

**VILLAGE OF PEOTONE  
REGULAR VILLAGE BOARD MEETING  
208 E. MAIN STREET, PEOTONE, IL  
MONDAY DECEMBER 15, 2025  
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 NOVEMBER 17, 2025, REGULAR VILLAGE BOARD MEETING
  - B. APPROVE PAYROLL/ACCOUNTS PAYABLE
  - C. APPROVE RAFFLE LICENSE, PEOTONE SCHOOL DISTRICT 207U, 5/MORE RAFFLES PER CALENDAR YEAR
  - D. APPROVE VILLAGE BOARD REGULAR MEETING SCHEDULE FOR 2026
  - E. APPROVE DESIGNATION OF CHRIS VIEAUX AS THE REPRESENTATIVE FOR THE VILLAGE OF PEOTONE AND NICK PALMER AS ALTERNATE ON THE SSMMA ENVIRONMENTAL JUSTICE COMMITTEE
- IV. STAFF/COMMITTEE REPORTS
- V. MAYOR'S COMMENTS
- VI. OLD BUSINESS
  - F. APPROVE NEW HOME OCCUPATION PERMIT APPLICATION, BINGO J TRANSPORTATION LIMITED LIABILITY CO., JIAYI YAN, 532 HAUERT ST, UNIT 1, PEOTONE IL (ITEM TABLED FROM VILLAGE BOARD MEETING ON NOVEMBER 17, 2025) ACTION ITEM
- VII. NEW BUSINESS
  - G. APPROVE HIRING OF NEW PART TIME POLICE OFFICER, OSCAR GALARZA ACTION ITEM
  - H. ADMINISTER OATH OF OFFICE TO NEW PART TIME POLICE OFFICER, OSCAR GALARZA
  - I. APPROVE PAYOUT 4 (PARTIAL) TO IROQUOIS PAVING CORP IN THE AMOUNT OF \$8,830.08 FOR WORK COMPLETED ON THE CONRAD STORM SEWER PROJECT ACTION ITEM
  - J. APPROVE NEW BUSINESS REGISTRATION FOR THE UPS STORE, SUHAS PATEL, 601 S. 88<sup>TH</sup> AVE. PEOTONE, ILLINOIS ACTION ITEM
  - K. APPROVE AN ORDINANCE FOR THE LEVYING AND ASSESSING OF THE 2025 TAXES FOR THE VILLAGE OF PEOTONE, WILL COUNTY, ILLINOIS ACTION ITEM
  - L. APPROVE A RESOLUTION ALLOCATING 2025 TAX LEVY TO INDIVIDUAL FUNDS OF THE VILLAGE PROPERTY TAX EXTENSION LIMITATION LAW, AS AMENDED ACTION ITEM
  - M. APPROVE ORDINANCE ABATING TAXES LEVIED FOR THE YEAR 2025 TO PAY DEBT SERVICE ON GENERAL OBLIGATION BONDS, SERIES 2022 OF THE VILLAGE OF PEOTONE, WILL COUNTY ILLINOIS ACTION ITEM
  - N. FY 2027 BUDGET KICKOFF PRESENTATION DISCUSSION ITEM
  - O. RESOLUTION APPROVING AN INVESTMENT POLICY FOR THE VILLAGE OF PEOTONE ACTION ITEM

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- |                                                                                                                                                                                                                                  |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| P. RESOLUTION APPROVING ILLINOIS MUNICIPAL INSURANCE COOPERATIVE (IMIC)<br>2025-2026 RENEWALS                                                                                                                                    | ACTION ITEM |
| Q. APPROVE ORDINANCE AMENDING SECTIONS 127.01 (MUNICIPAL GROCERY RETAILERS'<br>OCCUPATION TAX) AND 128.01 (MUNICIPAL GROCERY SERVICE OCCUPATION TAX) OF THE<br>CODE OF PEOTONE FOR THE VILLAGE OF PEOTONE, WILL COUNTY, ILLINOIS | ACTION ITEM |
| R. APPROVE ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 150 (BUILDING<br>REGULATIONS) OF TITLE XV (LAND USAGE) OF THE CODE OF PEOTONE REGARDING THE<br>ADOPTION OF VARIOUS UPDATED BUILDING CODES                              | ACTION ITEM |
| S. MOTION TO APPROVE THE WESTGATE MANOR LETTER OF CREDIT (LOC) REDUCTION                                                                                                                                                         | 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 November 17, 2025

**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, Trustee Sluis and Trustee Strba. Also present was Village Administrator Palmer, Village Attorney Bartley, Village Engineer Golem, Police Chief DeMik and Public Works Manager Hennke.

**III. Public Comments:** None

### **IV. Approval of Consent Agenda:**

- A. Approve Minutes of the October 27, 2025, Regular Village Board meeting
- B. Approve Minutes of the October 27, 2025, Executive Session
- C. Approve Payroll/Accounts Payable
- D. Approve Special Event, Game On Bar & Grill, Tree Lighting Ceremony, November 29, 2025, 4:00pm-6:30pm, Road Closure on North St from Second St to Railroad St and on Second St (Parking spots only) from Game On to North St
- E. Approve Special Event and Amp Permit, Peotone Car Club, 39<sup>th</sup> Annual Car Show, July 25, 2026, 7am-11pm, Road Closure on Main St from Railroad St to First St, Second St from Main St to Crawford St, North St from Railroad St to First St and Railroad St from Main St to North St with request to waive fee for Amp Permit

Moved by Trustee Strba, Seconded by Trustee Sluis

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

Nays: None

Absent: None

Motion passed

### **V. Staff Committee Reports:**

- A. **Engineer** – Troy reported that they will be reapplying for the West Street Reconstruction Project to try and receive Federal funds, they have applied two times in the past and are still on the contingency list.
- B. **Police** – Chief DeMik reported that there have been multiple break ins in other communities on the gaming machines with the closest one to Peotone being in Crete. Detective Miller will be attending meetings regarding these specific events. Two part time officers have handed in their resignations, and he has one applicant waiting on their background check and may be on the December agenda for hiring.
- C. **Public Works** – Bob reported that the first snow had occurred and it went well with no issues, leaf collection is ongoing, the Sidewalk Project has started, and the seasonal banners will be put up before the tree lighting ceremony along with switching the pole lights.

**D. Admin** – Administrator Palmer reported that the Downtown Overlay District will be on a Special Meeting Agenda held by the Planning & Zoning Commission on December 3<sup>rd</sup> and it may be brought to the Village Board in December along with the Façade program. The FY 27 budget process will be starting soon, and prep work is being done for the BS&A transition. The insurance consortium met and he is reviewing the proposal and work is continuing on annexation. He included a copy of the monthly Video Gaming report from the state in his packet so everyone can see how much money is being generated by the Video Gaming machines in town.

**VI. Mayor's Comments** – Mayor Vieaux announced that the Peotone Historical Society will be celebrating its 48<sup>th</sup> Birthday on November 29<sup>th</sup>. He commended Ann Marie Nagel for her helpfulness with coordinating with the movie company to stay at the Holiday Inn. He reminded the trustees about the upcoming Christmas in the Village parade and requested any available trustees to participate in the parade.

**VII. Old Business:** None

**/III. New Business:**

**A. Approve New Home Occupation Permit Application, Bingo J Transportation Limited Liability Co, Jiayi Yan, 532 Hauert St, Unit 1, Peotone, IL**

The business applicant Jiayi Yan was present and his business partner/fiancée Jingfang Li was on video call. They stated that they are starting a new company and want to use the location as a home office for dispatch and administrative work, they are still looking for drivers to employ for the business. They reported that their truck is being parked in Chicago and will not be parked in Peotone at any time and there would be no repair, storage or hazardous materials at the location in Peotone. They stated they would be living at the location. The board would like to have more discussion with the applicants and get more information about the company and it was determined to table the item for a future date.

Motion to table item to a future date

Moved by Trustee Bowden, Seconded by Trustee Hudson

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

Nays: None

Absent: None

Motion passed

**B. Approve Payout 2 (Final) to Iroquois Paving Corp. for Work Completed on the E Crawford St 2025 MFT Resurfacing Project in the Amount of \$8,921.18**

This project has been completed, and this is releasing the 5% retention. Per Troy, the IDOT paperwork has been submitted.

Moved by Trustee Hudson, Seconded by Trustee Richards

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

Nays: None

Absent: None

Motion passed



**C. Resolution Accepting and Authorizing Execution of an IGA with Will County for Placement of License Plate Reading Cameras on Will County Highways Within the Village of Peotone**

This IGA with the County was previously approved in 2022. This Resolution renews the previous camera placement on the system and adds additional locations.

Moved by Trustee Sluis, Seconded by Trustee Strba

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

Nays: None

Absent: None

Motion passed

**D. Resolution Approving and Authorizing the Execution of an Agreement Between the Village of Peotone and Flock Group, Inc. Relative to the Provision of License Plate Reading Cameras**

This Resolution goes along with the previous Resolution and is funded by a grant for two years

Moved by Trustee Sluis, Seconded by Trustee Strba

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

Nays: None

Absent: None

Motion passed

**E. Resolution of the Village of Peotone Approving Cash Escrow to Replace Letter of Credit for Ashburton Estates.**

This Resolution will allow the Village to accept a payment to replace the LOC and upon completion of the lots being developed, the new owners will have the opportunity to recoup those funds.

Moved by Trustee Sluis, Seconded by Trustee Strba

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

Nays: None

Absent: None

Motion passed

**IX. Questions of the Press:** None

**X. Executive Session:** None

**XI. Correspondence/Communications/Petitions:** None

**XII. Adjournment:**

Motion by Trustee Strba, Seconded by Trustee Sandberg  
All said AYE  
Nays: None  
Absent: None  
Adjournment at 6:39pm

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Stacey Hartwell      Village Clerk

**Village of Peotone**  
**Payroll and Accounts Payable Activity**  
**Board Meeting Date - December 15, 2025**

**Payroll**

*For the period ending:* 11/22/2025  
*Check Date:* 11/28/2025

	<b>Gross Payroll</b>	<b>FICA</b>	<b>IMRF</b>	<b>Total</b>
Village Board	1,971.67	150.83	-	2,122.50
Administration	10,360.59	792.59	324.33	11,477.51
Police	44,144.24	3,377.02	237.16	47,758.42
Public Works	12,188.86	932.45	418.07	13,539.38
<b>Total</b>	<b>\$ 68,665.36</b>	<b>\$ 5,252.90</b>	<b>\$ 979.56</b>	<b>\$ 74,897.82</b>

**Police Holiday Payout**

*For the period ending:* 12/6/2025  
*Check Date:* 12/12/2025

	<b>Gross Payroll</b>	<b>FICA</b>	<b>IMRF</b>	<b>Total</b>
Village Board	-	-	-	-
Administration	-	-	-	-
Police	21,245.04	1,625.24	-	22,870.28
Public Works	-	-	-	-
<b>Total</b>	<b>\$ 21,245.04</b>	<b>\$ 1,625.24</b>	<b>\$ -</b>	<b>\$ 22,870.28</b>

**Accounts Payable**

*For the period ending:* 12/12/2025  
*Check Date:* 12/15/2025

General Fund	177,484.32	\$ 177,484.32
Building Permit Escrow Fund	5,200.00	\$ 5,200.00
Motor Fuel Tax Fund		\$ -
Capital Improvement Fund	8,830.08	\$ 8,830.08
Police Pension Fund		\$ -
Business Development District Fund	1,138.00	\$ 1,138.00
TIF #1 Fund		\$ -
TIF #2 Fund		\$ -
<b>Total</b>	<b>\$ 192,652.40</b>	<b>\$ - \$ 192,652.40</b>



**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: 1058 Tentative G/L Date: 12/15/2025

<b>Fund/Account</b>	<b>Description</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>
<b>01-00-105</b>	Payments via Check			
<b>40863</b>	<b>3SIX1 SIXTY ENTERPRISES INC</b>	<b>12/2/2025</b>		<b>\$545.00</b>
Inv: 2915	15 Black Embroidered Hats	11/21/2025	12/15/2025	\$545.00
<b>40864</b>	<b>ADVE1 ADVERTISING SOLUTIONS</b>	<b>12/2/2025</b>		<b>\$515.00</b>
Inv: 10274	Christmas In The Village Signs (15); Banner	11/19/2025	12/15/2025	\$330.00
Inv: 10310	Sponsorship Banner	12/1/2025	12/15/2025	\$185.00
<b>40865</b>	<b>ALL02 ALL AUTOMOTIVE INC</b>	<b>12/2/2025</b>		<b>\$524.93</b>
Inv: 13934	2021 Ford Interceptor - Oil Change	11/12/2025	12/15/2025	\$44.98
Inv: 13959	Oil Change - 2013 Ford Explorer	11/14/2025	12/15/2025	\$44.98
Inv: 13976	Oil Change - 2025 Ford Interceptor	11/18/2025	12/15/2025	\$44.98
Inv: 14075	2021 Ford Interceptor - Front Pads and Rotors	11/28/2025	12/15/2025	\$389.99
<b>40866</b>	<b>ATandT4 AT&amp;T MOBILITY</b>	<b>12/2/2025</b>		<b>\$1,163.78</b>
Inv: 287286193665X1108 2025	Phone Service - Acct # 287286193665	11/8/2025	12/15/2025	\$720.27
Inv: 287286296625X1108 2025	Phone Service - Acct # 287286296625	11/8/2025	12/15/2025	\$443.51
<b>40867</b>	<b>BANDF1 B&amp;F CONSTRUCTION CODE SERVICES INC</b>	<b>12/2/2025</b>		<b>\$15,002.73</b>
Inv: 21677	August 2025 Inspections and Misc Plan Reviews	11/18/2025	12/15/2025	\$6,783.98
Inv: 21678	September 2025 Inspections and Misc Plan Reviews	11/18/2025	12/15/2025	\$3,773.75
Inv: 21679	October 2025 Inspections and Misc Plan Reviews	11/18/2025	12/15/2025	\$3,805.00
Inv: 70226	Plan Review - 601 S 88th Ave - Project # 1135950 Permit # 26B-131	11/11/2025	12/15/2025	\$640.00
<b>40868</b>	<b>BSAS1 BS&amp; A Software</b>	<b>12/2/2025</b>		<b>\$37,190.00</b>
Inv: INV-1257	New Cloud Conversion Software - Partial Payment	11/17/2025	12/15/2025	\$37,190.00
<b>40869</b>	<b>CMAP1 CHICAGO METROPOLITAN AGENCY FOR PLANNING</b>	<b>12/2/2025</b>		<b>\$183.44</b>
Inv: 2026MUN-00189	FY 2026 Local Contribution	11/19/2025	12/15/2025	\$183.44
<b>40870</b>	<b>CSCV1 Chicago Southland Convention and Visitor</b>	<b>12/2/2025</b>		<b>\$1,691.42</b>
Inv: 11142025	Tourism Agreement - October 2025	11/14/2025	12/15/2025	\$1,691.42
<b>40871</b>	<b>COMED COMED</b>	<b>12/2/2025</b>		<b>\$5,812.39</b>
Inv: 11122025	Electricity - Acct # 0126501111	11/12/2025	12/15/2025	\$286.34
Inv: 11132025	Electricity - Acct # 9724637000	11/13/2025	12/15/2025	\$5,519.15
Inv: 11122025-1	Electricity - Acct # 2230702290	11/12/2025	12/15/2025	\$6.90
<b>40872</b>	<b>COUN1 COUNTY OF WILL</b>	<b>12/2/2025</b>		<b>\$7,913.90</b>
Inv: NOVEMBER 2025-001	Laraway Communication Center Expenses	12/1/2025	12/15/2025	\$7,725.74
Inv: NOV2025 - 001 BLDG REPAY	Building Repayment	12/1/2025	12/15/2025	\$188.16
<b>40873</b>	<b>DRAL1 DRALLE CHEVROLET &amp; BUICK INC</b>	<b>12/2/2025</b>		<b>\$16.00</b>
Inv: PEO-1125	Car Washes 10/26/25 - 11/25/2025	11/25/2025	12/15/2025	\$16.00
<b>40874</b>	<b>GMIM1 Granite Mountain Imports Inc</b>	<b>12/2/2025</b>		<b>\$5,200.00</b>
Inv: 11262025	Escrow Refunds for Landscaping, Occupancy and Sidewalk	11/26/2025	12/15/2025	\$5,200.00
<b>40875</b>	<b>ILL17 ILLINOIS CITY/COUNTY MANAGEMENT ASSOC</b>	<b>12/2/2025</b>		<b>\$575.00</b>
Inv: 01/2026	2026 Membership Dues	12/1/2025	12/15/2025	\$575.00
<b>40876</b>	<b>IPRF1 ILLINOIS PUBLIC RISK FUND</b>	<b>12/2/2025</b>		<b>\$45,520.00</b>
Inv: 104249	2026/2027 Annual Workers Comp & Admin Fee	11/20/2025	12/15/2025	\$45,520.00



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

Fund/Account	Description	Date	Due Date	Amount
<b>40877</b>	<b>ILSP1 Illinois State Police</b>	<b>12/2/2025</b>		<b>\$27.00</b>
Inv: 20251006456	FEAPP-LS10912L73358776 - Andrea Protti	10/1/2025	12/15/2025	\$27.00
<b>40878</b>	<b>IROQ1 IROQUOIS PAVING CORPORATION</b>	<b>12/2/2025</b>		<b>\$8,830.08</b>
Inv: 2501106	Payout 4 Partial -Conrad Storm Sewer Project #23 -R0504.04	11/20/2025	12/15/2025	\$8,830.08
<b>40879</b>	<b>JCMU1 JCM UNIFORMS INC.</b>	<b>12/2/2025</b>		<b>\$355.95</b>
Inv: 815583	Weiffenbach - Pants and Raincoat	11/13/2025	12/15/2025	\$355.95
<b>40880</b>	<b>JOHN6 JOHN DEERE FINANCIAL</b>	<b>12/2/2025</b>		<b>\$144.41</b>
Inv: 12271015	V-Belt	11/24/2025	12/15/2025	\$62.97
Inv: 12271134	V-Belt	11/25/2025	12/15/2025	\$81.44
<b>40881</b>	<b>JOHN1 JOHNSONS GREENHOUSE</b>	<b>12/2/2025</b>		<b>\$1,239.00</b>
Inv: 1000034190	Winter Planters	11/26/2025	12/15/2025	\$1,138.00
Inv: Order #1000034189	Sympathy Flowers for Werner	11/26/2025	12/15/2025	\$101.00
<b>40882</b>	<b>LEAD1 LEADING IT</b>	<b>12/2/2025</b>		<b>\$214.60</b>
Inv: 143262	Office 365 Agreement - January 2026	1/1/2026	12/15/2025	\$214.60
<b>40883</b>	<b>MCGR1 MARTIN WHALEN OFFICE SOLUTIONS INC</b>	<b>12/2/2025</b>		<b>\$10.37</b>
Inv: IN6196236	Copies Overage	11/11/2025	12/15/2025	\$10.37
<b>40884</b>	<b>MINU1 MINUTEMAN PRESS FRANKFORT</b>	<b>12/2/2025</b>		<b>\$480.81</b>
Inv: 15405	2500 Flyers	11/25/2025	12/15/2025	\$480.81
<b>40885</b>	<b>OPER1 OPERATING ENGINEERS LOCAL 399</b>	<b>12/2/2025</b>		<b>\$237.04</b>
Inv: PRe-251114-769-1-OPER1-0	Employee Deduction	11/8/2025	11/8/2025	\$118.52
Inv: PRe-251128-770-1-OPER1-0	Employee Deduction	11/22/2025	11/22/2025	\$118.52
<b>40886</b>	<b>orkin ORKIN EXTERMINATING COMPANY INC</b>	<b>12/2/2025</b>		<b>\$117.00</b>
Inv: 284000897	Pest Control	12/1/2025	12/15/2025	\$117.00
<b>40887</b>	<b>STAT1 STATE AND MUNICIPAL TEAMSTERS</b>	<b>12/2/2025</b>		<b>\$722.00</b>
Inv: PRe-251114-769-1-STAT1-0	Employee Deduction	11/8/2025	11/8/2025	\$361.00
Inv: PRe-251128-770-1-STAT1-0	Employee Deduction	11/22/2025	11/22/2025	\$361.00
<b>40888</b>	<b>WEBF1 WEBFOOT DESIGNS, INC.</b>	<b>12/2/2025</b>		<b>\$495.00</b>
Inv: 143263	Webfoot - Managed Services - Website - Jan 2026	1/1/2026	12/15/2025	\$495.00
<b>40889</b>	<b>XEROX01 XEROX FINANCIAL SERVICES LLC</b>	<b>12/2/2025</b>		<b>\$1,035.71</b>
Inv: 41239038	Copier Lease - Contract # 211-1020682-001	11/22/2025	12/15/2025	\$1,035.71
<b>Paying Account 01-00-105(Check) Total:</b>				<b>\$135,762.56</b>
<b>01-00-105</b>	Payments via Check			
<b>70000396</b>	<b>ADOBE1 ADOBE</b>	<b>12/2/2025</b>		<b>\$51.69</b>
Inv: 11162025-3	Adobe Acrobat	11/16/2025	12/15/2025	\$9.42
Inv: 11162025 9576	Adobe Acrobat	11/16/2025	12/15/2025	\$23.43
Inv: 11162025 9576-1	Adobe Acrobat	11/16/2025	12/15/2025	\$9.42
Inv: 11162025 9576-2	Adobe Acrobat	11/16/2025	12/15/2025	\$9.42
<b>70000397</b>	<b>AMAZ1 Amazon</b>	<b>12/2/2025</b>		<b>\$89.32</b>
Inv: 11162025 6248	Police Pirate Treat Bags - Trunk or Treat	11/16/2025	12/15/2025	\$79.92
Inv: 11162025 6248-1	Office Chair Armrest Cover	11/16/2025	12/15/2025	\$9.40
<b>70000398</b>	<b>AMAZ1 Amazon</b>	<b>12/2/2025</b>		<b>\$112.94</b>
Inv: 11162025 9918	Green Marking Flags (1000 Pack)	11/16/2025	12/15/2025	\$69.99
Inv: 11162025 9918-1	Paper Towel Hand Towel Roll	11/16/2025	12/15/2025	\$42.95





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

Fund/Account	Description	Date	Due Date	Amount
<b>70000399</b>	<b>AMAZ1 Amazon</b>	<b>12/2/2025</b>		<b>\$42.88</b>
Inv: 11162025-2	Picture Hanging Strips	11/16/2025	12/15/2025	\$11.19
Inv: 11162025 9576	Steno Book	11/16/2025	12/15/2025	\$10.80
Inv: 11162025 9576 -1	Bulletin Board	11/16/2025	12/15/2025	\$20.89
<b>70000400</b>	<b>BERK2 BERKOTS</b>	<b>12/2/2025</b>		<b>\$107.68</b>
Inv: 11162025 6248	Candy for Trunk or Treat	11/16/2025	12/15/2025	\$107.68
<b>70000401</b>	<b>CMAP2 Chicago Midway Airport Parking</b>	<b>12/2/2025</b>		<b>\$105.00</b>
Inv: 11162025 6248	Airport Parking for Int'l National Chiefs Convention	11/16/2025	12/15/2025	\$105.00
<b>70000402</b>	<b>COMC2 COMCAST</b>	<b>12/2/2025</b>		<b>\$329.56</b>
Inv: 11162025 1604	Monthly Internet Service	11/16/2025	12/15/2025	\$329.56
<b>70000403</b>	<b>CONS2 CONSTANT CONTACT</b>	<b>12/2/2025</b>		<b>\$69.00</b>
Inv: 11162025 1604	Email Marketing	11/16/2025	12/15/2025	\$69.00
<b>70000404</b>	<b>CORN03 CORNERSTONE COFFEE</b>	<b>12/2/2025</b>		<b>\$83.11</b>
Inv: 11162025 6248	Coffee and Drinks for Trunk or Treat	11/16/2025	12/15/2025	\$83.11
<b>70000405</b>	<b>DOLL01 DOLLAR GENERAL</b>	<b>12/2/2025</b>		<b>\$52.92</b>
Inv: 11162025 6248	Candy for Trunk or Treat	11/16/2025	12/15/2025	\$52.92
<b>70000406</b>	<b>DOUB01 DOUBLETREE</b>	<b>12/2/2025</b>		<b>\$244.16</b>
Inv: 11162025 9918	Hotel for Public Works Conference	11/16/2025	12/15/2025	\$244.16
<b>70000407</b>	<b>FAFL01 FARM &amp; FLEET</b>	<b>12/2/2025</b>		<b>\$68.88</b>
Inv: 11162025 9918	Hi-Temp Grease, Synthetic Compressor Oil, Tie Wire	11/16/2025	12/15/2025	\$68.88
<b>70000408</b>	<b>GOT1 GOTO CONNECT</b>	<b>12/2/2025</b>		<b>\$122.55</b>
Inv: 11162025 1604	Monthly Phone Charges	11/16/2025	12/15/2025	\$122.55
<b>70000409</b>	<b>HARB1 HARBOR FREIGHT</b>	<b>12/2/2025</b>		<b>\$116.95</b>
Inv: 11162025 9918	Heat Shrink and Electrical Tape	11/16/2025	12/15/2025	\$13.98
Inv: 11162025 9918-1	Air Hose and Fittings	11/16/2025	12/15/2025	\$102.97
<b>70000410</b>	<b>HYATT01 HYATT</b>	<b>12/2/2025</b>		<b>\$1,498.95</b>
Inv: 11162025 6248	Hotel for Int'l National Chiefs Convention	11/16/2025	12/15/2025	\$1,498.95
<b>70000411</b>	<b>JOHN10 JOHNSONS GREENHOUSE</b>	<b>12/2/2025</b>		<b>\$76.02</b>
Inv: 11162025 6207	Get Well Flowers for Stacey	11/16/2025	12/15/2025	\$76.02
<b>70000412</b>	<b>MENAR1 MENARDS</b>	<b>12/2/2025</b>		<b>\$920.03</b>
Inv: 11162025 9918	Diesel Kleen, Max Power Car Wash, Pressure Washer, Towels, Paint Brushes	11/16/2025	12/15/2025	\$104.04
Inv: 11162025 9918-1	Ratchet Strap Tie Downs	11/16/2025	12/15/2025	\$16.99
Inv: 11162025 9918-2	60 Gallon Air Compressor	11/16/2025	12/15/2025	\$799.00
<b>70000413</b>	<b>PAGA1 PA-CHAN-GA</b>	<b>12/2/2025</b>		<b>\$102.82</b>
Inv: 11162025 1604	Lunch with Beecher Mayor and Administrator	11/16/2025	12/15/2025	\$102.82
<b>70000414</b>	<b>WALM1 Walmart</b>	<b>12/2/2025</b>		<b>\$47.61</b>
Inv: 11162025 6248	Candy for Trunk or Treat	11/16/2025	12/15/2025	\$47.61
<b>Paying Account 01-00-105(Check) Total:</b>				<b>\$4,242.07</b>
<b>01-00-105</b>	Payments via Nacha			
<b>90010602</b>	<b>AMER3 AMERICAN LEGAL PUBLISHING CORP.</b>	<b>12/2/2025</b>		<b>\$83.85</b>
Inv: 46797	November 2025 S-46 Editing - Ordinance Codification	11/30/2025	12/15/2025	\$78.00
Inv: 46862	November 2025 S-46 Online Code Editing	11/30/2025	12/15/2025	\$5.85
<b>90010603</b>	<b>EAGL1 EAGLE UNIFORM</b>	<b>12/2/2025</b>		<b>\$136.80</b>
Inv: 1063-1	Hille - Mock Turtleneck Dickies and Jacket	12/1/2025	12/15/2025	\$136.80
<b>90010604</b>	<b>EJE01 EJ EQUIPMENT INC</b>	<b>12/2/2025</b>		<b>\$307.00</b>
Inv: P53832	4 Steel Brooms	11/25/2025	12/15/2025	\$307.00



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

Fund/Account	Description	Date	Due Date	Amount
<b>90010605</b>	<b>HERI1 HERITAGE FS INC</b>	<b>12/2/2025</b>		<b>\$3,269.74</b>
Inv: 36024455	Fuel	11/24/2025	12/15/2025	\$3,229.65
Inv: 36024510	Fuel	12/1/2025	12/15/2025	\$40.09
<b>90010606</b>	<b>LAW03 LAW OFFICES OF THOMAS J KNUTH</b>	<b>12/2/2025</b>		<b>\$1,500.00</b>
Inv: 12012025	Prosecution Services - November 2025	12/1/2025	12/15/2025	\$1,500.00
<b>90010607</b>	<b>LEXI2 LEXIPOL LLC</b>	<b>12/2/2025</b>		<b>\$4,483.16</b>
Inv: INVLEX11262902	Annual Law Enforcement Policy Updates - Legacy Renewals Only	12/1/2025	12/15/2025	\$4,483.16
<b>90010608</b>	<b>PEER1 PEERLESS NETWORK INC</b>	<b>12/2/2025</b>		<b>\$1,448.36</b>
Inv: 86186	Phone Service	11/15/2025	12/15/2025	\$1,448.36
<b>90010609</b>	<b>QUILL QUILL CORPORATION</b>	<b>12/2/2025</b>		<b>\$66.76</b>
Inv: 46560843	Office Supplies	11/12/2025	12/15/2025	\$33.98
Inv: 46569552	Office Supplies	11/12/2025	12/15/2025	\$32.78
<b>90010610</b>	<b>SOUT4 SOUTHWEST EXURBAN PUBLISHING LLC</b>	<b>12/2/2025</b>		<b>\$90.00</b>
Inv: 25-465	Notice of Public Hearing by P&Z. Published 11.13.2025	11/13/2025	12/15/2025	\$90.00
<b>90010611</b>	<b>AandJ01 STAR DISPOSAL SERVICE INC</b>	<b>12/2/2025</b>		<b>\$69.00</b>
Inv: 9669275	Monthly Refuse Service	12/1/2025	12/15/2025	\$69.00
<b>90010612</b>	<b>VERI1 VERIZON WIRELESS</b>	<b>12/2/2025</b>		<b>\$143.55</b>
Inv: 100000166419	Monthly Data Service	12/1/2025	12/15/2025	\$143.55
<b>Paying Account 01-00-105(Nacha) Total:</b>				<b>\$11,598.22</b>
<b>01-00-105</b>	Payments via Web/Telephone			
<b>80000808</b>	<b>IPBC1 Illinois Personnel Benefit Cooperative</b>	<b>12/2/2025</b>		<b>\$40,866.58</b>
Inv: 12012025	Health Insurance - December 2025	12/1/2025	12/15/2025	\$40,866.58
<b>80000809</b>	<b>USBA1 US BANK EQUIPMENT FINANCE</b>	<b>12/2/2025</b>		<b>\$182.97</b>
Inv: 569254667	Copier Lease - Contract # 500-0535681-000	11/21/2025	12/15/2025	\$182.97
<b>Paying Account 01-00-105 (Web/Telephone) Total:</b>				<b>\$41,049.55</b>



**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: 1058 Tentative G/L Date: 12/15/2025

Cash Requirement Totals		Account	Amount	Fund	Amount
Total Payments	59	01-00-113 PREPAID EXPENSE	\$37,190.00	01	\$177,484.32
Total Invoices:	70	01-00-231 UNION DUES	\$959.04	02	\$5,200.00
Total Vendors:	57	01-00-306 HOTEL/MOTEL TAX	\$1,691.42	30	\$8,830.08
Total Amount:	\$192,652.40	01-50-400 SALARIES - EXPENSE	\$101.00	40	\$1,138.00
		01-50-404 EMPLOYEE'S INSURANCE	\$5,968.94		\$192,652.40
		01-50-412 EQUIPMENT MAINTENANCE	\$1,043.45		
		01-50-444 PRINTING/PUBLISHING	\$83.85		
		01-50-452 OTHER PROFESSIONAL SERVICES	\$85.50		
		01-50-459 DUES/SUBSCRIPTION	\$932.71		
		01-50-463 COMMUNITY RELATIONS	\$103.73		
		01-50-465 OFFICE SUPPLIES	\$109.64		
		01-50-485 MISCELLANEOUS EXPENSE	\$178.84		
		01-50-486 CHRISTMAS IN THE VILLAGE	\$942.23		
		01-51-404 EMPLOYEE'S INSURANCE	\$26,319.72		
		01-51-412 EQUIPMENT MAINTENANCE	\$185.60		
		01-51-416 VEHICLE MAINTENANCE	\$540.93		
		01-51-428 TELEPHONE/FAX	\$720.27		
		01-51-438 TRAVEL	\$1,603.95		
		01-51-446 LEGAL FEES	\$1,500.00		
		01-51-452 OTHER PROFESSIONAL SERVICES	\$12,599.11		
		01-51-463 COMMUNITY RELATIONS	\$267.51		
		01-51-466 OTHER SUPPLIES	\$9.40		
		01-51-467 UNIFORMS	\$1,037.75		
		01-51-472 GAS & OIL	\$1,008.43		
		01-52-444 PRINTING/PUBLISHING	\$90.00		
		01-52-452 OTHER PROFESSIONAL SERVICES	\$15,002.73		
		01-53-404 EMPLOYEE'S INSURANCE	\$8,577.92		
		01-53-411 BUILDING MAINTENANCE	\$104.04		
		01-53-412 EQUIPMENT MAINTENANCE	\$451.41		
		01-53-428 TELEPHONE/FAX	\$443.51		
		01-53-436 UTILITIES - STREET LIGHTING	\$5,812.39		
		01-53-438 TRAVEL	\$244.16		
		01-53-452 OTHER PROFESSIONAL SERVICES	\$69.00		
		01-53-462 SUPPLIES - EQUIPMENT	\$987.84		
		01-53-466 OTHER SUPPLIES	\$126.92		
		01-53-472 GAS & OIL	\$2,261.31		
		01-56-427 GENERAL INSURANCE	\$45,520.00		
		01-56-428 TELEPHONE/FAX	\$1,900.47		
		01-56-452 OTHER PROFESSIONAL SERVICES	\$709.60		
		02-00-383 OCCUPANCY ESCROW RECEIPTS	\$500.00		
		02-00-384 SIDEWALK ESCROW RECEIPTS	\$1,050.00		
		02-00-385 LANDSCAPE ESCROW RECEIPTS	\$3,650.00		
		30-53-495 STREET IMPROVEMENTS	\$8,830.08		
		40-00-466 OTHER SUPPLIES	\$1,138.00		
			\$192,652.40		

Paying Account	Payment Method	Count	Amount	Vendor	Amount
01-00-105	Check	27	\$135,762.56	3SIX1	\$545.00
01-00-105	Web/Telephone	2	\$41,049.55	ADOBE1	\$51.69
01-00-105	Nacha	11	\$11,598.22	ADVE1	\$515.00
				ALL02	\$524.93
				AMAZ1	\$245.14



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

Paying Account	Payment Method	Count	Amount	Vendor	Amount
01-00-105	Check	19	\$4,242.07	AMER3	\$83.85
				ATandT4	\$1,163.78
			\$192,652.40	BANDF1	\$15,002.73
				BERK2	\$107.68
				BSAS1	\$37,190.00
				CMAF1	\$183.44
				CMAF2	\$105.00
				CSCV1	\$1,691.42
				COMC2	\$329.56
				COMED	\$5,812.39
				CONS2	\$69.00
				CORN03	\$83.11
				COUN1	\$7,913.90
				DOLL01	\$52.92
				DOUB01	\$244.16
				DRAL1	\$16.00
				EAGL1	\$136.80
				EJE01	\$307.00
				FAFL01	\$68.88
				GOT1	\$122.55
				HARB1	\$116.95
				HERI1	\$3,269.74
				HYATT01	\$1,498.95
				ILL17	\$575.00
				IPBC1	\$40,866.58
				IPRF1	\$45,520.00
				ILSP1	\$27.00
				JCMU1	\$355.95
				JOHN6	\$144.41
				JOHN10	\$76.02
				JOHN1	\$1,239.00
				LAW03	\$1,500.00
				LEAD1	\$214.60
				LEXI2	\$4,483.16
				MCGR1	\$10.37
				MENAR1	\$920.03
				MINU1	\$480.81
				OPER1	\$237.04
				orkin	\$117.00
				PAGA1	\$102.82
				PEER1	\$1,448.36
				QUILL	\$66.76
				SOUT4	\$90.00
				AandJ01	\$69.00
				STAT1	\$722.00
				USBA1	\$182.97
				VERI1	\$143.55
				WALM1	\$47.61
				WEBF1	\$495.00
				XEROX01	\$1,035.71
				GMIM1	\$5,200.00
				IROQ1	\$8,830.08
					\$192,652.40



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

Vendor	C/Y 2025 Invoices	C/Y 2025 Payments	F/Y 2026 Invoices	F/Y 2026 Payments
3SIX1	(4) 3235.48	(2) 3235.48	(4) 3235.48	(2) 3235.48
AandJ01	(12) 3333.12	(11) 3402.12	(9) 3126.12	(8) 3195.12
ADOBE1	(11) 1554.96	(13) 1729.14	(7) 1074.90	(8) 1227.84
ADVE1	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
ALL02	(46) 4578.99	(16) 4939.37	(34) 2902.68	(11) 2952.68
AMAZ1	(80) 6481.73	(27) 7202.57	(64) 4721.23	(20) 4784.75
AMER3	(8) 2322.00	(4) 2322.00	(8) 2322.00	(4) 2322.00
ATandT4	(16) 9837.86	(7) 12049.24	(12) 6436.81	(6) 9837.86
BANDF1	(42) 47491.71	(16) 62897.61	(35) 39375.57	(12) 40482.61
BERK2	(3) 206.32	(3) 206.32	(3) 206.32	(3) 206.32
BSAS1	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
CMAP1	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
CMAP2	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
COMC2	(10) 3168.41	(11) 3450.04	(7) 2282.24	(8) 2585.35
COMED	(56) 61129.42	(19) 66905.70	(41) 43406.04	(13) 49326.59
CONS2	(10) 670.00	(11) 735.00	(7) 475.00	(8) 540.00
CORN03	(3) 161.47	(2) 161.47	(3) 161.47	(2) 161.47
COUN1	(22) 87052.90	(11) 87052.90	(16) 63311.20	(8) 63311.20
CSCV1	(2) 6215.89	(2) 6215.89	(2) 6215.89	(2) 6215.89
ILSP1	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
IPBC1	(11) 418781.74	(11) 418781.74	(8) 312844.52	(8) 312844.52
IPRF1	(1) 4637.00	(1) 4637.00	(0) 0.00	(0) 0.00
IROO1	(7) 2183465.73	(4) 2183465.73	(6) 1468198.98	(3) 1468198.98
JCMU1	(15) 2054.41	(8) 3204.23	(8) 1246.92	(5) 1328.42
JOHN1	(3) 3175.83	(3) 3175.83	(3) 3175.83	(3) 3175.83
JOHN10	(1) 94.63	(1) 94.63	(1) 94.63	(1) 94.63
JOHN6	(8) 6482.12	(8) 7140.85	(3) 5459.88	(5) 5707.61
LAW03	(11) 16600.00	(10) 16600.00	(7) 10500.00	(7) 12100.00
LEAD1	(27) 73440.22	(12) 68450.35	(22) 51445.09	(8) 46455.22
LEXI2	(0) 0.00	(1) 480.65	(0) 0.00	(0) 0.00
MCGR1	(3) 251.09	(3) 251.09	(2) 237.97	(3) 251.09
MENAR1	(12) 1966.14	(7) 2108.33	(9) 1328.27	(4) 1328.27
MINU1	(1) 120.76	(0) 0.00	(0) 0.00	(0) 0.00
SOUT4	(1) 130.00	(1) 130.00	(0) 0.00	(0) 0.00
STAT1	(19) 7066.00	(12) 7839.00	(13) 4670.00	(9) 5649.24
USBA1	(9) 2010.78	(10) 2193.54	(7) 1279.74	(8) 1807.04
VERI1	(11) 1560.01	(11) 1560.01	(8) 1148.40	(8) 1148.40
WALM1	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
WEBF1	(15) 6045.00	(11) 5550.00	(12) 4560.00	(8) 4065.00
XEROX01	(9) 6116.72	(9) 6116.72	(8) 3994.48	(9) 6116.72
DOLL01	(1) 9.18	(2) 77.22	(1) 9.18	(1) 9.18
DOUB01	(1) 744.80	(1) 744.80	(1) 744.80	(1) 744.80
DRAL1	(13) 2580.84	(8) 2580.84	(11) 2544.84	(7) 2564.84
EAGL1	(13) 2903.50	(9) 4939.50	(7) 1242.50	(5) 1242.50
EJE01	(2) 1383.90	(2) 1383.90	(2) 1383.90	(2) 1383.90
FAFL01	(7) 2064.97	(6) 2475.50	(5) 1130.31	(3) 1130.31
GMIM1	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00



**Village of Peotone**

P.O. Box 430 - Peotone IL 60468-0430

AP Invoices - Board Listing V2 -

Vendor	C/Y 2025 Invoices	C/Y 2025 Payments	F/Y 2026 Invoices	F/Y 2026 Payments
GOT1	(10) 1243.63	(9) 1485.89	(7) 879.55	(7) 1000.91
HARB1	(1) 238.80	(1) 238.80	(1) 238.80	(1) 238.80
HERI1	(24) 39827.05	(18) 41064.19	(16) 28327.45	(13) 31609.49
HYATT01	(4) 1956.20	(3) 1956.20	(3) 1600.04	(2) 1600.04
ILL17	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
OPER1	(19) 2227.95	(12) 2409.23	(13) 1488.99	(9) 1865.39
ORKIN	(10) 1170.00	(8) 1170.00	(8) 936.00	(6) 936.00
PAGA1	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
PEER1	(10) 13473.26	(11) 14851.87	(7) 9474.01	(7) 9474.01
QUILL	(34) 4987.06	(17) 5504.77	(25) 3232.46	(11) 3318.24

Card	Card Description	Amount
SH001	ONB MC	\$94.57
DD001	ONB MC	\$1,984.59
RH	ONB MC	\$1,462.96
NP01	ONB MC	\$623.93
CV001	ONB MC	\$76.02
		<hr/>
		\$4,242.07

**Village of Peotone**  
**Payroll and Accounts Payable Activity**  
**Board Meeting Date - December 15, 2025**

**Payroll**

For the period ending: 11/22/2025  
Check Date: 11/28/2025

	Gross Payroll	FICA	IMRF	Total
Village Board	1,971.67	150.83	-	2,122.50
Administration	10,360.59	792.59	324.33	11,477.51
Police	44,144.24	3,377.02	237.16	47,758.42
Public Works	12,188.86	932.45	418.07	13,539.38
<b>Total</b>	<b>\$ 68,665.36</b>	<b>\$ 5,252.90</b>	<b>\$ 979.56</b>	<b>\$ 74,897.82</b>

**Police Holiday Payout**

For the period ending: 12/6/2025  
Check Date: 12/12/2025

	Gross Payroll	FICA	IMRF	Total
Village Board	-	-	-	-
Administration	-	-	-	-
Police	21,245.04	1,625.24	-	22,870.28
Public Works	-	-	-	-
<b>Total</b>	<b>\$ 21,245.04</b>	<b>\$ 1,625.24</b>	<b>\$ -</b>	<b>\$ 22,870.28</b>

For the period ending: 12/6/2025  
Check Date: 12/12/2025

	Gross Payroll	FICA	IMRF	Total
Village Board	-	-	-	-
Administration	10,919.59	835.35	324.33	12,079.27
Police	47,914.45	3,665.45	237.16	51,817.06
Public Works	14,567.24	1,114.40	499.66	16,181.30
<b>Total</b>	<b>\$ 73,401.28</b>	<b>\$ 5,615.20</b>	<b>\$ 1,061.15</b>	<b>\$ 80,077.63</b>

**Accounts Payable**

For the period ending: 12/12/2025  
Check Date: 12/15/2025

		12/12/2025	12/15/2025
General Fund	177,484.32	\$ 32,261.39	\$ 209,745.71
Building Permit Escrow Fund	5,200.00		\$ 5,200.00
Motor Fuel Tax Fund		\$ 4,600.53	\$ 4,600.53
Capital Improvement Fund	8,830.08	\$ 2,823.89	\$ 11,653.97
Police Pension Fund			\$ -
Business Development District Fund	1,138.00		\$ 1,138.00
TIF #1 Fund			\$ -
TIF #2 Fund		\$ 888.00	\$ 888.00
<b>Total</b>	<b>\$ 192,652.40</b>	<b>\$ 40,573.81</b>	<b>\$ 233,226.21</b>



**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: 1060 Tentative G/L Date: 12/15/2025

Fund/Account	Description	Date	Due Date	Amount
<b>01-00-105</b>	Payments via Check			
<b>40890</b>	<b>ADVE1 ADVERTISING SOLUTIONS</b>	<b>12/11/2025</b>		<b>\$160.00</b>
Inv: 10323	Banner	12/5/2025	12/15/2025	\$160.00
<b>40891</b>	<b>ALL02 ALL AUTOMOTIVE INC</b>	<b>12/11/2025</b>		<b>\$44.98</b>
Inv: 14155	Oil Change - 2023 Ford Interceptor	12/9/2025	12/15/2025	\$44.98
<b>40892</b>	<b>ATandT4 AT&amp;T MOBILITY</b>	<b>12/11/2025</b>		<b>\$1,159.50</b>
Inv: 287286193665X1208 2025	Phone Service - Acct # 287286193665	11/30/2025	12/15/2025	\$719.20
Inv: 287286296625X1208 2025	Phone Service - Acct # 287286296625	11/30/2025	12/15/2025	\$440.30
<b>40893</b>	<b>BANDF1 B&amp;F CONSTRUCTION CODE SERVICES INC</b>	<b>12/11/2025</b>		<b>\$400.00</b>
Inv: 70428	Add'l Review - 418 Locust Lane - Project # 1136153 Permit # 26B-143	12/2/2025	12/15/2025	\$275.00
Inv: 70466	Plan Revisions -413 N Sixth - Project # 1135845 Permit # 26B-125	12/5/2025	12/15/2025	\$125.00
<b>40894</b>	<b>CSCV1 Chicago Southland Convention and Visitor</b>	<b>12/11/2025</b>		<b>\$1,260.74</b>
Inv: 12102025	Tourism Agreement - November 2025	12/10/2025	12/15/2025	\$1,260.74
<b>40895</b>	<b>COMED COMED</b>	<b>12/11/2025</b>		<b>\$232.21</b>
Inv: 12022025	Electricity - Acct # 5351323333	12/2/2025	12/15/2025	\$47.40
Inv: 12022025-1	Electricity - Acct # 3874398000	12/2/2025	12/15/2025	\$90.61
Inv: 12022025-2	Electricity - Acct # 5818687000	12/2/2025	12/15/2025	\$94.20
<b>40896</b>	<b>EMT01 EMT REPAIR SERVICE INC</b>	<b>12/11/2025</b>		<b>\$1,795.70</b>
Inv: 13678	2017 Ford F550 - Replace Front and Back Breaks, Rotors and Calipers	12/9/2025	12/15/2025	\$1,795.70
<b>40897</b>	<b>HISK01 HISKES, DILLNER, O'DONNELL, MAROVICH &amp; L</b>	<b>12/11/2025</b>		<b>\$332.50</b>
Inv: 23874	11/19/25 Admin Adjudication and Document Review	12/3/2025	12/15/2025	\$332.50
<b>40898</b>	<b>JandL02 J &amp; L FASTENERS</b>	<b>12/11/2025</b>		<b>\$44.10</b>
Inv: PSI839566	Screws And Washers	12/8/2025	12/15/2025	\$44.10
<b>40899</b>	<b>LEAD1 LEADING IT</b>	<b>12/11/2025</b>		<b>\$4,617.37</b>
Inv: 143261WC	Managed It Services - January 2026	1/1/2025	12/15/2025	\$4,617.37
<b>40900</b>	<b>MORT1 MORTON SALT INC</b>	<b>12/11/2025</b>		<b>\$4,600.53</b>
Inv: 5403885981	Salt	12/8/2025	12/15/2025	\$3,065.45
Inv: 5403890333	Salt	12/9/2025	12/15/2025	\$1,535.08
<b>40901</b>	<b>MOTO1 MOTOROLA SOLUTIONS STARCOM</b>	<b>12/11/2025</b>		<b>\$833.00</b>
Inv: 9908320251103	Monthly Service - Radios - December 2025	12/1/2025	12/15/2025	\$833.00
<b>40902</b>	<b>NAPA3 NAPA AUTO PARTS</b>	<b>12/11/2025</b>		<b>\$26.01</b>
Inv: 132344	Steering Fluid and Break Fluid	12/3/2025	12/15/2025	\$26.01
<b>40903</b>	<b>OPER1 OPERATING ENGINEERS LOCAL 399</b>	<b>12/11/2025</b>		<b>\$118.52</b>
Inv: PRe-251212-772-1-OPER1-0	Employee Deduction	12/6/2025	12/6/2025	\$118.52
<b>40904</b>	<b>ORKIN ORKIN EXTERMINATING COMPANY INC</b>	<b>12/11/2025</b>		<b>\$131.85</b>
Inv: 285574060	Pest Control	1/1/2026	12/15/2025	\$131.85
<b>40905</b>	<b>STAT1 STATE AND MUNICIPAL TEAMSTERS</b>	<b>12/11/2025</b>		<b>\$361.00</b>
Inv: PRe-251212-772-1-STAT1-0	Employee Deduction	12/6/2025	12/6/2025	\$361.00
<b>40906</b>	<b>TERRY TERRYS FORD LINCOLN MERCURY</b>	<b>12/11/2025</b>		<b>\$291.33</b>
Inv: 87091	2021 Ford Explorer - Replace TPM Sensors	11/24/2025	12/15/2025	\$217.24



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

Fund/Account	Description	Date	Due Date	Amount
Inv: 87389	2022 Ford F-150 - Inspection and Oil Change	12/10/2025	12/15/2025	\$74.09
<b>40907</b>	<b>THOL1 THOLENS LANSCAPE &amp; GARDEN CENTER</b>	<b>12/11/2025</b>		<b>\$6,000.00</b>
Inv: 041363	Trees (40)	11/25/2025	12/15/2025	\$6,000.00
	<b>Paying Account 01-00-105(Check) Total:</b>			<b>\$22,409.34</b>
<b>01-00-105</b>	Payments via Nacha			
<b>90010645</b>	<b>EAGL1 EAGLE UNIFORM</b>	<b>12/11/2025</b>		<b>\$226.40</b>
Inv: 42692-3	Miller - 2 Pants and 1 Shirt	12/2/2025	12/15/2025	\$226.40
<b>90010646</b>	<b>HER11 HERITAGE FS INC</b>	<b>12/11/2025</b>		<b>\$2,935.19</b>
Inv: 36024574	Fuel	12/5/2025	12/15/2025	\$43.73
Inv: 36024579	HD Oil	12/5/2025	12/15/2025	\$135.50
Inv: 36024589	Fuel	12/8/2025	12/15/2025	\$2,755.96
<b>90010647</b>	<b>IPWMA ILLINOIS PUBLIC WORKS MUTUAL AID NETWORK</b>	<b>12/11/2025</b>		<b>\$100.00</b>
Inv: 5330	Annual Membership 2025	12/3/2025	12/15/2025	\$100.00
<b>90010648</b>	<b>KLEIN KLEIN THORPE AND JENKINS LTD</b>	<b>12/11/2025</b>		<b>\$7,883.02</b>
Inv: 253796	Legal Services - General	11/30/2025	12/15/2025	\$2,664.00
Inv: 253797	Legal Services - I57 Development	11/30/2025	12/15/2025	\$888.00
Inv: 253798	Legal Services - Demolition And Repair Litigation - 528 Schroeder	11/30/2025	12/15/2025	\$842.50
Inv: 253799	Legal Services - Marrin Litigation	11/30/2025	12/15/2025	\$3,488.52
<b>90010649</b>	<b>PUBL3 PUBLIC SAFETY DIRECT INC</b>	<b>12/11/2025</b>		<b>\$90.00</b>
Inv: 106536	Merry Christmas Sign	12/10/2025	12/15/2025	\$90.00
<b>90010650</b>	<b>QUILL QUILL CORPORATION</b>	<b>12/11/2025</b>		<b>\$112.97</b>
Inv: 46821959	Office Supplies	12/3/2025	12/15/2025	\$112.97
<b>90010651</b>	<b>ROBI1 ROBINSON ENGINEERING, LTD.</b>	<b>12/11/2025</b>		<b>\$6,246.89</b>
Inv: 25120079	Pt Conrad Ave Storm Sewer Improvement Construction Eng	12/5/2025	12/15/2025	\$624.50
Inv: 25120080	Pt 2025 Miscellaneous Engineering	12/5/2025	12/15/2025	\$2,282.25
Inv: 25120081	Pt 2025 Peotone Misc Planning Services	12/5/2025	12/15/2025	\$1,140.75
Inv: 251200148	Pt West Street Reconstruction Design Engineering	12/8/2025	12/15/2025	\$2,199.39
<b>90010652</b>	<b>WEC11 Welch Cleaning Pro LLC</b>	<b>12/11/2025</b>		<b>\$450.00</b>
Inv: 19	Cleaning Services - December 2025	12/2/2025	12/15/2025	\$450.00
<b>90010653</b>	<b>WILL1 WILL COUNTY GOVERNMENTAL LEAGUE</b>	<b>12/11/2025</b>		<b>\$120.00</b>
Inv: 2025-1196	2025 Holiday Reception (2 Members)	12/3/2025	12/15/2025	\$120.00
	<b>Paying Account 01-00-105(Nacha) Total:</b>			<b>\$18,164.47</b>



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: 1060 Tentative G/L Date: 12/15/2025

Cash Requirement Totals		Account	Amount	Fund	Amount
Total Payments	27	01-00-231 UNION DUES	\$479.52	01	\$32,261.39
Total Invoices:	41	01-00-306 HOTEL/MOTEL TAX	\$1,260.74	11	\$4,600.53
Total Vendors:	27	01-50-446 LEGAL FEES	\$6,152.52	30	\$2,823.89
Total Amount:	\$40,573.81	01-50-451 ENGINEERING	\$2,282.25	42	\$888.00
		01-50-452 OTHER PROFESSIONAL SERVICES	\$85.93		\$40,573.81
		01-50-459 DUES/SUBSCRIPTION	\$120.00		
		01-50-465 OFFICE SUPPLIES	\$112.97		
		01-50-486 CHRISTMAS IN THE VILLAGE	\$160.00		
		01-51-416 VEHICLE MAINTENANCE	\$336.31		
		01-51-428 TELEPHONE/FAX	\$719.20		
		01-51-444 PRINTING/PUBLISHING	\$90.00		
		01-51-446 LEGAL FEES	\$332.50		
		01-51-452 OTHER PROFESSIONAL SERVICES	\$898.92		
		01-51-467 UNIFORMS	\$226.40		
		01-51-472 GAS & OIL	\$1,138.82		
		01-52-446 LEGAL FEES	\$842.50		
		01-52-452 OTHER PROFESSIONAL SERVICES	\$1,540.75		
		01-53-416 VEHICLE MAINTENANCE	\$1,795.70		
		01-53-428 TELEPHONE/FAX	\$440.30		
		01-53-436 UTILITIES - STREET LIGHTING	\$232.21		
		01-53-452 OTHER PROFESSIONAL SERVICES	\$6,000.00		
		01-53-459 DUES/SUBSCRIPTIONS	\$100.00		
		01-53-466 OTHER SUPPLIES	\$70.11		
		01-53-472 GAS & OIL	\$1,796.37		
		01-56-452 OTHER PROFESSIONAL SERVICES	\$5,067.37		
		11-00-413 STREET MAINTENANCE	\$4,600.53		
		30-53-451 ENGINEERING	\$2,823.89		
		42-00-446 LEGAL FEES	\$888.00		
			\$40,573.81		

Paying Account	Payment Method	Count	Amount	Vendor	Amount
01-00-105	Check	18	\$22,409.34	ADVE1	\$160.00
01-00-105	Nacha	9	\$18,164.47	ALL02	\$44.98
			\$40,573.81	ATandT4	\$1,159.50
				BANDF1	\$400.00
				CSCV1	\$1,260.74
				COMED	\$232.21
				EAGL1	\$226.40
				EMT01	\$1,795.70
				HERI1	\$2,935.19
				HISK01	\$332.50
				IPWMA	\$100.00
				JandL02	\$44.10
				KLEIN	\$7,883.02
				LEAD1	\$4,617.37
				MOTO1	\$833.00
				NAPA3	\$26.01
				OPER1	\$118.52
				ORKIN	\$131.85
				PUBL3	\$90.00
				QUILL	\$112.97
				ROBI1	\$6,246.89





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

Vendor	Amount
STAT1	\$361.00
TERRY	\$291.33
THOL1	\$6,000.00
WECP1	\$450.00
WILL1	\$120.00
MORT1	\$4,600.53
	<u>\$40,573.81</u>

Vendor	C/Y 2025 Invoices	C/Y 2025 Payments	F/Y 2026 Invoices	F/Y 2026 Payments
ADVE1	(2) 515.00	(0) 0.00	(2) 515.00	(1) 515.00
ALL02	(50) 5103.92	(16) 4939.37	(38) 3427.61	(12) 3477.61
ATandT4	(18) 11001.64	(7) 12049.24	(14) 7600.59	(7) 11001.64
BANDF1	(46) 62494.44	(16) 62897.61	(39) 54378.30	(13) 55485.34
COMED	(59) 66941.81	(19) 66905.70	(44) 49218.43	(14) 55138.98
CSCV1	(3) 7907.31	(2) 6215.89	(3) 7907.31	(3) 7907.31
IPWMA	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
JandL02	(5) 537.39	(5) 1043.67	(0) 0.00	(1) 183.80
KLEIN	(25) 45436.01	(11) 47718.41	(15) 26854.61	(8) 33730.61
LEAD1	(27) 73440.22	(12) 68450.35	(23) 51659.69	(9) 46669.82
MORT1	(4) 14509.38	(5) 20528.59	(0) 0.00	(0) 0.00
MOTO1	(11) 8857.00	(10) 8857.00	(8) 6511.00	(7) 6511.00
STAT1	(21) 7788.00	(12) 7839.00	(15) 5392.00	(10) 6371.24
TERRY	(3) 59068.60	(3) 59068.60	(3) 59068.60	(3) 59068.60
THOL1	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
WECP1	(2) 700.00	(1) 700.00	(2) 700.00	(1) 700.00
WILL1	(1) 4983.87	(1) 4983.87	(0) 0.00	(0) 0.00
EAGL1	(14) 3040.30	(9) 4939.50	(8) 1379.30	(6) 1379.30
EMT01	(7) 4605.60	(7) 4605.60	(5) 3420.00	(5) 3420.00
HERI1	(26) 43096.79	(18) 41064.19	(18) 31597.19	(14) 34879.23
HISK01	(11) 3062.50	(11) 3062.50	(7) 1925.00	(8) 2187.50
NAPA3	(13) 563.50	(7) 1070.70	(9) 353.33	(3) 353.33
OPER1	(21) 2464.99	(12) 2409.23	(15) 1726.03	(10) 2102.43
ORKIN	(11) 1287.00	(8) 1170.00	(9) 1053.00	(7) 1053.00
PUBL3	(5) 850.00	(5) 23189.67	(2) 200.00	(2) 200.00
QUILL	(36) 5053.82	(17) 5504.77	(27) 3299.22	(12) 3385.00
ROBI1	(54) 219195.24	(11) 219195.24	(35) 153220.72	(8) 167288.72

Card	Card Description	Amount

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:** November 20, 2025

**PRESIDENT OR PRESIDING OFFICER:** Brandon Owens D.O.B. \_\_\_\_\_

**SECRETARY:** \_\_\_\_\_ D.O.B. \_\_\_\_\_

**ADDRESS OF APPLICANT:** 212 W. Wilson St  
Peotone, IL 60468

**ORGANIZATION REQUESTING LICENSE:** Peotone Community Unit School District 207U

**ADDRESS OF ORGANIZATION:** 212 W. Wilson St  
Peotone, IL 60468

**NAME AND ADDRESS OF RAFFLE MANAGER:** 605 West North Street D.O.B. \_\_\_\_\_  
Peotone, IL 60468

**PHONE** 708-258-3236

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

605 West North Street, Peotone IL 60468, 1 Blue Devil Ln, Peotone, IL 60468

**PURPOSE OF RAFFLE:** Raise funds for Peotone School District clubs

**TIME PERIOD WHICH RAFFLE CHANCES WILL BE SOLD OR ISSUED:** 1/1/2026-12/31/2026

**MAXIMUM NUMBER OF RAFFLE CHANCES TO BE SOLD OR ISSUED:** 300

**PRICE OF CHANCES:** 1 **TOTAL PRIZE VALUE:** 1 **LARGEST SINGLE PRIZE:** 300

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

**Varies** **Varies** **605 W. North Street**  
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: \_\_\_\_\_

PLACE AND DATE OF INCORPORATION OF ORGANIZATION: \_\_\_\_\_

IF NOT A CORPORATION, STATE WHEN AND HOW ORGANIZED: \_\_\_\_\_

NUMBER OF MEMBERS OF ORGANIZATION THAT RESIDE IN VILLAGE: \_\_\_\_\_

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

Brandon Owens

Type or Print Name

Signature:



ATTEST:

Secretary:

Adrian Fulgencio

Type or Print Name

Signature:



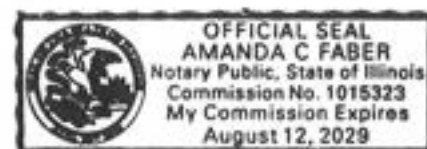
SUBSCRIBED AND SWORN TO

before me this 21st

day of November, 2025.

Amanda C. Faber  
(Notary Public)

Commission Expires: August 12, 2029





## MEETING SCHEDULE

THE VILLAGE OF PEOTONE BOARD OF TRUSTEES MEETINGS ARE HELD ON THE SECOND AND FOURTH MONDAYS OF EACH MONTH AND ARE OPEN TO THE PUBLIC. SHOULD A BOARD MEETING FALL ON A HOLIDAY (\*), THE MEETING WILL BE HELD ON THE NEXT SECULAR DAY IF POSSIBLE. THE VILLAGE BOARD MEETINGS ARE CALLED TO ORDER AT 6:00 P.M., UNLESS OTHERWISE SPECIFIED, AND ARE HELD AT THE MUNICIPAL COMPLEX HALL LOCATED AT 208 E. MAIN STREET, PEOTONE, ILLINOIS. TO BE PLACED ON THE AGENDA FOR A BOARD MEETING, PLEASE NOTIFY THE VILLAGE CLERK BY THE WEDNESDAY BEFORE THE MEETING AT WHICH YOU WISH TO APPEAR. ANY DISABLED PERSON REQUIRING A SPECIAL ACCOMMODATION, PLEASE NOTIFY THE VILLAGE HALL PRIOR TO THE MEETING DATE. THE VILLAGE BOARD MEETINGS ARE AUDIO TAPE RECORDED FOR THE PREPARATION OF THE MEETING MINUTES ONLY.

THE VILLAGE HALL TELEPHONE NUMBER IS (708) 258-3279

THE REGULAR VILLAGE BOARD MEETINGS ARE SCHEDULED TO BE HELD AS FOLLOWS:

JANUARY	12, 2026	JULY	13, 2026
JANUARY	26, 2026	JULY	27, 2026
FEBRUARY	09, 2026	AUGUST	10, 2026
FEBRUARY	23, 2026	AUGUST	24, 2026
MARCH	09, 2026	SEPTEMBER	14, 2026
MARCH	23, 2026	SEPTEMBER	28, 2026
APRIL	13, 2026	OCTOBER	12, 2026
APRIL	27, 2026	OCTOBER	26, 2026
MAY	18, 2026	NOVEMBER	09, 2026
JUNE	08, 2026	NOVEMBER	23, 2026
JUNE	22, 2026	DECEMBER	14, 2026
		DECEMBER	28, 2026





# **Village Administrator's Board Update**

**Nick Palmer**  
Cell 779-243-8637

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**December 15, 2025**

## **Overview:**

Snow and cold seem to be the big words on everyone's mind. I appreciate all the work that our Public Works guys have done over the past few weeks to keep the streets clear. As we approach the end of the year, we have had several busy weeks with the AOC and Public Works Committees meeting this past week, and preparation for a full board agenda at the December 15<sup>th</sup> meeting. Please contact me with any questions or concerns.

## **Hot topics:**

### **1. AOC meeting – Met on Monday 12/8**

- Reviewed of levy for 2025 – approval at the 12/15 board meeting
- Review of updated investment policy & current fund balances of investments
- Review of IMIC (property, casualty, cyber insurance) proposal – approval 12/15
- FY 27 budget process review and discussion

The approval of the annual levy is one of the more important items the Village approves each year. This is a critical step in the entire budget process that determines one of the main funding sources. It also helps determine what resources are available to spend in the next budget. The interest earned from long-term investments also is a major revenue source. It is important to review where these fund balances are prior to fully starting the budget creation process. Finally, the property, casualty, and cyber renewals with IMIC will be on the agenda for approval. Although these insurance rates are manageable, the projected health insurance numbers will be more challenging. I am hoping that we can dive deeper into the CIP in January and have solid discussions about what equipment and projects will be prioritized.

### **2. Public Works meeting – Met on Tuesday 12/9**

- Discussion of PT seasonal help (summer & winter)
- Discussion of PW equipment
- Discussion of PW budget

There are several requests for equipment that are on the Village's current CIP, but which lack a dedicated funding source. This will be a challenge going forward and will require prioritization of what is most important. I would like to refresh and reset the CIP budget



process with more details on cost projections and project descriptions. As far as staffing, I think there are real concerns as far as existing workloads and how best to meet the needs of the Village. However, I believe we must have a clear plan of what additional staff will be responsible for and what the organizational structure of this will be. Setting clear expectations and metrics are critical to ensure there can be follow-through and success. This work requires additional work between the Public Works Manager and me.

## **Economic Development:**

### **Chalkstone Partners**

- We continue to work with this group to pursue leads on possible developments at this property on the northeast quadrant of the I-57 and Wilmington-Road intersection.
- The Mayor and I have a meeting with the Will County Executive and her staff next week to discuss infrastructure generally along Wilmington-Peotone Road

### **Iroquois Valley Farms**

- Iroquois Valley Farms currently owns several larger parcels immediately around the existing Village border, and some additional outlying parcels further out from the Village.
- This is also ongoing work connected to annexations. I have some additional meetings scheduled soon and hope to bring back some positive news soon.

## **Recent events/meetings:**

### **1. Will County Center for Economic Development – Annual Report to Investors (Administrator)**

Attend this event on December 5<sup>th</sup> in Bolingbrook

Main topics were growing Will County economy, housing starts, and related challenges

### **2. Will County Governmental League – Transportation Committee (Administrator)**

Attend this meeting on December 3<sup>rd</sup> in Joliet

Topics were updates from various transportation agencies and road funding discussion

## **Ongoing work**

- I have been working with Troy Golem at Robinson to review historic project information as we prepare to update the capital improvement plan (CIP) with the next budget
- Work continues on some human resource items that will be brought to the board in early 2026.

**Please reach out if you would like to discuss any of these items or if you have concerns/suggestions. I am always happy to schedule time for a call or a meeting.**



Village of Peotone  
Public Works Department

Public Works Report

Date: December 9, 2025

1. Snow Removal

Snow removal operations have gone well overall. We experienced some equipment breakdowns during recent events; however, all snow trucks have been repaired and are back in service. The snow blower remains in the shop for repair and will be returned to service once completed.

In addition, staff and I have been hauling snow piles from the downtown area and cleaning parking spaces after snow events as residents move their vehicles. This improves access, visibility, and parking availability for businesses and visitors.

2. Leaf Collection

Leaf collection did not finish as scheduled this year due to weather impacts and heavy leaf volume. The program will resume at a later date, with timing still to be determined. Street sweeping will continue as conditions allow.

3. Sidewalk Replacement Program

The Sidewalk Replacement Program was completed on time. There may be return work required once the snow melts to address any remaining restoration items.

#### 4. Tree City USA Application

I will be working on the Tree City USA application for this year to maintain eligibility and recognition.

#### 5. Parkway Tree Trimming

Parkway tree trimming will continue throughout the winter. Seasonal pruning does not harm the trees and improves shaping and clearance before spring growth.

#### 6. General Cleaning and Organizing the Shop

General cleaning and organizing of the Public Works shop will be completed this winter. Staff will clean the facility, wash equipment, and reorganize work areas to prepare for spring operations.

#### 7. Winter Equipment Restoration Project

Staff will be working on sanding and repainting the leaf machine as a winter project. Once completed, I would like to assign it a name with community involvement or input. Suggestions are welcome.

Respectfully submitted,

Bob Hennke

Public Works Manager

### Meetings/Organizations:

- Weekly Staff Meeting(s)
- Opioid Grant Meeting
- IDOT 2026 Grant Review
- Christmas Committee
- Area Chiefs – Beecher
- Administrator
- Reporter from Farmers' Weekly
- Flock FOIA Review Q&A
- ESRI (Set for 12/11)

### Administrative

- Review of all police reports and updating the National Incident-Based Reporting System (NIBRS) which is a component part of the Uniform Crime Reporting Program (UCR), a nationwide view of crime administered by the Federal Bureau of Investigation (FBI), based on the submission of our crime information.
- Issued department-wide directive for **Thanksgiving Holiday Enforcement** (Occupant Protection & DUI) from Nov 21–Dec 2.
- Reviewed all building department citations with Village Administrator and moved forward to the next step of adjudication with several.
- Prepared matching public-information posting for transparency and safety messaging.
- FOIA & Records Management**
- Clarified FOIA obligations regarding arrest records vs. street-issued Notices to Appear.
- Implemented updated juvenile-redaction standards (names, DOB, addresses, phones, identifiers, narrative references).
- Tested OCR and black-bar redaction processes to ensure true, unrecoverable redactions.
- Prepared workflow to combine multiple redacted reports into a single compliant FOIA response.
- Received and processed 3 FOIA's in reference to arrests in 2025.

### Personnel

- Met with Oscar Galarza to prepare for tonight's swearing in.
- Had several Officers on vacation over the last 4 weeks.
- I did short in car ride along with a few Officers. See what's going on in their world from the patrol car.
- Chief covered 5 patrol shifts; Lieutenant covered 7 partial patrol shifts to assist with covering of year end mandated training and vacations.
- All Patrol Officers are currently compliant with the list of training that is shown on the next page. If it is **highlighted in Green** then the Officer is compliant. If it is **Red** then they are not. All Officers have access to this information. The State training board is requiring Officers and Police Chiefs to certify that all of the Officers have met the mandated training by December 31<sup>st</sup>. Each Officer must be individually certified. The State of Illinois is doing this in 3 phases, starting alphabetically with last names A through G.



# POLICE CHIEF'S REPORT-OCT/NOV ENDING 12/10/2025

30 Hours within the past 36 months (beginning January 1, 2022)		152.25	1/21/2026 (1.00 hour(s) will expire)	
12 Scenario-Based Hours within the past 36 months (beginning January 1, 2022)		17.50	3/19/2027 (1.00 hour(s) will expire)	
Mandate	Requirement	Total Hours	Role Play Hours	Expiration Date (Last Applicable Class)
Civil Rights	1 Course within the past 36 months	2.00	0.00	9/11/2028
Const. Use of LE Authority	1 Course within the past 36 months	8.50	0.00	11/6/2028
Crisis Intervention	1 Course within the past 12 months	1.00	0.00	9/11/2026
Cultural Competency	1 Course within the past 36 months	0.50	0.00	4/29/2026
De-escalation Techniques	6 Hours within the past 36 months	6.50	3.50	6/18/2028
Emergency medical response training and certification	1 Course within the past 12 months	12.00	6.00	4/23/2026
Firearms Restraining Order Act	1 Course within the past 12 months	1.00	0.00	3/10/2026
High Risk Traffic Stops	6 Hours within the past 36 months	7.00	4.00	5/21/2028
Human Rights	1 Course within the past 36 months	9.50	0.00	11/6/2028
Law concerning stops, searches, and the use of force	1 Course within the past 36 months	2.00	0.00	4/5/2028
Legal Updates	1 Course within the past 12 months	1.50	0.00	11/6/2026
Officer safety techniques, including cover, concealment, and time	1 Course within the past 36 months	2.50	1.00	6/18/2028
Officer wellness/mental health	1 Course within the past 12 months	1.50	0.00	11/6/2026
Procedural justice	1 Course within the past 36 months	40.00	2.00	11/6/2028
Psychology of Domestic Violence	1 Course within the past 60 months	3.00	0.00	1/14/2030
Reporting of Child Abuse and Neglect	1 Course within the past 36 months	9.00	0.00	1/14/2028
Sexual Assault Trauma Informed Response	1 Course within the past 36 months	3.00	0.00	4/29/2026
<b>Specialized Trainings</b>				
Specialized trainings are ONLY applicable if assigned as an LHO Officer, SRO Officer, or Sexual Assault Investigator (these are not mandates for every officer)				
Mandate	Requirement	Total Hours	Expiration Date (Last Applicable Class)	
Active Threat Response	3 Hours within the past 24 months	3.50	10/17/2026	
Juvenile Law	3 Hours within the past 24 months	3.00	1/14/2027	
Lead Homicide Investigator	32 Hours within the past 48 months	114.00	11/6/2029	
Officer & Youth Interaction	3 Hours within the past 24 months	11.00	9/11/2027	

### **Budgetary**

- Met with Administrator to discuss the upcoming needs in the next budget year.
- No word on additional Officer grant that was submitted (covers 3 years' salary and benefits) – Officer and squad car removed from last year's budget.
- The police department is currently at 72% of expenses for this budget.

### **Community**

- Several of the New LPR's are functional. The live feed cameras are not operational yet.
- Part time Officer Hille has been working on preparing the Village of Peotone float for the parade that should have happened 2 days ago.
- Several concerns that have been brought up on social media were addressed.
- Had a Zoom Flock meeting to discuss the recent negative press that LPR cameras and companies have received and the false information that is being put out into the news. I have attached an information sheet to this report.

### **Miscellaneous/Future Projects**

- Rifle Cabinets installation – tear out radiators and counters in squad room.
- New Peotone Police Patch for 2026 (America 250 Years)
- Budget preparation
- Building immediate needs list
- Building clean up
- Trustee tours

*David DeMik*

David DeMik  
Chief of Police  
Peotone Police Department

## † Flock Safety

# Security Claims & Facts

### CLAIM

Flock has inadequate security standards.

### FACT

Flock is relentlessly focused on data integrity and security, and secures data in accordance with the highest industry requirements. This includes strict encryption standards that use a 256-bit key to convert plain text into cipher – virtually impenetrable to brute-force attacks. Flock adheres to the following security frameworks and certifications, amongst others:

- ISO 27001 compliance certification (an international framework for IT security)
- SOC 2 Type II, assessed by an audit that assesses an organization's controls over its data and system
- NIST 800-53, an information security standard defined by the National Institute of Standards and Technology (NIST)
- Secure By Design principles program authored by the Cybersecurity and Infrastructure Security Agency (CISA)

### CLAIM

Flock has been hacked.

### FACT

Flock's platform has never been hacked. A recent YouTube video claims "80,000 cameras" have been hacked. This is false. The YouTuber in question gained limited access to one older generation camera that had never been connected to our system and had never received a security update, which we push out frequently. Flock cameras are not connected to each other; access to one does not provide access to any others. No access to Flock's cloud environment is possible via a camera. All customer data collected by Flock devices is encrypted at rest, in transit, and while stored in the cloud. Flock's cloud storage has never been compromised.





## † Flock Safety

### CLAIM

It is possible to hack into Flock's cloud database from a Flock camera.

### FACT

It is not possible to hack into Flock's cloud database from a Flock camera. Alleged vulnerabilities circulating on the internet have no effect on our cloud platform, where evidence and metadata is stored. Images sent to the cloud are fully encrypted in transit.

### CLAIM

Flock does not require Multi-Factor Authentication for customers.

### FACT

In November 2024, Flock made Multi-Factor Authentication (MFA) the default for all users, supported through common providers including Okta and Google Authenticator. For Single Sign-On (SSO), Flock supports multiple authentication methods including SAML, OIDC, and Azure-specific SSO. Following the decision to make MFA default, Flock proactively conducted outreach to thousands of law enforcement agencies to help them enable MFA, and the vast majority of Flock's law enforcement customers now use either MFA or SSO.

### CLAIM

Flock does not update our hardware or mitigate identified vulnerabilities in our hardware system.

### FACT

Flock publicly discloses identified vulnerabilities on a regular basis to the public vulnerability database maintained by MITRE, most recently in May 2025. Vulnerability identification and remediation is an ongoing process.

### CLAIM

Foreign adversaries have access to the Flock system.

### FACT

There is zero evidence that foreign actors have or have had any access whatsoever to Flock's system or cloud platform.



11/26/2025

Village of Peotone Police Department  
Candidate Summary Sheet – Oscar A. Galarza  
Prepared for: Mayor Chris Vieaux & Village Board of Trustees  
Prepared by: Chief David DeMik  
Position Considered: Part-Time Police Officer

### 1. Overview & Recommendation

I am recommending Oscar A. Galarza for appointment as a Part-Time Police Officer with the Peotone Police Department. Mr. Galarza possesses extensive law enforcement experience, advanced training, state certifications, and a positive background investigation. He is consistently described as ethical, reliable, and professional, and will be an asset to the department.

### 2. Background Investigation Summary

- Overall Result: **POSITIVE**
- No criminal history or integrity concerns identified.
- Multiple agencies confirmed no disciplinary history.
- All references positive except one general negative reference, which did not cite misconduct or integrity issues.
- Court checks (Will, Kankakee, Grundy, DuPage) showed no records except a dissolution of marriage.

### 3. Law Enforcement Experience

Mr. Galarza's past law enforcement employment includes:

- Harper College Police Department – Full Time / Part Time
- South Suburban College Police – Full Time
- Chicago Heights Park District Police – Full Time
- Orland Hills Police – Commendation received
- University of Chicago Police Department – Supervisor
- Additional public safety and security service roles

#### 4. Education

- Master of Science – Public Safety Administration (Calumet College of St. Joseph)
- Bachelor of Science – Law Enforcement Management (Calumet College of St. Joseph)
- Associate of Applied Science – Criminal Justice (Wright College)
- High School Diploma

#### 5. State Certifications

- Illinois Certified Law Enforcement Officer – ILETSB
- Cook County Sheriff's 400-Hour Basic Police Academy certification
- Multiple ILETSB patrol, field force, and tactical certifications

#### 6. Instructor Certifications & Specialized Skills

- ILETSB Approved Instructor in: Firearms, Defensive Tactics, OC, TASER, Use of Force, Rapid Deployment, Patrol Tactics, HRVS Simulator
- Specialized training includes:
  - Advanced Pistol I–III
  - Room Entry / Dynamic Entry
  - Officer-Down Shooting
  - Defensive Knife Deployment
  - CQB Level I
  - FEMA Field Force Operations

#### 7. Awards & Commendations

- Lifesaving Award – Orland Fire Protection District
- Dedicated to Service Award – Chicago Heights Park District Police
- 2022 Police Officer of the Year – Harper College Police Department
- Letters of Appreciation – Waukegan Police, Highland Park Police (July 4 mass shooting response), Harper College Command Staff

#### 8. Strengths Identified Across References

- Excellent work ethic
- Strong judgment
- Calm under stress
- Professional demeanor
- Reliable and punctual
- Honest and ethical
- No issues with bias or integrity reported

#### 9. Considerations

Although one employer gave a negative general reference, it did not cite dishonesty, misconduct, or any integrity-related concerns. All other references were positive, and no criminal, financial, or ethical concerns were found.

#### 10. Recommendation

Based on Mr. Galarza's qualifications, training, extensive experience, and positive background investigation, I fully recommend Oscar A. Galarza for appointment as a Part-Time Police Officer with the Peotone Police Department. He will contribute professionalism, experience, and strong operational capability to the Village of Peotone.



# Application for Employment



**NOTICE TO APPLICANTS**  
Screening tests for illegal  
drug use may be required as a  
condition of employment.

PLEASE PRINT

Equal access to programs, services and employment is available to all persons. Those applicants requiring accommodation to the application and/or interview process should contact a representative of the Personnel Department.

Position(s) applied for Police Officer Date of application 10 / 07 /  
Name Galarza Oscar Augusto  
Address [REDACTED] Oak Forest IL 60452  
Telephone [REDACTED] Social Security Number [REDACTED]

If you are under 18, can you furnish a work permit? ☒ Yes ☐ No  
Have you ever been employed here before? ☒ Yes ☐ No  
Are you legally eligible for employment in this country? ☒ Yes ☐ No  
Date available for work 10.08.25  
Type of employment desired ☐ Full-Time ☒ Part-Time ☐ Temporary ☐ Seasonal ☐ Educational Co-Op  
Are you able to meet the attendance requirements of the position? ☒ Yes ☐ No  
Have you been convicted of a crime in the last seven (7) years? ☐ Yes ☒ No  
SUCH CONVICTION MAY BE RELEVANT IF JOB-RELATED, BUT DOES NOT BAR YOU FROM EMPLOYMENT.

If yes, please explain \_\_\_\_\_  
Driver's license number if job-related [REDACTED] State IL

## Employment History

List your last four (4) employers, assignments or volunteer activities, starting with the most recent, including military experience.

FROM April 2022	TO Present	EMPLOYER LawDog Security & Investigations	TELEPHONE 773-233-5742
JOB TITLE School Resource Officer		ADDRESS 441 Longwood Dr. Glenwood, IL 60425	
IMMEDIATE SUPERVISOR AND TITLE Any manager available		SUMMARIZE THE NATURE OF WORK PERFORMED AND JOB RESPONSIBILITIES Promote safety and awareness to Longwood Elementary School	
REASON FOR LEAVING Looking for a part time job		HOURLY RATE/SALARY START \$ 35 PER hr FINAL \$ 45 PER hr	
FROM March 2020	TO Dec. 2023	EMPLOYER Harper College Police Department	TELEPHONE (847) 925-6636
JOB TITLE Officer in Charge		ADDRESS 1200 West Algonquin Road, Palatine, IL 60057	
IMMEDIATE SUPERVISOR AND TITLE HR Amanda Duval		SUMMARIZE THE NATURE OF WORK PERFORMED AND JOB RESPONSIBILITIES See Resume	
REASON FOR LEAVING Family reasons		HOURLY RATE/SALARY START \$ 28 PER hr FINAL \$ 30.77 PER hr	
FROM January 2018	TO July 2023	EMPLOYER Chicago Heights Park District P.D.	TELEPHONE (708) 755-1351
JOB TITLE Watch Commander		ADDRESS 1400 Chicago Road, Chicago Heights, IL 60411	
IMMEDIATE SUPERVISOR AND TITLE Chief Darryl Stroud		SUMMARIZE THE NATURE OF WORK PERFORMED AND JOB RESPONSIBILITIES See Resume	
REASON FOR LEAVING Department Close down		HOURLY RATE/SALARY START \$ 25 PER hr FINAL \$ 25 PER hr	
FROM Mar. 2017	TO Mar. 2019	EMPLOYER South Suburban College P. D.	TELEPHONE 708 596-2000ext5754
JOB TITLE Police Officer		ADDRESS 15800 South State Street, South Holland, IL 60473	
IMMEDIATE SUPERVISOR AND TITLE Any HR manager		SUMMARIZE THE NATURE OF WORK PERFORMED AND JOB RESPONSIBILITIES See Resume	
REASON FOR LEAVING Accepted new role		HOURLY RATE/SALARY START \$ 25 PER hr FINAL \$ 27 PER hr	

AN EQUAL OPPORTUNITY EMPLOYER

### Skills and Qualifications

Summarize any training, skills, licenses, certificates and/or characteristics of yourself that may qualify you as being able to perform job-related functions for the position which you are applying. See resume

### Educational Background IF JOB-RELATED

NAME AND LOCATION	YEARS COMPLETED	DID YOU GRADUATE?		COURSE OF STUDY
HIGH SCHOOL San Agustin	4	yes		General Education
COLLEGE Calumet College of St. Joseph	6	MAJOR M.S.	DEGREE B.S.	Administration
OTHER University of Chicago	18 months	yes		Cybersecurity

### References

NAME	TELEPHONE	YEARS KNOWN
Jeff Chudwin		18
Kimberly Heath-Chudwin		10
MILTON OWENS		13

It is understood and agreed upon that any misrepresentation by me on this application will be sufficient cause for cancellation of this application and/or separation from the employer's service if I have been employed.

I give the employer the right to investigate all references and to secure additional information about me, if job-related. I hereby release from liability the employer and its representatives for seeking such information, and all other persons, corporations or organizations for furnishing such information.

The employer is an Equal Opportunity Employer. The employer does not discriminate in employment and no question on this application is used for the purpose of limiting or excusing any applicant's consideration for employment on a basis prohibited by local, state or federal law.

This application is current for only 60 days. At the conclusion of this time, if I have not heard from the employer and still wish to be considered for employment, it will be necessary to fill out a new application.

I understand that just as I am free to resign at any time, the employer reserves the right to terminate my employment at any time, with or without cause and without prior notice. I understand that no representative of the employer has the authority to make any assurances to the contrary.

I understand it is this company's policy not to refuse to hire a qualified individual with a disability because of this person's need for an accommodation that would be required by the ADA.

Signature of Applicant

*Oscar A Galarza*  
Oscar A Galarza

October 07, 2025

Date 10/07/2025



Call toll free 1-800-955-9111 to order Application for Employment (Brief Form) #PSA-0902 C  
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I understand it is this company's policy not to refuse to hire a qualified individual with a disability because of this person's need for an accommodation that would be required by the ADA.

Signature of Applicant

*Oscar A Galarza*  
Oscar A Galarza

October 07, 2025

Date 10/10/2025



Call toll free 1-800-955-9111 to order Application for Employment (Short Form) ARSA-0002 C  
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## Board of Trustees Memo

**TO:** Chris Vieaux, Mayor  
Village Board of Trustees

**From:** Nick Palmer, Village Administrator

**Date:** December 12, 2025

**Subject:** Motion to approve new home occupation permit application – Bingo J. Transportation Limited Liability Co., Jiayi Yan 532 Hauert Street, Unit 1, Peotone, IL

**For Agenda:** Board Meeting – 12/15/25 Administrator sign off: *NMP*

---

### Agenda item:

Motion to approve new home occupation permit application – Bingo J. Transportation Limited Liability Co., Jiayi Yan 532 Hauert Street, Unit 1, Peotone, IL

### Background:

This item was discussed and tabled at the November 17, 2025 board meeting due to some misunderstandings of what was being proposed. The board asked staff to investigate this application further and report back.

I met with the applicant recently and was able to obtain some additional information and talk with both individuals involved with the application. There are several important points to share about the applicant:

- They both intend to live in this apartment here in Peotone. One currently lives there now.
- They have successfully secured an employer identification number (EIN) with the IRS and the Village has a copy of these documents.
- They have secured a limited liability registration with the Illinois Secretary of State

The applicants are seeking to run this business from their apartment, but are not expecting to have any customers visit the location. They also have no intention of ever bringing any of the trucks to Peotone, as they are dispatched from a location in the City of Chicago. Thus, there should be no negative impact to the neighboring residents. Separate from this home occupation license being filed with the Village, most residents would likely not even know that this business was operating out of this location.

**Fiscal Impact**

There should be no financial impact for the Village of Peotone.

**Board action:**

The Village Administrator recommends approval of the home occupation permit application.

**Supporting documents:**

Home occupation permit application – Bingo J. Transportation Limited Liability Company



# VILLAGE OF PEOTONE

## HOME OCCUPATION PERMIT APPLICATION

**NOTE:** CHANGE IN USE MAY REQUIRE COMPLIANCE WITH THE ILLINOIS ARCHITECTURE ACT OF 1989, AS AMENDED

FEE \$0  
 APPLICANT Jiayi Yan  
 APPLICANTS ADDRESS 532 Hawert St. Unit 1 PO BOX \_\_\_\_\_  
 NAME OF BUSINESS Bingo J Transportation Limited Liability Co  
 TYPE OF BUSINESS freight transportation + logistics service  
 TELEPHONE HOME \_\_\_\_\_ BUSINESS Same  
 EMAIL ADDRESS \_\_\_\_\_ WEBSITE \_\_\_\_\_  
 PRINCIPLE BUSINESS OR OCCUPATION \_\_\_\_\_  
 SOLE OWNER, PARTNERSHIP, Individual Business  
 HOURS AND DAYS OF OPERATION, Mon-Sat 9:00am-8:00pm  
 DATE BUSINESS TO BEGIN, 10/31/25  
 NUMBER OF BUSINESSES OPERATED AT THIS LOCATION, 1  
 BY WHAT MEANS ARE DELIVERIES TO BE MADE. \_\_\_\_\_  
 BUSINESS SIGN: SIGNS ARE NOT ALLOWED IN RESIDENTIAL AREAS  
 CUSTOMER PARKING NEEDED YES ☐ NO ☒  
 IF YES WHERE WILL CUSTOMER PARK \_\_\_\_\_  
 DRIVERS LICENSE# \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_  
 SS # \_\_\_\_\_

Jim To Kim 11/12/2015  
 SIGNATURE OF APPLICANT DATE

APPROVED: \_\_\_\_\_ DENIED: \_\_\_\_\_

VILLAGE ADMINISTRATOR DATE

VILLAGE CLERK DATE



## Board of Trustees Memo

**TO:** Chris Vieaux, Mayor  
Village Board of Trustees  
**From:** Nick Palmer, Village Administrator  
**Date:** December 10, 2025  
**Subject:** Approve Payout 4 (Partial) for Conrad Storm Sewer Project  
**For Agenda:** December 15, 2025 Administrator sign off: *N/P*

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**Agenda item:**

Approve Payout 4 (Partial) for Conrad Storm Sewer Project

**Background:**

The Conrad Storm Sewer Project was funded largely by an American Rescue Plan Act (ARPA) grant through Will County. This sewer and street work was completed largely in the summer of 2025.

Per the recommendation of the Village engineer (Robinson Engineering) in the attached letter and supporting documentation, the recommendation is to approve this Payout #4 (partial)

**Fiscal impact:**

The total cost of Payout 4 (partial) is \$8,830.08. There is less than 1% retention remaining in the amount of \$8,830.07.

**Board action:**

Approve Payout 4 (partial) for the Conrad Storm Sewer Project in the amount of \$ 8,830.08.

**Supporting documents:**

Letter and supporting invoice documents from Robinson Engineering (dated November 20, 2025)



November 20, 2025

Project #23-R0504.04

President and Board of Trustees  
Village of Peotone  
208 E. Main Street  
Peotone, IL 60468

RE: Conrad Storm Sewer Project  
Village of Peotone  
Payout 4 - Partial

Dear President and Board of Trustees:

Enclosed please find Invoice #2501106 – Retention (1%) dated through 11/20/2025 from Iroquois Paving Corp. for work completed on the above-referenced project. We have reviewed the work and find that, in our best judgement, it is in substantial compliance with the plans and specifications.

We, therefore, recommend that Iroquois Paving Corp. is entitled to payment of Eight Thousand Eight Hundred Thirty Dollars and Eight Cents (\$8,830.08), as summarized below:

Total Work Completed to date	\$ 883,007.46
Less Previous Payments	\$ 865,347.31
JTD Total	\$ 17,660.15
Less 1% Retention	\$ <u>8,830.07</u>
<b>Amount Due for Payout 4 – Partial</b>	<b>\$ 8,830.08</b>

Should you have any questions or require any further information, please feel free to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Troy A. Golem".

Troy A. Golem, PE  
Village Engineer  
(815) 412-2720  
[tgolem@reltd.com](mailto:tgolem@reltd.com)

Xc: Nick Palmer, Village Administrator  
Stacey Hartwell, Village Clerk  
Bob Hennke, Public Works Manager  
Annmarie Mampe, Treasurer





**IROQUOIS PAVING CORPORATION/  
INTERSTATE ASPHALT**

P.O. Box 466  
Waukegan, IL 60070  
(815) 432-3211

IPC Job #: **2501106**

Job Name: **Peotone Conrad Ave Storm Sewer**

Date thru: **11/20/2025**

**Peotone, Village of (P107)**

**208 E Main St  
Peotone, IL 60468  
Attn:**

Invoice #: **2501106 - Retention (1%)**

County: **Will**

Project:

Route: **Conrad Ave**

Section:

IPC PHASE / ITEM DESCRIPTION			AWARDED			Current QTY / INV		JTD / Completed		
Phase	Name	UM	Qty	Price	Values	Qty	Values	Qty	Price	Values
100	1 -TBF - BID @ .01	CY	2,380.00	\$0.01	\$23.80	0	0	2,380.000	\$0.01	\$23.80
200	2 -Topsoil Furn & Pl 4	SY	320.00	\$12.50	\$4,000.00	0	0	1,245.000	\$12.50	\$15,562.50
300	3 -Expl Trench 72 Depth	LF	100.00	\$50.00	\$5,000.00	0	0	0	0	0
400	4 -Inlet Filters	EA	18.00	\$0.01	\$0.18	0	0	19.000	\$0.01	\$0.19
500	5 -Bit Matl (Prime Coat)	LB	2,510.00	\$0.01	\$25.10	0	0	0	0	0
600	6 -Bit Matl (Tack Coat)	LB	3,125.00	\$0.01	\$31.25	0	0	3,159.800	\$0.01	\$31.60
700	7 -HMA Surf Rem - Butt It	SY	75.00	\$0.01	\$0.75	0	0	0	0	0
800	8 -HMA BC, IL-19.0, NS0	TN	605.00	\$76.00	\$45,980.00	0	0	626.890	\$76.00	\$47,643.64
900	9 -HMA SC, IL-9.5, NS0	TN	405.00	\$80.00	\$32,400.00	0	0	422.170	\$80.00	\$33,773.60
1000	10 -PCC Driveway Pav't, 7"	SY	40.00	\$97.00	\$3,880.00	0	0	37.440	\$97.00	\$3,631.68
1100	11 -PCC Sidewalk 5	SF	1,580.00	\$10.00	\$15,800.00	0	0	1,846.000	\$10.00	\$18,460.00
1200	12 -Detectable Warnings	SF	140.00	\$30.00	\$4,200.00	0	0	136.000	\$30.00	\$4,080.00
1300	13 -HMA Surf Rem, 3.5	SY	4,625.00	\$6.40	\$29,600.00	0	0	4,661.800	\$6.40	\$29,835.52
1400	14 -Driveway Pav't Rem	SY	190.00	\$22.00	\$4,180.00	0	0	251.630	\$22.00	\$5,535.86
1500	15 -Comb Curb & Gutter Rem	LF	1,040.00	\$12.00	\$12,480.00	0	0	1,482.000	\$12.00	\$17,784.00
1600	16 -Sidewalk Removal	SF	1,580.00	\$4.00	\$6,320.00	0	0	1,846.000	\$4.00	\$7,384.00
1700	17 -Strm Sew, CL A, Ty 1 12	LF	50.00	\$115.00	\$5,750.00	0	0	50.000	\$115.00	\$5,750.00
1800	18 -Strm Sew, CL A, Ty 1 15	LF	15.00	\$115.00	\$1,725.00	0	0	25.000	\$115.00	\$2,875.00
1900	19 -Strm Sew, CL A, Ty 1 18	LF	20.00	\$105.00	\$2,100.00	0	0	0	0	0
2000	20 -Strm Sew, CL A, Ty 1 24	LF	75.00	\$129.00	\$9,675.00	0	0	62.000	\$129.00	\$7,998.00
2100	21 -Strm Sew, CL A, Ty 2 12	LF	35.00	\$111.00	\$3,885.00	0	0	35.000	\$111.00	\$3,885.00
2200	22 -Strm Sew, CL A, Ty 2 15	LF	65.00	\$154.00	\$10,010.00	0	0	45.000	\$154.00	\$6,930.00
2300	23 -Storm Sew, CL A, Ty 2 30	LF	1,080.00	\$238.00	\$257,040.00	0	0	1,080.000	\$238.00	\$257,040.00
2400	24 -Storm Sewer Rem 8	LF	10.00	\$30.00	\$300.00	0	0	0	0	0
2500	25 -Storm Sewer Rem 10	LF	115.00	\$30.00	\$3,450.00	0	0	118.500	\$30.00	\$3,555.00
2600	26 -Storm Sewer Rem 12	LF	90.00	\$30.00	\$2,700.00	0	0	0	0	0
2700	27 -Storm Sewer Rem 15	LF	50.00	\$30.00	\$1,500.00	0	0	19.000	\$30.00	\$570.00
2800	28 -CB, TA, 4'-Dia, T1 FOL	EA	4.00	\$7,700.00	\$30,800.00	0	0	3.000	\$7,700.00	\$23,100.00
2900	29 -MH, TA, 5'-Dia, T1 1 FCL	EA	5.00	\$9,400.00	\$47,000.00	0	0	4.000	\$9,400.00	\$37,600.00
3000	30 -MH, TA, 6'-Dia, T1 FOL	EA	5.00	\$10,220.00	\$51,100.00	0	0	7.000	\$10,220.00	\$71,540.00
3100	31 -MH, TA, 8'-Dia, T1 FCL	EA	1.00	\$20,120.00	\$20,120.00	0	0	1.000	\$20,120.00	\$20,120.00
3200	32 -Inlets, T A, T1 FOL	EA	9.00	\$1,875.00	\$16,875.00	0	0	11.000	\$1,875.00	\$20,625.00
3300	33 -Valve Boxes to be Adj	EA	7.00	\$400.00	\$2,800.00	0	0	0	0	0
3400	34 -Removing MH	EA	3.00	\$600.00	\$1,800.00	0	0	6.000	\$600.00	\$3,600.00
3500	35 -Rem Catch Basins	EA	5.00	\$600.00	\$3,000.00	0	0	3.000	\$600.00	\$1,800.00
3600	36 -Rem Inlets	EA	3.00	\$300.00	\$900.00	0	0	2.000	\$300.00	\$600.00
3700	37 -CC & G Type M-4.12	LF	1,040.00	\$39.00	\$40,560.00	0	0	1,482.000	\$39.00	\$57,798.00
3800	38 -THPL Pav't Mk, L&S	SF	25.00	\$16.20	\$405.00	0	0	11.500	\$16.20	\$186.30
3900	39 -THPL Pav't Mk - Ln 4	LF	290.00	\$3.90	\$1,131.00	0	0	310.000	\$3.90	\$1,209.00
4000	40 -THPL Pav't Mk - Ln 6	LF	435.00	\$4.40	\$1,914.00	0	0	435.000	\$4.40	\$1,914.00
4100	41 THPL Pav't Mk - Ln 12	LF	70.00	\$8.30	\$581.00	0	0	54.000	\$8.30	\$448.20
4200	42 -THPL Pav't Mk, Ln 24	LF	75.00	\$15.00	\$1,125.00	0	0	70.000	\$15.00	\$1,050.00
4300	43 -WM Service Adj	EA	5.00	\$850.00	\$4,250.00	0	0	0	0	0
4400	44 -SS Service Adj	EA	5.00	\$228.00	\$1,140.00	0	0	6.000	\$228.00	\$1,368.00
4500	45 -CL D Patches, 6	SY	1,115.00	\$45.00	\$50,175.00	0	0	1,259.000	\$45.00	\$56,655.00
4600	46 -SS, Ductile Iron, 12	LF	10.00	\$450.00	\$4,500.00	0	0	0	0	0
4700	47 -SS, Ductile Iron, 10	LF	20.00	\$375.00	\$7,500.00	0	0	13.500	\$375.00	\$5,062.50
4800	48 -SS Removal 10	LF	20.00	\$7.00	\$140.00	0	0	13.500	\$7.00	\$94.50
4900	49 -SS Removal 12	LF	10.00	\$7.00	\$70.00	0	0	0	0	0
5000	50 -Sodding, Spec	SY	320.00	\$12.50	\$4,000.00	0	0	1,245.000	\$12.50	\$15,562.50
5100	51 -HMA Drive Pav't, 4	SY	150.00	\$60.00	\$9,000.00	0	0	214.190	\$60.00	\$12,851.40
5200	52 -Drain & Util Struct Adj	EA	8.00	\$540.00	\$4,320.00	0	0	11.000	\$540.00	\$5,940.00



**IROQUOIS PAVING CORPORATION/  
INTERSTATE ASPHALT**  
P.O. Box 466  
Waukega, IL 60970  
(815) 432-5211

IPC Job #: **2501106**

Job Name: **Peotone Conrad Ave Storm Sewer**

Date thru: **11/20/2025**

**Peotone, Village of (P107)**  
**208 E Main St**  
**Peotone, IL 60468**  
**Attn:**

Invoice #: **2501106 - Retention (1%)**

County: **Will**

Project:

Route: **Conrad Ave**

Section:

IPC PHASE / ITEM DESCRIPTION			AWARDED			Current QTY / INV		JTD / Completed		
Phase	Name	UM	Qty	Price	Values	Qty	Values	Qty	Price	Values
5300	53 -SS, Ty 1, WMQP, 12	LF	85.00	\$87.00	\$7,395.00	0	0	51.000	\$87.00	\$4,437.00
5400	54 -SS, Ty 2, WMQP, 30	LF	170.00	\$240.00	\$40,800.00	0	0	124.500	\$240.00	\$29,880.00
<b>TOTAL AWARDED VALUES</b>					<b>\$815,457.08</b>		<b>\$0.00</b>			<b>\$845,790.79</b>

**MISCELLANEOUS / EXTRAS:**

800100	XTRA - Fiber Conduit Downtime		0	\$1.00	0	0	0	3,583.080	\$1.00	\$3,583.08
800200	XTRA - Temp install 6" San Service		0	\$1.00	0	0	0	6,749.260	\$1.00	\$6,749.26
800300	XTRA - 8" Storm R+R (Aqua)		0	\$1.00	0	0	0	1,635.950	\$1.00	\$1,635.95
800400	XTRA - 15" Storm Bypass Pipe		0	\$1.00	0	0	0	14,313.380	\$1.00	\$14,313.38
800500	AUP Sanitary Sewer 6" SPL	LF	75.00	\$135.00	0	0	0	81.000	\$135.00	\$10,935.00
<b>TOTAL EXTRA VALUES</b>					<b>\$0.00</b>		<b>\$0.00</b>			<b>\$37,216.67</b>

\$0.00	JTD Amount	\$883,007.46
	Previously Paid	\$865,347.31
	JTD Total	\$17,660.15
	Retention 1.00%	\$8,830.07
	<b>CURRENT Due</b>	<b>\$8,830.08</b>

Net 30 Days





New Business ☒ Renewal

Fee \$25.00 Date of Application 12/15/25

\$25.00 pay online 12/18

VILLAGE OF  
**PEOTONE**

**APPLICATION FOR BUSINESS REGISTRATION**

**1. Name of Business:** The UPS Store ( PTC Retail Inc)

Phone No.: 708-330-2211 P.O. Box \_\_\_\_\_ Address: 601 S 88th Ave, Peotone, IL-60468 , STE-A

Email: suhasat711@sbcglobal.net Website : \_\_\_\_\_

**2. Name of Business Owner(s):** (Include all principals)

Name and Home Address of Business Owner #1: Suhas Patel, \*

P.O. Box \_\_\_\_\_ Phone: \_\_\_\_\_

Emergency/ After Hours Phone: \_\_\_\_\_

Cell: \_\_\_\_\_

Email: \_\_\_\_\_ iet

Name and Home Address of Business Owner #2: \_\_\_\_\_

P.O. Box \_\_\_\_\_ Day Phone: \_\_\_\_\_

Emergency/After Hours Phone: \_\_\_\_\_

Cell: \_\_\_\_\_

Email: \_\_\_\_\_

**3. Name of Business Manager:** Suhas Patel

Home Address: Same

P.O. Box \_\_\_\_\_ Day Phone: \_\_\_\_\_

Emergency/After Hours Phone: \_\_\_\_\_

Cell: \_\_\_\_\_

Email: \_\_\_\_\_

**4. Name of Property Owner(s):** Suhas Patel

Home Address: Same

P.O. Box \_\_\_\_\_ Day Phone: \_\_\_\_\_

Emergency/After Hours Phone: \_\_\_\_\_

Cell: \_\_\_\_\_

Email: \_\_\_\_\_

**5. General Nature of Business (Choose one):**

☒ Retail      ☐ Service      ☐ Food Service      ☐ Manufacturing  
☐ Distribution      ☐ Non-Profit      ☐ Home Occupation      ☐ Other

**6. 5a. Seating Capacity if applicable:** NA

**7. Specific Nature of Business (Please describe):** THE UPS STORE Franchise

**8. Level of Business at this Location: Check one**

☐ Corporate Headquarters      ☐ Division Headquarters      ☒ Franchise  
☐ Partnership      ☐ Individual Business

**9. Sales or Occupational Tax Number:** TBD

**10. Days and Hours of Operation:** 9 AM to 7 PM

**11. Occupancy Date:** TBD

**12. Number of Employees (other than owner):** 2      Full-Time ☐      Part-Time ☐

**13. Square Footage of Premises:** 350 (to nearest 100 square feet)

**14. Has any License or Registration issued to the Applicant ever been Suspended, Revoked, or Cancelled?**

☐ Yes      ☒ No      If Yes, please explain:

**15. Does Your Business Include?**

**a. Video Gaming Machines**

Yes \_\_\_\_\_ No X

If Yes, how many? \_\_\_\_\_

**b. Coin Operated Amusement Devices (Non Video Gaming)** Yes. \_\_\_\_\_ No X

If Yes, how many? \_\_\_\_\_

**c. Coin-Operated Food/Beverage Machines:** Yes. \_\_\_\_\_ No X

If Yes, how many? \_\_\_\_\_

**C. Sale of Tobacco Products:**

Yes \_\_\_\_\_ No X

If Yes, in what manner? \_\_\_\_\_ Vending Machine \_\_\_\_\_ Over-the Counter

**D. Sale of Liquor Products:**

Yes \_\_\_\_\_ No X

If Yes, in what manner? \_\_\_\_\_ Package Liquor \_\_\_\_\_ By the Drink \_\_\_\_\_ With a Meal

**E. Juke Boxes:**

Yes \_\_\_\_\_ No X

**F. Adult Use/Drug Paraphernalia:**

Yes \_\_\_\_\_ No X

If you have answered Yes to any question in Part 14, additional licenses may be required by Village of Peotone ordinances regulating such uses. Applications may be obtained at the Village Hall.

Please review these questions and check **yes** or **no**. If you check **yes** to any of the questions, you will be required to go through the associated Commission and/or staff review process. For further information contact the Village Hall at 708-258-3279.

Are you modifying an existing sign or installing a new sign Yes X No \_\_\_\_\_

Describe Sign: Installing new sign, village already approved signage

(Note: Building permits are required for signs and/or renovations.)

Are you modifying the exterior facade of a building? Yes \_\_\_\_\_ No X

Are you changing or adding landscaping or lighting to your site? Yes \_\_\_\_\_ No X

Are you remodeling the interior of a building? Yes \_\_\_\_\_ No X

Are you proposing a carry-out restaurant or outdoor dining? Yes \_\_\_\_\_ No X

Are you proposing a new building, building addition, modification to fencing, garbage enclosure, parking lot or drainage? Yes \_\_\_\_\_ No X

How will deliveries be made? \_\_\_\_\_

Where will customers park? TRAVEL CENTER PARKING LOT

If this is a renewal, how many years have you been operating this business in Peotone? NEW

**TO THE BUSINESS REGISTRATION APPLICANT:**

It is imperative that this application be filled out in its entirety, regardless of whether it is a new application or a renewal. Please read the following and sign where indicated prior to submitting your application at the Village Hall.

This application will be reviewed by the Village Staff. All registrations shall be subject to all applicable laws, ordinances, rules, and regulations of the Village of Peotone.

Approximately fourteen (14) days will be required for Village review before a business registration can be issued.

Return completed application form to the Village Clerk, Peotone Village Hall, 208 E. Main Street, P.O. Box 430, Peotone, IL 60468. (708) 258-3279. Faxed copies will not be accepted.

I hereby swear that all of the information provided within this application for a business registration is true and correct to the best of my knowledge and that I am authorized to complete this application.

  
Applicant's Signature

12/5/25  
Date

**APPROVED:**

\_\_\_\_\_  
Village Administrator                      Date

\_\_\_\_\_  
Village Clerk                      Date



## **Board of Trustees Memo**

**TO:** Chris Vieaux, Mayor  
Village Board of Trustees  
**From:** Nick Palmer, Village Administrator  
**Date:** December 10, 2025  
**Subject:** Approve ordinance for the levying and assessing of the 2025 Taxes  
**For Agenda:** December 15, 2025 Administrator sign off: *NMP*

---

**Agenda item:**

**Approve ordinance for the levying and assessing of the 2025 Taxes for the Village of Peotone**

**Background:**

To collect a property tax, government agencies in the State of Illinois are required to establish a "tax levy." The tax levy is a projection of the monies the government agency obtains through the annual property tax. The Village of Peotone must adopt a property tax levy by ordinance and file the ordinance with the Will County Clerk by the last Tuesday in December. The funds identified in the tax levy and collected through property taxes are utilized by the Village, along with other revenue sources, to fund a portion of the Village's budget.

The Village's 2025 tax levy will be incorporated in the property tax bills property owners receive in 2026. These funds will be used by the Village to fund a portion of the 2026-2027 Village Budget (the Village operates on a April 1 through March 31 fiscal/budget year). The tax levy ordinance adopted by the Village is filed with the Will County Clerk, who then determines the "tax rate" needed to raise the dollars levied by the Village.

The Village levies in dollars rather than a specific tax rate. As a result, the Village does not receive any additional dollars if the assessed valuation of property in the Village increases or decreases. Rather, the amount of the Village tax levy remains the same and is spread over a greater or lesser total assessed valuation of property (which results in a decrease or increase in the actual Village tax rate).

The timing of the determination of the tax levy amount creates a challenge because it occurs prior to the preparation of the fiscal year 2026-2027 annual budget, the period during which the funds

will be used. However, the Village Board and Staff utilize a multi-year financial plan that assists in preparing the new Village Budget. Property owners in the Village of Peotone will note that the Village is only one of many taxing bodies which appear on the annual property tax bill.

The Village's Finance Director/Treasurer created the proposed 2025 levy which is summarized below and in her memo that is part of this board packet.

**Fiscal impact:**

The total proposed levy for tax year 2025 amounts to \$715,751 and includes the following line items:

General Corporate Purposes	\$119,610
Municipal Auditing Fund	19,600
Illinois Municipal Retirement Fund	28,799
Social Security Fund	114,017
Liability, Unemployment and Workers' Compensation Insurance Fund	74,092
Police Protection Fund	80,000
Medicare Fund	26,664
Police Pension Fund	252,969
<b>Total 2025 Property Tax Levy</b>	<b>\$715,751</b>

**Board action:**

The Village Administrator recommends approval of the attached ordinance for the levying and assessing of the 2025 Taxes

**Supporting documents:**

Agenda Summary – 2025 Property Tax Levy (Annmarie Mampe)  
Ordinance for the levying and assessing of the 2025 Taxes  
Certificate of Compliance with Trust in Taxation



## Agenda Summary – 2025 Property Tax Levy

Staff are presenting the 2025 property tax levy to the Village Board for consideration and approval. The total proposed levy for tax year 2025 amounts to \$715,751 and includes the following line items.

General Corporate Purposes	\$119,610
Municipal Auditing Fund	19,600
Illinois Municipal Retirement Fund	28,799
Social Security Fund	114,017
Liability, Unemployment and Workers' Compensation Insurance Fund	74,092
Police Protection Fund	80,000
Medicare Fund	26,664
Police Pension Fund	252,969
<b>Total 2025 Property Tax Levy</b>	<b>\$715,751</b>

The levy as presented allows the Village to capture the allowable CPI increase of 3.4%, while staying under the truth in taxation limits.

Below is a snapshot of the Village's property tax levy for the last four years, as well as the proposed 2025 property tax levy. The proposed (preliminary) 2025 tax levy allocates the total levy across line items to represent the spending that occurs for each of these purposes. The Village levies 50% of the recommended contribution to the Peotone Police Pension Fund; the remaining 50% is funded by general revenues of the Village.

	Preliminary 2025	Final Extension 2024	Final 2023	Final 2022	Final 2021
Year over Year EAV Increase	8.45%	9.78%	6.38%	9.19%	5.48%
Rate Setting EAV	139,042,838	128,205,235	116,780,720	109,777,206	100,539,971
Final Extended Rate - Village		0.5344	0.5585	0.5701	0.5870
General Corporate Purposes	119,610	150,641	206,512	123,605	346,000
Municipal Auditing Fund	19,600	19,231	17,750	19,000	3,000
IMRF Fund	28,799	22,692	4,704	19,284	6,000
Social Security Fund	114,017	109,744	86,174	82,827	27,000
Liability, UC, WC Insurance Fund	74,092	55,769	49,250	37,156	43,000
Police Protection Fund	80,000	80,000	80,000	80,000	80,000
Medicare Fund	26,664	25,769	20,154	19,808	4,000
Police Pension Fund	252,969	217,820	186,018	237,471	91,000
<b>Total Village Levy</b>	<b>\$ 715,751</b>	<b>\$ 681,667</b>	<b>\$ 650,562</b>	<b>\$ 619,150</b>	<b>\$ 600,000</b>

While the tax levy has increased year over year, due to the growth in EAV, the Village's tax rate has declined by approximately 10% when comparing tax year 2021 to 2024. Based on an estimate of the Village's overall Equalized Assessed Valuation (EAV) utilized to calculate the 2025 tax rate, staff anticipates that the Village's tax rate will decrease slightly when comparing tax year 2025 to

tax year 2024. For tax year 2024, the Village's tax rate was approximately 10.6% of the overall tax rate reflected on a resident's tax bill, meaning approximately \$.11 of every dollar on a tax bill is paid to the Village. For tax year 2024, a resident whose home had a market value of \$250,000 paid the Village approximately \$410 in property taxes; it is estimated that the same resident will pay the Village approximately \$398 for tax year 2025.

Staff recommends approval of the ordinance titled AN ORDINANCE FOR THE LEVYING AND ASSESSING OF THE 2025 TAXES FOR THE VILLAGE OF PEOTONE, WILL COUNTY, ILLINOIS

AN ORDINANCE FOR THE LEVYING AND ASSESSING  
OF THE 2025 TAXES FOR THE  
VILLAGE OF PEOTONE,  
WILL COUNTY, ILLINOIS

PUBLISHED IN PAMPHLET FORM  
BY THE VILLAGE OF PEOTONE,  
WILL COUNTY, ILLINOIS

ORDINANCE NO. \_\_\_\_\_

---

AN ORDINANCE FOR THE LEVYING AND ASSESSING OF THE 2025 TAXES  
FOR THE VILLAGE OF PEOTONE, WILL COUNTY, ILLINOIS

---

**Be it ordained** by the President and Board of Trustees of the Village of Peotone, Will County, Illinois, as follows:

**Section 1:** That for the purpose of defraying all necessary expenses and liabilities of the Village for the 2025 tax levy year, a tax for the sums reflected in Exhibit 1, or so much thereof as by law may be authorized, be and the same is hereby levied against all taxable property in the Village as assessed and equalized for the year 2025.

**Section 2:** That said sum of Seven Hundred Fifteen Thousand Seven Hundred and Fifty One dollars (\$715,751) is hereby levied and assessed under the authority reflected in and for the items listed in Exhibit 1, which items have heretofore been appropriated by Ordinance of the President and Board of Trustees of the Village of Peotone.

**Section 3:** That the Village Clerk be and is hereby authorized and directed to file, with the County Clerk of Will County, Illinois, on or before the time required by law, a duly certified copy of this Ordinance, so that said tax may be extended and collected according to law.

**Section 4:** That if any section, subsection, sentence or item of this Ordinance shall for any reason be held invalid or to be unconstitutional, such finding shall not affect the validity of the remaining portions of this Ordinance.

**Section 5:** That this Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

AN ORDINANCE FOR THE LEVYING AND ASSESSING  
OF THE 2025 TAXES  
FOR THE VILLAGE OF PEOTONE, WILL COUNTY, ILLINOIS

**EXHIBIT 1**

**INDIVIDUAL FUND LEVIES**

<b>General Corporate Purposes</b> - For general corporate purposes	
Salaries	\$ 119,610
<b>Municipal Auditing Fund</b> - As provided by 65 ILCS 5/8-8-8 for auditing of funds and accounts of the Village of Peotone	
Auditing	19,600
<b>Illinois Municipal Retirement Fund</b> - As provided by 4 ILCS 5/7-171 for required contribution	
IMRF	28,799
<b>Social Security Fund</b> - As provided by 40 ILCS 5/21/110 for required contributions	
Social Security	114,017
<b>Liability, Unemployment and Workers' Compensation Insurance Fund</b> - For costs of liability, unemployment and workers' compensation insurance per 745 ILCS 10/9-107	
Liability, Unemployment and Workers' Compensation Insurance	74,092
<b>Police Protection Fund</b> - As provided by 65 ILCS 5/11-1-3, 5/11-1-5.1 for the purpose of police protection	
Salaries	80,000
<b>Medicare Fund</b> - As provided by 40 ILCS 5/21--110.1 for required contributions	
Medicare	26,664
<b>Police Pension Fund</b> - As provided by 40 ILCS 5/3-125 for required contributions	
Pension/Disability Payments	252,969
<b>Total - All Funds</b>	<b><u>\$ 715,751</u></b>



Passed this 15th day of December, 2025 by the Corporate Authorities of the Village of Peotone on a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this 15<sup>th</sup> day of December, 2025 by the President of the Village of Peotone.

\_\_\_\_\_  
Christopher Vieaux, Village President

Attest:

\_\_\_\_\_  
Stacey Hartwell, Village Clerk

(Seal)

STATE OF ILLINOIS     )  
                                      ) SS  
COUNTY OF WILL     )

**CERTIFICATION**

The undersigned, Stacey Hartwell, being duly sworn, deposes and says that she hereby certifies that she is the duly elected and acting Village Clerk of the Village of Peotone, Will County, Illinois; that she has the care, custody and control of the records, including ordinances and resolutions passed by said Village.

That the attached is a true correct and compared copy of the ordinance for the levying and assessing of taxes for the Village of Peotone, Will County, Illinois, for the 2025 tax year of said Village.

That this certificate is made pursuant to the requirements of law and for the purpose of filing with the County Clerk of Will County, Illinois, for the levying of taxes for the tax year 2025 collectible in 2026.

Witness my hand this 15<sup>th</sup> day of December, 2025.

\_\_\_\_\_  
Stacey Hartwell, Village Clerk  
Village of Peotone, Will County, Illinois

(Seal)

**CERTIFICATE OF COMPLIANCE WITH TRUST IN TAXATION**

**In accordance with Chapter 35 Sections 200/18-55 through 200/18-101.65 Illinois Compiled Statutes**

I, the undersigned, hereby certify that I am the presiding officer of the Village of Peotone and as such presiding officer I certify that the levy ordinance, a copy of which is attached, was adopted pursuant to, and in all respects in compliance with, the provisions of Section 18-60 through 18-85 of the "Truth in Taxation" Law OR that Sections 18-60 through 18-85 of the "Truth in Taxation" Law are inapplicable with respect to the adoption of the tax levy for year 2025.

---

Signature of Presiding Officer

---

Date



## Board of Trustees Memo

**TO:** Chris Vieaux, Mayor  
Village Board of Trustees  
**From:** Nick Palmer, Village Administrator  
**Date:** December 10, 2025  
**Subject:** Approve resolution allocating 2025 Tax Levy to individual funds of the Village – Property Tax Extension Limitation Law, as amended  
**For Agenda:** December 15, 2025 Administrator sign off: *WMP*

---

**Agenda item:**

Approve resolution allocating 2025 Tax Levy to individual funds of the Village – Property Tax Extension Limitation Law, as amended

**Background:**

The first step of the annual budget process is to approve the ordinance levying and assessing for the 2025 taxes for the Village. The complimentary piece of this work is to then approve a resolution allocating the 2025 tax levy to individual funds.

The Village's Finance Director/Treasurer created the proposed 2025 levy and provided a summary of this work which was included with the ordinance approving the levy.

**Fiscal impact:**

The total proposed levy for tax year 2025 amounts to \$715,751 and includes the following line items:

General Corporate Purposes	\$119,610
Municipal Auditing Fund	19,600
Illinois Municipal Retirement Fund	28,799
Social Security Fund	114,017
Liability, Unemployment and Workers' Compensation Insurance Fund	74,092
Police Protection Fund	80,000
Medicare Fund	26,664
Police Pension Fund	252,969
<b>Total 2025 Property Tax Levy</b>	<b>\$715,751</b>

**Board action:**

The Village Administrator recommends approval of the attached resolution allocating the 2025 tax levy to individual funds of the Village – Property tax extension limitation law, as amended

**Supporting documents:**

Resolution allocating 2025 Tax Levy to individual funds of the Village – Property Tax Extension Limitation Law, as amended



**RESOLUTION NO. 2025-R-\_\_\_\_\_**

**RESOLUTION ALLOCATING THE 2025 TAX LEVY  
TO INDIVIDUAL FUNDS OF THE VILLAGE –  
PROPERTY TAX EXTENSION LIMITATION LAW, AS AMENDED**

**WHEREAS**, under the Property Tax Extension Limitation Law, as amended (collectively “the Law”), the levies of the Village are limited, and the Board of Trustees must determine the allocation of its tax levy among the various funds of the Village; and

**WHEREAS**, the Board of Trustees has made such determination and hereby, by adoption of this Resolution, authorizes the County Clerk to make the appropriate adjustments in the 2025 levy of this Village payable in 2026.

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

**Section 1:** This Board of Trustees hereby finds and determines as follows regarding appropriate adjustments in the 2025 levy of this Village payable in 2026 by virtue of the Law:

- A. That the General Corporate Fund and the Police Protection Fund not be limited.
- B. That the remaining funds of this Village may be limited if required by the Law.
- C. That the remaining funds shall be reduced in equal amounts so that the total reduction from all funds is equal to the amount that the County Clerk is required to reduce the 2025 levy as a result of and as required by the Law.
  - Municipal Auditing Fund
  - Illinois Municipal Retirement Fund
  - Social Security Fund
  - Medicare Fund
  - Liability, Unemployment and Workers’ Compensation Insurance Fund
  - Police Pension Fund

**Section 2:** That the Village Clerk be and is hereby authorized to file a certified copy of this Resolution with the Will County Clerk.

**Section 3:** That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

**ADOPTED** this 15<sup>th</sup> day of December, 2025 by the Corporate Authorities of the Village of Peotone on a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

**APPROVED** this 15<sup>th</sup> day of December, 2025 by the President of the Village of Peotone.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

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. 2025-R-\_\_\_\_\_**

**RESOLUTION ALLOCATING THE 2025 TAX LEVY  
TO INDIVIDUAL FUNDS OF THE VILLAGE –  
PROPERTY TAX EXTENSION LIMITATION LAW, AS AMENDED**

which was passed by the Board of Trustees of the Village of Peotone at a regular meeting held on the 15<sup>th</sup> day of December, 2025, at which meeting a quorum was present, and approved by the President of the Village of Peotone on the 15<sup>th</sup> day of December, 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:** \_\_\_\_\_

**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 15<sup>th</sup> day of December, 2025.

\_\_\_\_\_  
Village Clerk

[SEAL]

STATE OF ILLINOIS     )  
                                      ) SS  
COUNTY OF WILL        )

**CLERK'S CERTIFICATE**

I, **Stacey Hartwell**, the duly elected, 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 that Resolution now on file in my office, entitled:

**RESOLUTION NO. \_\_\_\_\_**

**“RESOLUTION ALLOCATING 2025 TAX LEVY  
TO INDIVIDUAL FUNDS OF THE VILLAGE –  
PROPERTY TAX EXTENSION LIMITATION LAW, AS AMENDED”**

which Resolution was adopted by the Board of Trustees of the Village of Peotone at a meeting held on the 15<sup>th</sup> of December, 2025, at which meeting a quorum was present, and approved by the President of the Village of Peotone on the 15<sup>th</sup> day of December, 2025.

I further certify that the vote on the question of the adoption 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 15<sup>th</sup> day of December, 2025.

\_\_\_\_\_  
Village Clerk



## **Board of Trustees Memo**

**TO:** Chris Vieaux, Mayor  
Village Board of Trustees  
**From:** Nick Palmer, Village Administrator  
**Date:** December 10, 2025  
**Subject:** **Approve ordinance abating taxes to pay for debt on General Obligations Bonds (Alternative Revenue Source), Series 202**  
**For Agenda:** December 15, 2025 **Administrator sign off:** *WNG*

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### **Agenda item:**

**Approve ordinance abating taxes to pay for debt on General Obligations Bonds (Alternative Revenue Source), Series 202**

### **Background:**

The Village of Peotone by ordinance on November 14, 2022, provided for the issuance of General Obligation (GO) bonds (alternative revenue source), Series 2022, in the aggregate amount not to exceed \$3,100,000, and the levy of a direct annual tax sufficient to pay the principal and interest of said bonds.

The work of managing these bonds and related work is handled by the Village's consultants at the Economic Development Group, Ltd (EDG). This team works with Peotone's Finance Director/Treasurer to process the various items related to these bonds.

### **Fiscal impact:**

The amount of \$235,926.00 for the year 2025 for the payment of principal and interest due December 1, 2026 must be abated.

### **Board action:**

The Village Administrator recommends approval of the attached ordinance for abating taxes in 2025 to pay debt service on General Obligation Bonds (alternative revenue source), Series 2022.

### **Supporting documents:**

Ordinance abating taxes to pay for debt on General Obligations Bonds (Alternative Revenue Source), Series 202



**ORDINANCE NO. 25-\_\_\_\_\_** abating the taxes heretofore levied for the year 2025 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2022 of the Village of Peotone, Will County, Illinois.

\* \* \*

WHEREAS, the Board of Trustees (the "*Board*") of the Village of Peotone, Will County, Illinois (the "*Village*"), by ordinance adopted on the 14<sup>th</sup> day of November, 2022 (the "*Ordinance*"), did provide for the issuance of General Obligation Bonds (Alternate Revenue Source), Series 2022, in the aggregate principal amount not to exceed \$3,100,000, and the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds; and

WHEREAS, pursuant to the Ordinance, the Village has heretofore issued \$3,055,000 General Obligation Bonds (Alternate Revenue Source), Series 2022 (the "*Bonds*"); and

WHEREAS, said Ordinance provides for a levy for the year 2025 in an amount of \$235,926.00 for the payment of principal and interest due on December 1, 2026 on said obligations; and

WHEREAS, the Village has Pledged Revenues (as defined in the Ordinance) on deposit in the Bond Fund available for the purpose of paying debt service on the Bonds heretofore imposed by the 2025 levy; and

WHEREAS, such Pledged Revenues are hereby directed to be used for the purpose of paying debt service on the Bonds; and

WHEREAS, it is necessary and in the best interests of the Village that the taxes heretofore levied for the year 2025 to pay the Bonds be abated:

NOW, THEREFORE, Be It and It is Hereby Ordained by the Board of Trustees of the Village of Peotone, Will County, Illinois, as follows:

*Section 1. Abatement of Taxes.* The amount of \$235,926.00 for the year 2025 for the payment of principal and interest due December 1, 2026 on said obligations is hereby abated.

*Section 2. Filing of Ordinance.* Forthwith upon the adoption of this ordinance, the Village Clerk of the Board shall file a certified copy hereof with the County Clerk and it shall be the duty of the County Clerk to abate said taxes levied for the year 2025 in accordance with the provisions hereof.

*Section 3. Effective Date.* This ordinance shall be in full force and effect forthwith upon its adoption.

*Passed, Approved and Adopted* by the Corporate Authorities of the Village of Peotone, Will County, Illinois on the 24<sup>th</sup> day of November, 2025 and filed in the office of the Village Clerk of said Village on that date.

<u>Trustee</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
<u>Gary Hudson</u>	_____	_____	_____	_____
<u>Patrick Bowden</u>	_____	_____	_____	_____
<u>Jackie Richards</u>	_____	_____	_____	_____
<u>Todd Sandberg</u>	_____	_____	_____	_____
<u>Julie Sluis</u>	_____	_____	_____	_____
<u>Nick Strba</u>	_____	_____	_____	_____

APPROVED:

\_\_\_\_\_  
Chris Vieaux, Village President

ATTEST:

\_\_\_\_\_  
Stacey Hartwell, Village Clerk

STATE OF ILLINOIS        )  
                                      ) SS  
COUNTY OF WILL        )

### **CERTIFICATION OF ORDINANCE AND MINUTES**

I, the undersigned, do hereby certify that I am the duly qualified and Acting Village Clerk of the Board of Trustees (the "*Board*") of the Village of Peotone, Will County, Illinois (the "*Village*"), and as such official I am the keeper of the records and files of the Village and the Board.

I do further certify that the foregoing constitutes a full, true and complete transcript of the minutes of the meeting of the Board held on the 24<sup>th</sup> day of November, 2025, insofar as same relates to the adoption of a ordinance entitled:

**ORDINANCE NO. 25-**\_\_\_\_\_ abating the taxes heretofore levied for the year 2025 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2022 of the Village of Peotone, Will County, Illinois.

A true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Board on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Board at least 48 hours in advance of the holding of said meeting, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and that the Board has complied with all of the provisions of said Act and with all of the procedural rules of the Board in the passage of said ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature, this 24<sup>th</sup> day of November, 2025.

---

Village Clerk, Village of Peotone

STATE OF ILLINOIS       )  
                                          ) SS  
COUNTY OF WILL        )

**FILING CERTIFICATE**

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of the County of Will, Illinois, and as such official I do further certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, there was filed in my office a duly certified copy of an ordinance entitled:

**ORDINANCE NO. 25-**\_\_\_\_\_ abating the taxes heretofore levied for the year 2025 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2022 of the Village of Peotone, Will County, Illinois.

duly adopted by the Board of Trustees of the Village of Peotone, Will County, Illinois, on the 24<sup>th</sup> day of November, 2025, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2025 for the payment of General Obligation Bonds (Alternate Revenue Source), Series 2022 as described in said ordinance will be abated in their entirety as provided in said ordinance.

In Witness Whereto, I hereunto affix my official signature and the seal of said County, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
County Clerk, County of Will

(SEAL)



## **Board of Trustees Memo**

**TO:** Chris Vieaux, Mayor  
Village Board of Trustees  
**From:** Nick Palmer, Village Administrator  
**Date:** December 10, 2025  
**Subject:** Resolution approving updated Village of Peotone Investment Policy  
**For Agenda:** December 15, 2025 Administrator sign off: *NMP*

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**Agenda item:**

**Resolution approving updated Village of Peotone Investment Policy**

**Background:**

As part of an ongoing effort to formally document policies and procedures to ensure that best practices are followed and, the Village operates in a transparent manner, Village staff will continue to review existing documentation and update as needed.

The proposed Village of Peotone investment policy reflects the commitment to invest all funds under the Village's control in a manner that is compliant with State statutes governing the investment of public funds, provides the highest investment return available on allowable investments and meets the daily cash flow demands of the Village. This policy shall apply to all investments made on or after the effective date of this document.

The primary objective of investing Village funds is to ensure the safety of principal while managing liquidity to pay the financial obligations of the Village and to provide the highest investment return available through the investment in authorized instruments.

**Key points found within this policy:**

- The Village Board is responsible for establishing investment policies
- The Village investment portfolio shall be designed to obtain the highest available return throughout the budgetary and economic cycles
- The Village Finance Director/Treasurer shall manage the operation of the Village's investment program in accordance with this policy



- The Finance Director/Treasurer shall obtain approval from the Village Administrator for any and all actions
- The Village Finance Director/Treasurer shall make periodic review of the Village's portfolio

A copy of this policy shall be made available on the Village's website and for public inspection at the Village of Peotone during business hours.

**Fiscal impact:**

There should be no cost to the Village. As of October 31, 2025 the total market value of invested funds was \$11,317,411.

**Board action:**

The Village Administrator recommends approval of the attached investment policy

**Supporting documents:**

Resolution approving updated Village of Peotone Investment Policy

Draft - Investment Policy – December 15, 2025

Village Investments as of October 31, 2025

**VILLAGE OF PEOTONE**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING AN INVESTMENT POLICY  
FOR THE VILLAGE OF PEOTONE**

**WHEREAS**, the Village of Peotone (the "Village") is a non-home rule unit of government under Article VII of the Illinois Constitution of 1970; and

**WHEREAS**, in accordance with the Public Funds Investment Act, 30 ILCS 235/2 (the "Investment Act"), the President and Board of Trustees of the Village of Peotone desire to invest public funds as authorized by the Investment Act; and

**WHEREAS**, in accordance with Section 2.5 of the Investment Act, 30 ILCS 235/2.5, the President and Board of Trustees of the Village of Peotone desire to adopt an Investment Policy ("Investment Policy") for the investment of Public Funds as authorized by the Investment Act, as set forth in **Exhibit A**; and

**NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE 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 Board of Trustees hereby approves the Investment Policy as set forth in **Exhibit A** and made a part hereof. Further, the Board of Trustees authorizes and directs the Village Administrator and Finance Director/Treasurer to manage and administer the Investment Policy in accordance with the provisions set forth therein.

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

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025, pursuant to a roll call vote as follows:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** by me, and attested by the Village Clerk, on this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
VILLAGE PRESIDENT

**ATTEST:**

\_\_\_\_\_  
VILLAGE CLERK

EXHIBIT A

VILLAGE OF PEOTONE  
INVESTMENT POLICY

(ATTACHED)

## Village of Peotone Investment Policy

### 1.0 POLICY:

The Village of Peotone's ("Village") investment policy reflects its commitment to invest all funds under the Village's control in a manner that is compliant with State statutes governing the investment of public funds, provides the highest investment return available on allowable investments and meets the daily cash flow demands of the Village. This Policy shall apply to all investments made on or after the effective date of this document.

A copy of this policy shall be made available on the Village's website and for public inspection at the Village of Peotone during business hours.

### 2.0 POLICY OBJECTIVES:

The primary objective of investing Village funds is to ensure the safety of principal while managing liquidity to pay the financial obligations of the Village and to provide the highest investment return available through the investment in authorized instruments.

#### 2.1 SAFETY

Village investments shall be undertaken in a manner which seeks to ensure the preservation of capital at all times, by mitigating, to the highest extent possible, credit and interest rate risk.

Credit risk, which is the risk of loss of all or part of the investment portfolio due to the failure of the security issuer or backer is mitigated by -

- Limiting investments to the types of securities listed in Section 6.0 of this investment policy.
- Prequalifying and conducting ongoing due diligence of the financial institutions, brokers/dealers, intermediaries and advisors with which the Village will do business in accordance with Section 5.0.
- Diversifying the investment portfolio so that the impact of potential losses for any one type of security or from any individual issuer will be minimized.

Interest rate risk, which is the risk that the market value of securities in the portfolio will fall due to change in market interest rates is mitigated by -

- Structuring the portfolio so that security maturities match cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity.
- Investing operating funds primarily in shorter-term securities, money market mutual funds, or similar investment pools and limiting individual security maturities, as well as the average maturity of the portfolio, in accordance with this policy.



## 2.2 LIQUIDITY

The Village's investment portfolio shall remain sufficiently liquid to meet all operating requirements which might be reasonably projected. This is accomplished by structuring the portfolio so that securities mature concurrent with cash needs to meet anticipated demands. Furthermore, since all possible cash demands cannot be anticipated, the portfolio shall consist largely of securities with active secondary or resale markets. A portion of the portfolio may be placed in money market mutual funds or local government investment pools which offer same-day liquidity for short-term funds.

## 2.3 RETURN ON INVESTMENT

The Village's investment portfolio shall be designed to obtain the highest available return throughout budgetary and economic cycles, taking into account the Village's investment risk constraints and cash flow needs, as well as the Village's desire to promote fiscal responsibility. Securities shall generally be held until maturity with the following exceptions:

- Selling a security with declining credit to minimize loss of principal.
- Selling a security and reinvesting the proceeds that would improve the quality, yield or target duration in the portfolio may be undertaken.
- Unanticipated liquidity needs of the portfolio require that the security be sold.

The rate of return achieved on the Village's portfolio will be measured against relevant industry benchmarks at regular intervals to determine the effectiveness of investment decisions in meeting investment goals.

## 2.4 PERIODIC REVIEW OF INVESTMENT PORTFOLIO

The Village Finance Director/Treasurer, and/or any investment officer(s) appointed by the Board of Trustees pursuant to Section 14.0 of this Policy shall make a periodic review of the Village's investment portfolio, its effectiveness in meeting the Village's needs for safety, liquidity, rate of return and diversification, and the general performance of such portfolio. The Village Finance Director/Treasurer and/or investment officer shall report to the Board of Trustees of the Village on an "as needed" basis, but not less than quarterly.

## 3.0 PRUDENCE:

Investments shall be made with the judgment and care under the circumstances then prevailing which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable preservation of capital, as well as the probable income to be derived. This "prudent person" standard shall be used by the Village Finance Director/Treasurer and all other investment officers of the Village and shall be followed in making and managing investments for the Village.

#### 4.0 ETHICS AND CONFLICTS OF INTEREST:

The Village Finance Director/Treasurer, and any other authorized investment officers of the Village, and Village employees in policy-making positions, shall refrain from personal business activity that could conflict, or give the appearance of a conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Such individuals shall disclose to the Village any material financial interests in financial institutions which conduct business with the Village and shall further disclose any personal financial investments that could be related to the performance of the investment portfolio. In addition, such individuals shall subordinate their personal investment transactions to those of the investment portfolio, particularly with regard to the time of purchases and sales.

No person acting as Finance Director/Treasurer or other financial officer for the Village, or who is employed in any similar capacity by or for the Village, may do any of the following:

- have any interest, directly or indirectly, in any investments in which the Village is authorized to invest.
- have any interest, directly or indirectly, in the sellers, sponsors, or managers of those investments.
- receive, in any manner, compensation of any kind from any investments in which the Village is authorized to invest.

#### 5.0 AUTHORIZED BROKER/DEALERS AND FINANCIAL INSTITUTIONS:

A list shall be maintained of financial institutions and depositories and investment managers and advisors approved to provide services related to the Village's cash management and investment portfolio. No public deposit shall be made except as authorized by the Illinois Public Funds Investment Act (30 ILCS 235/0.01 et seq.) or by Section 3.1-35-50 of the Illinois Municipal Code (65 ILCS 5/3.1-35-50).

Should the Village determine the need to retain the services of additional financial institutions, investment managers or broker/dealers a competitive process will occur and potential providers will be required to submit the following, where applicable:

- Audited financial statements demonstrating compliance with state and federal adequacy guidelines
- Proof of Financial Industry Regulatory Authority (FINRA) certification (not applicable to Certificates of Deposit providers).
- Proof of state registration
- Completed broker/dealer questionnaire, if applicable (not applicable to Certificates of Deposit providers)
- Certification of having read, understood and agreeing to comply with the Village's investment policy
- Evidence of adequate insurance coverage

Current audited financial statements are required to be on file for each financial institution, investment advisor and broker/dealer with which the Village establishes a depository, trading or safekeeping relationship. Current providers shall submit audited financial statements, as well as current applicable registrations, on an annual basis, as well as when a material change occurs in the financial condition or registration of current providers.

#### 6.0 AUTHORIZED AND SUITABLE INVESTMENTS:

As of the effective date of this Policy, the list of authorized investments shall include the following as authorized by Section 2 of the Public Funds Investment Act (30 ILCS 235/2):

- a) Bonds, notes, certificates of indebtedness, treasury bills, or other securities now or hereafter issued, which are guaranteed by the full faith and credit of the United States of America as to principal and interest
- b) Bonds, notes, debentures or other similar obligations of the United States of America, its agencies, and its instrumentalities
- c) Interest-bearing savings accounts, interest-bearing certificates of deposit, interest-bearing time deposits, or any other investments constituting direct obligations of any bank as defined by the Illinois Banking Act; investments may be made only in banks which are insured by the Federal Deposit Insurance Corporation; full collateralization is required on all demand deposit accounts, including checking and non-negotiable certificates of deposit
- d) Short term obligations of corporations organized in the United States with assets exceeding \$500,000,000 if (i) such obligations are rated at the time of purchase at one of the three highest classifications established by at least two standard rating services and which mature not later than 270 days from the date of purchase, (ii) such purchases do not exceed 10% of the corporation's outstanding obligations, and (iii) no more than one-third of the Village's funds are invested in short-term obligations of corporations
- e) Money market mutual funds registered under the Investment Company Act of 1940 (15 U.S.C.A. § 80a-1 et seq.), provided that the portfolio of the money market mutual fund is limited to obligations described above
- f) Interest bearing bonds of any county, township, city, village, incorporated town, municipal corporation or school district, of the State of Illinois, of any other state, or of any political subdivision or agency of the State of Illinois or of any other state, whether the interest earned thereon is taxable or tax-exempt under federal law and the bonds are rated at the time of purchase within the four highest general classifications established by a rating service of nationally recognized expertise in rating bonds of states and other political subdivisions
- g) The Public Treasurer's Investment Pool created under Section 17 of the State Treasurer Act

## 7.0 INVESTMENT RESTRICTIONS:

Authorized investment officers shall not invest in tri-party repurchase agreements or derivative products and will not leverage assets through reverse repurchase agreements.

Except for repurchase agreements of government securities which are subject to be Government Securities Act of 1986, the Village shall not purchase or invest in instruments which constitute repurchase agreements, and no financial institution may enter into such an agreement with or on behalf of the Village unless the instruments and the transaction meet the requirements of Section 2(h) of the Illinois Public Funds Investment Act (30 ILCS 235/2(h)).

Repurchase agreements may be executed only with approved financial institutions or broker/dealers meeting the Village's established standards, which shall include a mutual execution of a Master Repurchase Agreement adopted by the Village.

No Village funds or monies shall be deposited in a bank, savings bank, savings and loan association or credit union in excess of the collateralization limits set forth in 30 ILCS 235/6.

## 8.0 COLLATERALIZATION:

Collateralization will be required above the \$250,000 per institution Federal Deposit Insurance Corporation (FDIC) limit for all demand deposit accounts, including checking accounts and non-negotiable certificates of deposit. The amount of collateral shall be at least 100% of the balance in such accounts at any given time. The value of the pledged collateral shall be marked to market and reported monthly, or more frequently depending on the volatility of the pledged collateral.

## 9.0 DIVERSIFICATION

The investment portfolio shall be diversified to eliminate the risk of loss resulting from concentration of assets in a specific maturity, a specific issuer or a specific class of securities. In order to properly manage any, the portfolio shall not exceed the following diversification limits unless specifically authorized by the Village:

- The Village shall seek to achieve diversification in the portfolio by distributing investments among authorized investment categories and financial institutions, issuers and broker/dealers
- The investment portfolio shall at no time hold time deposits constituting more than 10% of any single financial institution's total deposits
- To the extent possible, the Village shall attempt to match its investments with anticipated cash flow requirements and unless matched to a specific cash flow, the Village will not directly invest in securities maturing more than five (5) years from the date of purchase.

- Reserve funds and other funds with longer-term investment horizons may be segregated into a long-term “core” investment portfolio and invested in securities exceeding five (5) years if the maturities of such investments are made to coincide as nearly as practicable with the expected use of funds.

#### 10.0 SAFEKEEPING AND CUSTODY:

All security transactions entered into by the Village shall be conducted on a delivery-versus-payment (DVP) or receipt-versus-payment (RVP) basis.

Securities shall be held by an independent, third-party custodian selected by the Village and the safekeeping institution shall annually provide a copy of their most recent report on internal controls.

#### 11.0 INTERNAL CONTROLS:

The Village has established and shall maintain a system of internal controls that are designed to prevent losses of public funds arising from fraud, employee error, misrepresentation by third parties, unanticipated changes in financial markets or imprudent actions by authorized investment officers. Internal controls include, but are not limited to, monthly reconciliation of all investment accounts the Village’s internal records and dual authorization of the type and maturity of all investments purchased by investment advisors and brokers/dealers.

#### 12.0 LIMITATION OF LIABILITY:

The standard of prudence to be used by the Village Finance Director/Treasurer shall be the "prudent person" standard as stated in Section 3.0 above and shall be applied in the context of managing an overall portfolio. The Village Finance Director/Treasurer acting in accordance with written procedures and this Policy and exercising due diligence shall be relieved of personal liability for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and necessary action is taken to control adverse developments.

#### 13.0 REPORTING:

Financial reports shall be periodically presented to the Village, but no less than quarterly, by the Village Finance Director/Treasurer. The report shall contain the following, in addition to any information which is required by Village ordinance or by 65 ILCS 5/3.1-35-45 but not listed below –

- Listing of individual securities held at the end of the reporting period, including type, acquisition cost, book value and market value
- Realized and unrealized gains and losses resulting from appreciation or depreciation by listing the cost and market value of securities over a one-year duration that are not intended to be held until maturity
- Average weighted return on investments as compared to applicable benchmarks
- Percentage of the total portfolio which each type of investment represents
- A statement that the investment portfolio is in compliance with the investment policy and is meeting the investment policy objectives

#### 14.0 DELEGATION OF AUTHORITY:

The establishment of investment policies is the responsibility of the Village Board. Management and administrative responsibility for investments is delegated to the Village Finance Director/Treasurer who shall manage the operation of the Village's investment program in accordance with this policy. As part of this responsibility, the Village Finance Director/Treasurer shall adhere to established internal controls and written procedures for the operation of the Village's investment program as set forth in this Policy.

The Finance Director/Treasurer shall obtain approval from the Village Administrator, or his/her designee, for any and all actions, including the transfer of funds for investment purposes intended to be taken by the Finance Director/Treasurer under this policy. The Village Administrator shall have the right to disapprove of any proposed actions of the Finance Director/Treasurer.



15.0 RESERVATION OF RIGHTS:

The Village reserves the right to amend this Policy at any time upon the advice and consent of its Board of Trustees.

**Approved by Village Board 12.15.2025**

STATE OF ILLINOIS                     )  
COUNTY OF WILL                    )

**CLERK'S CERTIFICATE**

I, Stacey Hartwell, Clerk of the Village of Peotone, in the Counties of Will, State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Resolution now on file in my Office, entitled:

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING AN INVESTMENT POLICY  
FOR THE VILLAGE OF PEOTONE**

which Resolution was passed by the Board of Trustees of the Village of Peotone at a Regular Village Board Meeting on the \_\_\_\_ day of \_\_\_\_\_, 2025, at which meeting a quorum was present, and approved by the President of the Village of Peotone on the \_\_\_\_ day of \_\_\_\_\_, 2025.

I further certify that the vote on the question of the passage of said Resolution by the Board of Trustees of the Village of Hinsdale was taken by Ayes and Nays and recorded in the minutes 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 foregoing 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Village Clerk

[SEAL]

Village of Peotone  
Investments as of October 31, 2025

	Maturity Date	Rate	Quantity	Price	Market Value	Cost	% of Total Market Value
<b>Old National Bank -</b>							
Old National Money Market Fund*	n/a	3.8000%	877,398	1.00	877,398	877,398	39.83%
US Treasury Note	4/30/2027	0.5000%	200,000	86.56	190,970	199,663	8.67%
US Treasury N/B	5/31/2027	0.5000%	200,000	85.98	190,548	199,505	8.65%
US Treasury N/B	6/30/2027	0.5000%	200,000	79.85	190,074	199,411	8.63%
US Treasury N/B	11/30/2027	0.6250%	200,000	91.82	188,258	200,053	8.55%
US Treasury N/B	5/15/2030	0.6250%	200,000	86.98	174,666	196,357	7.93%
US Treasury N/B	8/15/2030	0.6250%	200,000	92.80	173,220	196,017	7.86%
US Treasury N/B	11/15/2030	0.8750%	250,000	92.31	217,795	249,849	9.89%
					2,202,929	2,318,253	

	Maturity Date	Rate	Quantity	Price	Estimated Value at Maturity	Cost	% of Total Market Value
<b>PFM -</b>							
Illinois Portfolio, IIIT Class*	n/a	4.4200%			2,754,823	2,754,823	38.01%
CD - Servbank, Sb, IL	12/8/2025	4.4500%			249,710	247,000	3.45%
CD - Patriot Bank, N.A., CT	1/2/2026	5.4000%			249,300	225,000	3.44%
CD - Gbank	3/9/2026	4.2500%			249,142	244,000	3.44%
CD - First Capital Bank	4/13/2026	5.2000%			249,763	228,000	3.45%
CD - Bank of Montgomery, LA	6/8/2026	4.3000%			249,755	242,000	3.45%
CD - Cornerstone Bank, NE	7/13/2026	5.0500%			249,936	217,000	3.45%
CD - GBC International Bank, CA	7/13/2026	4.9000%			248,957	217,000	3.44%
CD - Bank of Deerfield	8/24/2026	4.8500%			249,748	218,000	3.45%
CD - T Bank	8/24/2026	4.9500%			249,254	217,000	3.44%
CD - First National Bank	8/24/2026	5.2000%			249,727	216,000	3.45%
CD - First Bank of Ohio	8/24/2026	5.0000%			249,580	217,000	3.44%
CD - Bank of China, NY	9/9/2026	4.5000%			249,755	239,000	3.45%
CD - First Priority Bank	10/5/2026	4.0000%			249,505	231,000	3.44%
CD - Financial Federal Savings Bank	1/6/2027	4.1000%			249,942	231,000	3.45%
CD - Flagstart Bank, Fsb, MI	4/5/2027	4.1900%			249,327	230,000	3.44%
CD - First Western Trust Bank, CO	7/14/2027	4.2500%			249,550	230,000	3.44%
CD - Farmer's & Merchants Union Bank, WI	7/14/2027	4.3000%			249,780	230,000	3.45%
CD - Luana Savings Bank, IA	10/7/2027	3.7500%			249,400	232,000	3.44%
					7,246,953	6,865,823	

First Community Bank & Trust - Savings n/a 3.9900% 546,742 n/a

Old National Bank - General MMF n/a 0.0400% 1,320,787 n/a

**Total Market Value of Invested Funds - \$ 11,317,411**



## Board of Trustees Memo

**TO:** Chris Vieaux, Mayor  
Village Board of Trustees  
**From:** Nick Palmer, Village Administrator  
**Date:** December 10, 2025  
**Subject:** Resolution approving Illinois Municipal Insurance Cooperative (IMIC) 2025-2026 Renewal  
**For Agenda:** December 15, 2025 Administrator sign off: *WNP*

**Agenda item:**

Resolution approving Illinois Municipal Insurance Cooperative (IMIC) 2025-2026 Renewal

**Background:**

The Village of Peotone is a participant in the Illinois Municipal Insurance Cooperative (IMIC). IMIC is a protected self-insurance risk management program that is owned and managed by participating municipal members. This group provides long-term stability in insurance coverage, while controlling these costs. This is an exclusive program for Illinois municipalities, developed by municipalities. Coverage for exposures unique to Illinois municipalities includes utilities (water, sewer, electric, and gas), police and fire departments, and public works departments.

The Village received the IMIC 2025-2026 Pricing terms that include IMIC Property & Casualty Insurance, Workers Compensation, and Cyber Liability Insurance proposals. Due to above average performance in the small number of Peotone claims in the past several years, the Village of Peotone's renewal costs are positive in a challenging insurance market.

Per Risk Program Administrators (RPA), who is the team that works for IMIC, insurance rates have moderated from double digit rate increases of the past due to several reasons:

- Severe storms continue to be the large loss leader for the 4<sup>th</sup> year in a row
- Increasingly many parts of the country are seeing millions and billions of damage for the first time
- Property insurance companies across the country are pushing for separate wind/hail deductibles per building
- Reinsurance markets are beginning to stabilize, reflecting adjustments made by insureds over recent years to mitigate risk
- There are signs of a more competitive market soon should no new large claims impact on the nation/insurance industry

**Fiscal impact:**

Despite a challenging insurance market, the Village of Peotone's renewal proposal is positive. The total program cost is \$170,310 which is within the allocated amount in the FY 26 budget. The premiums increased 8.88% and program costs increased 6.07%. Overall, the total program costs are 7.76%.

As part of this overall program, the Village of Peotone has been awarded an Illinois Public Risk Fund (IPRF) grant of \$4,989. IPRF is a partner with IMIC and is Illinois' largest self-insured risk pool for workers' compensation coverage.

**Board action:**

The Village Administrator recommends approval of the attached resolution authorizing the execution of all the necessary paperwork to formalize these renewals.

**Supporting documents:**

Resolution authorizing Village Administrator to execute renewal agreements

IL Municipal Insurance Cooperative (IMIC) – Village of Peotone – 2025-2026 Pricing Sheet

RPA – Full Proposal of Insurance – IL Municipal Insurance Cooperative (available upon request)

RPA – Full Proposal of Insurance Cyber & IPRF (available upon request)

**RESOLUTION NO. 2025-R-\_\_\_\_\_**

**A RESOLUTION APPROVING ILLINOIS MUNICIPAL INSURANCE COOPERATIVE  
(IMIC) 2025-2026 RENEWALS**

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

**WHEREAS**, the Village of Peotone must protect the interests of the Village by utilizing various types of property and casualty insurance, workers compensation and cyber liability insurance; and

**WHEREAS**, the Village of Peotone is a member of the Illinois Municipal Insurance Cooperative (IMIC) which is a protected self-insurance risk management program; and

**WHEREAS**, IMIC provides long-term stability in insurance coverage while controlling costs; and

**WHEREAS**, the Village of Peotone received the Illinois Municipal Insurance Cooperative (IMIC) 2025-2026 renewals; and

**WHEREAS**, the Village President and Board of Trustees declare that it is in the best interests of the Village to approve the proposed 2025-2026 IMIC Renewals as made a part hereof as EXHIBIT A.

**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 approve the 2025-2026 IMIC Renewal Proposals attached hereto as **Exhibit A** and made a part hereof. The Village President, Village Clerk and/or Village Administrator are hereby authorized to execute said Agreement, subject to review and revision as to form by the Village Attorney, and to execute and deliver all other instruments and documents that are necessary to fulfill the Village's obligations under the Sales and Service Agreement.

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



**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025, pursuant to a roll call vote as follows:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 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**

**Illinois Municipal Insurance Cooperative (IMIC) 2025-2026 Renewals  
(ATTACHED)**

## 2025-2026 Pricing Sheet

### Illinois Municipal Insurance Cooperative (IMIC) Village of Peotone Member Cost Comparison

Coverage Description	2024-2025 Expiring	2025-2026 Renewal	% Change
<b>Premiums:</b>			
Package Premium * <sup>(1)</sup>	\$28,879	\$26,519	
Excess Liability *	\$14,191	\$19,895	
Cyber Liability	\$4,702	\$4,737	
Excess Property *	\$5,660	\$5,819	
Boiler & Machinery	\$1,147	\$1,065	
Workers Compensation	\$40,527	\$45,520	
<b>Total Premiums:</b>	<b>\$95,106</b>	<b>\$103,555</b>	<b>8.88%</b>

<b>Program Costs:</b>			
Loss Fund Corridor	\$5,964	N/A	
Loss Fund (85% funded) ** <sup>(1)</sup>	\$45,592	\$55,365	
Claims Administration	\$1,853	\$1,817	
Loss Control	\$785	\$570	
Brokerage Fee	\$8,742	\$9,004	
<b>Total Premiums:</b>	<b>\$62,935</b>	<b>\$66,755</b>	<b>6.07%</b>

<b>Total Program Costs:</b>	<b>\$170,310</b>	<b>7.76%</b>
-----------------------------	------------------	--------------

<b>Statistical Information:</b>			<b>% Change</b>
Total Insured Values	\$10,120,610	\$10,660,566	5%
Payroll	\$1,544,402	\$1,673,934	8%
Gross Operating Expenditures	\$5,428,877	\$4,295,210	-21%
Police (Including Jail Personnel)	18	18	0%
Armed	18	18	0%
Vehicles	18	21	17%

<sup>(1)</sup> Loss Ratios:  
Package Loss Ratio: 28%  
Loss Fund Loss Ratio: 21%

<sup>(\*)</sup> Includes Surplus Lines Taxes & Fees  
<sup>(\*\*)</sup> Fully Funded Loss Fund: \$65,135

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-\_\_\_\_\_**

**A RESOLUTION APPROVING ILLINOIS MUNICIPAL INSURANCE COOPERATIVE  
(IMIC) 2025-2026 RENEWALS**

which was passed by the Board of Trustees of the Village of Peotone at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2025, at which meeting a quorum was present, and approved by the President of the Village of Peotone on the \_\_\_\_ day of \_\_\_\_\_, 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:** \_\_\_\_\_

**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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Village Clerk

[SEAL]



## Board of Trustees Memo

**TO:** Chris Vieaux, Mayor  
Village Board of Trustees

**From:** Nick Palmer, Village Administrator

**Date:** December 11, 2025

**Subject:** Ordinance amending sections 127.01 (Municipal Grocery Retailers' Occupation Tax) and 128.01 (Municipal grocery service occupation tax)

**For Agenda:** December 15, 2025 Administrator sign off: *WNP*

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**Agenda item:**

Ordinance amending sections 127.01 (Municipal Grocery Retailers' Occupation Tax) and 128.01 (Municipal grocery service occupation tax)

**Background:**

The Village of Peotone approved an ordinance at the June 9, 2025 board meeting. The Illinois Department of Revenue (IDOR) serves Illinois' taxpayers and governments by primarily administering tax laws and collecting revenues, along with several regulatory functions. Following the previous approval of the grocery tax ordinance in June, IDOR has requested a technical change to the ordinance. With approval of this amended ordinance, and submission to IDOR by January 1, 2026, the Village of Peotone will continue to collect these revenues as has been done previously.

As a reminder of this issue, Governor Pritzker signed legislation in 2024 eliminating the state's 1% grocery tax, effective January 1, 2026. This change impacts municipal revenue streams across Illinois. The Illinois Municipal League (IML) played an integral role in securing the authority for both home rule and non-home rule municipalities to implement by ordinance a 1% locally imposed grocery tax (without need for referendum approval) following the elimination of the statewide grocery tax.

The grocery tax in Illinois is a 1% sales tax on groceries, established as part of the 1990 sales tax reform. While the reform removed the state's direct taxation on groceries, it introduced the 1% tax, with proceeds distributed to local governments like Peotone. The reform also standardized tax collection practices, ensuring uniformity and preventing a patchwork of independent local grocery taxes across municipalities. The tax revenue is then allocated to local governments by the state.

Municipalities had the option to maintain this grocery tax by passing an ordinance and filing it with the Illinois Department of Revenue by October 1, 2025. The Village of Peotone did approve an ordinance on June 9, 2025 and it was submitted successful to IDOR.

**It is important to emphasize that this is not a new tax. Rather, it represents the continuation of a long-standing revenue source that has been in place since 1990.** It is also important to note that the grocery taxes paid in Peotone are not only paid by local residents, but those who visit the Village and shop in our local grocery store and other convenience stores.

**Fiscal impact:**

The estimated loss of revenue from the elimination of the grocery tax would be over \$160,000 annually.

**Board action:**

The Village Administrator recommends approval of this amended ordinance maintaining a municipal grocery retailers' occupation tax and a municipal grocery service occupation tax.

**Supporting documents:**

Ordinance amending sections 127.01 (Municipal Grocery Retailers' Occupation Tax) and 128.01 (Municipal grocery service occupation tax)  
Illinois Municipal League (IML) fact sheet on Locally Imposed Grocery Sales Tax



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 127.01 (MUNICIPAL GROCERY RETAILERS' OCCUPATION TAX) AND 128.01 (MUNICIPAL GROCERY SERVICE OCCUPATION TAX) OF THE CODE OF PEOTONE FOR THE VILLAGE OF PEOTONE, WILL COUNTY, ILLINOIS**

**WHEREAS**, the Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and

**WHEREAS**, the Village of Peotone ("Village") is a non-home rule Illinois municipality pursuant to the Constitution of the State of Illinois of 1970, as amended; and

**WHEREAS**, Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) provides that, beginning on January 1, 2026, all Illinois municipalities may impose a tax "upon all persons engaged in the business of selling groceries at retail in the municipality" (the "Municipal Grocery Retailers' Occupation Tax") (65 ILCS 5/8-11-24); and

**WHEREAS**, the Municipal Grocery Retailers' Occupation Tax may be imposed "at the rate of 1% of the gross receipts from these sales" (65 ILCS 5/8-11-24); and

**WHEREAS**, any Municipal Grocery Retailers' Occupation Tax shall be administered, collected and enforced by the Illinois Department of Revenue; and

**WHEREAS**, Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) requires any municipality imposing a Municipal Grocery Retailers' Occupation Tax under Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) to also impose a Service Occupation Tax at the same rate, "upon all persons engaged, in the municipality, in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries" as "an incident to a sale of service" (the "Municipal Grocery Service Occupation Tax") (65 ILCS 5/8-11-24); and

**WHEREAS**, any Municipal Grocery Service Occupation Tax shall be administered, collected and enforced by the Illinois Department of Revenue; and

**WHEREAS**, on June 9<sup>th</sup>, 2025, the Village Board of Trustees approved Ordinance No. 25-05, "An Ordinance Implementing a Municipal Grocery Retailers' Occupation Tax and a Municipal Grocery Service Occupation Tax for the Village of Peotone, Will County, Illinois" (the "Grocery Tax Ordinance"); and

**WHEREAS**, the Illinois Department of Revenue, following receipt and review of the Grocery Tax Ordinance, has requested a minor change to Section 128.01(A) of the Code, in order to implement the tax on January 1, 2026; and

**WHEREAS**, the Village President and Board of Trustees of the Village of Peotone believe that it is appropriate, necessary and in the best interests of the Village of Peotone and its residents, that the Village amend Section 128.01 per the direction of the Department of Revenue and that the Village amend both Sections 127.01 and 128.01 to delete the subsections relative to local enforcement of both Taxes, consistent with the exclusive right of the Department of Revenue to enforce the Taxes, all as set forth below.

**NOW, THEREFORE, be it ordained, by the Village President and Board of Trustees of the Village of Peotone as follows:**

**Section 1. Incorporation of Recitals.** The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

**Section 2. Municipal Grocery Retailers' Occupation Tax Amended.** Section 127.01 (Municipal Grocery Retailers' Occupation Tax) in Chapter 127 (Municipal Grocery Retailers' Occupation Tax) in Title XI (Business Regulations) of the Code of Peotone is amended by deleting subsection (D) in its entirety.

**Section 3. Municipal Grocery Service Occupation Tax Amended.** Section 128.01 (Municipal Grocery Service Occupation Tax) in Chapter 128 (Municipal Grocery Service Occupation Tax) in Title XI (Business Regulations) of the Code of Peotone, is amended by deleting subsection (D) in its entirety, and amending subsection (A) to read in its entirety as follows (additional to existing text shown by underlining and deletions of existing text shown using ~~striketrough~~):

"§ 128.01     MUNICIPAL GROCERY SERVICE OCCUPATION TAX.

(A)     Beginning January 1, 2026, a tax is hereby imposed upon all persons engaged in the Village of Peotone in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries as an incident to a sale of service at the rate of 1% of the selling price of all groceries transferred by such serviceman as an incident to a sale of service while this Ordinance is in effect~~gross receipts from such sales made in the course of such business while this Ordinance is in effect.~~

\*\*\*\*

**Section 4. Clerk to file Ordinance with Illinois Department of Revenue.** As requested by the correspondence from the Department of Revenue requesting a conforming Ordinance, the Clerk is hereby directed to file a certified copy of this Ordinance with the Illinois Department of Revenue on or before January 1, 2026.

**Section 5. Effective Date.** The taxes imposed by the Chapters amended by this Ordinance shall take effect on January 1, 2026, which is the first day of January next following the adoption and filing of this Ordinance with the Department of Revenue, as provided by law.

**Section 6. Repeal of Conflicting Provisions.** All ordinances, resolutions and policies or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

**Section 7. Severability.** If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

**Section 8. Headings/Captions.** The headings/captions identifying the various sections and subsections of this Ordinance are for reference only and do not define, modify, expand or limit any of the terms or provisions of the Ordinance.

**Section 9. Publication.** The Village Clerk is directed by the corporate authorities to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect after its passage and publication in accordance with 65 ILCS 5/1-2-4.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025, pursuant to a roll call vote as follows:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, and attested to by the Village Clerk this same day.

\_\_\_\_\_  
VILLAGE PRESIDENT

**ATTEST:**

\_\_\_\_\_  
VILLAGE CLERK

STATE OF ILLINOIS     )  
                                      ) SS  
COUNTY OF WILL        )

**CLERK'S CERTIFICATE**

I, Stacey Hartwell, Clerk of the Village of Peotone, in the County of Will and State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

**AN ORDINANCE AMENDING SECTIONS 127.01 (MUNICIPAL GROCERY RETAILERS' OCCUPATION TAX) AND 128.01 (MUNICIPAL GROCERY SERVICE OCCUPATION TAX) OF THE CODE OF PEOTONE FOR THE VILLAGE OF PEOTONE, WILL COUNTY, ILLINOIS**

which Ordinance was passed by the Board of Trustees of the Village of Peotone at a Regular Village Board Meeting on the \_\_ day of \_\_\_\_\_, 2025, at which meeting a quorum was present, and approved by the President of the Village of Peotone on the \_\_ day of \_\_\_\_\_, 2025.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Peotone was taken by Ayes and Nays and recorded in the minutes 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 Ordinance, of which the foregoing 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Village Clerk

[SEAL]





# Locally Imposed Grocery Sales Tax

BY ILLINOIS MUNICIPAL LEAGUE STAFF

April 29, 2025

During the 2024 Spring Legislative Session, the Illinois Municipal League (IML) played an integral role in securing the authority for both home rule and non-home rule municipalities to implement by ordinance a 1% locally imposed grocery sales tax (without need for referendum approval) following the elimination of the statewide grocery tax effective January 1, 2026.

While IML's preference was to maintain the status quo and for the tax to remain statewide, Public Act 103-0781 repeals the statewide tax on groceries. However, the authority to implement a 1% grocery sales tax locally by ordinance was approved as part of the same legislation.

IML advocated for a delayed implementation date of the statewide grocery tax repeal and the elimination of the Illinois Department of Revenue's (IDOR) administrative fees to collect and remit the tax, meaning municipalities will see no decrease or lapse in grocery tax revenue, if timely in implementing the tax locally.

## IMPLEMENTATION TIMELINE

- **Now:** Municipalities that wish to implement the local grocery tax effective on January 1, 2026, should adopt IML's model ordinance now to ensure timely filing with the Illinois Department of Revenue.
- **Prior to October 1, 2025:** A certified copy of an ordinance authorizing the local implementation of a grocery sales tax must be submitted to IDOR, postmarked by October 1, 2025.
- **January 1, 2026:** The statewide grocery sales tax expires; only locally imposed grocery sales taxes will remain.

The statewide tax will not be repealed until January 1, 2026; until then, nothing will change and no action will be necessary by municipalities. However, for those municipalities that wish to implement the tax locally on day one, there are important benchmarks to consider.

For municipalities, both home rule and non-home rule, that wish to implement a local grocery sales tax effective on January 1, 2026, the first step is to pass an authorizing ordinance. IML has developed a model ordinance that can be adopted locally, which is available on our website.<sup>1</sup> A certified copy of the ordinance must then be submitted to IDOR, postmarked by October 1, 2025, in order for the tax to be imposed beginning January 1, 2026. This will guarantee no lapse in revenues from this tax.

The ordinance must be sent to IDOR through MyLocalTax<sup>2</sup> or via USPS, FedEx or UPS (it may not be submitted by email) to:

Aaron Allen, Division Manager  
Local Tax Allocation Division 3-500  
Illinois Department of Revenue  
101 West Jefferson Street  
Springfield, IL 62702  
(217) 785-7116

If a municipality chooses to wait to implement a local 1% grocery tax at a later date, please keep in mind that ordinances authorizing a local tax must be sent to IDOR and postmarked before April 1 for collection to begin on July 1, or postmarked after April 1 but before October 1, for collections to begin January 1 of the following year.

If your municipality does not wish to impose the grocery tax locally after the statewide expiration, no action is required and the 1% grocery tax will be automatically repealed within your jurisdiction on January 1, 2026.

IML suggests you consult with your municipal attorney prior to considering the adoption of this model ordinance. More resources are available at [iml.org/grocerytax](http://iml.org/grocerytax).

<sup>1</sup> <https://www.iml.org/page.cfm?category=5382>

<sup>2</sup> <https://mytax.illinois.gov/MyLocalTax/>



Scan for  
PDF Version





## Board of Trustees Memo

**TO:** Chris Vieaux, Mayor  
Village Board of Trustees

**From:** Nick Palmer, Village Administrator

**Date:** December 12, 2025

**Subject:** Ordinance amending various sections of Chapter 150 (Building Regulations) of the Title XV (Land Usage) of the Code of Peotone regarding the adoption of various updated building codes

**For Agenda:** Board Meeting – Dec. 15, 2025 Administrator sign off: *WMP*

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### Agenda item:

Ordinance amending various sections of Chapter 150 (Building Regulations) of the Title XV (Land Usage) of the Code of Peotone regarding the adoption of various updated building codes

### Background:

Both elected officials and staff have been working with the Village's consultants B&F to update the building codes for Peotone. The Village has been operating off of the 2015 Building Codes, but was required to update to at least the 2021 International Code.

Over the greater part of 2025, this topic has been discussed in detail at several Building Committee meetings, and in separate meetings with B&F staff. The Village has also engaged with the Manhattan Fire Protection District to get input on the various relevant building codes.

This process has taken much longer than we had hoped for, but Village staff believes that the work product from B&F, and which has been reviewed thoroughly by the Village Attorney, is ready for final action.

The driver for these updates follows the passage of Public Act 103-0510 which amended the Capital Development Board Act (20 ILCS 3105/1 et seq.). This legislation requires that certain building code standards be adopted or followed effective January 1, 2025. The Act does not require municipalities or counties that do not currently have building codes to adopt building codes, but it does require minimum construction standards for those communities. For municipalities and counties that have adopted building codes, the Act requires that those codes meet certain requirements. Having a municipal or county zoning ordinance is separate from having a municipal or county building code.

**Fiscal impact:**

The Village previously approved a contract with B&F for \$5,000 to conduct this work. These fees were previously paid.

**Supporting documents:**

Ordinance amending various sections of Chapter 150 (Building Regulations) of the Title XV (Land Usage) of the Code of Peotone regarding the adoption of various updated building codes  
IML Fact Sheet: State Building Codes – Effective January 1, 2025

**VILLAGE OF PEOTONE**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 150 (BUILDING REGULATIONS) OF TITLE XV (LAND USAGE) OF THE CODE OF PEOTONE REGARDING THE ADOPTION OF VARIOUS UPDATED BUILDING CODES**

**WHEREAS**, the Village of Peotone (the "Village") is a non-home rule municipality, having all of the powers and authority granted to such municipalities pursuant to Article VII, Section 7 of the Illinois Constitution of 1970, including the right to exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, in 2021 the International Code Council ("ICC") authorized and published the 2021 International Residential Code ("IRC"), which provides updates to the previous editions of the IRC relative to residential building regulations; and

**WHEREAS**, in 2021 the ICC authorized and published the 2021 International Building Code ("IBC"), which provides updates to a series of codes pertaining to building regulations; and

**WHEREAS**, in 2021 the ICC authorized and published the 2021 International Fire Code ("IFC"), which provides updates to the previous editions of the IFC relative to fire and safety building regulations; and

**WHEREAS**, in 2021 the ICC authorized and published the 2021 International Mechanical Code ("IMC"), which provides updates to the previous editions of the IMC relative to mechanical building regulations; and

**WHEREAS**, in 2021 the ICC authorized and published the 2021 International Fuel Gas Code ("IFGC"), which provides updates to the previous editions of the IFGC relative to fuels in building regulations; and

**WHEREAS**, in 2021 the ICC authorized and published the 2021 International Existing Building Code ("IEBC"), which provides updates to the previous editions of the IEBC relative to existing building regulations; and

**WHEREAS**, in 2021 the ICC authorized and published the 2021 International Swimming Pool and Spa Code ("ISPSC"), which provides updates to the previous editions of the ISPSC relative to swimming pool and spa regulations; and

**WHEREAS**, in 2020 the ICC authorized and referenced the 2020 National Electrical Code ("NEC"), which provides updates to the previous editions of the NEC relative to electrical regulations; and

**WHEREAS**, in 2021 the ICC authorized and published the 2021 International Property Maintenance Code ("IPMC"), which provides updates to the previous editions of the IPMC relative to general building maintenance regulations; and

**WHEREAS**, in 2018 the State of Illinois adopted the Illinois Accessibility Code ("IAC"), which provides that certain newly-constructed or renovated buildings must comply with

accessibility standards that guarantee they are safe and readily available to persons with disabilities; and

**WHEREAS**, in 2021 the State of Illinois adopted the Illinois Energy Conservation Code ("IECC"), which requires buildings to meet specific energy efficiency standards for construction, renovations, and updates; and

**WHEREAS**, in 2014 the State of Illinois adopted the Illinois Plumbing Code ("IPC"), which provides state-mandated regulations that establish minimum standards for the installation and maintenance of plumbing systems across the state of Illinois.

**WHEREAS**, the Village has previously adopted earlier editions of the various ICC codes, with local amendments, as part of the Code of Peotone (the "Village Code"); and

**WHEREAS**, Village staff, in conjunction with the Village's Building and Code consultant, have reviewed the various updated editions of the ICC codes and make the following findings:

- A. Numerous changes and clarifications have been made to the suite of ICC codes since the Village's adoption of earlier editions of the various codes;
- B. The 2021 edition of the ICC codes are widely adopted by local governments across Illinois and, thus, many contractors are accustomed to working in and with these codes;
- C. Adoption of the codes, with local amendments to best support the needs of the Village, would streamline processes with minimum impact on contractors and staff without compromising building safety, accessibility, energy conservation, or other colloquial standards and necessities; and

**WHEREAS**, the President and Board of Trustees, based on Village staff's recommendations, have determined that it is in the best interests of the Village of Peotone to update its Village Code by adopting various 2021 ICC codes, together with certain local amendments as presented, and to amend the Village Code to provide for the same.

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

**SECTION 1: Recitals.** The foregoing recitals are incorporated into Section 1 of this Ordinance by this reference.

**SECTION 2: Code Amendments.** Title XV (Land Usage), Chapter 150 (Building Regulations), Section 150.111 (Technical Codes) shall be amended to read in its entirety as follows (new text is marked with underlining; deletions to existing text marked using ~~striketrough~~):

**\*§ 150.111 TECHNICAL CODES.**

The technical codes listed below are hereby adopted as the building codes of the village for the control of buildings and structures as herein provided.

2015-2021 International Building Code



~~2015-2021~~ International Residential Code

~~2015-2021~~ International Mechanical Code

~~2015-2021~~ International Fire Code

~~2015-2021~~ International Property Maintenance Code

Illinois Plumbing Code (latest edition)

~~2015 IGC Electric Code Administrative Provisions/ 2014 NFPA 70 National Electric Code~~  
~~2020 National Electric Code (NFPA 70), as amended~~

The Illinois Accessibility Code, ~~as amended~~ (latest edition)

~~2015-2021~~ International Fuel Gas Code

~~2015 International Energy Code~~ The Illinois Energy Conservation Code (IECC) (latest edition)

**SECTION 3: Code Amendments.** Title XV (Land Usage), Chapter 150 (Building Regulations), Section 150.112 (2015 International Building Code) shall be amended to read in its entirety as follows (new text is marked with underlining; deletions to existing text marked using ~~strikethrough~~):

**§ 150.112 ~~2015-2021~~ INTERNATIONAL BUILDING CODE.**

(A) Adoption by reference. There is hereby adopted by reference as if fully set out herein that certain code known as the ~~2015~~2021 International Building Code, prepared and published by the International Code Council, Inc., together with the additions, insertions, deletions and changes hereinafter set forth, three copies of which have been on file for a period of more than 30 days prior to the adoption of this code and now are on file in the office of the Village Clerk.

(B) Amendments. The following additions, insertions, deletions and changes are hereby made to the 2021 ICC Building Code.

(1) Section 101.1 Title.

Amend by deleting the word and punctuation marks, "(Name of Jurisdiction)" and in place thereof inserting the words "The Village of Peotone".

(2) Section 103.1 Title.

Amend by deleting the word and punctuation marks, "(Name of Department)" and in place thereof inserting the words "Building Department".

(3) Section 105.2 Work exempt from building permit. Delete the following items from the building list:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m<sup>2</sup>).

2. Fences not over 7 feet (2134 mm) high.

3. Oil derricks.

4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1.

6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any *basement* or *story* below and are not part of an *accessible route*.

7. Temporary motion picture, television and theater stage sets and scenery.

(4) Section 105.2.1 Emergency Repairs. Amend by adding a new sentence at the end of this subsection, to read as follows:

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official. An emergency situation shall include where a delay in the work leads to immediate danger to the occupants of the building or will result in significant damage to the property.

(5) Section 107.2 Construction Documents. Amend this section to read as follows:

Construction documents shall be in accordance with Sections 107.2.1 through 107.2.8. All Resubmittals shall be complete sets unless directed by the building official.

(6) Section 107.6 Design Credentials. Add a new Section 107.6 Design Credentials, to read as follows:

A design professional shall prepare and submit construction documents for any commercial project in accordance with Illinois laws governing design professionals.

(7) Section 109.2.1 Third Party Agency Costs. Add a new Section 109.2.1 Third Party Agency Costs, to read as follows:

The building official is authorized to pass along the costs of any third party agencies used to evaluate, review, or inspect a project overseen by the



Building Department. The implementation of these costs shall be established in policy in conjunction with the adopted fee schedule.

(8) Section 113 Means of Appeal. Delete Section 113.3 and add new subsections to read as follows:

113.1.1 Initial Appeal. An initial appeal by the contractor, design, professional, owner or their agent about the interpretation or application of an adopted code, reference standard, or ordinance shall be made to the building official. The appellant has a maximum of ten (10) days to file an appeal and the building official has a maximum of ten (10) days to respond. If the appellant does not agree with the building official's decision the appellant has a maximum of ten (10) days to appeal to the village administrator and the village administrator has a maximum of ten (10) days to respond. If the appellant does not agree with the village administrator's decision the appellant has a maximum of ten (10) days to appeal to the planning and zoning commission who will make a recommendation to the village board.

Section 113.5 Board of appeals members. The board of appeals of the Village shall consist of the voting members of the village board. The building official shall be an ex officio member of said Board when it sits as the board of appeals but shall not vote on any matter before the board.

Section 113.6 Conflict of interest. A member with any personal, professional or financial interest in a matter before the board shall declare such interest and refrain from participating in discussions, deliberations and voting on such matters.

Section 113.7 Rules and procedures. The board shall establish policies and procedures necessary to carry out its duties consistent with the provisions of this code and applicable state law. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be presented.

Section 113.8 Board decision. The board shall only modify or reverse the decision of the building official by a concurring vote of majority of members.

Section 113.9 Resolution. The decision of the board shall be by resolution. Every decision shall be promptly filed in writing in the office of the building official within five (5) business days and shall be open to the public for inspection. A copy shall be furnished to the appellant or the appellant's representative and to the building official.

Section 113.10 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

(9) Section 114.4 Violation Penalties. Replace the section with the following:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and subject to the fines established by the Village of Peotone.

(10) Section 903.1.2 Sprinkler System Backflow Replacement. Add a new Section 903.1.2 Sprinkler System Backflow Replacement, to read as follows:

Whenever an existing fire sprinkler system's backflow prevention device is added or replaced with a different make, model, etc. the system shall be recalculated to ensure that the design density is satisfied. Should the design density be inadequate, the automatic sprinkler system shall be redesigned as needed to follow the required design density.

Additionally, systems that require reconfiguration of the riser assembly to accommodate the new backflow device shall also include a means to forward flush the fire sprinkler backflow device, if one is not already provided. That forward flush shall be of a type that does not require the system to be taken offline or disassembled to complete the testing.

(11) Section 903.2 Where required. Delete the following subsections:

1. 903.2.1 Group A.
2. 903.2.1.1 Group A-1.
3. 903.2.1.2 Group A-2.
4. 903.2.1.3 Group A-3.
5. 903.2.1.4 Group A-4.
6. 903.2.1.5 Group A-5.
7. 903.2.1.5.1 Spaces under grandstand or bleachers.
8. 903.2.3 Group E.
9. 903.2.4 Group F-1.
10. 903.2.4.1 Woodworking operations.
11. 903.2.4.3 Group F-1 upholstered furniture or mattresses.



12. 903.2.7 Group M.

13. 903.2.9 Group S-1.

14. 903.2.9.1 Repair garages.

15. 903.2.9.2 Bulk storage of tires.

16. 903.2.9.4 Group S-1 upholstered furniture or mattresses.

17. 903.2.10 Group S-2 parking garages.

18. 903.2.10.1 Commercial parking garages.

Replace with the following section:

Section 903.2.1 Sprinkler New Construction. Group A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, M, S-1, S-2, and U shall be provided an automatic sprinkler system that meets 903.3.1.1 throughout buildings and portions thereof used as one of the use groups noted.

Exemption: Single story buildings that is less than five thousand square feet (5,000 sq.ft.) as defined by the total fire area. The building shall have no stories below grade or mezzanine. The structure shall also have a minimum separation distance of twenty feet (20'-0") from lot lines or other building(s) on the same lot.

(12) Section 903.4.1 Monitoring. Revise the section to read as follows:

Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to the fire department dispatch center.

Exception: Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

(13) Section 903.4.2 Alarms. Replace the section with the following:

An approved audible and visual strobe with a red lens, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

(14) Section 907.6.6.1 Transmission of alarm signals. Amend the section to read as follows:

907.6.6.1 Transmission of alarm signals. Transmission of alarm signals to a supervising station shall be in accordance with NFPA 72. When the fire alarm system is capable of reporting by point (device ID, type, location, description) the fire alarm monitoring equipment shall be equipped with the capability to transmit the by point (device ID, type, location, description) data.

(15) Section 912.1.1 Fire Department Connection Style. Add a new Section 912.1.1 Fire Department Connection Style, to read as follows:

The fire department connection shall be a five inch (5") storz on a thirty degree angle (30°).

(16) Section 912.6 Backflow Protection. Revise the section as follows:

The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Illinois Plumbing Code.

(17) Chapter 11 Accessibility. Delete this chapter in its entirety. Refer to the Illinois Accessibility Code.

(18) Chapter 13 Energy Efficiency. Delete this chapter in its entirety. Refer to the Illinois Energy Conservation Code.

(19) Section 1807.1.4 Permanent wood foundation systems. Delete this section in its entirety. Wood foundation systems are prohibited.

(20) Chapter 29 Plumbing. Delete this chapter in its entirety. Refer to the Illinois Plumbing Code.

(21) Adopt Appendix G Flood-Resistant Construction.

~~(2) Section 101.1.4.3 Plumbing.  
Delete the International Plumbing Code and insert Illinois Plumbing Code (77 Illinois Administration Code 890) published by the Illinois Department of Health.~~

~~(3) Section 102.2 Other laws. Add:~~



~~The Village of Peotone zoning ordinance shall prevail concerning zoning regulations, signs, performance standards, accessory uses, and other matters covered by that ordinance.~~

~~(4) Section 110 Certificate of occupancy. Add the following section:~~

~~There will be a 24-hour grace period between passing the final inspection and the issuance of the certificate of occupancy. The contractor shall schedule the final inspection with a minimum 24-hour notice.~~

~~(5) Section 113 Board of Appeals. Delete this section in its entirety and add the following:~~

~~The Village Board of the Village of Peotone shall act as the appeals board. Also, reference the 2015 Property Maintenance Code, section 111.~~

~~(6) Section 301.2 General. Add the following:~~

~~The Village of Peotone zoning ordinance shall prevail concerning zoning regulations, signs, performance standards, accessory uses, and other matters covered by that ordinance.~~

~~(7) Section 406.3.4.1 Separations. Delete in its entirety and insert the following:~~

~~Private garages, located beneath rooms in residential buildings, shall have walls, partitions, floors, ceilings, and structural steel members separating the garage space from the adjacent interior spaces constructed to a minimum one-hour fire resistance rating. All bearing and non-bearing walls under the garage shall have a one-hour fire rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of five-eighths-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than four (4) inches above the garage floor.~~

~~(8) Delete Chapter 11 and insert the Illinois Accessibility Code, current edition.~~

~~(9) Section 1805.1.1 Footings and foundations. Add the following section:~~

~~All footings and walls to be poured in place concrete. Alternative methods are to be approved by the Building Official.~~

~~(10) Section 1805.4.2 Foundation drain. Add the following sentence to the end of this section:~~

~~All foundation drains shall incorporate the use of a minimum four-inch perforated tile.~~

~~(11) Section 2111.14.1 Factory-built fireplaces. Add the following new section:~~

~~Hearth extensions for approved factory-built fireplaces shall extend not less than sixteen (16) inches in front of, and at least eight (8) inches beyond each side of the fireplace opening.~~

~~(12) Chapter 27 and 28 Electrical and mechanical. Add the following new section:~~

~~All components, i.e., boxes, conduit, wire ways, luminaries, ductwork, equipment, ceiling grid or other items, shall not be supported from the roof deck or the bottom~~

~~cord of the bar joist, unless the licensed design professional of record specifically designed the structure to support the load of the additional equipment, and noted so on the applicable building plan sheets.~~

~~(13) Section 508.9 Basements required in new residential construction.~~

~~(A) All principal residential buildings shall be required to have a basement equal in size to at least one-half of the ground floor area of the building, excluding garages.~~

~~(B) For purposes of this section, basement shall be defined as that portion of a building which is wholly or partly below grade such that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling. Basements shall have a minimum floor-to-ceiling height of seven feet.~~

~~(C) Bi-levels, tri-levels, and walkouts which have living areas in conformance with specifications in paragraphs (A) and (B) of this section shall be considered in compliance with this section, and shall not be required to construct a separate basement.~~

~~(14) Section 705.3 Add: "All attached dwelling units not equipped with a fire sprinkler system installed in accordance with NFPA 13 shall be required to install masonry firewalls in common walls. Masonry firewalls shall extend from the lowest elevation to the peak of the roof."~~

~~(15) The provisions of Sections 508.9 and 705.3 of this be in effect for all building permits issued on or after adoption date of this section.~~

**SECTION 4: Code Amendments.** Title XV (Land Usage), Chapter 150 (Building Regulations), Section 150.113 (2015 International Residential Code) shall be amended to read in its entirety as follows (new text is marked with underlining; deletions to existing text marked using strikethrough):

**"§ 150.113 ~~2015-2021~~ INTERNATIONAL RESIDENTIAL CODE.**

(A) *Adoption by reference.* There is hereby adopted by reference as if fully set out herein that certain code known as the ~~2015-2021~~ International Residential Code for one- and two- family dwellings, as prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, three copies of which have been on file for a period of more than 30 days prior to the adoption of this code and now are on file in the office of the Village Clerk.

(B) *Amendments.* The following additions, insertions, deletions and changes are hereby made to the ~~2015-2021~~ International Residential Code.

(1) Section R101.1 Insert the Village of Peotone.

(2) Section R103.1 Creation of enforcement agency. Replace the section with the following:



The Building Department is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

(3) Section R105.2 Work exempt from building permit. Delete the following items from the building list:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 200 square feet (18.58 m<sup>2</sup>).
2. Fences not over 7 feet (2134 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
4. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.

(4) Section R105.2.1 Emergency Repairs. Add a new sentence at the end of this subsection as follows:

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official. An emergency situation shall include where a delay in the work leads to immediate danger to the occupants of the building or will result in significant damage to the property.

(5) Section R106 Construction Documents. Add a new subsection as follows:

R106.6 Design Credentials. Single Family Projects that are new construction or additions are required to be prepared by a design professional or under the direction of the building official. All Resubmittals shall be complete sets unless directed by the building official.

(6) Section R108 Fees. Add a new subsection as follows:

R108.2.1 Third Party Agency Costs. The building official is authorized to pass along the costs of any third party agencies used to evaluate, review, or inspect a project overseen by the Building Department. The implementation of these costs shall be established in policy in conjunction with the adopted fee schedule.

(7) Section R112 Board of Appeals. Delete Section 112.3 and add new subsections as follows:

112.1.1 Initial Appeal. An initial appeal by the contractor, design, professional, owner or their agent about the interpretation or application of an adopted code, reference standard, or ordinance shall be made to the building official. The appellant has a maximum of ten (10) days to file an appeal and the building official has a maximum of ten (10) days to respond. If the appellant does not agree with the building official's decision the appellant has a maximum of ten (10) days to appeal to the village administrator and the village administrator has a maximum of ten (10) days to respond. If the appellant does not agree with the village administrator's decision the appellant has a maximum of ten (10) days to appeal to the planning and zoning commission who will make a recommendation to the village board.

R112.5 Board of appeals members. The board of appeals of the Village shall consist of the voting members of the village board. The building official shall be an ex officio member of said board when it sits as the board of appeals but shall not vote on any matter before the board.

R112.6 Conflict of interest. A member with any personal, professional or financial interest in a matter before the board shall declare such interest and refrain from participating in discussions, deliberations and voting on such matters.

R112.7 Rules and procedures. The board shall establish policies and procedures necessary to carry out its duties consistent with the provisions of this code and applicable state law. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be presented.

R112.8 Board decision. The board shall only modify or reverse the decision of the building official by a concurring vote of majority of members.

R112.9 Resolution. The decision of the board shall be by resolution. Every decision shall be promptly filed in writing in the office of the building official within five (5) business days and shall be open to the public for inspection. A copy shall be furnished to the appellant or the appellant's representative and to the building official.

R112.10 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

(8) Section R113.4 Violation Penalties. Delete this subsection and replace with the following:

R113.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects,



constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and subject to the fines established by the Village of Peotone.

(9) Section 202 Definitions. Add the following definition:

Engineered Lumber shall be defined as group of lumber products that are structural members manufactured to serve as an alternative to nominal lumber, joists, or other traditional structural members. Examples include but are not limited to the following:

1. Wood I-Joists
2. Trusses
3. Open Web Joists
4. Glulam
5. Laminated strand Lumber (LSL)
6. Laminated veneer lumber (LVL)
7. Parallel Strand lumber (PSL)

(10) Section R301 Design Criteria. Add the following:

- Ground Snow Load: 25
- Wind Design Speed (mph): 115
- Topographic Effects: No
- Special Wind Region: No
- Windborne Debris Zone: No
- Seismic Design Category: A
- Subject to Damage From:
- Weathering: Severe
- Frost Line Depth: 42 Inches
- Termite: Moderate to Heavy

Ice Barrier Underlayment Required: Yes

Flood Hazards: See FEMA Map

Air Freezing Index: 2000

Mean Annual Temp: 50 °F

Manual J Design Criteria

Elevation: 705 ft

Altitude Correction Factor: 1

Coincident Wet Bulb: 76°F

Indoor Winter Design Relative Humidity: 40

Indoor Winter Design Dry-Bulb Temperature: 70 °F

Outdoor Winter Design Dry-Bulb Temperature: 2 °F

Heating Temperature Difference: 72 °F

Latitude: 38

Daily Range: M

Summer Design Gains: 37

Indoor Summer Design Relative Humidity: 50

Indoor Summer Dry-Bulb Temperature: 75 °F

Outdoor Summer Design Dry-Bulb Temperature: 93 °F

Cooling Temperature Difference: 18 °F

(11) Section R302.2.2 Common Walls. Remove this subsection and replace with the following:

R302.2.2 Common Walls. Common walls separating townhouse units shall be assigned a fire-resistance rating in accordance with the common wall shall be not less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the International Building Code and shall be rated for fire exposure from both sides. Common walls shall extend to and be tight against the exterior sheathing of the exterior walls, or the inside face of exterior walls without stud cavities, and the underside of the roof sheathing. The common wall

shared by two townhouse units shall be constructed without plumbing or mechanical equipment, ducts or vents, other than water-filled fire sprinkler piping in the cavity of the common wall. Electrical installations shall be in accordance with Chapters 34 through 43. Penetrations of the membrane of common walls for electrical outlet boxes shall be in accordance with Section R302.4.

Exception: Common walls are permitted to extend to and be tight against the inside of the exterior walls if the cavity between the end of the common wall and the exterior sheathing is filled with a minimum of two 2-inch nominal thickness wood studs.

(12) Section R313 Automatic Fire Sprinkler Systems. Delete and replace with the following:

R313.1 Dwelling Unit automatic sprinkler systems. An automatic sprinkler system shall be installed in dwelling units which contain a fire area that meets or exceeds five thousand and five hundred square feet (5,500 sq.ft.).

Exception: Exception: An automatic sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with a sprinkler system.

R313.1.1 Design and installation. Automatic sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.

(13) Section R314.2.2 Alterations, repairs and additions. Replace Exemption #1 with the following:

Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, the addition or replacement of windows or doors, or the addition of a porch or deck. Exterior work that includes electrical is not included in this exemption.

(14) Section R315.2.2. Alternations, repairs and additions. Replace Exemption 31 with the following:

Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, the addition or replacement of windows or doors, or the addition of a porch or deck. Exterior work that includes electrical is not included in this exemption.

(15) Section R328.8 Protection from impact. Delete the subsection and replace with the following:

R328.8 Protection from impact. Energy Storage Systems installed in a location subject to vehicle damage. Common locations that require impact protection include:



1. The normal travel path of the vehicle will be less than eighteen inches (18") from the front of the equipment.

2. The equipment is located within three feet (3'-0") of the front/rear of normal travel path of the vehicle.

(16) Section R328.8.1. Protection from impact. Add the following subsection:

R328.8.1 Impact protection design. The impact protection barriers shall be built to International Fire Code Section 312 Vehicle Impact Protection, or a design approved by the building official.

(17) Section R401.4.1 Geotechnical evaluation. Add the following sentence:

Unless evidence in the form of an evaluation is provided the design values shall be fifteen hundred pounds per square foot (1,500 lbs/sq.ft.).

(18) Section R402.1 Wood Foundation. Delete this subsection.

(19) Section R403.2 Footings for Wood Foundations. Delete this subsection.

(20) Section R404.2 Wood Foundation Walls. Delete this subsection.

(21) Section R404.4 Retaining Walls. Add the following subsection:

R404.4.1 Retaining Walls Design. Retaining walls greater than twenty-four inches (24") in height shall be designed by an Illinois licensed design professional.

(22) Section 406.3 Damp-proofing for wood foundations. Delete this subsection.

(23) Section 602 Wood Wall Framing. Add the following subsection:

R602.13 Detached Garage Bracing. Detached Garages can conform to this section, the requirements of R602.10 Wall Bracing, or R602.12 Simplified Wall Bracing. This section is derived from those sections utilizing a one story structure with a design speed of 115 mph. The detached garage shall conform to the following requirements:

1. Max size thirty feet in any direction

2. Roof eave-to-ridge height 10 feet max

3. Story Height 10 feet max

4. Continuously sheathed in 3/8" wood structural panel

5. No openings within 24" of the corners

6. No pony walls

7. Blocking shall be provided where the sheathing edge does not match where a stud is provided

8. 1,000 pound tension straps shall be utilized

9. Garage door portal frame shall have the following features (see figure R602.10.6.3)

a. 30" minimum panels on either side

b. Panels are double studs on either end of panel

c. Sheathing shall be fastened to header with 8D common nails in 3" grid

d. Header shall be a minimum of 3" x 11-1/4"

e. Top plat shall be fastened to header with two rows of 16D nails at 3" on center

f. Panel shall have 8D common box nails at 3" on center in all framing (studs, blocking, and sills)

(24) Part IV Energy Conservation. Delete this Section which contains Chapter 11. Refer to the Illinois Energy Conservation Code.

(25) Part VII Plumbing. Delete this Section which contains Chapters 25 – 33. Refer to the Illinois Plumbing Code.

(26) Part VIII Electrical. Delete this Section which contains Chapters 34 – 43. Refer to the National Electrical Code as Adopted by the Village of Peotone.

(27) Adopt the following appendixes:

Appendix AF Radon Control Methods

Appendix AJ Existing Buildings and Structures

Appendix AK Sound Transmission

(2) Section R105.2 Delete in its entirety.

(3) Table R301.2(1) The following information shall be inserted into the table:

**SUBJECT TO DAMAGE FROM**



Ground Snow Load	Wind Speed	Seismic Design Category	Weathering	Frost Line Depth	Termite	Decay	Water Design Temp	Ice Shield-Underlay ment	Air Freezing Index	Mean Annual Temp
25	115	B	Severe	42"	Moderate to heavy	Slight to moderate	10°F	Required	1700	50°F

(4) ~~Section R309 Add the following:~~

~~Garage gas curbs. A four (4) inch minimum height gas curb shall be provided at each wall common with the attached garage and residence. A foundation wall may be utilized as a gas curb only if four (4) inches of foundation exposed above the garage floor slab at each common wall.~~

(5) ~~Section R309.5 Fire sprinklers. Delete this section in its entirety.~~

(6) ~~Section R313 Automatic fire sprinkler systems. Delete this section in its entirety.~~

(7) ~~Section R401.1 Delete section and replace with the following:~~

~~The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for buildings. In addition to the provisions of this chapter, the design and construction of foundations in flood hazard areas as established by Table R301.2 (1) shall meet the provisions of Section R322. All columns supported by concrete to be structural steel or approved material by the Building Official."~~

**SECTION 5: Code Amendments.** Title XV (Land Usage), Chapter 150 (Building Regulations), Section 150.114 (2015 International Mechanical Code) shall be amended to read in its entirety as follows (new text is marked with underlining; deletions to existing text marked using ~~strikethrough~~):

**"§ 150.114 ~~2015~~ 2021 INTERNATIONAL MECHANICAL CODE.**

(A) *Adoption by reference.* There is hereby adopted by reference as if fully set out herein that certain code known as the ~~2015-2021~~ 2021 International Mechanical Code ~~and 2015 International Fuel Gas Code~~, prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, three copies of which have been on ~~the file~~ file for a period of more than 30 days prior to the adoption of ~~these codes this code~~ and now are on file in the office of the Village Clerk.

(B) *Amendments.* The following additions, insertions, deletions and changes are hereby made to the 2021 International Mechanical Code.

(1) Section 101.1 Insert "Village of Peotone, Will County, Illinois".

(2) Section 103.1 Insert "Building Department" for "[Name of Department]".

(3) Section 106.1 Where Required. Add a new sentence at the end of this subsection's exemption so it reads as follows:

Where equipment and appliance replacements or repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day of the department of mechanical inspection. An emergency situation shall include where a delay in the work leads to immediate danger to the occupants of the building or will result in significant damage to the property.

(4) Section 107 Construction Documents. Add the following subsections:

107.1.1 Resubmittal Documents. All Resubmittals shall be complete sets unless directed by the building official.

107.1.2 Design Credentials. A Design Professional shall prepare and submit construction documents for any commercial project in accordance with the Illinois Design Professionals Act.

107.1.3 Hood & Duct Submittals. Construction documents that contain hood and duct systems per Section 506 & 507 shall provide the location, layout, type, make, model, and any relevant information at time of submittal.

(5) Section 109.2.1 Third Party Agency Costs. The building official is authorized to pass along the costs of any third party agencies used to evaluate, review, or inspect a project overseen by the Building Department. The implementation of these costs shall be established in policy in conjunction with the adopted fee schedule.

(6) Section 113 Means of Appeals. Delete subsection 113.3 and add the following subsections:

113.1.1 Initial Appeal. An initial appeal by the contractor, design, professional, owner or their agent about the interpretation or application of an adopted code, reference standard, or ordinance shall be made to the building official. The appellant has a maximum of ten (10) days to file an appeal and the building official has a maximum of ten (10) days to respond. If the appellant does not agree with the building official's decision the appellant has a maximum of ten (10) days to appeal to the village administrator and the village administrator has a maximum of ten (10) days to respond. If the appellant does not agree with the village administrator's decision the appellant has a maximum of ten (10) days to appeal to the planning and zoning commission who will make a recommendation to the village board.



113.5 Board of appeals members. The board of appeals of the Village shall consist of the voting members of the village board. The building official shall be an ex officio member of said board when it sits as the board of appeals but shall not vote on any matter before the board.

113.6 Conflict of interest. A member with any personal, professional or financial interest in a matter before the board shall declare such interest and refrain from participating in discussions, deliberations and voting on such matters.

113.7 Rules and procedures. The board shall establish policies and procedures necessary to carry out its duties consistent with the provisions of this code and applicable state law. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be presented.

113.8 Board decision. The board shall only modify or reverse the decision of the building official by a concurring vote of majority of members.

113.9 Resolution. The decision of the board shall be by resolution. Every decision shall be promptly filed in writing in the office of the building official within five (5) business days and shall be open to the public for inspection. A copy shall be furnished to the appellant or the appellant's representative and to the building official.

113.10 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

(7) Section 114.1 Board of appeals. Delete the section.

(8) Section 115.4 Violation Penalties. Delete the subsection and replace with the following:

115.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and subject to the fines established by the Village of Peotone.

(9) Section 507 Commercial Kitchen Hoods. Add the following subsection:

507.3.4 Low Volume Commercial Kitchen Appliances. Commercial buildings that contain a kitchen range outside of a dwelling unit that is not subject to another provision of this code and are utilized infrequently or in



low duration (these include commercial office break rooms, religious institution's kitchens that only serve staff, and similar locales) are subject to the following requirements:

1. They shall have a Type II hood installed over the range as outlined in IMC 507.3.4.

2. A hood suppression system shall be installed that conforms to International Building Code and International Fire Code Section 904 Alternative Automatic Fire-Extinguishing Systems.

~~(2) Section 106.5.2 Delete the entire section and see the Village of Peotone Fee Schedule.~~

~~(3) Section 108.4 The fines shall be established by the Village of Peotone Fee Schedule.~~

~~(4) Section 603.5 Nonmetallic ducts. Delete Fibrous Glass Duct Construction.~~

~~(5) Section 603.5.1 Gypsum ducts. Delete entirely.~~

~~(6) Section 603.6.1.1 Duct length is hereby amended by the addition of the following:~~

~~Flexible air ducts shall be limited to six feet (6') in length.~~

~~(7) Section 603.6.2.1 Connector length is hereby amended by the addition of the following:~~

~~Flexible air connectors shall be limited to six feet (6') in length.\*~~

**SECTION 6: Code Amendments.** Title XV (Land Usage), Chapter 150 (Building Regulations), Section 150.115 (2015 International Fire Code) shall be amended to read in its entirety as follows (new text is marked with underlining; deletions to existing text marked using strikethrough):

**\*§ 150.115 ~~2015~~ 2021 INTERNATIONAL FIRE CODE.**

(A) *Adoption by reference.* There is hereby adopted by reference as if fully set out herein that certain code known as the ~~2015~~ 2021 International Fire Code, prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, three copies of which have been on file for a period of more than 30 days prior to the adoption of this code and now are on file in the office of the Village Clerk.

(B) *Amendments.* The following additions, insertions and changes are hereby made to the ~~2015~~ 2021 International Fire Code.

(1) Section 101.1 Insert "Village of Peotone" for "[Name of Jurisdiction]".

(2) Section 103.1 Insert "Building Department" for "[Name of Department]".

(3) Section 105.1.4 Emergency Repairs. Add a new sentence to the end of this subsection to read as follows:

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the fire code official. An emergency situation shall include where a delay in the work leads to immediate danger to the occupants of the building or will result in significant damage to the property.

(4) Section 106.1 Submittals. Add a new sentence to the end of this subsection to read as follows:

All Resubmittals shall be complete sets unless directed by the building official.

(5) Section 106.1.1. Design credentials. Add a new subsection 106.1.1 to read as follows:

106.1.1 Design Credentials. A design professional shall prepare and submit construction documents for any commercial project in accordance with Illinois laws governing design professionals.

(6) Section 111 Means of Appeals. Delete subsection 111.3 and add the following subsections:

111.1.1 Initial Appeal. An initial appeal by the contractor, design, professional, owner or their agent about the interpretation or application of an adopted code, reference standard, or ordinance shall be made to the building official. The appellant has a maximum of ten (10) days to file an appeal and the building official has a maximum of ten (10) days to respond. If the appellant does not agree with the building official's decision the appellant has a maximum of ten (10) days to appeal to the village administrator and the village administrator has a maximum of ten (10) days to respond. If the appellant does not agree with the village administrator's decision the appellant has a maximum of ten (10) days to appeal to the planning and zoning commission who will make a recommendation to the village board.

111.5 Board of appeals members. The board of appeals of the Village shall consist of the voting members of the village board. The building official shall be an ex officio member of said board when it sits as the board of appeals but shall not vote on any matter before the board.

111.6 Conflict of interest. A member with any personal, professional or financial interest in a matter before the board shall declare such interest



and refrain from participating in discussions, deliberations and voting on such matters.

111.7 Rules and procedures. The board shall establish policies and procedures necessary to carry out its duties consistent with the provisions of this code and applicable state law. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be presented.

111.8 Board decision. The board shall only modify or reverse the decision of the building official by a concurring vote of majority of members.

111.9 Resolution. The decision of the board shall be by resolution. Every decision shall be promptly filed in writing in the office of the building official within five (5) business days and shall be open to the public for inspection. A copy shall be furnished to the appellant or the appellant's representative and to the building official.

111.10 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

(7) Section 112.4 Violation Penalties. Delete the subsection and replace with the following:

112.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and subject to the fines established by the Village of Peotone.

(8) Section 202 General Definitions. Add the following definitions:

BATTERY TYPES. For the purposes of this code, certain types are defined as follows.

FLOW BATTERY. A type of storage battery that includes chemical components dissolved in two different liquids. Ion exchange, which provides the flow of electrical current, occurs through the membrane while both liquids circulate in their respective spaces.

LEAD-ACID BATTERY. A storage battery that is comprised of lead electrodes immersed in a solution of water and sulfuric acid electrolyte.

LITHIUM METAL POLYMER BATTERY. A storage battery that is similar to the lithium-ion battery except that it has a lithium metal anode in the place of the traditional carbon or graphite anode.

LITHIUM-ION BATTERY. A storage battery with lithium ions serving as the charge carriers of the battery. The electrolyte is a polymer mixture of carbonates with an inorganic salt and can be in a liquid or a gelled polymer form. Lithiated metal oxide is typically a cathode and forms of carbon or graphite typically form the anode.

NICKEL-CADMIUM (Ni-Cd) BATTERY. An alkaline storage battery in which the positive active material is nickel oxide, the negative electrode contains cadmium and the electrolyte is a solution of water and potassium hydroxide.

NICKEL-METAL HYBRIDE (Ni-MH). An alkaline storage battery in which the positive active material is nickel oxide, the negative electrode is an intermetallic compound and the electrolyte is usually potassium hydroxide.

STATIONARY STORAGE BATTERY. A group of electrochemical cells interconnected to supply a nominal voltage of DC power to a suitably connected electrical load, designed for service in a permanent location.

(9) Section 307 Open Burning, Recreational Fires and Portable Outdoor Fireplaces. Add the following subsection:

307.4.2.1 Outdoor Decorative Appliances. Outdoor decorative appliances are defined per the International Fuel Gas Code (IFGC) and are recreational fires that utilize no solid burning fuel. They utilize a burner supplied by propane, natural gas, etc. Unless the manufacturer's listing states otherwise, such appliances shall not be operated within fifteen feet (15'-0") of a structure or combustible material.

(10) Section 322 Lithium-Ion and Lithium Metal Battery Storage. Add the following sections:

322.1 General. The storage of lithium-ion and lithium metal batteries shall comply with Section 322.

Exceptions:

1. New or refurbished batteries installed in the equipment, devices or vehicles they are designed to power.

2. New or refurbished batteries packed for use with the equipment, devices or vehicles they are designed to power.



3. Batteries in original retail packaging that are rated at not more than 300 watt-hours for lithium-ion batteries or contain not more than 25 grams of lithium metal for lithium metal batteries.

4. Temporary storage of batteries or battery components during the battery manufacturing process prior to completion of final quality control checks.

5. Temporary storage of batteries during the vehicle manufacturing or repair process.

322.2 Permits. Permits shall be required for an accumulation of more than 15 cubic feet (0.42 m<sup>3</sup>) of lithium-ion and lithium metal batteries, other than batteries listed in the exceptions to Section 321.1, as set forth in Section 105.5.28.

322.3 Fire safety plan. A fire safety plan shall be provided in accordance with Section 404. In addition, the fire safety plan shall include emergency response actions to be taken upon detection of a fire or possible fire involving lithium-ion or lithium metal battery storage.

322.4 Storage requirements. Lithium-ion and lithium metal batteries shall be stored in accordance with Section 322.4.1, 322.4.2 or 322.4.3, as applicable.

322.4.1 Limited indoor storage in containers. Not more than 15 cubic feet (0.42 m<sup>3</sup>) of lithium-ion or lithium metal batteries shall be permitted to be stored in containers in accordance with all of the following:

1. Containers shall be open top and constructed of noncombustible materials or shall be approved for battery collection.

2. Individual containers and groups of containers shall not exceed a capacity of 7.5 cubic feet (0.21 m<sup>3</sup>).

3. A second container or group of containers shall be separated by not less than 3 feet (914 mm) of open space or 10 feet (3048 mm) of space that contains combustible materials.

4. Containers shall be located not less than 5 feet (1524 mm) from exits or exit access doors.

322.4.2 Indoor storage areas. Indoor storage areas for lithium-ion and lithium metal batteries, other than those complying with Section 322.4.1, shall comply with Sections 322.4.2.1 through 322.4.2.6.

322.4.2.1 Technical opinion and report. A technical opinion and report complying with Section 104.2.2 shall be prepared to evaluate the fire and explosion risks associated with the indoor storage area and to make



recommendations for fire and explosion protection. The report shall be submitted to the fire code official and shall require the fire code official's approval prior to issuance of a permit. In addition to the requirements of Section 104.2.2, the technical opinion and report shall specifically evaluate the following:

1. The potential for deflagration of flammable gases released during a thermal runaway event.
2. The basis of design for an automatic sprinkler system or other approved fire suppression system. Such design basis shall reference relevant full-scale fire testing or another approved method of demonstrating sufficiency of the recommended design.

Section 322.4.2.2 Construction requirements. Where indoor storage areas for lithium-ion and lithium metal batteries are located in a building with other uses, battery storage areas shall be separated from the remainder of the building by 2-hour rated fire barriers or horizontal assemblies. Fire barriers shall be constructed in accordance with Section 707 of the International Building Code, and horizontal assemblies shall be constructed in accordance with Section 711 of the International Building Code.

Exceptions:

1. Where battery storage is contained in one or more approved prefabricated portable structures providing a complete 2-hour fire-resistance-rated enclosure, fire barriers and horizontal assemblies are not required.
2. Where battery storage is limited to new batteries in packaging that has been demonstrated to and approved by the fire code official as sufficient to isolate a fire in packaging to the package interior, fire barriers and horizontal assemblies are not required.

Section 322.4.2.3 Fire protection systems. Indoor storage areas for lithium-ion and lithium metal batteries shall be protected by an automatic sprinkler system complying with Section 903.3.1.1 or an approved alternative fire suppression system. The system design shall be based on recommendations in the approved technical opinion and report required by Section 322.4.2.1.

322.4.2.4 Fire alarm systems. Indoor storage areas for lithium-ion and lithium metal batteries shall be provided with an approved automatic fire detection and alarm system complying with Section 907. The fire detection system shall use air-aspirating smoke detection, radiant energy-sensing fire detection or both.

322.4.2.5 Explosion control. Where the approved technical opinion and report required by Section 322.4.2.1 recommends explosion control, explosion control complying with Section 911 shall be provided.

322.4.2.6 Reduced requirements for storage of partially charged batteries. Indoor storage areas for lithium-ion and lithium metal batteries with a demonstrated state of charge not exceeding 30 percent shall not be required to comply with Sections 322.4.2.1, 322.4.2.2 and 322.4.2.5, provided that procedures for limiting and verifying that the state of charge will not exceed 30 percent have been approved.

322.4.3 Outdoor storage. Outdoor storage of lithium-ion or lithium metal batteries shall comply with Sections 322.4.3.1 through 322.4.3.3.

322.4.3.1 Distance from storage to exposures. Outdoor storage of lithium-ion or lithium metal batteries, including storage beneath weather protection in accordance with Section 414.6.1 of the International Building Code, shall comply with one of the following:

1. Battery storage shall be located not less than 20 feet (6096 mm) from any building, lot line, public street, public alley, public way or means of egress.

2. Battery storage shall be located not less than 3 feet (914 mm) from any building, lot line, public street, public alley, public way or means of egress, where the battery storage is separated by a 2-hour fire-resistance-rated assembly without openings or penetrations and extending 5 feet (1524 mm) above and to the sides of the battery storage area.

3. Battery storage shall be located not less than 3 feet (914 mm) from any building, lot line, public street, public alley, public way or means of egress, where batteries are contained in approved, prefabricated portable structures providing a complete 2-hour fire-resistance-rated enclosure.

322.4.3.2 Storage area size limits and separation. Outdoor storage areas for lithium-ion or lithium metal batteries, including storage beneath weather protection in accordance with Section 414.6.1 of the International Building Code, shall not exceed 900 square feet (83.6 m<sup>2</sup>). The height of battery storage in such areas shall not exceed 10 feet (3048 mm). Multiple battery storage areas shall be separated from each other by not less than 10 feet (3048 mm) of open space.

322.4.3.3 Fire detection. Outdoor storage areas for lithium-ion or lithium metal batteries, regardless of whether such areas are open, under weather protection or in a prefabricated portable structure, shall be provided with an approved automatic fire detection and alarm system complying with



Section 907. The fire detection system shall use radiant energy-sensing fire detection.

(11) Section 403 Emergency Preparedness Requirements. Add the following subsections:

403.10.6 Lithium-ion and lithium metal batteries. An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium-ion batteries or lithium metal batteries.

Exceptions: A fire safety and evacuation plan is not required for the storage or merchandizing of any of the following:

1. New or refurbished batteries installed for use in the equipment or vehicles they are designed to power.
2. New or refurbished batteries packed for use with the equipment or vehicles they are designed to power for merchandizing purposes.
3. New or refurbished lithium-ion batteries rated at not more than 300 watt-hours and lithium metal batteries containing not more than 25 grams of lithium metal in their original retail packaging.
4. The storage, repair and charging activities in detached one- and two-family dwellings and townhouses, provided that such devices are for personal use.
5. The storage, repair and charging activities associated with personal use in sleeping units and dwelling units of Group R-1 and R-2 occupancies.

403.10.6.1 Mitigation planning. The approved fire safety and evacuation plan shall include thermal runaway event mitigation measures. These measures shall include activities undertaken to prevent thermal runaway, early detection of a thermal runaway event and mitigation measures to be undertaken to limit the size and impact of the event on occupants and the facility.

(12) Section 503.1.1 Buildings and Facilities. Add the following subsection:

503.1.1.1 Limited Site Access Allowance. When the fire apparatus access road cannot meet the requirements set forth in this section due to technical infeasibility of the site the fire official may approve the use of a standpipe system (Class I) as an alternative means for the portion of the access road the fire official deems technically infeasible. The feasible portion(s) shall be installed.

(13) Section 503.2.4 Turning radius. Revise this subsection as follows:

The required turning radius of a fire apparatus access road shall be forty-five feet (45') and have a drive width of twenty-seven feet (27') unless directed otherwise by the fire code official.

(14) Section 506.3 Key Requirements. Add the following subsections:

506.3.1 Identification. Each key shall be identified in an approved manner for quick use in case of an emergency.

506.3.2 Master Key. Where possible, a single master key shall be provided.

(15) Section 507.3 Fire Flow. Add the following subsections:

507.3.1 Fire Flow Method. The approved fire flow method shall be determined by utilizing IFC Appendix B Fire-Flow Requirements for Buildings.

507.3.2 Fire Flow Design for Combined Fire Sprinkler and Fire Hydrant System. This section shall apply to sites and facilities that utilize on-site water storage that feeds both the fire sprinkler system and the fire hydrants, when the fire hydrants are fed from the sprinkler system, or when the fire hydrants and fire sprinkler system utilize a common water service to the water purveyor's system.

A submittal to the fire official of the available site fire flow when the fire sprinkler system is fully operational. If the fire flow available is less than as required per IFC 507.3.1 then arrangements shall be made to provide the minimum flow or at a rate determined by the fire official. Otherwise, the fire official shall evaluate the departments standard operating procedures and building size up to determine if the fire flow available is to be considered sufficient.

(16) Section 510 Emergency Responder Communication Coverage. Add the following subsection:

510.1.1 Emergency Responder Communication Coverage System Evaluation. New Education (E), Institutional (I), or High Hazard (H) Occupancy, any building(s) that is of four stories or more, any building(s) that is two (2) or more stories below grade, any building(s) that have a footprint of two hundred and fifty thousand square feet (250,000 sq. ft.) shall provide an evaluation from the designer on whether the building shall require an Emergency Responder Communication Coverage (ERCC) system. The evaluation shall provide information on the feasibility of the site and if an ERCC system is necessary. The results of said evaluation should be reflected in the primary construction documents.



(17) Section 903 Automatic Sprinkler Systems. Make the following additions and revisions:

Add a new subsection 903.1.2, to read as follows:

903.1.2 Sprinkler System Backflow Replacement. Whenever an existing fire sprinkler system's backflow prevention device is added or replaced with a different make, model, etc. the system shall be recalculated to ensure that the design density is satisfied. Should the design density be inadequate, the automatic sprinkler system shall be redesigned as needed to be in compliance with the required design density. Additionally, systems that require reconfiguration of the riser assembly to accommodate the new backflow device shall also include a means to forward flush the fire sprinkler backflow device, if one is not already provided. That forward flush shall be of a type that does not require the system to be taken offline or disassembled to complete the testing.

Revise section 903.2 as follows:

Delete the following subsections:

1. 903.2.1 Group A.
2. 903.2.1.1 Group A-1.
3. 903.2.1.2 Group A-2.
4. 903.2.1.3 Group A-3.
5. 903.2.1.4 Group A-4.
6. 903.2.1.5 Group A-5.
7. 903.2.1.5.1 Spaces under grandstand or bleachers.
8. 903.2.3 Group E.
9. 903.2.4 Group F-1.
10. 903.2.4.1 Woodworking operations.
11. 903.2.4.3 Group F-1 upholstered furniture or mattresses.
12. 903.2.7 Group M.
13. 903.2.9 Group S-1.
14. 903.2.9.1 Repair garages.
15. 903.2.9.2 Bulk storage of tires.
16. 903.2.9.4 Group S-1 Upholstered furniture and mattresses.
17. 903.2.10 Group S-2 parking garages.
18. 903.2.10.1 Commercial parking garages.

Replace with the following:

903.2.1 Sprinkler New Construction. Group A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, M, S-1, S-2, and U shall be provided an automatic sprinkler system that meets 903.3.1.1 throughout buildings and portions thereof used as one of the use groups noted.

Exemption: Single story buildings that are less than five thousand square feet (5,000 sq.ft.) as defined by the total fire area. The building shall have no stories below grade or mezzanine. The structure shall also have a

minimum separation distance of twenty feet (20'-0") from lot lines or other building(s) on the same lot.

(18) Section 903.4.1 Monitoring. Revise this subsection as follows:

903.4.1 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to the fire department dispatch center.

Exception: Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

(19) Section 903.4.2 Alarms. Revise this subsection as follows:

903.4.2 Alarms. An approved audible and visual strobe with a red lens, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

(20) Section 907.6.6.1 Transmission of alarm signals. Revise this subsection as follows:

907.6.6.1 Transmission of alarm signals. Transmission of alarm signals to a supervising station shall be in accordance with NFPA 72. When the fire alarm system is capable of reporting by point (device ID, type, location, description) the fire alarm monitoring equipment shall be equipped with the capability to transmit the by point (device ID, type, location, description) data.

(21) Section 912 Fire Department Connection. Make the following additions and revisions:

Add a new subsection 912.1.1, to read as follows:

912.1.1 Fire Department Connection Style. The fire department connection shall be a five inch (5") storz on a thirty degree angle (30°).

Revise Section 912.6 as follows:

912.6 Backflow Protection. The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Illinois Plumbing Code.



(22) Section 1107 Energy Storage Systems. Add the following subsections:

1107.1 Lithium-ion technology energy storage systems. The owner of an energy storage system (ESS) utilizing lithium-ion battery technology having capacities exceeding the values in Table 1207.1.3 and installed prior to the jurisdiction's adoption of the 2018 or later edition of the International Fire Code shall provide the fire code official a failure modes and effects analysis (FMEA) or other approved hazard mitigation analysis in accordance with Section 104.2.2 for review and approval.

Exception: Detached one-family and two-family dwellings and townhouses.

1107.1.1 Early detection. In addition to the requirements of Sections 1207.1.8.1 and 1207.1.8.2, the analysis shall include an assessment of the ability of the installed protection systems to provide for early detection and notification of a thermal runaway event in relation to the ability of emergency responders to safely mitigate the size and impact of a thermal runaway event.

1107.1.2 Corrective action plan. Where hazards are identified by the analysis, a plan that includes a timetable for corrective action shall be submitted to the fire code official for review and approval. The plan shall include actions and system improvements necessary for eliminating or mitigating any identified hazards, including listed methods for early detection and notification of a thermal runaway event.

(23) Section 1201.1 Scope. Delete this subsection and replace with the following:

1201.1 Scope. The provisions of this chapter shall apply to the installation, operation, maintenance, repair, retrofitting, testing, commissioning and decommissioning of energy systems used for generating or storing energy, including but not limited to energy storage systems under the exclusive control of an electric utility or lawfully designated agency. It shall not apply to equipment associated with the generation, control, transformation, transmission, or distribution of energy installations that is under the exclusive control of an electric utility or lawfully designated agency. Energy storage systems regulated by Section 1207 shall comply with this chapter, as appropriate, and NFPA 855.

(24) Chapter 80 Referenced Standards. NFPA – Add the following standard:

855-23 Standard for the Installation of Stationary Energy Storage Systems

(1) Section 101.1 Any reference in the code to the "authority having jurisdiction" shall mean the Village of Peotone.

(2) Delete from 2015 NFPA Life Safety No. 101 Codes.

~~(a) 24.3.5\* Extinguishment requirements.~~

~~(b) 24.3.5.1 All new one and two family dwellings shall be protected throughout by an approved automatic sprinkler system in accordance with 24.3.5.2."~~

**SECTION 7: Code Amendments.** Title XV (Land Usage), Chapter 150 (Building Regulations), Section 150.116 (2015 International Property Maintenance Code) shall be amended to read in its entirety as follows (new text is marked with underlining; deletions to existing text marked using ~~strikethrough~~):

**"§ 150.116 ~~2015-2021~~ INTERNATIONAL PROPERTY MAINTENANCE CODE.**

(A) *Adoption by reference.* There is hereby adopted by reference as if fully set out herein that certain code known as the ~~2015-2021~~ International Property Maintenance Code, published by the International Code Council, together with the additions, insertions, deletions and changed hereinafter set forth, three copies of which have been on file for a period of more than 30 days prior to the adoption of this chapter and now are on file in the office of the Village Clerk.

(B) *Amendments.* The following sections of the ~~2015-2021~~ International Property Maintenance Code are hereby amended.

(1) Section 101.1 Insert "Village of Peotone, Will County, Illinois".

(2) Section 103.1 Title. Insert "Building Department" for "[Name of Department]"

(3) Section 107 Means of Appeal. Delete subsection 107.3 and add the following new subsections as follows:

107.1.1 Initial Appeal. An initial appeal by the contractor, design, professional, owner or their agent about the interpretation or application of an adopted code, reference standard, or ordinance shall be made to the building official. The appellant has a maximum of ten (10) days to file an appeal and the building official has a maximum of ten (10) days to respond. If the appellant does not agree with the building official's decision the appellant has a maximum of ten (10) days to appeal to the village administrator and the village administrator has a maximum of ten (10) days to respond. If the appellant does not agree with the village administrator's decision the appellant has a maximum of ten (10) days to appeal to the planning and zoning commission who will make a recommendation to the village board.

107.5 Board of appeals members. The board of appeals of the Village shall consist of the voting members of the village board. The building official shall be an ex officio member of said board when it sits as the board of appeals but shall not vote on any matter before the board.



107.6 Conflict of interest. A member with any personal, professional or financial interest in a matter before the board shall declare such interest and refrain from participating in discussions, deliberations and voting on such matters.

107.7 Rules and procedures. The board shall establish policies and procedures necessary to carry out its duties consistent with the provisions of this code and applicable state law. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be presented.

107.8 Board decision. The board shall only modify or reverse the decision of the building official by a concurring vote of majority of members.

107.9 Resolution. The decision of the board shall be by resolution. Every decision shall be promptly filed in writing in the office of the building official within five (5) business days and shall be open to the public for inspection. A copy shall be furnished to the appellant or the appellant's representative and to the building official.

107.10 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

(4) Section 108 Board of appeals. Delete this section.

(5) Section 109.4 Violation Penalties. Delete the subsection and replace with the following:

107.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and subject to the fines established by the Village of Peotone.

(6) Section 302.4 Weeds. Insert "8 (eight) inches" for "[Jurisdiction to insert height in inches]".

(2) Section 112.4 Insert "\$250.00" and "\$750.00".

(3) Section 302.10 is added to read as follows:

Section 302.10 Landscaping.

~~(A) Duty to prune. Trees, bushes or other shrubbery on private property adjacent to a street right-of-way shall be pruned in such a manner that it will not obstruct or shade the streetlights, obstruct the passage of pedestrians on sidewalks or vehicles in the street, obstruct the ability to see traffic signs, obstruct the view of any intersection or create a public safety hazard.~~

~~(B) Turf maintenance. Areas where grass turf has been established shall be maintained without bare areas of soil or ruts caused by pedestrian or vehicle use.~~

(4) Section 302.11 is added to read as follows:

~~Section 302.11 Trees on commercial properties. Trees on commercial properties are the responsibility of the property owner and shall be maintained in a healthy condition. Trees on commercial properties are subject to all zoning regulations and any applicable development agreements with the Village of Peotone.~~

(5) Section 302.4 Insert "6"

(6) Section 304.14 Insert dates "May 1" to "October 1".

(7) Section 602.3 Insert dates "October 1" and "May 1".

(8) Section 602.4 Insert dates "October 1" and "May 1".

~~(9) Chapter 5 Delete the International Plumbing Code and insert the Illinois Plumbing Code (77 Illinois Administration Code 890) published by the Illinois Department of Health."~~

**SECTION 8: Code Amendments.** Title XV (Land Usage), Chapter 150 (Building Regulations), Section 150.117 (2015 ICC Electric Code Administrative Provisions / 2014 NFPA 70 National Electric Code) shall be amended to read in its entirety as follows (new text is marked with underlining; deletions to existing text marked using ~~strikethrough~~):

**"§ 150.117 2015-ICC ELECTRIC CODE ADMINISTRATIVE PROVISIONS/ 2014 NFPA 70 NATIONAL ELECTRIC CODE, 2020 NFPA 70 NATIONAL ELECTRIC CODE.**

(A) *Adoption by reference.* There is hereby adopted by reference as if fully set out herein that certain code known as the ~~2014-2020~~ National Electrical Code (~~NEC~~NFPA 70), prepared and published by the National Fire Protection Association and approved by the American National Standards Institute, together with the additions, insertions, deletions and changes hereinafter set forth, three copies of which have been on file for a period of more than 30 days prior to the adoption of this code and now are on file in the office of the Village Clerk.



(B) *Amendments.* The following additions, insertions, deletions and changes are hereby made to the 2020 National Electrical Code.

(1) Any reference in the code to the "authority having jurisdiction" shall mean the Village of Peotone.

(2) Section 90.6 Formal Interpretations. Delete this section and replace with the following:

90.6 Formal Interpretations. Interpretations of this code shall be conducted by the building official, or their assigned agent.

(3) Section 90.10 Permits. Add a new subsection as follows:

90.10 Permits. No electrical equipment shall be installed, altered, or used without first filing an application with the building department and obtaining all required permits. All applications shall be accompanied by plans, specifications and schedules in sufficient detail to show the location and capacity of all lighting facilities, fire alarm systems, electrical equipment and light and power circuits required for all service equipment of the building or structure.

(4) Section 230.2 Number of Services. Add the following sentence to the end of the section:

Accessory buildings and structures to one- and two- family, townhouses, and duplexes that are built to the International Residential Code shall only be served power by the primary residence unless approved by the building official.

(5) Section 334 Type NM & NMC. Delete this section. All branch lines shall be of copper conductors. The use of Aluminum (AL)

(6) Section 394 Concealed Knob-and-Tube Wiring. Delete this section.

(7) Section 396 Messenger-Supported Wiring. Delete this section.

~~(2) Section 210-8(A)(5) Unfinished basements. Add to this section the following subsection: Ground-fault circuit-interrupter protection will not be required for ejector pumps, sump pumps and furnaces.~~

~~(3) Section 210-8(A)(6) Kitchens. Add to this section the following subsection: Ground-fault circuit-interrupter protection will not be required for refrigerators. Refrigerators must be on separate circuit.~~

~~(4) Section 210-12(A) Dwelling units.~~

~~(a) Delete the following subsection: Arc-fault circuit-interrupter protection.~~

(b) Add the following subsection:

(A) Dwelling units. All 120-volt, single-phase, 15- and 20-ampere branch-circuits supplying outlets or devices installed in dwelling unit bedrooms.

(5) Section 230-1. Add to this section the following subsection:

Every single-family unit exceeding twelve hundred (1,200) square feet erected subsequent to the date of the adoption of this code shall utilize a minimum two hundred-ampere service.

Every single-family unit exceeding four thousand (4,000) square feet erected subsequent to the date of the adoption of this code shall utilize a minimum four hundred-ampere service.

If two (2) separate 200-ampere panels are utilized to form a 400-ampere service, a separate sized grounding electrode conductor is required from each panel to the street side of the incoming metal water service. A jumper conductor between each panel forming a single grounding electrode conductor is prohibited. The downsizing of the service entrance neutral conductor is prohibited.

(6) All new electric services in the village shall be underground, where available, unless otherwise approved by the village.

(7) An approved nonferrous metal tag shall be attached to the ground electrode clamp giving warning against its removal.

(8) Nonmetallic-sheathed cable (Romex) shall not be permitted in the village.

(9) Section 310-2(b) labeled "Conductor materials." Delete this subsection and insert the sentences: All conductors in this article shall be of copper only. Aluminum conductors are prohibited.

(10) Delete Section 406.12(A) Tamper-resistant receptacles in dwelling units.

(11) All new electric services in the village shall be underground, where available, unless otherwise approved by the village.

(12) An approved nonferrous metal tag shall be attached to the ground electrode clamp giving warning against its removal.

(13) Nonmetallic-sheathed cable (Romex) shall not be permitted in the village."

**SECTION 9: Code Amendments.** Title XV (Land Usage), Chapter 150 (Building Regulations), Section 150.118 (2015 International Fuel Gas Code) shall be amended to read in



its entirety as follows (new text is marked with underlining; deletions to existing text marked using ~~strikethrough~~):

**"§ 150.118 ~~2015~~ 2021 INTERNATIONAL FUEL GAS CODE.**

(A) *Adoption by reference.* There is hereby adopted by reference as if fully set out herein that certain code known as the ~~2015~~ 2021 International Fuel Gas Code, current edition, as per the State of Illinois, as prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, three copies of which have been on file for a period of more than 30 days prior to the adoption of this code and now are on file in the office of the Village Clerk.

(B) *Amendments.* The following sections of the 2021 International Fuel Gas Code are hereby amended.

(1) Section 101.1 Insert: "Village of Peotone".

(2) Section 103.1 Insert: "Building Department" for "[Name of Department]".

(3) Section 106 Permits. Add a new subsection as follows:

106.2.1 Emergency Repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official. An emergency situation shall include where a delay in the work leads to immediate danger to the occupants of the building or will result in significant damage to the property.

(4) Section 107 Construction Documents. Add new subsections as follows:

107.1.1 Resubmittal Documents. All Resubmittals shall be complete sets unless directed by the building official.

107.1.2 Design Credentials. A design professional shall prepare and submit construction documents for any commercial project in accordance with Illinois laws governing design professional.

(5) Section 109 Fees. Add a new subsection as follows:

109.2.1 Third Party Agency Costs. The building official is authorized to pass along the costs of any third party agencies used to evaluate, review, or inspect a project overseen by the Building Department. The implementation of these costs shall be established in policy in conjunction with the adopted fee schedule.

(6) Section 113 Means of Appeals. Delete subsection 113.3 and add new subsections as follows:

113.1.1 Initial Appeal. An initial appeal by the contractor, design, professional, owner or their agent about the interpretation or application of an adopted code, reference standard, or ordinance shall be made to the building official. The appellant has a maximum of ten (10) days to file an appeal and the building official has a maximum of ten (10) days to respond. If the appellant does not agree with the building official's decision the appellant has a maximum of ten (10) days to appeal to the village administrator and the village administrator has a maximum of ten (10) days to respond. If the appellant does not agree with the village administrator's decision the appellant has a maximum of ten (10) days to appeal to the planning and zoning commission who will make a recommendation to the village board.

113.5 Board of appeals members. The board of appeals of the Village shall consist of the voting members of the village board. The building official shall be an ex officio member of said board when it sits as the board of appeals but shall not vote on any matter before the board.

113.6 Conflict of interest. A member with any personal, professional or financial interest in a matter before the board shall declare such interest and refrain from participating in discussions, deliberations and voting on such matters.

113.7 Rules and procedures. The board shall establish policies and procedures necessary to carry out its duties consistent with the provisions of this code and applicable state law. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be presented.

113.8 Board decision. The board shall only modify or reverse the decision of the building official by a concurring vote of majority of members.

113.9 Resolution. The decision of the board shall be by resolution. Every decision shall be promptly filed in writing in the office of the building official within five (5) business days and shall be open to the public for inspection. A copy shall be furnished to the appellant or the appellant's representative and to the building official.

113.10 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

(7) Section 114.1 Board of appeals. Delete this section.

(8) Section 115.4 Violation Penalties. Delete the subsection and replace with the following:



115.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and subject to the fines established by the Village of Peotone.

~~(2) Section 106.6 Delete the entire section and see the Village of Peotone Fee Schedule.~~

~~(3) Section 108.4 Fines. Fines shall be as established by the Village of Peotone Fee Schedule."~~

**SECTION 10: Code Amendments.** Title XV (Land Usage), Chapter 150 (Building Regulations), Section 150.119 (2015 International Energy Conservation Code) shall be amended to read in its entirety as follows (new text is marked with underlining; deletions to existing text marked using ~~strikethrough~~):

**"§ 150.119 2015 INTERNATIONAL ILLINOIS ENERGY CONSERVATION CODE.**

(A) *Adoption.* There is hereby adopted by reference as if fully set out herein that certain code known as the ~~2015 International Illinois~~ Energy Conservation Code (71 Ill. Admin. Code 600 et seq.) as promulgated by the Illinois Capital Development Board, current edition, and any subsequent amendments adopted by the Illinois Capital Development Board thereto, as per the State of Illinois, as prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, three copies of which have been on file for a period of more than 30 days prior to the adoption of this code and now are on file in the office of the Village Clerk. ~~The current edition as per the State of Illinois International Energy Conservation Code is hereby adopted with State of Illinois amendments.~~

~~(B) Amendment. Section 101.1 Insert: Village of Peotone."~~

**SECTION 11: Code Amendments.** Title XV (Land Usage), Chapter 150 (Building Regulations), shall be amended to add a new Section 150.120 (2021 International Existing Building Code) to read in its entirety as follows:

**"§ 150.120 2021 INTERNATIONAL EXISTING BUILDING CODE.**

(A) *Adoption by reference.* There is hereby adopted by reference as if fully set out herein that certain code known as the 2021 International Existing Building Code, as prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, three copies of which have been on file for a period of more than 30 days prior to the adoption of this code and now are on file in the office of the Village Clerk.

(B) Amendments. The following sections of the 2021 International Existing Building Code are hereby amended.

(1) Section 101.1 Insert: "Village of Peotone" for "[Name of Jurisdiction]".

(2) Section 103.1 Title. Insert "Building Department" for "[Name of Department]".

(3) Section 105.2 Work exempt from permit. Delete Building items numbered 1, 3.

(4) Section 105.2.1 Emergency Repairs. Delete this subsection and replace with the following:

105.2.1 Emergency Repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official. An emergency situation shall include where a delay in the work leads to immediate danger to the occupants of the building or will result in significant damage to the property.

(5) Section 106 Construction Documents. Add subsection as follows:

106.1.1 Resubmittal Documents. All Resubmittals shall be complete sets unless directed by the building official.

106.1.2 Design Credentials. A design professional shall prepare and submit construction documents for any commercial project in accordance with Illinois laws governing design professionals.

(6) Section 108 Fees. Add a subsection as follows:

108.2.1 Third Party Agency Costs. The building official is authorized to pass along the costs of any third party agencies used to evaluate, review, or inspect a project overseen by the Building Department. The implementation of these costs shall be established in policy in conjunction with the adopted fee schedule.

(7) Section 112 Means of Appeals. Delete subsection 112.3 and add new subsections as follows:

112.1.1 Initial Appeal. An initial appeal by the contractor, design professional, owner or their agent about the interpretation or application of an adopted code, reference standard, or ordinance shall be made to the building official. The appellant has a maximum of ten (10) days to file an appeal and the building official has a maximum of ten (10) days to respond. If the appellant does not agree with the building official's decision the appellant has a maximum of ten (10) days to appeal to the village administrator and the village administrator has a maximum of ten (10) days to respond. If the appellant does not agree with the village administrator's decision the appellant has a maximum of ten (10) days to appeal to the



planning and zoning commission who will make a recommendation to the village board.

112.5 Board of appeals members. The board of appeals of the Village shall consist of the voting members of the village board. The building official shall be an ex officio member of said board when it sits as the board of appeals but shall not vote on any matter before the board.

112.6 Conflict of interest. A member with any personal, professional or financial interest in a matter before the board shall declare such interest and refrain from participating in discussions, deliberations and voting on such matters.

112.7 Rules and procedures. The board shall establish policies and procedures necessary to carry out its duties consistent with the provisions of this code and applicable state law. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be presented.

112.8 Board decision. The board shall only modify or reverse the decision of the building official by a concurring vote of majority of members.

112.9 Resolution. The decision of the board shall be by resolution. Every decision shall be promptly filed in writing in the office of the building official within five (5) business days and shall be open to the public for inspection. A copy shall be furnished to the appellant or the appellant's representative and to the building official.

112.10 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

(8) Section 113.4 Violation Penalties. Delete this subsection and replace with the following:

113.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and subject to the fines established by the Village of Peotone."

**SECTION 12: Code Amendments.** Title XV (Land Usage), Chapter 150 (Building Regulations), shall be amended to add a new Section 150.121 (2021 International Swimming Pool and Spa Code) to read in its entirety as follows:

**"§ 150.120 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE.**

(A) Adoption by reference. There is hereby adopted by reference as if fully set out herein that certain code known as the 2021 International Swimming Pool and Spa Code, as prepared and published by the International Code Council, together with the additions, insertions, deletions and changes hereinafter set forth, three copies of which have been on file for a period of more than 30 days prior to the adoption of this code and now are on file in the office of the Village Clerk.

(B) Amendments. The following sections of the 2021 International Swimming Pool and Spa Code are hereby amended.

(1) Section 101.1 Insert: "Village of Peotone" for "[Name of Jurisdiction]".

(2) Section 103.1 Title. Insert "Building Department" for "[Name of Department]".

(3) Section 106 Construction Documents. Add subsections as follows:

106.1.1 Resubmittal Documents. All Resubmittals shall be complete sets unless directed by the building official.

106.1.2 Design Credentials. A design professional shall prepare and submit construction documents for any commercial project in accordance with Illinois laws governing design professionals.

(4) Section 108 Fees. Add a subsection as follows:

108.2.1 Third Party Agency Costs. The building official is authorized to pass along the costs of any third party agencies used to evaluate, review, or inspect a project overseen by the Building Department. The implementation of these costs shall be established in policy in conjunction with the adopted fee schedule.

(5) Section 111 Means of Appeals. Delete subsection 111.3 and add subsections as follows:

111.1.1 Initial Appeal. An initial appeal by the contractor, design professional, owner or their agent about the interpretation or application of an adopted code, reference standard, or ordinance shall be made to the building official. The appellant has a maximum of ten (10) days to file an appeal and the building official has a maximum of ten (10) days to respond. If the appellant does not agree with the building official's decision the appellant has a maximum of ten (10) days to appeal to the village administrator and the village administrator has a maximum of ten (10) days to respond. If the appellant does not agree with the village administrator's decision the appellant has a maximum of ten (10) days to appeal to the planning and zoning commission who will make a recommendation to the village board.



111.5 Board of appeals members. The board of appeals of the Village shall consist of the voting members of the village board. The building official shall be an ex officio member of said board when it sits as the board of appeals but shall not vote on any matter before the board.

111.6 Conflict of interest. A member with any personal, professional or financial interest in a matter before the board shall declare such interest and refrain from participating in discussions, deliberations and voting on such matters.

111.7 Rules and procedures. The board shall establish policies and procedures necessary to carry out its duties consistent with the provisions of this code and applicable state law. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be presented.

111.8 Board decision. The board shall only modify or reverse the decision of the building official by a concurring vote of majority of members.

111.9 Resolution. The decision of the board shall be by resolution. Every decision shall be promptly filed in writing in the office of the building official within five (5) business days and shall be open to the public for inspection. A copy shall be furnished to the appellant or the appellant's representative and to the building official.

111.10 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

(6) Section 112 Board of appeals. Delete this section.

(7) Section 113.4 Violation Penalties. Delete this subsection and replace with the following:

113.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and subject to the fines established by the Village of Peotone.

(8) Section 305.1 General. Delete this subsection and replace with the following:

305.1 General. The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas."

**SECTION 13: 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 Code of Peotone, 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 14: 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 Code amendments set forth above in this Ordinance, all Chapters and Sections of the Code of Peotone, shall remain in full force and effect.

**SECTION 15: Effective Date.** This Ordinance shall be in full force and effect following its adoption, approval and publication, as provided by law.

**PASSED** this \_\_\_\_ day of December, 2025, pursuant to a roll call vote as follows:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** by me as Village President this \_\_\_\_ day of December, 2025, and attested by the Village Clerk on the same day.

\_\_\_\_\_  
Mayor

**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 Ordinance now on file in my office, entitled:

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 150 (BUILDING REGULATIONS) OF TITLE XV (LAND USAGE) OF THE CODE OF PEOTONE REGARDING THE ADOPTION OF VARIOUS UPDATED BUILDING CODES**

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

I further certify that the vote on the question of the passage of the said Ordinance 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 Ordinance, 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 December, 2025.

\_\_\_\_\_  
Village Clerk

[SEAL]

# STATEWIDE BUILDING CODES

## Effective January 1, 2025



Public Act 103-0510 amends the Capital Development Board Act (20 ILCS 3105/1 *et seq.*). It requires that certain building code standards be adopted or followed effective January 1, 2025. The Act does not require municipalities or counties that do not currently have building codes to adopt building codes, but it does require minimum construction standards in those communities. For municipalities and counties that have adopted building codes, the Act requires that those codes meet certain requirements. Having a municipal or county zoning ordinance is separate from having a municipal or county building code.

### IF YOUR MUNICIPALITY CURRENTLY HAS A BUILDING CODE

Any municipality or county that has adopted and is currently enforcing a building code must identify the code, by title and edition, and any local amendments and inform the Illinois Capital Development Board (CDB) in writing no later than 180 days after the effective date of the Act.

Any municipality or county choosing to adopt a new building code edition must, at least 30 days before the effective date of the new code, identify the model code being adopted, by title and edition, and any local amendments and inform CDB in writing. To report your local building codes, fill out the "County Municipal Code Reporting Form" on the CDB website.<sup>1</sup> If you have issues submitting the form or questions, please email [cdb.buildingcodes@illinois.gov](mailto:cdb.buildingcodes@illinois.gov).

Beginning January 1, 2025, any municipal building code or county building code must:

- (1) Meet the baseline codes as set forth in the Act. The baseline codes are the International Building Code including Appendix G, International Existing Building Code and International Residential Code, published in the current year or preceding nine calendar years;
- (2) Regulate the structural design of new buildings, other than residential buildings, in a manner that is at least as stringent as the baseline statewide building code standard;
- (3) Regulate the structural design of rehabilitation work in existing buildings, other than residential buildings, in a manner that is at least as stringent as the baseline statewide existing building code standard; and,
- (4) Regulate the structural design of residential buildings in a manner that is at least as stringent as the baseline statewide residential code standard.

<sup>1</sup><https://illinois-code-directory.powerappsportals.us/Code-Update-Submission/>



## IF YOUR MUNICIPALITY DOES NOT CURRENTLY HAVE A BUILDING CODE

### COMMERCIAL CONSTRUCTION

Newly constructed commercial buildings or substantially-improved commercial buildings in a non-building code jurisdiction cannot be occupied until:

- (1) The property owner or property owner's agent has first contracted for the inspection of the building by an inspector who meets the qualifications established by CDB; and,
- (2) A qualified inspector files a certification of inspection with the municipality or county having such jurisdiction over the property, indicating that the building complies with all of the following:
  - a. The International Building Code including Appendix G (current or most preceding edition);
  - b. The National Electric Code published by National Fire Protection Association (current or most preceding edition);
  - c. Either:
    - i. The Illinois Energy Efficient Building Code adopted under Section 15 of the Energy Efficient Building Act; or,
    - ii. The Illinois Stretch Energy Code adopted under Section 55 of the Energy Efficient Building Act;
  - d. The Illinois Accessibility Code adopted under Section 4 of the Environmental Barriers Act;
  - e. The Illinois Plumbing Code adopted under Section 35 of the Illinois Plumbing License Law; and,
  - f. The rules adopted in accordance with Section 9 of the Fire Investigation Act.

### RESIDENTIAL CONSTRUCTION

A home builder and the home purchaser may agree to adopt the International Residential Code or any municipal residential building code or county residential building code that is, on the first day of construction, in effect within 100 miles of the location of the new home. If the home builder and the home purchaser fail to agree to a residential building code, or if no residential building code is stated in the contract, the code adopted under Section 15 of the Energy Efficient Building Act, the Illinois Plumbing Code adopted under Section 35 of the Illinois Plumbing License Law and the current edition of the International Residential Code are, by law, adopted as part of the construction contract.

### BUILDING PERMITS

Once a building permit is issued, the code requirements that are in effect on January 1 of the calendar year when the building permit was applied for, or, where a building permit is not required, on January 1 of the calendar year when construction begins, shall be the only requirements that apply for the duration of the building permit or construction.

Starting January 1, 2027, a building inspector certification from the International Code Council is required for those who perform inspections and the municipality must keep a copy of the certification on file. There is a one-year grace period from date of hire to acquire certification.<sup>2</sup>

For more information regarding statewide building codes, contact the Illinois Council of Code Administrators via their website, [www.icca-10.org](http://www.icca-10.org).

<sup>2</sup> 65 ILCS 5/11-31.1-1.5







## **Board of Trustees Memo**

**TO:** Chris Vieaux, Mayor  
Village Board of Trustees  
**From:** Nick Palmer, Village Administrator  
**Date:** December 12, 2025  
**Subject:** Motion to approve the Westgate Manor letter of credit (LOC) reduction  
**For Agenda:** Board Meeting – 12/15/25 Administrator sign off: *NJP*

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**Agenda item:**

**Motion to approve the Westgate Manor letter of credit (LOC) reduction**

**Background:**

The Westgate Manor subdivision is located on the west side of the Village of Peotone, primarily south of West Corning Avenue and west of Rathje Road. As with all residential developments, a letter of credit (LOC) was established to guarantee certain specified work was completed as part of this subdivision.

Over the past years, the original LOC has been reduced periodically as homes were built, sidewalks completed, and parkway trees were planted. The most recent LOC was issued on August 7, 2019, with an amount of \$85,000 remaining. Since this time, the LOC has been extended several times and remains with a \$85,000 balance. At the same of this last issuance, the LOC covered 28 parcels within the Westgate Manor development.

Since the issuance of the LOC in 2019, significant work has occurred. Currently there are only 10 parcels that remain unbuilt and which have no sidewalks or parkway trees.

As has been the Village of Peotone's recent practice, a negotiated reduction in the LOC has been done and the recommendation is to maintain a \$5,000 per parcel obligation for the developer. Thus, with ten (10) lots remaining, the new balance for the LOC would be \$50,000. Thus, a reduction of \$35,000 from the previous amount of \$85,000.



**Fiscal Impact**

There should be no negative financial impact for the Village of Peotone.

**Board action:**

The Village Administrator recommends approval of the reduction of the letter of credit #338 for the Westgate Manor from \$85,000 to \$50,000.

**Supporting documents:**

Letter from John T. Walsh – original developer of Westgate Manor (dated December 12, 2025)

Previous letter of credit #338 (issued August 7, 2019)

DRAFT revised letter of credit #338

(to be reissued upon approval of the LOC reduction by the Village of Peotone)

December 12, 2025

Mr. Nick Palmer  
Village Administrator  
Village of Peotone  
208 E. Main St.  
Peotone, IL. 60468

Dear Village President Vicaux and Peotone Trustees,

The most recent Letter of Credit (LOC) for the Westgate Manor subdivision was issued by the First Bank of Manhattan on August 7, 2019, in an amount of \$85,000. This LOC's expiration date has been extended several times since. During this time, a significant number of improvements have been made to the remaining lots in the Westgate Manor Subdivision.

The previous LOC (issued August 7, 2019) had twenty-eight parcels included. Currently there are ten (10) lots that remain and are not built upon nor have public sidewalks or parkway trees.

It was agreed upon with the Village Administrator and developer John T. Walsh that \$5,000.00 per lot would suffice for the letter of credit amount for the public sidewalks and parkway trees on the remaining lots. The Village engineer has concurred with this reduction.

Therefore, I am requesting a reduction in Letter of Credit #338 from \$85,000.00 to \$50,000.00.

If you have any questions, please contact me.

Thank you.



John T. Walsh



**IRREVOCABLE LETTER OF CREDIT NO. 338**

Applicant:

First Bank of Manhattan Trust No. 45  
John T. Walsh  
24945 Marian Avenue  
Elwood, Illinois 60421

Beneficiary:

Village of Peotone  
Attention: Village Administrator  
208 East Main Street  
Peotone, Illinois 60468

Amount: \$85,000.00

Issue Date: August 7, 2019  
Expiration Date: August 7, 2020

We hereby establish in your favor our Irrevocable Letter of Credit No. 338 in the amount of \$85,000.00 available for you to draw at sight on First Bank of Manhattan at its office at 550 West North Street, Manhattan, Illinois 60442. This amount will be reduced as public sidewalks and parkway trees on lots

*64,17,18,19,20,22,23,28,29,33,66,75,84,11,49,51,55,37,43,10,89,36,12,14,16,26,62 and 91 in Westgate Manor*

are completed in conformance with Village specifications as certified by a written direction to us from the Village President.

We engage with you that any draft at sight drawn under and in compliance with the terms of this credit will be fully honored by us provided that:

1. It is presented at this office on or before August 7, 2020.
2. It is accompanied by the original of this Letter of Credit.
3. It is accompanied by a signed statement by the Village President of the Village of Peotone, Illinois, that First Bank of Manhattan Trust No. 45/ John T. Walsh has failed to complete the required public sidewalks and parkway trees for lots *64,17,18,19,20,22,23,28,29,33,66,75,84,11,49,51,55,37,43,10,89,36,12,14,16,26,62 and 91* in Westgate Manor Subdivision, Peotone, Illinois, in accordance with the Village specifications.

Drafts under this credit shall bear upon their face the words "Drawn under First Bank of Manhattan Letter of Credit No. 338 dated August 7, 2019." The amount of any draft shown

under this credit must be endorsed on the reverse hereof and this Letter of Credit shall be promptly returned to the Village of Peotone after presentation of any draft which does not exhaust the amount of the Credit. This Letter of Credit expires on August 7, 2020, provided, that the Bank shall notify the Village President by certified mail, return receipt requested, of such expiration not less than sixty (60) days prior to said expiration date. In no event shall this Letter of Credit or the obligations contained herein expire except upon such prior written notice and expiration of said sixty (60) day period.

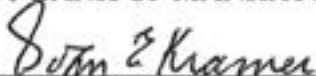
It is understood that any reference above to the Village infrastructure requirements or Village specifications is solely for informational and identification purposes and does not form part of this Letter of Credit.

This Letter of Credit is not transferable.

This Letter of Credit is being issued to replace our Letter of Credit No. 333 dated May 24, 2018. Acceptance of this Letter of Credit acknowledges that First Bank of Manhattan has no liability under Letter of Credit 333.

FIRST BANK OF MANHATTAN

By:

  
John E. Kramer, President

Approved by:

  
John T. Walsh



DRAFT**IRREVOCABLE LETTER OF CREDIT NO. 338**Applicant:

First Bank of Manhattan Trust No. 45  
John T. Walsh  
24945 Marian Avenue  
Elwood, Illinois 60421

Beneficiary:

Village of Peotone  
Attention: Village Administrator  
208 East Main Street  
Peotone, Illinois 60468

Amount: \$50,000.00

Issue Date: August 7, 2019

Expiration Date: August 7, 2026

We hereby establish in your favor our Irrevocable Letter of Credit No. 338 in the amount of \$50,000.00 available for you to draw at sight on First Bank of Manhattan at its office at 550 West North Street, Manhattan, Illinois 60442. This amount will be reduced as public sidewalks and parkway trees on lots

*29, 17, 18, 22, 43, 49, 84, 28, 11, and 10 in Westgate Manor*

are completed in conformance with Village specifications as certified by a written direction to us from the Village President.

We engage with you that any draft at sight drawn under and in compliance with the terms of this credit will be fully honored by us provided that:

1. It is presented at this office on or before August 7, 2026.
2. It is accompanied by the original of this Letter of Credit.
3. It is accompanied by a signed statement by the Village President of the Village of Peotone, Illinois, that First Bank of Manhattan Trust No. 45/ John T. Walsh has failed to complete the required public sidewalks and parkway trees for lots 29, 17, 18, 22, 43, 49, 84, 28, 11, and 10 in Westgate Manor Subdivision, Peotone, Illinois, in accordance with the Village specifications.

Drafts under this credit shall bear upon their face the words "Drawn under First Bank of Manhattan Letter of Credit No. 338 dated August 7, 2019." The amount of any draft shown under this credit must be endorsed on the reverse hereof and this Letter of Credit shall be promptly returned to the Village of Peotone after presentation of any draft which does not exhaust the amount of the Credit. This Letter of Credit expires on August 7, 2026, provided, that the Bank shall notify the Village President by certified mail, return receipt requested, of such expiration not less than sixty (60) days prior to said expiration date. In no event shall this Letter of Credit or the obligations contained herein expire except upon such prior written notice and expiration of said sixty (60) day period.

It is understood that any reference above to the Village infrastructure requirements or Village specifications is solely for informational and identification purposes and does not form part of this Letter of Credit.

This Letter of Credit is not transferable.

This Letter of Credit is being issued to replace our Letter of Credit No. 333 dated May 24, 2018. Acceptance of this Letter of Credit acknowledges that First Bank of Manhattan has no liability under Letter of Credit 333.

FIRST BANK OF MANHATTAN

By: \_\_\_\_\_  
John E. Kramer, President

Approved by:

\_\_\_\_\_  
John T. Walsh (Individually)

\_\_\_\_\_  
John T. Walsh, Trustee of the John T. Walsh  
Trust Dated April 14, 2000 (Beneficiary of  
First Bank of Manhattan Land Trust No. 45

\_\_\_\_\_  
Susan M. Walsh, Trustee of the Susan M.  
Walsh Trust Dated April 14, 2000 (Beneficiary  
of First Bank of Manhattan Land Trust No. 45