

VILLAGE OF PEOTONE PLANNING & ZONING COMMISSION MEETING
MUNICIPAL COMPLEX HALL
208 E. MAIN STREET
October 15, 2025
6:00 P.M.

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENT
- IV. ANNOUNCEMENT OF DECISION OF VILLAGE BOARD IN PREVIOUS RECOMMENDATIONS
- V. OLD BUSINESS
- VI. NEW BUSINESS
 - A. Working session to discuss a proposed text amendment creating the Downtown Overlay District; future public hearing
- VII. GENERAL DISCUSSION
- VIII. ADJOURN



Planning & Zoning Commission Memo

TO: Planning & Zoning Commission Members
From: Nick Palmer, Village Administrator
Date: October 10, 2025
Subject: October 15, 2025 Meeting Overview
For Agenda: October 15, 2025

Administrator sign off:

WMP

I am very happy that we can have another PZC meeting this coming week. I wanted to give you a brief overview of the thoughts for this meeting and the schedule ahead. As you know, the “Historic Overlay District” or “Peotone Overlay District” has been a topic for some time. The original work began in the PZC meetings of the past and has evolved into the document that we will review and discuss next week.

The Village has begun utilizing the services of Maura Rigoni of Robinson Engineering who is a professional planner and an elected trustee in Frankfort. Maura has been involved in a further review of the Overlay District – now calling it the “Downtown Overlay District.” Maura prepared the attached memo as a high-level overview for our discussion.

The plan is that we will review the existing document at the Wednesday, October 15, 2025 PZC meeting with the intent of bringing a final text amendment document to the next PZC meeting for formal action. With a recommendation from the PZC, the Village Board can consider the Overlay district and hopefully take final action.

One issue that we intend to discuss under the general discussion section of the agenda is possibly scheduling a special meeting of the PZC to accommodate the text amendment work so that the Village can keep moving towards final action.

If you have any questions, please let me know. Thanks

Attached documents:

Downtown Overlay District – Text Amendment Memo – Maura Rigoni (dated 10/8/25)
Exhibit A – Downtown Overlay District document – PZC Meeting (Dated 10/15/25)

To: Nick Palmer, Village Administrator Date: 10/8/2025

From: Maura A Rigoni, AICP

Subject: Downtown Overlay District-Text Amendment Project No. 25-R0075.02

Background: The Village initiated the process of preparing a text amendment to the Village of Peotone's Zoning Ordinance establishing a Downtown Overlay District. There have been different versions of this document and various revisions have been proposed over the past few years. My review of the text amendment was requested to ensure consistency with current zoning regulations and to verify that the proposed revisions align with the goals and objectives of the overlay district.

As you are aware, the Peotone Zoning Ordinance establishes various zoning districts, including residential, business, office, industrial, and public. Each of these zoning districts has a variety of regulations specific to that district, which address items such as setbacks, building height, permitted uses, and special uses. The Village has considered implementing an overlay district to address specific development goals for those properties currently zoned B-1 within the footprint of the Downtown TIF District.

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

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

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

The proposed text amendment is presented for discussion, and a future public hearing will be scheduled for formal consideration and recommendation to the Village Board.

Below provides an overview of the proposed revisions. Please note this is not a comprehensive list of the revisions, but rather a summary of those revisions worth noting.

Summary of Revisions:

- The boundaries of the Downtown Overlay District are those properties zoned B-1 Retail within the Downtown TIF District.
 - There are properties zoned B-1 outside the TIF District, for which these regulations would not apply.
- Those uses currently permitted in the B-1 District would be permitted in the Overlay District with no exceptions.
- Dimensional Standards are proposed, which are more in line with the current development pattern within the defined area.
- A tiered review process is established to categorize the proposed building modifications. Each category has a defined application/submittal requirement as well as an approval process. Those categories are as follows:
 - No required review (routine maintenance)
 - Limited Improvements (improvements of 10% or less of the façade)
 - Minor Improvements (improvements greater than 10% less than 45% of the façade)
 - Major Improvements (improvements greater than 45% of the façade)
- The proposed text amendment encourages the reuse of buildings and sites.

- Design Guidelines are established which are intended to foster development that complement the existing character of the downtown area, whether redevelopment or new development. Such guidelines address building scale, building materials, entrances, windows, and LED signage restrictions.

As previously noted, the above highlights key components of the overlay district. Should you have any questions, please contact me to discuss.

Exhibit A

§ 157.125 DOWNTOWN OVERLAY DISTRICT

- A. Purpose
- B. Goals
- C. Boundaries
- D. Definitions
- E. Rules for Measurement Exterior Façade and Site
- F. Uses
- G. Dimensional Standards
- H. Intent of Design Guidelines
- I. Review Procedures
- J. Application and Process
- K. Reuse of Buildings and Site
- L. Demolition
- M. Application of Overlay District Guidelines
- N. Application of Village Code
- O. Downtown Overlay District Guidelines

- A. Purpose. The Downtown Overlay District aims to preserve and enhance the historical character of central downtown Peotone, which features a diverse array of building types and architectural styles spanning several decades. This district seeks to safeguard the original structures while accommodating compatible new developments. By implementing design standards, the district aims to uphold historical integrity, elevate design quality, and maintain the human-scale development characteristics of downtown Peotone.
- B. Goals. The goals of the Downtown Overlay District are:
 - 1. To foster a high-quality physical environment that preserves and reflects the downtown's historical character and function.
 - 2. Encourage commercial at street level whenever feasible.
 - 3. Establish a planning framework that supports the development of secondary and transitional areas harmonious in scale and form with the downtown, fostering pedestrian-friendly spaces.

- C. **Boundaries.** The boundaries of the Downtown Overlay District are set forth as those properties zoned B-1-Retail Business District on the Peotone zoning Map and within the Downtown TIF District. The overlay district is created as a special area to be superimposed on the underlying B-1 district within the Downtown TIF District.
- D. **Definitions.** As used in this section 157.25 the following terms are defined as follows:
1. **Building Articulation:** Changes in the depth of the surface of a building face or facade such as attached columns, recessed windows or window bays, horizontal banding of decorative cornices. Articulation gives texture to the building surface.
 2. **Building Step Back:** A step-like recession in the profile of a building.
 3. **Facade, Exterior:** The front or side elevation [if a corner building] of a building that can be seen from a public right-of-way, generally parallel to the right-of-way line. A rear wall may also be considered a facade if it provides public entrance to a building and can be seen from a public right-of-way.
 4. **Historic Structure:** A structure is considered historic if it is individually listed on a local inventory of Illinois historic places under the Illinois Historic Preservation Program, administered by the State of Illinois Historic Preservation Office in Springfield, Illinois.
 5. **Historically Significant Building:** A building is deemed historically significant if it meets one or more the criteria for a historic structure as outlined in this section. Additionally, if a building does not meet the definition of a historic structure but is over fifty (50) years old, it may still be designated historically significant by the Village Administrator. Criteria is as follows:
 - a. Architectural uniqueness or significance within the local context.
 - b. Association with significant events, persons, or cultural movements.
 - c. Contribution to the overall character and identity of the community.
 - d. Integrity of design, materials, and craftsmanship.
 - e. Degree of historical documentation and research available.
 - f. Relationship to the surrounding built environment and landscape.
 - g. Rarity or representation of a particular architectural style or period.
 - h. Ability to convey a sense of historical continuity and evolution over time.

6. LED SIGN: [Electronic message board]: Is a sign that is capable of displaying words, symbols, figures, still images, scrolling images, or moving images including video and animation, utilizing a series of grid lights that may be changed by remote or automatic means including cathode ray, light emitting diode [LED] display, plasma screen, liquid crystal display [LCD], fiber optic or other electronic media or technology.
 7. Minor Facade Alterations: Changes or alterations to the exterior of an existing building impacting greater than ten percent (10%) and no more than forty five percent (45%) of the total façade and the change clearly meets the design guidelines for the Downtown Overlay District. Examples of minor façade alterations include replacement of wall mounted light fixtures, building trim, cornice, roof, or parapet wall.
 8. Observable Glare: A visual condition in which there is excessive contrast or an inappropriate distribution of light sources that disturbs the observer or limits the ability to distinguish details and objects.
 9. Parapet Wall: A parapet wall is a low or dwarf wall built along the edge of the roof, terrace, walkway, balcony etc.
 10. Major site improvements. Site improvements located outside of buildings impacting 10 percent (10%) or more of the net land area of the site related to parking, landscaping, signage, streetscape, fences, lighting or improvements within the public right-of-way or floodplain.
 11. Regular site maintenance. Site improvements outside of buildings associated with routine general maintenance and repairs of parking, landscaping, signage, streetscape, fences, lighting or improvements within the public right-of-way or floodplain. Examples of site improvements considered as regular maintenance include light bulb replacement, replacement of dead or dying landscaping, and signage repairs.
- E. Rules of Measurement for Exterior Facade and Site Improvements. Generally, proposed exterior facade improvements and site improvements shall be measured as the area enclosed by straight lines drawn to the extremities of the proposed improvements. An improvements calculation worksheet shall be provided to the Village Administrator upon initiating any

improvements within the Downtown Overlay District, except for site improvements considered as regular maintenance, in order to determine whether review by the Village is required as provided in the section.

F. Uses. Uses are allowed in the Downtown Overlay District in accordance with the B-1 Retail Business Zoning District as defined in Chapter 157 Zoning Code section 157.080.

G. Dimensional Standards.

1. Lot Area: The minimum lot area is two thousand five hundred (2500) square feet.
2. Lot Width: The minimum lot width is twenty-five feet (25')
3. Minimum lot area per dwelling unit: The minimum lot area per dwelling unit is one thousand (1,000) square feet.
4. Front Yard Setback: There is no minimum front yard setback. New buildings shall be built to the front property line when feasible. Staggered setbacks are encouraged, but in no case shall a setback greater than fifteen feet (15') be allowed. As an exception, the front setback may be increased to accommodate privately-owned spaces that are designed to provide space for public seating, public events, public displays, public gatherings and public performances if expressly identified by the land development application and found to be sufficiently justified to meet the intent of the Downtown Overlay Design Guidelines. The area shall be landscaped and/or incorporate streetscape elements on a case-by-case basis. Exceptions will be processed as part of the application in the matter set forth in the development review procedures outlined in this article and section of design guidelines.
5. Side Yard Setback: There is no minimum side yard setback.
6. Rear Yard Setback: There is no minimum rear yard setback.
7. Height: The Maximum height is forty feet (40'). If a new building is proposed to be greater than two (2) stories, incorporation of building step backs and/or incorporation of building articulation is required.

H. Intent of Design Guidelines. The Overlay District design guidelines are set forth in subsection O below.

1. Intent. The purpose of the Downtown Overlay District Design Guidelines is to establish and maintain a high visual quality of appearance for the Downtown

Overlay District. These guidelines ensure that improvements associated with the exterior of buildings are compatible with or enhance the character of the Downtown Overlay District and blend with their surroundings. Additionally, the design guidelines aim to stimulate and safeguard public and private investment by setting high standards for spatial enclosure, architectural design, building materials, and appearance. They also support the preservation of historically significant buildings.

2. Scope/Application. All improvements within the Downtown Overlay District, including construction of new buildings, restoration or rehabilitation of historically significant buildings, building additions, facade alterations, demolition of existing buildings, installation or modification of parking, landscaping, signage, streetscape, fences, lighting, and improvements within the public right-of-way or floodplain, must adhere to the intent of the Design Guidelines established in the Downtown Overlay District Design Guidelines and must be approved prior to issuance of a building permit, site plan permit, or right-of-way permit. The scope of each project shall be classified under one of the following categories and shall be subject to the development review procedures outlined below and in Table 1 of this section.

I. Review Procedures.

1. No Review Required: Site improvements considered as regular maintenance do not require application review.
2. Preliminary Review Required: When not considered regular maintenance, a preliminary review of the exterior facade improvements is required. This review is facilitated through the completion of the Improvements Calculation Worksheet which assists in determining what level of review by the Village the proposed improvements are subject to. The review process will determine if improvements are considered limited, minor or major improvements. See Table 1 for Review Procedures
3. Limited Improvements: Exterior façade improvements that impact 10 percent or less of the total facade are subject to standard building permit review.

4. Minor Improvements: Minor facade alterations that impact greater than ten percent and no more than forty-five percent of the total façade, and or minor site improvements that impact ten percent or less of the net land area on the site are subject to review and approval by the Village Administrator.
5. Major Improvements Major Exterior facade improvements that impact greater than forty-five percent of the total façade and or major site improvements that impact greater than ten percent of the net land area on the site or subject to review by the Planning and Zoning Commission, with a recommend to the Village Board.

Table 1 Review Procedures

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

Notes:

1. Application Requirements per subsection (per subsection 4 & 5 below)
2. Improvements impacting 10% or less of a total facade as determined by the Village Administrator, shall not be subject to further application or procedural requirements set forth in this section.

J. Application and Process. An improvements calculation worksheet shall be required upon initiating any improvements within the Downtown Overlay District, apart from site

improvements considered as regular maintenance, to determine whether review by the Village is required as outlined in this subsection. If the Village Administrator determines improvements impact ten percent (10%) or less of the total facade or site improvements are considered as regular maintenance and no review is required, such improvements shall not be subject to further application or procedural requirements set forth in this section.

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

the discretion to send waivers to the planning commission for recommendation and Board of Trustees for approval if deemed necessary.

- i. Professional Review Fees: The Village may seek outside consultants to review the proposed improvements. The applicant is solely responsible for any and all costs associated with the reviews.
3. Review Not Required: Improvements impacting ten percent (10%) or less of total facade, as determined by the Village Administrator, or site improvements considered as regular maintenance shall not be subject to further development review procedures set forth in this section; however such improvements shall be designed to meet the standards set forth in this section, to be enforced as a condition of building permit, site plan permit, or ROW permit insurance, as appropriate. Interior improvements or remodels are not subject to the regulations set forth in this section.
4. Administrative review: The Village Administrator is authorized to approve, without notice of hearing, minor facade alterations that do not impact greater than forty five percent (45%) of the total exterior facade and minor site improvements so long as the Village Administrator finds that the proposal meets the intent of the Downtown Overlay District Design guidelines. Administrative review applications shall be distributed to the Village Mayor for review prior to approval. The Village Administrator has the discretion to refer the application to the Planning & Zoning Commission for recommendation and Board of Trustees for decision, following the hearing procedures set forth above in this subsection.
5. Hearing Procedures; Notice: Within thirty (30) days of submittal of complete application, the Village Administrator shall schedule the same for review, either by Administrator (for minor facade alterations or minor site improvements, as defined above) , or for the Village Planning Commission recommendation and Board of Trustees action(for exterior facade improvements that impact greater than 45 percent of the total facade or major site improvements). The Planning Commission shall review the request and shall either recommend approval, approval with conditions or denial of a Certification of Appropriateness. Within thirty (30) days of the planning commission action, the Board of Trustees shall

review the request and shall either approve, approve with conditions, deny the application or ask for continuance to allow project modification and return to the Planning Commission for its review and its recommendation.

K. Reuse of Buildings and Sites. Reusing buildings and sites is a highly efficient form of redevelopment since it uses existing materials and requires fewer new resources. It can also help revitalize historical Peotone by improving the quality and function of aging buildings. Reuse can benefit the community by making efficient use of materials and structures, preserving uniqueness and character of older buildings and improving/preserving the character of the community. Design objectives are as follows:

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

L. Demolition.

1. It shall be unlawful for any historic structure within the Downtown Overlay District to be demolished without having first obtained a certificate for demolition. If a certificate of demolition is requested on any basis other than that

of an imminent hazard or economic hardship, a certificate of demolition will not be issued until one or more of the criteria below are met.

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

M. Application of Overlay District Guidelines. The guidelines established within this Chapter shall be applied to the following:

1. Restoration or Rehabilitation of Historically Significant Buildings: Projects involving the restoration or rehabilitation of existing historically significant buildings should reflect the original architectural character of the building and its characteristics. The removal of historic materials or alteration of features and spaces that characterize the building shall be avoided. The introduction of any new design elements should be consistent with the traditional features of the

building. The rehabilitation of existing historically significant buildings is encouraged to be in accordance with the secretary of the Interior's Standards for Rehabilitation. (<https://www.nps.gov/subjects/taxincentives/upload/regs-nps-36-cfr-67.pdf>.)

2. **Renovation Or Rehabilitation Of Existing Structures:** Projects involving the renovation of existing structures that are not historically significant shall consider the context of the site to be compatible with the general character of the downtown area. Renovations of existing structures shall be consistent with the design criteria established in the Downtown Overlay Design Guidelines.
 3. **Building Additions:** Projects involving an addition to an existing building that is not historically significant shall consider the context of the site and be compatible with the general character of the downtown area. Building additions to existing structures shall be consistent with the design criteria established in the Downtown Historic Overlay Design Guidelines.
 4. **New Construction:** Projects involving new construction shall consider the context of the site and be compatible with the general character of the downtown area. While new buildings are required to fit into their surroundings, the Village will not require uniformity of design or dictate specific architectural styles. The overall context of the downtown area includes a variety of architectural styles, and these regulations are intended to allow both flexibility and creativity in achieving compatible design solutions. All new construction projects shall be consistent with the design criteria established in the Downtown Overlay Design Guidelines.
- N. **Applicability of Village Code.** Except as specifically modified by the provisions of this section 157.125, all applicable provisions of the Village Code shall apply to the Downtown Overlay District including but not limited to building and land use provisions, off street parking and loading, landscaping and screening, signage, and lighting.
- O. **Downtown Overlay District Design Guidelines.**
1. **Introduction.** The most important characteristic that helps Peotone is the small-town feel and charm which is defined in our comprehensive plan by following contributing qualities: rich history, accessibility, strong community identity and

sense of community, size, empathy, independently owned businesses, locally controlled, and safe law enforcement presence.

2. Purpose and Concept. These guidelines are designed to provide guidance concerning property development in the Downtown Overlay District. Recommendations included in the guidelines are methods by which the development standards specified in the Downtown Historic Overlay District regulations can be achieved.
3. Using the Guidelines. This Downtown Overlay District Design Guidelines describe general concepts and guidelines for development and principles of design that are flexible and practical to implement. Every element described will not apply to every development. While the guidelines are meant to provide guidance to the design community and a basis of development review for Village staff, the Village will be open to new ideas and flexible in interpretation of these guidelines. These guidelines are not intended to be applied exactly or literally when such application inhibits beneficial development and redevelopment in the Downtown Overlay District.
4. Relationship of Zoning Standards to Design Guidelines. The design guidelines present ideas and objectives for how to meet the standards for the Downtown Overlay District. These Statements are not standards; they are principles or recommendations for ways to meet the standards in the district. The guidelines address how buildings relate one to another and to the surrounding development. Equally important is how the streets, drives and parking connect with the surrounding street network to create useful places. Infill development creates unique challenges for property owners, the design community and the Village. It takes innovative thinking to provide the necessary ingredients — the financing, design and customers to create attractive, efficient places that are economic successes. Village staff welcomes a collaborative and creative approach with stakeholders to meet common goals.
5. Balancing use types and design objectives. Mixed use development is encouraged in the Downtown Overlay District to provide more localized access to goods and services within walking distances and promote economic

development through high quality infill. The quality of life for residents living in our Village is influenced by access to amenities within a reasonable distance from their home. Balancing types in Downtown Overlay District provides benefits to our citizens across the age spectrum by providing gathering places, walkability and access to basic services. Design objectives are as follows:

- a. Provide basic amenities that are within walking distance of residences in or near Downtown Peotone.
 - b. Incorporate connections to schools and health care facilities and employ safety measures to protect students and clients from vehicle traffic.
 - c. Encourage diversity of housing and business types that lead to socioeconomic diversity.
 - d. Incorporate parks, open space and public gathering areas to create an essential natural refuge from the surroundings of the Village.
6. Compatibility-Bulk/Form/Scale.
- a. The scale is important to the success of the Downtown Overlay District. For example, small neighborhood grocery and a large supermarket may be classified as the same type of use, but the former could be appropriate for a neighborhood commercial corner while the latter would clearly not be. Traffic generation and parking are critical concerns. Architectural design and form can also improve (or detract from) compatibility. The intent on compatibility design principle is to encourage development that is cohesive with historical Peotone by designing projects that fit the height, size and scale of surrounding sites. Planning compatible development avoids undesirable impacts such as traffic and access issues, environmental hazards, noise and nuisance activity and negative impacts on storm drainage.
 - b. The relationship of buildings to the streets creates the primary impression of distinctive quality in the district. Street presence can be used to create comfortable and attractive walking environments that enhance the spirit of our Village. Building articulation is one design strategy that can be used to help blend the old with the new. Most buildings within the Downtown Overlay District are 2-story's . By incorporating architectural variations

and/or building step backs, attention remains at the pedestrian level. Design objectives are as follows:

- i. Design building height design and scale respond to surrounding development by incorporating building step backs, setbacks, building placement and landscape buffers.
 - ii. Address negative external impacts of the development, including, but not limited to, noise, traffic, light, vibration and noxious odors by constructing landscape buffers, including trees, berms, architectural elements, walls and fences.
 - iii. Consider the extent to which larger buildings shade surrounding properties that are currently open to the sun.
7. Building Materials: Building materials shall be high-quality materials and compatible with those used for adjacent buildings. The following building materials are specifically prohibited from use as the primary finish, unfinished concrete, precast concrete block, vinyl or steel siding. All subsequent renovations, additions and related structures undertaken after the construction of an original building shall be finished with materials comparable to those used in the original construction and shall be designed in a manner conforming to the original architectural design and general appearance. For existing historically significant buildings, the sheathing or insulation of another material over the facade or any wall visible from the street shall be prohibited unless deemed necessary to preserve the structural integrity of the building.
8. Building Design Aspects: Design aspects including mass, form, scale, colors, height, alignment, width and horizontal rhythm shall be consistent with the Overlay Design Guidelines. All other building design aspects not addressed herein shall be in accordance with [B-1] Retail Business District standards.
9. Entrances: Main entrances to buildings shall face and be clearly visible from the street and be recessed to maintain a coherent pattern along the sidewalk and to define the entry point. Recessed entrances shall allow operation of the door [s] without the doors extending beyond the property line into the public right-of-way.

10. Windows: Ground floor windows shall be transparent. The original size, shape and proportion of all windows on existing historically significant buildings shall be preserved. For new non-residential buildings, windows, doors and other transparent elements on first floor facades fronting streets is encouraged. Windows are not required to be installed where none existed in the original design. However, if the exterior of an existing historically significant building is being remodeled, renovated or rehabilitated, the size, shape and proportion of the original window openings shall generally be restored or maintained. Replacement windows shall generally conform to the style of the original windows used in the building.
11. Rooftop Equipment: Rooftop equipment shall be screened from ground level views with parapet walls or enclosures similar in form, material and detail to the primary structure.
12. Color Palette: All improvements in the Downtown Overlay District shall use ahistorical color palette from Benjamin Moore, Dutch Boy, Valspar, Sherwin Williams and other major paint brands by approval. A sample of the colors shall be submitted with the application for review and approval.
13. Signage: All signage proposed within the Downtown Overlay District is subject to the regulations outlined in Chapter 153 of the Municipal Code, with the exception of the following:

LED Signs, as defined in this chapter, are prohibited within the Downtown Overlay District.