

XIII. LANDSCAPING & SCREENING

A. Purpose

The purpose of the requirements in this Article is to provide for landscaping and screening of parking and other outdoor areas that will:

1. Protect residential environments from the effects of more intensive adjacent uses.
2. Protect users of parking areas from excessive wind, glare and temperature extremes.
3. Reduce the adverse effects on public streets and adjacent properties from noise, blowing dust and debris and motor vehicle headlight glare associated with particular uses.
4. Discourage unsafe access to and circulation within off-street parking areas.
5. Contribute to improved community appearance and maintenance of property values.

B. Types of Landscaping and Screening Required

1. **Residential Screening Strip (for locations adjacent to residentially zoned property):** For purposes of these regulations, a residential screening strip is landscaping or other improvements such as a solid fence, wall or landscape screen located along the length of all lot lines (excluding the width of access ways). Said landscape strip shall be located on property containing a more intense residential, office, commercial or industrial land use that abut a less intense residentially-zoned parcel whether or not an off-street parking, loading, or refuse area is present.
2. **Parking Screening Strip (for the perimeter of a parking lot):** For purposes of these regulations, a parking screening strip is landscaping or other improvements such as a solid fence, wall or landscape screen and which is located around the perimeter of a parking lot but principally shielding the lot from view from adjacent rights-of-way, other locations on the site and adjacent parcels (excluding the width of access ways). Such parking lot screening strip is intended to shield parking regardless of where on the lot it is located.
3. **Parking Island Strip (In Interior of Parking Lot):** For purposes of these regulations, a landscaped strip is landscaping or other improvements located in unpaved areas within the interior of an off-street parking area to provide visual and environmental breaks in an otherwise uniform expanse of pavement.
4. **Screening Around Other Open Uses:** For purposes of these regulations, a screen is a solid fence, wall, berm, hedge or landscape screen of sufficient height to conceal a particular use from view when viewed from the ground floor level on adjoining

properties. Such screen shall have a continuous opacity of fifty (50) percent when viewed horizontally from grade level to the top of the screen within twelve (12) months of installation.

C. Locations Requiring Landscaping and Screening

Landscaping or screening shall be required as provided in Tables 8 and 10.

D. Landscape Plan Required

For any use required to provide any parking screening strip or parking island strip, a Landscape Plan shall be filed in connection with an application for:

1. Rezoning
2. Conditional Use Permit
3. Any Variance from landscaping or screening requirements
4. Planned Development Preliminary or Final Plan approval (excluding Minor Planned Developments).
5. Preliminary or Final Plat approval as provided in the Subdivision Ordinance
6. Building Permit or Certificate of Occupancy.
7. Use Variance.

The Village Board may waive or defer this requirement in any instance in which the specific use of the premises has not been established, and therefore the specific landscaping and screening requirements applicable can not yet be determined.

The Landscape Plan shall conform to the requirements of Table 2 in the Filing Procedures Article herein.

E. Types of Landscaping Materials Permitted

The live landscape materials used shall be healthy, hardy and drought-resistant; be suitable for the climate and environmental influences on the site, such as exposure to sun, wind, water, heat, automobile exhaust fumes and road salt and be compatible with the slopes present on the site, existing vegetation to be preserved and with above or below ground utilities. Where appropriate, landscape materials shall be protected from damage from pedestrian or vehicular traffic by tree grates, pavers or other measures.

F. Ground Cover in Landscape Strips

Grass or other ground cover shall be planted throughout all landscaped strips (including berms) except in those areas planted with flowers, shrubs or trees. Such ground cover shall mature sufficiently to present a finished appearance and reasonably complete coverage at the time of planting. Non-living landscaping materials such as sand, stone, rocks, or barks may be substituted for living cover over a maximum of thirty (30) percent of the landscaped area at the discretion of the Village President, or his designee. In exercising such discretion, long term-maintenance and security shall be considered.

G. Installation Procedures

All living landscaping materials shall be installed in conformance with the most current procedures established by the American Association of Nurserymen.

H. Berming

For optimum screening effectiveness and improved landscape design, parking screening strips should be bermed in order to largely conceal parked cars from view from the street except in those instances in which the Village President, or his designee determines that the size, configuration or existing or proposed topography of the site to be developed makes this infeasible or unnecessary or where erosion, drainage or maintenance problems would likely result. When installed, all berms shall be a minimum of two (2) feet high along their entire extent.

I. Existing Trees

The Village Board may approve a reduction in the number of new trees otherwise required by Table 9 in response to the voluntary preservation of any existing trees on the site as follows:

Trunk Diameter of Existing Tree to Be Preserved *	Reduction in Number of New Trees Required
4 - 10 inches	1 tree
11 - 20 inches	2 trees
Over 20 inches	4 trees

* Measured at four (4) feet above grade level at base of tree

To ensure that existing trees are not damaged during development:

1. Protective physical barriers shall be maintained around the drip line of such trees to prevent root damage by heavy machinery during construction.

2. No equipment materials, fill or debris shall be stored within such drip line except as may be necessary for a reasonable time if no other storage area is available.

J. Maintenance of Landscaping

The owner, occupant, tenant and the respective agent of each, if any, shall be jointly and severally responsible and liable for the maintenance, repair and replacement of all landscaping and screening required at the time of construction (including any additional landscaping subsequently required) so as to preserve, at a minimum, the quantity and quality of landscaping required/approved.

All living and non-living landscaping, including fences, walls and ornamental lighting, shall be maintained in a good condition at all times so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse and debris. Any dead vegetation shall be promptly replaced with healthy living plantings.

K. Conditional Uses

Because of their special characteristics and context, certain conditional uses may be required to provide landscaping or screening that exceeds the requirements of this Section. Special screening requirements for surface mining operations shall be as provided in the Earth Extraction Article (Article XII) of this Ordinance.

L. Curbing

All parking island strips and parking screening strips shall be separated on all sides from the parking surface by curbing.

M. Additional Landscaping Requirements for Business Districts (except the B-4 District), Industrial Districts and the O-1 Office District

1. **Curbing in Parking Areas:** All parking island strips and parking perimeters shall be separated on all sides from the parking surface by concrete curbing.
2. **Uses Requiring Landscaping or Screening:** A minimum of five (5) percent of the parking area in Industrial Uses and ten (10) percent in all other Districts (as specified above) shall consist of landscaping. Any landscaped strip required hereunder may be credited toward this requirement.

A screen for off-street loading in such districts shall be a minimum of six (6) feet high.

3. **Sizes of Minimum Plant Materials at Planting:**
 - a. Shade Tree: a deciduous tree with a minimum caliper dbh of 2 ½ inches.
 - b. Conifer: a coniferous tree with a minimum five (5) foot height.

- c. Ornamental: a deciduous tree or large shrub with a minimum caliper of two (2) inches dbh or minimum height of five (5) feet.

4. Street Plantings:

The standards are expressed in terms of shade trees required per lineal foot of roadway, easement, or buffer strip, and include the full width of each. For determining numbers of conifers and ornamentals applicable to the standard, a conifer at least ten (10) feet in height shall equal a shade tree, and two (2) ornamentals as specified above shall equal a shade tree.

a. Major Entry:

- (1) Entries: One tree each on side per forty (40) lineal feet of roadway.
- (2) Medians: Two (2) trees per forty (40) l.f. plus one (1) tree for each twenty-five (25) l.f. of median when a median is wider than thirty (30) feet.

b. Street and Highway Perimeter Boundaries:

- (1) Wherever the site abuts a highway: Primary screening shall be provided with berms not less than two (2) feet in height nor greater than eight (8) feet in height.
- (2) Provide one (1) shade tree per forty (40) l.f. of frontage.
- (3) Preservation of Trees: All reasonable efforts shall be made to preserve the existing trees on each building site. At the time of subdivision, owners shall submit a tree inventory and location survey locating all existing trees in excess of six (6) inches in caliper.
- (4) Building Site Plantings: The landscaped areas in front of each building shall include a minimum of one (1) shade tree for each fifty (50) l.f. of front building façade frontage. Such trees shall be grouped in clusters.

All exterior on-site utilities, including but not limited to drainage systems, sewers, gas lines, water lines, electrical, telephone and other communication devices shall be installed and maintained underground where practicable.

- (5) Not more than seventy (70) percent of the green space area shall be planted in turf. Within the remaining thirty (30) percent of the green space no more than five (5) percent of such remaining area shall be devoted to non-living materials.

Table 8: Uses Requiring Landscaping or Screening

	Parking Screening Strip [a]	Parking Island Strip [a]	Screen [a]
1. New uses providing:			
5 to 25 open off-street parking spaces [b]	X	-	-
Over 45 open off-street parking spaces [b]	X	X	-

2. Outdoor storage, where permitted	-	-	X
3. Open service and refuse disposal areas	-	-	X
4. Electrical and mechanical equipment such as transformers, heat pumps, and air conditioners installed in the open on the ground but protruding above grade	-	-	X
5. Any one or more open off-street loading spaces [c]	-	-	X

[a] See definition in paragraph B of this section.

[b] A minimum of five (5) percent of the parking area in Industrial Districts and ten (10) percent in all other districts shall consist of landscaping. Any landscaped strip required hereunder may be credited toward this requirement. Open sales lots for motor vehicles shall not be considered as parking spaces.

[c] A Screen for off-street loading shall be a minimum of six (6) feet high. See also Table 10 for Uses Requiring Residential Screening Strips

When a residential screening strip (Table 10) and a portion of a parking screening strip are required in the same yard, only the residential screening strip shall be required in that yard.

The requirements of this table shall not apply to single-family detached dwellings, single-family attached dwellings or townhouse dwellings.

Table 9: Landscaped Strip Requirements

	Residential Strip [a]	Parking Screening Strip	Parking Screening Island Strip
1. Minimum strip width in feet	5	5	5
2. Minimum strip area in square feet	-	-	100
3. Height of screening in feet:			
Minimum: [b] [f]	5	3.5	-
Maximum: [f]	7	-	-
4. Trees:			
a. Maximum average spacing spacing in lineal feet of strip [c] [d]	50	50	-
b. Minimum number per strip [d]	-	-	1
5. Maximum number of parking spaces between strips	-	-	15

6. Minimum opacity of landscaping [e] [f]	50%	50%	-
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See also Tables 8, 9 and 11 for additional requirements.

- [a] In interior side or rear yards, the strip may be a uniformly painted solid fence or wall in lieu of a landscape screen.
- [b] At time of installation
- [c] Excluding the width of access ways through the strip. Trees are not required to be spaced uniformly at intervals indicated. Where a berm, hedge, fence, wall, or combination thereof meets the requirements for a screening strip in the judgment of the Village President, or his designee, no trees shall be required therein
- [d] See also Table 11 for dimensional requirements for trees.
- [e] Continuous opacity when viewed horizontally beginning at grade level to the required minimum height within twelve (12) months of installation.
- [f] Height, clearance, and opacity of strips are also subject to requirements applicable to vision clearance triangles herein.

Table 10: Uses Requiring Residential Screening Strips

Strip required in interior side and rear yards in:	When such yard is adjacent to residential uses in:*
All non-residential uses in R Districts	Any R District
All non-residential uses in O, B (except B-4) or I Districts	Any R District
Lots accommodating non-residential district in any residential district	Any R District residential uses

* Applies also when yard is adjacent to an improved or unimproved alley right-of-way that is adjacent to property in these districts.
See also Tables 8, 9 and 10 for additional requirements.

Table 11: Dimensions of Required Trees

Minimum trunk diameter in inches [a]	2.5
Minimum planted height in feet [b]	8' for shade tree, 5' for ornamental tree
Minimum planted spread of crown in feet [c]	15

Requirements apply to trees required in item 4 of Table 9. All dimensions apply at time of installation except where indicated.
See also Tables 8, 9 and 10 for additional requirements.

- [a] Measured six (6) inches above grade.
- [b] Also subject to the requirements concerning Vision Clearance Triangles in the Accessory Uses, Yards, and Fences Article herein (Article XV).
- [c] At maturity.