



Village of Peotone
Comprehensive Plan

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Village of Peotone
Comprehensive Plan

Residential Guidelines

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Background for Planning

A comprehensive plan is an official public document adopted by a local government as a policy guide to decisions about the physical development of the community. It indicates in a general way how the leaders of the government want the community to develop over the next five to ten years.

Historically the Village of Peotone has evolved from a predominately farming community to a village on the verge of becoming a destination center for the metropolitan area. It is anticipated that in the very near future much of this growth will be residential. In the face of this projected growth, the Village of Peotone, as a matter of policy, desires to maintain a residential character that is consistent with the Village's historic character. It is therefore, the policy of the Village of Peotone that future residential developments reflect the quality of design commensurate with the standards contained in this comprehensive plan.

The standards set forth in this plan will set standards for planning, landscape design and architectural design. These standards will be implemented through both annexation agreements as well as planned unit development zoning regulations.

Residential Goals

Residential Goal 1: Maintain the traditional small town character of the Village of Peotone.

Residential Goal 2: Create residential neighborhoods rather than a series of typical suburban subdivisions.

Residential Goal 3: Provide for a variety of housing types, while maintaining the predominately single family character of the community.



Residential Objectives

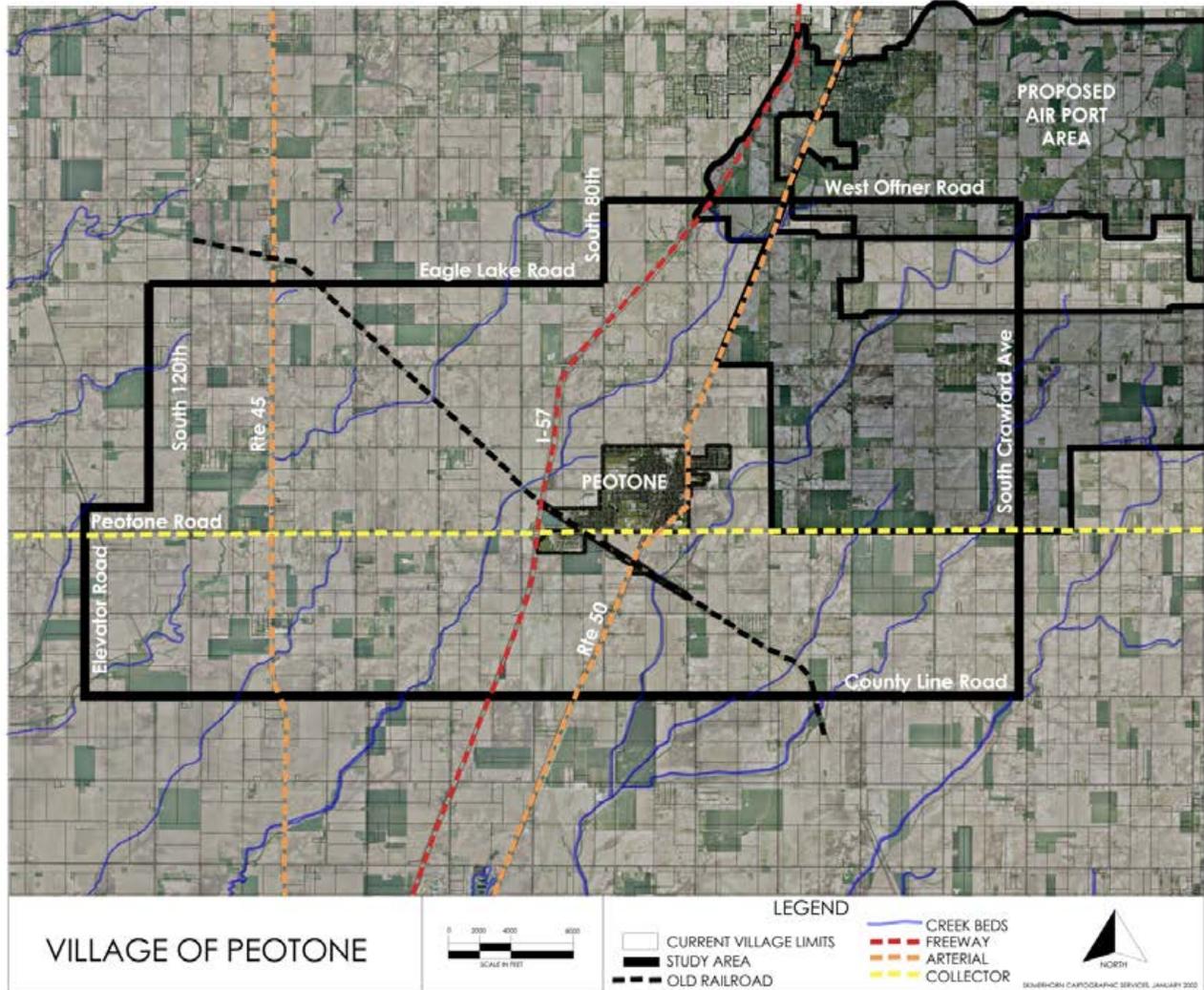
- 1). Require all new annexations that are exclusively or predominately residential to follow the standards contained in this plan.
- 2). Insure that all new residential developments are pedestrian friendly.
- 3). Residential densities and housing types may vary within a development, however, developments closer to the town center will be permitted a somewhat greater density.
- 4). All new residential developments will include usable open space.



Peotone, IL



Existing Conditions



lowest cost/lowest value/lowest design group, llc

landscape architecture
urban planning
interior design
community development
land planning

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PEOTONE

35 11/29/07

PREPARED FOR:
PEOTONE
LOCATION:
PEOTONE, IL.

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Residential Planning Design Standards

This section will set forth the standards for land planning new residential developments in the Village of Peotone. Subsequent sections will set out standards for landscape design and architectural design.

Residential Design Standards

The Village of Peotone as a matter of policy has noted that the right combination of site design and building orientation can mean the difference between a development where people exist and a neighborhood where families thrive. It is the adopted policy of the Village of Peotone that creating neighborhoods will be the central theme of new developments within the Village. New developments shall place considerable emphasis on the relationship between buildings, streets and public open space. The following pages express these standards at a more detailed scale.



Residential Scale

In reviewing existing neighborhoods in and about the Village of Peotone, those neighborhoods that are most comfortable and walkable have a relationship between the “width” of the street corridor (as measured between opposing house facades) and the height of the “walls” of that corridor (the foundation to eaves dimension). These neighborhoods generally have a ratio where the width is about two to three times the height of the defining wall or edges. This scale has also been identified by the Village Planning and Zoning Commission in the course of preparing this plan as highly desirable. The photographs that follow depict neighborhoods where this scale has been identified. The photograph below is of Riverside, Illinois, designed by Olmstead at the turn of the last century which not only incorporates the ratio and scale set forth in this plan, but also incorporates many of the design elements that will be found in the standards in this plan.



Neighborhood Unit Principles

While the forgoing discussion focused on design standards, this plan must also determine the location and densities to be associated with the future development. Three principles have been identified that will define the neighborhood unit. These principles are as follows:

- 1). Size: A residential unit shall provide housing for that population for which one elementary school would ordinarily be required. The actual acreage will be dependent on the type of housing and the density permitted.
- 2). Open space: A system of small parks and recreation spaces, planned to meet the needs of the particular neighborhood shall be provided.
- 3). Institution sites: Sites for the school and other institutions having service spheres coinciding with the limits of the unit shall be suitably grouped about a central point; such central point may serve two or more neighborhoods.

Street Design Standards

1). Every residential neighborhood shall consist of a local street system; the local street system shall make accommodations for the interconnection of neighborhoods. This interconnection shall provide for both vehicular and pedestrian connections.

2). Long straight, uninterrupted segments shall not be permitted. Both aesthetically and from a safety standpoint, it is imperative to avoid long straight street segments. The following alternative techniques shall be incorporated:

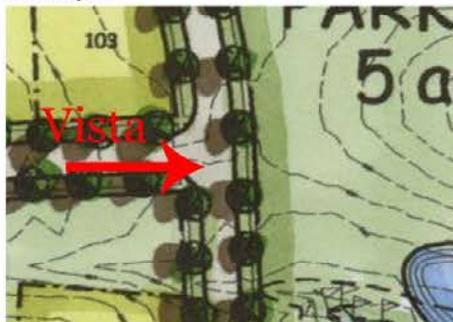
- a). Provide curvilinear roads in an informal rural cluster type layout.
- b). And/or provide a series of shorter, straight street segments, connected by 90 degree turns, creating a formal, traditional town like neighborhood.

3). Provide terminal vistas. Whenever possible, street systems should be designed so that their curvature and alignment produces terminal vistas of open space elements, such as village greens, water features, or other public open space elements. (see photo on the right). Incorporating terminal vistas will maximize the visual impact of the particular feature in a way that will allow residents and visitors to correctly perceive the open space emphasis. The created views are best found in the direct line of sight at "T" intersections (see 'd' Terminal Intersections), but can also be effectively incorporated on the outside edges of street curves.

4). Incorporate terminal intersections: In order to keep traffic at acceptable neighborhood speeds, residential streets that interconnect with other residential streets should do so through "T" shaped intersections. Such intersections, in addition to allowing for terminal vistas, require cars to come to a full stop and turn left or right. This not only slows traffic, but provides for safer pedestrian crossings.



Street Layout



Terminal Vista and "T" intersection



Usable Boulevard

5). Introduce reverse curves. The use of 'S' shaped or reverse curves if often prohibited by local subdivision regulations. The curves are required here because of their graceful beauty and because they serve to significantly slow traffic on local streets. It is important that these curves be employed only with relatively long horizontal curves with radii of at least 250 feet on local streets where the speed limit is between twenty-five and thirty miles per hour. Driveway access must be closely monitored on these curves. Similarly, pedestrian crossing should be prohibited or severely limited on these curve segments.

6). Introduce wide, usable boulevards. Wide usable boulevards are strongly encouraged to augment the pedestrian system and to further soften the streetscape. Boulevards are especially effective at the major entrances into a neighborhood. Appropriate landscaping will be required (see landscape requirements section).

7). Introduce round-abouts. There shall be a minimum of two round-abouts for every one hundred dwelling units. Such round-abouts shall have a minimum of a ninety foot radius. Appropriate landscaping will be required (see landscape requirements section).

8). Provide street and trail connections. Interconnections between neighborhoods creates a greater sense of community and neighborhood, rather than isolated subdivisions.



Round-about with landscaping

Street Frontage & Building Mass

Single Family Detached Homes

In order to reduce the feeling of overbuilding, especially as viewed from the street, and to extenuate the sense of open space, a maximum house façade is recommended. Street side elevation width should create an expression of a main body of the house. Side wings should be setback from the property line to reduce the apparent building mass.

- a. Greater front and corner side yard setbacks and widths may be required at the principle entrances to the neighborhood.
- b. On-street guest parking will be permitted.



Desired Single Family Home



Townhomes without front-load garages



On Street Parking

Townhomes

Generally speaking townhomes present a greater planning challenge than does single family detached housing. In townhome developments, garages can dominate the street frontage. Therefore the following standards shall apply to townhome developments:

- a. In order to avoid the monotony and boring appearance of an endless line of garage doors, grouping of townhomes developed under these standards may not exceed five (5) units per building and only twenty percent (20%) may have five units; the remaining eighty percent (80%) may not exceed four (4) units per building.
- b. Since the grouping and appearance of garage doors is critical, garage doors shall not be placed side by side.
- c. Side load garages shall be required on not less than thirty percent (30%) of the units.



Townhomes

Bicycle & Pedestrian Pathway Standards

The Village of Peotone as a matter of policy has determined that a system of integrated pedestrian and bicycle paths are necessary for the health, safety, and welfare of community. All new residential projects developed under these standards shall provide pedestrian/bicycle paths within their project. These paths shall be located within the project at such location(s) as designated by the Village. Pedestrian/bicycle paths shall be so located as to interconnect with other such paths as well as connecting to parks, libraries, schools, the downtown, and other locations designated by the Village.



Bike Path Design Standards

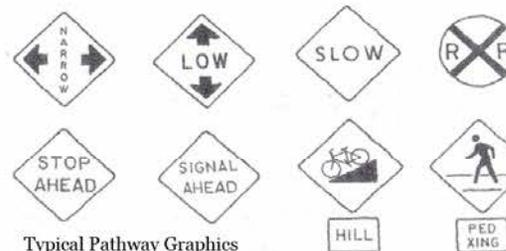
- 1). All bike/pedestrian paths shall be a minimum ten (10') feet wide.
- 2). Paths exclusively designed for bikes shall be eight feet (8') wide.
- 3). Where conditions warrant, one-way trails, each four feet (4') wide, separated by a landscape feature should be considered.
- 4). Where bike routes are to be established in conjunction with sidewalks, an additional two to four feet in width is required.
- 5). Consideration should be given to pull off areas either as resting points or to take advantage of scenery or other interesting features.
- 6). To the extent possible the path should follow natural terrain; this will aid in drainage.
- 7). Short, sharp curves shall be avoided, especially at the bottom of a long descending grade.
- 8). A minimum turning radius of twenty feet (20') is recommended.
- 9). Grades should vary on a bike route, particularly one serving recreational cyclists. The main condition to avoid is long, steep uphill grades. A ten percent (10%) grade is the maximum allowed under these standards.
- 10). Drainage shall be properly handled to prevent washouts and to avoid ground saturation beneath the trail. The trail should be sloped to provide runoff, and ditches should be provided where necessary.
- 11). In general, specifications for driveways, sidewalks or light duty roads will be sufficient.

Pedestrian Path Design Standards

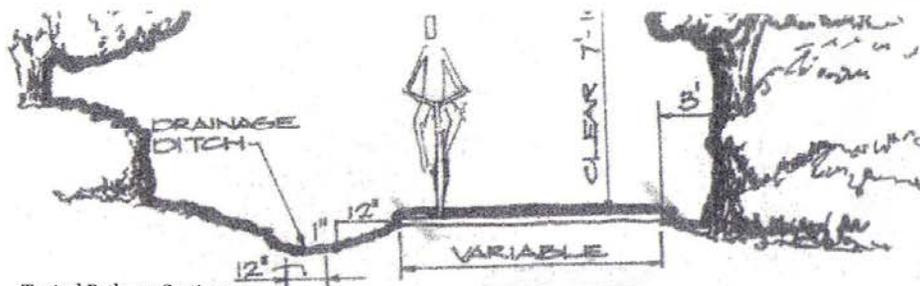
- 1). All bike/pedestrian paths shall be a minimum ten feet (10') wide.
- 2). Paths exclusively for pedestrians shall be four feet (4') wide.
- 3). All pedestrian paths shall be handicap accessible.

Bike/Pedestrian Path Graphic Standards

- 1). Adequate signs shall be posted at all decision points along the path. This shall include both signs informing the user(s) of directional changes and confirmatory signs to ensure that route change has been correctly perceived.
- 2). Warning signs indicating to motorists that bicycles should be anticipated and to cyclist and pedestrians that motor vehicles may be encountered shall be installed on the approaches to points of potential conflict and at high activity areas.



Typical Pathway Graphics



Typical Pathway Section

Residential Landscape Design Standards

This section will set forth the standards for landscape design for new residential developments in the Village of Peotone. The provisions set forth in this section do not supersede provisions in the Village of Peotone subdivision regulations, zoning ordinance or building code.

General Neighborhood Design Standards

- 1). Every residential neighborhood shall provide an entry monument and foundation landscaping which serves to frame the monument. The landscape material shall be appropriate in scale and shall feature seasonal color and effect.
- 2). Entry boulevards, as well as internal boulevards and round-a-bouts are strongly encouraged.



Neighborhood Monument

Boulevards

- 1). Boulevards should be between thirty and forty feet in width.
- 2). Boulevards shall be landscaped with a variety of deciduous shade and flowering trees as well as understory vegetation in a natural manner.
- 3). Internal paths and gathering areas such as gazebos are encouraged.



Usable Boulevard

Round-a-bouts

- 1). Round-a-bouts shall have a minimum radius of ninety feet (90').
- 2). Round-a-bouts shall be landscaped with a variety of deciduous shade and flowering trees as well as understory vegetation in a natural manner.
- 3). Landscaped round-a-bouts shall utilize plant materials that can tolerate snow and salt conditions.



Perimeter Landscaping and Buffering

- 1). Where perimeter fencing is employed, such fencing shall be uniform in size, and materials throughout the neighborhood perimeter.
- 2). Through lots are lots having a street along both the front and rear lot lines. Through lots are to be discouraged except at the perimeter of the neighborhood.
- 3). Through lots shall require additional lot depth of not less than twenty (20) feet.
- 4). The rear twenty (20) feet noted above shall be landscape so as to provide year around screening; such screening shall two or more of the following:
 - a). Berming at a minimum height of two and one-half feet at a 3 : 1 slope.
 - b). Six (6) foot high fencing.
 - c). Dense planting featuring predominately coniferous (evergreen) trees and shrubs.
 - d). Flowering trees, shrubs and flowers for seasonal color and effect.
- 5). Where the perimeter of a neighborhood connects to an adjoining neighborhood either through a vehicular right-of-way, or through a bicycle/pedestrian path connection or both, a naturally landscaped transition area shall be provided to blend seamlessly into a similar area in the adjoining neighborhood.

Residential Reforestation

Many of the native prairies and forest lands that were a part of the community have by necessity been plowed under to support local farms. As a matter of policy, the Village of Peotone believes that as new residential neighborhoods replace local farms, a portion of these neighborhoods should be returned to their native wooded state. In order to promote reforestation, the Village of Peotone will provide incentives in the form of density bonuses per the standards contained in this document.

Density Bonus System

For every acre within a new neighborhood development a bonus of two dwelling units per acre for each reforested acre may be permitted.



Reforestation

For example on a one hundred acre new neighborhood where the permitted density is two units per acre and twenty acres were reforested, the resultant total dwelling units would be 240 dwellings ($100 \times 2 + 2 \times 20 = 240$). An approved “density plan” will set the base density prior to the granting of any bonus.

Reforestation Palette: Plants to be utilized shall be chosen from the following list:

Shade trees

1. Sugar maple (*Acer saccharum*)
2. Black maple (*A. nigrum*)
3. Red maple (*A. rubrum*)
4. White oak (*Quercus alba*)
5. Swamp white oak (*Q. bicolor*)
6. Bur oak (*Q. macrocarpa*)
7. Pin Oak (*Q. palustris*)
8. Red oak (*Q. rubra*)
9. American linden (*Tilia Americana*)
10. Honey locust (*Gleditsia triacanthos*)
11. Hackberry (*Celtis occidentalis*)
12. Beech (*Fagus grandifolia*)

Flowering trees

1. Redbud (*Cercis canadensis*)
2. Juneberry (*Amelanchier canadensis*)
3. Allegheny shadblow (*A. laevis*)
4. Blackhaw viburnum (*Viburnum prunifolium*)
5. Nannyberry (*V. lentago*)
6. Highbush cranberry (*V. trilobum*)
7. Cockspur hawthorn (*Crataegus mollis*)
8. Dotted hawthorn (*C. punctata*)
9. River birch (*Betula nigra*)

Shrubs

1. Pagoda dogwood (*Cornus alternifolia*)
2. Gray dogwood (*C. racemosa*)
3. Redtwig dogwood (*C. stolonifera*)
4. American hazelnut (*Corylus americana*)
5. Witch hazel (*Hamamelis virginiana*)
6. St. John's wort (*Hypericum kalmianum*)
7. Spicebush (*Lindera benzoin*)
8. Ninebark (*Physocarpus opulifolius*)
9. Fragrant sumac (*Rhus aromatica*)
10. Shining sumac (*R. copallina*)
11. Smooth sumac (*R. glabra*)
12. Staghorn sumac (*R. typhina*)



Sugar Maple, Juneberry, and Spicebush

Residential Reforestation II

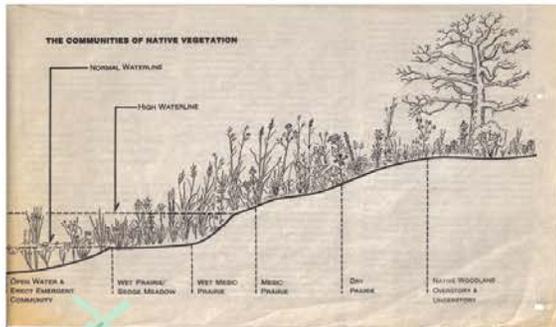
Minimum Requirements

1. In order to qualify for a reforestation bonus, a minimum developable area of fifty (50) acre is required.
2. A minimum of twenty percent (20) of the total buildable must be utilized for reforestation to qualify for a density bonus.

Reforestation Plan Requirement

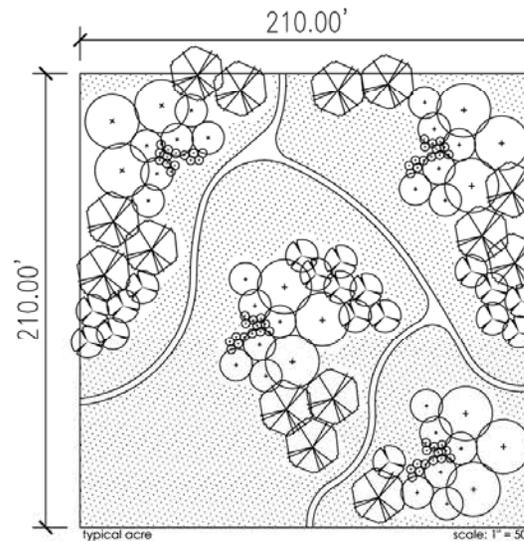
1. All applications for a reforestation plan and bonus must be accompanied by a reforestation planting plan.
2. The reforestation plan will be reviewed by the Village Administrator or his designee.
3. The Village Board will ultimately decide on the merits of the reforestation plan and the appropriate bonus.*

*Specifications for all reforestation plans are contained in the Planned Unit Development provisions of the Village Zoning Ordinance.



Reforestation

Reforestation Concept Plan



| Approximate Cost | | | | |
|--|------------------------------|---------------|----------------------|------------|
| One Square Acre of Reforestation with 2 year Plant Guarantee | | | | |
| Symbol | Description | Quantity | Cost Per Plant | Total Cost |
| | Typical 2.5' cal. shade tree | 14 | ~\$1050 | \$14,700 |
| | Typical 5' cal. shade tree | 11 | ~\$2100 | \$23,100 |
| | Typical 6-8' understory tree | 18 | ~\$1050 | \$18,900 |
| | Typical 4-6' understory tree | 24 | ~\$700 | \$16,800 |
| | Typical 36' shrub | 56 | ~\$140 | \$7,840 |
| | Basic Prairie Seed Mix | ~1/3 acre | ~\$1305 per 1/2 acre | \$1305 |
| | Mulch Pathway - 4" deep | ~21 cubic yds | ~\$75 per cubic yard | \$1575 |
| Approximate Reforestation Cost: | | | | \$85,000 |

Architectural Standards Goals & Objectives

Goal 1: Create new neighborhoods that are devoid of monotonous repetitious style.

Goal 2: Create new neighborhoods whose architectural integrity is consistent with the historical character of the Village of Peotone.

Objective 1: New residential developments in the Village of Peotone shall emphasize a variety of building materials.

Objective 2: All four elevations of residential construction will incorporate these materials.

Policy 1: The usage of materials on single family homes shall be historically consistent with the vernacular design that is chosen by the developer.

Policy 2: It is the adopted policy of the Village of Peotone to promote the reintroduction of original materials as they were historically used in residential construction in the core area of the Village.



Technical Recommendations

- 1) The Village shall judge the merits of all proposal based on the architecture of all four elevations (i.e. 360 degree architecture).
- 2) The side and rear elevations shall incorporate some of the same materials, that are used on the front elevation.
- 3) The form, massing and building design shall be continuous around the structure.
- 4) The following technical recommendations shall be incorporated into the residential design standards, for both single family detached homes as well as attached dwellings:

Architectural interest shall be added to these elevations by using simple techniques such as:

- 1) If brick or stone is used on the front elevation, brick or stone shall be placed any chimney that located on the side or rear elevation.
- 2) If brick or stone is used on the front elevation, a 3 foot wainscot of brick or stone shall be incorporated around the sides and rear elevation.
- 3) Where brick or stone is used on a front elevation a return around the corners of any homes utilizing the same materials shall be incorporated into the design.
- 4) When a frame residence is to be utilized it shall be consistent with the historic character of the Village of Peotone.
 - a) A historic building shall include a usable front porch and all necessary window, and door trim consistent with such historic design.
 - i. Single family, and attached homes should incorporate some brick or stone when it is consistent with the vernacular of the architecture.
 - ii. The use of cedar clapboard, cedar shingles or hardie board shall be considered.

Architectural Notes

Shutters

- 1). Shutters shall be used where appropriate, and avoided on double or triple hung windows.
- 2). If operable, shutters shall be sized and mounted.
- 3). Where shutters are used on the front elevation, they should be carried over to the side and rear elevations where appropriate, such as at key and through lots.

Eaves

- 1). Eave details may vary with the particular vernacular design of the house.
- 2). However, eaves and soffits shall incorporate a minimum width and shall be carried around all four elevations of the house.

Roof

- 1). Roof overhangs generally vary; and may range from 12 inches for a colonial to 20 inches.
- 2). The benefits of the incorporation of prominent eaves is that it creates a shadow line around the top of the house and creates some articulation to the roofline of each individual house.
- 3). Roof pitch that fronts a street or on a key or through lot shall be a minimum of 8/12 roof pitch.

Windows

- 1). The placement of windows should not only be consistent with the massing of the house, but also should be consistent with the particular architectural vernacular that is chosen.
- 2). Whenever possible, traditional methods in window placement and treatments should be used in all future single-family residential development in the Village.

Porches

- 1). The use of porches on front elevation is required when a frame home is used.
- 2). Porches shall have a minimum depth of six (6) feet and eight (8) feet is desirable.
- 3). The style of the porch shall be architecturally consistent with the architectural vernacular of the house. Each porch element should be clearly expressed, including the deck platform, railing, columns, headers, porch ceiling, soffit, fascia, gutter and roof.
- 4). On corner lots, wrap-around porches are required where architecturally appropriate.

Dormers

- 1). Dormers shall be provided along the front elevations to provide additional architectural interest to rooflines where architecturally appropriate.
- 2). Dormers should be habitable and have symmetrical gable, hip, shed or curved roof forms. Dormers that have no functionality and are only used for cosmetic purposes are discouraged.
- 3). Dormers will create the distinct roof pattern.

Lighting and Address Identification

- 1). Light fixtures shall be consistent with the architectural style of the neighborhood and the house.
- 2). All exterior lighting should be "down" or "area" lighting. All light sources shall be white (no color lighting) and no overspill may occur on any abutting residential neighbor.
- 3). All exterior lighting shall be shielded to conceal any glare.
- 4). In addition to exterior light, each individual home shall incorporate an address identification that is constructed out of quality materials (stone or fiberglass).
- 5). Where brick is used on the front elevation, a stone address identification marker shall be located adjacent to the front entrance or over the garage door.



360 degree Architecture



Wrap Around Front Porch

*Village of
Peotone*



Commercial Guidelines

General Commercial Architectural & Planning Design Guidelines

The guidelines provided here are intended to provide a framework for the future retail development in the Village of Peotone. This framework requires a basic level of architectural variety, compatibility of scale with surrounding uses, pedestrian and bicycle access, and recognition of the historical context of the Village of Peotone. This framework is not to be interpreted as limiting architectural or planning creativity. Rather it is the Village of Peotone's desire that these guidelines will serve to promote commercial development that is both aesthetically and commercially successful.

A.) Large Commercial Uses:

In order to promote a desirable land plan for a large commercial site, we propose the following guidelines:

1. Access road traffic shall be clear and unencumbered by parking stalls. Access points shall be minimized.
2. The perimeter of the property shall provide for a landscape buffer strip.
3. The perimeter of the site adjacent to a street shall provide for commercial outlots.
4. Parking for all outlots shall be placed away from the access roads.
5. Parking for all outlots shall be screened from the adjoining street system by the building and shall be provided on the exterior ring road or between buildings, but not on access road frontage.
6. All entrances to the development shall be allowed to provide for a large monument sign. One per entrance. Size of sign to be determined by the Village of Peotone.
7. Direct access from adjoining residential neighborhoods is strongly encouraged.



B.) Street Orientation:

1. Facades should be articulated to reduce long unbroken lines and provide interest. Facades greater than one hundred (100') feet in length should incorporate wall plan projections or recesses.
2. Ground floor facades that front on public streets shall have arcades, display windows, entry areas, awnings, or similar features.
3. Buildings shall incorporate architectural features and patterns that provide visual interest, at the scale of the pedestrian.
4. The elements noted in these guidelines shall be an integral part of the building rather than superficially applied trim, graphics, or paint.
5. Building facades must include a repeating pattern that shall include no less than two of the elements noted in the guidelines. At least one of the elements shall repeat horizontally. These elements shall include:
 - Color change
 - Texture change
 - Material module change



Examples of Large
Commercial Facades



C.) Roofs:

1. Variations in roof lines shall be used to add interest to and reduce the massive scale of large buildings.
2. Roof features shall complement the character of adjoining neighborhoods.
3. Roofs shall have no less than two of the following features:
 - Parapets concealing flat roofs and rooftop equipment (i.e. HVAC) units from public view. Such parapets shall feature three dimensional cornice treatments.
 - Overhanging eaves on sloping roofs are acceptable.
 - Low sloping roofs are not encouraged.

Example of Variations in Roof lines, Pitches, Materials, and Projections



Examples of Variations in Roof lines,
Pitches, Materials, and Projections



D.) Materials and Colors:

Exterior building materials, geometrics, and colors compromise a significant part of the visual impact of a large building; therefore, they should be aesthetically pleasing and compatible with materials and colors used in adjoining neighborhoods. Elevations facing a street shall be either brick, sandstone, or other native stone or tinted, textured concrete masonry materials. The use of no more than two to three materials on the exterior elevation is encouraged.

E.) Entryways:

1. Entryway design shall give orientation and aesthetically pleasing character to the building.
2. Each principal building on a site shall have a clearly defined, highly visible customer entrance(s) featuring at least three of the following:

- Canopies, overhangs, or porticos
- Recesses/projections
- Arcades
- Peaked roof forms
- Arches
- Outdoor patios
- Display windows
- Architectural details such as tile work and moldings that are integrated into the building structure and design
- Integral planters or wings that incorporate landscaping



Example of
Materials and
Entryways



General Commercial Architectural & Landscape Design Guidelines

A.) Parking Lot Landscaping:

1. All commercial parking lots that have twenty-five or more spaces shall submit a landscape plan for the parking lot consistent with these guidelines. Developments with fewer than twenty-five spaces shall provide interior landscaping equal to five percent (5%) of the vehicular use area.
2. Parking lots consisting of twenty-five spaces or greater shall not have less than seven and one-half percent (7 ½%) of the interior of the parking lot devoted to landscaping. Perimeter landscaping may be counted against the requirement where a greater than required setback has been incorporated into the plan. Required foundation landscaping may not be counted against this requirement.
3. Landscape Areas:
 - Interior parking lot landscaping shall be generally dispersed throughout the parking lot.
 - Interior parking lot landscaping areas shall be a minimum of one hundred and twenty (120) square feet in area, with a minimum width of seven (7) feet. All landscape islands shall have a minimum depth of topsoil of three feet (3').



Example of Interior Parking Lot
Landscape Treatments.

Example of Perimeter
Landscape Treatments.



4. Landscape Material:

- The landscape material used in the parking lot shall be canopy trees, which should be a minimum of 3” in diameter at the time of installation. Other plant material may be utilized to augment the shade trees, including flowers, shrubs, and groundcover.
- One canopy tree shall be provided for every one hundred and twenty (120) square feet of landscape area.
- A minimum of fifty (50%) percent of every interior parking lot landscape area shall be comprised of live vegetation; the remaining area may include boulders or similar hardscape accoutrements as approved by the Village of Peotone.



Example of Foundation Landscape Treatments.

5. Planned commercial covenants shall be required and submitted to the Village for approval. The covenants shall include but are not limited to:

- How the common area maintenance will be administered and the remedies for delinquency.
- Provide for the formation of an architectural committee to review and approve future changes and revisions to then be submitted to the Village for approval.



Example of Perimeter Landscape Treatments.



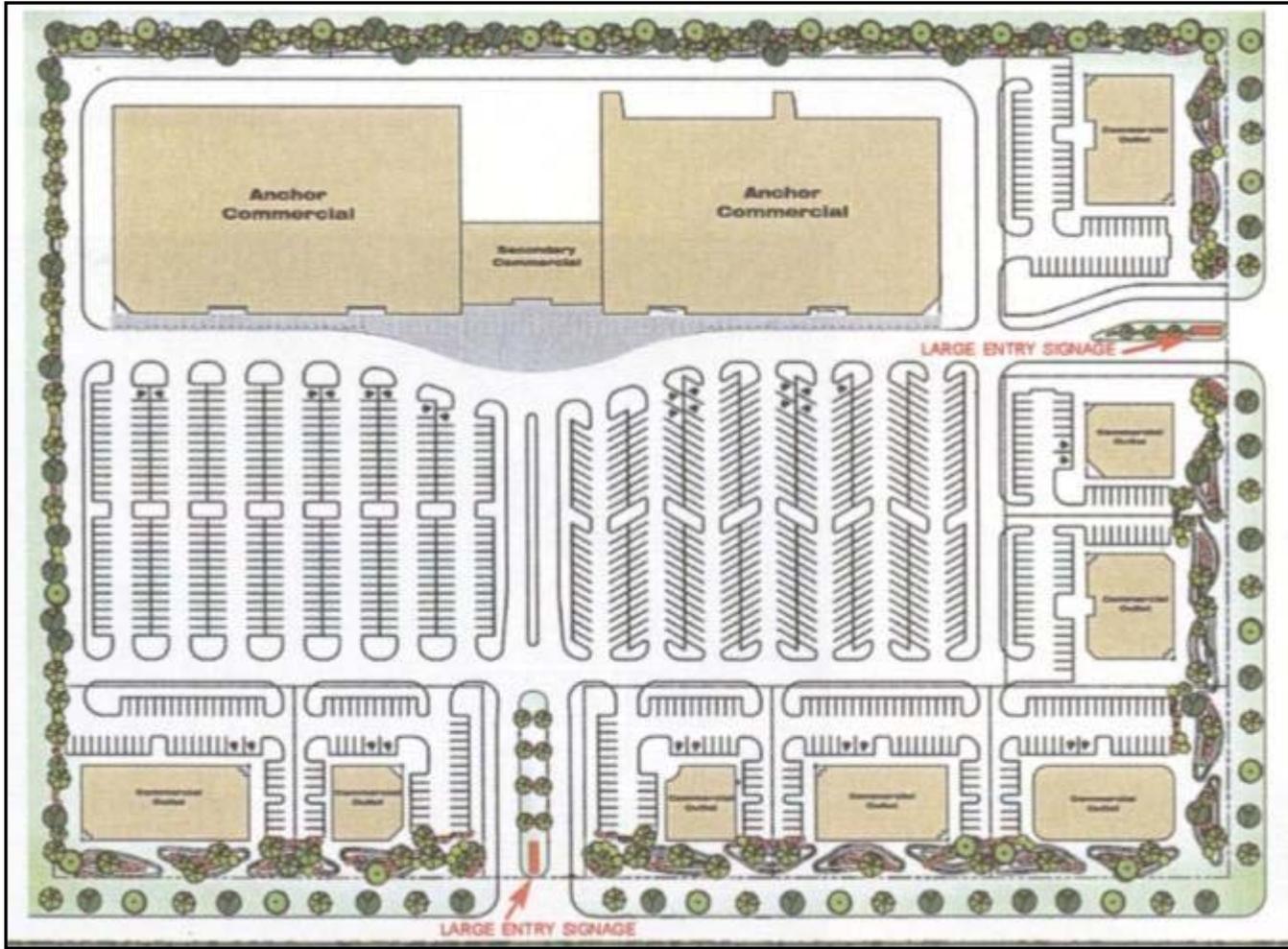
B.) Perimeter Landscaping:

1. Where a parking lot is contiguous to a residentially planned or zoned district or is separated from such a district by a right of way, such yard shall effectively landscape to screen one hundred (100%) percent of the parking lot from view. Wherever possible, berms shall be incorporated into the landscape plan.
2. Evergreen trees and shrubs shall be incorporated into the landscaping plan to the greatest degree possible.
3. Where a parking lot is contiguous to a non-residentially planned or zoned district or is separated from such a district by a right of way, such yard shall effectively landscape to screen fifty (50%) percent of the parking lot from view. Wherever possible, berms shall be incorporated into the landscape plan.

C.) Foundation Planting:

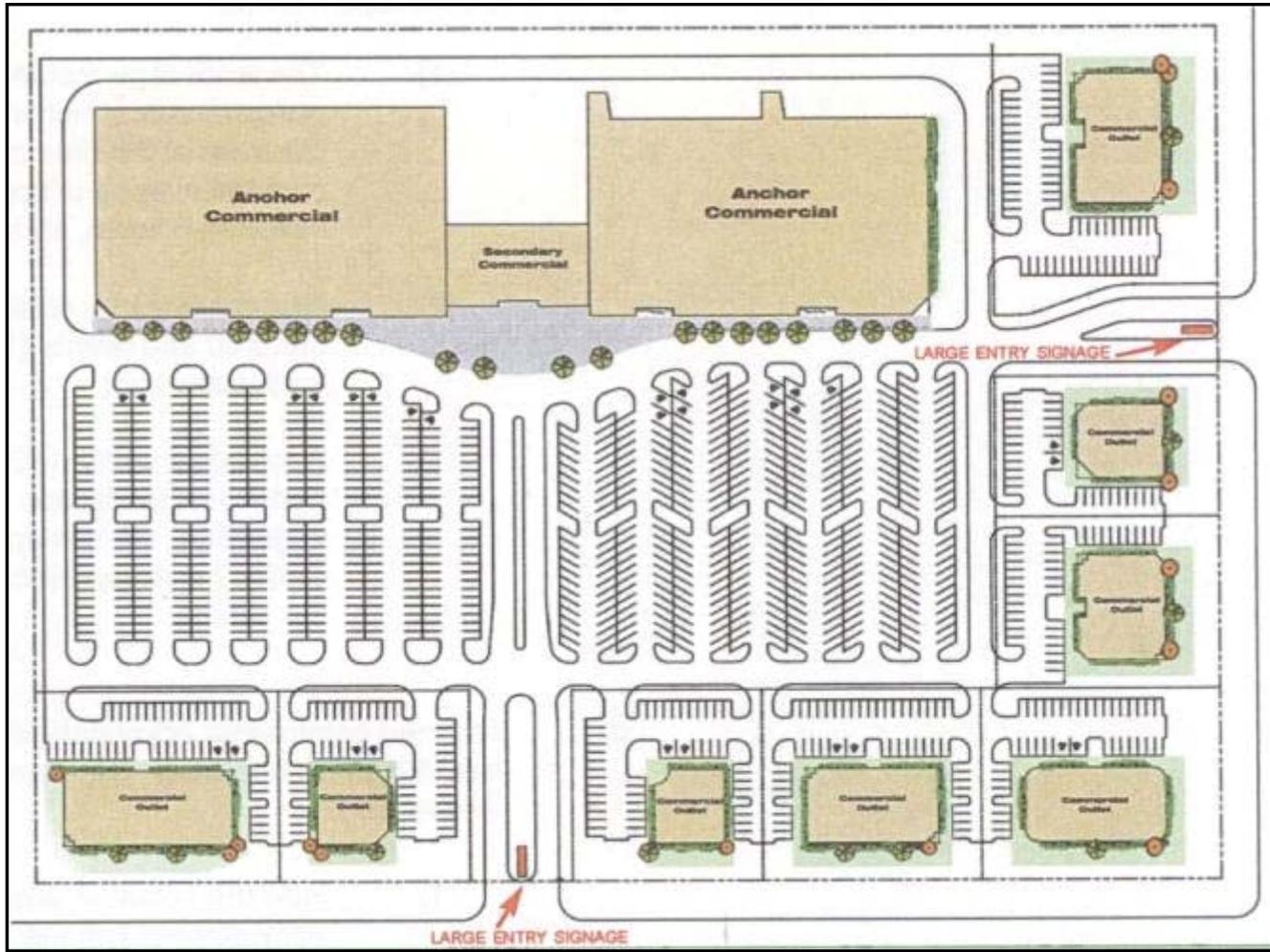
1. Foundation planting shall be required abutting all commercial and industrial buildings and shall not be less than ten (10') feet in width.
2. Foundation planting shall be provided along the building foundation that is exposed to a public street.
3. Particular attention shall be paid to screening of dumpster pads, loading docks, and other visible ground level equipment.
4. Not less than eighty (80%) percent of the foundation landscaping shall be live vegetation. Hardscape such as benches, fountains and/or landscape boulders may be incorporated into the foundation planting plan.





EXAMPLE OF ILLUSTRATIVE BIG BOX DEVELOPMENT – PERIMETER PLANTING





EXAMPLE OF ILLUSTRATIVE BIG BOX DEVELOPMENT – FOUNDATION PLANTING





EXAMPLE OF ILLUSTRATIVE BIG BOX DEVELOPMENT – INTERIOR PLANTING



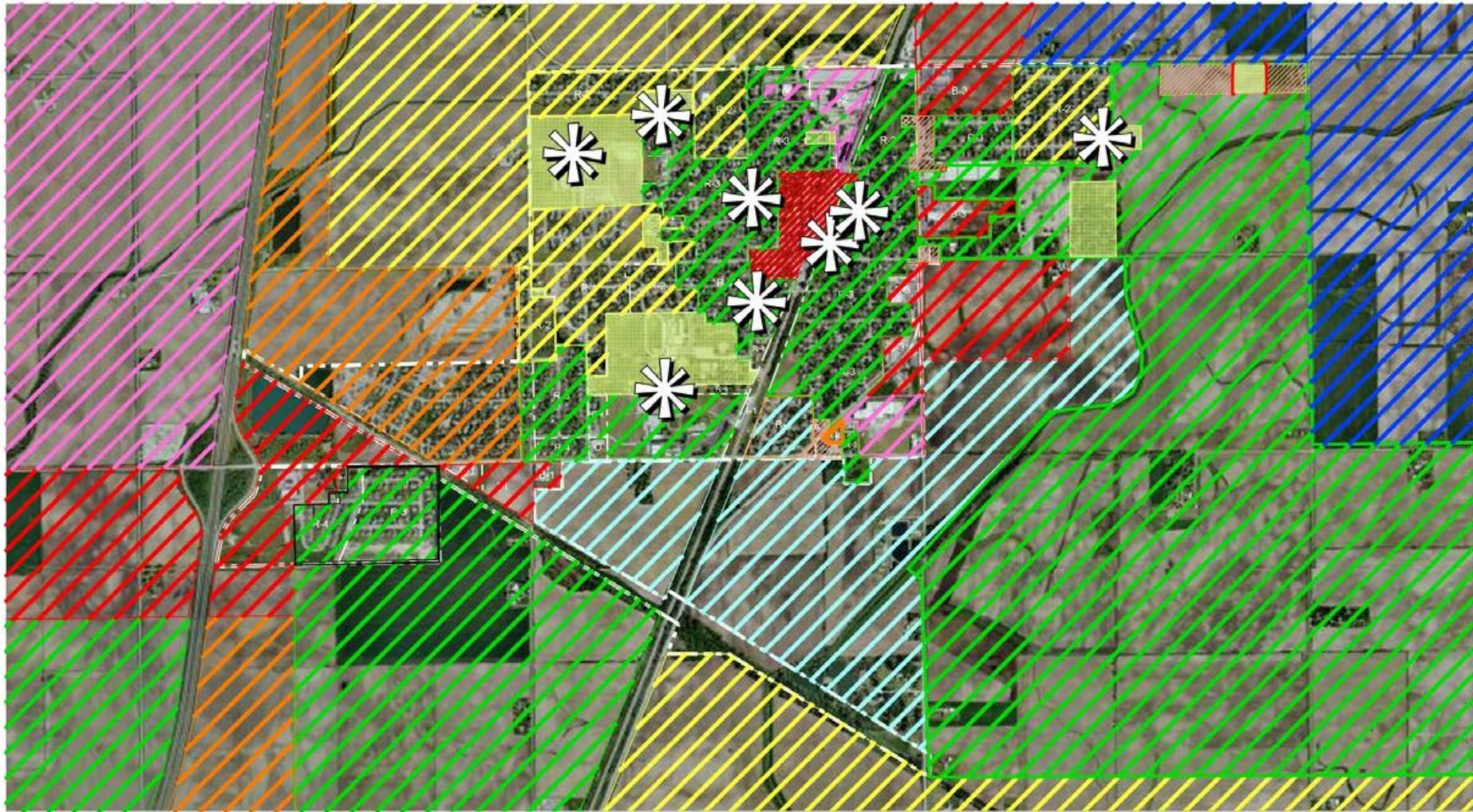
D.) Signage:

1. It is important that any proposed signage be incorporated into the plans that are submitted as listed below. All signs shall be designed in accordance with the current sign ordinance, and be consistent in character, color, and size:
 - Building/Wall Signs
 - Directional Signs
 - Monument Signs
2. At no time will outside sales displays be allowed without planned unit development approval. If requested, an accurate sales display plan shall be submitted for approval.

E.) Conclusion:

1. These guidelines are meant to be a starting point for good architectural design, landscaping, and land planning.
2. Better planning and design provides for stability of property value, which will preserve our grand community.
3. The design guidelines set forth here are intended to provide direction to insure that all new development is of the highest possible quality.





VILLAGE OF PEOTONE

Comprehensive Land Use and Policy Plan

scale: 1" = 500'



| | | | |
|--|------------------------------|-----------|------------------------------------|
| | Low Density S.F. | 1-2 du/ac | 257,344,000 sq. ft. / 5,900 acres |
| | Moderate Density S.F. | 2-4 du/ac | 218,000,000 sq. ft. / 5,000 acres |
| | Medium Density Res. | 4-8 du/ac | 109,000,000 sq. ft. / 2,500 acres |
| | Office Warehouse & Trucking | | 71,780,000 sq. ft. / 1,650 acres |
| | Downtown District | | 729,205 sq. ft. / 16.7 ac. |
| | Highway Commercial | | 96,820,000 sq. ft. / 2,200 AC |
| | Transit Oriented Development | | 22,970,000 sq. ft. / 520 acres |
| | Airport Planning Area | | 576,740,000 sq. ft. / 13,200 acres |
| | Public/Quasi Public | | 3,298,485 sq. ft. / 76 acres |



Extended Boundary

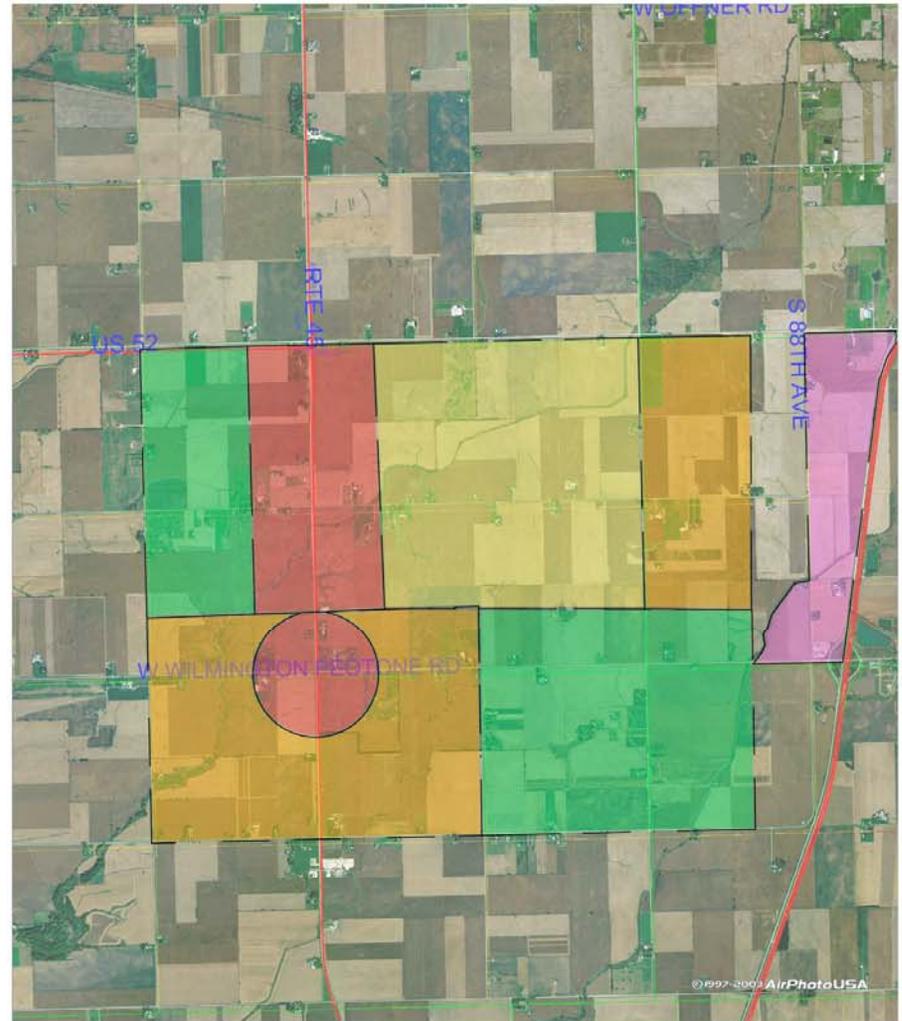
Activity Node

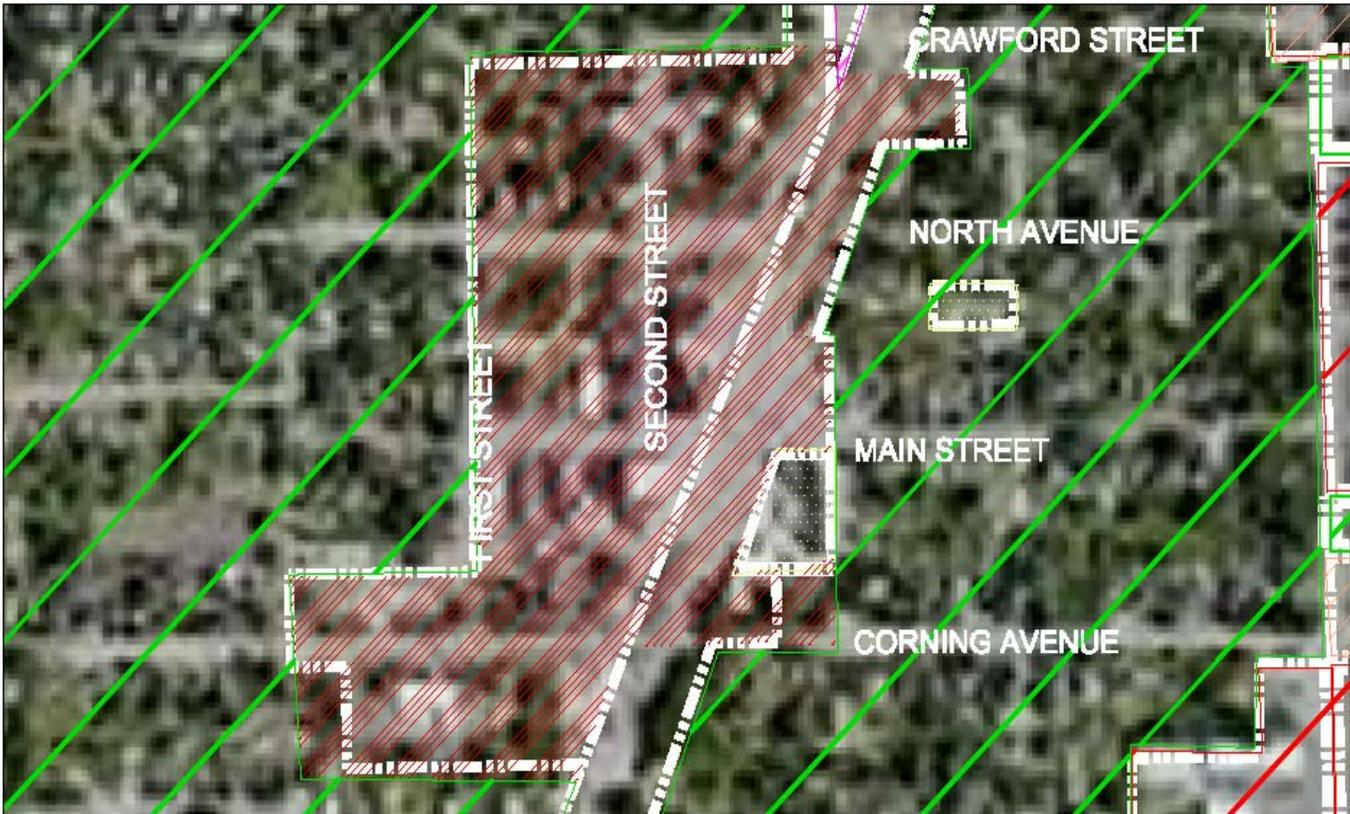
VILLAGE OF PEOTONE

West Area Land Use Plan

Land Use Legend

| | | |
|---|-------------------------------|-------------|
|  | Low Density S.F. | 1-2 DU/Acre |
|  | Moderate Density S.F. | 2-4 DU/Acre |
|  | Medium Density Res. | 4-8 DU/Acre |
|  | Office Warehouse and Trucking | |
|  | Highway Commercial | |



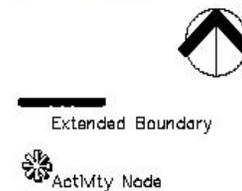


VILLAGE OF PEOTONE

Comprehensive Land Use and Policy Plan

scale: 1" = 2000'

- Low Density 1-2 du/ac
- Medium Density 2-4 du/ac
- Moderate Density 4-8 du/ac
- Office Warehouse and Trucking
- Highway Commercial
- Transit Oriented Development
- Downtown District



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Peaton, IL

Village of Peotone

Land Use Plan
 Policy Plan

SP
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Prepared For:
 Village of Peotone
 Location:
 Peotone, IL
 Job Number:
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 Date:
 11/10/06