



Village of Willowbrook Landscaping Requirements

PLANNING & DEVELOPMENT DEPARTMENT - VILLAGE OF WILLOWBROOK - Effective 4.14.17

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01 General Landscaping Requirements

SECTION 9-14-2.23 OF THE ZONING ORDINANCE

Each person required to obtain a zoning certificate and/or building permit pursuant to this code shall provide, as part of their application therefor, a landscape plan. Said plan shall comply with the minimum standards set forth herein: (Ord. 97-O-05, 1-27-1997)

(A) **Requirement Of Plan:** Each plan required hereunder shall be drawn to the same scale as the site plan unless an alternative scale is authorized by the director of municipal services and shall be fully dimensionalized. All existing and proposed structures and other such improvements shall be accurately depicted thereon, including, but not by way of limitation, all buildings, paved areas, berms, lights, retention and detention areas and landscaping. The plan shall specifically include the number, type, size and location of all proposed vegetation and also any landscape features which the applicant proposes to preserve. (Ord. 97-O-05, 1-27-1997; amd. Ord. 05-O-32, 11-14-2005)

(B) **Standards For Required Landscaping:** All landscaping plans required hereunder shall be subject to the following standards:

1. **Grassed Areas:** All areas of the development not proposed to be improved with structures, paved areas, walks, retention or detention areas, lighting or other approved landscaping shall be improved with Kentucky blue grass sod or seed.
2. **Minimum Plantings:** The applicant shall minimally provide one approved planting for each seven hundred twenty-five (725) square feet of gross lot area. For each required planting there shall be provided an additional ten (10) square feet of approved ground cover adjacent thereto.
3. **Approved Plantings And Ground Cover:** The following shall constitute approved plantings and ground covers for inclusion in the landscape plan required hereunder.
 - a) **Shade Trees:** Shade trees shall be provided and shall not be less than two and one-half inches (2¹/₂") in caliper measured one foot (1') from the ground. Shade trees shall comprise a minimum of five percent (5%) of the required landscape plantings, excluding required parkway trees.
 - b) **Conifers:** Conifers shall be provided and shall not be less than five feet (5') in height. Conifers shall comprise a minimum of ten percent (10%) of the required landscape plantings
 - c) **Ornamental Trees:** Ornamental trees shall be provided and shall not be less than one and one-half inches (1¹/₂") in caliper measured one foot (1') from the ground nor less than six feet (6') in height. Ornamental trees shall comprise a minimum of twenty percent (20%) of the required landscape plantings.
 - d) **Border Plantings And Foundation Plantings:** A landscaped area having a minimum width of seven feet (7') shall be provided around all buildings except for building entrances and the front of retail business facilities to permit appropriate foundation plantings. Border plantings and foundation plantings shall be provided and shall comprise the remainder of the required landscape plantings, of which a minimum of one-half (1/2) shall be deciduous shrubs at a minimum height of three feet (3') and the remaining one-half (1/2) shall be evergreen shrubs at a minimum height of two feet(2').

- e) Living Ground Coverages: Living ground coverages shall be provided at a density sufficient to guarantee total coverage within two (2) years of the date of the initial planting.
- f) Other Ground Covers: Other ground covers such as decorative rock, stone, boulders, bark, wood chips, etc., may be substituted for the living ground coverages provided herein.

4. **Prohibited Plantings And Ground Coverings**: The zoning officer may prohibit plantings and ground coverings or plantings and ground coverings not specifically permitted in subsection (B)3 of this section under circumstances where it can be demonstrated to the satisfaction of the zoning officer that adverse effects will result from the inclusion of the proposed plantings and ground coverings in the landscape plan. The prohibited plant list for the village of Willowbrook is as follows:

Prohibited Tree Species	
Botanical Name	Common Name
Acer negundo	Box elder
Ailanthus altissima	Tree of heaven
Betula pendula	European birch
Catalpa species	Catalpa
Ginkgo biloba (Female)	Female ginkgo
Gleditsia triacanthos (Thornless varieties accepted)	Thorny honeylocust
Maclura pomifera	Osage orange
Morus species	Mulberry
Populus species	Poplar
Rhamnus frangula	Buckthorn
Robinia species	Locust
Salix species	Willow
Sorbus aucuparia	European mountain ash
Ulmus americana (Disease resistant varieties acceptable upon prior approval)	American elm
Ulmus pumila	Chinese (Siberian) elm

Shrubs and Herbaceous Plants	
Botanical Name	Common Name
Coronilla varia	Crownvetch
Lonicera japonica	Japanese honeysuckle
Lythrum salicaria	Purple loosestrife
Rosa multiflora	Multiflora rose

1. **Credits**: Credit against the requirements of this chapter shall be allowed for existing vegetation and other landscape features of a quality and of a size as required by this subsection (B) which the applicant proposes to preserve and/or enhance on an equal basis. In all cases, the zoning officer may attach such conditions to the granting of the credits provided for herein as may serve to secure or enhance the continued well being of all vegetation for which credit is being given during the period of construction upon the site covered by the plan. (Ord. 97-O-05, 1-27-1997)
2. **Landscape Screening Requirements For Aboveground Service Facilities**: Aboveground service facilities shall be screened with landscaping. Said landscaping shall consist, at a minimum, of large shrubs planted three feet (3') apart around the perimeter of the aboveground service facility and/or any screening fence, wall or enclosure. The shrubs shall consist of a mixture of deciduous shrubs planted at a minimum height of three feet (3') and evergreen shrubs planted at a minimum height of two feet (2').

If it is not possible to meet all of the screening and landscaping regulations for aboveground service facilities set forth in this section, the director of municipal services, at his or her discretion, may approve an alternate plan. (Ord. 07-O-36, 12-10-2007)

- (C) **Application Of Standards To The Landscape Plan:** In reviewing the landscape plan, the zoning officer may require such changes or modifications in the types or location of permitted plantings and ground coverings as he may deem reasonable to the end that such required landscaping shall not adversely affect any improvement or structure limited to required storm water management or detention or other public utilities located upon the site. It shall be an objective of this title that the requirements and standards set forth herein shall be applied in a manner so as to maximize the screening of proposed uses (including parking, loading and storage) from adjacent roads and highways and from residential uses located upon adjacent parcels of property.

- (D) **Substitutions And Deviations:** Once a landscape plan has been approved and a zoning certificate issued, the zoning officer may authorize minor deviations from the approved landscape plan including the substitution of equivalent approved plantings and ground covers and the relocation of required plantings where such deviations do not substantially diminish the intended benefits of the approved landscape plan. As such, deviations and/or substitutions shall require the written approval of the zoning officer.

- (E) **Additional Requirements:** All landscaping as required in this chapter shall be in addition to all other landscaping requirements contained within this title including, but not limited to, such provisions as parkway landscaping, parkway trees, detention or retention area landscaping and the landscaping of off street parking and loading locations.

- (F) **Maintenance Of Required Landscaping:** Every property occupied by a building or structure shall at all times be maintained, used and kept in full conformance with the provisions of this code and the plans and specifications expressly incorporated in any building permit, zoning certificate or occupancy permit specifically governing the construction and development of such property. (Ord. 97-O-05, 1-27-1997)

02 Business Districts Landscaping Requirements

SECTION 9-6-1 OF THE ZONING ORDINANCE - Applies to the B-1, B-2, B-3, B-4, L-O-P, O-R, L-O-R, and M-1 Zoning Districts

(D) Front And Exterior Side Yard Landscape Planting Requirements:

1. Landscape plantings shall be provided within any yard adjoining a street within a business district, in conformance with the standards contained within section [9-14-2.23](#) of this title. The quantity of plantings required within all yards adjacent to a street, in addition to required parkway trees, shall be based upon a point system ratio according to five (5) times the linear length of the specific yard frontage, measured at the property line.
2. The following is the assigned point value for each plant category that shall be used to compute the number of plants required:

Shade tree	100 points
Conifer tree	60 points
Ornamental tree	50 points
Evergreen shrub	15 points
Deciduous shrub	10 points

3. Earth berms constructed in a continuous and/or undulating configuration, which perform a screening function and are within a minimum height range of two and one-half feet ($2\frac{1}{2}'$) to three feet (3'), may be credited up to a maximum of fifty percent (50%) of the total landscape planting points required within a yard. The maximum percentage of points credited for berms shall be equal to ten (10) times the average berm height where said berm extends across a minimum of seventy five percent (75%) of the yard frontage. (Ord. 97-O-05, 1-27-1997)

(G) **Walks, Landscaping Required:** All premises shall be furnished with all-weather, hard-surface walks, and except for building and parking areas, the grounds shall be landscaped. (Ord. 97-O-05, 1-27-1997)

03 Off Street Loading & Parking Landscaping Requirements

SECTION 9-10-4 AND 9-10-5 OF THE ZONING ORDINANCE

Off Street Loading

- (A) **Location:** [...] All off-street loading berths shall be effectively screened by a wall of an architectural design not less than six feet (6') nor more than eight feet (8') in height or a densely planted evergreen tree or shrub hedge maintained to not less than six feet (6') in height.

Off Street Parking

- (G) **In Yards:** [...] All parking areas located within a required yard adjacent to Illinois Route 83 or Plainfield Road shall be set back a minimum of twenty five feet (25') from the property line. A landscaped earth berm of a minimum three foot (3') height shall be required and appropriately landscaped with densely planted evergreen trees or shrubs to an effective minimum height of four feet (4') upon installation.

In all non-residential districts, parking shall be permitted in required front, side and/or rear yards, provided that the following screening and landscaping standards are met:

1. **Front Yards And Exterior Side Yards:** Permanent peripheral screening at least four feet (4') high shall be constructed and maintained in front yard and exterior side yard areas adjacent to parking areas. This screening shall consist of a planted earth berm, densely planted evergreen shrubs or trees or a combination of both.
2. **Interior Side And Rear Yards:** Permanent peripheral screening at least five feet (5') high shall be constructed and maintained in interior side and rear yards adjacent to parking areas. This screening shall consist of a planted earth berm, densely planted evergreen shrubs or trees, or a combination of both. In interior side and rear yards, the screening shall be so located and constructed as not to interfere or conflict with the use of any utility easement or utility installations existing or planned to be installed in these easement areas.
3. **Interior Parking Lot Landscaping:** Landscaped areas shall occupy not less than ten percent (10%) of the remaining site area excluding areas occupied by buildings or other structures, the required front yard and all street rights of way, provided, however, landscaped areas shall occupy not less than fifteen percent (15%) of said total areas defined above in the O-R, L-O-P and L-O-R Districts. End parking islands of a minimum nine foot (9') width shall be provided at each aisle end of all parking bays. Intermediate islands of a minimum six foot (6') width shall be provided between every twenty (20) parking spaces. Center dividing islands of a minimum ten foot (10') width shall be provided between every three (3) parking bays. Each island shall be effectively landscaped with appropriately sized plantings at a minimum ratio of one shade tree and nine (9) dwarf variety shrubs per island and/or fifty (50) linear feet of parking area. Shade tree distribution shall provide a minimum of one tree in the area occupied by each twenty (20) parking spaces.

4. Complete detailed landscaping plans shall be submitted for approval, showing quantity, specific type, size and location of all plant material.

Alternative methods of landscape treatment:

- a) Landscape center islands between each three (3) bays of parking are required unless not feasible, in which case a perimeter landscape setback of a minimum twenty feet (20') shall be provided. Island dividers may contain a concrete sidewalk that meanders between sides to permit pedestrian access. Island dividers may also contain berms to a maximum four feet (4') in height with an undulating slope not to exceed a three (3) to one (1) foot, horizontal to vertical, slope ratio.
- b) Parking areas which are wider than one bay of double parking may be landscaped with shade trees planted in permanent individual planter areas at a minimum ratio of one for every twenty (20) cars. A variety of trees may be used provided that they are not on the Prohibited Plant List of the Village and further provided that they do not bear fruit. Ground cover plants, gravel, mulch or grass shall be installed on the ground.

(l) Design And Maintenance:

4. **Screening And Landscaping:** All open off-street parking areas having more than four (4) parking spaces shall be effectively screened along each side which faces a lot in a residential district, or is directly across any street, except Illinois Route 83 (Kingery Highway), from such residential district by decorative masonry walls of not less than five feet (5') nor more than six feet (6') in height or by densely planted tree or shrub hedges, not less than five feet (5') in height at time of installation.

Notwithstanding any provision contained herein to the contrary, any and all walls installed shall be in conformance with the bulk requirements for accessory uses set forth in this Village Code.

04 Monument Sign Landscaping Requirements

SECTION 9-11-14 OF THE ZONING ORDINANCE

Every permit application for a freestanding or ground sign shall be accompanied by a landscape plan meeting the standards hereinafter specified:

- (A) For every square foot of sign surface area, there shall be provided one and one-half (1^{1/2}) square feet of landscape area.
- (B) Any freestanding or ground sign constructed or erected to a height in excess of eight feet (8') above the average surrounding grade shall be required to be improved with an additional one and one-half (1^{1/2}) square feet of landscaped area for each foot of height or portion thereof that said sign is constructed or erected above said eight feet (8') in height. The additional landscaping requirements set forth herein shall not exceed six (6) square feet.
- (C) Sodded or seeded areas shall not qualify as such a landscaped area.
- (D) The required landscaped areas shall be improved with such plantings as hedges, conifers, flowering plants, evergreens, etc., of a size and in quantity proportionate to the size and height of the sign as judged by the director of municipal services.
- (E) In addition to the plantings herein described, the landscaped area shall also include ground protection such as, but not limited to, ground cover plants, landscaping bark, decorative stone or landscape timbers.
- (F) It shall be the duty of each party owning any lot or parcel improved or to be improved with the landscaping required herein to maintain said landscaping including, but not by way of limitation, the replacement of any dead or diseased vegetation, the trimming of any overgrown vegetation and the maintenance of any ground cover or protection provided in accordance with the terms hereof. (Ord. 10-O-14, 6-28-2010)

05 Street Tree Landscaping Requirements

SECTION 10-7-4 OF THE ZONING ORDINANCE

(B) **Public Walkways:** Public walkways shall be provided in accordance with the provisions of this code. Planting pockets shall be provided in public walkways for tree and shrub plantings. The planting and landscaping plan shall meet with the approval of the plan commission. Fences or other improvements may also be required if the plan commission determines they are necessary to protect adjacent property owners.

All improvements required in this section shall be designed and constructed in conformance with standard specifications adopted, from time to time, by resolution, of the board of trustees.

(C) **Plantings:** All unpaved areas within the street right of way shall be seeded or sodded. Before the release of the twelve (12) month maintenance bond can be recommended by the village engineer, all unpaved areas between the edge of the road pavement and the right of way line must support an adequate mat of grass. Provision shall be made to assure growth of all landscaping. Street trees shall be planted on both sides of each proposed street except where there are existing trees present and preserved. Street trees newly planted shall be no further apart than fifty feet (50') or one tree per inside lot and two (2) trees on corner lots, whichever is greater. The types of trees shall be limited to those varieties as approved by the plan commission. Newly planted street trees shall not be less than three inches (3") in caliper, measured one foot (1') from the ground. The species of trees so planted shall be alternated so that trees of the same species shall not be planted consecutively. The planting schedule and sequence shall be subject to the approval of the plan commission. The planting of the following species of trees shall be prohibited:

Box elder	(Acer negundo)	All varieties
Caralta	(Catalpa)	All varieties
Mulberry	(Morus alba)	In variety
Poplar	(Populus)	All varieties
Tree of Heaven	(Ailanthus)	All varieties
Willow	(Salis)	All varieties

Protective screen planting may be required to secure a reasonably effective physical barrier between residential property and adjoining uses to minimize adverse conditions of sight and sound. The screen plantings shall be prepared, submitted and shall meet the approval of the plan commission.