

Landscape Plan Review

(Effective May 1, 2003)



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Section 10-14. LANDSCAPE PLAN REVIEW

A. Purpose.

These landscaping and screening requirements are intended to foster aesthetically pleasing development which will protect and enhance property values and preserve the appearance, character, general health, safety and welfare of the community. Specifically, these regulations are intended to increase the compatibility of adjacent uses by requiring a buffer or screen between uses to minimize the harmful impact of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted or created by adjoining or nearby uses.

B. Definitions.

Caliper: American Association of Nurserymen standard for trunk measurement of nursery stock. The caliper of the trunk is taken 6" above the ground for trees 4" caliper and below. 4" to 8" caliper trees are measured 12" above ground. Trees above 8" shall use Diameter at Breast Height (DBH) for measurement.

Deciduous: A plant with foliage that is shed at the end of the growing season.

Ornamental Tree: A tree less than 30' tall at maturity, which is planted, for its ornament or screening value.

Parkway Tree: Any tree located or proposed for planting along dedicated streets or highways.

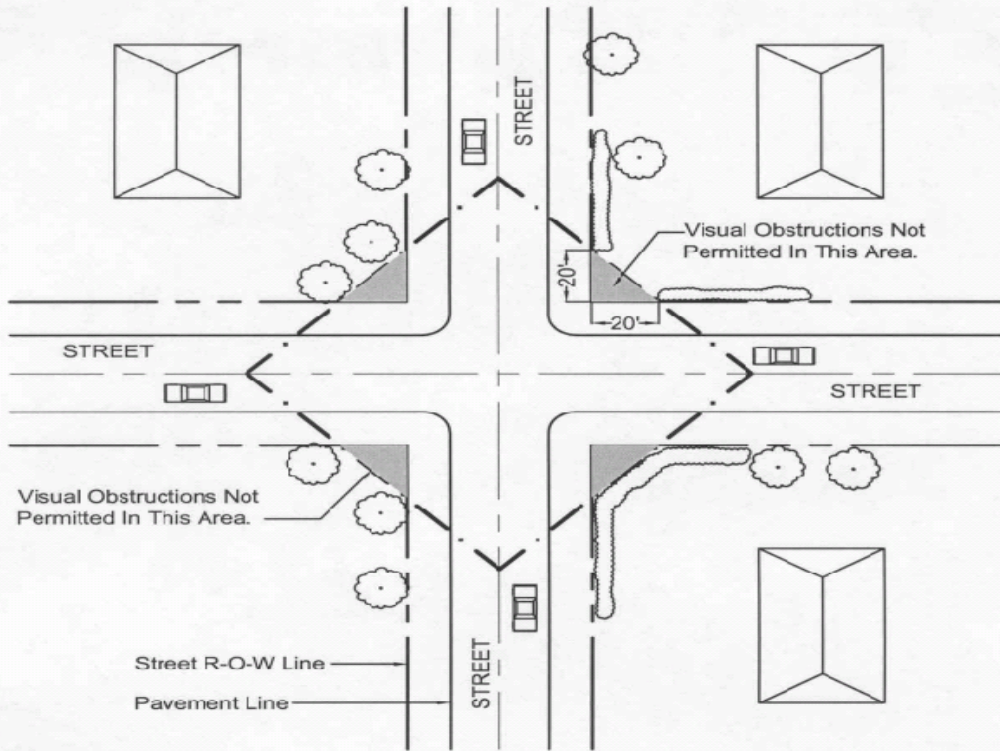
Planned Unit Development: An area of minimum contiguous size as specified by ordinance and developed as a unit under single ownership or unified control, which includes one or more principal buildings or uses the development of which is controlled by the provisions of the provisions in Appendix A.

Transitional Yards: An area which functions as a buffer between land uses and/or zoning districts. Transition Yards are exclusive landscaped open spaces, free of buildings or other site improvements.

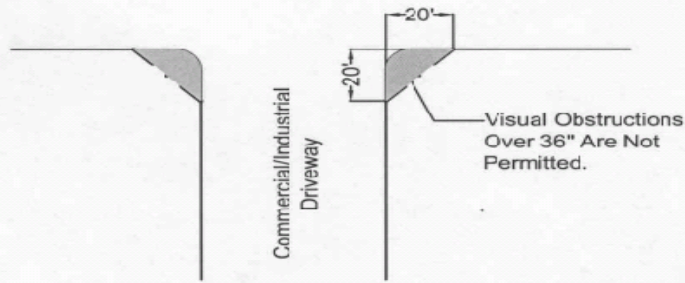
Tree Permit: A permit required for any regulated activity that could cause the removal or damage to trees on the lot.

Site Visibility Triangles: Site Visibility Triangles are 20' triangle areas where plant material over 30" is not allowed so visibility is not impaired. These areas are drawn on the landscape plans on the near and far side of intersections and non-residential drives.

SITE DISTANCE TRIANGLE



SITE DISTANCE TRIANGLE
STREETS



SITE DISTANCE TRIANGLE
DRIVEWAYS

C. Applicability.

Parkway, perimeter, foundation, parking lot, and signage landscaping along with refuse area screening shall be required as provided in this Section, or as otherwise specified and approved in the required landscape plan.

1. Landscape Plans are required on public and private land whenever an application is submitted for Architectural Commission review, Tree Permit with tree replacements, special use permit, or a planned unit development.

For development activity involving improved property, landscape plans are required when there is a change to the: building footprint, parking lot, ground signage, refuse area or the amount of trees on the property.

2. Landscape Plans are not required for single-family residential property unless:
 - The plan is part of a Tree Permit application with tree replacements, or
 - The plan is for a residential Planned Unit Development

D. Plant Material Specifications.

1. All nursery stock shall be grown in a licensed nursery in the northern half of the State of Illinois. Plants shall meet all requirements of federal, state and local law with respect to plant type, labeling, nursery or plant inspection, disease, insect and other pest infestation. Plants shall be high quality nursery grown stock.
2. All nursery stock shall comply with the provisions set forth by the American Standard for Nursery Stock, ANSI Z60 or most current.
3. The selection of plants to be used in the design of landscape plans; including parkway trees shall be approved by the Community Development and Building Director or designated representative.
4. Plants shall be in a healthy, vigorous condition, free of dead or broken branches, scars, frost cracks, abraded bark, rubbing branches, two leaders or any other aberrations of any kind.
5. Plantings shall be installed in accord with the practices and procedures recommended by the American Nurserymen's Association. All trees will be balled and burlapped. Shrubs may be balled and burlapped container grown.
6. Landscaping and screening shall be completely installed prior to the issuance of any temporary or final occupancy permit.
7. Minimum Planting Sizes shall be as follows:
 - a. Shade Trees 3" caliper
 - b. Ornamental Trees 6' height unless true dwarf species
 - c. Evergreen Trees 6' height
 - d. Deciduous Shrubs 2' height
 - e. Evergreen Shrubs 2' height

8. The Community Development and Building Director may approve plant material substitutions if there is no reduction in the quality or quantity of plant material. If these criteria cannot be met, changes to the plans must be resubmitted to the Architectural Commission for approval.

E. Required Landscaping.

1. Parkway Landscaping.

Parkway landscaping shall be required for all developments in accordance with the provisions of this section.

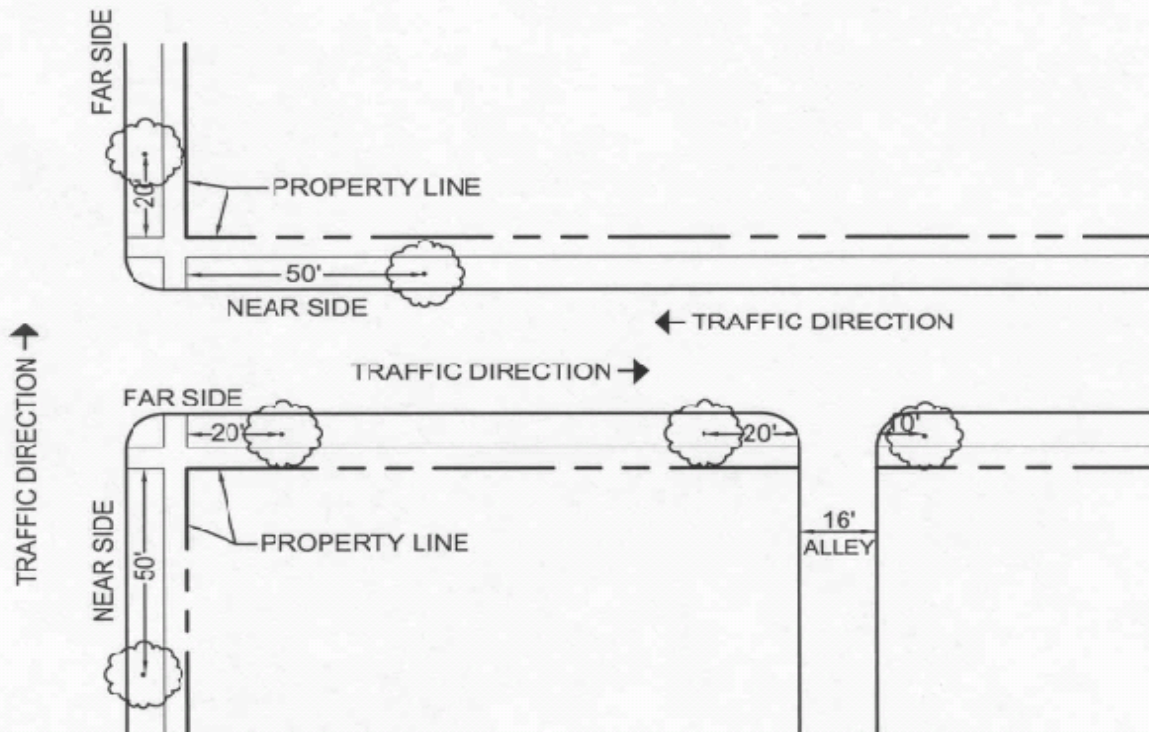
Trees: Parkway trees shall have a minimum trunk size of 3 “ caliper. The minimum branch height shall be six feet (6’). Parkway tree species shall be subject to the review and approval of the Village.

Number And Spacing: The number of parkway trees required shall be 1 tree for each thirty feet (30’) of property frontage along a public street. Parkway trees shall be evenly spaced at not more than thirty feet (30’) apart and not less than four feet (4’) from the established sidewalk line of the street, exclusive of widths of curb cuts.

Location: For purposes of safe transportation and in order to protect new parkway trees, the trees must be planted no closer than the following distances from street intersections, walks, drives and other structures in the parkway unless otherwise approved by the Community Development and Building Department:

<u>Structure</u>	<u>Distance</u>
Street intersection near side	30’
Street intersection far side	20’
Commercial drive/alley intersection near side	20’
Commercial drive/alley intersection far side	10’
Residential driveway	10’
Curb	4’
Building exits	5’
Fire Hydrants	5’
Manholes/catch basins	5’
Street Lights	12’

MINIMUM PLANTING DISTANCE FROM INTERSECTIONS



2. Parking Lot Landscaping.

All parking lots designed for 10 parking spaces or more shall provide landscaping in accordance with the provisions of this section.

- a. Interior Parking Lot Landscaping: A concrete curbed parking lot landscaped island equal or greater in size than one parking stall, shall be located at the end of each row of parking, and dispersed throughout the lot at a frequency of not less than one landscaped island for every fifteen (15) parking spaces in a row.

Area Of Landscape Island: Landscape islands shall be a minimum of one hundred eighty (180) square feet in area and a minimum of eight feet (8') in width, as measured from back of curb to back of curb.

Corner islands may be counted toward internal planting requirements.

Type Of Landscape Material: One shade tree of a minimum of 3" caliper shall be provided in each landscape island. In addition, every landscape island shall be planted with shrubs, ornamental trees, ground cover or turf grass to a maximum height of thirty inches (30") at maturity.

Visibility: To ensure proper visibility within the parking lot, shrubs shall be no greater than thirty inches (30") in height and the branches of trees shall start no less than six feet (6') above the pavement unless located in areas that do not effect driver visibility.

b. Parking Lots Abutting Front And Side Yards:

Across From Residential Property: Where a parking lot is located across a dedicated public right of way from property zoned for residential use, a minimum 7' wide continuous landscape strip shall be provided across one hundred percent (100%) of the dedicated right-of-way, exclusive of driveways and be screened to a minimum height of three feet (3'). Such screening shall consist of shrubs, ornamental trees or berming, which through their arrangement along with any landforms or walls create the desired screen. A 3" caliper shade tree shall be provided for every 30' of parkway along that portion of the parking lot that abuts a residential property. These trees may be clustered or spaced linearly.

Across From Nonresidential Property: Where a parking lot is located across a dedicated public right of way from property zoned for nonresidential use, a minimum 7' wide continuous landscape strip shall be provided across 100% of the dedicated right-of-way, exclusive of driveways and 50% of the landscape strip shall be screened to a minimum height of three feet (3'). Such landscaping shall consist of shrubs or ornamental trees, which through their arrangement along with any landforms create the desired screen. A 3" caliper shade tree shall be provided for every 40' of parkway along that portion of the parking lot that abuts the nonresidential property. These trees may be clustered or spaced linearly.

c. Parking Lots Abutting Rear And Interior Side Yards:

Abutting Residential Property: Where a parking lot abuts a property zoned for residential use, a solid wood fence, wall, or comparable screen shall be provided across one hundred percent (100%) of the property line to a minimum height of six feet (6'). Adjacent to this fence/barrier, a 7' wide continuous landscape strip facing the residential use shall be provided and screened to a minimum height of three feet (3'). Such screening shall consist of shrubs, ornamental trees or berming, which through their arrangement along with any landforms or walls create the desired screen. A 3" caliper shade tree, will be required not less than 30' apart along that portion of the parking lot that abuts residential property.

Abutting Nonresidential Property: Where a parking lot abuts a property zoned for nonresidential use, a 7' wide landscape strip shall be provided across 100% of the dedicated right-of-way, exclusive of driveways and 50% of the landscape strip shall be screened to a minimum height of three feet (3'). 3" caliper shade trees will be required not less than 50' apart along that portion of the parking lot abutting such nonresidential property.

3. Transition Yard Landscaping.

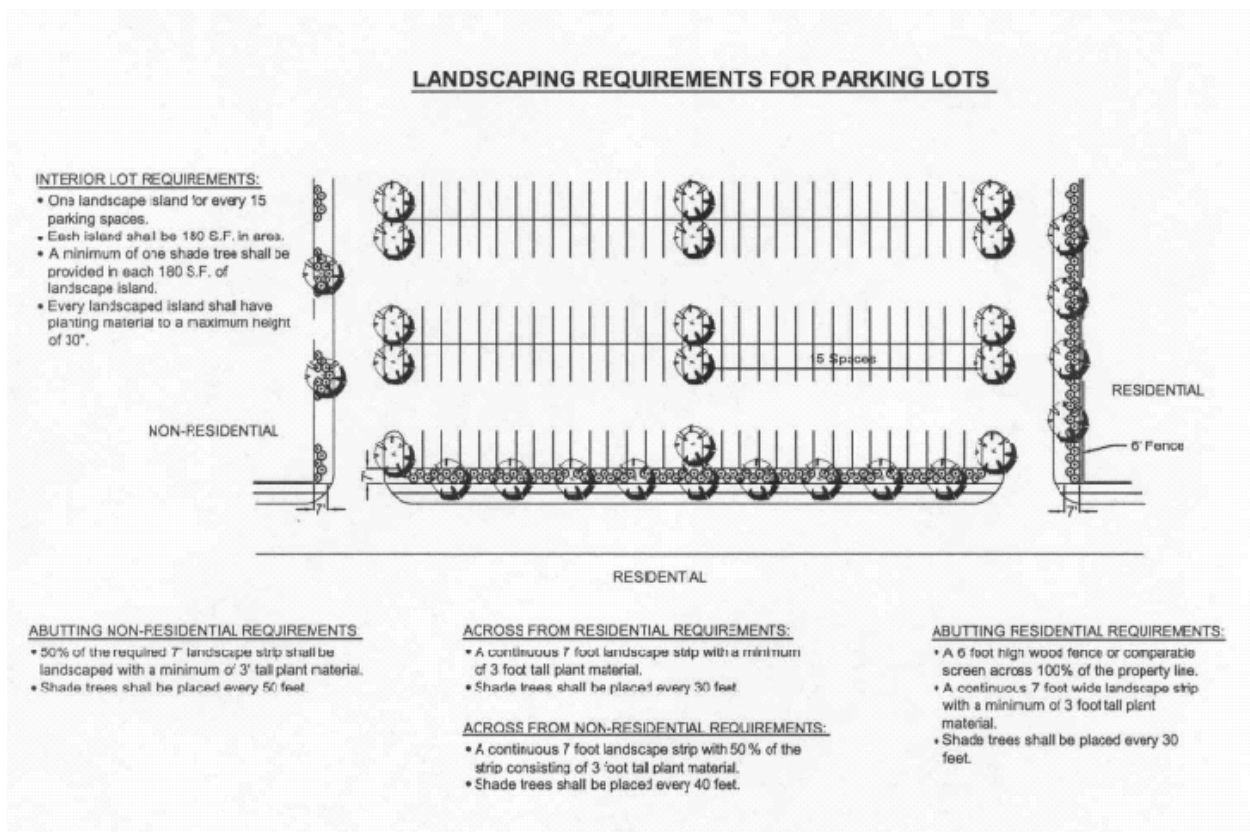
When Required: Transition Yards are landscaped open space, free of any building or site improvement. Transition Yards shall be provided when any nonresidential use is adjacent to a residential use. The following chart lists the transition yard width and vegetation required for each zoning district including non-residential uses in residential districts.

Transition Yards Adjacent to Residential

<u>USE:</u>	<u>WIDTH</u>	<u>PROPOSED VEGETATION:</u>
VC	10'	1 shade tree per 20 lineal feet & 4' continuous hedge or fence
NC	10'	1 shade tree per 20 lineal feet & 4' continuous hedge or fence
B1	20'	1 shade tree per 20 lineal feet & 5' continuous hedge or fence
OR	20'	1 shade tree per 15 lineal feet & 5' continuous hedge or fence
M1	25'	1 shade tree per 10 lineal feet & 8' fence
Non-Residential Use in a residential district	10'	1 shade tree per 30 lineal feet & 4' continuous hedge or fence

Existing vegetation may be used to meet all or some of the transition yard requirements. The landscape design may include areas where trees and shrubs are clustered or spaced linearly as long as the desired screen is achieved. Evergreen trees may be substituted for shade trees and three ornamental trees may be substituted for one shade tree.

In areas where a parking lot abuts a required transition yard adjacent to residential, the stricter standard shall apply.



4. Additional Screening.

Screening Of Service Drives: Paved service drives that contain no parking shall be screened by a six-foot (6') board-on-board fence when they are adjacent to a residential area.

Screening Of Refuse Disposal Areas: All refuse disposal and grease storage containers shall be screened on all sides by a solid commercial-grade wood fence, wall, or equivalent material to a height of six feet (6'). The enclosure shall be used strictly for the confinement of refuse and grease containers and shall not be used for the outside storage of any other materials or equipment. Detached single-family residences are exempt from screening requirements.

Screening Of Sport Courts: A sport court shall be screened with landscaping consisting of shrubs. The landscaping may be placed at any point between the sides of the sport court facing adjacent lots and the lot line for the lot on which the sport court is located. The landscaping need not provide a complete visual barrier to the sport court but shall provide partial screening of the sides of the sport court facing adjacent lots. A sport court that is enclosed with a solid wood or a board-on-board fence or the equivalent screening shall not be required to provide the landscaping set forth in this subsection.

Screening Of Gas Stations: Gas stations are to be screened according to Chapter 11, Businesses, Trades and Occupations, Section 11-78, Design and Construction Standards; Application Thereof, (3) Comprehensive Landscape Plan.

Screening Of Recreational Equipment Parked or Stored: Recreational equipment parked or stored is to be screened according to Chapter 13, Motor Vehicles & Traffic, Section 13-78, Recreational Equipment, F. Screening.

Screening Of Tennis Courts: Tennis Courts are to be screened according to Chapter 18, Appurtenant Structures, Section 18-29, Plantings.

F. Submission Requirements.

All landscape plans shall be subject to the review and approval of the Community Development and Building Department. Applications for submittal of landscape plans shall be made on a form provided by the Community Development and Building Department and must be accompanied by all necessary information and exhibits, as set forth on the application for applicable to the requested action.

G. Cost.

The cost for Landscape Plan Review Permit is as follows:

Landscape Plan Review Fee.....	\$125.00
Plus escrow.....	\$250.00

