectable Warning Panels (ADA): 16 sq ft @ \$35.00 = \$560.00

Invoice Review and Payment Status

The Davis Concrete Construction invoice dated February 9, 2026 reflects a total completed value of \$61,130.90. After retainage of 10% (\$6,113.09), the total due amount equals \$55,017.81. Per contract terms, 10% retainage (\$6,113.09) is being held pending final project acceptance.

Budget and Authorization

FY26 CIP sidewalk budget: \$50,000

Board approved construction authorization: \$41,940 (not-to-exceed)

Moving Forward

Public Works will implement improved quantity verification, written change order approvals, and ongoing cost tracking during future projects.

Submitted by:

Bob Henke

Public Works Manager

Davis Concrete Construction Company
11244 W Manhattan Monee Rd
Monee, IL 60449

Phone 708-388-1100

Customer ID: 8540

Village of Peotone
208 E Main St
P.O. Box 430
Peotone, IL 60468

Invoice # 1

Date: 2/9/2026

Job ID 54-25

Peotone 2025 Sidewalk Program
Various Locations
Peotone, IL

PO # Est 1/Final - Revised

Pay Item #	Description	UOM	Quantity	Unit Price	Extended
1	PCC SIDEWALK 5" REMOVE/REPLACE	SQ FT	4030.00	\$13.98	\$56,339.40
E1	DETECTABLE WARNINGS	SQ FT	16.00	\$35.00	\$560.00
E2	AGG BASE COURSE	SQ FT	2015.00	\$2.10	\$4,231.50

RETENTION DUE UPON PROJECT COMPLETION

Total Completed To Date:	\$61,130.90
Less Retention (10%):	\$6,113.09
Previously Paid to Date:	\$0.00
Total Due to Date:	\$55,017.81

RESOLUTION NO. 2025-R-19

A RESOLUTION WAIVING COMPETITIVE BIDDING AND AWARDING A CONTRACT TO DAVIS CONCRETE CONSTRUCTION FOR THE VILLAGE OF PEOTONE'S 2025 SIDEWALK REMOVAL AND REPLACEMENT PROGRAM IN AN AMOUNT NOT TO EXCEED \$41,940.00

WHEREAS, the Village of Peotone (the "Village") is an Illinois municipal corporation situated in Will County; and

WHEREAS, the Village always seeks to obtain the most qualified bidders at the best pricing for work need by the Village; and

WHEREAS, the Village's Public Works Department is working to replace sidewalks that are in need of work throughout the Village;

WHEREAS, the Public Works Manager created a request for proposal document and informally solicited bids from four (4) qualified contractors for the Village's 2025 Sidewalk Removal and Replacement Program; and

WHEREAS, the Public Works Manager recommends approval of the bid submitted, and award of the contract to, Davis Concrete Construction, at a price not to exceed forty-one thousand nine hundred and forty and 00/100 dollars (\$41,940.00), in accordance with the proposal and contract attached hereto as **Exhibit A** and incorporated herein (the "Contract"). Davis Concrete Construction's bid was the low bid of the four (4) quotes received; and

WHEREAS, the Village desires to waive competitive bidding and approve the award of the Contract attached hereto as **Exhibit A** for the Village's 2025 Sidewalk Removal and Replacement Program to Davis Concrete Construction; and

WHEREAS, the Village of Peotone's FY 26 budget includes funding for this work; and

WHEREAS, the Village may waive competitive bidding by a two-thirds vote of the Board of Trustees pursuant to Section 8-9-1 of the Illinois Municipal Code (65 ILCS 5/8-9-1); and

WHEREAS, the Village President and Board of Trustees believe and hereby declare that it is in the best interests of the Village to waive competitive bidding and award the Contract for the Village's 2025 Sidewalk Removal and Replacement Program to Davis Concrete Construction at a price not to exceed nine hundred and forty and 00/100 dollars (\$41,940.00).

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF PEOTONE, WILL COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: Recitals Incorporated. Each of the recitals in the Whereas paragraphs set forth above is incorporated into Section 1 of this Resolution as if fully set forth herein.

SECTION TWO: Contract Approved. The President and Board of Trustees waive competitive bidding requirements and approve the award of the Contract for the Village's 2025 Sidewalk Removal and Replacement Program to Davis Concrete Construction at a price not to exceed nine hundred and forty and 00/100 dollars (\$41,940.00). The Village President and/or the Village Administrator, and their designees, are hereby authorized to execute the proposal and contract attached hereto as **Exhibit A** and incorporated herein, subject to review and revision as to form by the Village Attorney, and to enter into any ancillary agreements and documents and to take such other action as necessary to effectuate this Resolution and the Village's performance of the Contract.

SECTION THREE: Repeal. Any policy or resolution of the Village that conflicts with the provisions of this Resolution shall be and hereby is repealed to the extent of such conflict.

SECTION FOUR: Effective Date. This Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

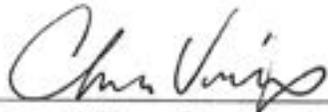
ADOPTED this 13th day of October, 2025, pursuant to a roll call vote as follows:

AYES: Hudson, Sandberg, Sluis, Strba

NAYS: None

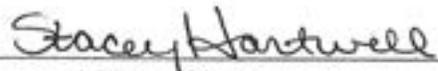
ABSENT: Bowden, Richards

APPROVED this 13th day of October, 2025, by the Village President of the Village of Peotone, and attested by the Village Clerk, on the same day.



Village President

ATTEST:



Village Clerk

EXHIBIT A

PROPOSAL & CONTRACT FROM DAVIS CONCRETE CONSTRUCTION

(ATTACHED)



Revised Bid # _____

PROPOSAL AND CONTRACT

Village of Peotone
ATTN: Bob Hennig
E-mail: publicworks@villageofpeotone.com

DATE: October 9, 2025
PROJECT NAME: 2025 Sidewalk Program
PROJECT LOCATION: Various Locations
Peotone, IL

**2025 Sidewalk Program
Peotone, IL**

	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
1 POC Sidewalk 5' Removal and Replacement	3,000.00 SF	\$13.98	\$41,940.00
		Bid Total:	\$41,940.00

NOTES:

- Pricing based on 1 mobilization
- Unit Price Contract: Actual Quantity priced X Unit Price
- Construction to start 11/1/25 and to be completed by 12/1/25
- All safety to be performed per IDOT Standard Specifications for Road and Bridge Construction
- Davis Concrete Construction Co. always constructs ADA's per IDOT Standard Specifications for Road and Bridge Construction
- Davis Concrete Construction Co.'s safety record is impeccable

Submittal signature: 

NOTE: This proposal may be withdrawn by us if not accepted in 30 days.

Acceptance of Proposal/Contract Agreement:

ALL NOTES APPLY.

Accepted by: **NICK PALMER - ADMINISTRATOR**
Signature: 
Date: **10-15-25**

Davis Concrete Construction Co.
Accepted by: 
Signature: _____
Date: **10/11/25**



**Illinois Department
of Transportation**

Certificate of Eligibility

Davis Concrete Construction Company
11244 W Manhattan-Monee Rd. MONEE, IL 60449

Contractor No 1382
(1st Revision)

WHO HAS FILED WITH THE DEPARTMENT AN APPLICATION FOR PREQUALIFICATION STATEMENT OF EXPERIENCE, EQUIPMENT AND FINANCIAL CONDITION IS HEREBY QUALIFIED TO BID AT ANY OF DEPARTMENT OF TRANSPORTATION LETTINGS IN THE CLASSES OF WORK AND WITHIN THE AMOUNT AND OTHER LIMITATIONS OF EACH CLASSIFICATION, AS LISTED BELOW, FOR SUCH PERIOD AS THE UNCOMPLETED WORK FROM ALL SOURCES DOES NOT EXCEED

\$51,307,000.00

001	EARTHWORK	\$5,700,000
005	HMA PAVING	\$625,000
012	DRAINAGE	\$250,000
017	CONCRETE CONSTRUCTION	\$9,375,000
018	LANDSCAPING	\$325,000
02A	AGGREGATE BASES & SURF. (A)	\$1,200,000

THIS CERTIFICATE OF ELIGIBILITY IS VALID FROM 4/22/2025 TO 4/30/2026 INCLUSIVE, AND SUPERSEDES ANY CERTIFICATE PREVIOUSLY ISSUED, BUT IS SUBJECT TO REVISION OR REVOCATION, IF AND WHEN CHANGES IN THE FINANCIAL CONDITION OF THE CONTRACTING FIRM OR OTHER FACTS JUSTIFY SUCH REVISIONS OR REVOCATION. ISSUED AT SPRINGFIELD, ILLINOIS ON 4/22/2025.

Justin Mann
Engineer of Construction



SILVE-6

QP ID: KR

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/9/25

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners - Vernon Hills 877 Lakeview Parkway, Ste 105 Vernon Hills, IL 60057 Paul Chason	847-367-2633	CONTACT PERSON Brian Davis PHONE (Cell No. Exp): 847-367-2633 FAX (Cell No.): 847-367-2636 E-MAIL: ADDRESS:	
INSURED SilverH Paving Company Davis Concrete Construction Co 11244 W. Manhattan-Monroe Rd. Monee, IL 60449		INSURER(S) AFFORDING COVERAGE	NAIC#
		INSURER A: Selective Insurance	19269
		INSURER B: Underwriters at Lloyds London	085202
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE	TYPE OF INSURANCE	ACORD FORM NO.	POLICY NO.	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> XCU Cov Incl GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> SCHED <input type="checkbox"/> LOC <input type="checkbox"/> OTHER		S 2320421	02/15/2025	02/15/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 500,000 MED EXP (Per occurrence) \$ 15,000 PERSONAL & ADJ INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> SUPPLIERS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		S 2320421	02/15/2025	02/15/2026	COVERED BODILY INJURY (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ (Per person) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTIONS 0		S 2320421	02/15/2025	02/15/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICERS/EMPLOYEE EXCLUDED (Primary is N/A) N/A: Describe under DESCRIPTION OF OPERATIONS below	W/C	WG 9135459	02/15/2025	02/15/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> CIVIL E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Pollution Liability		ENP 0022747-07	10/01/2024	10/01/2025	Pollution \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Addition of Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Village of Peotone
 208 E Main Street
 Peotone, IL 60468

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Paul Chason

MUNICIPAL REFERENCE LIST

- Municipality: Village of Crete
Address: 624 W. Exchange St, Crete, IL 60417
Contact Name: Bruce Hill Phone #: 815.462.9324
Name of Project: 2024 Curb and Gutter Replacement Program
Contract Value: \$90,000 Date of Completion: Summer 2024
2. Municipality: Village of Downers Grove
Address: 5101 Walnut Ave, Downers Grove, IL 60515
Contact Name: Matt Stern Phone #: 630-434-5463
Name of Project: 2024 ROW Accessibility Improvements
Contract Value: \$240,000 Date of Completion: Summer 2024
3. Municipality: City of Crest Hill
Address: 20600 City Center Blvd Crest Hill, IL 60403
Contact Name: Ron Wiedeman Phone #: _____
Name of Project: 2024 Sidewalk and Concrete Program
Contract Value: \$99,159.0 Date of Completion: Summer 2024
4. Municipality: Lisle Township Road District
Address: 4711 Indiana Ave, Lisle, IL 60532
Contact Name: Marty Srail Phone #: 630-888-8912
Name of Project: 2024 Curbing and Sidewalks
Contract Value: \$341,050 Date of Completion: Fall 2024
5. Municipality: City of Wood Dale
Address: 404 N. Wood Dale Rd, Wood Dale, IL 60191
Contact Name: Patrick Hastings Phone #: 630-781-8385
Name of Project: FY25 Sidewalk Installation
Contract Value: \$40,000 Date of Completion: Summer 2024

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

CLERK'S CERTIFICATE

I, **Stacey Hartwell**, the duly appointed Village Clerk of the Village of Peotone, Will County, Illinois, do hereby certify that attached hereto is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 2025-R-19

A RESOLUTION WAIVING COMPETITIVE BIDDING AND AWARDING A CONTRACT TO DAVIS CONCRETE CONSTRUCTION FOR THE VILLAGE OF PEOTONE'S 2025 SIDEWALK REMOVAL AND REPLACEMENT PROGRAM IN AN AMOUNT NOT TO EXCEED \$41,940.00

which was passed by the Board of Trustees of the Village of Peotone at a regular meeting held on the 13th day of October, 2025, at which meeting a quorum was present, and approved by the President of the Village of Peotone on the 13th day of October, 2025.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of Peotone was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Peotone, and that the result of said vote was as follows, to-wit:

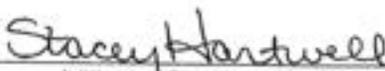
AYES: Hudson, Sandberg, Sluis, Strba

NAYS: None

ABSENT: Bowden, Richards

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Peotone, this 13th day of October, 2025.



Village Clerk

[SEAL]



Board of Trustees Memo

TO: Chris Vieaux, Mayor
Village Board of Trustees

From: Nick Palmer, Village Administrator

Date: March 20, 2026

Subject: Ordinance Approving the Issuance of a Class “F” Liquor License for Peokot, Ltd. D/B/A Berkots Super Foods in the Village of Peotone, Will County, IL (312 S. Harlem Ave., Peotone, IL 60468)

For Agenda: Board Meeting – 3/23/26 Administrator sign off: *WNP*

Agenda item:

Ordinance Approving the Issuance of a Class “F” Liquor License for Peokot, Ltd. D/B/A Berkots Super Foods in the Village of Peotone, Will County, IL (312 S. Harlem Ave., Peotone, IL 60468)

Background:

Berkots Super Foods has applied separately for a video gaming license for their Peotone store location. As part of the requirements, they must also have an approved Class F liquor license, along with many other requirements to officially get both their liquor and video gaming licenses. Attached to this packet is an ordinance authorizing the issuance of a Class F liquor license.

Neither license will be issued until all requirements have been met.

Fiscal impact:

Peokot D/B/A Berkots Super Foods is required to pay \$2,028.73 for a Class F liquor license for the next year and has submitted these funds. There is no cost for this license approval for the Village.

Board action:

Ordinance Approving the Issuance of a Class "F" Liquor License for Peokot, Ltd. D/B/A Berkots Super Foods in the Village of Peotone, Will County, IL (312 S. Harlem Ave., Peotone, IL 60468)

Supporting documents:

- Ordinance Approving the Issuance of a Class "F" Liquor License for Peokot, Ltd. D/B/A Berkots Super Foods in the Village of Peotone, Will County, IL (312 S. Harlem Ave., Peotone, IL 60468)
- Application for Retailer's Liquor License – Peokot, Ltd.

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE ISSUANCE OF A CLASS "F" LIQUOR LICENSE FOR PEOKOT, LTD, D/B/A BERKOT'S SUPER FOODS IN THE VILLAGE OF PEOTONE, WILL COUNTY, ILLINOIS (312 S. HARLEM AVE., PEOTONE, IL 60468)

WHEREAS, the Liquor Control Act of 1934 (235 ILCS 5/1-1 *et seq.*) (the "Act") grants to the Village of Peotone the power, by general ordinance or resolution, to determine, among other things, the number, kind and classification of licenses for sale at retail of alcoholic liquor not inconsistent with the Act, the amount of local licensee fees to be paid for licenses issued, and to establish such further regulations and restrictions upon the issuance of and operations under local licenses not inconsistent with law as the public good and convenience may require; and

WHEREAS, Peokot, Ltd., d/b/a Berkot's Super Foods, has applied for a Class "F" Liquor License for property located at 312 S. Harlem Ave, Peotone Illinois; and

WHEREAS, the Board of Trustees of the Village of Peotone find that the Applicant has submitted a complete application for a Class "F" Liquor License, is in good standing with the Village and the Local Liquor Control Commissioner in regard to holding a Class "F" Liquor License and operating a business within the Village, and is eligible to hold and receive a Class "F"

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Peotone, Will County, Illinois, as follows:

SECTION 1: Each Whereas paragraph set forth above is incorporated by reference into this Section 1.

SECTION 2: Pursuant to Title XI, Chapter 112, Section 112.19 of the Code of Peotone, the Board of Trustees of the Village of Peotone authorize the number of Class "F" Liquor Licenses issued in the Village of Peotone to increase from two (2) to three (3). This change to the overall number of Class "F" Liquor Licenses reflect the issuance of a Class "F" Liquor License to Peokot, Ltd., d/b/a Berkot's Super Foods, Peotone, Illinois.

SECTION 3: The Local Liquor Control Commissioner is authorized to issue a Class "F" Liquor License to Peokot, Ltd., d/b/a Berkot's Super Foods, subject to compliance by the Licensee with the following conditions:

- A. Ongoing compliance with the permitted hours of operation for a Class "F" licensee pursuant to Section 112.35 of the Village Code.
- B. Ongoing compliance with all of the applicable provisions of Chapter 112 (Alcoholic Beverage) of the Peotone Village Code, as amended, including but not limited to, all requirements for obtaining and maintaining a Class "F" Liquor License as set forth in Section 112.18 of the Peotone Village Code and proof of compliance with requirements for BASSET Training pursuant to Section 112.27 of the Peotone Village Code.
- C. Ongoing compliance with all the other applicable provisions of federal, state, county and local laws and regulations, including but not limited to the Peotone Village Code, as amended, in the operation and maintenance of the licensed establishment on the above-listed property, including but not limited to the Fire Prevention Code, the Plumbing Code, the Building Code, the Property Maintenance Code, the Illinois Accessibility Code and the Zoning Code.

SECTION 4: All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed.

SECTION 5: Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

SECTION 6: Except as to the Code amendments set forth above in this Ordinance, all Chapters and Sections of the Peotone Village Code, as amended, shall remain in full force and effect.

SECTION 7: The list of liquor licensees maintained by the Village Clerk shall be updated to reflect the issuance of this license.

SECTION 8: This Ordinance shall be in full force and effect from and after its adoption, approval and publication in the manner required by law.

ADOPTED this ___ day of _____, 2026, by the Corporate Authorities of the Village of Peotone on a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me as Village President this _____ day of _____, 2026, and attested to by the Village Clerk this same day.

Village President

ATTEST:

Village Clerk

License # _____
Date Issued: _____
Exp. Date: _____



VILLAGE OF
PEOTONE

Application for Retailer's Liquor License

1. APPLICANT- CORPORATE INFORMATION

- If you want your renewal application, your license certificate and other PLCC correspondence sent to your "corporate" address, please check the box to the left.

A. FEIN

Enter your Federal Employer Identification Number (FEIN) in this box. The FEIN is a nine-digit number issued by the U.S. Internal Revenue Service. This number is used for verification purposes only. If you do not have an FEIN number, call 1-800-829-3676 for general information on how to apply and to obtain the forms you will need.

27-2468655

B. ILLINOIS BUSINESS TAX NUMBER (IDT OR SALES TAX NO.)

Enter the eight-digit Illinois Department of Revenue Business Tax (Sales Tax) Number. You must have this number for a license to be issued. Attach a copy of your Revenue Business Tax certificate. If you need to obtain this number, call the Illinois Department of Revenue in Chicago at (312) 814-5258 or in Springfield at (217) 785-2889.

3992-5641

C. TELEPHONE

Enter the area code/telephone number/extension of the sole proprietorship, corporation, etc.

(708) 258-3460

D. NAME

Enter the name of the sole proprietorship (assumed name), partnership, corporation (Illinois, national, or foreign), or limited liability company in this box. Note! This name must be consistent with the name printed on your Illinois Department of Revenue Sales Tax Registration Certificate

NAME
<u>Peokot Ltd.</u>

(708) 258-3279

Updated 02/2024

WWW.VILLAGEOFPEOTONE.COM

208 E MAIN STREET P.O. BOX 430 PEOTONE, IL 60468-0430

E. ADDRESS

Enter the street address, city, state, and Zip Code of the sole proprietorship, corporation, etc.

312 S. Harlem Ave, Peotone, IL 60408

Email address adamsluzas@berkot.net Website www.berkotfoods.com

2. STATUS OF BUSINESS

Check the applicable box (assumed name/sole proprietorship, partnership, Illinois corporation, limited liability company) which corresponds to your business' official papers filed with the Office of the Secretary of state.

Based on the box that you check, provide the date of the filing of the sole proprietorship/assumed name with the county clerk; in the case of a co-partnership, the date of formation of the partnership; in the case of an Illinois corporation, the date of its incorporation; in the case of a foreign corporation, the foreign state where it was incorporated and the date, as well as the date of its becoming qualified under the "Business Corporation Act of 1983" to transact business in the state of Illinois; in the case of a limited partnership, the date of formation of such partnership; or in the case of a limited liability company, the date of formation of such entity.

NOTE! In the case of a sole proprietorship Section 5/6-2 of the Illinois Liquor Control Act requires that the business owner reside within the jurisdiction that grants the local liquor license.

- A. SOLE PROPRIETORSHIP DATE FILED WITH COUNTY CLERK _____
- B. PARTNERSHIP DATE OF FORMATION _____
- C. ILLINOIS CORPORATION DATE OF INCORPORATION 4/27/2010
- D. FOREIGN CORPORATION STATE OF INCORPORATION _____
DATE QUALIFIED TO BUSINESS IN ILLINOIS _____
- E. LIMITED LIABILITY COMPANY DATE FORMED _____

If "C", "D" or "E" is checked, indicate your current Secretary of State file number here 67116208
Attach a copy of your Certificate of Good Standing. If you need to obtain this, call the Illinois Secretary of State at (217) 782-6875.

3. OWNERSHIP INFORMATION

Provide the owner/officer/partner information in accordance with the business status described under Question 2. This information must be submitted for all owners/officers/partners. The same information must be submitted for shareholders with interests equal to or exceeding 5%.

The following information must be provided for each individual applicant, sole proprietor, partner, corporate officer or director (whether or not they own any stock), shareholder owning in the aggregate stock equal to or more than 5%, (including officers, directors and shareholders with stock equal to or more than 5% for all corporate shareholders), and/or manager or agent conducting the business. Indicate the total percentage of stock of the corporation, if any, which is held by persons who hold less than a 5% interest. All Not-for-profit organizations and associations must provide the requested information for all corporate officers, directors and managers. If additional space is needed, provide information on a separate sheet(s) in the same format as this application requires. Before completing this section, check Question No. 6 - Eligibility.

For each owner/officer/partner/5% shareholder, provide full name, home address, city, state, Zip Code, social security number, date of birth, sex, title/position, home telephone number, and percentage ownership. Percentage ownership should equal 100%. If there are a number of shareholders owning less than 5%, indicate the aggregate total of ownership under E.

A.

NAME (LAST, FIRST, MIDDLE INITIAL)		HOME ADDRESS		CITY	STATE	ZIP
Nikot Ltd.				Joliet	IL	60433
SOCIAL SECURITY# FEIN	D.O.B.	SEX	TITLE/POSITION	TELEPHONE	%OWNED	
26-1799864	-	-	Parent Corp.		100%	

EMAIL: _____

B.

NAME (LAST, FIRST, MIDDLE INITIAL)		HOME ADDRESS		CITY	STATE	ZIP
Kotara, Lucas J.				Mokena	IL	60448
SOCIAL SECURITY#	D.O.B.	SEX	TITLE/POSITION	TELEPHONE	%OWNED	
		M	President		0%	

EMAIL: _____

C.

NAME (LAST, FIRST, MIDDLE INITIAL)		HOME ADDRESS		CITY	STATE	ZIP
SOCIAL SECURITY#	D.O.B.	SEX	TITLE/POSITION	TELEPHONE	%OWNED	

EMAIL: _____

D.

NAME (LAST, FIRST, MIDDLE INITIAL)		HOME ADDRESS		CITY	STATE	ZIP
SOCIAL SECURITY#	D.O.B.	SEX	TITLE/POSITION	TELEPHONE	%OWNED	

EMAIL: _____

4. BUSINESS PREMISE INFORMATION

If you want your renewal application, your license certificate and other PLCC correspondence sent to your business premise address, please check the box to the left.

A. NAME/DOING BUSINESS AS (D/B/A)

Enter the name of the business that will be selling or serving beverages at the licensed premises. Note! This name must be consistent with the name printed on your Illinois Department of Revenue Sales Tax Registration Certificate

Berkot's Super Foods

B. TELEPHONE

Enter the area code/telephone number/extension at the business premise location.

(708) 258-3460

C. ADDRESS

In the next four boxes enter the address, city, state, and Zip Code of the business premises. This address information must be consistent with information on your Illinois Department of Revenue Sales Tax Registration Certificate. If you are purchasing a business that is currently operating, the Commission requires some proof that the business has changed hands - a bill of sale, closing statement, lease, or the previous original liquor license certificate, etc. We request this information because we will need this documentation to inactivate the old license and issue a new license. You should also contact the Illinois Department of Revenue at (312) 814-3063 concerning the filing of a Bulk Sales Stop Order if applicable.

312 S. Harlem Ave, Peotone, IL 60468

D. BUSINESS TYPE

Check the one box which best describes the type of business in operation. If the selections listed are inappropriate, describe the business under "other".

- | | | |
|--|--|---|
| A. <input type="checkbox"/> DRUGSTORE PHARMACY | E. <input type="checkbox"/> LIQUOR STORE | I. <input type="checkbox"/> CONVENIENCE & GAS |
| B. <input type="checkbox"/> RESTAURANT | F. <input type="checkbox"/> DEPARTMENT STORE | J. <input type="checkbox"/> SMALL GROCERY |
| C. <input type="checkbox"/> CONVENIENCE | G. <input type="checkbox"/> BAR/TAVERN | K. <input type="checkbox"/> GAS STATION |
| D. <input checked="" type="checkbox"/> SUPERMARKET | H. <input type="checkbox"/> HOTEL/MOTEL | L. <input type="checkbox"/> OTHER |

E. WAREHOUSING

If any of your inventory is warehoused, provide the name, street address, city, state, Zip Code and county of the warehouse.

Not Applicable

F. LEASED PREMISES

If you lease your premises, the lease must cover the full term of the license. If you lease, provide copy of the current lease and the landlord's name, telephone number, street address, city, state, zip code, county and email address.

LANDLORD NAME		AREA CODE/TELEPHONE		
ADDRESS	CITY	ST	ZIP CODE	COUNTY

EMAIL _____

5. PREVIOUS LICENSE INFORMATION/LIQUOR LICENSE HISTORY

A. FIRST LIQUOR LICENSE APPLICATION-LICENSE HISTORY

Indicate by checking the correct box whether or not this is the corporation's, sole proprietorship's, etc., first application for a Local liquor license at any premises. If you check "no", indicate the date of your first Local liquor license application. Also indicate whether the license(s) was granted, denied or withdrawn. Provide the address of any Local liquor license application. If you have ever had a license application denied or if you ever withdrew an application, please provide a written statement describing the reason and circumstances

IS THIS YOUR FIRST LOCAL LICENSE APPLICATION? YES No

IF NO, PROVIDE DATE FIRST APPLIED: 2010

DISPOSTION: GRANTED DENIED

B. PREVIOUS LIQUOR LICENSE INFORMATION

WITHDRAWN EXPIRED

Please enter any previous local liquor license number, the date issued, the date it expires, the municipality or county that issued the license, and the date you began selling alcoholic beverages at this business premise. Alcoholic beverages may not be sold or offered for sale prior to the date the Village of Peotone liquor license is issued.

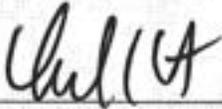
MUNICIPALITY/COUNTY ISSUING LICENSE	LOCAL LICENSE#	DATE ISSUED	EXPIRATION DATE	DATE YOU BEGAN LIQUOR SALES
Village of Peotone	2	5/1/25	4/30/2026	2010

8. SIGNATURE/TITLE/DATE

Please sign and date the application form and provide your title with the organization. An owner, an officer, a partner or an officially authorized agent of the business must sign the application. The signature must be an original-rubber stamps are not accepted.

I, THE UNDESIGNED APPLICANT OR AUTHORIZED AGENT THEREOF, SWEAR OR AFFIRM THAT: THE MATTERS STATED IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT; THEY ARE MADE UPON MY PERSONAL KNOWLEDGE AND INFORMATION; THEY ARE MADE FOR THE PURPOSE OF REQUESTING THE VILLAGE OF PEOTONE TO ISSUE THE LICENSE HEREIN APPLIED FOR; THE APPLICANT IS QUALIFIED AND ELIGIBLE TO OBTAIN THE LICENSE APPLIED FOR; AND THE APPLICANT WILL NOT VIOLATE ANY OF THE LAWS OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, OR THE VILLAGE OF PEOTONE, IN PARTICULAR, THE ILLINOIS LIQUOR CONTROL ACT, PEOTONE LIQUOR ORDINANCES, VILLAGE OF PEOTONE ORDINANCES, RULES AND REGULATIONS, AND THE CIVIL RIGHTS THEREOF.

FURTHER, I AGREE TO NOTIFY THIS COMMISSION WITHIN 30 WORKING DAYS OF CHANGES IN ANY OF THE ABOVE INFORMATION.

	<i>President</i>	<i>3-12-26</i>
_____ SIGNATURE OF APPLICANT/AUTHORIZED AGENT	_____ TITLE/POSITION	_____ DATE

VILLAGE OF PEOTONE
LIQUOR LICENSE
BACKGROUND INVESTIGATION FORM

APPLICANT NAME: Lucas Kotara

ADDRESS: _____

CITY/TOWN: _____ STATE: IL ZIP: _____

PHONE NO.: _____ WORK: _____

EMAIL lukekotara@berkot.net

BACKGROUND CHECK SHEET:

D.O.B.: _____

DRIVER'S LICENSE#: _____

NEW OR RENEWAL PERMIT: Renewal

List all addresses where you have lived within the last five (5) years:

I hereby authorize any person who is contacted by the Peotone Police Department to release any information pertaining to the background investigation including, but not limited to records or information relating to my past business performance, financial stability, military, police, driving records and character for use by the Peotone Police Department in consideration of my application for Liquor License within the Village of Peotone and for no other purpose.

In connection with my application referred to above, I authorize the Village of Peotone to obtain, prepare, and use information concerning my current and former employment, general reputation and criminal history.

SIGNATURE: [Signature] DATE: 3/12/26

Subscribed and sworn before me this 12th day
of March, 2026

[Signature]
Notary Public





Warrenville
27201 Bella Vista Pkwy Ste 310
Warrenville, Illinois 60555
+1 (630) 3937961 Fax: +1 (866) 5474877

Continuation Certificate

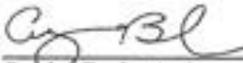
To be attached to and form a part of surety bond number 32S495881 (the "Bond"), for Liquor License dated the 15th day of February, 2016, in the penal sum of 1,000.00 USD issued by The Ohio Casualty Insurance Company as surety (the "Surety"), on behalf of BERKOT, LTD. DBA BERKOT'S SUPER FOODS as principal (the "Principal"), in favor of VILLAGE OF PEOTONE, as obligee (the "Obligee").

The Surety hereby certifies that this Bond is continued in full force and effect until the 15th day of February, 2027, subject to all covenants and conditions of said Bond.

Said Bond has been continued in force upon the express condition that the full extent of the Surety's liability under said Bond, and this and all continuations thereof, for any loss or series of losses occurring during the entire time the Surety remains on said Bond, shall in no event, either individually or in the aggregate, exceed the penal sum of the Bond.

IN WITNESS WHEREOF, the Surety has set its hand and seal this 27th day of January, 2026.

The Ohio Casualty Insurance Company
(Surety)

By: 
Carolyn Banks, Assistant Secretary



Verify that all of your Illinois Business Authorization information is correct.

If not, contact us immediately.

If all of the information is correct, you may print and visibly display at the business listed. Your Illinois Business Authorization is an important tax document that indicates that you are registered or licensed with the Illinois Department of Revenue to legally do business in Illinois.

OFFICIAL DOCUMENT

State of Illinois - Department of Revenue

Illinois Business Authorization

OFFICIAL DOCUMENT

PEOKOT LTD.

DBA: BERKOT SUPER FOODS

312 S HARLEM AVE
PEOTONE IL 60468-9128

Loc. Code: 099-0016-0-001
Peotone - Business Dist No. 1

Will County

Expiration Date:
5/22/2026

Certificate of Registration
Sales and use taxes and fees

(3992-5641)

ILLINOIS REVENUE
[Signature]
Director

OFFICIAL DOCUMENT

Issued Date: 03/25/2025



CHECK# _____
NEW _____ RENEWAL _____



VILLAGE OF PEOTONE

CLASS O / CLASS M / CLASS F LICENSE APPLICATION

REQUESTED LICENSE(S): CLASS O _____ CLASS O-1 _____ CLASS M-1 _____ CLASS M-2 _____ CLASS F X
FEE: CLASS O=\$50.00 /CLASS M=\$50.00/CLASS F=\$1969.65

YOUR CURRENT LIQUOR LICENSE NUMBER AND CLASS #2 Class D

APPLICANT NAME: Lucas Kotara
HOME ADDRESS: 1423 S. Peoria CITY: _____ STATE IL
EMAIL: lukotara@berkot.net DRIVERS LICENSE#: _____ DATE OF BIRTH: _____
HOME TELEPHONE: _____ CELL: _____
BUSINESS NAME: PeoKot Ltd
BUSINESS ADDRESS: 312 S. Harlem Ave Peotone, IL 60408 P.O. BOX _____
BUSINESS TELEPHONE: (708) 258-3460
SOLE OWNER _____ PARTNERSHIP _____ CORPORATION X
24 HR. EMERGENCY CONTACT (NAME & NUMBER): Lucas Kotara
HOURS OF USE: 7am-9pm

NOTE: CLASS O - NO ALCOHOL AFTER 11:00 P.M. / CLASS M - CEASE ENTERTAINMENT ONE HOUR BEFORE CLOSING
CLASS O-1 - NOVEMBER 1st-MARCH 31st

IS THIS LOCATION ADJACENT TO RESIDENTIAL PROPERTY: YES _____ NO _____
IS THE OUTDOOR AREA ENCLOSED WITH THE REQUIRED FENCE OR BARRIER (DESCRIBE) _____

CLASS M LICENSE SITE PLAN PER TITLE 11 CH. 112.18 (K)(S)(a) (New Applicants Only)

ATTACHED: YES _____ NO _____ DATE _____
CLASS F LICENSE: CURRENT NUMBER OF GAMING MACHINES: 6 GAMING PERMIT? Y/N _____
(attach). VILLAGE GAMING STICKERS=\$25.00 PER MACHINE. SEE CODE FOR GAMING AREA REQUIREMENTS.

NAME & ADDRESS OF BUILDING OWNER: Lucas Kotara
P.O. BOX _____ CITY _____ STATE IL ZIP 60448
EMAIL _____

BUILDING OWNER'S LETTER OF PERMISSION ATTACHED: YES _____ NO _____

SIGNATURE OF APPLICANT: _____ DATE: 3/13/26

APPROVED _____ DENIED _____

LIQUOR COMMISSIONER _____ DATE _____ VILLAGE CLERK _____ DATE _____

Updated 02/2024

(708) 258-3279

WWW.VILLAGEOFPEOTONE.COM

208 E MAIN STREET P.O. BOX 430 PEOTONE, IL 60468-0430

State of Illinois Liquor License



01/02

PEKOT LTD.
BERKOTS SUPER FOODS
1913 S. BRIGGS STREET
JOLIET IL 60433

April 9, 2025



Letter ID: L1015895464

License No.: 1A-0093987
Expiration Date: 04/30/26
License Type: RETAILER
Account ID: 39925641

All State of Illinois Liquor Licenses must be FRAMED and displayed on the licensed premises in plain view of the general public.

License Number		STATE OF ILLINOIS LIQUOR CONTROL COMMISSION Governor JB Pritzker Executive Director Lisa Gardner		Letter ID: L1015895464	
1A-0093987					
IN ACCORDANCE WITH THE LIQUOR CONTROL ACT OF 1934, THIS CERTIFIES THAT:				HAS PAID ALL FEES AND IS ISSUED A LICENSE IN THE FOLLOWING CLASS:	
PEKOT LTD. BERKOTS SUPER FOODS 312 S HARLEM AVE PEOTONE IL 60468-9128				RETAILER OFF-PREMISES	
Will				ISSUE DATE:	04/09/25 Effective: 05/01/25
				THIS LICENSE EXPIRES ON:	04/30/26
THIS LICENSE MUST BE FRAMED AND HUNG IN PLAIN VIEW IN A CONSPICUOUS PLACE ON THE LICENSED PREMISES.				Sales Tax Acct # 39925641	THIS LICENSE NOT TRANSFERABLE AS TO PRINCIPAL
Warehouse: N/A					



Board of Trustees Memo

TO: Chris Vieaux, Mayor
Village Board of Trustees

From: Nick Palmer, Village Administrator

Date: March 20, 2026

Subject: **Motion to approve a Video Gaming License Application for Peokot, Ltd. D/B/A Berkots Super Foods in the Village of Peotone, Will County, IL (312 S. Harlem Ave., Peotone, IL 60468)**

For Agenda: Board Meeting – 3/23/26 Administrator sign off: *WMP*

Agenda item:

Motion to approve a Video Gaming License Application for Peokot, Ltd. D/B/A Berkots Super Foods in the Village of Peotone, Will County, IL (312 S. Harlem Ave., Peotone, IL 60468)

Background:

Berkots Super Foods has applied for a video gaming license for their Peotone store location. As part of the requirements, they must also have an approved Class F liquor license, along with many other requirements to officially get their video gaming license. Attached to this packet is their video gaming application. The approval of video gaming for this establishment is contingent on them satisfying all of the requirements prior to receiving the formal license.

Fiscal impact:

Peokot D/B/A Berkots Super Foods is required to pay \$1500 gaming license fee and has submitted these funds. There is no cost for this license approval for the Village.

Board action:

Staff recommends a motion to approve video gaming license for Peokot, Ltd. D/B/A Berkots Super Foods in the Village of Peotone, Will County, IL (312 S. Harlem Ave., Peotone, IL 60468)

Supporting documents:

Completed Village of Peotone Gaming Application

Video Gaming License Application

Required Submittals:

- ◊ Video Gaming License Fee (\$250.00 per terminal). *6 terminals*
- ◊ The license year runs from May 1 to April 30
- ◊ Copy of license application, and all supporting documents that were submitted to the Illinois Gaming Board.
- ◊ A copy of valid Illinois and Village of Peotone Liquor License.
- ◊ Copy of valid Video Gaming License from the State of Illinois.
- ◊ Site plan indicating the location of the video gaming terminal(s). (Terminals must be located in the most segregated area of the establishment.) If persons under the age of 21 will be allowed on the premises, the site plan must depict the manner in which access to the video gaming area will be restricted. You must also contact Village of Peotone Community Development Department to assure your plans meet all applicable requirements; and submit a building permit application.
- ◊ Copy of deed/lease of real estate where VGT(s) are located.
- ◊ Copy of Articles of Incorporation for the business.
- ◊ Copy of signed agreement with the terminal operator.

Submit this application and required documentation in person or via mail to:

Village of Peotone
Attn: Village Clerk
208 E. Main Street, P.O. Box 430
Peotone, IL 60468

If you have any questions, please contact the Village Clerk at 708-258-3279

(708) 258-3279

WWW.VILLAGEOFPEOTONE.COM

208 E MAIN STREET P.O. BOX 430 PEOTONE, IL 60468-0430

Video Gaming License Application

New Renewal

Applicant Information (Establishment Owner):

Last Dikot Ltd. First _____ MI _____ Email lukekotara@berkot.net

Home Address 1913 S. Briggs Street City Joliet State IL Zip Code 60433 Phone (708) 590-4088

Identify every person, association, trust, corporation, or limited liability company having a greater than one percent (1%) direct or indirect pecuniary interest in the video gaming location for which the license is sought.

If the enclosed entity is trust, disclose beneficiary information:

Last First Home Address City State Zip Code

If the enclosed entity is a corporation, disclose stockholders and director's information:

Last	First	Home Address	City	State	Zip Code
<u>Kotara</u>	<u>Lucas</u>			<u>IL</u>	<u>60448</u>
<u>Kotara</u>	<u>2022 Gift Trust</u>			<u>IL</u>	<u>60448</u>

If the enclosed entity is a limited liability company, disclose members information:

Last First Home Address City State Zip Code

If the enclosed entity is a partnership, disclose partners information (general and limited):

Last First Home Address City State Zip Code

Name of Establishment where VGT(s) will be located Berkot's Super Foods		Number of IGB Tagged VGT(s) 6	
IGB Establishment License Number: (Attach Copy of License)		Issue Date	Expiration
Address of Establishment 312 S. Harlem Ave	City Peotone	State IL	Zip Code 60468
Phone (708) 258-3460			
Hours of operations:			
DAY		HOURS	
Sunday		7 AM - 9 PM	
Monday		7 AM - 9 PM	
Tuesday		7 AM - 9 PM	
Wednesday		7 AM - 9 PM	
Thursday		7 AM - 9 PM	
Friday		7 AM - 9 PM	
Saturday		7 AM - 9 PM	
Identification of Terminal Operator(s).			
Name of Licensed Video Game Terminal Operator(s): Accel Entertainment Gaming LLC			
Address(es) of Operator(s): 140 Tower Dr., Burr Ridge, IL 60527			
Contact Number(s): Ryan Anderson, (331) 321-1443			
IGB Terminal Operator License Number: 100600345			
Date of license Issuance: 3/10/2022			
If applicant has entered into a service agreement with terminal operator(s), provide following information:			
Date of Agreement:		Expiration Date of Agreement: .	
VGT Information:			
MAKE	MODEL	IGB ID#	

Please respond to every statement.

- Date when operation of video gaming terminal(s) is expected to begin:
- If this is the original application for a video gaming license, attach a copy of the floor plan of the premises. This must include dimensions. Locations of video gaming terminal(s) must be clearly indicated. If this is an application for renewal of a video gaming license, a copy of the floor plan is required if there has been any change in the past year or if any change is contemplated during the current year. Is a floor plan attached? Have you submitted this floor plan to Building and Zoning?
- Is any owner or manager of the establishment seeking a Video Gaming Terminal License licensed by the State of Illinois as a video gaming terminal manufacturer, distributor, or operator?
- Has the applicant ever had a previous license revoked or suspended by the Illinois Gaming Board?
- Is applicant disqualified to receive a license by reason of any matter or thing construed by the laws of this state or any ordinance of Village of Peotone?
- Has applicant (including any partners, directors, or officers), ever been convicted of a felony under any Federal or State law and would be disqualified to receive a license by reason of any matter or thing contained in this Section, laws of this state or any ordinance of the Village of Peotone?
- Has the terminal operator(s) obtained Gambling Machine Tax emblems for the VGT(s) in your establishment?

Local Regulations:

- A valid Village of Peotone Video Gaming License must be clearly displayed in the establishment at all times.
- Must comply with the Village of Peotone Video Gaming Ordinance and the Illinois Video Gaming Act (230ILCS 40/1), regulations/ restrictions imposed by the Illinois Gaming Board.

Fees:

Application Fee (non-refundable): 0
License Fee(s): Desired Number of VGT Licenses: 6 x \$250.00 = \$1500.00
Total Application and License Fees Submitted with Application: \$1500.00

Certification of Application:

Under penalty of perjury, I declare that I have examined the completed application and all supporting documents and attachments submitted by me in connection with the application, and hereby certify that the information provided in the application, attachments and supporting documentation is true, correct and complete. I hereby authorize the Village of Peotone to make inquiries to verify the accuracy of the statements and information provided in this application or any of the accompanying documents. I understand that any false statements or misrepresentations of any fact contained in this application, or the omission of any material fact, are grounds for denial or revocation of any license.

This form must be signed by the president, owner, managing member, general partner, or partner of the applicant.

[Signature]

Signature

Lucas Kotara

Printed or Typed Name

President

Title

2/25/2026

Date

Signed and Sworn before me

This 25 day of February - 2026

Judith E. Decamp-Gay

Notary Public



FOR OFFICE USE ONLY:

AMOUNT RECEIVED: \$

CHECK NUMBER: _

DATE RECEIVED:

RECEIVED BY: _

B&Z INITIALS:

B&Z APPROVAL DATE: _

NEW:

RENEWAL: _

LICENSE NUMBER: _



Board of Trustees Memo

TO: Chris Vieaux, Mayor
Village Board of Trustees

From: Nick Palmer, Village Administrator

Date: March 20, 2025

Subject: Resolution authorizing the submittal of certificate of authority and purchase of bulk rock salt through the Illinois Department of Central Management Services (CMS)

For Agenda: Board Meeting – 3/23/26

Administrator sign off:

Agenda item:

Resolution authorizing the submittal of certificate of authority and purchase of bulk rock salt through the Illinois Department of Central Management Services (CMS)

Background:

On a regular basis the Village Board has authorized the submittal of the required forms and eventual purchase of bulk rock salt through the Illinois Department of Central Management Services (CMS). This collaborative purchasing process is financially positive for the Village and ultimately saves money.

CMS (State of Illinois) process – CMS will be soliciting bids for the purchase of rock salt for the 2026-2027 winter season, which requires each municipality to commit to purchase in advance of the bids being received. The Village's annual allocation for the 2026-2027 winter season is 300 tons with an 80% minimum purchase requirement and a 120% maximum purchase cap. For the 2024-2025 season, the unit price was \$66.64/ton. Village staff recommends continuing to participate in the state purchase program administrated through CMS for the 2026-27 winter season.

Fiscal impact:

The estimated cost is approximately \$21,000 (contingent on final bid prices)

Supporting documents:

- Resolution authorizing the submittal of certificate of authority and purchase of bulk rock salt through the Illinois Department of Central Management Services (CMS)
- Certificate of Authority by Vote – authorizing Administrator Nick Palmer

RESOLUTION NO. 2026-R-_____

RESOLUTION AUTHORIZING THE SUBMITTAL OF CERTIFICATE OF AUTHORITY AND PURCHASE OF BULK ROCK SALT THROUGH THE ILLINOIS DEPARTMENT OF CENTRAL MANAGEMENT SERVICES (CMS)

WHEREAS, the Village of Peotone (the "Village") is an Illinois municipal corporation situated in Will County; and

WHEREAS, the Village upon approval of the corporate authorities may enter into an agreement with another party pursuant to Illinois Statue; and

WHEREAS, Article VII, Section 10 of the Illinois Constitution of 1970 authorizes units of local government, including municipalities, to contract to exercise, combine or transfer any power or function not prohibited to them by law or ordinance; and

WHEREAS, the "Intergovernmental Cooperation Act" (5 ILCS 220/1 et seq.) authorizes units of local government to exercise jointly with any public agency of the State, including other units of local government, any power, privilege or authority which may be exercised by a unit of local government individually, and to enter into contracts for the performance of governmental services, activities, and undertakings; and

WHEREAS, the Village desires participate in the State of Illinois CY2026-CY2027 Rock Salt Contract Joint Participation administered by the Department of Central Management Services (hereinafter referred to as "CMS") for the purchase of rock salt; and

WHEREAS, the State of Illinois by and through CMS has formed a purchasing cooperative, whose purpose and objective is designed to provide benefits and efficiencies by complying with state bidding requirements for the purchase of rock salt; and

WHEREAS, by and through a competitive bidding process CMS has identified certain vendors that have agreed to a pricing structure for the sale and purchase of rock salt; and

WHEREAS, after review of the information it is the recommendation of the Manager of Public Works and the Village Administrator to be a participant in the CMS CY 2026-CY2027 Rock Salt Contract; and

WHEREAS, the President and Board of Trustees of the Village of Peotone find it to be in the best interests of the health, safety and welfare of the residents of the Village of Peotone to become a Joint Participant in the CMS CY2026-2027 Rock Salt Contract as provided for herein..

NOW THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Peotone, Will County, Illinois, as follows:

SECTION 1: Each of the recitals in the Whereas paragraphs set forth above are incorporated into Section 1 of this Resolution.

SECTION 2: The President and Board of Trustees of the Village of Peotone approve the Rock Salt Contract Joint Participation Agreement in substantially the form attached hereto as **Exhibit A** and made a part hereof. The Village President, or Village Administrator and Clerk of the Village of Peotone are hereby authorized to execute the Certificate of Authority for and on behalf of the Village, to take all required, necessary and appropriate actions to comply with the requirements of CY2026-CY2027 Rock Salt Contract, and to execute such other documents as may be necessary or convenient to allow the Village to fulfill its obligations under the Contract

SECTION 3: This Resolution shall be in full force and effect from and after its passage and approval.

ADOPTED this ____ day of _____, 2026, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2026, by the Village President of the Village of Peotone, and attested by the Village Clerk, on the same day.

Village President

ATTEST:

Village Clerk

EXHIBIT A

**Certificate of Authority
CY2026-CY2027 Rock Salt Contract with Department of Central Management
Services (CMS)**

(ATTACHED)



Certificate of Authority by Vote

(Two Party Written Signature Required)

I, Nick Palmer **hereby certify** that I am duly appointed Village Administrator for the Village of Peotone, Illinois ("Governmental Unit"). I hereby certify the following is a true copy of a vote taken at a meeting of the Board of Directors (or equivalent governing body), duly called and held on March 23, 2026., at which a quorum of the Members was present and voting.

Voted: That Nick Palmer, Village Administrator is duly authorized to enter into contracts, to include joint participation agreements, on behalf of Village of Peotone with the State of Illinois and any of its agencies or departments and further is authorized to execute any documents which may in his/her judgment be desirable or necessary to affect the purpose of this vote.

I **hereby certify** that said vote has not been amended or repealed and remains in full force and effect as of the date of the contract or joint participation agreement to which this certificate is attached. I further certify that it is understood that the State of Illinois will rely on this certificate as evidence that the person(s) listed above currently occupy the position(s) indicated and that they have full authority to bind the Governmental Unit. To the extent that there are any limits on the authority of any listed individual to bind the Governmental Unit in contracts with the State of Illinois, all such limitations are expressly stated herein.

Dated: _____

Attest: _____

(Written signature & Title)

Dated: _____

Attest: _____

(Written signature & Title)

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

CLERK'S CERTIFICATE

I, Stacey Hartwell, the duly appointed, qualified and acting Village Clerk of the Village of Peotone, Will County, Illinois, do hereby certify that attached hereto is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 2026-R-_____

RESOLUTION AUTHORIZING THE SUBMITTAL OF CERTIFICATE OF AUTHORITY AND PURCHASE OF BULK ROCK SALT THROUGH THE ILLINOIS DEPARTMENT OF CENTRAL MANAGEMENT SERVICES (CMS)

which was passed by the Board of Trustees of the Village of Peotone at a regular meeting held on the ____ day of _____, 2026, at which meeting a quorum was present, and approved by the President of the Village of Peotone on the _____ day of _____, 2026.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of Peotone was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Peotone, and that the result of said vote was as follows, to-wit:

AYES: _____

NAYS: _____

ABSENT: _____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Peotone, this ____ day of _____, 2026.

Village Clerk

[SEAL]



Board of Trustees Memo

TO: Chris Vieaux, Mayor
Village Board of Trustees

From: Nick Palmer, Village Administrator

Date: March 20, 2026

Subject: Motion to approve purchase of a trailer for Public Works Department in the amount of \$6,582.00

For Agenda: Board Meeting 3/23/26 Administrator sign off: *WNP*

Agenda item:

Motion to approve purchase of a trailer for Public Works Department in the amount of \$6,582.00

Background:

The Public Works Department previously requested funds to purchase a trailer to support the functions of the department. This trailer will be used to move the skid steer, mowers, barricades for events, and other necessary equipment that requires a trailer.

The Public Works Manager obtained three prices for trailers which included the following:

- Funk's Trailer Sales, Inc. (Morris, IL) \$6,582.00
- Russo (Frankfort, IL) \$9,798.00
- De Jong Equipment Co., Inc. (Beecher, IL) \$14,593.99

Financial Impact:

The recommendation is to go with Funk's Trailer Sales in the amount of \$6,582 which has funding to support this purchase in the FY 26 budget.

Board action:

Motion to approve purchase of a trailer for Public Works Department in the amount of \$6,582.00

Supporting documents:

*Invoice from Funk's Trailer Sales Inc. - \$6,582.00

ADDITIONAL TERMS AND CONDITIONS

In this contract the words I, ME, and MY refer to the Buyer and Co-Buyer signing this contract. The words YOU, and YOUR refer to the Dealer. I understand that the term "trailer" used in this agreement describes the retail item as described on the front of this agreement.

I **FURTHER AGREE** (Continued from other side of Contract):

1. **IF NOT A CASH TRANSACTION.** If this purchase is not a cash transaction, I will, BEFORE or AT THE TIME OF DELIVERY of the retail item purchased, in accordance with the terms and conditions on the other side of this contract, sign a retail installment contract, security agreement or other agreement as may be required by law.
2. **TITLE.** Title to the retail item purchased will remain in you until the agreed price is paid in full in cash, or I have signed a retail installment contract or security agreement and it has been accepted by a bank or finance company, at which time title passes to me even though the actual delivery of the unit purchased may be made at a later date.
3. **REAPPRAISAL OF TRADE-IN.** If I am making a trade-in and it is not delivered to you at the time of the original appraisal and if later, on its delivery, it appears to you that there have been material changes made in the furnishings or accessories, or in its general physical condition, you may make a reappraisal. I understand and agree that this later appraisal value will then determine the allowance made for my trade-in.
4. **FAILURE TO COMPLETE A PURCHASE.** If I fail to complete this purchase within the time frame specified by the agreed upon terms of this contract or as specified in the Uniform Commercial Code of the State of your jurisdiction or within an agreed upon extension of time, for any reason (other than cancellation because of an increase in price), you may keep that portion of my cash deposit which will reimburse you for expenses and other losses because I have failed to complete my purchase. If I have given you a trade-in, you may sell the trade-in, at public or private sale, and deduct from the money received an amount equal to the expenses and losses you have incurred because I have failed to complete this purchase. I understand you shall have all the rights of a seller upon breach of contract, under the Uniform Commercial Code and the Uniform Sales Act (as applicable). In the event legal action is brought by the dealer for the enforcement of the terms of this agreement or that the purchase agreement shall be referred to an attorney who takes action in any manner to enforce said agreement purchaser agrees to pay reasonable attorney fees and court costs incurred by the dealer.
5. **CHANGES BY MANUFACTURER.** I understand that the manufacturer may make any changes in the model, or the designs, or any accessories and parts from time to time, and at any time. If the manufacturer does make changes, neither you nor the manufacturer are obligated to make the same changes in the unit I am purchasing and covered by this order, either before or after it is delivered to me.
6. **TAXES.** I understand that the price of the retail item I am purchasing does not include any tax or taxes imposed by any governmental agency or authority prior to or at the time of delivery unless it is written on the other side of this contract. I assume and agree to pay, unless prohibited by law, any and all taxes, except income taxes, that may be charged on my purchase, regardless of the person having the primary tax liability.
7. **DELAYS.** I will not hold you liable for delays caused by manufacture, accidents, strikes, fires, or any other cause beyond your control.
8. **INSPECTION.** I have examined the retail item and find it suitable for my particular needs. I have relied upon my own judgement and inspection in determining that it is of acceptable quality.
9. **INSURANCE.** I understand that I am not covered by insurance on the retail item purchased on the front of this contract and that it is my responsibility to secure insurance. I will not hold you responsible for any claims due to loss or damage whatsoever.
10. **TRADE-INS.** If I am trading in a used retail item, I agree and certify:
 - A. On the date of this Contract, the trade-in will become your property and I will deliver to you a certificate of title or registry or award of number of my trade-in showing name of the sole owner, together with proper bill of sale or other instrument of transfer sufficient to transfer title to you; along with the delivery of the retail item to your place of business.
 - B. If my trade-in is registered or licensed in a State outside of the one where this order is written, I will immediately have the trade-in licensed and/or registered in the State you indicate and I will pay any and all expenses and registration or licensing fees required. If you handle the registration or licensing of the trade-in, I will reimburse you for the expenses on demand, or you may add that amount to this contract as if it had been originally included.
 - C. I CERTIFY that this unit or rig is solely owned by me and that there are no liens or claims against my retail item except for those noted on the other side of this contract, and that all taxes of every kind have been fully paid. In the event any government agency makes a levy or claims a tax lien or demand against my trade-in, you may, at your option, either pay it and I will reimburse you on demand, or you may add that amount to the Contract.
11. **BROKEROED ITEMS.** I understand that all brokered and used retail items are sold "as-is" and that you make no warranty whatsoever unless in writing on the other side. I have examined the used retail item and I am satisfied with its condition and that the optional equipment and accessories included with it is in good working order.
12. **IN THE EVENT THAT FOR ANY REASON I WOULD BE RIGHTFULLY AUTHORIZED TO REJECT ANY SEPARATELY DESCRIBED ITEM BEING PURCHASED HEREUNDER, I AGREE THAT I WILL STILL BE OBLIGATED TO ACCEPT AND PURCHASE ALL OTHER ITEMS AND MAY NOT REJECT OR REFUSE TO PURCHASE THE REMAINDER OF SUCH ITEMS.**
13. **THE TERMS AND CONDITIONS ON BOTH SIDES OF THIS CONTRACT CONTAINS THE ENTIRE UNDERSTANDING BETWEEN YOU AND ME AND THAT NO OTHER REPRESENTATION OF INDUCEMENT, VERBAL OR WRITTEN, HAS BEEN MADE WHICH IS NOT INCLUDED IN THIS CONTRACT OF SALE.**
14. **ATTORNEY FEES AND COSTS.** In the event legal action is required or litigation is necessary for whatever reason for the enforcement of this contract, then Seller shall be entitled to any and all reasonable attorney fees and costs. Costs shall include filing fees and service of summons, fees against the Buyer.
15. **VENUE AND JURISDICTION.** The parties hereby agree that if legal remedies or litigation is to be undertaken by either one of the parties in the enforcement of this contract, the parties hereby agree to litigate those matters in Morris, Grundy County, Illinois in the Circuit Court therein.