

Chapter 30
LANDSCAPING CODE

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30.01 INTENT AND PURPOSE

A. Authority: This Chapter is enacted by ordinance pursuant to the police powers granted to the Village by 65 ILCS 5/11-13-1, *et. seq.*

B. Purpose: The purposes of these landscape requirements are to promote, protect and preserve the general health and safety of the people of the community and, as part of the general welfare, ensure aesthetic enhancement of land uses within the community through the use of appropriately designed, installed and maintained landscaping.

C. Intent: The objectives of a landscape plan are to screen unsightly elements, complement structures, ensure aesthetic compatibility among land uses, help prevent soil erosion, reduce stormwater runoff, furnish shade for parking and other areas, enhance the streetscape and divert winds. These regulations are also intended to encourage the retention of existing mature trees and require the replacement of indigenous trees with similar species.

D. Applicability: Any property within the Village corporate limits requiring a Site Plan and Development Permit shall meet the requirements of this Chapter. Requirements of a planned development shall supercede this Chapter and shall be clearly stated as variations from this Chapter.

30.02 DEFINITIONS

For the purpose of this Chapter, certain terms and words are hereby defined. Words whether capitalized or not, used in the present tense shall include the future, words used in singular shall include the plural, and the plural the singular; the word “building” shall include the word “structure,” the word “lot” shall include the word “plot” and the word “shall” is mandatory and not directory. Definitions in Appendix A of this Code are also applicable to this Chapter.

Berm: Un-compacted soil raised above the surrounding finished grade with side slopes no steeper than 2:1 (horizontal vs. vertical) when planted with shrubs or ground cover, or 3:1 (horizontal vs. vertical) or less when planted with turf.

Caliper: The diameter of a tree trunk six inches above the existing grade or proposed planted grade and in conformance with provisions of the Code Of Standards (Z60.1-1986 or latest version) published by the American Association of Nurserymen, Inc. Caliper is usually used in reference to nursery stock for new plantings.

Clump: A cluster (refer to definition below) or multi-stem tree, the measurement of which shall be the total circumference at DBH.

Cluster: Plant material installed as a “clump” or “group” as 1) within 2 feet of each other so as to appear as a single multiple-trunk tree without mown turf between trunks, or 2) several feet apart with sufficient space between trunks for the passage of turf mowing equipment, or 3) spaced on-center a distance equal to the mature drip line diameter.

Deciduous: Plants which do not retain leaves or needles during the winter season of the year.

Diameter at Breast Height (DBH): The diameter of a tree measured at 4½ feet above the existing grade. Diameter at Breast Height or DBH is used in reference to established plantings in the field.

Drip Line: An imaginary vertical line extending downward from the outermost tips of the tree branches to the ground.

Embankment: Soil, un-compacted or compacted, raised above the level of the surrounding finished grade with side slope(s) no steeper than 2:1 (horizontal vs. vertical) when planted with shrubs or ground covers; or 3:1 (horizontal vs. vertical) when planted with turf. An embankment is usually used in reference to holding back water or supporting a roadway.

Encroachment: A protrusion outside of a parking space, display area, access way, building, sign, etc., into a landscaped area.

Evergreen: Plants which continuously retain leaves or needles over 4 seasons of the year.

Fence: A free-standing structure of metal, masonry, wood or any combination thereof resting on or partially buried in the ground and rising above ground level, and used for confinement, screening or partition purposes.

Ground Cover: Any plant material with a maintained or unmaintained average mature height of less than 12 inches.

Height: Reference to the total finished height of a structure or general height of plant materials installed above the adjacent elevation of soil or paving.

Landscape Architect/Designer: A person qualified through academic and/or experience to create landscape plans.

Landscaping: Any of the following or combination thereof: material such as, but not limited to grass, ground covers, shrubs, vines, hedges or trees; and non-living durable material, such as rocks, pebbles, sand, walls or fences, but excluding pavement.

Planting Bed or Planter: An area specifically designated for plant material that is separate from the surrounding turf, pavement, etc. This planting area may be above or level with the surrounding grade.

Protrusion: An object projecting into an area or space.

Root Zone: The area inscribed by an imaginary circular line on the ground beneath a tree having its center point the center of the trunk of the tree and a radius equal to 1 foot for every inch of DBH.

Screen: A structure or planting used to obstruct vision beyond the screen. Unless otherwise specified, a screen is intended to provide in excess of 90 percent opaque obstruction to vision during all seasons of the year.

Shrub: A branched woody plant with an unmaintained average mature height of less than 8 feet.

Sod: A variety of cool season turf grasses, suitable to this area, free of noxious weeds, pests or diseases, usually commercially grown and sold in slabs or rolls.

Tree: Any self-supporting, woody plant of a species which normally grows to an overall height of 15 feet or more.

Tree, Ornamental: A tree with an unmaintained average mature height of less than 20 feet.

Tree, Parkway: A tree, usually a shade tree variety, installed within a public right-of-way. This shall also include the term “street tree.”

Tree, Shade: A deciduous tree with an average mature height in excess of 20 feet.

Turf: Lawns, sod and grass/grassy areas designed to be maintained by regular watering, mowing and raking.

Vines: Plants which normally require a support to reach mature form.

Vision Clearance Triangle: The area at a street intersection enclosed by a visibility triangle, each leg of which is measured along each curb of the intersecting streets and from the point where said curb lines or extensions thereto intersect.

30.03 DESIGN CRITERIA

Design criteria, which serve as a basis for development of landscape plans, shall consist of the following:

1. Planting layouts shall clarify traffic patterns, outdoor areas and their functions, and serve to create a pleasant environment.
2. Landscaping shall be protected from vehicular and pedestrian encroachment.
3. Plantings shall not create traffic hazards. Particular attention shall be given to plantings at or near street intersections, pedestrian crossings and off-street parking to ensure that safe visibility is maintained at all times. Vision clearance triangles may be planted, if vegetation does not exceed a height of 30 inches. Shade trees may be used in this area if the bottom leaf canopy is trimmed to a level no lower than 6 feet above the ground.
4. Aesthetic and functional aspects of the proposed landscaping, both at installation and ma-

turity, shall be considered. In areas less than 20 feet in width, columnar varieties of shade trees or evergreens shall be used. Plantings shall be properly spaced to prevent overcrowding as they mature. Grouping of landscape plantings and trees is recommended for optimal landscaping effect and maintenance considerations. Plantings shall generally be designed in a “natural” way, rather than in formal rigidity. Groupings are preferred over unimaginative lines of plantings. Native species are strongly encouraged.

5. Selected plant materials shall be well-adapted to the soil and climate of the region, be resistant to insects, pests and diseases, and require minimum maintenance. Proposed plant materials shall be compatible with Zone 5 conditions as defined by the United States Department of Agriculture (USDA) Hardiness Zone Designations.
6. Landscaping shall serve to integrate the project to the site, with particular sensitivity to the natural topography and existing native vegetation. Proposed plantings shall enhance the architecture of surrounding structures by being of similar scale where possible.
7. Preservation of the existing landscape material and land form shall be taken into account, particularly where mature trees are a part of the site.
8. Overhead and underground utility lines shall be taken into consideration in the landscape design and placement.
9. Site grading is critical to ensure good drainage. Existing and proposed contours shall be shown. Berms are also part of the grading plan. Most plans include berms to utilize excess soil, screen features such as parking lots, and elevating plants to add character to the site. Berms shall be designed to approximate natural land forms. In general, they shall have varying elevations and slopes and be planted with a variety of plant materials including trees, shrubs and/or ground cover. Turf areas shall be mowable and steeper grades shall be modified with retaining walls. The soil composition of berms is important. If the berm is compacted clay, then positive drainage is essential for any plants placed on the berm. Under drainage is important if the area is under irrigation.
10. Control of erosion over berms and embankments shall be required.
11. Deciduous trees, shrubs and vines shall be used on the south and west sides of buildings and plaza areas to provide shade during the summer and limited shade during winter.
12. Evergreens and other plant materials shall be concentrated on the north side of buildings in a manner which dissipates the effect of winter winds.
13. The visual screening of certain structures and facilities is an important factor in maintaining the character of the community. Service yards, loading docks and other areas that tend to be unsightly shall have special attention paid to screening of views. Screening shall be effective at all times of the year. Fences shall be oriented with the finished side facing a public right-of-way. Plantings shall be used to interrupt the view of large expanses of building walls and to conceal above-ground appurtenances, such as mechanical equipment, trash enclosures and utility boxes.
14. Exterior landscape lighting, when used, shall enhance the building design and adjoining landscape. Lighting standards and fixtures shall be compatible with the building and sur-

rounding areas. Lighting shall be restrained with no spillover to adjacent properties. Particular sensitivity to spillover lighting adjacent to residential areas shall be used. Lighting guidelines shall follow those recommended by the Illuminating Engineering Society (IES) of North America.

30.04 LANDSCAPE PLAN REQUIREMENTS

A. Landscape Plan Required: A landscape plan shall be required and approved for all projects requiring a planned development review, site plan and development review and/or subdivision plat review. For some developments, including multiple-family residential, single-family attached residential and non-residential, the landscape plan is likely to be extensive, including but not limited to location of parkways and parkway trees, buffering and the landscaping of model areas for residential projects, public open space areas, parks, private open space areas, stormwater management and parking lots. For single-family detached residential projects, the plan will be of a different character, consisting of model areas, parkways and parkway trees, public open space areas, parks, private open space areas and stormwater management areas.

The landscape plan shall be completed and signed by a landscape architect or designer. The landscape plan shall be certified by both the owner and plan preparer that the plan depicted represents what will be planted on the site. Landscape plans shall be drawn to engineering scale.

B. Elements of Landscape Plans:

1. Locations of existing and all proposed plant material improvements shall be depicted as follows:
 - a. Property lines.
 - b. Public rights-of-way and easements, including street widths.
 - c. Spot elevations and/or contours existing and proposed at 1-foot contour intervals.
 - d. Berms.
 - e. All utilities (underground, surface and overhead, including hydrants).
 - f. A tree survey shall be prepared which lists the location of existing vegetation (4" DBH and above) with sizes and species (common and botanical names) recorded. Indicate on the plan those materials to be preserved, removed or transplanted, consistent with those provisions contained in Section 5.15 of this Code.
 - g. Proposal to protect and preserve existing trees during and after construction which shall be consistent with those provisions contained in Section 5.15 of this Code.
 - h. Locations of existing natural site features (including, but not limited to: wetland areas, water bodies, streams and rock out-

croppings).

- i. Building outlines with entry and exit points.
- j. Any free-standing permanent structures (supportive or decorative).
- k. Any and all paved surfaces.
- l. Parking areas, paved and unpaved (all spaces and features delineated, including handicapped spaces, curbs and planting islands).
- m. Fences (design, height and material).
- n. Refuse disposal areas, loading docks, service entrances, outside storage areas and enclosures.
- o. Lighting (including but not limited to decorative; fixtures and pole heights shall be noted).
- p. Other exterior landscape amenities (including but not limited to trails, decks, bike paths, plazas, planters, etc.)
- q. Sign locations (specific approval shall be subject to Chapter 29 of this Code).

2. Planting Schedule:

- a. Proposed plant material schedule, in tabular form, listing: botanical names, common names, caliper or height as applicable, and quantity of all shrubs and trees. A cost estimate for landscape materials shall be submitted under separate cover.
- b. Plant material schedule, in tabular form, of all trees to be removed (4" DBH and above), listing: botanical names, common names, DBH and height, and quantity. Number, or otherwise clearly identify, which trees are designated for removal based on the survey.

3. Miscellaneous:

- a. Proposed treatment of all ground surfaces; i.e. stone materials, bark, sod, seed and/or other material.
- b. Irrigation plan if proposed. Irrigation systems within public rights-of-way require a waiver of liability.
- c. Grading and drainage plan, showing spot elevations and/or cross-sections across the entire property.
- d. Methods to be used to protect plants and planted areas or if planting beds are to be constructed (e.g. curbs, walls, etc.). The use of

railroad ties and timbers is prohibited.

- e. Building elevations, cross sections, renderings and/or photographs to show the relationship of proposed plantings to buildings.
- f. Sight line studies may be required by Village staff.

4. Title Block:

- a. Name and address of project developer.
- b. Name of landscape architect/designer, and name, phone number and address of the firm responsible for preparation of the landscape plan.
- c. Scale data.
- d. North arrow.
- e. Date.

5. Certificate of Intent: A statement signed by both the property owner or developer and plan preparer indicating that the plan is a true and accurate description of materials to be planted prior to occupancy, and maintained thereafter.

30.05 APPLICATION OF LANDSCAPE PLAN

A. Right-of-Way Landscaping:

1. Design Criteria:

- a. Except as modified by conditions of natural topography or specific needs of site development, street trees shall be distributed evenly within right-of-way areas in order to maximize the growth potential of individual trees and to facilitate tree maintenance.
- b. To assure safe visibility is maintained at all times, particular attention shall be given to plantings at or near street intersections, pedestrian crossings and off-street parking areas.
- c. Approved street tree species shall be planted in such a way as to avoid any monoculture type planting.

2. Minimum Standards:

- a. The spacing of street trees shall be no less than 40 feet between plantings. Street trees shall be planted as close to the minimum spacing standard as possible. The Public Works Director or his designee may reduce the minimum spacing standards set forth

herein for special planting areas designed or approved by a landscape architect/designer.

- b. Trees shall be planted a minimum of 2 feet from all curbs, curb lines and sidewalks. Parkway, as measured from the back of the curb to the closest edge of the sidewalk, smaller than 4 feet, shall not be suitable for parkway trees, unless approved by the Public Works Director or his designee. Trees planted on a parkway where a sidewalk exists shall be centered between the back of the curb and the closet edge of the sidewalk.
- c. No street tree shall be planted closer than 35 feet from a street corner, measured from the point of the nearest intersecting curb or curb lines. No street tree shall be planted closer than 10 feet to any fire hydrant, unless the location is previously approved by the Public Works Director or his designee.
- d. No street tree other than those acceptable by the Public Works Department shall be planted under or within 10 lateral feet of any overhead utility wire. Nor shall any tree besides a small tree be planted over or within 5 lateral feet of any underground water line, sewer line, transmission line or other underground utility.
- e. No more than 20 percent of any genus and no more than 10 percent of any species may be planted within the parkway of any subdivision.
- f. A list of acceptable trees shall be obtained from the Public Works Department.
- g. The following species of trees shall not be planted in rights-of-way. The reasons are in parentheses.

Aspen (borers)

Black Locust (borer)

Box Elder (box elder bugs, brittle wood)

Chinese Elm (Dutch Elm disease)

Cottonwood (litter)

Fruit Trees, any type (fruit)

Osage Orange (fruit)

Poplar (suckers, cotton seed, brittle wood, disease)

Russian Olive (canker disease)

Silver Maple (aggressive, shallow roots, weak)

Tree of Heaven (brittle wood)

Willow (weak wood, shallow roots)

Evergreens (in certain circumstances may be planted in medians or non-residential areas with prior written approval of the Public Works Director or his designee).

The above list may be amended from time to time. Please verify

with the Public Works Department.

- h. The species of trees listed in Section 30.05-A2g may be considered for planting in other areas of the site if approved as part of the approved landscape plan. Trees whose root systems are of atypical nature to eventually cause interference problems with water or sewer lines shall not be planted in any area of a site where the typical root spread would reach such lines.
- i. The species of parkway trees shall be approved as part of the approved landscape plan.
- j. Parkway trees shall be balled and burlapped and shall have a minimum caliper of 3 inches measured at 6 inches above the ground level. Trees shall be subject to the 15-month maintenance period and must be inspected prior to release of the Village.

B. Areas to be Graded and Sodded or Seeded, Minimum Standards:

- 1. All parkways within the dedicated streets, vacant parcels, remnant parcels and open space areas shall be graded smooth, covered with a minimum of 6 inches of top soil, and seeded/sodded.
- 2. The unpaved portion of a public right-of-way abutting a vacant parcel or open space area shall be graded smooth, covered with a minimum of 6 inches of top soil and seeded or sodded unless otherwise approved by the Village.
- 3. Other landscape material may be located in dedicated public rights-of-way, if approved by the Public Works Director or his designee. The planting of median strips and rights-of-way along state or county roads is encouraged, with approval of the appropriate agency.
- 4. Seed and sod are subject to a 15-month maintenance period subject to inspections. Seed requires a 90 percent germination for any given 10-square foot area inspected.

C. Perimeter Landscape Setback, Minimum Standards:

- 1. The minimum required width of a site perimeter landscaping area shall be 10 feet.
- 2. Shade trees shall be provided at the equivalent of 40 feet apart along the abutting property line (this does not include right-of-way area). Such trees may be clustered or spaced linearly.
- 3. Any parking lots located in front of the primary building shall be screened with a hedge or similar treatment covering 100 percent of the width of the parking lot. Hedges shall be maintained between 30 inches and 48 inches to help block headlights, yet ensure that safety is not compromised.

4. Other landscape improvements, including berms, ornamental trees, evergreens, shrubbery and hedges, shall be provided.
5. Site perimeter surfaces shall be graded, covered with a minimum of 6 inches of topsoil and sodded, or covered with ground cover vegetation as approved by the Village Board.
6. Additional landscaping shall be used when a lot is adjacent to or across a public street from a property zoned for residential use. Continuous landscaping shall be provided across 100 percent of the lot width, of a minimum 6-foot in mature height, consisting approximately of 50 percent deciduous and 50 percent evergreen plant material. Alternatively, the developer may choose a 6-foot commercial grade wood fence of a single material and single color, with shade trees placed inside the fence at the equivalent of 1 tree per 50 lineal feet.

D. Residential Landscaping, Minimum Standards:

1. Landscape plans for residential projects shall address model areas, parkways and parkway trees, public open space areas, parks, private open space areas and stormwater management areas.
2. Such landscaping may include berms, shade and ornamental trees, evergreens, shrubbery, hedges and/or other planting materials. Landscaping may be used in addition to fencing, as required by the Village in the planned development, site plan or plat of subdivision review process.
3. All yard areas for individual lots within a subdivision shall be graded smooth, covered with a minimum of 6 inches of top soil, and the entire yard shall be sodded or seeded. A Certificate of Occupancy for a residential unit, shall not be issued until a stand of grass has been established in the front yard.
4. Each lot shall contain a reasonable amount of initial landscaping beyond grass. A minimum of 2 medium-sized shrubs (or 1 shade or ornamental tree) and 6 small shrubs (a mix of evergreen and deciduous) shall be appropriately installed adjacent to the residence in the front yard.

The initial landscaping shall be installed by the developer before a Certificate of Occupancy is issued, unless the homeowner requests in writing to the Community Development Director to install the requisite landscaping. The homeowner shall have a minimum of the requisite landscaping installed within 1 year of the issuance of the Certificate of Occupancy.

5. Landscaping shall be installed between dwelling units in multi-family buildings, such as a privacy hedge or fence between adjacent patios and a mixture of trees and shrubs between buildings where walls containing windows are opposite each other.

6. If, upon completion of all public and private improvements in a subdivision, there are vacant lots, such lots shall be improved by the developer by grading, spreading 6 inches of top soil, and be fully seeded/sodded before final acceptance of the subdivision by the Village.

E. Non-Residential Landscaping, Minimum Standards:

1. Landscape plans for these projects shall address the individual lot or overall project, as applicable, including but not limited to location of parkways and parkway trees, buffering, model areas, public open space areas, parks, private open space areas, parking lots and stormwater management areas.
2. Landscaping for each non-residential lot shall be a minimum of 20 percent of the total (gross) lot area. Figures used to calculate required amounts shall not include detention or retention areas. Such landscaping may consist of berms, shade and ornamental trees, evergreens, shrubbery, hedges and/or other planting materials. Landscaping may be used in addition to fencing, as required by the Village in the planned development, site plan or plat of subdivision review process.
3. Additional landscaping may be required by the Village Board as part of a planned development or when a non-residential lot is adjacent to or across a public street from a property zoned for residential use.

F. Parking Lots:

1. Design Criteria:
 - a. The primary planting 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 shade tree planting, but shall not be the sole contribution to the landscaping. Plants which have proven to be the most tolerant of ice removal materials are recommended.
 - b. Fewer large islands will sustain healthy trees better than more numerous, very small islands. It is recommended that, where possible, shade trees be grouped within "tree islands." Design shared rooting spaces, maximizing soil surfaces that are unobstructed by pavement. Trees located in larger islands are likely to provide much more canopy, be healthier and make significantly more impact than trees planted in minimum size landscape islands. Plantings shall be level or slightly below the island's edge to facilitate rain water collection for the plants and to keep all plant materials (mulch, stones, etc.) in the island.
 - c. The flow of pedestrians (especially in large lots) shall be channeled through a clear hierarchy of routes that bring pedestrians to central walkways and towards main entrances. This hierarchy shall be reinforced through the design of planting areas.

- d. Parking lot planting areas shall be designed to accommodate winter snow storage.
- e. By placing landscape “peninsulas” opposite each other, tree canopies extend overhead and bridge together, resulting in increased shade.

2. Minimum Standards:

- a. Planting areas shall generally be dispersed throughout the interior parking area. Planting areas shall be a minimum of 200 square feet in area. One shade tree per 9 parking spaces is required for interior planted areas.
- b. Trees shall not be planted less than 4 feet from any curb or paved area.
- c. A concrete curbed landscape island shall be provided at the end of each parking row.
- d. Any parking lots located in front of the primary building shall be screened with a hedge or similar treatment covering 100 percent the width of the parking lot, maintained between 30 inches and 48 inches to help block headlights yet ensure safety is not compromised.
- e. Where a parking lot abuts property zoned for residential use, landscaping shall be provided as follows:
 - (1) The screen/buffer setback area between the parking lot and residential property line shall be a minimum of 10 feet. Based on the scale of the project, this setback may be greater as required and approved by the Village.
 - (2) Shade trees shall be provided at the equivalent of not more than 40 feet apart.
 - (3) Other planting material, including ornamental trees, evergreens, shrubbery and/or other planting materials may be required.

G. Building Foundation Planting:

- 1. Design Criteria: Where possible, plantings and landscape materials shall enhance the architecture of proposed and surrounding structures by being of similar scale.
- 2. Minimum Standards:

- a. Foundation planting is required for all buildings except single-family homes and other special cases (such as the Old Town District as described in Section 29.17-B of this Code) where the requisite land area is not sufficient or practical for plantings. Landscape areas shall remain open and free of all paving except where walks to buildings and other similar paving is required. Such landscaping shall consist of shade and ornamental trees, evergreens, shrubbery, hedges and/or other planting materials.
- b. Particular attention shall be paid toward screening mechanical equipment, trash receptacles, bicycle parking areas, loading docks, softening large expanses of building wall and enhancing entrances and architectural features.

H. Free-standing Signs, Minimum Standards: All free-standing signs shall be landscaped pursuant to Section 29.11-J of this Code.

I. Stormwater Management Areas, Minimum Standards:

1. Dry detention areas shall be completely seeded and/or sodded, unless a “wetland enhanced” bottom is required. Wet retention areas shall be seeded/sodded and/or planted with wetland plants on the sides.
2. Additional landscaping shall be used when a stormwater management area, particularly a dry detention basin, is adjacent to or across a public street from property zoned for residential use.
3. Retention ponds shall have a 2-foot edging at the mean water level of gravel, stone or similar material to prevent erosion of the banks. A wetland planting edge may be required in lieu of the hard edge treatment.
4. Other landscape improvements, including shade trees, ornamental trees, evergreens, shrubbery and hedges, shall be provided along the perimeter of the detention/retention area.
5. Additional landscaping may be required by the Village.

J. Screening, Minimum Standards:

1. Loading docks and service yards must be screened from view from residential properties and the public right-of-way by a minimum 6-foot fence, or 100 percent landscaping consisting of at least 75 percent evergreen plant material, to a minimum height of 6 feet.
2. Ground level mechanical and air conditioning equipment shall be screened on all sides by landscape material of mature height that will meet or exceed the height of the equipment being screened.

30.06 PLANTING SPECIFICATIONS

A. Plant Material: Plant materials used in conformance with provisions of this Chapter shall conform to the American Association of Nurserymen's Standard for Nursery Stock (ANSI 260.1-1986), or equal thereto. Planting stock shall be well-branched and well formed, sound, vigorous, healthy and free from disease, sun-scald, windburn, abrasion, harmful insects or insect eggs, and shall have healthy, normal and unbroken root systems. Deciduous trees and shrubs shall have symmetrical tops with typical spread of branches for each particular species or variety.

The minimum acceptable sizes of all plants, measured before pruning and with branches in normal position, shall conform to the measurements indicated on approved plans. Plants larger in size than specified may be used. Substitutions shall be made only when a plant is not obtainable and after the Public Works Director or his designee, after having been notified in writing, authorizes a change order providing for use of the nearest equivalent obtainable size or variety of plant having the same essential characteristics.

1. Sod/Seed: Grass sod shall be clean and reasonably free of noxious weeds and pests or diseases. Grass seed shall be in conformance with U. S. Department of Agriculture rules and regulations under the Federal Seed Act and applicable Illinois state seed laws. Grass areas shall be planted in species normally grown as permanent lawn in Northeast Illinois.
2. Trees:
 - a. Deciduous shade trees and ornamental deciduous trees shall be a minimum of 3 inches in diameter when measured at DBH, unless otherwise approved by the Village.
 - b. Evergreen trees shall be a minimum of 6 feet in height, unless otherwise approved by the Village.
3. Shrubs and Hedges: Shrubs shall be a minimum of 2 feet in height when measured immediately after planting, unless a dwarf variety is specified and approved. Evergreen shrubs must be an average width of 24 inches when planted. Hedges, where required, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen within 1 year after time of planting.
4. Native Vegetation: Open space or planting bed areas may contain specific mixes or groupings of singular native plants such as prairie grasses and/or forbs, meadow or wetland grasses or sedges, or other specific plant groupings.
5. Ground Cover: Ground covers used in lieu of grass in whole or in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within 1 year after planting.

B. Plant Installation:

1. It shall be the developer's responsibility to ensure that the planting specifications are adhered to by all personnel working at the site. The developer

shall conduct a pre-construction meeting with the landscape contractor to assure full understanding of the contents of the planting plan and specifications.

2. To alter plant locations or plant installation procedures, the Public Works Director or his designee must be contacted and authorize such alterations prior to the installation of plant materials on the site.
3. The Public Works Department must be notified at least 7 days prior to the start of planting operations on the site.
4. Planting operations shall be performed during allowed construction hours consistent with Section 43.10-B of this Code.
5. A Village representative at any time before, during and/or within 1 year of plant installation may make inspections of the site, plant material, installation practices, etc., to determine developer/contractor compliance with guidelines, regulations and Village ordinances.
 - a. Each tree or shrub shall be planted plumb and slightly above finish grade. Trees shall be balled and burlapped.
 - b. Plant pits shall be round, at least 6 inches wider than the diameter of the root spread, and shall have vertical sides. Tree pits shall be of appropriate size for the tree species and the ball size.
 - c. After watering, the filling shall be completed and the soil thoroughly tamped. After planting, a 2-inch layer of mulch shall be applied and a shallow watering basin provided around the tree.
 - d. Balled roots shall be protected from drying out and care taken to prevent the ball from freezing.
 - e. All trees shall be tagged and identified as to species, size and origin. Tags are to remain in place until inspection by the Village is complete, at which time the Village will authorize their removal. The developer is responsible for the final removal of all tags.
 - f. All planting is recommended to be done within the following dates. When planting outside these dates, written documentation shall be provided that survival or replacement will be ensured. No planting shall be done in frozen soil.

Normal Planting Seasons

All Trees and Shrubs

Evergreens

Ground Cover

Spring

March 15 - May 15

April 1 - May 15

April 1 - June 1

Fall

Oct. 1 - Dec. 1

Oct. 1 - Nov. 15

When sod is workable

30.07 MAINTENANCE

The owner, tenant and their agent shall be jointly and severally responsible for the maintenance of all landscaping as per the approved plan. All landscaping shall be maintained in good condition so as to present a healthy, neat and orderly appearance; shall be replaced when dead or dying; and shall be kept free from litter, refuse and debris.

For developments with common or shared landscape areas, a maintenance agreement shall be established to determine minimum standards to follow for upkeep and provide standards to enforce.

30.08 TREE PRESERVATION AND REMOVAL

Tree preservation and removal is pursuant to Section 5.15 of this Code.

30.09 ENFORCEMENT

A. The requirements of this Chapter shall be deemed a minimum standard and shall be enforced by the Village.

B. Compliance of all landscape plantings with the approved landscape plan shall be confirmed by site inspection by the Village. A Certificate of Occupancy shall not be issued prior to satisfactory completion of the landscape plan installation. In the event installation cannot be completed prior to occupancy, due to seasonal considerations, etc., a deposit of 125 percent of the cost of specified landscape materials remaining to be installed or replaced (including labor costs) shall be held by the Village. The developer shall be responsible for the plant material 15 months after installation. Dead, dying or diseased plant materials shall be replaced within 3 months. Replacements shall be of "like kind," including caliper, according to the approved plan.