

## CHAPTER 14: LANDSCAPING AND SCREENING

### 6-14-1 PURPOSE

The landscaping and screening requirements established herein are intended to preserve and enhance the appearance, public health, safety, convenience, comfort and general welfare of the Village by fostering an aesthetically pleasing development. Proper landscaping contributes to the Village in many ways: enhancing its character and scenic beauty, providing clean air, reducing noise, preventing erosion of topsoil, reducing the rate of stormwater runoff, providing nesting areas for birds and habitat for other wildlife, conserving energy, and providing shade and windbreaks. These regulations are also intended to increase the compatibility of adjacent uses, and minimize the adverse impact of noise, dust, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted on, or created by, adjoining or neighboring uses.

### 6-14-2 LANDSCAPE PLAN

#### A. Landscape Plan Required

A detailed landscape plan shall be submitted to the Village as part of site plan review and shall be approved prior to the issuance of a building permit. Single-unit and two-unit dwellings are exempt from landscape plan requirements.

#### B. Content of Landscape Plan

1. The location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, roadways and rights-of-way, sidewalks, ground signs, refuse disposal and recycling areas, sidewalks, bicycle paths and parking facilities, fences, electrical equipment, recreational facilities, drainage facilities, and other freestanding structures, as determined necessary by the Building Commissioner.
2. The location, quantity, size and name, both botanical and common, of all existing plant materials, including trees and other material in the right-of-way, and indicating plant material to be retained and removed.
3. The location, quantity, size and name, both botanical and common, of all proposed plant material including, but not limited to, shade trees, shrubs, groundcover, annuals/perennials and turf.
4. The existing and proposed grading of the site indicating contours at two (2) foot intervals. Proposed berming shall be indicated using one (1) foot contour intervals.
5. Elevations of all fences and retaining walls proposed for location on the site.
6. Elevations, cross-sections, and other details as determined necessary by the Building Commissioner.

#### C. Minor Changes to Approved Landscape Plans

Minor changes to the landscape plan that do not result in a reduction in the net amount of plant material as specified on the approved landscape plan shall be approved by the Building Commissioner. Changes to the size and species of plant materials of an approved landscape plan shall not be permitted.

**6-14-3 SELECTION, INSTALLATION AND MAINTENANCE OF PLANT MATERIALS****A. Selection**

All planting materials used shall be of good quality and of a species capable to withstand the climate extremes of northeastern Illinois, as well as the individual site microclimates. Size and density of plant material, both at the time of planting and at maturity, are additional criteria that shall be considered when selecting plant material. Where applicable, the use of drought and salt tolerant plant material is preferred.

**B. Installation**

All landscaping materials shall be installed in accordance with the current planting procedures established by the American Association of Nurserymen. To the extent possible, all plant materials shall be free of disease and shall be installed so that sufficient soil and water are available to sustain healthy growth.

**C. Required Element**

Landscape materials depicted on landscape plans approved by the Village shall be considered to be required site plan elements in the same manner as buildings, parking and other improvements. As such, the owner of the premises, and any leasee, shall be jointly and severably responsible for the maintenance, repair and replacement of all landscape materials, fences, and barriers over the entire life of the development.

**D. Maintenance**

All landscaping materials shall be maintained in good condition, shall present a healthy, neat and orderly appearance, and shall be kept free of refuse and debris. Any dead, unhealthy, or missing plants shall be replaced within six (6) months of notification by the Village. Fences and barriers shall be maintained in good repair. The owner of the premises shall be responsible for the maintenance, repair, and replacement of all landscape materials, fences, barriers, and refuse disposal areas. Irrigation systems, if provided, shall be maintained in good operating condition to promote the health of the plant material and the conservation of water.

**6-14-4 DESIGN STANDARDS**

Landscape plans, as described above, shall be prepared, evaluated, and approved based on the following design criteria.

**A. Scale and Nature of Landscaping Material**

The scale and nature of landscaping materials shall be appropriate to the size of the structures.

**B. Selection of Plant Material**

Plant material shall be selected for its form, texture, color, pattern of growth and suitability to local conditions.

**C. Shade Trees**

All shade trees shall have a minimum trunk size of two-and-one-half (2.5) inches in caliper at planting, unless otherwise specified by the Village.

**D. Evergreen Trees**

Evergreens trees shall have a minimum height of six (6) feet at planting and shall be incorporated into the landscape treatment of a site, particularly in those areas where year-round screening and buffering is required.

**E. Ornamental Trees**

Single stem ornamental trees shall have a minimum trunk size of two (2) inches in caliper at planting, unless otherwise specified. Multiple stem ornamental trees shall have a minimum height of seven (7) feet at planting, unless otherwise specified by the Village.

**F. Shrubs**

Unless otherwise specified, all large deciduous and evergreen shrubs shall have minimum height of three (3) feet at installation, and all small deciduous and evergreen shrubs shall have a minimum height of eighteen (18) inches at installation. Large shrubs shall be considered to be those shrubs that reach five (5) or more feet in height at maturity. Small shrubs shall be considered to be those shrubs that are below five (5) feet in height at maturity.

**G. Softening of Walls and Fences**

Plant material shall be placed intermittently against long expanses of building walls, fences and other barriers to create a softening effect and to help break up long expanses of blank walls with little architectural detail.

**H. Planting Beds**

Planting beds shall be mulched with bark chips, shredded hardwood, feather rocks, or similar materials. Mulch shall not be used as a substitute for plant materials.

**I. Irrigation**

Landscape design pursuant to the requirements of this Chapter shall recognize the need for irrigation and water conservation. Sprinkler irrigation systems may be required for certain landscaped areas, as determined by a professional landscape architect. The need for sprinkler irrigation systems shall be determined by the type of plant material and whether there is a permanent means available to water plant material, such as hose bibs. All irrigation systems shall be designed to minimize the use of water.

**J. Energy Conservation**

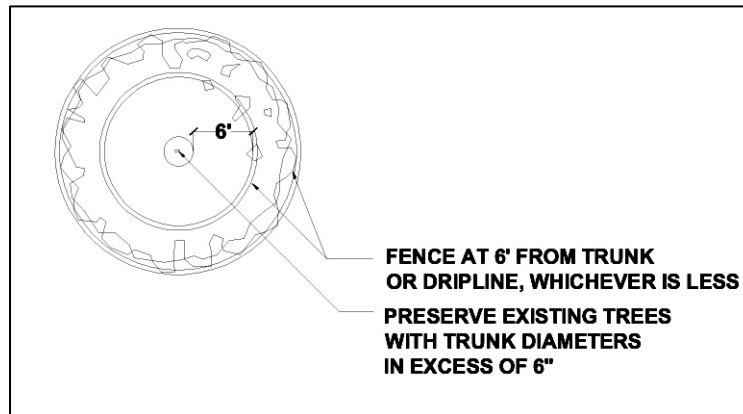
Plant material placement should be designed to reduce the energy consumption needs of the development.

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 west sides of buildings to dissipate the effect of winter winds.

## K Preservation of Existing Trees

Effort should be made to preserve and protect existing trees with trunk diameters in excess of six (6) inches. Construction equipment and personnel shall be kept away from such trees and their root systems by the installation and maintenance of fencing at the drip line of trees or a distance of six (6) feet around the trunk, whichever is less. See Figure 25: Tree Fencing.

**FIGURE 25: TREE FENCING**



## L. Berming

Earthen berms and existing topographic features shall be incorporated into the landscape treatment of a site where there is sufficient space and, in particular, when berms and existing topographic features can be combined with plant material to facilitate effective screening.

### 6-14-5 ON-LOT LANDSCAPING

#### A. Turf Required

All yards within the Village shall be landscaped primarily with live turf or other plant materials.

#### B. Required Trees

1. Shade trees shall be provided for all multi-unit developments, at a minimum of one (1) tree per five-hundred (500) square feet of total lot area minus the area of the building.
2. Shade trees shall be provided for office and commercial developments at a minimum of one (1) tree per five-hundred (500) square feet of total lot area minus the area of the building.
3. Shade trees shall be provided for manufacturing developments at a minimum of one (1) tree per one-thousand (1,000) square feet of total lot area minus the area of the building.

**6-14-6 PARKWAY LANDSCAPING**

The following requirements shall apply to parkways (those areas within the public right-of-way located between the curb and the sidewalk). All parkways shall be landscaped in conformance with this Ordinance and other provisions within the Village Code and with the approval of the Building Commissioner. This shall involve improving the ground surface of the parkway with groundcover or turf, and includes parkway trees and/or shrubs. In some cases, hard surface treatments may be permitted by the Building Commissioner.

**A. Parkway Trees**

1. Parkway trees shall be planted at the equivalent of one (1) tree for every forty (40) linear feet. Where appropriate, parkway trees may be clustered or spaced differently as determined appropriate by the Building Commissioner.
2. A variety of compatible species should be included in the planting plan for a specific site or development. The selecting of tree species shall be reviewed and approved by the Building Commissioner with particular regard for site-appropriate species.

**B. Other Landscape Materials**

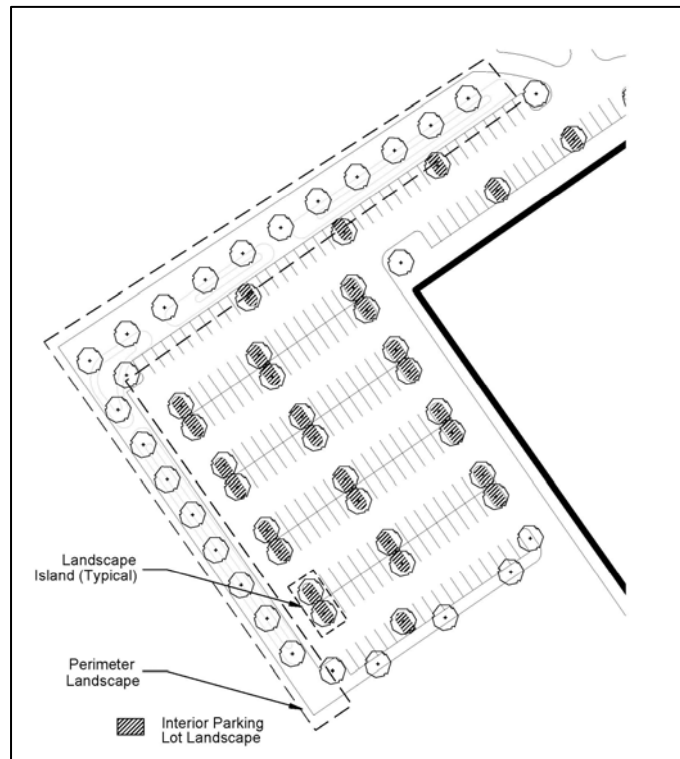
The remainder of the ground surface area within the parkway shall consist of maintained plantings. Brick pavers, gravel, asphalt, groundcover and shrubs exceeding eighteen (18) inches in height at maturity, and concrete, except in conjunction with driveways and walkways, are only permitted within the parkway with the approval of the Department of Public Works.

**6-14-7 PARKING LOT LANDSCAPING****A. Required Parking Lot Landscaping**

All those portions of a parking lot that abut a street shall provide a perimeter landscape yard in accordance with Section 6-14-8 (Parking Lot Perimeter Landscape Yard). See [Figure 26: Parking Lot Landscaping](#).

**B. Parking Lot Landscaping Design Guidelines**

All parking lots of four (4) or more spaces are subject to site plan review and a landscape plan as a condition of obtaining a building permit. For those parking lots of ten (10) or more spaces, the interior parking lot landscaping design guidelines of Section 6-14-9 (Interior Parking Lot Landscaping Design Guidelines) shall apply. The Site Plan Review Committee may require compliance with certain of these design guidelines as part of site plan approval. Nothing in this Chapter shall be deemed to prevent the applicant's voluntary installation of additional interior parking lot landscaping, so long as parking space requirements and parking lot design requirements are complied with. See [Figure 26: Parking Lot Landscaping](#).

**FIGURE 26: PARKING LOT LANDSCAPING**

### C. Existing Parking Lots

For existing parking lots that currently do not contain the required perimeter parking lot landscaping or if the Site Plan Review Committee determines that additional interior landscaping in accordance with Section 6-14-9 (Interior Parking Lot Landscaping Design Guidelines) is required, such landscaping shall be provided when:

1. A new principal building or building addition is constructed.
2. Exterior remodeling of the building occurs.
3. An existing parking lot is expanded by ten (10) or more spaces.
4. Over twenty percent (20%) of the total area of an existing parking lot is reconstructed.
5. When there is an ownership conversion, such as a rental apartment building converting to condominium ownership.

Resealing or re-striping of an existing parking lot, which does not entail paving or resurfacing by replacement of the asphalt or concrete, shall not be subject to this requirement.

**6-14-8 PARKING LOT PERIMETER LANDSCAPE YARD**

A perimeter landscape yard is intended to enhance and screen parking lots from the street, and to provide a uniform scheme of landscaping along the street frontage.

**A. Applicability**

Perimeter landscaping is required for all portions of a parking lot that abut the street.

**B. Width of Perimeter Landscape Yard**

A perimeter landscape yard shall be a minimum of five (5) feet in width and shall require six (6) inch curbing. This shall exclude any bumper overhang.

**C. Required Landscaping Improvements**

The following landscape improvements shall be provided within the perimeter landscape yard.

**1. Amount of Landscaping**

A landscape treatment shall run the full length of the perimeter landscape yard.

**2. Trees**

One (1) tree shall be planted every forty (40) linear feet of yard length. Trees may be clustered based on specific site requirements, as approved by the Site Plan Review Committee.

**3. Shrubs and/or Pedestrian Walls and Berms**

- a. For every three (3) feet of perimeter yard length, one (1) shrub, measuring a minimum of two (2) feet at planting and reaching a minimum of four (4) feet in height at maturity.
- b. The number of shrubs may be reduced or combined with a berm, which is accentuated with landscape plantings and turf, or with a low pedestrian wall, so long as an effective screening is provided to a height of four (4) feet, as approved by the Site Plan Review Committee.
- c. Where feasible, plant materials shall be installed between the sidewalk and the pedestrian wall to provide a softening effect on the wall.

**4. Groundcover**

Landscaped areas outside of shrub and tree masses shall be planted in turf or other live groundcover.

**6-14-9 INTERIOR PARKING LOT LANDSCAPING DESIGN GUIDELINES**

The following design guidelines shall be used by the Site Plan Review Committee in determining what interior parking lot landscaping shall be required as a condition of site plan approval. Nothing in this Chapter shall be deemed to prevent the applicant's voluntary installation of additional interior parking lot landscaping, so long as parking space requirements and parking lot design requirements are complied with.

**A. Location and Amount**

One (1) parking lot island should be provided between every ten (10) parking spaces. Rows of parking spaces should be terminated by a parking lot island.

**B. Size**

Where parking lot islands are required, they shall be the same dimension as the parking stall. Double rows of parking shall provide parking lot islands that extend the entire width of the double row. Parking lot islands shall be at least six (6) inches above the surface of the parking lot and protected with concrete curbing, except where an island is designed specifically for the absorption of stormwater.

**C. Type of Landscape Material**

Shade trees should be the primary plant materials used in parking lot islands and landscaped areas. Ornamental trees, shrubbery, hedges and other plant materials may be used to supplement the shade tree plantings.

**D. Quantity of Landscape Material**

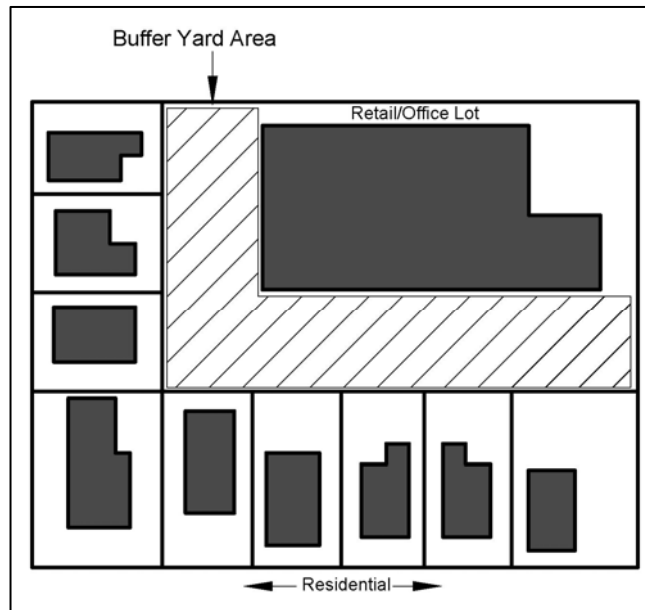
A minimum of one (1) shade tree should be provided for every parking lot island. If the island extends the width of a double row, then two (2) shade trees should be provided. Additional landscaped areas within the parking lot should provide a minimum of one (1) shade tree for every three hundred (300) square feet of landscaped area.

**E. Groundcover**

A minimum of seventy-five percent (75%) of every parking lot island or landscaped area should be planted in turf or other live groundcover .

**6-14-10 BUFFER YARD GUIDELINES**

- A.** This Section establishes guidelines for the dimensions and improvement requirements of buffer yards as transitions between uses and/or districts. The following guidelines shall be used by the Site Plan Review Committee where they determine that buffer yards shall be required as a condition of site plan approval, as well as the design of these yards. Nothing in this Chapter shall be deemed to prevent the applicant's voluntary installation of buffer yards to these design specifications.
- B.** Where buffer yards are required, they shall be provided in interior side yards and rear yards. (See Figure 27: Buffer Yard) Buffer yards may be located within required yards, and shall be reserved for the planting of material and installation of screening as required by this Section. No parking, driveways, sidewalks, accessory buildings, or other impervious surfaces shall be permitted within the buffer yard area. The Site Plan Review Committee shall have the discretion to require additional landscape material than that described in these guidelines, where necessary.

**FIGURE 27: BUFFER YARD**

- C. All plantings in the buffer yard shall be in accordance with the design standards of this Chapter. The minimum size and improvement of buffer yards for various situations shall be as follows:

**1. R4, C1 and C2 Districts, and Non-Residential Uses in Residential Districts**

Where a lot in a R4, C1 or C2 District abuts an R1, R2 or R3 District, or where a non-residential use is located within any residential district, a buffer yard a minimum of five (5) feet in width, a solid opaque screen fence or wall six (6) feet in height, a berm and/or combination thereof may be required. Within the required landscape buffer, the following improvements shall be provided:

- a. Shade trees planted on an average of one (1) tree for every thirty (30) feet of the yard length.
- b. A solid opaque screen fence or wall six (6) feet in height erected along one hundred percent (100%) of the yard length.
- c. Areas not planted with trees shall be maintained as turf or other groundcover. If required by the Village, this buffer shall be supplemented with shrubs.

**2. C3, C4, M1 and M2 Districts**

Where a lot in a C3, C4, M1 or M2 District directly abuts any residential district, a buffer yard a minimum of ten (10) feet in width may be required. Within the required buffer yard, the following improvements shall be provided.

- a. A mix of shade trees and evergreen trees planted on an average of one (1) tree for every twenty (20) feet of the yard length.

- b. A solid opaque screen fence or wall six (6) to eight (8) feet in height erected along one hundred percent (100%) of the yard length. A berm, planted with the above required plant material may be substituted for the screen fence or wall, where approved by the Site Plan Review Committee.
- c. Areas not planted with trees maintained as turf or other groundcover. If required by the Site Plan Review Committee, this buffer shall be supplemented with shrubs.

## 6-14-11 SCREENING REQUIREMENTS

### A. Refuse Disposal Dumpsters

Refuse disposal dumpsters in all zoning districts shall be screened on three (3) sides by a solid wood fence, masonry screen wall or slatted chain link fence to a height of not less than six (6) feet but no more than eight (8) feet. Where required, the dumpster enclosure shall be gated, and situated on a concrete apron that extends a minimum of six (6) feet beyond the opening of the enclosure so as to support the weight of the waste disposal vehicle during unloading. Refuse shall not be permitted to accumulate such that it is visible above the height of the enclosure. This requirement shall not apply to recycling containers and devices.

### B. Loading Berths

Loading berths in all zoning districts shall be located and oriented so as not be visible from the street and adjacent properties, while still allowing access to the use it is serving. In addition, loading berths in all zoning districts shall be screened as much as possible, unless such screening is determined unnecessary by the Village. Such screening shall consist of a solid wood fence, masonry screen wall or slatted chain link fence to a height of not less than six (6) feet or a continuous evergreen or dense deciduous shrub hedge, or a combination.

### C. Outdoor Storage and Display Areas

#### 1. Outdoor Storage Areas

All outdoor storage areas shall be completely screened by a solid wood fence, masonry screen wall or slatted chain link fence at least six (6) feet in height. Where feasible, plant materials shall be installed along the fence or wall located along public rights-of-way to provide a softening effect. No materials stored outdoors shall be of a greater height than that of the required fence, wall or hedge.

#### 2. Outdoor Display Areas

- a. When the rear or side yard of an outdoor display area abuts a residential district, or the rear yard is separated from a residential district by an alley, the outdoor display area shall be effectively screened from view by a solid wood fence, masonry screen wall, or dense hedge at least six (6) feet in height. Chain-link fencing is prohibited

- b.** All outdoor display areas shall be designed with a landscaped yard along the public right-of-way, excluding alleys, a minimum of five (5) feet in width and planted with shade or evergreen trees at a rate of one (1) tree per twenty-five (25) feet, and supplemented with shrubs and perennials to enhance the view from the public right-of-way. These outdoor display area screening requirements are not intended to prohibit openings reasonably necessary for access drives and walkways.
- c.** Motor vehicle dealerships or rental establishments with outdoor sales and display lots shall be designed with a perimeter landscaped yard meeting the landscaping requirements of this Section, but such plantings may be clustered. However, the yards of these establishments that abut a street may be planted with small shrubs and/or a low pedestrian wall, rather than shade or evergreen trees, to optimize the view of motor vehicles for sale.
- d.** Growing areas for nursery stock for greenhouses/nurseries shall be considered a landscaped yard.