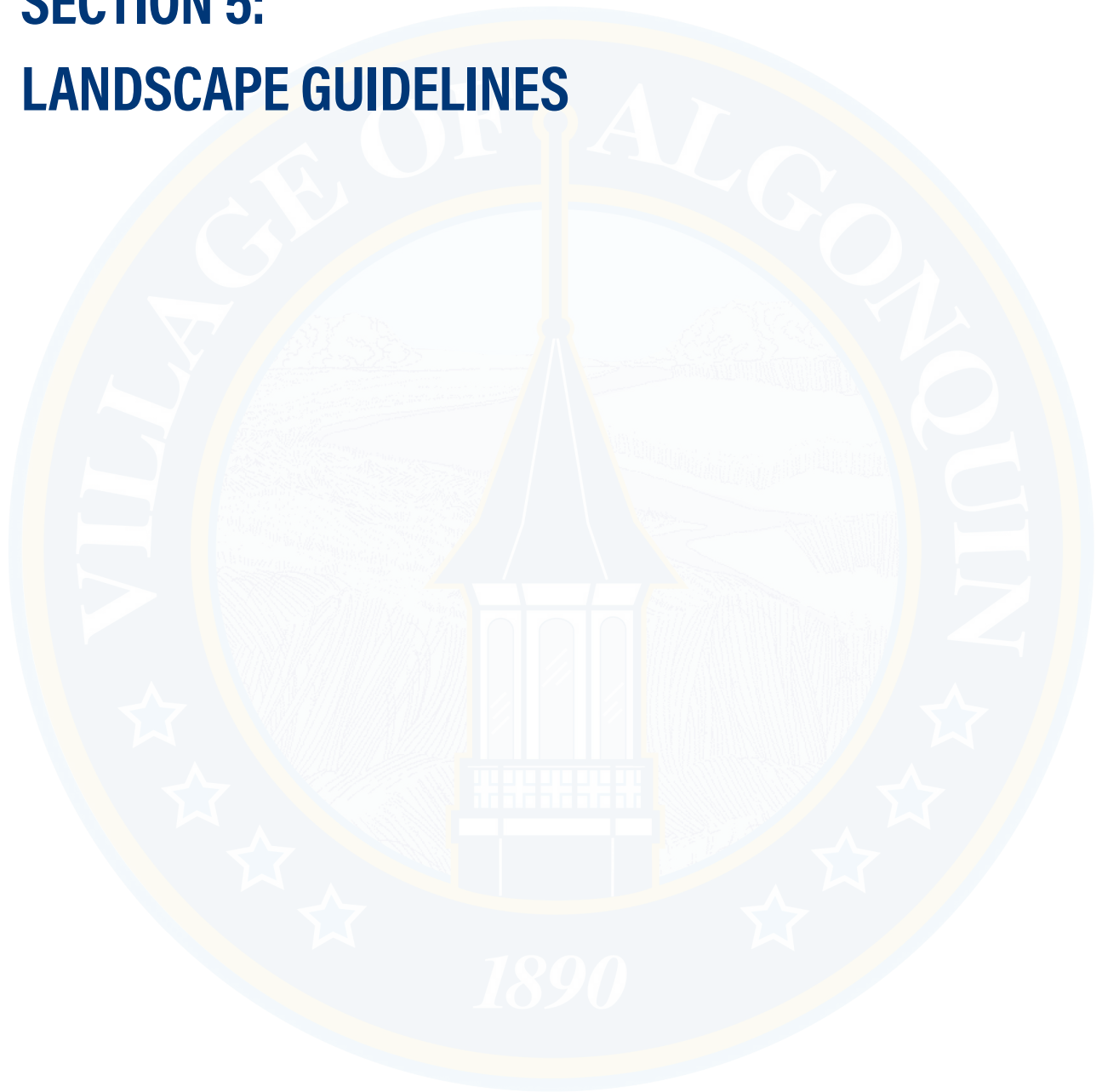


**SECTION 5:  
LANDSCAPE GUIDELINES**



## Village of Algonquin Landscaping Guidelines

The purposes of these landscape guidelines 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 in the community through the use of appropriately designed, installed and maintained landscaping.

It is also the purpose of these regulations to safeguard the environmental quality and aesthetic character of the community by limiting the removal and ensuring the replacement of trees upon private property within the Village. These regulations are intended to preserve insofar as practical, existing vegetation and topographical features by limiting unnecessary clearing and modification of land, encouraging the retention of existing mature trees, requiring the replacement of indigenous trees with approved species, and encouraging the energy-efficient operation of land uses in the public interest.

### Required Landscape Plan Elements

#### Title Block

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

#### Site Line Study

- May be required by Staff

#### Existing Tree Survey

- 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 the Village Code.

#### Planting Schedule

- 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.
- Plant material schedule, in tabular form, of all trees to be removed (four-inch (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.

#### Irrigation Plan

- Include if installing irrigation
- Waiver of liability required if installed in Public ROW

#### Contents

- Principal and accessory structures including fencing, screening walls, and freestanding signs. Include entry and exit points
- Other exterior landscape amenities (planters, etc...)
- Paved and unpaved surfaces, including sidewalks, plazas, and parking lots. Parking lot areas shall have parking spaces and curbs delineated
- Garbage and recycling areas (trash enclosures), loading docks, service entrances, outside storage areas, and enclosures shall be noted on the plan
- All utilities (underground, surface, and overhead, including hydrants)
- Existing plant material to remain, including identification of trees, shrubs, and ground cover
- Proposed location of all new plant materials as identified according to the planting schedule
- The proposed treatment of all ground surfaces (ground covers, sod, seed, and/or plantings)
- Location of existing and proposed public right of way, lot lines, easements, and utility appurtenances
- Location of exterior lighting (including but not limited to decorative; fixtures and pole heights shall be noted), including parking lot lighting
- Methods to be used to protect plants, trees, and planted areas (curbs, ties, walls, etc.)
- Grading and drainage plan, showing spot elevations, cross-sections, and/or contours existing and proposed at 1-foot (1') contour intervals
- Proposed native seeding areas. Identify the native plantings/ seed/etc... in the legend

## Design Criteria

### Scale and Nature of Landscape Material

- The scale and nature of landscape material shall be appropriate to the site and structures.

### Minimum Standards

- Landscape plans for projects shall address the individual lot or overall project, as applicable, including but not limited to the location of parkways and parkway trees, buffering, model areas, public open space areas, parks, private open space areas, parking lots, and stormwater management areas.
- Landscaping for each non-residential lot shall be a minimum of twenty percent (20%) 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.
- 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.

### Selection of Plant Material

- Trees to be installed shall meet the minimum criteria:
  - Evergreen trees shall be a minimum of six feet (6') in height.
  - 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.
- Shrubs to be installed shall meet the minimum criteria at the time of installation:
  - Fifty percent (50%) of shrubs shall be deciduous and fifty percent (50%) shall be evergreen.
  - For shrubs that mature at less than five feet (5') in height, the minimum installation size shall be two feet (2').
  - For shrubs that mature taller than five feet (5') in height, the minimum installation size shall be three feet (3').
  - Hedges, where required, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen within one (1) year after the time of planting.
- Sod/Grass: 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 a permanent lawn in Northeast Illinois.
- 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.
- 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 one (1) year after planting.

### Plant Installation

- 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.
- A schedule of prohibited and permissible plant materials is provided by the village upon request.
- Where overhead power lines exist, only trees that have a mature height of twenty feet (20') or less should be planted underneath.
- Except for areas occupied by planting beds, all landscaping areas located in the front or exterior side yards shall be sodded.
- Except for areas occupied by planting beds, all landscaping areas located in the interior side or rear yards shall be sodded or seeded.
- Plant materials installed along the perimeters of parking areas and rights of way shall be salt hardy.

Planting Beds:

- Outside of existing plantings, the remaining planting beds shall be mulched in their entirety with ground cover, shredded bark, or other similar material.

**Site Landscaping**

Parking Lot Landscape Islands:

All parking lots designed for four (4) or more required parking spaces shall be planted in accordance with the following guidelines:

- Landscape Island Planting Areas: A planting island of at least one hundred and twenty (120) square feet in area, and at least seven feet (7') in width, as measured back of curb to back of curb shall be provided for every seventeen (17) parking spaces in a parking row. A planting island shall be required at the end of each row of parking stalls regardless of the number of parking stalls in the row.
- Landscape Island Planting Materials: One shade tree shall be provided for every one hundred twenty (120) square feet of area in a landscape planting island. There shall be at least fifty percent (50%) live coverage. Live coverage shall consist of a mixture of planting material, including evergreens, shrubs, and perennials.
- Any parking lots located in front of the primary building shall be screened with a hedge or similar treatment covering 100 percent (100%) of the width of the parking lot, maintained between a height of thirty to forty-eight inches (30" - 48") to help block headlights yet ensure safety is not compromised.
- Where a parking lot abuts a property zoned for residential use, landscaping shall be provided as follows:
  - 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.
  - Shade trees shall be provided at the equivalent of not more than forty feet (40') apart.
  - Other planting material, including ornamental trees, evergreens, shrubbery, and/or other planting materials may be required.

Perimeter Landscaping:

The regulations shall apply to the area defined along an adjacent lot line, extending to any or all of the following: exterior curblines of a parking lot; drive aisles or loading docks; and any building.

- The minimum required width of a site perimeter landscaping area shall be ten feet (10').
- Any parking lots located in front of the primary building shall be screened with a hedge or similar treatment covering one hundred percent (100%) of the width of the parking lot. Hedges shall be maintained between thirty to forty-eight inches (30" - 48") to help block headlights, yet ensure that safety is not compromised.
- Other landscape improvements, including berms, ornamental trees, evergreens, shrubbery, and hedges, shall be provided.
- Site perimeter surfaces shall be graded, covered with a minimum of six inches (6") of topsoil and sodded, or covered with ground cover vegetation as approved by the Village Board.
- Perimeters abutting/adjacent to single-family residential uses: The following landscaping is required along lot lines that are adjacent or abutting a single-family residential use.
  - Front and Exterior Side Yards:
    - Where located across a street from residential use, continuous landscaping shall be provided along the frontage to a height of thirty to forty-eight inches (30" - 48").
    - Shade trees shall be provided at the equivalent of forty feet (40') apart along the abutting lot line.

## Site Landscaping (continued)

- Rear and Interior Side Yards:
  - A screen/buffer shall be provided at a minimum of six feet (6') in height.
  - Shade trees shall be provided at the equivalent of forty feet (40') apart along the abutting lot line.
  - Other planting material, including ornamental trees, evergreens, shrubbery, hedges, and/or other live planting materials shall be provided at intermittent locations, covering at least seventy-five percent (75%) of the linear frontage.
  - Alternatively, the developer may choose a six-foot (6') commercial grade wood fence of a single material and single color, with shade trees placed inside the fence at the equivalent of one (1) tree per fifty (50) linear feet. Additional landscaping may be required outside of the fence.
- Perimeters abutting/adjacent to non single-family residential uses:
  - Landscaping shall be provided across fifty percent (50%) of the abutting lot line to a minimum height of thirty to forty-eight inches (30" - 48"). For lot lines greater than one hundred feet (100') in length, plantings shall be placed in clusters, containing a minimum of seven (7) shrubs per cluster, spaced at intervals of approximately thirty-five feet (35') along the lot line.
  - Shade trees shall be provided at the equivalent of forty feet (40') apart along the abutting lot line.

### Foundation Landscaping

- Width: A landscaping area of a minimum of four feet (4') in width shall be located around the front and exterior side facade of all buildings; decorative, year-round planter boxes and pots may be an acceptable alternative subject to the approval of the community development director.
- Coverage: Required foundation landscaping areas shall remain open and free of all paving except where walks to buildings and other similar paving are required.
- Landscaping Materials: Such landscaping shall consist of ornamental trees, evergreens, shrubbery, hedges, and/or other live planting materials. Particular attention shall be paid to screening mechanical equipment, trash receptacles, and loading docks; softening large expanses of building walls; and accenting entrances and architectural features.

### Screening

- Loading docks and service yards must be screened from view from residential properties and the public right-of-way by a minimum six-foot (6') fence, or one hundred percent (100%) landscaping consisting of at least seventy-five percent (75%) evergreen plant material, to a minimum height of six feet (6').
- 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.

### **Free-standing Signs - Minimum Standards:**

- All freestanding signs shall be located in a landscaped area separated and protected from vehicular circulation, pedestrian movement, and parking areas.
- A minimum of two (2) square feet of landscaping is required for every one (1) square foot of sign face erected.
- Freestanding signs shall be landscaped at their base in a way that is harmonious with the landscape concept of the whole site.
- Landscaping shall form an attractive, dense cluster at the base of a ground sign that is equally attractive in winter and summer, such as evergreens.
- Landscaping shall not obstruct the line of sight of motorists or pedestrians.

## Stormwater Management Areas - Minimum Standards

- 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.
- Additional landscaping shall be used when a stormwater management area, particularly a dry detention basin, is adjacent to or across a public street from a property zoned for residential use.
- Retention ponds shall have a two-foot (2') 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.
- Other landscape improvements, including shade trees, ornamental trees, evergreens, shrubbery, and hedges, shall be provided along the perimeter of the detention/retention area.
- Additional landscaping may be required by the Village.

## Right-of-Way Landscaping

### Design Criteria:

- 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.
- 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.
- Approved street tree species shall be planted in such a way as to avoid any monoculture type planting.

### Minimum Standards:

- The spacing of street trees shall be no less than forty feet (40') between plantings. Street trees shall be planted as close to the minimum spacing standard as possible.
- Trees shall be planted a minimum of two feet (2') from all curbs, curb lines, and sidewalks. Parkway trees, 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.
- No street tree shall be planted closer than thirty-five feet (35') 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.
- No street tree other than those acceptable by the Public Works Department shall be planted under or within ten (10) lateral feet of any overhead utility wire. Nor shall any tree beside a small tree be planted over or within five (5) lateral feet of any underground water line, sewer line, transmission line, or other underground utility.
- No more than 20 percent (20%) of any genus and no more than 10 percent (10%) of any species may be planted within the parkway of any subdivision
- A list of acceptable trees shall be obtained from the Public Works Department.
- 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.
- Parkway trees shall be balled and burlapped and shall have a minimum caliper of 3 inches (3") measured at 6 inches (6") above the ground level. Trees shall be subject to the 15-month maintenance period and must be inspected prior to release to the Village.
- 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 (6") of topsoil, and seeded/sodded.