

# ARBORICULTURAL and OPEN SPACE MANUAL

for the  
City of Warrenville, Illinois

January 2011

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## **1.0 PURPOSE**

This Manual provides standards for the planting, maintenance, and removal of trees and other plants upon city-owned property. It has been developed by the Warrenville Environmental Advisory Commission (EAC) in accordance with Title 2, Chapter 7, Section 2-7-5. The EAC is responsible for periodic review and amendment of this Manual.

## **2.0 DEFINITIONS**

For the purpose of the Manual, certain terms are defined as follows.

City-owned property: Property within the city limits of the City of Warrenville, Illinois, and (1) owned by the City in fee simple absolute, or (2) expressly dedicated to the public for present and future use for purposes of vehicular or pedestrian traffic.

Landscape License and Covenant Agreement: A license agreement substantially in the form attached as Appendix A executed by and between the City of Warrenville, and a private property owner, Homeowners Association or Developer under which landscape improvements and/or underground lawn irrigation may be installed in the right-of-way (ROW) under City of Warrenville jurisdiction subject to certain conditions and restrictions.

Parkway: That portion of right-of-way which is from back of curb or edge of shoulder to right-of-way line.

## **3.0 PLANT SELECTION**

### **3.1 PLANT SPECIES, CULTIVARS, AND VARIETIES**

Tree species for parkway planting shall be limited to those approved by the City and/or listed in the attached Tables 1 and 2. The following criteria should be considered when selecting trees for parkway use. All of the selection criteria set forth below are aimed at maximizing the public safety and aesthetic appeal while minimizing long-term maintenance requirements. The list of trees approved for parkway planting (Tables 1 and 2), and trees prohibited from planting in parkways (Table 3) reflect these criteria.

Native plants evolved to thrive in our soil conditions and weather extremes without expensive chemical inputs. They have adapted to our local pests and are already an established part of the local ecosystems. The fruit and seeds of native plants contribute to a healthier and more complete relationship with the area flora and fauna. They are typically deep rooted and help control soil erosion, mitigate

floods, and manage waste water run-off. Non-native species such as buckthorn can become invasive and contribute to deforestation and sprawl into urban areas.

Visibility: Parkway tree plantings should not unduly obscure visibility for vehicular, bicycle, or pedestrian traffic. Therefore, it is advisable for tall parkway trees to be clear of foliage to a height of at least four feet above the ground. For the same reason, parkway trees should generally be single-trunked. Trees which are very low branching and shrubby at maturity should be avoided.

Thorns: Parkway trees should be thornless, to reduce likelihood of personal injury.

Vigor: Parkway trees should belong to relatively long-lived species, known to be hardy in northern Illinois, and relatively free of diseases. They should be tolerant of parkway conditions (e.g., usually full sun, compacted soil, moderate pollution levels, limited root space). Trees which require unusual attention (e.g., regular spraying) to maintain them should be avoided.

Nuisances: Parkway trees should not present maintenance nuisances such as dropping of fruit or frequent loss of small limbs.

Roots: Parkway trees should have a well-behaved, non-invasive root system that will not damage sidewalks, driveways, curbs, roadways, or underground utilities by spreading or suckering.

Wood: Parkway trees should be strong-wooded to minimize storm or wind damage that may present safety hazard and require additional maintenance.

Diversity: The parkway tree species mix should be as diverse as possible, to minimize the risk of losing the entire planting to a single, species-specific disease or pest attack.

### **3.2 PLANT SIZE**

Unless otherwise approved by the Community Development Director, all tree planting stock shall conform to American Association of Nurserymen Standards and shall be at least 2-1/2" (two and one-half inch) caliper, measured one foot above ground. Smaller caliper inch trees will establish themselves more rapidly with a healthier root system, however they may require formative / subordinate pruning every 2 to 4 years until established and at a semi-mature form.

### **3.3 PLANT GRADE**

Unless otherwise allowed by the Community Development Director for specific reasons, all trees shall have comparatively straight trunks, well-developed

leaders and crowns, and shall exhibit evidence of proper nursery pruning practices. They shall have acceptable balance between top and root. At the time of planting, all trees and other plant material must be free of mechanical injuries, diseases, or pests that would adversely affect the future form, beauty and intended function of the plant.

#### **4.0 PLANT LOCATION AND SPACING**

##### **4.1 PARKWAY PLANTINGS**

No landscaping shall be planted in the City of Warrenville right-of-way by a private property owner, a Homeowners Association or a developer until and unless a Landscape License and Covenant Agreement (as shown in Appendix A) has been approved, executed and recorded by the City of Warrenville with DuPage County Recorder's Office.

Trees in the parkway shall be spaced in accordance with their sizes at maturity. Larger tree species should generally be spaced at approximately 40 feet apart. Smaller trees should generally be spaced approximately 30 feet apart.

Unless otherwise approved by the Community Development Director, trees to be planted shall consist of a combination of species, with no more than 20 percent of the total planting being of any one species. Furthermore, an effort shall be encouraged to further diversify our open spaces and public property by limiting the proximity of planted material to other specimens of the same species or cultivar. A minimum distance of 160 feet between large trees of the same species or cultivar, and 120 feet for small trees of the same species or cultivar should be maintained.

The goal of this tree diversity requirement is to create a diverse tree population that will not be severely impacted if a future pest targets specific plants as has happened with the Emerald Ash Borer and Dutch Elm Disease.

The distance between trees and utilities should be maximized as practically possible. The minimum distance from the tree centerline to the sidewalk or to the front of the curb shall be four feet for larger trees and three feet for smaller trees. It is the responsibility of any person planting landscape material to contact Joint Utility Locating Information for Excavators (JULIE) and the City to determine and mark the locations of any underground utilities (water, sewer, gas, telephone, electric, cable TV) prior to excavating in any parkway or easement areas.

Placement and location of street trees in parkways less than eight feet in width for larger trees and six feet in width for smaller trees as measured between the sidewalk and curb or edge of pavement will be subject to the Community Development Director's approval.

## **4.2 VISION CLEARANCE TRIANGLE RESTRICTIONS**

Trees, shrubs, perennial plants, or grasses within the parkway or on private property will meet the “vision clearance triangle” requirements (Warrenton Zoning Ordinance-Accessory Uses Revision, Ord. 2346, 12-15-06). Upon request, City staff will provide a map showing the areas of a property within the “vision clearance triangle.”

## **4.3 HEIGHT RESTRICTIONS**

Trees planted beneath utility lines will be of species and variety that matures at a height less than the height of the lowest wire.

## **4.4 LIMB CLEARANCE**

Required minimum clearance over sidewalks is eight feet, and over the street, 14 feet. This will be considered when selecting, locating, and planting trees.

## **5.0 BEST PLANTING PRACTICES**

Most small (0.5 to 1.5 caliper inches) deciduous trees and shrubs may be moved bare-root when allowed by the Community Development Director. Roots of bare-root trees and shrubs should be protected against drying out at all times.

All coniferous trees should be moved in containers or balled and burlapped. Root balls should be protected to prevent drying out or freezing.

Planting holes for bare-root plants should be at least 12 inches larger in diameter than the diameter of the root system to accommodate placement of roots without crowding. For balled and container trees, the planting hole diameter should be 2 to 3 times wider than the rootball or container.

Root balls should be placed on undisturbed subgrade to prevent settling. Care should be taken not to over excavate the planting hole depth. The hole should be dug no deeper than the height of the root ball. It is important to also identify the proper planting height with regard to the root depth within the ball. In an ideal situation the transition from trunk to root (the flare) should not be placed underground. Using a soil probe to identify the depth of the roots within the ball itself will help to avoid planting trees too deep.

In poorly drained soil, artificial drainage may be provided, and plant species selected should be tolerant of poor drainage conditions. Soil amendments may be added to the backfill on sites where existing soils are not ideal for proper root development. Amendments should be thoroughly mixed into the backfill at an amount not to exceed 10% of the total volume of the backfill material. This will help to minimize the effects of soil interface drainage issues at the edge of the

hole. Acceptable soil amendments are topsoil, compost or peat moss to be mixed in to the top layer of backfill amending a depth to cover the top 1/3 of the root ball. Wire baskets, twine, and burlap should be removed prior to backfilling, to prevent future girdling of roots. In order to help with the moving and adjusting the tree within the hole, a portion of the basket can be left around the ball to provide a handhold. Once leveled within the planting location the remaining basket should be clipped away as much as possible from the sides. If a portion remains trapped under the ball it is unlikely to cause future problems.

The use of a mycorrhizal product at time of planting is strongly recommended. Mycorrhizae are non-woody structures comprised of both root and fungus tissue that are found in native forest soils. These structures stimulate root development and therefore increase the survival of newly planted material.

Pruning at the time of planting should be limited to removal of dead or broken branches, competing leaders, or damaged roots over 1/2" diameter.

Guying or staking a tree that has been properly grown, dug at the nursery and properly installed will not be necessary in most landscape situations. Trees establish more quickly and develop stronger trunk and root systems if they are not staked at the time of installation. Support systems may be needed where new trees will be subject to forces such as excessive wind, vandalism, snow thrown from plows, etc. When planting conifers it is recommended to always include a brace system due to the amount of surface area exposed to wind and other forces. Tree trunks shall be suitably wrapped and guyed, or supported, when necessary, in an upright position, according to accepted industry practices. Guys or supports installed should not girdle or cause serious injury to the tree nor endanger public safety. To avoid a weaker tree in later years, guy, support, and bracing systems should be removed a year after installation in most instances.

## **6.0 MAINTENANCE OF NEWLY PLANTED TREES, SHRUBS AND OTHER PLANTS**

Trees should be mulched to provide a 2 to 3 inch organic layer. Trees should be monitored closely for signs of moisture stress. If wilting is observed water the trees thoroughly but infrequently to encourage deep root growth. A typical amount is one inch of water per week. Always allow the root zone to dry between watering for proper aeration. Traditional chemical fertilizers (nitrogen based) are not recommended for newly planted trees.

Pruning is not recommended until after the second growing season. Structural pruning during the third or fourth year will help establish strong scaffold branches and a desirable form. Proper technique is essential. Poor pruning can cause damage that will last for the life of the tree. Maintenance pruning should be done every 3 to 5 years. In early spring trees are more likely to 'bleed' as sap is rising

through the plant, but this is healthy as it helps prevent invasion by many disease-causing organisms. Removal of large branches can be hazardous.

Trees should be inspected regularly for signs and symptoms of pest and disease. Healthy trees have natural defenses and most problems can be corrected when caught early. Cultural controls are always the first consideration. If a tree is found to contain faults that create a hazard for passing vehicles, bicyclists, or pedestrians, then it is a candidate for removal. Braces, wires, cables, or other artificial support systems are not acceptable.

The initial effect of drought is damage and death of tree roots. A large portion of tree roots are damaged during transplanting which causes a reduction in carbohydrate (food) production. Since carbohydrates are important for growth, fewer healthy leaves and flower buds grow after a tree is transplanted. Carbohydrates are also important for the production of plant hormones and defense chemicals, so newly planted trees are more susceptible to pest and disease attack. Wood-boring insects such as bronze birch borer, two line chestnut borer, and bark beetles noticeably increase in the two years after transplant. Spider mites and scale insects also increase. Opportunistic pathogens include canker diseases, vascular wilts, root rots, and wood rots. Stressed trees also show increased sensitivity to de-icing salts. Branch dieback is likely to be seen in spring and may be followed by significant increases in the problems listed here. A certified arborist can recommend a care program to help with the effects of transplant shock.

Any installed plant material that requires an artificial watering system during the first year of life should be fitted with a 'donut' style (Image A) watering bag or another similar system that does not rest against the trunk or above ground portion of the tree. Upright watering bags (Image B) are not recommended because they hold moisture against the trunk giving opportunity for fungal diseases and insect damage, and they provide a protected living space for rodents and other small animals.

Image A: "Donut" style watering bags are recommended.



Image B: Upright watering bags are not recommended.



## **7.0 CONSTRUCTION PRECAUTIONS AND PROCEDURES**

Unless deemed impractical and otherwise approved by the Community Development Director or his designee, the tree protection measures outlined in this section apply to all trees on city-owned property. All such trees potentially subject to construction damage shall be fenced, or otherwise protected before any work is started. Once assembled, tree protection or fencing shall not be removed until construction is complete. There will be no construction activity, material stockpiling or storage within the protected area. Vehicles shall not be parked in the protected area.

### **7.1 DIMENSIONS OF ENCLOSURES**

Small trees should be boxed or fenced in such a manner as to encompass the entire dripline area of the tree (see Figure 1). In no case shall the enclosure be less than two feet from the bark of the tree. Medium to large trees shall be boxed or fenced in a manner based on sound arboricultural practices. In no case shall the protective device be closer than ten feet from the bark of the tree except in those portions bordered by the public sidewalk or curb, in which case the protective device shall be offset one foot from the sidewalk or curb wherever possible (see Figure 2). Every tree has a different critical root zone. A Tree Protection Plan for any excavation involving the area under the 'drip line' of the tree canopy should be developed if the construction involves this tip-to-tip area of soil. A Tree Protection Plan should be developed by an International Society of Arboriculture-Certified Arborist, Consulting Arborist, or other industry recognized association.

An effective Tree Protection Plan should include, but is not limited to: protective fencing, signage, mulching and other organic soil amendments, watering (if needed), access pruning to reduce vehicle impacts, root pruning, plant growth regulators, other hormone and root treatments to reduce shock and rehab time, and sufficient after care to help the planted material as it transitions to the new conditions. A plant growth regulator can stimulate root growth and inhibit top growth, which allows the planted material a period to recuperate and recover from damage to the root system.

### **7.2 TRENCHING SMALL TREES**

Open trenching in the root zone area of a public tree is not recommended except in cases where the trenching falls outside the dripline of the tree involved (see Figure 3) or in instances when the impact of trenching upon the tree will be negligible.

### **7.3 TRENCHING AND TUNNELING MEDIUM TO LARGE TREES**

When the dripline of trees becomes extensive or overlapping, trenching and/or tunneling may be used to install utilities in the public right-of-way. This applies particularly to trees in excess of five inches in diameter. All trees in excess of five inches in diameter where there is insufficient space to bypass the dripline by trenching should be tunneled. The tunnel should be less than two feet in depth. When the tunneling procedure is required, the minimum distance of the tunnel from the near trunk face of the tree is determined by the diameter of the tree at 4-1/2 (four and one-half) feet above the ground line. Dimensions apply as illustrated in Figure 4 and its accompanying table.

Since the cutting of larger roots is unavoidable in a trenching operation, all roots over two inches in diameter must be cut cleanly. Excavating around a large valuable tree can be more safely accomplished with the use of a supersonic air excavation tool (air knife/air spade). These tools can help to expose the roots before excavation and allow clean cuts to be made or the utility to be run under the root, helping to avoid any major root pruning. Communicating with certified industry professionals is recommended before utilizing this procedure. All trenches should not stay open longer than 2 to 3 days and must be properly barricaded.

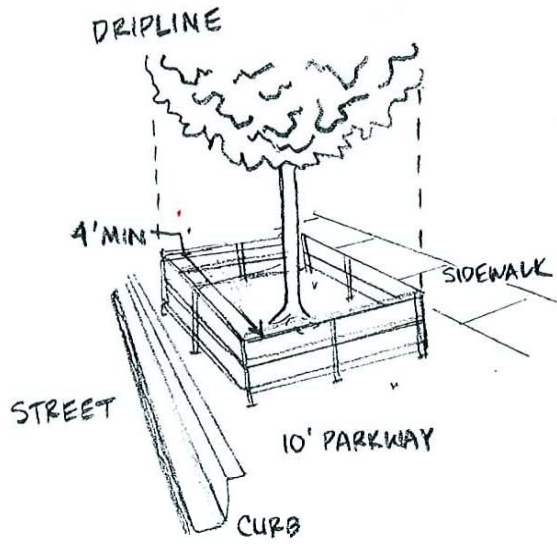


FIGURE 1- SMALL TREES

MINIMUM FENCING REQUIREMENTS

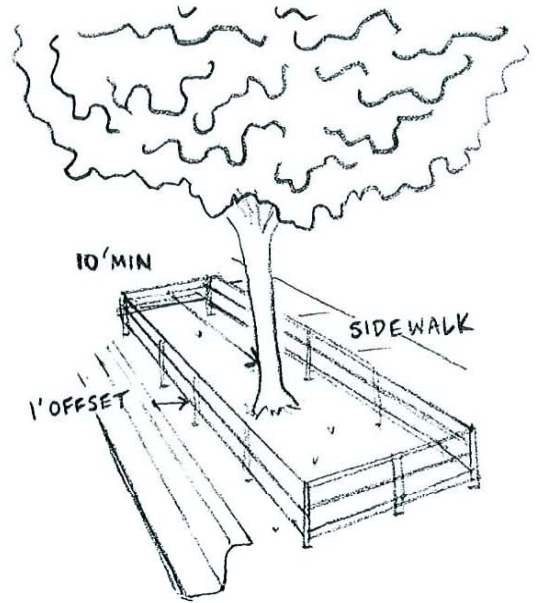


FIGURE 2- MEDIUM TO LARGE TREES

MINIMUM FENCING REQUIREMENTS

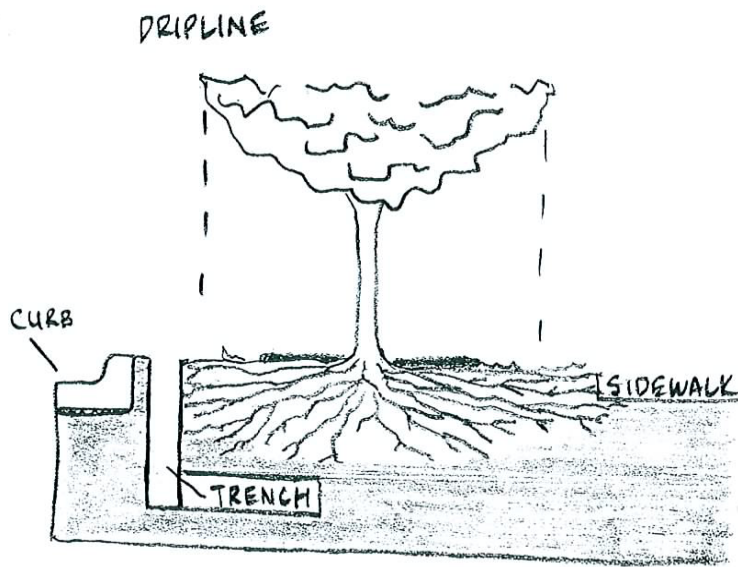
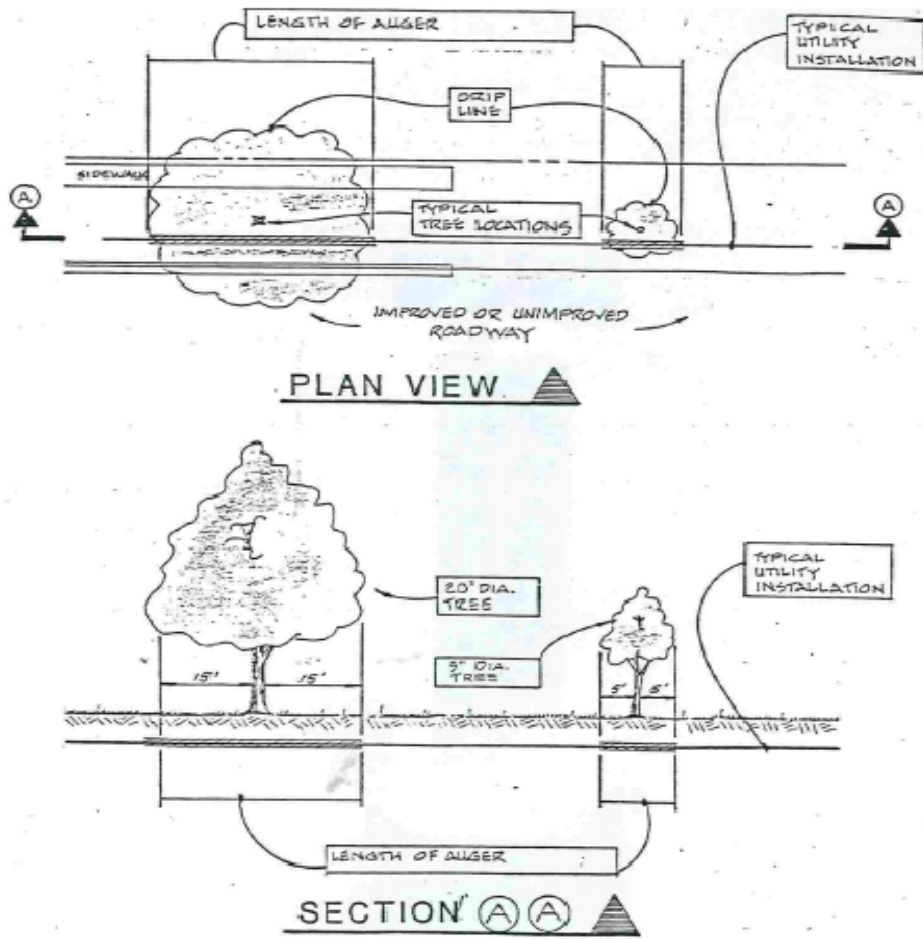


FIGURE 3- SMALL TREES

TRENCHING REQUIREMENTS

Figure 4. Tunneling Dimensions



Tree diameter (dbh)		Auger distance from tree (radius)	
in	cm	ft	m
0 - 2	0 - 5	1	0.3
2 - 4	7 - 10	2	0.7
5 - 9	12 - 22	5	1.7
10 - 14	25 - 35	10	3.3
15 - 19	37 - 47	12	4.0
19 +	47 +	15	5.0

## **8.0 CONTAINER PLANTING**

This section addresses container plantings in the public right-of-way. No containers shall be placed in a City of Warrenville right-of-way by a private property owner, Homeowners Association, or developer until and unless a "Landscape License and Covenant Agreement" (shown in Appendix A) has been approved and executed by the Community Development Department and recorded by the City with the DuPage County Recorder's Office.

### **8.1 INSTALLATION REQUIREMENTS**

No container may be placed in a manner which obstructs the "vision clearance triangle" as defined in Title 8, Chapter 6, Section 8-6-9 of the City Code, nor may any container be placed on public property where it would constitute a visibility hazard.

The planting medium shall be of sufficient volume to support and sustain the plant materials, and the design and construction details shall be approved by the Community Development Department.

### **8.2 MAINTENANCE OF CONTAINERS IN PUBLIC RIGHT-OF WAY**

Containers, plants, and their maintenance become the responsibility of the owner of the abutting property. All costs arising from the establishment, maintenance, or removal of plants or plant containers are to be borne by the owner of the abutting property.

Containers, plants and their contents must be maintained in the condition specified by original design at all times. Any planter not serving its designed aesthetic function shall be replanted or removed.

The installation of concrete, wood, or brick 'tree rings' in the parkway is prohibited. All of these rings form an above-ground open container, which often contributes to girdling the tree roots which in turn can lead to premature tree decline and increase the risk of storm damage.

Annual plantings under parkway trees is discouraged. Synthetic-based fertilizers, heavy watering, and annual root disturbances (digging, tilling) at the base of a tree can lead to premature tree decline or total failure. Urns, pots, or bowls for color are preferred. Perennial ground cover is acceptable when properly maintained.

### **8.3 NOTICE TO REPLANT OR REMOVE CONTAINERS IN PUBLIC RIGHT-OF-WAY**

Any container and/or plant material not maintained to quality and design standard as determined by the Community Development Director, is hereby declared a nuisance. Anyone failing to abate such a nuisance after notice is given shall be guilty of a misdemeanor, and the Community Development Director may cause such nuisance to be removed.

### **9.0 REMOVAL POLICY FOR TREES AND OTHER PLANTS**

#### **9.1 TREES TO BE CONSIDERED FOR REMOVAL**

A tree or other plant on city-owned property may be considered for removal if it is deemed by the City to constitute a public nuisance, as defined in Title 6, Chapter 6, Section 6-6-1 of the City Code. The Code defines a tree or other plant as a public nuisance in the following ways:

- A. Any tree or shrub growing in such a manner as to: 1) obstruct the reflection of streetlights, 2) obstruct the view by motor vehicle operators of any traffic control device within the public right-of-way, 3) obstruct or interfere with the passage of persons or vehicles on the streets or sidewalks of the city, or 4) create a dangerous condition for persons or property on public streets, sidewalks or other public property including, but not limited to, any tree or shrub or part thereof which is likely to fall on or across any public property. Any person violating this section shall be required to prune or remove any such tree or shrub within the period of time authorized by the director of public works or his authorized designee so that it will not create such an obstruction.

For the purposes of this section, "traffic control device" shall include, but not be limited to, any sign, signal, or opticom equipment, placed or maintained by the city to regulate, warn or guide traffic.

- B. Any tree, shrub, other plant, or portion thereof, whether located on city-owned property or on private property, which obstructs the view in the "vision clearance triangle" as defined by Title 8, Chapter 6, Section 8-6-9 of the City Code.

#### **9.2 TREES NOT TO BE CONSIDERED FOR REMOVAL**

The following trees that do not constitute a public nuisance and do not pose an immediate hazard, as defined in Title 6, Chapter 6, Section 6-6-1 of the City Code, shall not be considered for removal unless otherwise specified in the following subsections:

- A. Species of trees currently classified as undesirable and thereby prohibited from being planted on city-owned property as listed in Table 3 of this Manual with the exception of trees designated by the City as being part of the scheduled citywide replacement program intended to upgrade the City's tree population.
- B. Individual trees, regardless of species or kind, which pose either an imminent or potential hazard for which corrective action can be taken.
- C. Trees that constitute an inconvenience to the public by virtue of their location, except those public trees that pose serious obstruction problems in terms of egress or access to private property or new construction projects or the alteration of established private facilities.
- D. The removal of a public tree for the purposes of accommodating private facilities will not be sanctioned unless it is demonstrated that there are no other reasonable design alternatives for the project, and the private facility developer plants one new 2.5-inch tree for every removed tree, unless otherwise approved by the Community Development Director.

## **10.0 ECOSYSTEM AND HABITAT PROTECTION**

Natural ecosystems and wildlife habitats are a key asset to the community. These systems, with their complex interdependencies among diverse plant and animal species can be quite fragile; their preservation requires vigilance and care. Ecosystems and habitats may be adversely affected by planting of inappropriate species which may upset natural balances.

It is highly desirable that sensitive ecosystems and habitats on a site which may be affected by a new subdivision development should be identified, and provisions for their protection should be specified in Landscape Plans, which must be approved by the City prior to any site work.

TABLE 1

LARGE TREES APPROVED FOR PARKWAY PLANTING & OTHER SITES

Mature heights above 30 feet. Minimum spacing 30 feet. Minimum parkway width 8 feet.

Common Name	Botanical Name			Planting Site				Other information						
	Genus	Species	Cultivar	City Parkway	Sidewalk planter	Median	Private Property	Salt tolerant	Spring planting	Native to Illinois	Promotes Diversity	Availability	Hardiness	Ease of Transplant
Hedge Maple	Acer	campestre		X			X	X	X		X	AV	GD	GD
State Street® Miyabe Maple	Acer	miyabe	'Morton'	X		X	X	X			X	GD	GD	GD
Miyabe Maple	Acer	miyabe		X		X	X				X	GD	GD	GD
Black Maple	Acer	nigrum		X			X			X	X	LTD	AV	AV
Crimson King Maple	Acer	platanoides	'Crimson King'	X			X		X			GD	GD	GD
Deborah Norway Maple	Acer	platanoides	'Deborah'	X			X		X			GD	GD	GD
Emerald Luster Maple	Acer	platanoides	Emerald Lustre™	X			X		X			GD	GD	GD
Satisfaction Maple	Acer	platanoides x truncatum	'Satisfaction'	X			X		X			GD	GD	GD
Sycamore Maple	Acer	pseudoplatanus		X	X		X	X	X		X	GD	AV	AV
Silver Queen Silver Maple	Acer	saccharinum	Silver Queen	X		X	X			X		LTD	GD	GD
Skinner's Cut-leaved Silver Maple	Acer	saccharinum	'Skinner'	X		X	X			X		LTD	GD	GD
Fall Fiesta Sugar Maple	Acer	saccharum	Fall Fiesta	X			X	X	X			AV	GD	AV
Green Mountain® Sugar Maple	Acer	saccharum	'PNI 0285'	X			X	X	X			AV	AV	AV
Norwegian Sunset® Maple	Acer	truncatum x A. platanoides	'Keithsform'	X			X		X			LTD	GD	GD
Autumn Fantasy Maple	Acer	x freemanii	Autumn Fantasy'	X		X	X			X		GD	GD	GD
Marmo Maple	Acer	x freemanii	'Marmo'	X		X	X			X		GD	GD	GD
Siena Glen® Maple	Acer	x freemanii	'Siena'	X		X	X			X		LTD	GD	GD
Ohio Buckeye	Aesculus	glabra		X	X		X			X	X	AV	GD	AV
Baumann Horsechestnut	Aesculus	hippocastanum	'Baumannii'	X	X		X	X	X	X		LTD	GD	AV
Yellow Buckeye	Aesculus	octandra		X			X		X			LTD	GD	AV
Allegheny Serviceberry	Amelanchier	laevis		X		X	X			X	X	LTD	GD	GD
Heritage River Birch	Betula	nigra	'Heritage'	X			X		X		X	GD	GD	AV
River Birch	Betula	nigra		X			X	X	X	X		GD	GD	AV
European Hornbeam	Carpinus	betulus		X			X		X		X	AV	GD	DIF
American Hornbeam	Carpinus	caroliniana		X			X			X		AV	GD	DIF
Chinese Catalpa	Catalpa	ovata		X			X				X	VLTD	AV	GD
Northern Catalpa	Catalpa	speciosa		X	X	X	X	X		X	X	GD	GD	GD
Sugarberry	Celtis	laevigata		X			X			X	X	AV	AV	GD
Chicagoland Hackberry	Celtis	occidentalis	'Chicagoland'	X	X	X	X			X		LTD	GD	GD
Windy City Hackberry	Celtis	occidentalis	'Windy City'	X	X	X	X			X	X	LTD	GD	GD
Hackberry	Celtis	occidentalis		X	X	X	X			X	X	GD	GD	GD
Yellowwood Perkins Pink	Cladrastis	kentuckea	'Perkins Pink'	X			X				X	NA	AV	AV
American Yellowwood	Cladrastis	kentuckea		X			X				X	VLTD	AV	AV
Turkish Hazelnut	Corylus	columa		X			X		X		X	AV	AV	AV
Magar Ginkgo	Ginkgo	biloba	'Magyar'	X	X	X	X				X	LTD	GD	GD
Princeton Sentry Ginkgo	Ginkgo	biloba	'Princeton Sentry'	X	X	X	X					LTD	GD	GD
Ginkgo, Male only	Ginkgo	biloba		X	X	X	X				X	AV	GD	GD
Imperial Honey Locust	Gleditsia	triacanthos	var. inermis 'Imperial'	X	X	X	X	X		X		GD	GD	GD
Shademaster Honey Locust	Gleditsia	triacanthos	var. inermis 'Shademaster'	X	X	X	X	X		X		GD	GD	GD
Skyline Honey Locust	Gleditsia	triacanthos	var. inermis 'Skyline'	X	X	X	X	X		X		GD	GD	GD
Kentucky Coffee Tree	Gymnocladus	dioica		X		X	X			X	X	GD	GD	GD
European Larch	Larix	dicedua		X			X		X		X	AV	AV	AV
Moraine Sweet Gum	Liquidambar	styraciflua	'Moraine'	X			X			X	X	LTD	AV	AV
Thornless Osage Orange	Maclura	pomifera	'White Shield'	X			X				X	VLTD	GD	GD
Thornless Osage Orange	Maclura	pomifera	'Wichita'	X			X				X	LTD	GD	GD
Cucumber Magnolia	Magnolia	acuminata		X			X		X	X	X	LTD	AV	AV
Dawn Redwood	Metasequoia	glyptostrobooides		X	X	X	X		X		X	VLTD	AV	AV
Ironwood	Ostrya	virigiana		X			X		X	X	X	AV	GD	GD
American Sycamore	Platanus	occidentalis		X			X		X	X		AV	AV	GD
Exclamation!™ London Planetree	Platanus	x acerifolia	'Morton Circle'	X	X		X	X	X		X	LTD	AV	GD
Ovation™ London Planetree	Platanus	x acerifolia	'Morton Euclid'	X	X		X	X	X		X	LTD	AV	GD
Siouxland Poplar	Populus	deltoides	'Siouxland'	X			X	X	X	X	X	LTD	AV	GD
Robusta Poplar	Populus	x euramerica	'Robusta'	X			X	X	X		X	LTD	AV	GD
Sargent Cherry	Prunus	sargentii		X	X		X		X		X	VLTD	AV	GD
Canada Red Choke Cherry	Prunus	virginiana	'Canada Red'	X	X		X			X	X	AV	AV	GD
Crimson Spire™ Oak	Quercus	alba x robur	'Crimschmidt'	X	X		X	X	X		X	VLTD	GD	AV
Swamp White Oak	Quercus	bicolor		X	X	X	X	X	X	X	X	GD	GD	GD
Hill's Oak	Quercus	ellipsoidalis		X		X	X		X	X	X	AV	AV	GD
Shingle Oak	Quercus	imbricaria		X	X	X	X	X	X	X	X	AV	AV	AV
Bur Oak	Quercus	macrocarpa		X		X	X	X	X	X	X	GD	AV	DIF
Chinkapin Oak	Quercus	muehlenbergii		X		X	X		X	X	X	AV	GD	AV
Chestnut Oak	Quercus	prinus		X			X		X	X	X	AV	AV	AV
Skymaster® English Oak	Quercus	robur	'Pyramich'	X	X		X	X	X		X	VLTD	GD	AV
English Oak	Quercus	robur		X	X		X	X	X		X	VLTD	GD	AV
Regal Prince English Oak	Quercus	robur 'Fastigiata' x Q. bicolor 'Long'		X	X		X	X	X		X	GD	GD	AV

Common Name	Botanical Name			Planting Site					Other information					
	Genus	Species	Cultivar	City Parkway	Sidewalk planter	Median	Private Property	Salt tolerant	Spring planting	Native to Illinois	Promotes Diversity	Availability	Hardiness	Ease of Transplant
<b>Shumard's Oak</b>	Quercus	shumardii		X			X		X	X	X	VLTD	GD	AV
<b>Heritage® MacDaniel's Oak</b>	Quercus	x macdanielii	'Clemons'	X	X	X	X	X	X	X	X	VLTD	GD	AV
<b>Chicago Blues Black Locust</b>	Robinia	pseudoacacia	'Chicago Blues'	X	X	X	X	X	X	X	X	LTD	AV	AV
<b>Japanese pagodatree</b>	Sophora	japonica		X	X		X				X	VLTD	AV	GD
<b>China Snow® Peking Lilac</b>	Syringa	pekiensis	'Morton'	X			X		X		X	GD	GD	GD
<b>Shawnee Brave Baldcypress</b>	Taxodium	distichum	'Shawnee Brave'	X	X	X	X	X	X	X	X	GD	GD	GD
<b>Bald Cypress</b>	Taxodium	distichum		X	X	X	X	X	X	X	X	GD	GD	GD
<b>American Sentry Linden</b>	Tilia	americana	'American Sentry'	X	X	X	X		X	X	X	GD	GD	GD
<b>Boulevard Linden</b>	Tilia	americana	'Boulevard'	X	X	X	X		X	X	X	LTD	GD	GD
<b>Redmond Linden</b>	Tilia	americana	'Redmond'	X		X	X		X			GD	GD	GD
<b>White Basswood</b>	Tilia	americana	var. heterophylla	X		X			X	X	X	VLTD	GD	GD
<b>Legend™ Linden</b>	Tilia	americana	'Wandell'	X	X	X	X		X	X	X	LTD	GD	GD
<b>American Linden</b>	Tilia	americana		X			X		X			AV	GD	GD
<b>Glenleven Littleleaf Linden</b>	Tilia	cordata	'Glenleven'	X	X	X						GD	GD	GD
<b>Golden Cascade Linden</b>	Tilia	cordata	'Golden cascade'	X			X			X		LTD	GD	GD
<b>Norlin® Linden</b>	Tilia	cordata	'Norlin'	X			X				X	LTD	GD	GD
<b>Littleleaf Linden</b>	Tilia	cordata		X		X	X					GD	GD	GD
<b>Harvest Gold® Linden</b>	Tilia	mongolica	'Harvest Gold'	X	X		X			X		VLTD	GD	GD
<b>Bigleaf Linden</b>	Tilia	platyphyllos		X			X			X		LTD	GD	GD
<b>Green Mountain® Silver Linden</b>	Tilia	tomentosa	'PNI 6051'	X	X	X				X		VLTD	GD	GD
<b>Sterling Silver™ Silver Linden</b>	Tilia	tomentosa	'Sterling'	X			X			X		LTD	GD	GD
<b>Crimean Linden</b>	Tilia	x euchlora		X			X			X		VLTD	GD	GD
<b>Princeton Elm</b>	Ulmus	americana	'Princeton'	X	X		X					AV	GD	GD
<b>Valley Forge Elm</b>	Ulmus	americana	'Valley Forge'	X	X		X					AV	GD	GD
<b>Commendation™ Elm</b>	Ulmus	carpinifolia	'Morton Stalwart'	X	X	X	X	X				AV	GD	GD
<b>Regal Elm</b>	Ulmus	carpinifolia	'Regal'	X	X	X	X					AV	GD	GD
<b>Discovery Elm</b>	Ulmus	davidiana	var. Japonica 'Discovery'	X	X		X	X				LTD	H	GD
<b>Accolade® Elm</b>	Ulmus	japonica x wilsoniana	'Morton'	X	X	X	X	X				AV	GD	GD
<b>Patriot Elm</b>	Ulmus	wilsoniana	'Patriot'	X	X	X	X	X				AV	GD	GD
<b>Prospector Wilson's Elm</b>	Ulmus	wilsoniana	'Prospector'	X	X	X	X	X				AV	GD	GD
<b>Triumph™ Elm</b>	Ulmus		'Morton Glossy'	X	X	X	X					GD	GD	GD
<b>Village Green Japanese Zelkova</b>	Zelkova	serrata	'Musashino'	X	X	X	X		X	X		LTD	AV	AV
<b>Village Green Japanese Zelkova</b>	Zelkova	serrata	'Village Green'	X	X	X	X	X	X	X		LTD	AV	AV

**Bold** indicates best picks. Best picks have generally performed well in our area and increase plant diversity.

Please note that not all trees are appropriate for planting in all areas. Trees shall be branched at a height that will not interfere with sight lines or passage. For questions regarding this list, appropriate planting locations, or tree species not listed, please contact your arborist.

TABLE 2

SMALLER TREES APPROVED FOR PARKWAY PLANTING & OTHER SITES

Mature heights less than 30 feet. Minimum spacing 20 feet. Minimum parkway width 6 feet.

Common Name	Botanical Name			Planting Site					Other information						
				City Parkway	Sidewalk Planter	Median	Private Property	Low Overhead (Wires)	Salt Tolerant	Spring Planting	Native to Illinois	Promotes Diversity	Availability	Hardiness	Ease of Transplant
Common Name	Genus	Species	Cultivar												
Amur Maple	Acer	ginala	'Flame'	X			X	X				X	AV	AV	AV
Paperbark Maple	Acer	griseum													
Japanese Red Maple <sup>1</sup>	Acer	palmatum	var. atropurpureum					X							
Three-flowered Maple	Acer	triflorum													
Pacific Sunset® Maple	Acer	truncatum x A. platanoides	'Warrenred'	X	X	X	X		X			AV	GD	GD	
Red Buckeye	Aesculus	x carnea		2											
Robin Hill Serviceberry	Amelanchier	x grandiflora	Robin Hill'												
Coles Select Serviceberry	Amelanchier	x grandiflora	Coles Select'												
Autumn Brilliance Serviceberry <sup>1</sup>	Amelanchier	x grandiflora	Autumn Brilliance'					X							
Apple Serviceberry	Amelanchier	x grandiflora		X	X	X	X			X	LTD	GD	GD		
Allegheny Serviceberry	Amelanchier	laevis		X	X	X	X		X	X	LTD	GD	GD		
Eastern Redbud	Cercis	canadensis		X		X	X		X	X	GD	AV	AV		
Whitebud	Cercis	canadensis	'Alba'	X		X	X		X	X	VLTD	AV	AV		
Pagoda Dogwood <sup>1</sup>	Cornus	alternifolia						X		X					
Kousa Dogwood	Cornus	kousa													
Cornelian Cherry Dogwood	Cornus	mas		X		X	X		X	X	GD	GD	GD		
Thornless Cockspur Hawthorn <sup>1</sup>	Crataegus	crusgalli	var. inermis 'Thornless cockspur'					X							
Crimson Cloud Hawthorn <sup>1</sup>	Crataegus	crusgalli	var. inermis 'Crimson Cloud'	X	X	X	X		X	X	GD	GD	GD		
Susan Magnolia <sup>1</sup>	Magnolia	liliflora 'Nigra' x stellata 'Rosea'	Susan'					X							
Korean Crabapple	Malus	baccata	var. jackii	2		X	X		X	X	GD	GD	GD		
Sargent's Crabapple	Malus	sargentii		2		X	X		X	X	GD	GD	GD		
Golden Raindrops® Crabapple	Malus	transitoria	'Schmidtcutleaf'	2		X	X		X	X	GD	GD	GD		
Zumi or Redbud Crabapple <sup>1</sup>	Malus	x zumi	Calocarpa'	2		X	X		X	X	GD	GD	GD		
Beverly Crabapple	Malus		'Beverly'	2		X	X		X	X	GD	GD	GD		
Prairiefire Crabapple <sup>1</sup>	Malus		Prairiefire'	2			X								
Springsnow Crabapple <sup>1</sup>	Malus		Springsnow'	2			X								
Cardinal Crabapple	Malus		'Cardinal'	2		X	X		X	X	GD	GD	GD		
Purple Prince Crabapple	Malus		'Purple Prince'	2		X	X		X	X	GD	GD	GD		
Red Jewel Crabapple	Malus		'Red Jewel' (syn. 'Jewelcole')	2		X	X		X	X	GD	GD	GD		
Red Peacock Crabapple	Malus		'Red Peacock'	2		X	X		X	X	GD	GD	GD		
Ivory Silk Japanese Tree Lilac	Syringa	reticulata ssp. reticulata	'Ivory Silk'	X	X		X	X	X		X	GD	GD	GD	
Summer Snow Japanese Tree Lilac	Syringa	reticulata ssp. reticulata	'Summer Snow'	X	X		X	X	X		X	LTD	GD	GD	

**Bold** indicates best picks. Best picks have generally performed well in our area and increase plant diversity.

Please note that not all trees are appropriate for planting in all areas. For questions regarding this list, appropriate planting locations, tree species not listed, please contact your arborist.

<sup>1</sup> Recommended in brochure, "The Right Tree in the Right Place - Selecting, Planting and Caring for Trees Near Power Lines", ComEd, 2004.

**2 Recommended for areas where fruit/nut will not drop on sidewalks or other areas used for walking or biking.**

**Key**

- AV = Average
- AV-PR = Average to Poor
- GD = Good
- LTD = Limited
- VLTD = Very Limited
- DIF=Difficult

**TABLE 3**  
**TREES UNACCEPTABLE FOR PLANTING <sup>1</sup>**  
**(except where a specific cultivar is listed in Table 1 or 2)**

Scientific Name	Common Name	Comments
Abies species	Fir	Form-visibility hazard <sup>2</sup>
Acer negundo*	Box Elder	Pest prone; weak wooded
Acer saccharinum	Silver Maple	Weak wooded; invasive roots
Ailanthus altissima	Tree of Heaven	Weak wooded; aggressive
Albizzia species	Mimosa	Not hardy; disease prone
Alnus species	Alder	Form-visibility hazard; aggressive
Betula species	Birch	Form-visibility hazard; environmental stress; several species are pest-prone.
Castanea*	Chestnut	Littering fruit; very serious disease problems
Catalpa speciosa	Catalpa or Catawba	Littering fruit
Cornus florida	Flowering Dogwood	Not hardy under parkway conditions
Crataegus species	Hawthorn	Thorns
Diosporos virginiana	Persimmon	Littering fruit
Elaeagnus species	Russian Olive, Autumn Olive	Form-visibility hazard; disease prone; thorns
Fraxinus species*	Ash	Emerald ash borer
Ginkgo biloba (female)*	Ginkgo	Malodorous fruit
Juglans nigra and Juglans hindsii	Eastern Black Walnut and Hinds' Black Walnut	Littering fruit
Juniperus species	Juniper	Form-visibility hazard <sup>2</sup>
Maclura pomifera	Osage Orange	Thorns; littering fruit
Malus species	Common Apple	Littering fruit
Morus species	Mulberry	Littering fruit
Picea species	Spruce	Form-visibility hazard <sup>2</sup>
Pinus species	Pine	Form-visibility hazard <sup>2</sup>
Paulownia tomentosa	Paulownia; Princess Tree; Empress Tree	Not hardy; messy
Populus species	Poplar and Aspen	Weak-wooded; invasive roots
Prunus species	Cherry and Plum	Littering fruit; disease prone
Pyrus species	Common Pear	Littering fruit; disease prone
Rhamnus cathartica	Buckthorn	Invasive
Robinia pseudoacacia	Black Locust	Aggressive; pest and disease prone
Salix species	Willow	Weak wooded; invasive roots
Sassafras albidum	Sassafras	Not hardy
Sorbus Americana*	American Mountain Ash	Disease prone
Sorbus aucuparia*	European Mountain Ash	Disease prone
Thuja species	Arborvitae	Form-visibility hazard <sup>2</sup>
Ulmus*	American Elm; Red Elm; Rock Elm; Siberian Elm	Serious disease problems and brittle wood; elm leaf beetle on Siberian Elm

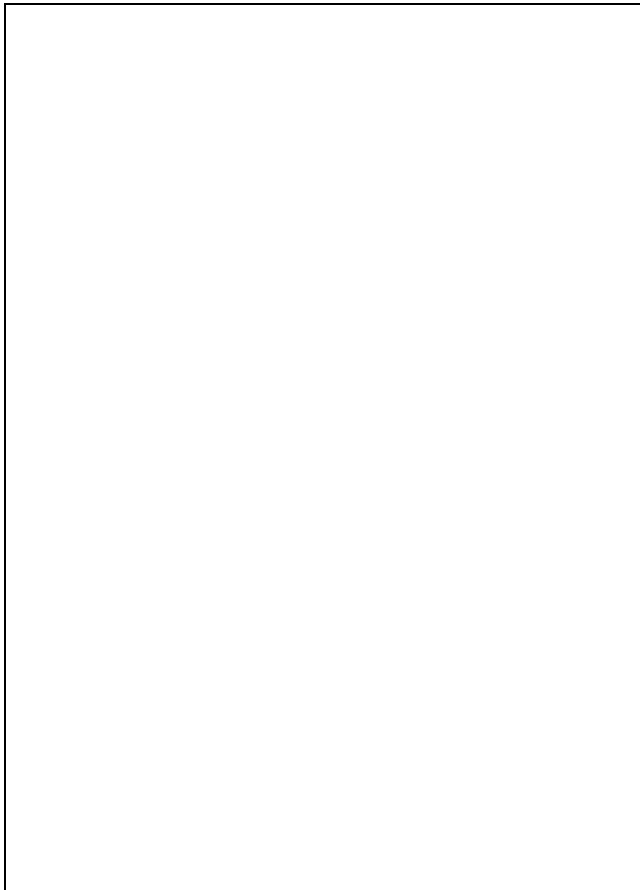
<sup>1</sup> Some of the tree species listed in Table 3, though unacceptable for parkway planting, may have merit for planting elsewhere on City-owned property.

<sup>2</sup> Evergreens: Coniferous evergreens (e.g. pine, spruce, etc.) are not permitted on City parkways, with the exception of cul-de-sacs, islands, medians and entrance/exit to subdivisions. Pinus sylvestris (Scotch pine) and Pinus nigra (Austrian pine) are not recommended for any location due to pest issues and heavy sap.

\* Not acceptable for planting anywhere on City-owned property (including parkways) due to serious disease and/or insect problems, public safety concerns or maintenance difficulties.

**AFTER RECORDING RETURN TO:**

City of Warrenville  
28 W 701 Stafford Place  
Warrenville, Illinois 60555  
C/O: Community Development Director



*Landscape License and Covenant Agreement:*

# \_\_\_\_\_

Property Address:

\_\_\_\_\_  
\_\_\_\_\_

P.I.N. \_\_\_\_\_

**CITY OF WARRENVILLE LANDSCAPE LICENSE AND COVENANT AGREEMENT**

THIS LANDSCAPE LICENSE AND COVENANT AGREEMENT (the "Agreement") is made and entered into by and between the legal title owner (the "Owner") of the property legally described below (the "Property") and the City of Warrenville (the "City") pursuant to Section 7-2-2.D of the City of Warrenville City Code, entitled "Landscape License Agreement."

**W I T N E S E T H:**

1. The Property which is subject to the terms, conditions and provisions of this Agreement is legally described as follows:

Legal Description:

P.I.N.

Common Address:

2. The Owner's property described in paragraph 1 (hereinafter referred to as the "Subject Property") is adjacent to right-of-way owned by the "City" (hereinafter referred to as the "ROW"). The Owner has requested that the City permit the Owner to install landscaping improvements and/or underground lawn irrigation improvements in the ROW and the City is willing to permit the aforesaid activities by the Owner, subject to the terms and conditions hereinafter set forth in this Agreement.
3. In consideration of the mutual promises and covenants hereinafter set forth, and other good and valuable consideration, receipt of which is hereby acknowledged, is agreed by and between the parties hereto, as follows:
  - A. The City hereby grants the Owner a license to go upon the ROW, which ROW is depicted on Exhibit A attached hereto and made a part hereof, for the following purposes only:
    - (i) To install acceptable landscaping improvements. Said plantings and related improvements shall strictly conform with the following criteria:
      - 1 All landscaping and related improvements in the Right-of-Way shall be installed and maintained substantially in the locations specified on Exhibit A; the City and J.U.L.I.E. will be contacted before planting to get accurate locations for underground utilities. The Community Development Director and Public Works Superintendent will determine the minimum distance the proposed landscape installation can be installed to any underground utility, curb, sidewalk or driveway.
      - 2 It is agreed that the City shall have no legal or financial responsibilities to maintain or replace any improvements planted or installed in the Right-of-Way pursuant to this Agreement.
  - And/or
  - (ii) Install and maintain private underground lawn irrigation improvements subject to the following requirements:
    - 1 The Owner shall execute a Lawn Irrigation Agreement Addendum
    - 2 The design and installation of any underground lawn irrigation shall comply with all applicable City and State permit and code requirements including, but not limited to, backflow prevention requirements.
4. Maintenance. The Owner shall maintain any and all materials planted or placed in the ROW pursuant to this Agreement according to acceptable industry standards, and as required by the City. The City shall have no legal or financial responsibility to maintain or replace the landscaping improvements or underground lawn irrigation improvement. Owner shall be responsible for the removal of any landscaping or related improvements installed in the

ROW pursuant to this permit if any such improvements are determined by the City to be poorly maintained, decaying or dead. Should the Owner fail to remove said improvements within 30 days after notice from the City, the City may remove said improvements and the Owner shall pay all expenses incurred by the City to complete said removal.

5. Hold Harmless Release Agreement. By executing this Agreement the City is granting the Owner permission to install landscape related improvements and/or underground lawn irrigation improvements in the aforementioned ROW in the location indicated on Exhibit A. Such permission is subject to the Owner entering into this Agreement with the City. The Owner covenants and agrees that all improvements installed in the ROW pursuant to this agreement shall be installed in a good and workmanlike manner. The Owner shall indemnify, defend and hold the City harmless from any loss, cost, attorneys' fees, expense or damage, including all loss of life, injury to persons or damage to property (wherever such property may be located) that may be sustained in connection with or arising from the installation of and maintenance of same on the ROW by the Owner.

The Owner specifically releases the City from any and all damages to the said improvements caused by the use of the ROW for the specified utility purposes and the construction, installation, maintenance, repair, reconstruction, or operation of the utilities and roadway therein. Notwithstanding the foregoing, the City and all other parties benefited by the ROW, in performing repairs, maintenance or other work respecting the roadway and utilities therein, shall exercise reasonable care to avoid damage to said improvements wherever practicable, and the indemnity and releases that are contained hereinabove shall not be applicable to any wanton or willful conduct by the City or other parties benefited by the ROW, as applicable.

6. This Agreement shall run with the Property and shall be binding upon and inure to the benefit of the Owner, the Owner's successors, assigns and grantees, and all parties claiming by through and under them. Enforcement of this Agreement may be sought by the City, by any proceeding at law or in equity against any person or persons violating or attempting to violate any provision of this Agreement, wither to restrain violation, to compel affirmative action, or to recover damages, and, in the event the City is the prevailing party, the City shall be entitled to recover its attorney's fees and costs.
7. This Landscape License Agreement will become a permanent record in the file maintained by the City on the Property and shall be recorded, at the expense of the Owner, against the Property in the Office of the DuPage County Recorder of Deeds.
8. Any notice to the Owner under this Agreement shall be given to the last name and address shown on the most recent real estate tax bill issued by the County Treasurer. Any notice to the City under this Agreement shall be given to:  
City of Warrenville  
28W701 Stafford Place  
Warrenville, IL 60555  
Attention: Community Development Director  
  
Or to such other address at which the principal administrative offices of the City are located from time to time.
9. This Agreement shall be governed by the laws of the State of Illinois.

IN WITNESS WHEREOF, the parties hereto have executed or caused the Agreement to be executed by their duly authorized officials.

Address: \_\_\_\_\_  
\_\_\_\_\_  
PIN: \_\_\_\_\_

\_\_\_\_\_  
Owner

Address: \_\_\_\_\_  
\_\_\_\_\_  
PIN: \_\_\_\_\_

\_\_\_\_\_  
Owner

CITY OF WARRENVILLE

\_\_\_\_\_  
Community Development Director  
28W701 Stafford Place  
Warrenville, IL 60555

STATE OF ILLINOIS        )  
                                          ) SS  
COUNTY OF DU PAGE     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that \_\_\_\_\_, personally  
*(Owner)*  
known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s) he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

STATE OF ILLINOIS        )  
                                          ) SS  
COUNTY OF DU PAGE     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that \_\_\_\_\_, personally  
*(Owner)*

known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s) he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission expires: \_\_\_\_\_  
Notary Public

STATE OF ILLINOIS        )  
                                          ) SS  
COUNTY OF DU PAGE     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that \_\_\_\_\_, personally known

to me to be the Community Development Director of the City of Warrenville, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission expires: \_\_\_\_\_  
Notary Public

**EXHIBIT A**

**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

**AND RIGHT-OF-WAY LANDSCAPE IRRIGATION PLAN**

## LAWN IRRIGATION AGREEMENT ADDENDUM

According to the drawings submitted, a lawn sprinkler system is planned to be installed on your premises. The plans also show the sprinkler lines to be extended into the City Right-of-Way (ROW), installed in the parkway.

This is City of Warrenville property; sometime in the future the City may find it necessary to excavate the parkway where your lawn sprinkler is located. Because this is City property, the City cannot be held liable for the replacement, reconnection or reconstruction of any part of your lawn sprinkler system installed in the City ROW.

Also, sometime in the future, it may be necessary for other utility companies to excavate in the ROW. These companies cannot be held liable for replacement, reconnection or reconstruction of the sprinkler system that is installed within the ROW.

This agreement shall be binding upon the Owner and all successor Owners of the property and such successors should be informed of such. I/we hereby covenant and agree that the installation of the lawn irrigation system shall be subject to all the terms and conditions of this Addendum and the associated Landscape License and Covenant Agreement, which is incorporated by reference herein.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date