

## ARTICLE 11. LANDSCAPE

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### 11.1 LANDSCAPE PLAN

#### A. Landscape Plan Required

A landscape plan is required for any development of a townhouse development, multi-family dwelling, non-residential development, mixed-use development, planned unit development, or parking lot of 15 or more spaces, and must be approved by the Zoning Administrator prior to the issuance of a building permit. A landscape plan for a planned unit development and or parking lot of 15 or more spaces must be prepared by a licensed architect or landscape architect.

#### B. Content of Landscape Plan

The following is required within the landscape plan, unless waived by the Zoning Administrator:

1. The location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, rights-of-way, refuse disposal and recycling areas, pedestrian and bicycle paths, fences, mechanical equipment, overhead utility wires, and drainage facilities.
2. The location, quantity, size, name, and condition, both botanical and common, of all existing plant materials on-site, indicating plant material to be retained and removed.
3. The location, quantity, size, and name, both botanical and common, of all proposed plant material.
4. The existing and proposed grading of the site indicating contours at one foot intervals. Proposed berming must also be indicated using one foot contour intervals.
5. Elevations of all proposed fences, stairs, and retaining walls.
6. Any other details as determined necessary by the Zoning Administrator.

#### C. Changes to Approved Landscape Plans

Changes to the landscape plan that do not result in a reduction in the net amount of required plant material may be approved by the Zoning Administrator.

### 11.2 ENFORCEMENT OF LANDSCAPE PLAN

**A.** No final certificate of occupancy will be issued until all the requirements of this Article and the landscape plan have been fulfilled. Failure to implement the landscape plan, or to maintain the lot in conformance with the landscape plan, may result in the application of fines and penalties, as established in this Ordinance. All landscape is subject to periodic inspection.

**B.** If weather prohibits the installation of landscape at the time a final certificate of occupancy is applied for, a temporary certificate of occupancy may be issued for a six month period with provision of a security bond or security for 125% of the estimated amount, including installation.

### 11.3 SELECTION, INSTALLATION, AND MAINTENANCE

#### A. Selection

All plants must be A-Grade or Number-One Grade and free of defects, of normal health, height, leaf density, and spread as defined by the American Standard for Nursery Stock, ANSI Z60.1, latest available edition, American Association of Nurserymen (AAN). Plants must have full, even, well-developed branching and a dense, fibrous, and vigorous root system. All plant materials must be capable to withstand the seasonal temperature variations of northeastern Illinois, as well as the individual site microclimate. The use of species native or naturalized to northeastern Illinois is encouraged.

#### B. Installation

All landscaping must be installed according to sound horticultural practices in a manner designed to encourage quick establishment and healthy growth. All landscaping in each phase must either be installed or the installation secured with a letter of credit, escrow, performance bond, or other surety approved by the Village for 125% of the value of the landscaping prior to the issuance of a development approval or building permit.

#### C. Maintenance

1. Trees and vegetation, irrigation systems, fences, walls, and other landscape elements are considered elements of a development in the same manner as parking, building materials, and other site details. The applicant, developer, landowner, or successors in interest are jointly and severally responsible for the regular maintenance of all landscaping elements in good condition.
2. All landscaping must be maintained free from disease, pests, weeds, and litter. All landscape structures such as fences and walls must be repaired and replaced periodically to maintain them in a structurally sound and aesthetically pleasing condition. A letter of credit, escrow, performance bond, or other surety approved by the Village for proper installation of the landscaping and equal in value to 125% of the value of the landscaping must remain in place for one year after installation to insure proper maintenance of the landscaping in accordance with this section.
3. Any landscape element that dies, or is otherwise removed or seriously damaged, must be removed within 30 days of the beginning of the growing season and replaced based on the requirements of this section. If the owner fails to fulfill his or her obligation in this regard during the first full year after installation of the landscaping, the Village may either do the work and seek reimbursement from the owner's surety or demand performance by the owner's surety.

### 11.4 LANDSCAPE DESIGN STANDARDS

#### A. Minimum Planting Sizes

1. Shade trees must have a minimum trunk size of three inches in caliper at planting.
2. Evergreens trees must have a minimum height of six feet at planting.
3. Single stem ornamental trees must have a minimum trunk size of two inches in caliper at planting. Multiple stem ornamental trees must have a minimum height of seven feet at planting.
4. Shrubs must have minimum height of 30 inches.

#### B. Energy Conservation

Plant material placement should be designed to reduce the energy consumption needs of the development.

1. Deciduous trees should be placed on the south and west sides of buildings to provide shade from the summer sun.
2. Evergreens and other plant materials should be concentrated on the north and east sides of buildings to dissipate the effect of winter winds.

**11.5 REQUIRED SITE LANDSCAPE**

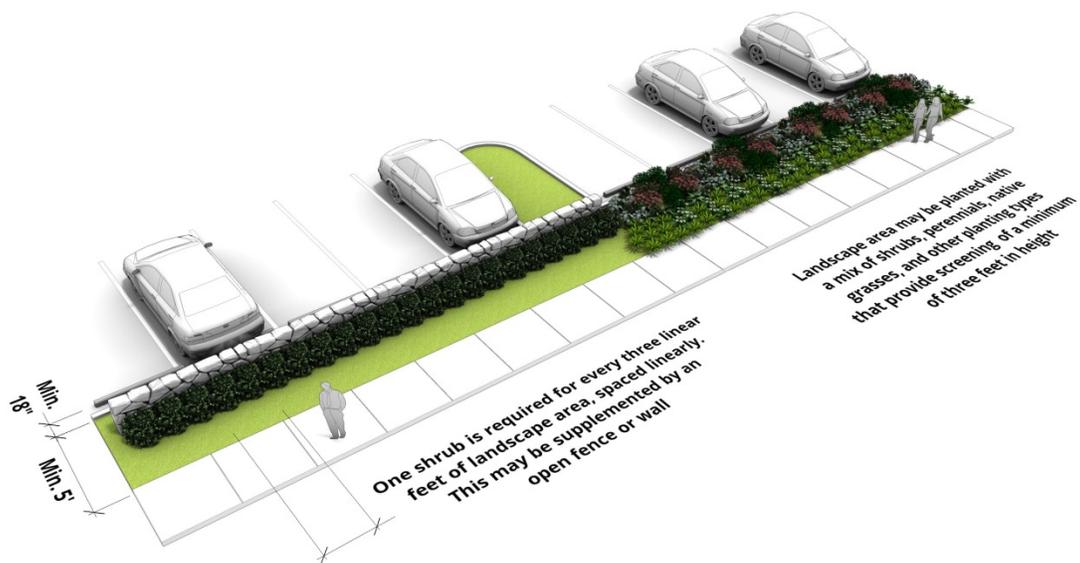
- A. All portions of a lot not covered by structures or paved surfaces must be landscaped with trees, shrubbery, live groundcover, and other plantings. Rain gardens, bioswales, and similar stormwater management landscape elements also meet this requirement.
- B. All existing plantings that are maintained on a site may be counted toward any required on-site landscape.
- C. Where a structure is setback seven feet or more from a front or corner side lot line, the setback areas must be planted with a minimum of one shade or two ornamental trees and ten shrubs for every 40 linear feet of setback area. This does not apply to single-family, two-family, and townhouse dwellings.

**11.6 REQUIRED PARKING LOT LANDSCAPE ABUTTING A STREET**

Landscape is required along all edges of a parking lot that abut a street, whether the parking lot is a principal use of the site or an accessory parking lot to a principal use. The landscape treatment must run the full length of that edge, except for required access points. The landscaped area must be improved as follows:

- A. The landscape area must be a minimum of five feet in width.
- B. There must be a minimum linear distance of 18 inches between any wheels stops or curbs to accommodate vehicle bumper overhang. This area is not included in the minimum landscape area of item A above calculation.
- C. One shrub, which must reach a minimum of three feet in height at maturity, must be planted for every three linear feet of landscape area, spaced linearly. This may be supplemented by an open fence or wall. Any one or combination of the following alternatives to shrub plantings are also permitted:
  1. The landscape area may be planted with a mix of shrubs, perennials, native grasses, and other planting types that provide screening of a minimum of three feet in height.
  2. Stormwater management techniques, such as rain gardens and bioswales, that provide screening of a minimum of three feet in height.
- D. Landscape areas outside of shrub masses must be planted in live groundcover, perennials, grass, or trees.
- E. Fences or walls included in the perimeter landscape treatment must be constructed of high quality, durable materials such as masonry, stone, brick, iron, or any combination thereof.

**PARKING LOT LANDSCAPE ABUTTING A STREET**

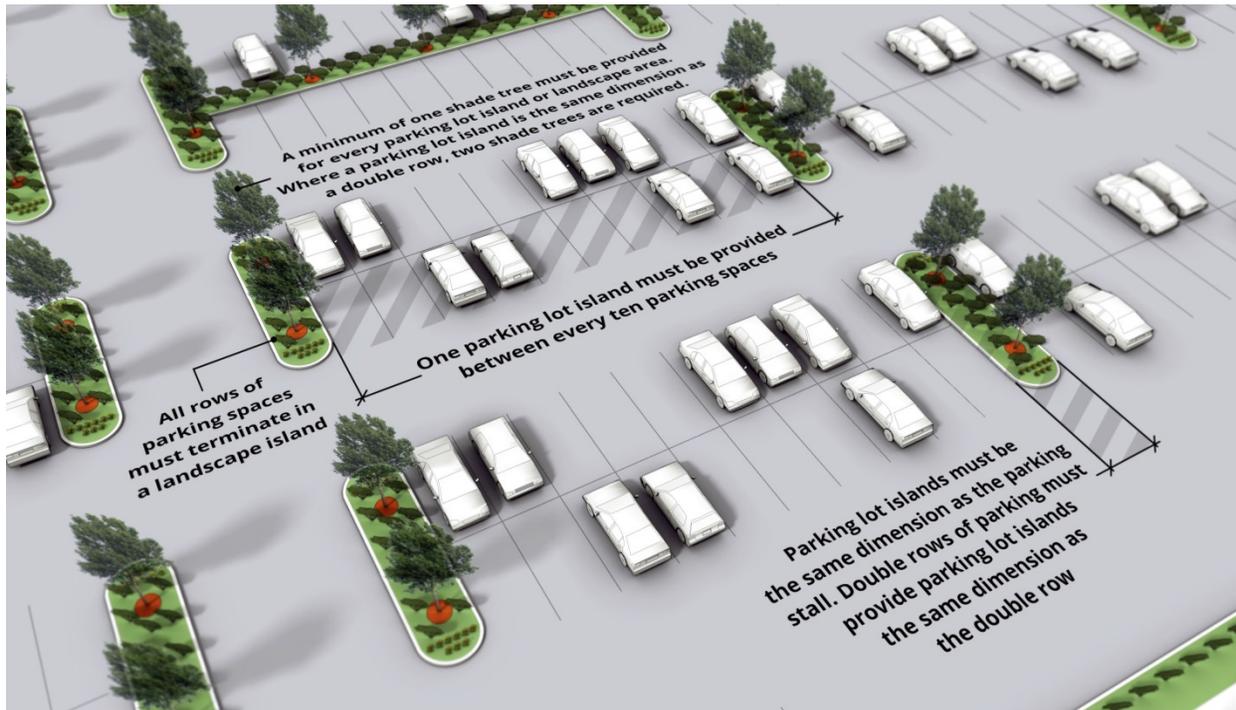


**11.7 REQUIRED PARKING LOT INTERIOR LANDSCAPE**

Any parking lot of 15 spaces or more, whether a principal use of the site or an accessory parking lot to a principal use, interior parking lot landscape is required.

- A. One parking lot island must be provided between every ten parking spaces. As part of the landscape plan approval, parking lot island locations may be varied based on specific site requirements or design scheme, but the total number of islands must be no less than the amount required of one island for every ten spaces.
- B. The minimum total landscape area of a parking lot, including parking lot islands, must be 10% of the total parking lot area. Parking lot landscape area along a street lot line, as required in Section 11.6, is excluded from the calculation of total parking lot area and total parking lot landscape.
- C. All rows of parking spaces must terminate in a landscape area.
- D. Parking lot islands must be the same dimension as the parking stall. Double rows of parking must provide parking lot islands that are the same dimension as the double row.
- E. A minimum of one shade tree must be provided for every parking lot island or landscape area. Where a parking lot island is the same dimension as a double row of parking, two shade trees are required. The remaining area of a parking lot island must be planted in ornamental trees, live groundcover, shrubs, perennials, or grass.
- F. The use of stormwater management elements, such as rain gardens and bioswales, is encouraged in landscape areas. When a parking lot island is designed for stormwater management, the tree requirement may be exempted as part of landscape plan approval when such trees are not typically part of such design.

**PARKING LOT INTERIOR LANDSCAPE**



**11.8 BUFFER YARD REQUIREMENTS**

Buffer yards are located within rear and interior side setbacks, and must be reserved for planting material and screening as required by this section. No parking spaces or accessory structures are permitted within the required buffer yard.

**A. Interior Side Setback Buffer Yards**

1. Interior side setback buffer yards are required in the following situations:
  - a. Where a multi-family dwelling abuts a single-family, two-family, or townhouse dwelling. The interior side setback must be increased to a minimum of seven feet if the district minimum is less than the buffer yard requirement.
  - b. Where a non-residential use is located within a residential district. This does not include parks/playgrounds. The interior side setback must be increased to a minimum of seven feet if the district minimum is less than the buffer yard requirement.
  - c. Where a non-residential district abuts a residential district. This does not include the OS District or parks/playgrounds. The interior side setback must be increased to a minimum of seven feet if the district minimum is less than the buffer yard requirement.
2. The minimum size and improvement of interior side setback buffer yards is as follows:
  - a. The buffer yard must be a minimum of seven feet in width.
  - b. A solid fence or wall a minimum of five feet and a maximum of six feet in height must be erected along 100% of the yard length.
  - c. One shrub, which must reach a minimum of three feet in height at maturity, must be planted for every three linear feet of landscape area, spaced linearly. As part of the landscape plan approval, shrubs may be spaced at various intervals based on specific site requirements, but the total number of shrubs planted must be no less than one per three linear feet of buffer yard length.
  - d. The remainder of the buffer yard must be planted in live groundcover, perennials, grass, or trees.

**INTERIOR SIDE SETBACK BUFFER YARDS**



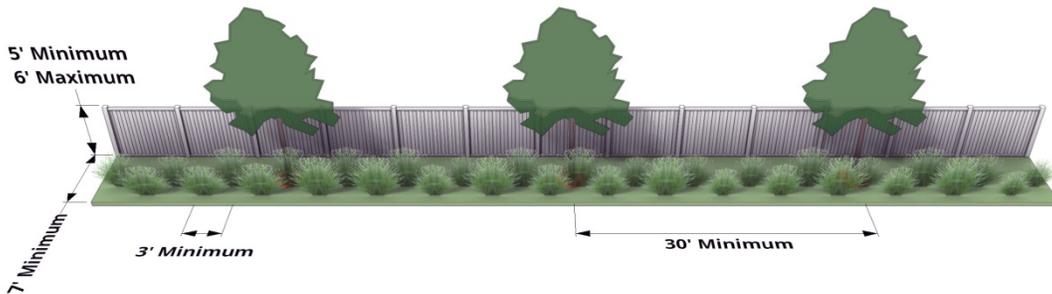
**B. Rear Setback Buffer Yards**

1. Rear setback buffer yards are required in the following situations:
  - a. Where a multi-family dwelling abuts a single-family, two-family, or townhouse dwelling.
  - b. Where a non-residential use is located within a residential district. This does not include parks/playgrounds.
  - c. Where a non-residential district abuts a residential district. This does not include the OS District or parks/playgrounds.

2. Lots with more than 90 feet of lot depth are required to provide a landscaped rear setback buffer yard. The minimum size and improvement of buffer yards is as follows:

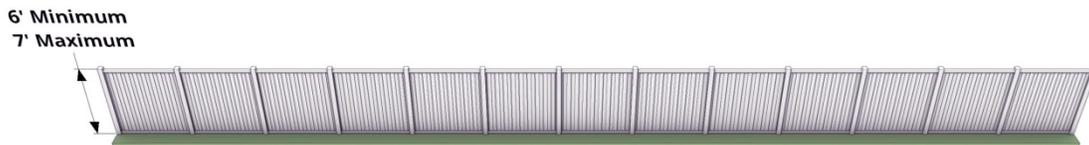
- a. A buffer yard must be a minimum of seven feet in width.
- b. One shade tree is required for every 30 linear feet of buffer yard length. As part of the landscape plan approval, trees may be spaced at various intervals based on specific site requirements, but the total number of trees planted must be no less than one per 30 linear feet of buffer yard length.
- c. A solid fence or wall a minimum of five feet and a maximum of seven feet in height must be erected along 100% of the yard length.
- d. One shrub, which must reach a minimum of three feet in height at maturity, must be planted for every three linear feet of landscape area, spaced linearly. As part of the landscape plan approval, shrubs may be spaced at various intervals based on specific site requirements, but the total number of shrubs planted must be no less than one per three linear feet of buffer yard length.
- e. The remainder of the buffer yard must be planted in live groundcover, perennials, grass, or trees.

**REAR SETBACK BUFFER YARDS: MORE THAN 90 FEET OF LOT DEPTH**



3. Lots with 90 feet or less of lot depth are required to provide a solid fence or wall a minimum of six feet and a maximum of seven feet in height, erected along 100% of the rear setback buffer yard length and located at the rear lot line. Plantings are encouraged to soften the effect of the fence or wall, but are not required.

**REAR SETBACK BUFFER YARDS: 90 FEET OR LESS OF LOT DEPTH**



**11.9 PARKWAY LANDSCAPING**

- A. Where a parkway, defined as the planting strip between a public street and sidewalk, exists adjacent to a site or one will be created as part of the development plan, the parkway must be landscaped to match the existing tree spacing pattern on adjacent parkways in consultation with the Superintendent of Forestry.
- B. The RR District has specific requirements for parkway landscaping (street trees), which supersedes this requirement.

## 11.10 TREE CONSERVATION

### A. Intent

Existing significant trees should be preserved to the maximum extent practicable to act as buffers between adjoining developments and as site amenities. Where preservation is not feasible, trees that are removed should be replaced on-site or elsewhere in the Village.

### B. Applicability

These standards apply to all new multi-family residential, institutional, and commercial development. Trees that are dead or dying, or species deemed to be undesirable by the Village, or found to be a threat to public safety are exempt from these provisions.

### C. Protecting Trees on Public Property

Trees located on public property, including public parkways, may not be cut, damaged, or removed without first obtaining permission from the Superintendent of Forestry, and must be protected during construction in accordance with the standards set forth in this section.

### D. Preservation of Significant Trees

All significant trees on a site must be preserved to the maximum extent feasible. For purposes of this section, significant trees mean deciduous trees with at least a 12 inch caliper measured six inches above the ground and evergreen trees ten feet or more in height.

### E. Tree Survey or Plan Requirement

All applicants for development subject to this section must submit a survey by an Illinois registered arborist depicting the species, size, location, and condition of any existing significant trees on the site, and a preservation and replacement plan to demonstrate compliance with these standards.

### F. Tree Replacement or Mitigation

If a significant tree is removed according to an approved tree preservation plan or is removed or damaged during clearing, grading, or construction, the applicant must replace the removed or damaged trees as set forth in this section. Replacement trees must be the same or similar species to the trees removed or damaged or, alternatively, a species approved by the Village. The following mitigation options may be utilized in any combination at the Village Board's discretion:

1. For every inch of tree caliper, measured at six inches above the ground, removed or damaged, the applicant must install a replacement tree or trees measuring two inches caliper on site.
2. If the replacement trees are provided off-site, for every inch of tree external diameter removed or damaged, the applicant must install three inches of replacement tree caliper.
3. If tree-replacement on or off-site is not practicable, the applicant may make a monetary contribution to the Village Tree Replacement Fund that is three times the value of the tree removed, as determined by the Superintendent of Forestry based on its caliper.

### G. Landscape Credit

Any existing trees on a site that are in appropriate locations and of acceptable quality are credited towards fulfillment of any landscaping provisions of this Ordinance on a caliper inch per caliper inch basis.

### H. Construction Protection

The following standards must be followed during construction to protect significant trees:

1. Within the drip line of any protected tree, there may be no cut or fill over a four inch depth unless a qualified arborist or forester has evaluated and approved the disturbance.
2. Prior to and during construction, temporary barriers must be erected around all protected with barriers a minimum of four feet in height, as approved by the Superintendent of Forestry, and no closer than six feet from the trunk or one-half of the drip line, whichever is greater. There may be no storage or movement of equipment, material, debris, or fill within the fenced, tree-protection zone.

3. During construction, the applicant must prevent the cleaning of equipment or material or the storage and disposal of waste material, such as paints, oils, solvents, asphalt, concrete, motor oil, or any other material, potentially harmful to the tree within the drip line of any protected tree. Nothing within this section is interpreted as an authorization to ignore or violate applicable federal or state hazardous waste laws.
4. No damaging attachment, wires, signs, or permits may be fastened to any protected tree.