

CHAPTER 17 - LANDSCAPING AND SCREENING

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9-17-1 Purpose.

The landscaping and screening requirements specified herein are intended to foster developments that will protect and preserve the appearance, character, health, safety, and welfare of the community. Specifically, these regulations are intended to increase the compatibility of adjacent uses, and, in doing so, minimize the harmful impact of noise, dust, and other debris, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted or created by an adjoining or nearby use.

9-17-2 Scope.

This Chapter shall apply as follows:

- A. Proposed plats of subdivision that are not exclusively single-family shall conform to this Chapter;
- B. Proposed plats of subdivision exclusively for single-family detached dwellings shall conform to the provision of Sections 9-17-3 and 9-17-6 of this Chapter;
- C. New construction or additions which increase floor area of the principal structure by at least thirty percent, except for single-family detached dwellings, shall conform to this Chapter; and
- D. Single-family new construction or additions, which increase the floor area of the principal structure by at least thirty percent, shall conform to the provision of Section 9-17-6 of this Chapter.
- E. The Village understands that strict compliance with this Chapter may be difficult for certain establishments in the *Traditional Downtown District*. Therefore, at the discretion of the Village, the requirements of this Chapter may be waived for certain properties in the *Traditional Downtown District*.

9-17-3 Landscape Plan.

- A. Landscape Plan Required.** Landscape plans shall be required and prepared in conformance with the requirements of this Chapter. Landscape plans must be approved by the Zoning Official or his designee prior to the issuance of a building permit for exterior construction and development. In the case of subdivisions of land or planned developments, the landscape plan shall be submitted as part of preliminary plat approval process.
- B. Content of Landscape Plan.** All landscape plans submitted for approval shall contain or have attached thereto the following information:
1. The location and dimension of all existing and proposed structures, parking lots and drives, roadways and rights of way, sidewalks, bicycle paths, ground signs, refuse disposal areas, bicycle parking areas, fences, freestanding electrical equipment, tot lots, and other recreational facilities, and other freestanding structural features as determined necessary by the Zoning Official or his designee;
 2. The location, quantity, size, and name, both botanical and common, of all proposed planting materials at time of planting;
 3. The location of existing buildings, structures, and plant materials on adjacent property within twenty feet of the site;
 4. Existing and proposed grading of the site, including proposed berming, indicating contours, at one (1) foot intervals;
 5. Specification of the type and boundaries of all proposed ground cover;
 6. The location, quantity, size, and name, both botanical and common, of all existing planting materials;
 7. Elevations of all fences proposed for location on site and an indication of material to be used;
 8. Elevations, cross sections, and other details as determined necessary by the Zoning Official or his designee; and
 9. Appropriate scale and north arrow.

9-17-4 Selection, Installation and Maintenance Of Plant Materials.

- A. Selection.** Planting materials used in conformance with the provisions of this Chapter shall be of good quality, of a species normally grown in Northeastern Illinois and capable of withstanding the extremes of individual site microclimates. Size and density of plant material, both at the time of planting and at maturity, are additional criteria, which must be considered when selecting plant materials.
- B. Installation.** All landscaping materials shall be installed in accordance with the current planting procedures established by the American Association of Nurserymen.

C. Maintenance and Replacement of Plants:

1. Responsibility. The owner of the premises and any lessee shall be jointly and severally responsible for the maintenance, repair, and replacement of all required landscape materials, fences, and barriers, including refuse disposal areas, as may be required by the provisions of this Chapter. If needed, the owner shall install irrigation systems and shall maintain them in good operating condition to promote the health of the plant material.
2. Landscaping Materials. All landscaping materials shall be maintained in good condition so as to present a healthy, neat and orderly appearance, and plant material not in this condition shall be replaced when necessary as determined by the Zoning Official or his designee, and shall be kept free of refuse and debris.
3. Fences and Walls. Fences, walls and other barriers shall be maintained in good repair.
4. Enforcement Guarantee. All plant material will be guaranteed to live for one year. Replacement, within six months of determination by the Zoning Official or his designee that a plant is dead or severely damaged or diseased, the plant shall be replaced by the developer or owner in accordance with the standards specified in this Title.

9-17-5 Design Criteria.

Landscape plans described above shall be based on the following design criteria. The evaluation and approval shall also be based on these design criteria.

- A. Scale and Nature of Landscaping Material. The scale and nature of landscaping materials should be appropriate to the size of structures. Large scaled buildings, for example, should generally be complemented by larger scaled plants.
- B. Selection of Plant Material. Plant material should be selected for its form, texture, color and with concern for its ultimate growth. The use of Silver Maples, Box Elders, Russian Olives, Chinese Elm, willows, ashes, poplars and other weak-wooded species shall not be planted in the public right-of-way.
- C. Evergreens. Evergreens (a plant with foliage that persists and remains green year round) should be incorporated into the landscape treatment of a site, particularly in those areas screening parking lots from dedicated public rights of way or property zoned for residential use.
- D. Shade Trees. All shade trees (large deciduous trees, which shed their foliage annually, planted primarily for their high crown of foliage or overhead canopy) shall have a minimum trunk size of two and one-half inches in diameter upon installation, as measured six inches above the established ground level.
- E. Ornamental Trees. Ornamental trees (lower growing deciduous trees reaching a height of twenty-five feet at maturity) may in some cases be substituted for shade trees at the discretion of the Zoning Official or his designee. These trees may be single or multiple trunk specimen plants providing screening and seasonal interest with attractive fruit, flowers and trunks or branching.
- F. Shrubs. Shrubs (plants which are from three to six feet in height at maturity and branch to the ground) may be used to supplement the other plant material in the landscape plan. These plants

are used primarily for screening of parking lot or other unsightliness and may be either deciduous or evergreen. The use of these plants shall not be substituted for other plant material required in this Title, unless authorized by the Zoning Official or his designee.

- G. Softening of Walls and Fences. Plant material should be placed intermittently against long expanses of building walls, fences and other barriers to create a softening effect.
- H. Planting Beds. Planting beds are areas within the landscape in which the growth of plant material will be fostered. All planting beds should be mulched with shredded bark mulch or similar material to a two (2) inch depth.
- I. Detention Basins. Detention basins (areas on site designed to hold site storm water runoff) shall be landscaped. Such landscaping should include shade and ornamental trees, evergreen, shrubbery, hedges and/or other plant material that can periodically be inundated with water.
- J. Retention Ponds. Retention ponds (areas on site designed to collect storm water runoff and release it at a predetermined rate so as to not overload or adversely impact surrounding properties) shall be landscaped. Such landscaping should include shade and ornamental trees, evergreens, shrubbery, hedges and/or other plant material that can periodically be inundated with water.
- K. Energy Conservation.
 - 1. Deciduous trees should be placed on the south and west sides of buildings to provide shade from the summer sun; and
 - 2. Evergreens and other plant materials should be concentrated on the north side of buildings to dissipate the effect of winter winds.
- L. Preservation of Existing Plant Material. Existing plant material should, wherever practical as determined by the Zoning Official or his designee, be incorporated into the landscape treatment of a site.
- M. Berming. Earthen berms (raised earth formations constructed on site to create more variety and interest in the landscape) should be used in conjunction with the existing topography, whenever determined practical by the Zoning Official, or his designee, and the Village Engineer. Incorporating berms in the landscape treatment of a site, particularly when combined with plant material to facilitate screening is encouraged.

9-17-6 Right-Of-Way Landscaping and Buffering.

- A. Applicability. Where a parcel abuts a dedicated public right of way or private street, landscaping shall be provided in accordance with the provisions of this Chapter.
- B. Grading and Sodding. The unpaved portion of a public right of way shall be fine graded and sodded.
- C. Parkway Trees.

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| e. Honeylocust | Gleditsia Triacanthos Var. Inermis |
| f. Kentucky Coffee Tree | Gymnocladus Dioica |
| g. Ironwood | Ostrya Virginiana |
| h. Swamp White Oak | Quercus Bicolor |
| i. Shingle Oak | Quercus Imbricaria |
| j. Chinkapin Oak | Quercus Muehlenbergii |
| k. Red Oak | Quercus Rubra |
| l. Baldcypress | Taxodium Distichum |
| m. Homestead, Frontier | Ulmus x Bybrid |

Other species of trees as determined appropriate by the zoning official or his designee.

7. Other Landscape Material. No plant material or barriers, except as specified herein, may be located in a dedicated public right of way.

9-17-7 Parking Lot Landscaping.

- A. Applicability. All parking lots designed for twelve or more parking spaces, as specified in Chapter 16 (Off-Street Parking and Loading) of this Title, shall provide landscaping in accordance with the provisions of this Chapter.

B. Interior Landscaping.

1. Area Required. Not less than five percent of the interior of a parking lot shall be devoted to landscaping. Landscaping areas located along the perimeter of a parking lot, as required in Paragraph [C] of this Section, shall not be included toward satisfying this requirement. Moreover, foundation landscaping areas as specified in Section 9-17-9 of this Chapter shall not be included toward satisfying the interior parking lot landscaping requirements.
2. Landscaped Areas. The landscaped areas defined in subparagraph [1] above shall be delineated and improved in conformance with the following:
 - a. Planting Islands. Interior parking lot landscaping areas (planting islands) shall be dispersed throughout the parking lot in a design and configuration satisfactory to the Zoning Official or his designee.
 - b. Minimum Size. Interior parking lot landscaping areas shall be a minimum of one hundred eight square feet in area and shall be a minimum of six feet in width, as measured from back of curb to back of curb.
 - c. Landscape Material. The plant material used to improve the landscape areas defined above shall conform to the following:
 - (1) Type. The primary plant materials used in parking lots shall be shade tree species in conformance with paragraph C of Section 9-17-6. Ornamental trees, shrubbery, hedges and other plant materials may be used to supplement the shade tree plantings, but shall not be the sole contribution to such landscaping.
 - (2) Quantity. One shade tree shall be provided for every landscape island. In landscape islands larger than the minimum, one shade tree shall be provided for every hundred fifty (1:150) square feet of landscaping area.

(3) Ground Cover. A minimum of fifty percent of every interior parking lot landscaping area shall be improved with approved ground cover (low growing spreading plants which grow six to twelve inches high at maturity, or lawn), as determined appropriate by the Zoning Official or his designee.

C. Perimeter Parking Lot Landscaping. Where a parking lot is located within a required yard, or within twenty feet of a lot line, perimeter landscaping shall be required along the corresponding edge of the parking lot in conformance with the following provisions:

1. Landscape Area. Where perimeter landscaping is required, it shall be provided within landscape areas five feet in width, excluding utility and drainage easements, as measured from the back of curb and excluding any parking space overhang area (the area from the face of the curb extending two feet into the landscape area, two and one-half feet total).

2. Requirements Along Front and Corner Side Yards.

a. Across From Residential Property. Where a parking lot is located across a dedicated public right-of-way from property zoned for residential use the following landscape improvements shall be required:

(1) Plant Material. Continuous landscaping of evergreen or dense deciduous shrubs shall be provided across one hundred percent of the street frontage to a height of three feet. The height of such shrubs may be reduced if berming is provided so that the combined height of shrubs and berming is not less than four feet.

In addition, shade or ornamental trees shall be provided within this landscape area, with the number of trees not less than one tree per fifty feet (1:50') with the number of trees required, rounded to the nearest whole number. However, where parkway trees are required as provided for in Paragraph [C] of Section 9-17-6, such parkway trees may be counted toward compliance with perimeter landscape requirements. Additional plantings may be provided, subject to the approval of the Zoning Official or his designee. All landscaping described above shall conform to Section 9-6-2[F] (Vision Clearance).

(2) Ground Cover. Except where occupied by planting beds, all landscaping areas located in front and corner side yards shall be sodded or planted with another comparable ground cover as determined appropriate by the Zoning Official or his designee.

b. Across From Nonresidential Property. Where a parking lot is located across a dedicated public right of way from property zoned for nonresidential use the following landscape improvements shall be required.

(1) Plant Material. Landscaping of evergreen or dense deciduous shrubs shall be provided across fifty percent of the street frontage to a minimum height of three feet. The height of such shrubs may be reduced if berming is provided so that the combined height of shrubs and berming is not Less than four feet. Additional plants may be provided, subject to the approval of the Zoning Official or his designee. All landscaping described above shall conform to Section 9-6-2[F] (Vision Clearance).

- (2) Ground Cover. Except where occupied by planting beds, all landscaping areas located in front and corner side yards shall be sodded or planted with another comparable ground cover as determined appropriate by the Zoning Official or his designee.
3. Requirements Along Rear and Interior Side Yards. Where the provisions of Section 9-17-8 of this Chapter do not apply, landscaping shall be provided in conformance with the following requirements:
 - a. Plant Material. Where a parking lot abuts property zoned for nonresidential use, landscaping shall be provided across fifty percent (50%) of that portion of the parking lot abutting the property line to a minimum height of three feet. The height of such shrubs may be reduced if berming is provided so that the combined height of shrubs and berming is not less than three (3) feet. Such plantings shall be concentrated into shrub masses, typically containing seven to nine shrubs per shrub mass. Additional plantings may be provided, subject to the approval of the Zoning Official or his designee.
 - b. Ground Cover. Except where occupied by planting beds, all side and rear yard perimeter parking lot landscaping shall be sodded, seeded or planted with another comparable ground cover, as determined appropriate by the Zoning Official or his designee.

9-17-8 Transitional Yard Landscaping.

Where transitional yards are required in the regulations of each zoning district, or in cases where single-family residential districts are located adjacent to the districts noted below, such yards shall be improved in conformance with the following requirements, which shall be provided in addition to other required landscaping:

- A. R-6 District. Within required transitional landscape yards the following improvements shall be required:
 1. Shade trees shall be required in conformance with Paragraph [C] of Section 9-17-6 (Right-of-Way Landscaping), with one tree every twenty-five feet along the entire length of the landscape yard. Shade trees may be clustered subject to the approval of the Zoning Official or his designee.
 2. Shrub masses, with shrubs alternately spaced, shall be provided along fifty percent of the length of the landscape yard. Shrubs shall be installed at a height of three feet and shall reach a mature height of not less than six feet. Shrub masses may be curvilinear in shape.
 3. Areas not planted with trees or shrubs shall be maintained as lawn.
- B. Any Commercial (C), Office (O) Or Industrial (I) District. Within required transitional landscape yards the following improvements shall be required:
 1. A solid fence, the design of which shall be subject to the approval of the Zoning Official or his designee, shall be provided along the entire length of the landscape yard. Such fence shall conform to Section 9-14-2 (Fences and Walls).
 2. A continuous evergreen or dense deciduous shrub hedge extending the entire length of the landscape yard shall be planted two and one-half feet on center from the fence described

above. The shrub hedge shall be installed at height of three feet and shall be planted on the outside of the fence (the side facing the residential use). Low maintenance plantings are encouraged. The spacing of shrubs shall be five feet on center, or as approved by the Zoning Official or his designee.

3. Shade trees shall be required in conformance with Paragraph [C] of Section 9-17-6, with one tree every twenty-five (25) feet along the entire length of the landscape yard. Shade trees shall be located five feet on center to the outside of the fence described above. Shade trees may be clustered subject to the approval of the Zoning Official or his designee.
 4. The area between the shrub hedge and the lot line shall be sodded and maintained as lawn.
 5. Planted areas shall be maintained in mulch and kept free of weeds.
- C. Exemption. Should the Zoning Official or his designee find that the requirements of this Section are impractical or unnecessary for a particular land development proposal, they may be exempted from this requirement. Where such exemptions are made, landscaping equivalent in area and plantings to required transitional yard landscaping area shall be added to other required landscaping areas.

9-17-9 Foundation Landscaping.

Landscaping shall be required at the base of all principal buildings to help achieve harmony between the buildings and the landscape in conformance with the requirements set forth below:

- A. Required Landscape Area. Unless otherwise authorized by the Zoning Official or his designee, a landscaped area a minimum of ten feet in width shall be located around the perimeter of all buildings. Retail commercial buildings may, at the discretion of the Zoning Official or his designee, be exempted from this requirement if such landscape area would interfere with access to the buildings from the parking lot. Where such exemptions are made, landscaping equivalent in area and plantings required as foundation landscaping shall be added to other required landscaping as described in this Section.
- B. Coverage. Required foundation landscaping areas shall remain open and free of all paving except where walks to buildings and other similar paving is required.
- C. Plant Material. Foundation landscaping shall be provided for all principal buildings. Such landscaping shall consist of shade or ornamental trees, evergreens, shrubbery, hedges and/or other plant material. Particular attention shall be paid toward screening mechanical equipment, bicycle parking areas and loading docks; softening large expanses of building walls; and accenting building entrances and architectural features.
- D. Ground Cover. Except where occupied by planting beds, all foundation landscaping areas shall be sodded or planted with another comparable ground cover as determined appropriate by the Zoning Official or his designee.

9-17-10 Perimeter Lot Landscaping.

To help enhance the attractiveness of individual properties within the Village and provide physical and visual separation between individual properties, landscaping along the periphery of each lot shall be required.

- A. Applicability. All lots, except those in the E-1, R-1, R-2, R-3, R-4, R-5, A-1 and P-1 Districts, shall provide perimeter landscaping in accordance with the provisions of this Chapter. Also, the requirements of this Chapter shall not apply where the provisions of Sections 9-17-7 or 9-17-8 of this Chapter are applicable.
- B. Required Landscape Improvements. Landscaping shall be required around the perimeter of a lot, and shall be located within a landscape yard not less than five (5) feet in width, exclusive of utility and drainage easements. For properties three (3) acres and more a landscape yard not less than fifteen (15) feet in width, exclusive of utility and drainage easements. The required landscaping shall be in conformance with the following:
1. Shade Trees. Shade trees, conforming to the provisions of Paragraph [C] of Section 9-17-6, shall be provided within five feet of the abutting property line. The number of trees required shall be equivalent to one tree for every fifty feet of lot line length. Such trees may be clustered or spaced linearly as determined appropriate by the Zoning Official or his designee.
 2. Other Plant Material. Other landscaping materials including berms, ornamental trees, evergreens, shrubbery, hedges and/or other planting material, as determined necessary by the Zoning Official or his designee, shall be provided at appropriate locations along the abutting property line.
 3. Ground Cover. Except where occupied by planting beds, all perimeter landscape area shall be sodded, seeded or planted with another comparable ground cover, as determined appropriate by the Zoning Official or his designee.

9-17-11 Screening of Refuse Disposal Areas.

- A. Screening. Refuse disposal areas shall be screened on all sides by a solid wood fence, PVC fence, or masonry material (excluding cinder block) to a height of not less than six feet but not more than eight feet.
- B. Location. No refuse containers or storage areas shall be located between any principal structure and either its front or corner side lot line.
- C. Exemptions. Paragraphs A and B above shall not apply to standard receptacles for use in single-family dwellings and to receptacles placed and maintained for use by the general public to avoid littering.
- D. Application to existing Disposal Areas. Where an application for development review or approval is submitted for an existing property located in any commercial district, industrial district, the P-1 Public, Quasi Public, and Conservation District or the R-6 Multiple Family Residence District, that does not have an enclosed dumpster, the property shall, as part of the application, be required to comply with the requirements of this Section 9-17-11.

9-17-12 Innovative Landscaping.

Innovative landscape design is encouraged and shall be considered as a positive attribute in connection with any request for a variation from the requirements of this Chapter.

9-17-13 Changes to Approved Landscape Plans.

Any change or deviation to an approved landscape plan, which is in conformance with this Chapter, shall require the approval of the Zoning Official or his designee. Changes which do not conform to this Chapter shall be subject to the procedures for a variation as established in Section 9-4-3 (Variations) of this Title.