

# **11. LANDSCAPING AND SCREENING**

## **A. INTENT AND APPLICABILITY**

### **1. INTENT**

The landscaping and screening requirements specified herein are intended to foster aesthetically pleasing development which will protect and preserve the appearance, character, general health, safety and welfare of the community. These regulations are intended to increase the compatibility of adjacent uses requiring a buffer or screen between 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.

### **2. APPLICABILITY**

A City-approved Landscape Plan shall be required before the City will issue a building permit for all projects requiring Site Plan Review, except construction of individual one-and two-family residences on previously subdivided lots.

## **B. PROCEDURES FOR LANDSCAPE PLAN APPROVAL**

As noted in Section 11. B.2. of this Chapter, no development, land clearing, filling, or any land alteration work shall take place until the required landscape plan has been reviewed and approved by the City unless otherwise authorized by the City Council in the Special Development Zoning District.

The steps in the process of submittal, review, and approval of a required landscape plan are as follows:

### **1. LANDSCAPE PLAN REVIEW**

The Final Landscape Plan (see Section C. of this Chapter) will be reviewed by the Community Development Director or his/her designated representative. A courtesy copy of the Landscape Plan will be forwarded to the Natural Areas Commission.

### **2. APPROVAL OF LANDSCAPE PLAN**

- a. When the Community Development Director or his/her designated representative is satisfied that the final landscape plan satisfies all requirements of this Chapter, he/she will grant formal written approval of the Final Landscape Plan. Subsequent changes to an approved Plan are subject to review as described in Section O. of this Chapter.
- b. If the Community Development Director or his/her designated representative determines the Final Landscape Plan does not satisfy all requirements of this Chapter, landscape relief may be requested and will be processed in accordance with the Appeals Approval Process for Zoning Applications outlined in Table 2C of the City of Warrenville Zoning Ordinance and will be subject to review under the Approval Criteria for Variations outlined in Table 7A of the City of Warrenville Zoning Ordinance.

## **3. INSPECTIONS**

Natural areas/landscaping inspections may be conducted by the City before, during, and after commencement of site work, as described in Section N. (Supervision and Inspection Requirements) of this Chapter.

## **C. CONTENT OF LANDSCAPE PLAN**

All Landscape Plans submitted for approval shall contain or have attached thereto the following information:

### **1. CONCEPT STATEMENT**

A statement of the concept and intent of the proposed landscaping, including the cost of landscape improvements in absolute terms, including statement of whether costs are wholesale or retail, and as a percentage of total project costs. The authority responsible for maintenance shall also be identified.

### **2. STATEMENT OF AWARENESS OF ORDINANCE**

A statement that the Developer is aware of this ordinance.

### **3. DISCUSSION AND DETAILED PLANS OF EXISTING AND PROPOSED CONDITIONS**

The Developer's characterization of existing and proposed conditions shall include grading plans showing the existing and proposed land conditions including elevations, drainage, artificial features (including, but not limited to, the items listed under "Inventory of Artificial Features" below), and natural features (including, but not limited to, the items listed under "Inventory of Natural Features" below).

All existing trees with a trunk diameter of 3 (three) inches or more must be located on the grading plan unless due to the particular conditions of the property involved the Community Development Director has specifically waived this requirement in writing.

### **4. INVENTORY OF ARTIFICIAL FEATURES**

Plans, supported by tabular and textual data as appropriate, showing the following existing and proposed improvements, as a minimum:

- a. Building outlines-existing and proposed
- b. Utility fixtures, meters and boxes
- c. Light standards
- d. Walls
- e. Fences
- f. Parking areas (spaces delineated, including handicapped spaces)

- g. Driveways
- h. Walks
- i. Bike paths
- j. Recreational facilities
- k. Sign elevations
- l. Public rights-of-way
- m. Building-site coverage, paved-area coverage, landscaped area in square feet.
- n. Refuse disposal areas
- o. Storage Areas
- p. Detention and Retention Ponds

**5. SURVEYING LAYOUT**

- a. Road profiles and pedestrian-circulation system, existing and proposed.
- b. Property lines
- c. Easements
- d. Building setback lines
- e. Zoning districts
- f. Common areas, with their covenants

**6. INVENTORY OF NATURAL FEATURES**

Plans, supported by tabular and textual data as appropriate, showing the following natural features of the site (as a minimum), under both existing and proposed conditions. Developers are encouraged to design plans which preserve and enhance the natural area features of the site. The inventory of natural features shall include the following:

- a. Landscaping materials:
  - (1) Location and condition of existing plant materials to be retained.
  - (2) Location and spacing of proposed new plant materials.
  - (3) Types of materials identified by botanical and common names and listed on a plant material schedule, with method of transplant specified. All trees to be removed shall be noted.
  - (4) Size of materials in diameter and height or area coverage, at installation and at maturity.

- (5) Copy forwarded to the Warrenville Natural Areas Commission, so that trees, especially street trees, can be included on the City's Tree Inventory.
- b. Proposed treatment of all ground surfaces, including, but not limited to, paving, turf, gravel, walkways, grading, and preservation and/or replacement of topsoil. Included in this discussion shall be a detailed description of topsoil across the site, indicating topsoil type, depth, and condition.
- c. Separate listing that specifies the quantity of each of the planting and artificial materials to be used, and specifies the minimum size of planting materials that will be installed.
- d. Method of protecting onsite and adjacent vegetated areas, topsoil, and water features, including sediment and erosion control plans.
- e. Irrigation plan, if appropriate, or water outlets.
- f. Grading and drainage plan, showing spot elevations and/or cross sections.
- g. Locations of watercourses, lakes, and ponds.
- h. A description of existing topsoil across the site, indicating, type, depth, and condition of existing topsoil.

## **7. TITLE BLOCK**

- a. Name(s) and address address(es) of property owner(s)
- b. Person(s) drawing landscape plans
- c. Person(s) responsible for installing materials
- d. Scaling data
- e. North arrow
- f. Zoning district

## **8. ELEVATIONS AND CROSS SECTIONS TO INDICATE**

- a. Texture
- b. Material
- c. Color of exposed surfaces
- d. Planting in relation to buildings
- e. Photos, models and/or renderings (as requested by the Plan Commission) of the intended landscape effect and also including the design and style of site details such as:
  - (i.) light standards
  - (ii.) benches
  - (iii.) fences

- (iv.) walls
- (v.) signage
- (vi.) other site details

## **9. CALCULATIONS CONFIRMING COMPLIANCE**

Either separately or on the Landscape Plan, calculations shall be provided to confirm compliance with the various quantitative requirements of this Chapter (i.e. "One tree for every 40 (forty) lineal feet of parcel-to-right-of-way boundary", "not less than 10% of the interior of a parking lot shall be devoted to landscaping", etc.)

## **D. SELECTION, INSTALLATION AND MAINTENANCE OF PLANT MATERIALS**

### **1. SELECTION**

Planting materials used in conformance with the provisions of this Section 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 at the time of planting and at maturity are additional criteria which must be considered when selecting plant materials. See the Arboricultural and Open Space Manual for recommended and unacceptable plant materials. Plants which clearly show signs of disease shall not be permitted and must be replaced at the owner's expense.

a. Shade Trees

All shade trees shall have a minimum trunk size of 2-1/2 (two and one-half) inches in diameter as measured one foot above the established ground level upon installation.

b. Ornamental Trees

Ornamental trees should be used, especially in small areas. These trees shall have a minimum trunk size of 2 (two) inches in diameter as measured one foot above the established ground level upon installation, or be a clump form at a height of at least 7-8 (seven to eight) feet.

c. Evergreen Trees

Evergreen trees 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. All evergreen trees shall have a minimum height of 6 (six) feet at planting.

d. Shrubs

Shrubs should be used extensively throughout the development. Shrubs shall be a minimum of 2-1/2 (two and one-half) feet in height when measured after planting, except for dwarf shrubs which do not reach this height at maturity. Dwarf shrub size shall be approved by the Community Development Director. Hedges shall be planted and maintained so as to form a continuous, unbroken, solid visual screen within 1 (one) year after time of planting.

## **2. INSTALLATION**

All landscaping materials shall be installed in accordance with the planting procedures set forth in the Arboricultural and Open Space Manual.

## **3. MAINTENANCE**

a. Responsibility

The owner of the premises shall be responsible for the maintenance, repair and replacement of all landscaping materials and barriers, including refuse disposal areas, as may be required by the provisions of this Chapter for as long as the use/development for which the landscape plan was approved is in existence.

b. Landscaping Materials

All landscaping materials, including mulch, shall be maintained in good condition and shall be replaced when necessary so as to present a healthy, neat and orderly appearance, and shall be kept free of refuse and debris.

c. Fences and Walls

Fences, walls and other barriers shall be maintained in good repair.

d. Planting Beds

Planting beds should be mulched with shredded bark, wood chips, or other similar materials.

e. Top Soil

A cover of at least 6 (six) inches of topsoil shall be provided in turfed areas. A cover of at least 9 (nine) inches of topsoil shall be provided in all planting beds.

## **4. RESTRICTED PLANTING MATERIALS** (Ord. 2346, 12-15-06)

The following plant species shall not be used to satisfy minimum planting requirements of Chapter 11, Landscaping and Screening:

- a. Ash tree
- b. Scots (Scotch) pine
- c. Austrian pine

## **E. DESIGN CRITERIA**

### **1. SCALE AND NATURE OF LANDSCAPE MATERIAL**

The scale and nature of landscape material should be appropriate to the site and structures. Large scale buildings, for example, should generally be complemented by larger scale plants.

**2. SELECTION OF PLANT MATERIAL**

Plant material should be selected for its form, texture, color, and concern for its ultimate growth. See the Arboricultural and Open Space Manual for lists of plant materials recommended and not acceptable for planting. The use of vegetation native to northern Illinois is encouraged.

**3. SOFTENING OF APPEARANCE OF WALLS AND FENCES**

Groupings of plant materials should be placed intermittently against long expanses of building walls, fences and other barriers to create a softening effect.

**4. ENERGY CONSERVATION**

In order to help conserve energy, the following landscaping measures are encouraged, where feasible:

- a. Deciduous trees, shrubs, and vines should be placed on the south and west sides of buildings and plaza areas to provide shade from the summer sun.
- b. Evergreens and other plant materials should be concentrated on the north side of buildings to dissipate the effect of winter winds.

**5. BERMING**

Earthen berms and existing topography should, wherever practical, be incorporated into the landscape treatment of a site. Slopes should be no greater than 1 (vertical) in 3 (horizontal) gradient.

**F. RIGHT-OF-WAY LANDSCAPING**

**1. APPLICABILITY**

Where a parcel abuts a dedicated public right-of-way, landscaping shall be provided in accordance with the provisions of this Section.

**2. TURF**

The unpaved portion of a public right-of-way abutting a parcel shall be fine-graded and sodded. In instances where any of these conditions are present, hydro seeding may be considered a viable option to sod:

- a. No foot traffic expected
- b. Limited access to source of water for regular application
- c. Steeply sloped area

**3. STREET TREES**

Street trees shall be planted on private property unless the property owner, development Homeowners' Association, or developer of a subdivision executes a "Landscaping License Agreement" substantially in

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the form of the agreement provided in Appendix A of the Arboricultural and Open Space Manual and said agreement is approved by the Warrenville City Council in which case parkway trees may be planted in the parkway of streets under City of Warrenville jurisdiction.

a. Selection

See the Arboricultural and Open Space Manual for acceptable and unacceptable tree species for right-of-way planting, species diversity requirements, and nursery stock size and grade requirements.

b. Number of Trees Required

- (i.) The minimum number of street trees required shall be either one tree for every 40 (forty) linear feet of parcel-to-right-of-way boundary, or one tree per 800 (eight hundred) square feet of parkway area, whichever is larger.
- (ii.) When the parcel is subdivided into lots, at least 1 (one) street tree for each lot shall be provided.

c. Location and Spacing

Street tree plantings that are not evenly spaced may be grouped, with a minimum spacing of at least 15 feet between trees. See the Arboricultural and Open Space Manual for additional street (parkway) tree location and spacing requirements.

## **4. OTHER RIGHT-OF-WAY PLANTINGS**

With the execution and approval of a Landscaping License Agreement substantially in the form of Appendix A, shrubs and perennial plants and grasses, especially native prairie or savannah plantings, may be used in addition to street trees. See the Arboricultural and Open Space Manual for additional right-of-way planting size and location requirements.

## **G. PARKING LOT LANDSCAPING**

### **1. APPLICABILITY**

All developments with 10 (ten) or more parking spaces shall provide Perimeter Parking Lot Landscaping in accordance with the provisions of this Section. All developments with 20 (twenty) or more parking spaces shall provide Interior Parking Lot Landscaping in accordance with the provisions of this Section.

### **2. INTERIOR PARKING LOT LANDSCAPING**

a. Coverage

Not less than 10 (ten) 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 Subsection G.3 of this Chapter shall not be included toward satisfying this requirement. Moreover, foundation landscaping areas, as specified in Section H of this Chapter shall not be included toward satisfying the interior parking lot landscaping requirements.

b. Landscaping Areas

- i.) Area - Interior "planting diamond" parking lot landscaping areas between adjacent rows of parking stalls shall be a minimum of 64 (sixty-four) square feet in area. Such minimum area shall be 8 (eight) feet square, as measured from back of curb to back of curb. All other interior landscaped areas within the parking lot shall be a minimum of 120 (one hundred twenty) square feet in area, and 9 (nine) feet in width based on linear dimensions measured from back of curb to back of curb. Interior landscape areas shall be provided at the ends of each row of parking spaces. The area covered by paved pedestrian pathways within an interior parking lot landscaped area shall not exceed one-third of the landscaped area.
  - ii.) Visibility - Visual sight lines at intersections, including intersections within the parking area, shall not be impeded by landscaping material.
- c. Landscaping Material
- i.) Type - The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade. Ornamental trees, shrubbery, hedges, and other live planting materials may be used to supplement the tree landscaping, but shall not be the sole contribution to the landscaping. No gravel, concrete, or other artificial surface cover is allowed in interior planting islands, except as paving for pedestrian pathways.
  - ii.) Quantity - Trees shall be planted with a spacing of not less than 75 (seventy-five) feet and so that at least one tree is located in the area occupied by each 20 (twenty) parking spaces. One shade tree shall be provided for every 120 (one hundred twenty) square feet of landscaped area. Each planting area shall contain at least one shade tree.

**3. PERIMETER PARKING LOT LANDSCAPING**

- a. Front and Corner Side Yards Across from Residential Property
- i.) Landscaping - Where a parking lot is located across a dedicated public right-of-way from property zoned for residential use, continuous landscaping of evergreen or dense deciduous shrubs shall be provided across 100 (one hundred) percent of the street frontage. "Continuous landscaping" shall be achieved with a planting rate equal to 1 (one) shrub every 5 (five) lineal feet. Shrubs shall be installed at a height of no less than 2-1/2 (two and one-half) feet, and shall reach a mature height of at least 4 (four) 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 4 (four) feet. Spacing between adjacent shrubs in such shrub masses shall not exceed 5 (five) feet.  
  
Other landscaping materials, including ornamental trees, evergreens, shrubs, and/or other live planting material, are encouraged at appropriate locations along the street frontage.
  - ii.) Turf - Except where occupied by planting beds, all landscaping areas located in front and corner side yards shall be sodded. In instances where any of these conditions are present, hydro seeding may be considered a viable option to sod.
    - (a.) No foot traffic expected
    - (b.) Limited access to source of water for regular application

- (c.) Steeply sloped area
- b. Front and Comer Side Yards Across from Non-Residential Property
  - (i.) See above Subsection G.3. a. (i.) Landscaping.
  - (ii.) See above Subsection G. 3. a. (ii.) Turf.
- c. Rear and Interior Side Yards

Where the provisions of Section I. (Transitional Yard Landscaping) do not apply, landscaping shall be provided to conform with the following requirements.

- (i.) Planting Materials - Where a parking lot abuts property zoned for non-residential use, landscaping of evergreen or dense deciduous shrubs shall be provided across 50% (fifty percent) of that portion of the parking lot abutting the property line. This requirement shall be achieved with a planting rate equal to one (1) shrub every ten (10) lineal feet. Shrubs shall be installed at a height of no less than 2-1/2 (two and one-half) feet, and shall reach a mature height of at least 4 (four) 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. Spacing between adjacent shrubs in such shrub masses shall not exceed 5 (five) feet. Other landscaping materials, including ornamental trees, evergreens, shrubs, and/or other live planting material, are encouraged at appropriate locations along the property line.
- (ii.) Turf - Except where occupied by planting beds, all side and rear yard perimeter landscaping areas shall be sodded or seeded.

## **H. FOUNDATION LANDSCAPING**

### **1. SETBACK**

Except in those areas providing direct paved pedestrian or vehicular access to a building, a landscaping area a minimum of 5 (five) feet in width shall be located around Transitional Office Zoned structures, 10 (ten) feet in width shall be located around the perimeter of all non-residential buildings and 20 (twenty) feet in width around attached single-family, multiple-family (apartments), and hotels.

Where the required foundation landscaping (both the width of landscape area and the number of plantings) cannot be installed because direct paved pedestrian (i.e. sidewalks) or vehicular access (i.e. drives serving overhead doors) into the building and across the required foundation landscape area is proposed, up to a 50% reduction to the required foundation landscaping is permitted. Unless otherwise authorized by a landscape plan approved by the Plan Commission, required foundation landscaping shall not be reduced by more than 50%. In considering whether or not such a reduction should be authorized, the Plan Commission shall consider how effective the displaced foundation landscaping area and plantings have been relocated and added to other required landscaping as described in this section.

### **2. COVERAGE**

Required foundation landscaping areas shall remain open and free of all paving except where walks to buildings and other similar paving is required.

**3. LANDSCAPING MATERIALS**

Unless otherwise authorized by a landscape plan approved by the Plan Commission, foundation landscaping shall be provided for all buildings. Such landscaping shall consist of shade and ornamental trees, evergreens, shrubbery, hedges, turf, and/or other live planting materials. A maximum of 50 (fifty) percent of such planting area shall be turf, with the remainder devoted to planting beds. Particular attention shall be paid toward screening mechanical equipment, bicycle parking areas, and loading docks; softening large expanses of building walls; and accenting entrances and architectural features. Planting beds shall contain a sufficient quantity of plants to provide full ground coverage at plant maturity. For purposes of this subsection, annuals are considered to be mature in the same year they are planted, perennials at 2 (two) years after planting, and shrubs and evergreens at 4 (four) years after planting. Mulch shall be maintained at least until the plants completely cover the ground in the planting beds.

**4. TURF**

Except where occupied by planting beds, all foundation landscaping areas shall be sodded.

**I. TRANSITIONAL YARD LANDSCAPING**

**1. APPLICABILITY**

All non-residential and multiple-family developments shall provide landscaping in transitional yards along the property line of the development in accordance with this Section.

**2. MULTI-FAMILY RESIDENTIAL PROPERTY**

a. Requirements for Transitional Landscape Yards

Wherever a lot used for multi-family residences abuts a lot in the R1, R2, R3, R4, or R5 Districts, or a lot in the R6 District used for single-family residences, a transitional landscape yard 10 (ten) feet in depth shall be provided along such lot line.

b. Landscape Improvements:

Within required transitional landscape yards, the following improvements shall be required:

- (i.) Evergreen/Shade Trees - Trees shall be provided at the equivalent of 50' (fifty) feet apart along the abutting property line. Such trees may be clustered or spaced linearly.
- (ii.) Other Planting Materials - Shrub masses, at least two rows deep and with shrubs alternately spaced, shall be provided along at least 75 (seventy-five) percent of the abutting property line. Shrubs shall be installed at a height of no less than 2-1/2 (two-and-one-half) feet, and shall reach a mature height of at least 6 (six) 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 6 (six) feet. Spacing between adjacent shrubs in such shrub masses shall not exceed 5 (five) feet. Other landscaping materials, including ornamental trees, shrubs, and/or other live planting material, are encouraged at appropriate locations along the abutting property line.

- (iii.) Turf - Except where occupied by planting beds, all transitional yard landscaping areas shall be sodded or seeded.

### **3. B2, B4, TO, O1 DISTRICTS AND RESIDENTIALLY ZONED PROPERTIES IMPROVED WITH NON-RESIDENTIAL BUILDINGS**

- a. Wherever a lot in the B2, B4, TO or O1 zoning district or a lot in a residential zoning district improved with a non-residential building such as, but not limited to, a school or church, abuts a lot in the R1, R2, R3, R4, R5, or R6 District, a transitional landscape yard of at least ten feet (10') in depth shall be provided along such lot line. (Ord. 2061, 5-30-03)
- b. Landscape Improvements

Within required transitional landscape yards, the following improvements shall be required:

- (i.) Screening - A solid fence, 6 (six) to 8 (eight) feet in height, and in a material and design satisfactory to the Plan Commission, shall be provided along the length of the abutting property line to the front building setback line of the abutting residential property. Such fence shall be located not less than 8 (eight) feet from the lot line. A continuous evergreen or dense deciduous hedge extending the entire length of the fence in the transitional landscape yard shall be planted on the outside of the fence. The hedge shall be installed at a height of no less than 2-1/2 (two and one-half) feet, and shall reach a mature height of at least 6 (six) 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 6 (six) feet. Spacing between adjacent plants in such hedges shall not exceed 5 (five) feet. Hedge plants shall be planted not less than 5 (five) feet on center from the lot line. Continuous landscaping, a minimum of 2-1/2 (two and one-half) feet in height at planting, and in a design satisfactory to the Plan Commission, shall be provided along that portion of the abutting property line from the front building setback line of the abutting residential property to the front lot line of the abutting residential property. Such landscaping shall consist of berms, if feasible, trees, evergreens, shrubs, and/or other live planting materials.
- (ii.) Evergreen/Shade Trees - Trees shall be provided at the equivalent of 50 (fifty) feet apart along the abutting property line. Such trees may be clustered or spaced linearly.
- (iii.) Other Planting Materials - Other landscaping materials, including berms, if feasible, ornamental trees, shrubs, and/or other live planting material, are encouraged at appropriate locations along the abutting property line.
- (iv.) Turf - Except where occupied by planting beds, all transitional yard landscaping areas shall be sodded or seeded.

### **4. O2 DISTRICT**

- a. Requirements for Transitional Landscape Yards

Wherever a lot in the O2 District abuts a lot zoned for residential use, a transitional landscape yard 30 (thirty) feet in depth shall be provided along such lot line.

b. Landscape Improvements

Within required transitional landscape yards, the following improvements shall be required:

- (i.) Screening - All service areas visible from the abutting residential property shall be screened by a solid fence, 6 (six) to 8 (eight) feet in height, and in a material and design satisfactory to the Plan Commission. Such fence shall be located along the inside edge of the transitional landscape area.
- (ii.) Evergreen/Shade Trees - Trees shall be provided at the equivalent of 50 (fifty) feet apart along the abutting property line. Such trees may be clustered or spaced linearly.
- (iii.) Other Planting Materials - Shrub masses, at least two rows deep and with shrubs alternately spaced, shall be provided along at least 75 (seventy-five) percent of the abutting property line. Shrubs shall be installed at a height of no less than 2-1/2 (two-and-one-half) feet, and shall reach a mature height of at least 6 (six) 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 6 (six) feet. Spacing between adjacent shrubs in such shrub masses shall not exceed 5 (five) feet. Other landscaping materials, including ornamental trees, shrubs, and/or other live planting material, are encouraged at appropriate locations along the abutting property line.
- (iv.) Turf - Except where occupied by planting beds, all transitional yard landscaping areas shall be sodded or seeded.

**5. M1 AND M2 DISTRICTS**

a. Requirements for Transitional Landscape Yards

Wherever a lot in the M1 or M2 Districts abuts a lot zoned for residential use, a transitional landscape yard 30 (thirty) feet in depth shall be provided along such lot line.

b. Landscape Improvements

Within required transitional landscape yards, the following improvements shall be required:

- (i.) Screening - A solid fence, 6 (six) to 8 (eight) feet in height, and in a material and design satisfactory to the Plan Commission, shall be provided along the length of the abutting property line to the front building setback line of the abutting residential property. Such fence shall be located along the inside edge of the transitional landscape area.
- (ii.) Evergreen/Shade Trees - Trees shall be provided at the equivalent of 50 (fifty) feet apart along the abutting property line. Such trees may be clustered or spaced linearly.
- (iii.) Other Planting Materials - Shrub masses, at least two rows deep and with shrubs alternately spaced, shall be provided along at least 75 (seventy-five) percent of the abutting property line. Shrubs shall be installed at a height of no less than 2-

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1/2 (two-and-one-half) feet, and shall reach a mature height of at least 6 (six) 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 6 (six) feet. Spacing between adjacent shrubs in such shrub masses shall not exceed 5 (five) feet. Other landscaping materials, including ornamental trees, shrubs, and/or other live planting material, are encouraged at appropriate locations along the abutting property line.

- (iv.) Turf - Except where occupied by planting beds, all transitional yard landscaping areas shall be sodded or seeded.

## **J. PERIMETER LANDSCAPING**

### **1. APPLICABILITY**

All lots except those in the R1, R1A, R2, R3, R4, or R5 Districts and lots in the R6 District used for detached single-family residences shall provide perimeter landscaping in accordance with the provisions of this section. The requirements of this section shall not apply where the provisions of Sections G (Parking Lot Landscaping) or I (Transitional Yard Landscaping) are applicable. (Ord. 1817, 3-23-00)

### **2. REQUIRED LANDSCAPE IMPROVEMENTS**

Landscaping around the perimeter of a lot shall be located within a landscape yard not less than 5 (five) feet in width and shall conform with the following:

- a. Shade Trees

Shade trees shall be provided at the equivalent of 75 (seventy-five) feet apart along the abutting property line. Such trees may be clustered or spaced linearly.

- b. Other Planting Materials

Other landscaping materials, including berms, if feasible, ornamental trees, evergreens, shrubs, and/or other live planting material, as determined necessary by the Plan Commission, shall be provided at appropriate locations along the abutting property line.

- c. Turf

Except where occupied by planting beds, all transitional yard landscaping areas shall be sodded or seeded.

## **K. RETENTION AND DETENTION PONDS AND BASINS**

### **1. APPLICABILITY**

Landscaping shall be provided in accordance with this section for all ponds and basins for holding storm water either temporarily or permanently. The requirements of this section in instances where the

provisions of Subsections I. or J. are also applicable, the most restrictive requirement shall apply. The requirements of Subsections K., I. and J. Are not intended to be cumulative.

## **2. REQUIRED LANDSCAPE IMPROVEMENTS**

Landscaping for retention and detention ponds shall be provided in conformance to the following requirements. Detention/Retention dimensions shall be defined as the perimeter dimension measured at the designed high water level.

a. Trees and Planting Beds

The quantity of required landscaping improvements shall be based upon the length of the perimeter of the retention or detention pond area which is subject to this Section. For every 50 (fifty) linear feet along the perimeter of the detention or retention pond area, the following landscaping shall be provided:

- (i.) 1 (one) shade tree, or
- (ii.) 3 (three) ornamental trees, or
- (iii.) A planting bed or beds containing deciduous or evergreen shrubs and/or perennials, covering at least 125 (one hundred twenty five) square feet of area. Planting beds shall contain a sufficient quantity of plants to provide full ground coverage at plant maturity. For purposes of this subsection, perennials are considered to be mature at 2 (two) years after planting, and shrubs at four (4) years after planting. Mulch shall be maintained at least until the plants completely cover the ground in the planting beds. The required total area of planting beds may be divided among several beds in a practical and aesthetically pleasing manner.

A mixture of all three landscaping elements - shade trees, ornamental trees, and planting beds - is strongly recommended. Such landscaping elements may be clustered or spaced linearly. They may be provided near the shoreline (for retention ponds), or at the perimeter or on the upper slopes of retention or detention areas, as long as they are of species appropriate for the moisture conditions expected at the planting site. Other landscaping materials, including wildflowers and other live planting material, are encouraged at appropriate locations within and along the perimeter of the detention or retention area. Guidelines for species selection may be found in the Arboricultural and Open Space Manual.

b. Turf

Except where occupied by planting beds or permanently covered by water, all pond or basin perimeters shall be sodded or seeded. Where pedestrian traffic and/or significant recreational use of the area is not an issue, it is strongly recommended that these areas be planted to native alternatives to lawn grasses, such as prairie, meadow, and wetland plants. Selection of appropriate species will depend on the extent, frequency, and duration of inundations of the area. The Arboricultural and Open Space Manual contains some plant selection guidelines for such situations.

## **3. SLOPES**

Safety slopes with a 1 (vertical) in 3 (horizontal) maximum gradient shall be incorporated into the landscape treatment of detention and retention areas.

## **L. SCREENING OF REFUSE DISPOSAL AREAS, EXTERIOR GROUND INSTALLED EMERGENCY BACK-UP GENERATORS, GROUND MOUNTED NON-SINGLE FAMILY HVAC EQUIPMENT, AND PRIVATELY OWNED GROUND MOUNTED NON-SINGLE FAMILY ELECTRICAL SWITCH GEAR/TRANSFORMERS**

1. Refuse Disposal Areas/Enclosures: All non-single family refuse disposal areas shall be screened on all four (4) sides by a solid wood fence or an equivalent material to a height of not less than six (6) feet but not more than eight (8) feet. A 100% enclosed chain link fence with polyethylene "plastic" slats is an acceptable substitute when approved by the Plan Commission. Tall shrubs, evergreen trees and other plantings shall also be provided to soften the aesthetic impact of these areas on adjacent properties and from adjacent public rights-of-way.
2. Exterior Ground Installed Emergency Back-up Generators and Non-Single Family HVAC Equipment: A solid screen wall shall be provided around these types of improvements when located in or adjacent to residentially zoned property. Said screen wall shall be of a height equal to or greater than the equipment it is installed to screen. Tall shrubs and evergreen tree landscaping shall be installed to soften the aesthetic and noise impact of these areas on adjacent properties and from adjacent public rights-of-way.
3. Exterior Ground Installed Non-Single Family Electrical Switch Gear/Transformers: Tall shrubs, evergreen trees and other plantings shall be provided to soften the aesthetic impact of these areas on adjacent properties and from adjacent public rights-of-way. (Ord. 2276, 4-18-06)

## **M. INNOVATIVE LANDSCAPING**

Innovative landscaping treatments are encouraged and shall be considered as a positive attribute in connection with any request for a variation from the requirements of this Ordinance.

## **N. SUPERVISION and INSPECTION REQUIREMENTS**

The Community Development Director or his/her designated representative at any time before, during, or within 2 (two) years of construction, will make inspections of the site, plant material, installation practices, etc. to determine Developer/Contractor compliance with current guidelines, regulations, and ordinances.

## **O. CHANGES TO APPROVED LANDSCAPE PLANS**

1. Any change or deviation to an approved landscape plan, which conforms to this Ordinance, shall require the written approval of the Community Development Director or his/her designated representative.
2. Any change or deviation to an approved landscape plan which does not conform to this Chapter shall be subject to the Approval Criteria for Variations outlined in Table 7A of the City of Warrenville Zoning Ordinance and shall be processed in accordance with the Appeals Approval Process for Zoning Applications outlined in Table 2C of the City of Warrenville Zoning Ordinance.

## **P. VIOLATIONS**

The Developer is responsible for the implementation of natural areas protection measures in accordance with the City-approved Landscape Plan. Failure to abide by these measures constitutes a violation of this Ordinance. Such violations include, but are not limited to, the following:

- Tree removal not called for in Landscape Plan.
- Trenching not called for in Landscape Plan.
- Protective fences not in place.
- Materials stored inside fenced areas.
- Vehicles within fenced areas.
- Evidence of grade change or soil disturbance inside an area required to be protected by fences.
- Site vehicular ingress and egress not called for in Landscape Plan.
- Material stockpiles not called for in Landscape Plan.
- Vehicles parked in other than indicated locations in Landscape Plan.
- Paint or other chemicals improperly disposed of.

Any such violation shall be subject to the penalties outlined in Chapter 12 (existing Chapter 11) of the Warrenville Zoning Ordinance.

If, as a result of the violation of any provision of this Ordinance, the injury, mutilation, or death is caused to a tree, shrub, or other plant located on City-owned property, the cost of repair or replacement of such tree, shrub, or other plant shall be borne by the party in violation. The replacement value of trees and shrubs shall be determined in accordance with the latest revision of A Guide to Professional Evaluation of Landscape Trees, Specimen Shrubs, and Evergreens, published by the International Society of Arboriculture.