VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us

Meeting Agenda

Plan Commission

Louis Stephens, Chairman
Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa, Nick Parisi, John J. Paul and Laura Murphy

Tuesday, December 8, 2015 **7:00 PM** **Village Hall**

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

Minutes of the November 24, 2015 Plan Commission

Continuance

PUBLIC HEARINGS

Addition to Grasslands

Attachments: Aerial
Aerial context
Rezoning Factors
Variance Standards
Site plan
Grading
Building Elevations

Site Plan, Subdivision, Landscape Plan, Rezoning, Variance (JT)

The Residences of Southbridge - Planned Unit Development

Attachments: Supporting Documents
Elevations & Site Plan 1
PC Elevations & Site Plan 1
PC Submittal Supporting Documents

Site Plan, Special Use, Subdivision, Landscape Plan, Rezoning, Variance (NP)

2015 Land Development Code Amendments III

Attachments: 2015 LDCA III Amendment Report_2015-0696
Section 6-407 Street Lighting_2015-0696
Section 6-305 Landscape and Tree Preservation_2015-0696

Code Changes (MM)

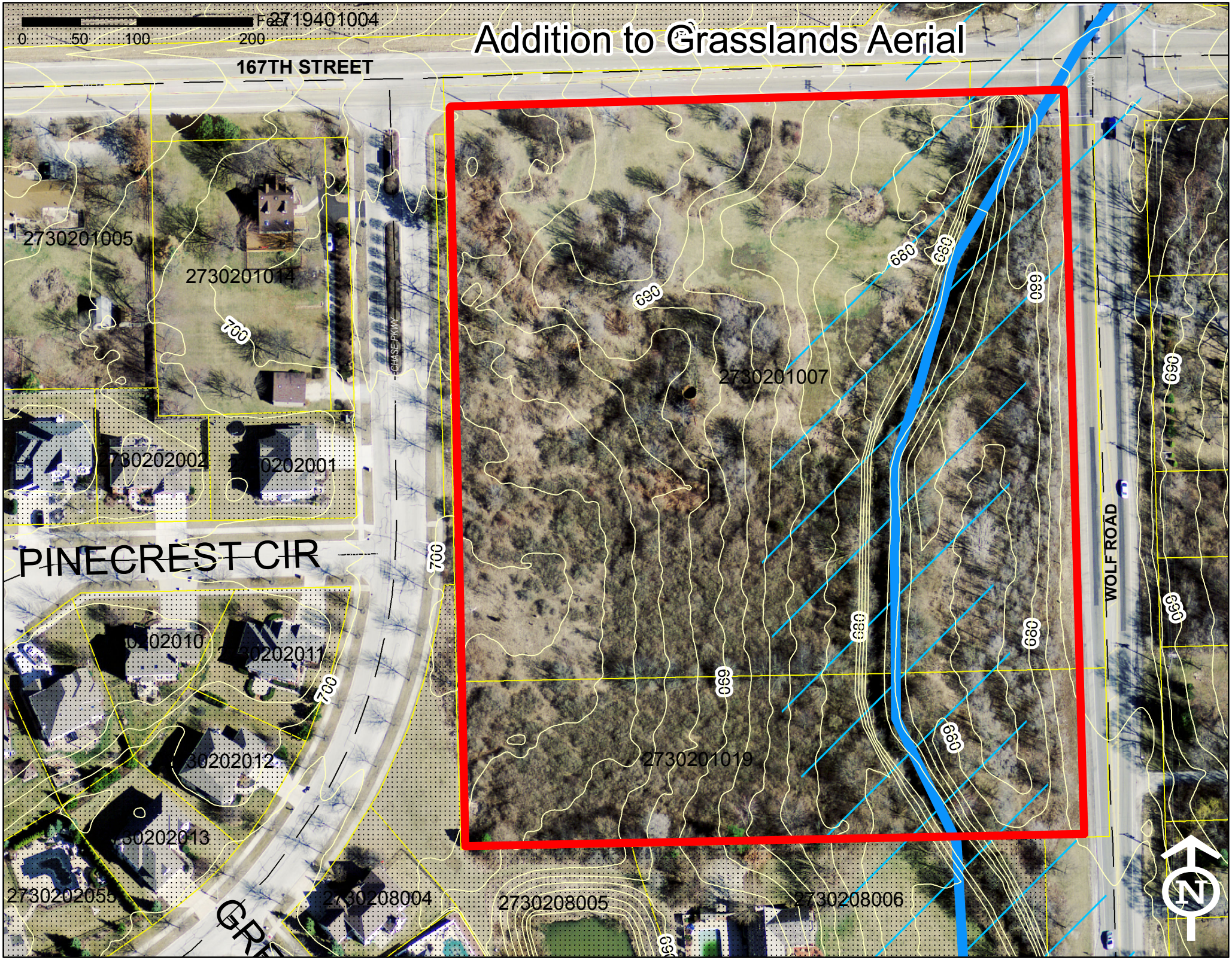
NON-PUBLIC HEARINGS

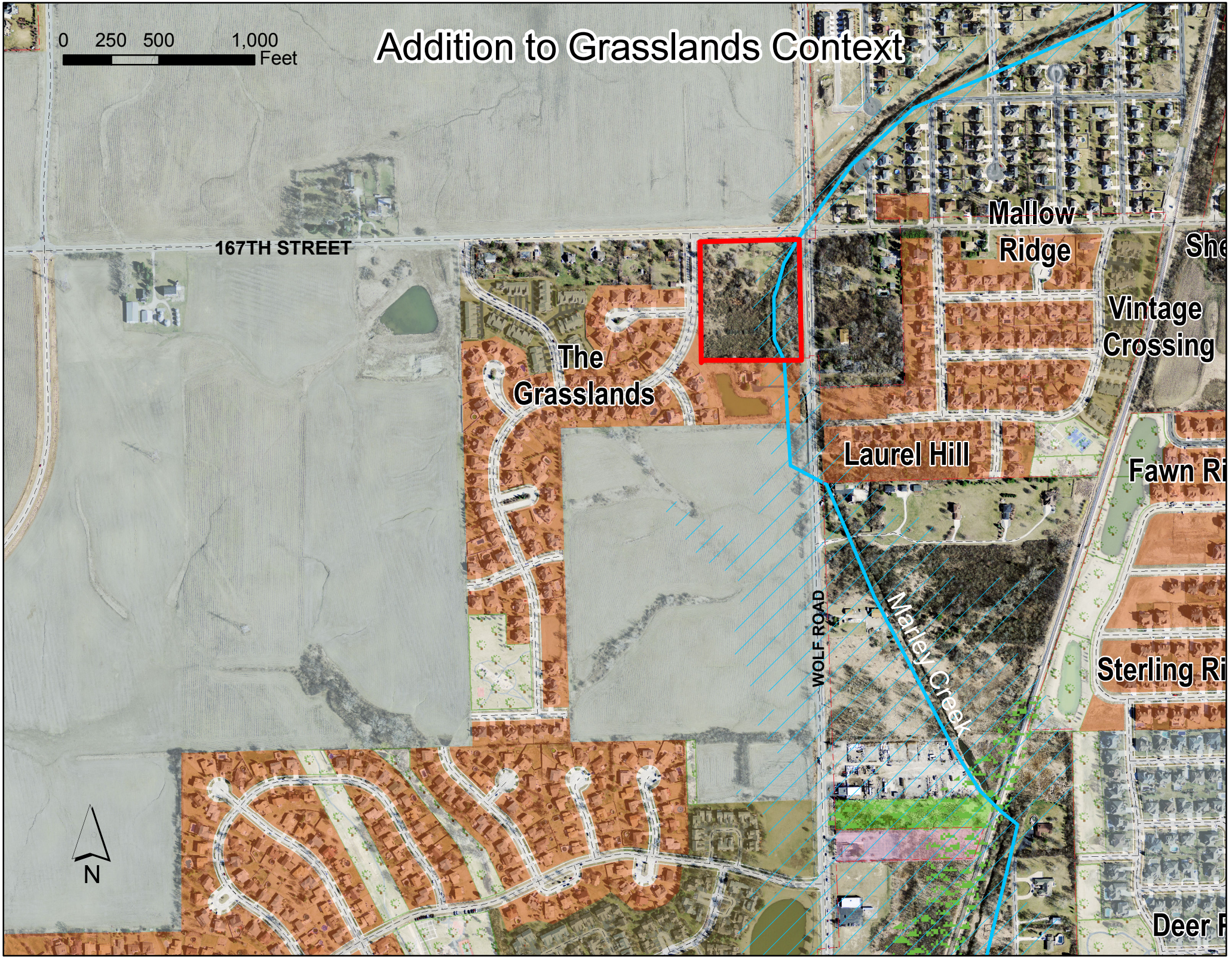
OTHER BUSINESS

Memo: New Petitions & Appearance Review

Attachments: 12-8-15 Plan Commission Memo

ADJOURNMENT


Addition to Grasslands Aerial
0 50 100 200
167TH STREET
2730201005
2730201014
2730202002
2730202001
PINECREST CIR
2730202010
2730202011
2730202012
2730202013
2730202055
2730208004
2730208005
2730208006
2730201007
2730201019
WOLF ROAD
CHASE PKWY
700
690
680
660


Addition to Grasslands Context
0 250 500 1,000
Feet
167TH STREET
The Grasslands
Mallow Ridge
Vintage Crossing
Laurel Hill
WOLF ROAD
Marley Creek
Sterling Ri
Deer
N

REZONING EVALUATION FACTORS

For all petitions requesting rezoning, the petitioner must address in writing the following factors and submit to the Planning Division of the Development Services Department.

When evaluating an application for rezoning, the decision making body may consider:

1. The existing uses and zoning of nearby property;
2. The extent to which property values are diminished by a particular zoning classification or restriction;
3. The extent to which the destruction of property value of a complaining property owner promotes the health, safety, morals, or general welfare of the public;
4. The relative gain to the public as opposed to the hardship imposed on a complaining property owner;
5. The suitability of the subject property for its zone purposes;
6. The length of time the property has been vacant as zoned, considered in the context of land development in the area;
7. The care with which the community has undertaken to plan its land use development; and
8. The evidence, or lack of evidence, of community need for the use proposed.

REZONING EVALUATION FACTORS

Addition to Grasslands - Orland Park
Marth Construction Co.

Initial Zoning on annexation

1. Existing uses and zoning: The site is zoned in Cook County. Small lot zoning and development for single family and townhomes located north and north east in Cook County, as well as vacant land zoned LSPD in Orland Park. Single family subdivisions are located east and west. County zoning with older development exist along the east side of Wolf Road. One single family home, subdivision detention and more vacant land with Orland Park LSPD zoning exists to the south.

2. The value of the subject property limited with any Zoning other then Orland Park R-4 as requested, due to existing development, spite strip to the west, Marley Creek, and location relative to Wolf Road and 167th Street. No negative impact on surrounding land will occur from R-4 development as the proposed development is consistent with surrounding development.

3. There would be no destruction of anyone's property value from initial R-4 zoning of the subject property and development as proposed.

4. There will be public gain from development as proposed from the promotion of new housing opportunities consistent with the Village plan, and no hardship imposed on any property from such development.

5. The property is suited for development under initial R-4 zoning.

6. The property has long been vacant under County zoning, however development as proposed is appropriate in the context of surrounding single family and townhome development.

7. Planning by the Village anticipates residential development of the site, with care to provide for preservation of Marley Creek channel to Wolf Road and the 167th Steet intersection. The proposed development and zoning is consistent with Village planning.

8. Development as proposed is consistent with the housing needs of the Village.

VILLAGE OF ORLAND PARK
Grasslands Addition
Marth Homes

Requested Variations

1) **Reduce Required Detention Setback from 25' to as little as 15':**

The detention setback exceeds 25' from the calculated HWL to the rear property lines of all proposed residential lots. From the HWL there is a proposed continuation of the 4:1 pond side slopes vertically for three feet and horizontally for 12'. The HWL is typically 29' off the rear property line, so the setback to the top of slope is approximately 17' as currently designed.

Grading is proposed to occur within the 25' setback to better transition grades to the rear yards and allow for a more "useable" rear yard area, no other development is proposed to occur within the setback area. Grade transitions within the 25' setback will allow for the appropriate rear yard grading to capture runoff and/or direct runoff to the proposed storm sewer structures. The grade transition being proposed will not impact any of the "Objectives" as outlined in the village code under Section 6-412.

2) **Reduce Required Flat Maintenance Strip (from 15' to as little as 0'):**

Village Engineering requested site storm water management be designed to expand upon the existing storm water facility located to the south of the proposed development. As such, the maintenance strip, if provided, cannot serve the purpose as intended. The existing facility does not have a maintenance strip at the top of the embankments on any of the sides of the basin. Providing a full maintenance strip around the on site portion of the proposed basin will not provide continued access around the entire completed facility. For this reason, the strip is being proposed at 15' minimum where proposed grading is occurring, and will remain at 0' in areas where the existing slopes do not currently provide for the strip.

3) **Reduce Cul-De-Sac Diameter from 120' to 110':**

The reduction in the diameter of the cul-de-sac from 120; to 110' is one of the proposed factors that will allow the proposed development to maintain the required setbacks to the waters of the US(the creek to the east), as well as allow for the development to minimize or eliminate any impacts to other special management areas located along the eastern portion of the property, and to take into account constraints from future 167 Street and Wolf Road reconstruction, and the existing "spite strip" to the west. The reduction in cul-de-sac diameter will have no bearing on the pavement width thereby maintain the required turning radius for emergency vehicle access to the property.

4) **Reduce Required Wetland Setback from 50':**

Based on the existing wetland delineation and site engineering, the proposed development does not encroach into the 50' wetland setback. Variation is requested only should final village engineering review require plan or grading changes resulting on an encroachment to this setback requirement.

5) **Substitute Cash in Lieu for Sidewalks on 167th and Wolf Roads:**

The request for cash in lieu is being proposed due to the uncertainty of the future improvements to Wolf Road and possibly 167th Street. Future improvements to Wolf Road would definitively impact any sidewalk that was to be built as part of the proposed development. By providing cash in lieu, a usable sidewalk can be constructed once the scope of the Wolf Road and 167th Street improvements are determined.

Additionally, the current installation of sidewalk along 167th Street would dead end at the intersection of Wolf Road and 167th Street adjacent to the existing culvert running under 167th Street just west of Wolf Road, with no safe continuation pedestrian route. The proximity of the dead end walk near this culvert and creek may make for an unsafe condition for pedestrians, particularly children riding bikes, skateboards or roller blades on the sidewalk. Until such time as the walk can be continued and connected to existing pathway systems, leaving a dead end at this location is not safe.

6.) **Reduce Required Natural Stream Channel Setback from 50' to 45' for a Length of 150':**

We are proposing a 5' encroachment into the setback from the existing top of bank of the creek channel. This encroachment consists only of grading to transition ground elevation to a point that will provide for a usable rear yard area behind Lots 3 and 4. The extent of the five foot encroachment will be for approximately 150'. The encroachment, being only grading, will not have a negative impact on the Objectives as outlined in section 6-412 of the village code. During the earthwork operations this area will be protected from erosion with two rows of silt fence and will be stabilized immediately upon completion of the grading. The area will be downstream of a proposed retaining wall and once stabilized will not be part of the rear yard of Lots 3 and 4 and therefore will not be subject to future use. The intent is simply to transition grade to provide room to direct runoff horizontally (parallel too) the special management area such that runoff can be collected and directed to the storm water facility without directly entering the special management area of the existing creek.

STANDARDS

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;

The constraints of Marley Creek, the spite strip to the west, and unavailable access to and unknown but expected future development of 167th Street and Wolf Road, combine to make the requested variation needed to obtain a reasonable return from reasonable development upon annexation.

2. That the plight of the owner is due to unique circumstances;

The combination of the location of Marley Creek, the prior allowance of the west property line "spite strip" limiting street access, and future expected reconstruction of 167th Street and Wolf Road is unique to this property, and not created by the property owners.

3. That the variation, if granted, will not alter the essential character of the locality;

The variations, if granted, will allow a quality attached single family development consistent with the existing and planned for development of the surrounding neighborhood.

4. That because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out;

The combination of the "spite strip", Marley Creek, future reconstruction of 167th and Wolf Road, and site topography towards 167th and Marley Creek, site development with out the requested variations would be virtually impossible, presenting a sever hardship, certainly much more than an inconvenience.

5. That the conditions upon which the petition for a variation is based are unique to the property for which the variance is sought and are not applicable, generally, to other property;

The presence and effect of the "Spite Strip", Marley Creek, 167th and Wolf access limitations and future reconstruction is unique to this site.

6. That the alleged difficulty or hardship is caused by these regulations and has not resulted from any act of the applicant or any other person presently having an interest in the property subsequent to the effective date hereof, whether or not in violation of any portion thereof;

The hardship is caused by the application of the ordinance to the site, given the presence of the "Spite Strip" to the west, Marley Creek, and expected reconstruction of 167th Street and Wolf Road, not by any present or prior site owner.

7. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located or otherwise be inconsistent with the Comprehensive Plan, any adopted overlay plan or these regulations;

Granting the requested variation will allow for annexation and development of the property consistent with the Comprehensive Plan and with surrounding development. No detriment to the public welfare nor injury to any other property or improvements will result.

8. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood;

Development as proposed, consistent with the Village Comprehensive Plan and surrounding development, will have no negative effect on supply of light or air, nor substantial increase in congestion, nor increase danger of fire nor otherwise endanger the public safty, nor diminish property values in the neighborhood.

9. That the variance granted is the minimum adjustment necessary for the reasonable use of the land;

The variations requested are the minimum needed to allow reasonable use of the property.

10. That aforesaid circumstances or conditions are such that the strict application of the provisions of this Section would deprive the applicant of any reasonable use of his or her land. Mere loss in value shall not justify a variance; there must be a deprivation of all beneficial use of land.

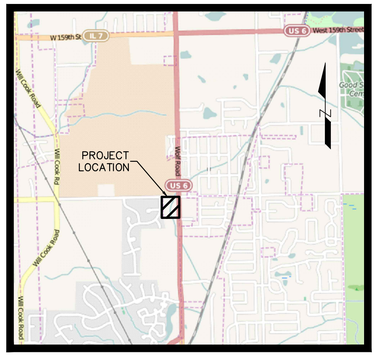
Strict application of the ordinance would preclude all reasonable use of the property.

PRELIMINARY PLAT

FOR

ADDITION TO GRASSLANDS

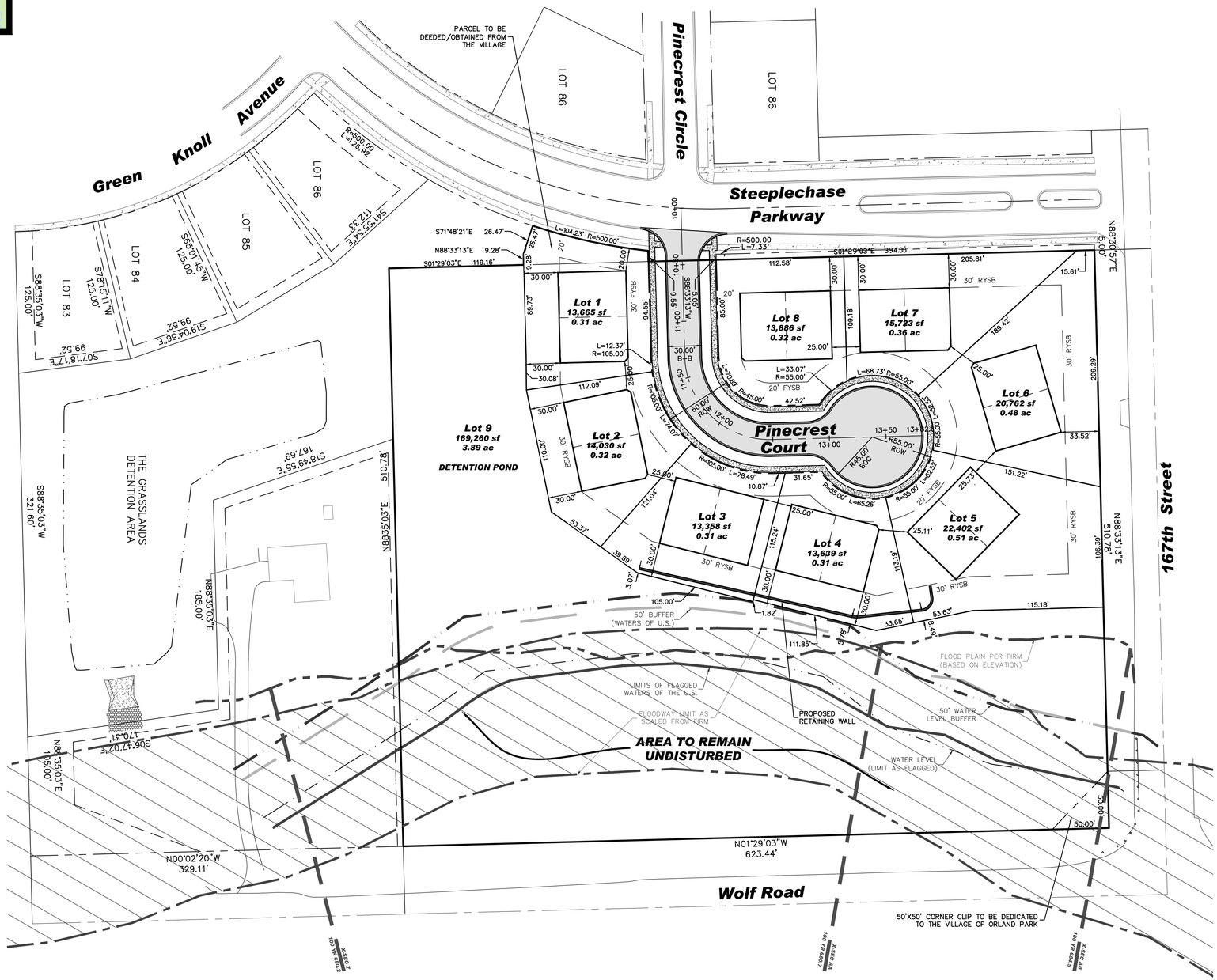
ORLAND PARK, ILLINOIS



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

THE EAST 570.78 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF LOTS 88 AND 91 IN THE GRASSLANDS SUBDIVISION, AS MONUMENTED AND OCCUPIED, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 1966, AS DOCUMENT NUMBER 96129697 AND ALSO EXCEPTING THEREFROM THE NORTH 50 FEET OF THE EAST 110 FEET CONVEYED TO THE STATE OF ILLINOIS BY DOCUMENT NUMBER 89447048) IN COOK COUNTY, ILLINOIS.



GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

ZONING REQUIREMENTS

ZONING:	R-4
TOTAL SINGLE FAMILY LOTS:	8
ATTACHED UNITS	16
DENSITY:	2.17 DU/ACRE
MIN. LOT SIZE ALLOWED:	8,500 SF
MIN. LOT SIZE ACTUAL:	13,358 SF
ATTACHED UNITS	
FRONT SETBACK:	20 FEET
BLDG-BLDG SIDE SETBACK:	25 FEET
REAR YARD SETBACK:	30 FEET

SUMMARY TABLE OF LOT SIZES

LOT	SQ FT	AC
LOT 1	13,665	0.31
LOT 2	14,030	0.32
LOT 3	13,358	0.31
LOT 4	13,639	0.31
LOT 5	22,402	0.51
LOT 6	20,762	0.48
LOT 7	15,723	0.36
LOT 8	13,886	0.32
LOT 9	169,260	3.89
ROW	23,860	0.55
TOTAL SITE	320,585	7.36
PORTION OF LOT 1 TO BE DEDICATED BY THE VILLAGE	2,217	0.059

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10-28-15	REVISED PER CLIENT	SDS

MARTH CONSTRUCTION
14800 S. 80TH AVENUE
ORLAND PARK, ILLINOIS 60462
708-873-9700

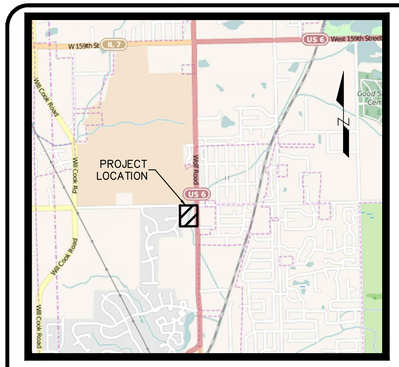
PRELIMINARY PLAT
FOR
ADDITION TO GRASSLANDS
ORLAND PARK, ILLINOIS

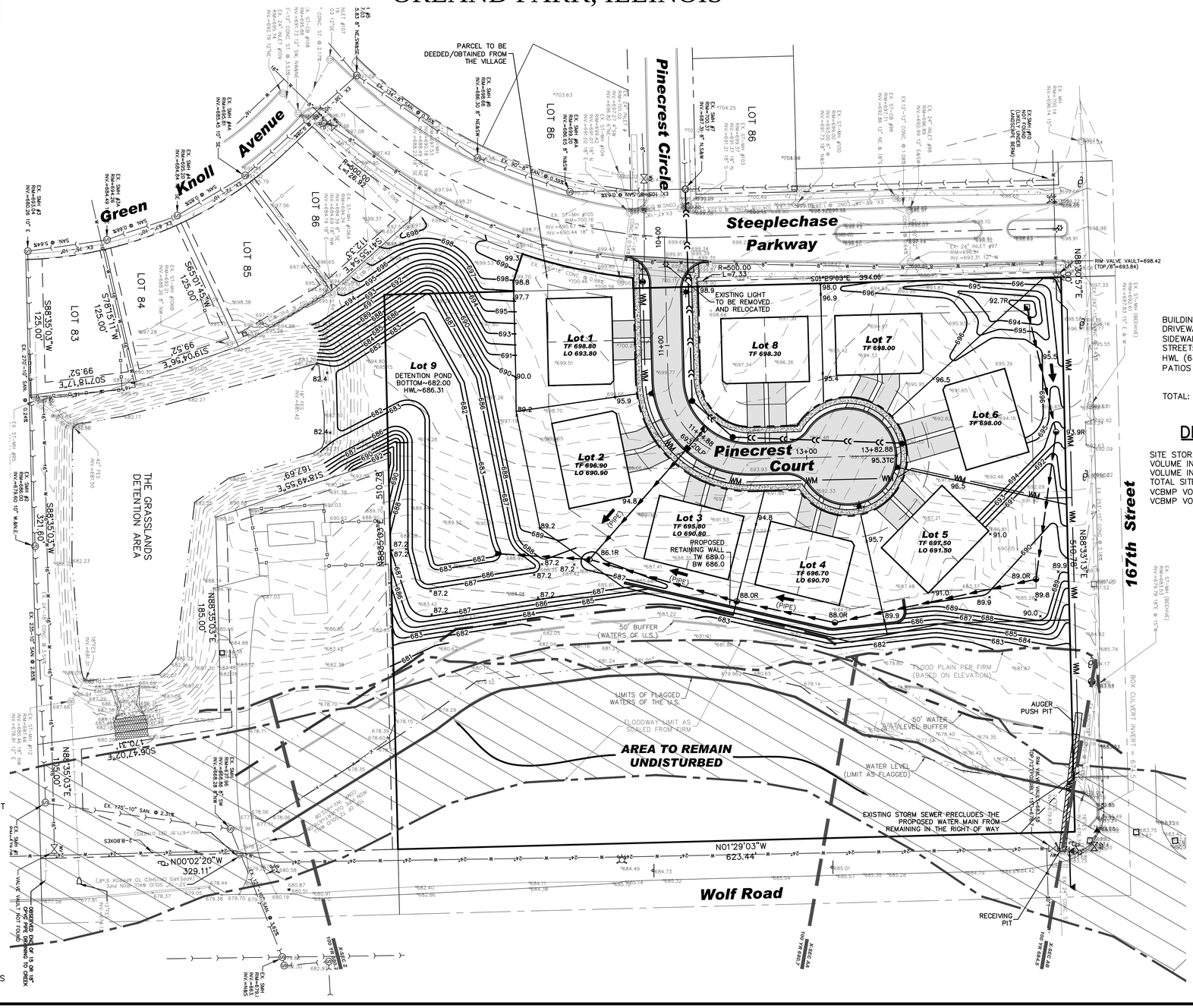
DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 15-0018
Scale: 1" = 50'
Date: 08-03-15
Design By: ADM
Drafted By: ADM
Checked By: SDS

PRELIMINARY PLAT





LOCATION MAP
NOT TO SCALE

PRELIMINARY ENGINEERING
FOR
ADDITION TO GRASSLANDS
ORLAND PARK, ILLINOIS

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LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
	STORM SEWER	
□	CATCH BASIN	■
⊖	OPEN LID MANHOLE	●
○	CLOSED LID MANHOLE	●
▨	INLET	◪
—W—	WATER MAIN	—W—
⊗	VALVE	●
	HYDRANT	
◁	FLARED END	◀
	STREET LIGHT	✱
	UTILITY POLE	●
·	B-BOX	·
	RETAINING WALL	
	SILT FENCE	
—700—	CONTOUR	—700—
—FM—	FORCEMAIN	—FM—
	FLOODPLAIN	
	FLOODWAY	
	OVERLAND FLOW ROUTE	→
	WETLANDS	
	WETLAND BUFFER	
	DEPRESSED WALK	▨

IMPERVIOUS TABLE

BUILDINGS:	33,970 S.F.
DRIVEWAY:	9,457 S.F.
SIDEWALKS (PUBLIC):	3,812 S.F.
STREET:	13,846 S.F.
HWL (686 CONTOUR):	19,963 S.F.
PATIOS (12'x12' EA. UNIT):	2,304 S.F.
TOTAL:	83,352 S.F.

DETENTION POND DATA

SITE STORAGE REQUIRED:	~1.62 Ac-Ft
VOLUME IN EXISTING BASIN:	~4.66 Ac-Ft
VOLUME IN COMBINED BASIN:	~6.68 Ac-Ft
TOTAL SITE STORAGE PROVIDED:	~2.02 Ac-Ft
VCBMP VOLUME REQUIRED (PER WMO):	~0.12 Ac-Ft
VCBMP VOLUME BETWEEN 682.0 & 682.38:	~0.12 Ac-Ft

BENCHMARKS:

1. (FROM FINAL GRADE SURVEY OF LOT 11 FROM VILLAGE OF ORLAND PARK) NORTHWEST FLANGE BOLT OF HYDRANT AT LOT 75 & 76
   ELEVATION = 698.66 (U.S.G.S.)
2. NGS PID AJ2767: TOP OF ROD APPROX. 0.35' BELOW 6" ALUMINUM LOGO CAP APPROXIMATELY 24' WEST OF THE PAVEMENT ON WOLF ROAD AND 112.3' SOUTH OF THE CENTERLINE OF HANCOCK ROAD RUNNING EAST OF WOLF.
   ELEVATION = 711.29' (NAVD 88, GPS OBSERVED BY OTHERS AND CONVERTED FROM METERS)

NOTE: BEARINGS ARE BASED ON GPS MEASUREMENTS IN THE FIELD. TO RELATE COMMON LINES TO THE GRASSLANDS SUBDIVISION (REC. 2/20/96 AS DOC 96129697) SHOWN BEARINGS SHOULD BE TURNED 1°26'47" RIGHT (CLOCKWISE)

L:\Engineering\2015 Projects\15-0018\dwg\Preliminary\15-0018 2015-10-28.dwg, 10/28/2015 6:26:44 PM

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10-28-15	REVISED PER CLIENT	SDS

MARTH CONSTRUCTION
14800 S. 80TH AVENUE
ORLAND PARK, ILLINOIS 60462
708-873-9700

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FOR
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IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 15-0018
Scale: 1" = 50'
Date: 05-27-15
Design By: ADM
Drafted By: ADM
Checked By: SDS

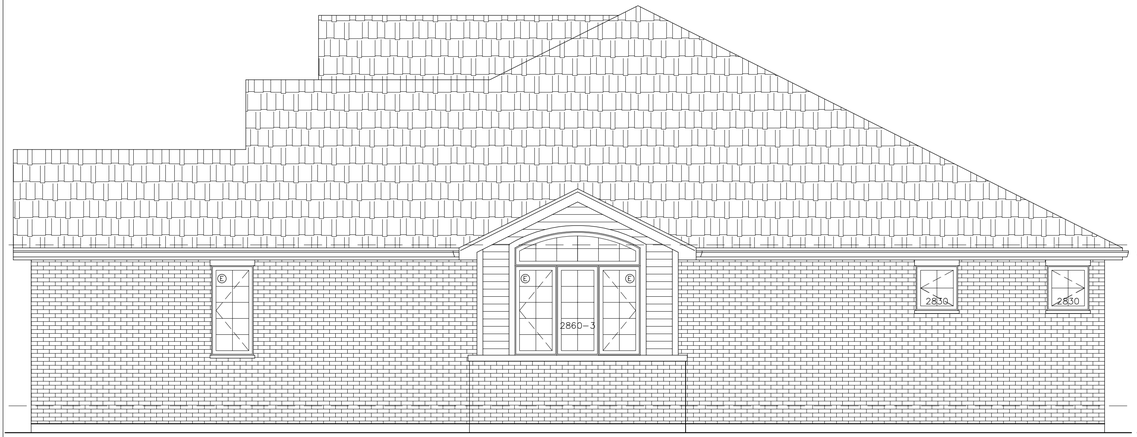
EXP 11/30/15
SCOTT D. SCHREINER
062-049702
10/29/15

1
OF
1

PRELIMINARY ENGINEERING

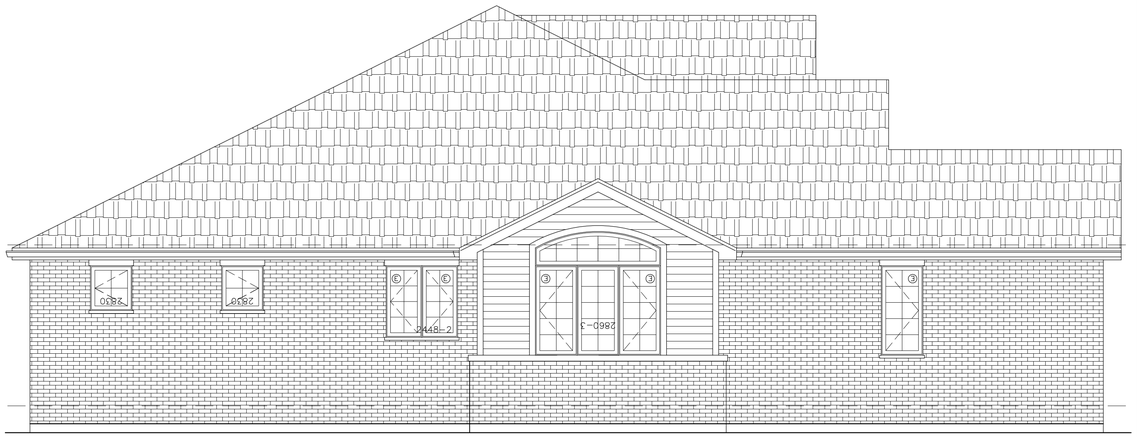
FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

REAR ELEVATION

1/4" = 1'-0"

IJM
ARCHITECTS

82 S. La Grange Rd.
Suite 205
La Grange, IL. 60525
f:
708-469-7674
p:
708-404-4451

PROJECT

A-1.0	ELEVATIONS
A-1.1	ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
E-1.0	ELECTRICAL

Marth Construction
Duplex Homes
Orland Park Il.

SEAL:

LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS

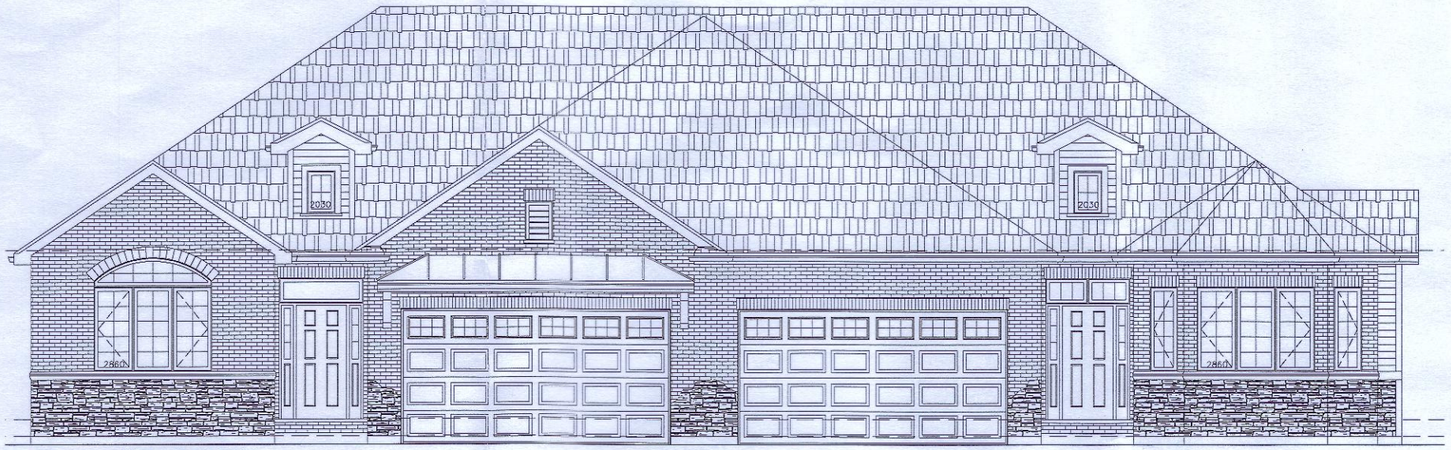
EXP DATE:

ISSUE

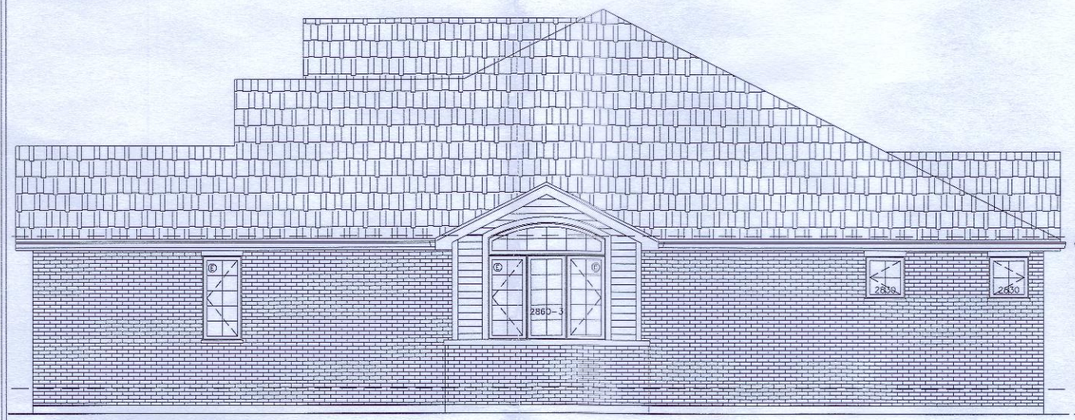
DATE
8.3.2015

JOB#
2015-138

SHEET
A-1.0

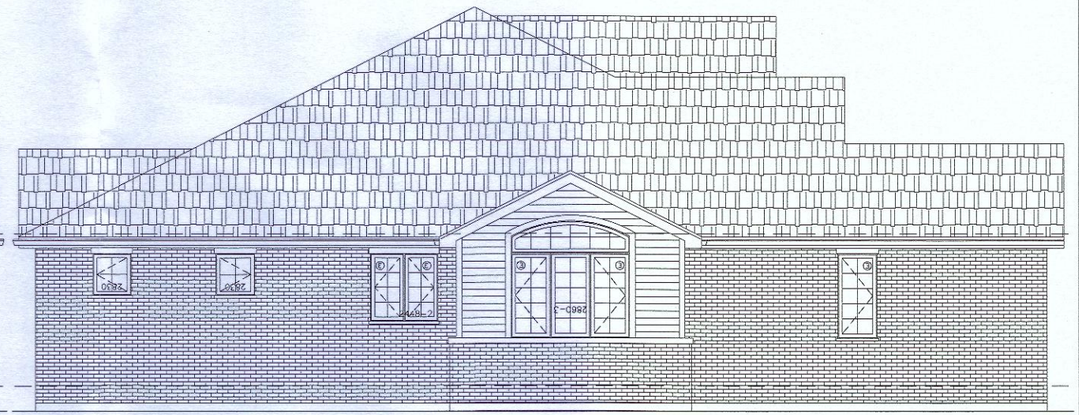


ELEVATION OPTION



RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

REAR ELEVATION

1/4" = 1'-0"

IJM ARCHITECTS

82 S. La Grange Rd.
Suite 205
La Grange, IL 60525
f:
708-469-7674
p:
708-404-4451

A-1.0	ELEVATIONS
A-1.1	ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
E-1.0	ELECTRICAL

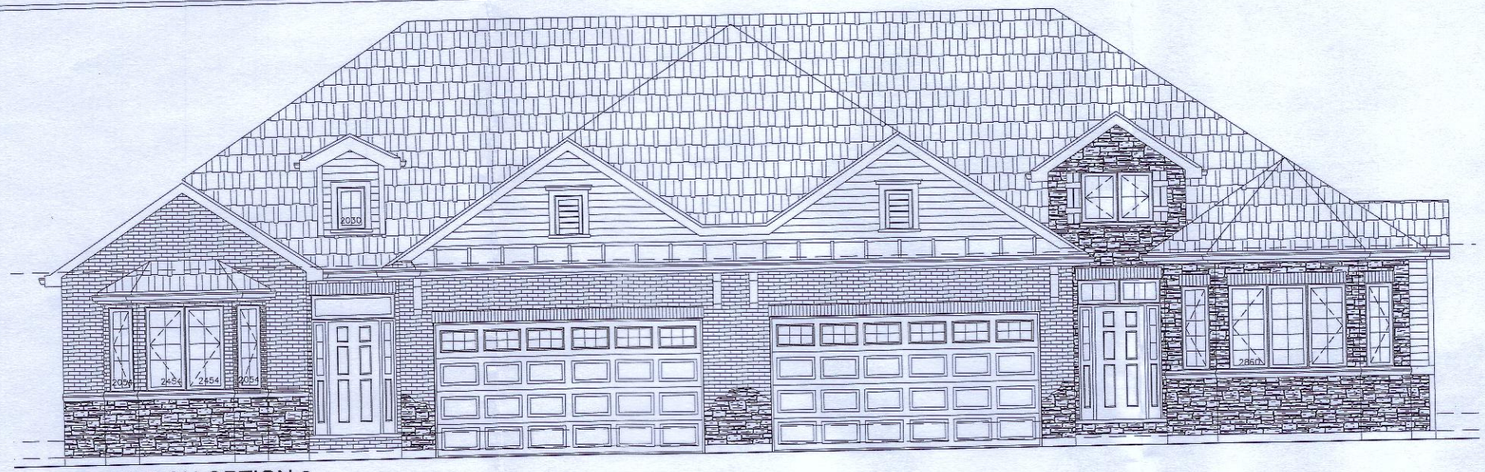
Marth Construction
Duplex Homes
Orland Park II.

LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020566
STATE OF ILLINOIS

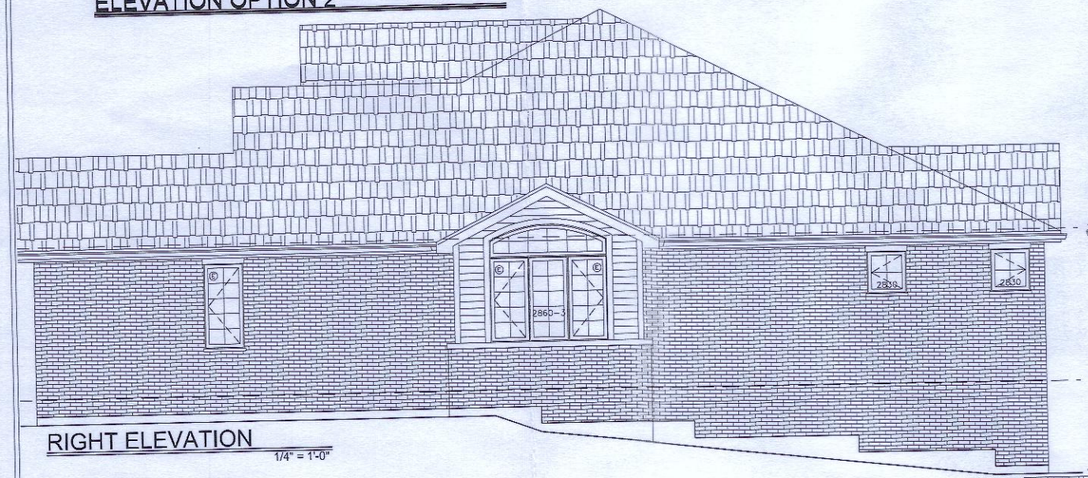
8.3.2015

2015-138

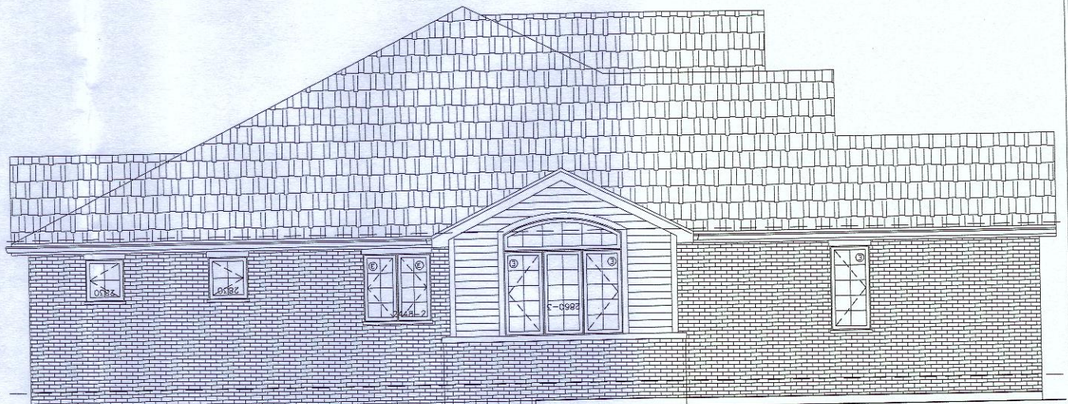
A-1.0



ELEVATION OPTION 2



RIGHT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
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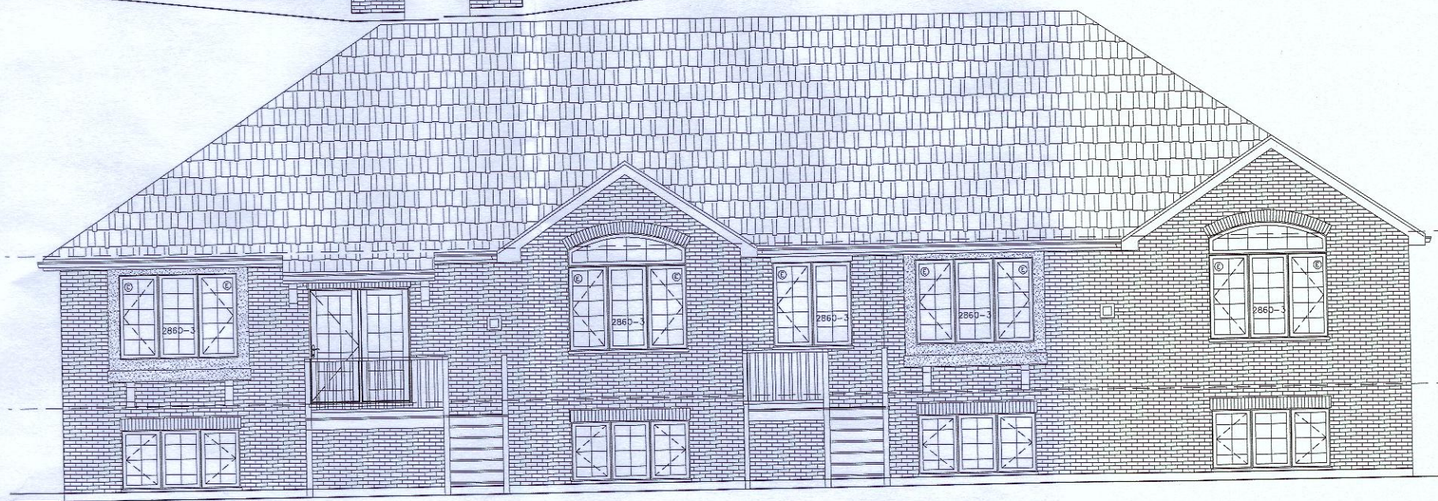

REAR ELEVATION
1/4" = 1'-0"

IJM ARCHITECTS

82 S. La Grange Rd.
Suite 205
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PROJECT	
A-1.0	ELEVATIONS
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A-2.2	SECOND FLOOR PLAN
E-1.0	ELECTRICAL

Marth Construction
Duplex Homes
Orland Park II.

LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020886
STATE OF ILLINOIS

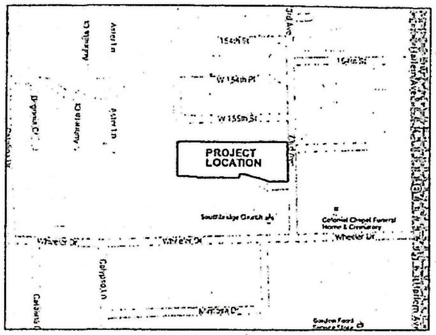
8.3.2015

2015-138

A-1.0

PRELIMINARY ENGINEERING
FOR

THE RESIDENCES OF SOUTHBRIDGE



LOCATION MAP NORTH

SITE DATA

TOTAL SITE AREA = 2.055 ACRES
DETENTION AREA TO TOP OF BERM = 0.378 ACRES
TOTAL LAND AREA (NOT INCLUDING DETENTION) = 1.677 ACRES

NUMBER OF DWELLING UNITS = 22
NUMBER OF DWELLING UNITS PER ACRE (NOT INCLUDING DETENTION) = 13.12
NUMBER OF DWELLING UNITS PER ACRE (INCLUDING DETENTION) = 10.70

IMPERVIOUS (NOT INCLUDING DETENTION) = 1.084 ACRES (64.65%)
IMPERVIOUS (INCLUDING DETENTION) = 1.197 ACRES (58.25%)

NUMBER OF CAR PARKING:
-INTERIOR = 44
-EXTERIOR = 44
-GUEST PARKING = 18

PAVEMENT SPECIFICATION
1-1/2" HMA SURFACE
2-1/4" HMA BINDER
10" AGGREGATE BASE COURSE

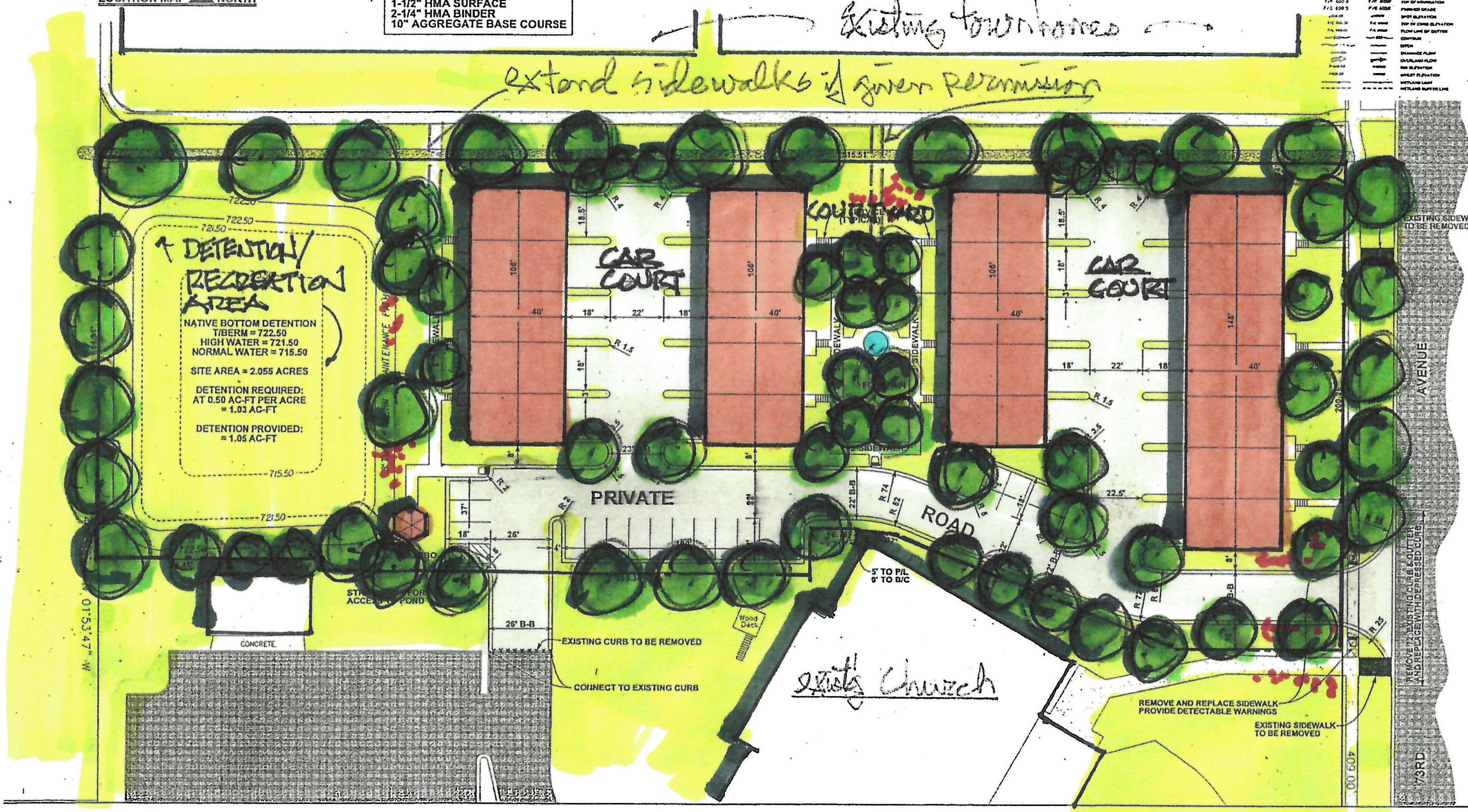
NOTES:

ALL ROADWAYS, DRIVES AND DRIVEWAYS SHALL BE PRIVATE.

EASEMENTS SHALL BE PROVIDED FOR ACCESS AND UTILITIES.

DETENTION FACILITY SHALL BE PRIVATE WITH AN EASEMENT.

LEGEND



SITE PLAN NTS

SITE PLAN	DATE	BY	DESCRIPTION
	11/24/15	DSH	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

DEVELOPER:
PAUL SWANSON
401 E. PROSPECT AVENUE - SUITE 201
MOUNT PROSPECT, IL. 60056 (847) 670-6710

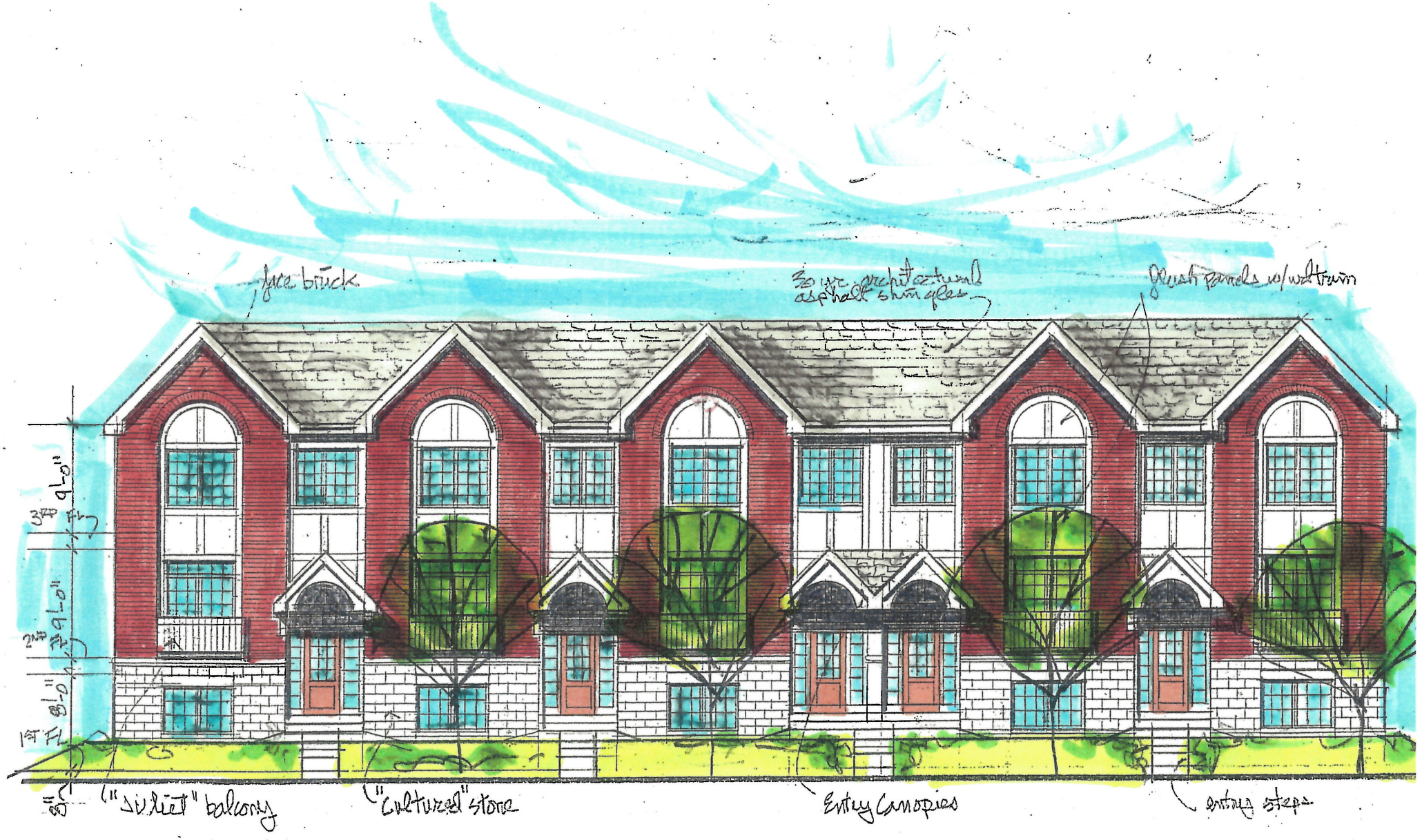
SHEET NUMBER 1 OF 2 SHEETS
JOB No. 1589

THE RESIDENCES OF SOUTHBRIDGE
ORLAND PARK, ILLINOIS

DESIGNED BY: R.A.A.
DRAWN BY: A.K.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 09/25/15

PEARSON,BROWN & ASSOCIATES,INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com

NORTH
20' 10' 0 20'



FRONT (COURTYARD) ELEVATION NTS

REAR (CAR COURT) ELEVATION NTS

SIDE ELEVATION NTS

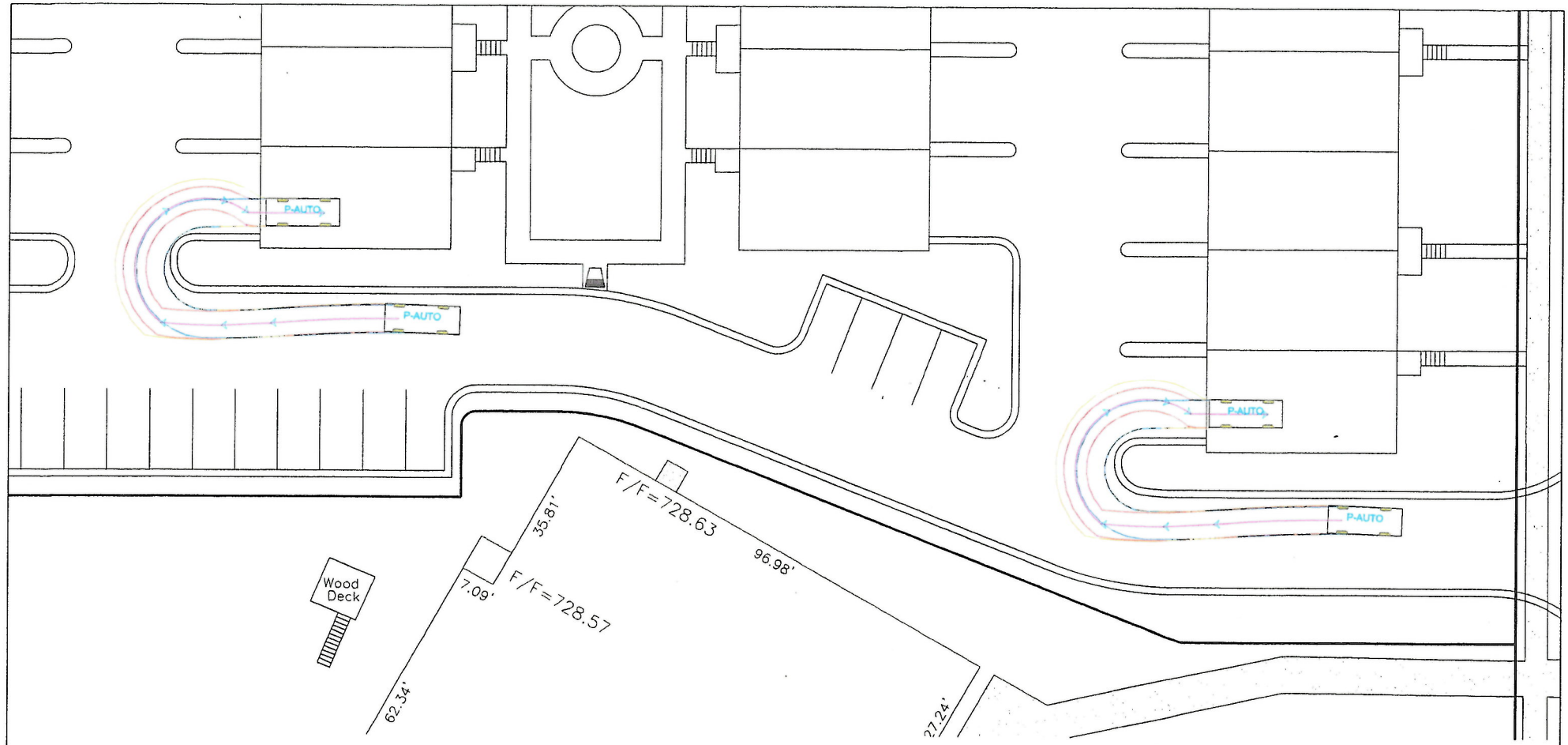
GROUND FLOOR
1/8"=1'-0"

MIDDLE FLOOR

TOP FLOOR

RESIDENCES OF SOUTHBRIDGE (20'X40' UNIT)

15500 73RD AVE ORLAND PARK, IL 10/22/15



LEGEND

- CENTERLINE OF VEHICLE
- PATH OF FRONT WHEELS
- PATH OF REAR WHEELS
- PATH OF VEHICLE BODY

PEARSON, BROWN & ASSOCIATES, INC.
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1650 W. WINCHESTER ROAD - SUITE 205
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E-MAIL ADDRESS: pba@pearsonbrown.com

NORTH

0 10' 20'

SCALE: 1" = 20'

TITLE: AUTO TURN - PASSENGER VEHICLE

PROJECT: THE RESIDENCES OF SOUTHBRIDGE

ORLAND PARK, IL

PROJECT NO.: 1569

DATE: 11/23/16

EXHIBIT A

27-13-405-009
27-13-405-010
27-13-201-003
WHEELER DR
27-13-201-015
PROJECT PARCEL
(2.1 AC)
27-13-201-016
WHEELER DR
73RD AVE
27-13-201-011

30 YR ARCH ~~ASPHALT~~ SHINGLES

MEAN ROOF

2'-2" clg

9'-0"

windows w/ mullions

3RD FL

1'-4"

clg

Juliet balcony

9'-0"

1'-4"

2ND FL

clg

8'-0"

ENTRY FL

4'-6"

8"

GROUND FL

34'-0" ±

face brick

cementacious flush panels w/ trim (paint grade)

sliding glass doors w/ transom

stone trim

cultured stone top round.

CONC sidewalk

entry doors & sidelites w/ transom

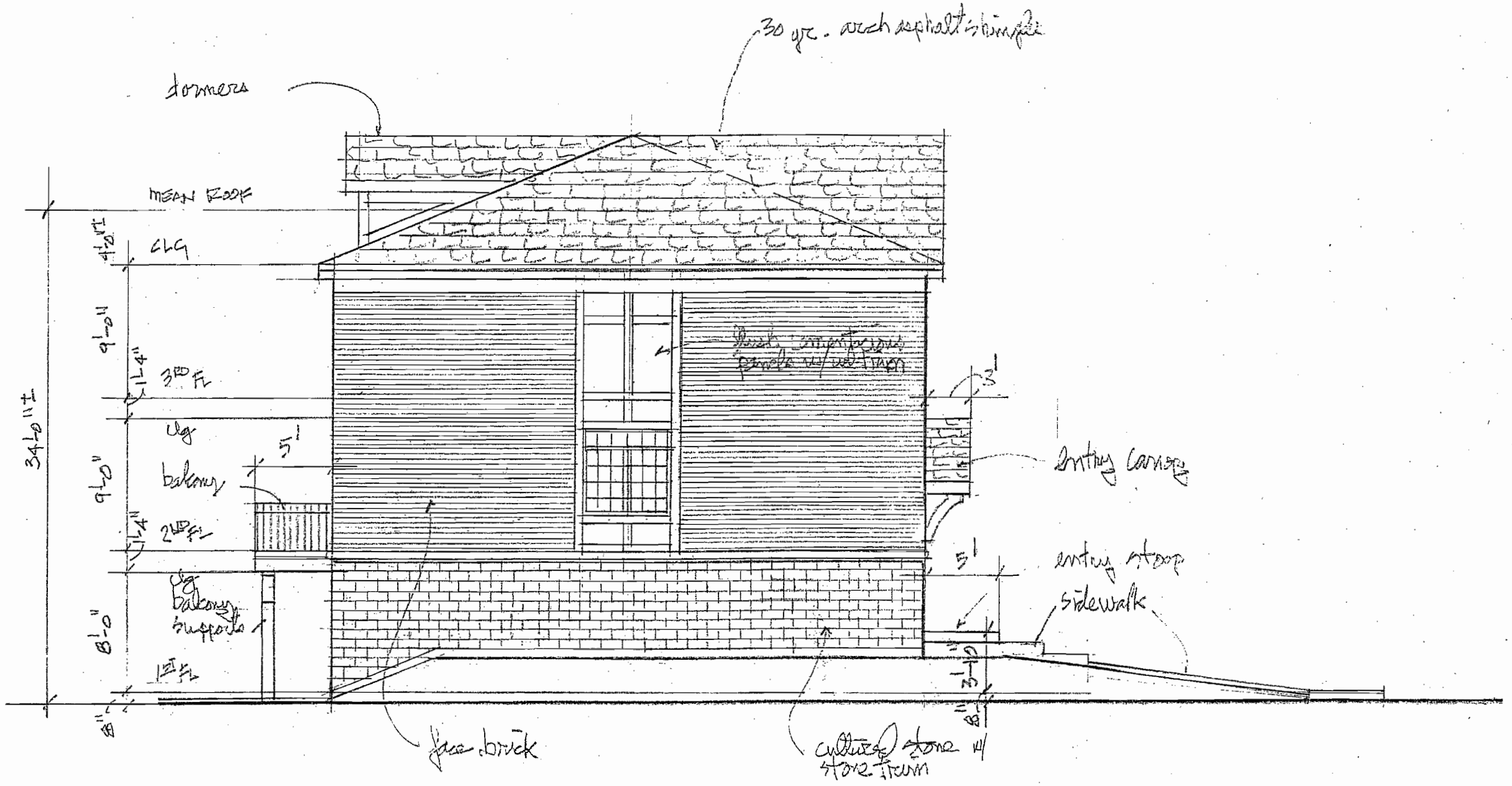
NOTE:

TOTAL BLDG ELEVATION AREA — 8126 SF

TOTAL NON MASONRY ELEV AREA (NOT COUNTING WINDOWS & DOORS) — 588± SF (7.2%)

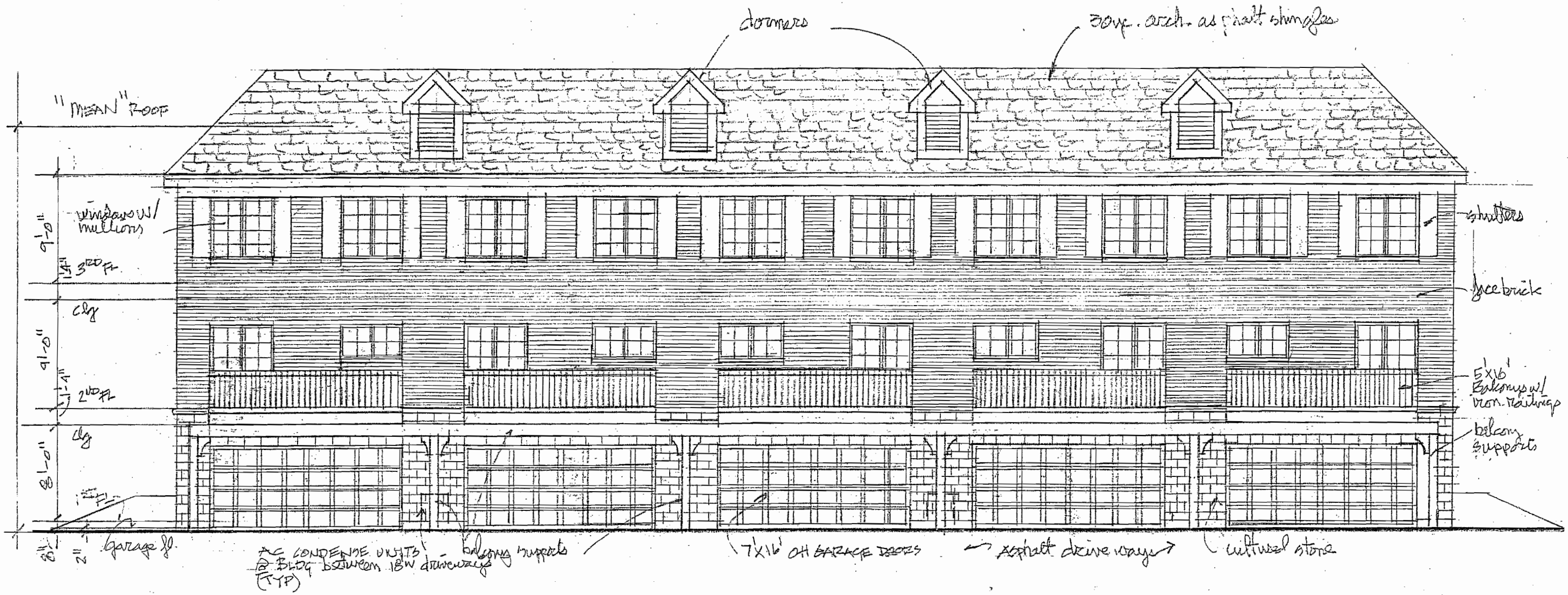
FRONT (COURTYARD) ELEVATION 1/8"=1'-0"

11/25/15



SIDE ELEVATION 1/8"=1'-0"

11/25/15



REAR (AUTO COURT) ELEVATION 1/8"=1'-0"

11/25/15

NOTE:

ALL DISTURBED OFFSITE AREAS SHALL BE RESTORED WITH 4" TOPSOIL AND SOD.

SILVER LAKE VILLAS CONDOMINIUM

Existing Building F/F=726.76

Existing Building F/F=728.32

PROPOSED SANITARY MANHOLE

PROPOSED 6"x6" PRESSURE CONNECTION

PROPOSED 6"x6" PRESSURE CONNECTION

PROPOSED SANITARY MANHOLE

EXISTING SANITARY SEWER

EXISTING 6" WATER MAIN

EXISTING 21" STORM SEWER

EXISTING SANITARY SEWER

EXISTING 6" WATER MAIN

EXISTING 18" STORM SEWER

CONNECT TO EXISTING MANHOLE

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EXISTING HYDRANT

EXISTING 12" WATER MAIN

PROPOSED MANHOLE OVER EXISTING

OUTLET CONTROL STRUCTURE

POND OUTLET

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SITE AREA = 2.055 ACRES

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DETENTION PROVIDED:
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8' TOP OF BERM / MAINTENANCE PATH

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ACCESSIBLE RAMP
PROPOSED 6" WATER MAIN
PROPOSED STORM SEWER

FINISHED GRADE = 727.50

DRIVEWAY LIGHT

PROPOSED HYDRANT
PROPOSED VALVE VAULT
PROPOSED SANITARY SEWER

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PROPOSED STORM SEWER

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PROPOSED STORM SEWER

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DRIVEWAY LIGHT

STREET LIGHT

GAZEBO

44.05' Brick Garage

25.70'

CONCRETE

Wood Deck

EXISTING CHURCH
15500

PROPOSED 12"x6" PRESSURE CONNECTION

REMOVE 72' EXISTING CURB & GUTTER AND REPLACE WITH DEPRESSED CURB

MATCH T/C 726.26

MATCH T/C 726.26

T/C 727.58

T/C 727.31

T/C 727.80

409.00' N 01°53'47" W

409.00' N 01°49'22" W

164.91'

94.45'

200.36'

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16.79'
4.71'

18.07'

15'

5' 5.51'

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SCALE: 1" = 20'

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ORLAND PARK, ILLINOIS

DESIGNED BY: R.A.A.
DRAWN BY: A.K.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 09/25/15

DESCRIPTION	DATE	BY
REVISED PER VILLAGE REVIEW COMMENTS	11/24/15	DSH

REVISIONS

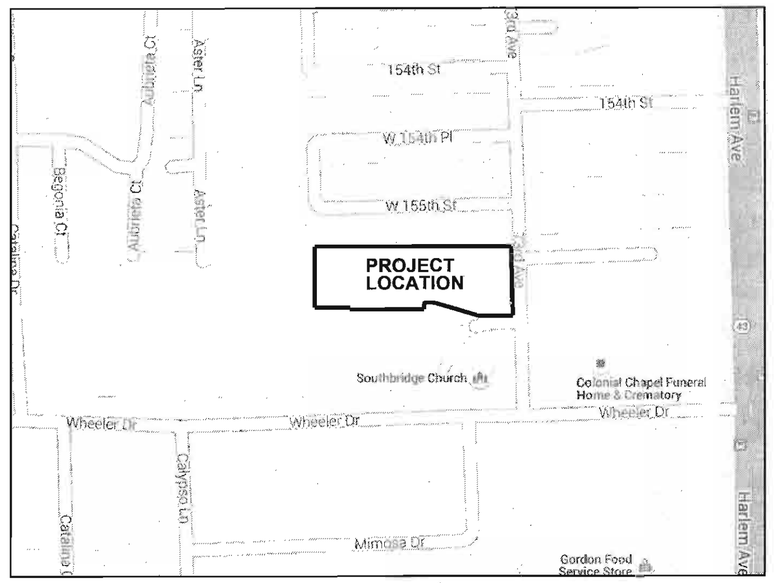
PRELIMINARY ENGINEERING

SHEET NUMBER 2 OF 2 SHEETS

JOB No. 1569

PRELIMINARY ENGINEERING
FOR

THE RESIDENCES OF SOUTHBRIDGE



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		FORCE MAIN
		STORM SEWER
		P.V.C. STORM SEWER
		COMBINED SEWER
		WATER MAIN
		DRAIN TILE
		MANHOLE
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		FIRE HYDRANT
		STREET LIGHT
		FLARED END SECTION
		HEADWALL
LS	LS	LIFT STATION
TRIPLE B	TRIPLE B	TRIPLE BASIN
GREASE B	GREASE B	GREASE BASIN
		CURB & GUTTER
		CURB & REVERSE GUTTER PITCH
		DEPRESSED CURB & GUTTER
		FENCE
		GAS MAIN
		TELEPHONE CABLE
		ELECTRIC CABLE
		RETAINING WALL
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		TRANSFORMER
		DECIDUOUS TREE, DIAMETER
		EVERGREEN TREE, HEIGHT
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T/F 600.0	T/F 600.0	TOP OF FOUNDATION
F/G 600.0	F/G 600.0	FINISHED GRADE
600.00	600.00	SPOT ELEVATION
T/C 600.00	T/C 600.00	TOP OF CURB ELEVATION
F/L 600.00	F/L 600.00	FLOW LINE OF GUTTER
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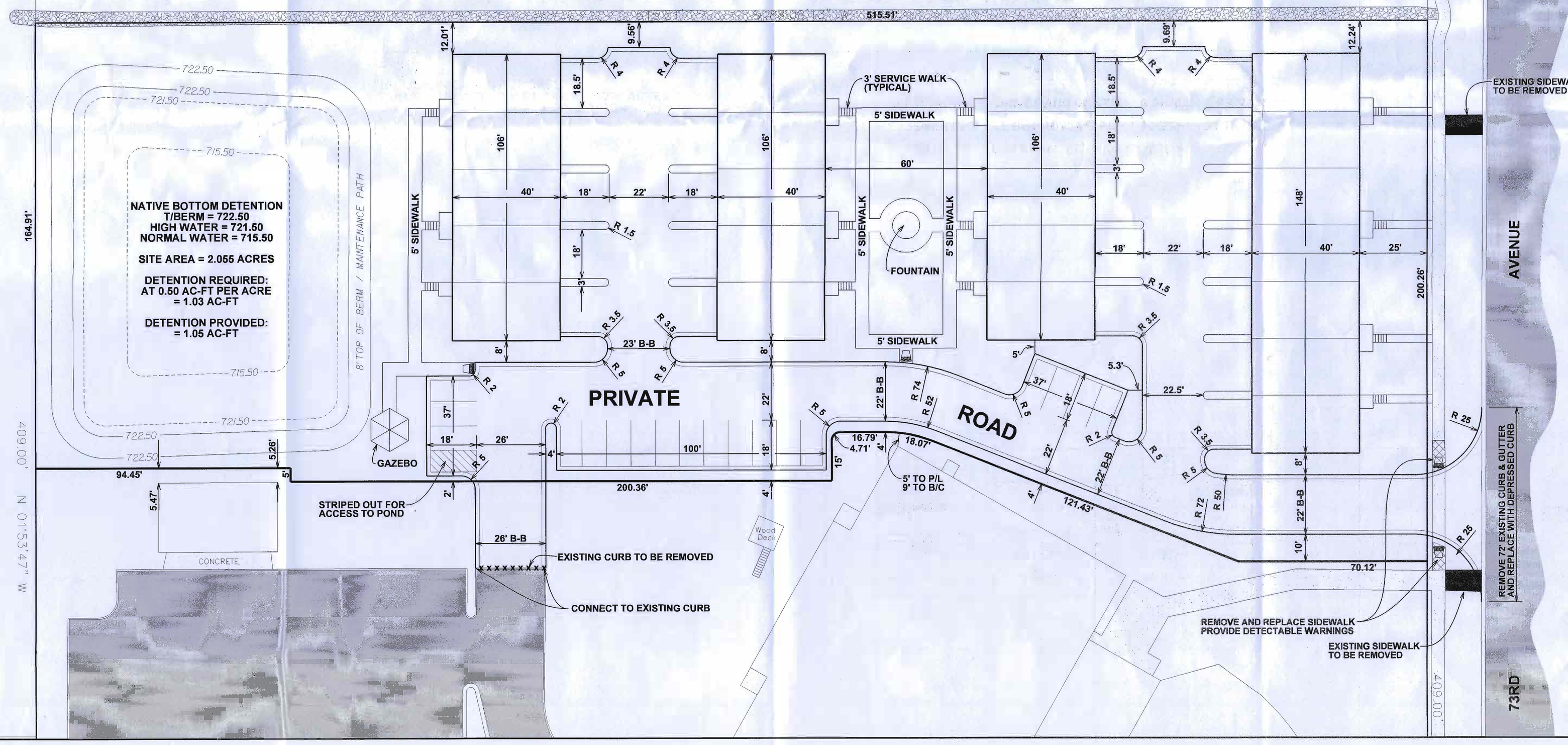

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SCALE: 1" = 20'

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REVISIONS

SITE PLAN

DEVELOPER:
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MOUNT PROSPECT, IL. 60056 (847) 670-6710

SHEET NUMBER
1
OF 2 SHEETS

JOB No. 1569

30 YR ARCH ~~ASPHALT~~ SHINGLES

MEAN ROOF

2'-2" clg

9'-0"

windows w/ mullions

3RD FL

1'-4"

clg

Juliet balcony

9'-0"

1'-4"

2ND FL

clg

8'-0"

ENTRY FL

4'-6"

8"

GROUND FL

34'-0" ±

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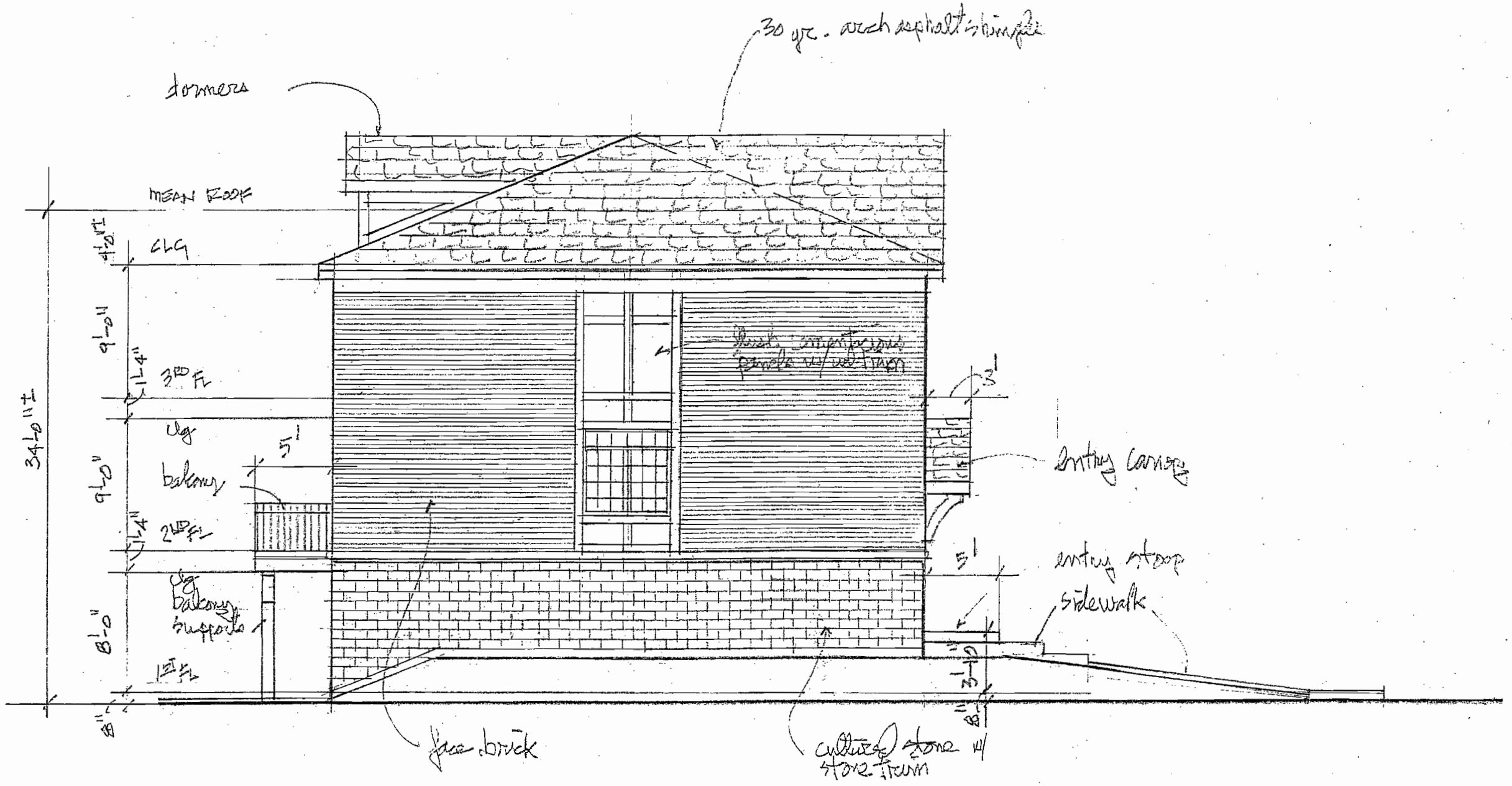

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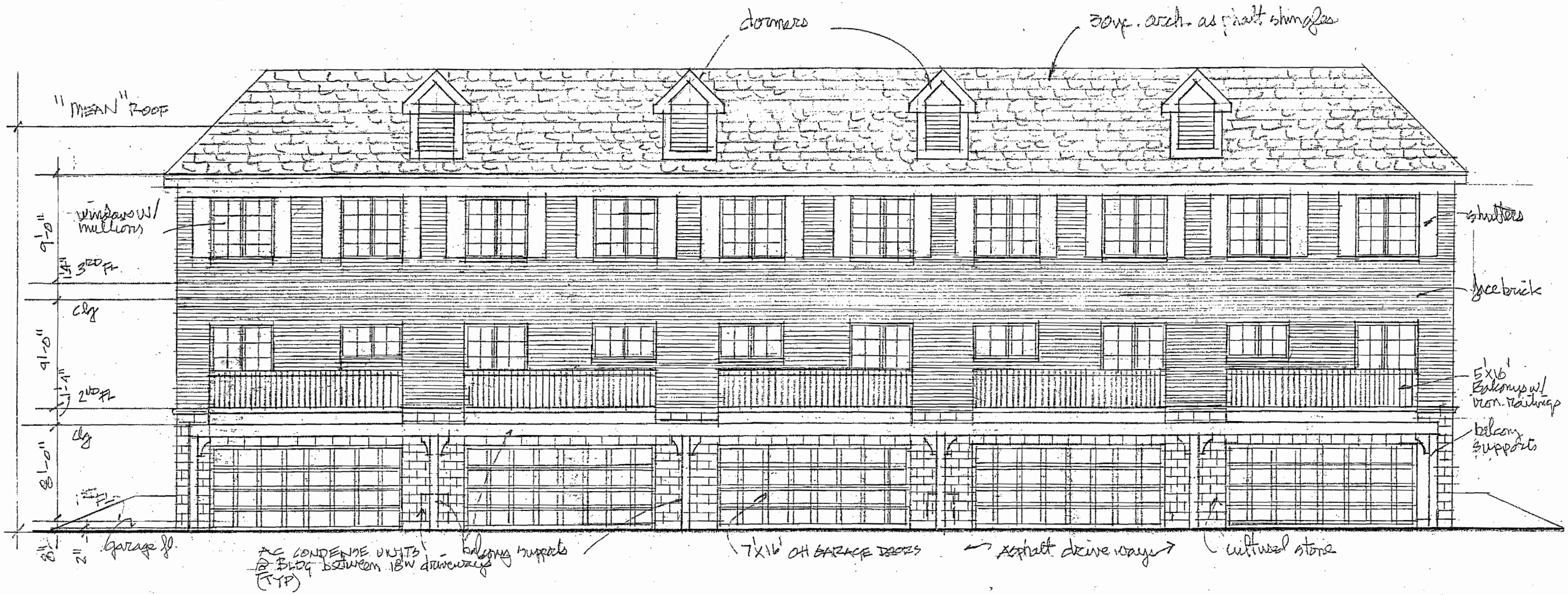

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ORLAND PARK, ILLINOIS

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REVISIONS

PRELIMINARY ENGINEERING

SHEET NUMBER 2 OF 2 SHEETS

JOB No. 1569

PRELIMINARY ENGINEERING
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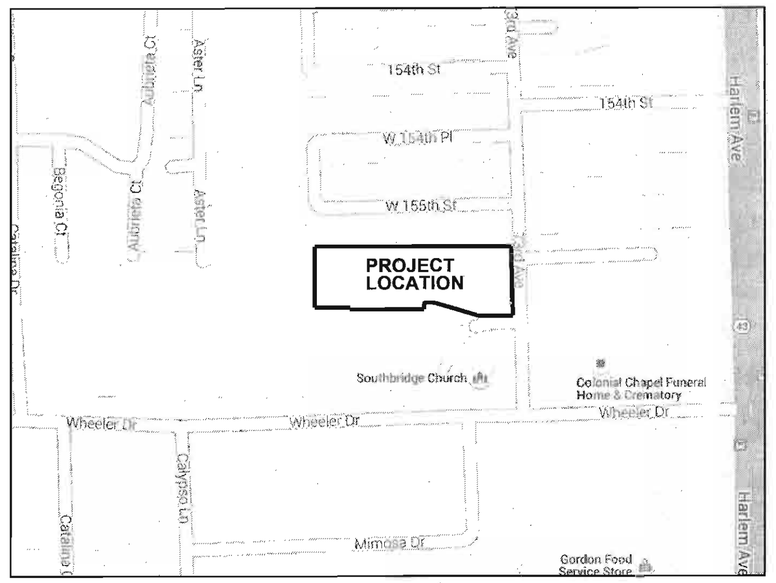
THE RESIDENCES OF SOUTHBRIDGE



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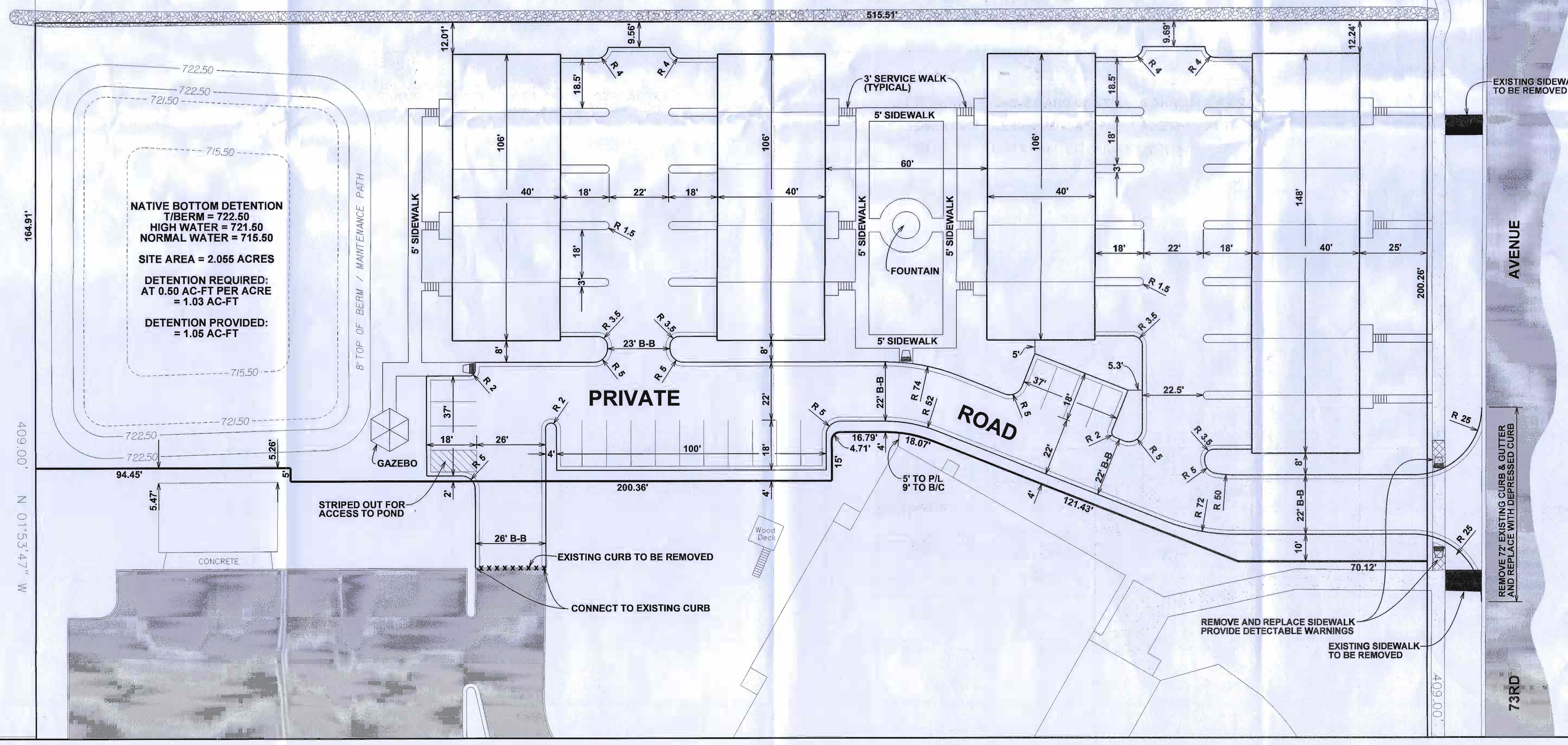

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SITE DATA
TOTAL SITE AREA = 2.055 ACRES
DETENTION AREA TO TOP OF BERM = 0.378 ACRES
TOTAL LAND AREA (NOT INCLUDING DETENTION) = 1.677 ACRES
NUMBER OF DWELLING UNITS = 22
NUMBER OF DWELLING UNITS PER ACRE (NOT INCLUDING DETENTION) = 13.12
NUMBER OF DWELLING UNITS PER ACRE (INCLUDING DETENTION) = 10.70
IMPERVIOUS (NOT INCLUDING DETENTION) = 1.084 ACRES (64.65%)
IMPERVIOUS (INCLUDING DETENTION) = 1.197 ACRES (58.25%)
NUMBER OF CAR PARKING:
-INTERIOR = 44
-EXTERIOR = 44
-GUEST PARKING = 18
PAVEMENT SPECIFICATION
1-1/2" HMA SURFACE
2-1/4" HMA BINDER
10" AGGREGATE BASE COURSE
NOTES:
ALL ROADWAYS, DRIVES AND DRIVEWAYS SHALL BE PRIVATE.
EASEMENTS SHALL BE PROVIDED FOR ACCESS AND UTILITIES.
DETENTION FACILITY SHALL BE PRIVATE WITH AN EASEMENT.
LOCATION MAP
NORTH
PROJECT LOCATION
LEGEND
NATIVE BOTTOM DETENTION
T/BERM = 722.50
HIGH WATER = 721.50
NORMAL WATER = 715.50
SITE AREA = 2.055 ACRES
DETENTION REQUIRED: AT 0.50 AC-FT PER ACRE = 1.03 AC-FT
DETENTION PROVIDED: = 1.05 AC-FT
PRIVATE ROAD
CAR COURT
SIDEWALK
CONCRETE
EXISTING CURB TO BE REMOVED
CONNECT TO EXISTING CURB
REMOVE AND REPLACE SIDEWALK
PROVIDE DETECTABLE WARNINGS
EXISTING SIDEWALK TO BE REMOVED
REMOVE 72' EXISTING CURB & GUTTER AND REPLACE WITH DEPRESSED CURB
73RD AVENUE
SITE PLAN
NTS

SITE PLAN

DATE	BY	DESCRIPTION
11/24/15	DSH	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

THE RESIDENCES OF SOUTHBRIDGE
ORLAND PARK, ILLINOIS

DEVELOPER:
PAUL SWANSON
401 E. PROSPECT AVENUE - SUITE 201
MOUNT PROSPECT, IL. 60056 (847) 670-6710

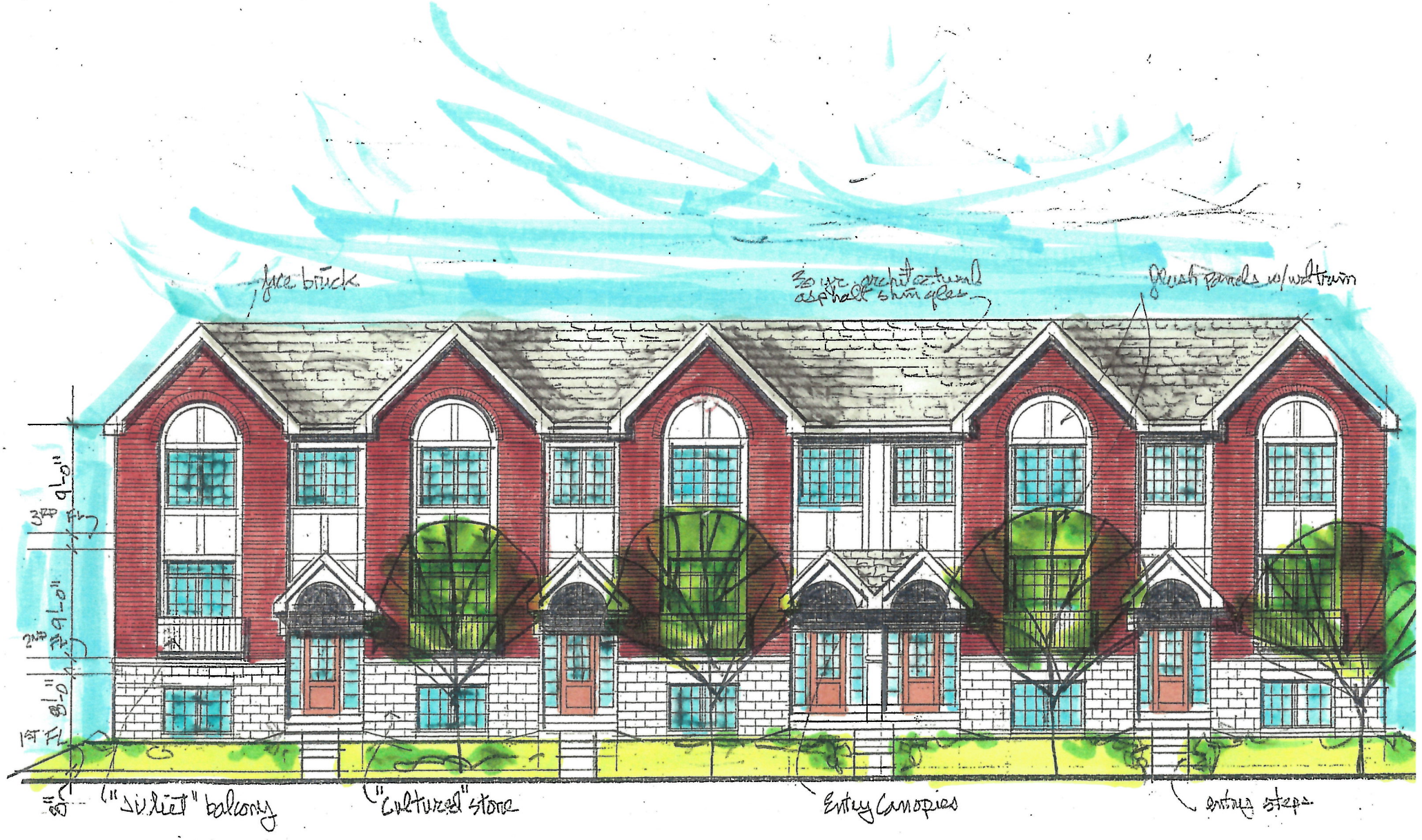
SHEET NUMBER 1 OF 2 SHEETS

JOB No. 1589

DESIGNED BY: RAA
DRAWN BY: AKZ
CHECKED BY: AKZ
ORIGINAL ISSUE: 09/25/15

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com

NORTH



FRONT (COURTYARD) ELEVATION NTS

REAR (CAR COURT) ELEVATION NTS

SIDE ELEVATION NTS

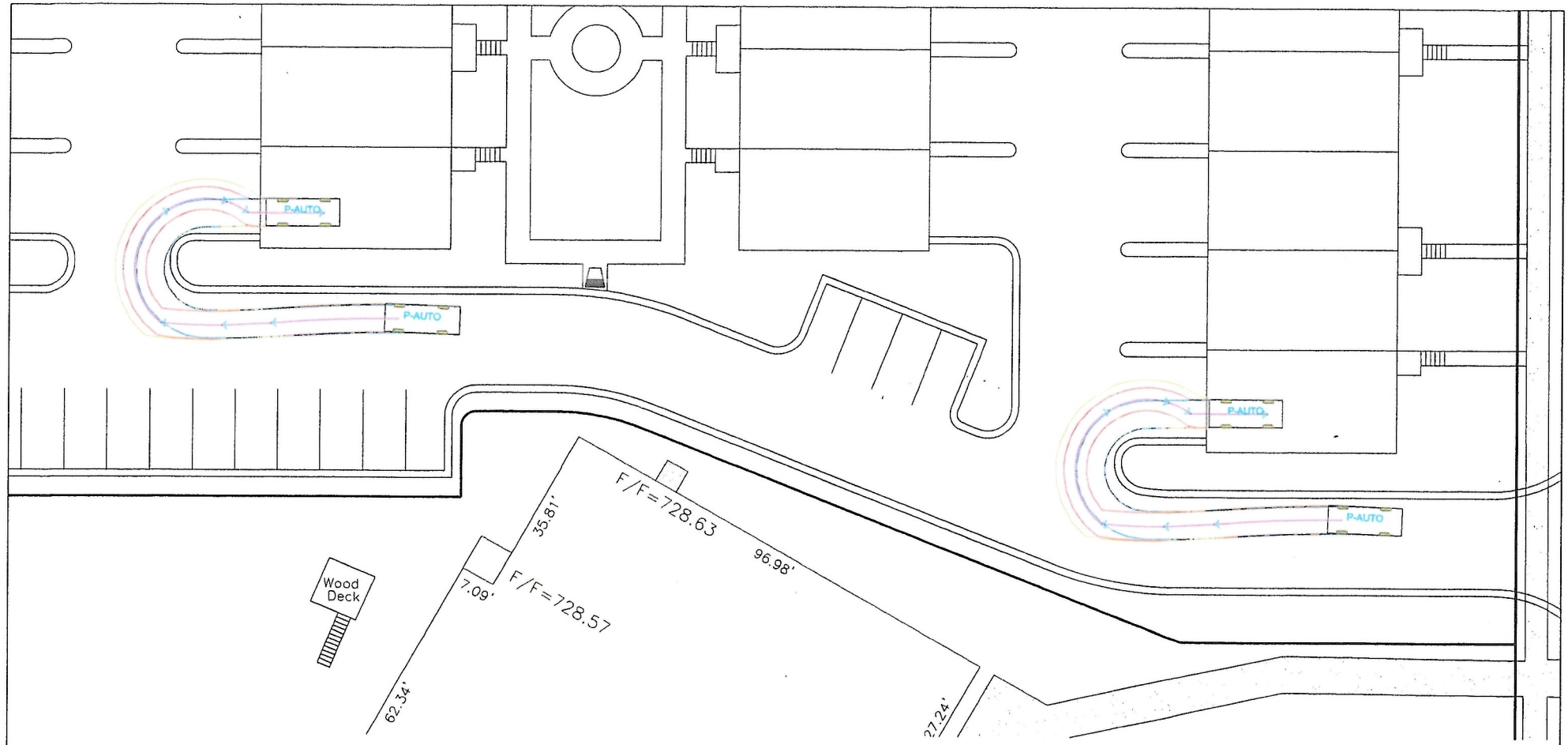
GROUND FLOOR
1/8"=1'-0"

MIDDLE FLOOR

TOP FLOOR

RESIDENCES OF SOUTHBRIDGE (20'X40' UNIT)

15500 73RD AVE ORLAND PARK, IL 10/22/15



LEGEND

- CENTERLINE OF VEHICLE
- PATH OF FRONT WHEELS
- PATH OF REAR WHEELS
- PATH OF VEHICLE BODY

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1650 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60048
PHONE: (847) 367-5707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com

NORTH

0 10' 20'

SCALE: 1" = 20'

TITLE: AUTO TURN - PASSENGER VEHICLE

PROJECT: THE RESIDENCES OF SOUTHBRIDGE

ORLAND PARK, IL

PROJECT NO.: 1569

DATE: 11/23/16

EXHIBIT A

27-13-405-009
27-13-405-010
27-13-201-003
WHEELER DR
27-13-201-015
PROJECT PARCEL
(2.1 AC)
27-13-201-016
WHEELER DR
73RD AVE
27-13-201-011

2015 LAND DEVELOPMENT CODE AMENDMENTS III

Amendment Report to the Plan Commission

Prepared by: Development Services Department

December 8, 2015

Table of Contents

SUBSTANTIVE AMENDMENT: **LANDSCAPE AND TREE PRESERVATION AMENDMENT**

The Village is proposing to amend and consolidate existing requirements and design guidelines related to landscaping and tree preservation within the Land Development Code (LDC). This section will include all applicable land development codes, design guidelines, and requirements for the landscape review process. The intent of these amendments is to make Village landscape regulations concise, consistent, and easy to follow. Furthermore, amendments have been proposed which would bring Village requirements closer in line with current community planning and landscape design standards and best practices.

In general terms, this means that the existing Section 6-305 Landscaping and Bufferyards and Section 6-305.1 Tree Preservation Standards, which jointly address the bulk of the Village's current regulations related to landscaping, landscape maintenance and tree preservation, will combine into a single section titled Section 6–305 Landscaping and Tree Preservation. This consolidation, as well as updates to the layout of the updated section, is intended to improve its legibility and simplify the process of understanding project requirements for residents, developers and Village Staff alike.

More specific changes include section re-formatting, a re-envisioning of area-specific planting requirements, and an overhaul of landscape maintenance and preservation requirements, especially as they relate to the Metropolitan Water Reclamation District's Watershed Management Ordinance (WMO). Also proposed is the concept of landscape zones, wherein a site is looked at in terms of landscape parkways, corridors, and bufferyards, foundation and interior landscaping, parking lot area landscaping, signage landscaping and stormwater management areas landscaping. Requirements for each zone are clearly detailed with both text and diagrams/tables. Finally, updated design guidelines and requirements will provide a clear vision for landscaped areas throughout the Village.

To provide consistency throughout the LDC as a result of proposed changes to Section 6-305, additional terms will be added to Section 2-102 Definitions, and minor updates will be made to permitted uses in building setback areas along streets for Sections 6-205.1 "LSPD Large Scale Planned Development District", Section 6-206 "RSB Residential And Supporting Business District", Section 6-207 "BIZ General Business District", Section 6-210 "COR Mixed Use District", Section 6-211 "ORI Mixed Use District" and Section 6-212 "VCD Village Center District".

Minor text edits will also be made to Section 6-305.1 Tree Preservation Standards, Section 6-302 “Accessory Structures and Uses”; Section 6-311 “Wireless Communication Facilities And Satellite Dishes”; Section 6-308 “Design Standards”; Section 6-406 “Sidewalks, Driveways, And Parking Lots”; and Section 5-112 Development and Subdivision Requirements” to update references. In most cases, these minor text edits change the current section title of 6-305 from “Landscaping and Bufferyards” to “Landscape and Tree Preservation.” Details of these edits are included in this amendment report below.

As this amendment is a comprehensive (i.e. complete) revision of Section 6-305 Landscaping and Bufferyards and Section 6-305.1 Tree Preservation Standards, a line by line comparison of changes would be impractical. In place of such a comparison, a comparison summary of the proposed amendments to Section 6-305 and Section 6-305.1 is provided below.

GENERAL FORMAT COMPARISON

Existing 6-305/6-305.1

- GENERAL
  - Purpose
  - Responsibility of Compliance
- LANDSCAPE PLAN
- BUFFERYARDS
- INTERIOR
- PARKWAYS
- PARKING LOTS
- MAINTENANCE AND PRESERVATION
- TREE PRESERVATION STANDARDS (6-305.1)

Proposed 6-305

- GENERAL
  - Purpose
  - Applicability
  - Special Conditions
- ZONES
  - Landscape Zones
- LANDSCAPE PLAN
- MAINTENANCE AND TREE PRESERVATION

PURPOSE

Existing 6-305

The purpose of this Section is to establish high standards of landscaping and buffering for all public and private properties within the Village, promote and enhance the Village's aesthetic qualities and natural heritage, and continue its reputation as an extension of the Forest Preserves. These regulations are intended to be a benefit to the owners and users of property, as an asset of the neighborhoods, and as a source of identity and pride to the Village. The requirements of this Section are also intended to promote the public health and welfare by protecting to the maximum extent possible the Village's existing landscaping and buffering and by fostering and encouraging new or increased creative and attractive landscaping and buffering. It is intended that these requirements will improve the appearance of the Village, as well as assist in the natural control of air pollution and soil conservation. Standards for the installation, and maintenance of bufferyards are also provided in this Section to ensure the compatibility of different land uses.

Proposed 6-305

The purpose of this Section is to establish meaningful standards for the design, installation, maintenance and preservation of landscaping and natural areas throughout the Village.

LANDSCAPE ZONES

Existing 6-305

n/a

Proposed 6-305

D. Landscape Zones

1. *Landscape Parkways*
2. *Landscape Corridors*
3. *Landscape Bufferyards*
4. *Foundation and Interior Landscaping*
5. *Parking Lot Area Landscaping*
6. *Signage Landscaping*
7. *Stormwater Management Areas Landscaping*

RESPONSIBILITY FOR COMPLIANCE

ITEM	PROPOSED	EXISTING	REVIEW NOTES
1. NEW SINGLE FAMILY DETACHED DWELLINGS	One (1) Unit	Six (6) Units or less	Shall comply with the provisions of Sections 6-305.E Landscape Plan and 6-305.F Maintenance and Preservation
2. NEW RESIDENTIAL DEVELOPMENTS	• Two (2) buildable lots or more. • Three (3) units or more within a common building envelope.	Seven (7) Units or more	Shall comply with all requirements provided in this Section, except where noted
3. OTHER	• New non-residential development. • New mixed-use developments. • New vehicular parking areas. • Modifications to an existing building or site (see Section 6-305.B.3 Modifications). • Any project requiring a Special Use Permit, Map Amendment, or Appearance Review, as determined by the Development Services Department.	all nonresidential development	Shall comply with all requirements provided in this Section
4. MODIFICATIONS	Enlargement of building by more than 25%, or increase in residential units, excluding single family residential. Or natural disasters.	n/a	An existing building or site may be renovated or repaired without providing additional landscaping except when (**see PROPOSED**):

SPECIAL CONDITIONS

ITEM	PROPOSED	EXISTING	REVIEW NOTES
1. ADDITIONAL LANDSCAPING	Village Board may require additional landscaping or site furnishings (i.e. benches, walls, park equipment) above quantities specified herein in order to mitigate a specified problem or in order to ensure a development would be consistent with the objectives of this Section and/or adopted village policy.	The Board of Trustees may also impose conditions on the issuance of landscape plan approval. These conditions shall pertain to the external appearance of the development, and may include additional landscaping, buffering, fencing or other exterior treatment.	
2. ALTERNATIVE PLANS	Village Board may approve alternate landscape plans whose makeup may not meet the specified quantities stated herein, if such plans are clearly superior to what could be achieved by using those minimum standards, and are consistent with the purposes of this Section.	n/a	

ZONES - PARKWAY

ITEM	PROPOSED	EXISTING	REVIEW NOTES
1. PARKWAY TYPES	3	1	Proposed Type A, B, or C based on zoning district
2. TREE REQUIREMENTS	1 tree per 30' or 40' of frontage, depending on district	1 tree per 40' of frontage	Trees planted in tree grates (or equivalent) or lawn area, depending on Parkway Type. No evergreen allowed.
3. SHRUB REQUIERMENTS	n/a	n/a	The parkway shall be planted with grass or low ground cover, except where covered by driveway pavement, trees, tree grates, shrubs or decorative brick pavers. Other than trees, no landscaping in the parkway shall be taller than three (3) feet.
4. WIDTHS	Varies	n/a	Area located within a public right-of-way between the outer curb line and the adjacent property line not improved by street or sidewalk.
5. DIVERSITY REQUIREMENTS	Single Species = 20% max / 50% Native	Single Species = 30% Max / No Native requirement	

ZONES - CORRIDORS

ITEM	PROPOSED	EXISTING	REVIEW NOTES
1. CORRIDOR TYPES	3	n/a	Typical, Arterial and Auto-Row, based on adjacent roadway classification
2. TREE REQUIREMENTS	# trees per 100' of frontage, independent of width	n/a	Typical = Existing 10' "B" Bufferyard Arterial = Existing 15' "C" Bufferyard Auto-Row = Existing 10' "A" Bufferyard
3. SHRUB REQUIERMENTS	20 per 100' for Auto-Row Only	n/a	No shrubs required in proposed Corridor, except Auto-Row Corridor
4. WIDTHS	Varies	n/a	Area comprises the length of frontage from property line to property line and width of a parcel from the parkway to the edge of the foundation plantings along the façade of the principal structure.
5. SPECIAL CONDITIONS	New Residential Rear and Side Yard Corridors: Where the rear or side yard of a new residential development borders public streets, the following requirements shall apply:	n/a	The plant material requirements detailed in "Typical Landscape Corridors" shall be installed along the entirety of the rear or side yard that adjoins a public street. Refer to Table 6-305.D.3.b (A) for planting requirements. A uniform fence shall be installed along the entirety of the rear or side yard that adjoins a public street. Fencing shall comply with the requirements set forth in 6-310 Fences. Small infill projects in established areas adjacent to public streets shall follow the existing pattern of rear yard screening, as determined by the Development Services Department. The location of plant materials and fences shall be determined by the Development Services Department.

ZONES – BUFFERYARDS

ITEM	PROPOSED	EXISTING	REVIEW NOTES
1. BUFFERYARD TYPES	3	17	TYPE 1, 2 and 2a **VS.** A10,15,20/ B10,15,20/ C15,20,25/ D30,40,50,60/ E30,40,50,60
2. LAND CATEGORIES	2	11	Residential, Non-Residential **VS.** DU/det, DU/att, Com, Off, Ind, Govt./Inst., Historic, Res, Non-Res, Arterial, Collector
3. PERMUTATIONS	3	77	TYPE 1 Bufferyard = Existing 10' "B" Bufferyard (rounded up) TYPE 2 Bufferyard = Existing 15' "C" Bufferyard (rounded up) Bufferyards A, D, E are removed
4. WIDTHS	2	8	10', 15' **VS.** 10', 15', 20', 25', 30', 40', 50', 60'

ZONES – PARKING LOT AREA

ITEM	PROPOSED	EXISTING	REVIEW NOTES
1. PERIMETER SCREENING APPLICABILITY	>7 spaces	all	
2. SCREENING REQUIRMENTS	10' bed with a mix of evergreen and deciduous plantings, seventy-five (75%) coverage and which will attain a minimum height of three (3) feet within three (3) years.	Evergreen plantings that will attain a height of (3) feet within (3) years **or** provide a (3) foot berm or low wall/fence.	
3. ISLAND APPLICABILITY	1 detached per 10 spaces	1 per 7 spaces	
4. ISLAND DIMENSIONS	Match single adjacent parking space, min 162 sf Min depth = 3'	**Varies**: 300 sf; 200 sf, 10' wide; Match adjacent parking space	Average minimum parking island area for 13 area villages surveyed was **169 sf.** Village parking space min 16'x9' = 162 sf
5. ISLAND LOCATION	At end of each row; can be consolidated	at the end of each row of parking stalls or as otherwise approved; consolidation unclear	
6. PLANT REQUIREMENTS	Min 1 Shade Tree (mulched) + live plant cover 60% remaining island	1 tree and 1 shrub per 200 sf	

ZONES – FOUNDATION and INTERIOR LANDSCAPING

ITEM	PROPOSED	EXISTING	REVIEW NOTES
1. FOUNDATION WIDTH	10' Frontage 7' non-frontage	10' frontage	
2. PERCENT COVERAGE	100% Frontage 50% Non-Frontage	70% frontage	
3. PLANTING COVERAGE	At least 75% of the required foundation planting area shall be occupied with live landscaping within three (3) years of initial planting installation	n/a	
4. PLANT REQUIREMENTS	1 ornamental and 16 shrubs per 100' building face; Continuous combination of trees, shrubs, native materials, grasses, perennials and groundcovers	n/a	
5. BED LOCATION	Within 25' of building face	n/a	
6. EXCEPTION	Attached dwellings that share a common wall with one (1) other dwelling unit (duplex) are exempt from foundation landscaping requirement.	n/a	

ITEM	PROPOSED	EXISTING	REVIEW NOTES
1. INTERIOR PLANTINGS	A minimum of one (1) tree is required per dwelling unit for multi–family residential development, one (1) tree per 10,000 square feet of lot area for commercial/office development, and one (1) tree per 25,000 square feet of lot area for industrial development.	SAME	
2. OTHER	For single-family and multi-family developments with more than one (1) structure, the open space between buildings should be landscaped to provide: screening of adjacent dwelling units, screening and shading to improve energy efficiency, and a visually appealing living environment. Landscape features such as trees and shrubs, groundcovers, flowering annuals and perennials, permitted natural landscaping areas, BMPs and berming should be used as appropriate to enhance the overall appearance and function of the open space area.	n/a	

ZONES – SIGNAGE LANDSCAPING

ITEM	PROPOSED	EXISTING	REVIEW NOTES
1. WIDTH	5' wide on average	n/a	
2. COVERAGE	All new permanent ground signs, or existing ground signs where the external structure is modified, 50% coverage of bed	Freestanding signs for commercial buildings over 500,000 square feet, landscaping must be provided along fifty percent (50%) of the base of the sign.	
3. PLANTS	Vegetation should have year-round interest and should include shrubs, native grasses, perennials or groundcover, excluding turf grass. Plantings should be large enough to cover or soften the base of the sign without blocking the sign copy.	n/a	
4. PLAN REQUIREMENTS	comply with landscape plan requirements listed in Section 6-305.E.2.a through Section 6-305.E.2.e	n/a	

ZONES – STORMWATER MANAGEMENT AREAS LANDSCAPING

ITEM	PROPOSED	EXISTING	REVIEW NOTES
1. MAINTENANCE PERIMETER	15' / less than 5% grade No turf grass within 25' of high water mark	15' / 4:1 grade	
2. PLANTING REQUIREMENTS	100% native trees, shrubs, etc 1 tree per 100' 1 understory per 200' 3 shrubs per 50'	"native natural plant growth" = biologs, aquatic plants, wattles, natural native grasses, tri lok, and vegetated geogrids	
3. OTHER REQUIREMENTS	2,5,10,25 year hydro-period M&M Plan WMO Permit (where applicable)	See 6-409	
4. MAINTENANCE	Section 6-305.F.2 Naturalized Landscaping Area Management Standards	See 6-409	

LANDSCAPE MAINTENANCE STANDARDS

ITEM	PROPOSED	EXISTING	REVIEW NOTES
1. MAINTENANCE OBLIGATION	Binding, continuous maintenance	same	
2. NATURALIZED LANDSCAPE	M&M Plan (use template), WMO permit if applicable;	Not expressly stated in Section	
3. LETTER OF CREDIT	LOC term to match M&M Plan	Not expressly stated in Section	Proposal separated site landscaping and naturalized landscape letter of credit amount.

TREE PRESERVATION STANDARDS

ITEM	PROPOSED	EXISTING	REVIEW NOTES
1. COMPLIANCE, FEES, REPLACEMENT REQUIREMENTS, PROCEDURES TO OBTAIN PERMIT, FINAL INSPECTION, EXCEPTIONS AND CIVIL REMEDIES	SAME	N/A	No changes were made to these topics
2. PRUNING	See Notes	Tree pruning, done in order to remove dead branches or to 'limb up' the tree is permitted without a permit. Tree topping, or the removal of the tree central leader, is not permitted on any parkway tree, heritage tree, or conservation easement tree.	• Tree pruning, done in order to remove dead branches or to 'limb up' the tree is permitted without a permit. If limbed up, a tree should be pruned gradually so that an unbranched trunk of a tree is never more than one-third (1/3) the total height of the tree. • Tree topping, or the removal of the tree central leader, is not permitted on any parkway tree, heritage tree, or conservation easement tree. • No more than twenty-five percent (25%) of a single tree's canopy shall be removed in any one (1) year.

RECOMMENDED PLANT SPECIES LIST

ITEM	PROPOSED	EXISTING	REVIEW NOTES
1. PLANT LIST	Includes Canopy and Ornamental Trees, Shrubs, Perennials. Groundcovers and Unacceptable Species	Only Included Trees for Parkways and Prohibited Trees	• Revised the common name of Picea glauca to Black Hills Spruce. • Added Limber Pine (Pinus flexilis) to the Evergreen Trees list. • Removed American Corktree and Common Hoptree – these are extremely difficult to locate. • Removed Acer ginnala, Amur Maple is on the Illinois Invasive Tree List. • Removed Cotoneaster multiflorus and Tamarix ramosissima due to extremely limited availability. • Added Spiraea spp. and Kerria japonica to the Small Deciduous Shrub list

SUBSTANTIVE AMENDMENT: **STREET LIGHTING CODE AMENDMENT**

The Village is proposing to amend the existing requirements specified in Section 6-407 Street Lighting of the Land Development Code (LDC). **See attached document titled "Section 6-407 Street Lighting Amendment Report" for a comparison between existing and proposed text.**

Street Lighting Code amendment summary:

- Inclusion of LED lighting fixtures as the required light type. Fluorescent fixtures are no longer allowed. Previous code made no mention/allowance of LED lights & VOP is retrofitting LED fixtures to all lights in the Village in need of major repair or replacement.

- Updated specifications for manufacturer brand/model of current light system materials. This is necessary to ensure consistency and compatibility with all lights throughout the Village, to reduce inventory requirements. In other words, it's inefficient and difficult to maintain thousands of lights in the Village that do not have a high level of interchangeability.

- Updated specifications for manufacturer brand/model of wiring system materials to ensure consistency and quality.

- Various updated standard details for typical installation requirements of lighting system components.

SUBSTANTIVE AMENDMENT: **SECTION 2-102 DEFINITIONS**

Twenty (20) new definitions are added to Section 2-102 Definitions in conjunction with a comprehensive update to Section 6-305 Landscaping and Bufferyards. Of these twenty (20) new definitions, two (2) will altogether replace existing terms and definition and bring them in line with contemporary landscape terminology (i.e. "naturalized landscape" will replace "natural landscape" and "native vegetation" will replace "natural vegetation"). The remaining eighteen (18) definitions are not currently contained in Section 2-102 "Definitions". These new definitions reflect terminology used in the newly amended Section 6-305 Landscape and Tree Preservation and will assist in clarifying the intent and requirements detailed in Section 6-305 Landscape and Tree Preservation.

Furthermore, two (2) definition updates not related to Section 6-305 are added to Section 2-102. The definition for "indoor recreation area" and "personal service establishment" are made to clarify additional land uses not currently identified in the Land Development Code, and to close any future ambiguities between "indoor recreation area" and "personal service establishment". Additionally, redundant or antiquated land uses within these definitions are removed. Finally, the land uses "martial arts, dance and yoga studios" are added to the list of land uses within these definitions, and are differentiated based on square footage. Moving forward, "martial arts, dance and yoga studios" less than 5,000 square feet will be defined as "personal service establishments", while "martial arts, dance and yoga studios" greater than 5,000 square feet will be defined as "indoor recreation areas".

Sections 2-102 Definitions

- Language is added to include twenty (20) new terms to the list of definitions included in Section 2-102 Definitions. These new terms are listed below.
- Two existing definitions, "Natural Landscaping" and "Natural Vegetation", are deleted and replaced with new terms and definitions.
- Language is added to update two (2) existing definitions, "indoor recreation area" and "personal service establishment".

SECTIONS 2-102 Definitions

For the purposes of these regulations, the following words and terms have the meanings specified in this Code:

Auto-Row Landscape Corridor means any parcel occupied by a Village-licensed auto-dealership with frontage along an arterial roadway.

Bioswale means a gently sloped landscaped swale generally designed to retain and temporarily store specific quantities of stormwater runoff, which are typically are planted with native vegetation to enhance infiltration, filtration, and pollutant removal from surface runoff water.

Detached Parking Lot Island means a parking lot island not physically connected in any way to the perimeter of a parking lot.

Filter means divisions between adjacent land use areas that benefit from separation because the two sides conflict, such as an industrial area adjacent to residential homes.

Hedge means a row of small shrubs or trees growing close together, usually dividing one area or site from another.

Indoor Recreation Area means a recreational facility conducted entirely indoors for commercial purposes, with or without seating capacity for spectators, and providing accommodations for a variety of individual, organized or franchised sports, entertainment or recreational uses. **Indoor recreation area includes, but is not limited to, laser tag, miniature golf, soccer fields, hockey rinks, staking rinks, bowling alleys, paintball, go-carts, batting cages, racquetball courts, rock climbing walls, or other courts, or sports training facilities. Dance, martial arts or yoga studios greater than 5,000 square feet fall under the definition of Indoor Recreation Area (for dance, martial arts or yoga studios less than 5,000 square feet fall, see Personal Service Establishment definition).** An indoor recreation area may contain secondary uses such as snack bars and retail sales of related merchandise. (Ord. 3199 - 11/16/98; Amd. Ord. 4610 – 12/20/10)

Landscape Area means a designed area in which required landscaping shall be located.

Landscape Corridor means the width of parcel frontage from property line to property line and the length of a parcel from the parkway to the edge of the foundation plantings along the façade of the principal structure.

Live Groundcover means turf grass, low-growing ornamental grass, or a spreading plant that grows densely near the ground.

Manage means the planned and designed control, direction, and maintenance of the growth of naturalized vegetation and the detention and infiltration of stormwater runoff in a naturalized landscape area, including restoration or preservation or a combination of the two (2) within a naturalized landscape area.

Monitoring and Management Plan means a near- and long-term plan which details specific methodologies and performance standards related to how the ecological viability of a specific site will be monitored and managed.

Mulch means a permeable arrangement of organic materials that help to retain soil moisture, suppress weeds, and allow free movement of oxygen into and out of the soil.

Native Vegetation means the growth of various grasses, sedges, rushes, forbs (wildflowers), ferns, trees, shrubs, and vines identified as species native to northern Illinois in commonly accepted publications, including "Plants of the Chicago Region", by Floyd Swink and Gerould Wilhelm (1974); "Wildflowers of the Tallgrass Prairie, the Upper Midwest", by Sylvan T. Runkel and Dean M. Roosa (1989); "Field Guide to North American Wildflowers, Eastern Region", by the Audubon Society (1979); and "Native Illinois Herbs and Forbs", by the Illinois Department of

Natural Resources.

~~**Natural Landscaping** means the practice of cultivating plants which are native to the bioregion without resort to artificial methods of planting and care such as chemical fertilizer, mowing, watering other than through natural processes (rain). (Ord. 3837 – 12/1/03)~~

~~**Natural Vegetation** means existing vegetation which provides habitat, erosion control and aesthetic qualities to the surrounding area. It may include non-native plant species.~~
Naturalized Landscape means ecologically sensitive landscaping that uses regionally native vegetation to create, improve or restore specialized and self-sustaining plant communities.

Naturalized Landscape Area means a designed area in which required naturalized landscaping is located. These areas typically, although not exclusively, surround a stormwater detention area, occupy a portion of a residential side or rear yards or are located on a development site that intends to preserve or restore a native landscape and/or ecology.

Ornamental Tree means a self-supporting woody plant having at least one well-defined stem or trunk and normally attaining a mature height and spread of less than thirty (30) feet.

Personal Service Establishment means an establishment primarily engaged in providing services involving the care **or betterment** of a person or **the repair, care, cleaning, or maintenance of a person's** ~~his/her~~ apparel. ~~such as~~ **This includes but is not limited to** laundry cleaning and garment services, ~~garment pressing, linen supply, diaper service, coin-operated laundries, dry cleaning plants,~~ carpet and upholstery cleaning, photographic studios, beauty shops, tanning salons, barber shops, shoe repairs, day spas, ~~hat cleaning,~~ funeral services (except funeral parlors), reducing salons, travel agencies, postal agencies, domestic pet services**,** and clothing rental. **Dance, martial arts or yoga studios less than 5,000 square feet fall under the definition of Personal Service Establishment (for dance, martial arts or yoga studios greater than 5,000 square feet, see definition for Indoor Recreation Area).** Personal service establishments are required to have appropriate licensure as regulated by the State of Illinois. (Ord. 4434 – 12/1/08; Amd. Ord. 4664 – 8/1/11)

Planting Bed means a space within a landscape area that is typically defined by an edged boundary which includes, although not limited to, trees, shrubs, perennials, ornamental grasses and ground covers.

Rain Garden means a shallow depression typically planted with native perennial plants and strategically located to collect, infiltrate and filter smaller scale quantities of runoff water than bioswales.

Seams means divisions between land use areas that benefit from unification of two adjacent sides.

Shade Tree means a self-supporting woody plant having at least one well-defined stem or trunk and normally attaining a mature height and spread of at least thirty (30) feet. Also referred to as canopy tree or overstory tree.

Shrub means a woody plant that produces branches or shoots from near its base.

SUBSTANTIVE AMENDMENT: **PERMITTED USES IN SETBACKS ALONG STREETS**

An addition is made to the permitted uses in building setbacks along streets located in Zoning Districts "LSPD Large Scale Planned Development District", "RSB Residential And Supporting Business District", "BIZ General Business District", "COR Mixed Use District", "ORI Mixed Use District" and "VCD Village Center District" to reflect updates detailed in the comprehensive amendment to Section 6-305 Landscape and Tree Preservation. The two (2) new permitted uses in building setbacks along streets located in said zoning districts are 1) pergolas and/or arbor structures and 2) benches and complementary site furniture. These features complement the existing permitted uses and allow for a greater number of pedestrian oriented use options when the enhancement of a setback is proposed.

Sections 6-205.1 "LSPD Large Scale Planned Development District", Section 6-206 "RSB Residential And Supporting Business District", Section 6-207 "BIZ General Business District", Section 6-210 "COR Mixed Use District", Section 6-211 "ORI Mixed Use District" and Section 6-212 "VCD Village Center District"

- Language added to Sections 6-205.1.E.3, 6-206.F.3, 6-207.F.3, 6-210.F.3, 6-211.F.2 and 6-212.E.1 to include two (2) additional features to the list of permitted uses in building setbacks along streets located in the abovementioned Zoning Districts.

SECTIONS 6-205.1.E.3

3. Permitted Uses in Building Setback Areas along Streets:

Setback areas will be primarily used for landscaping and other pedestrian oriented uses including:

a. Widened sidewalks and entranceways;
b. Plazas, outdoor gardens, patios and outdoor seating areas;
c. Water features, including bioswales or other stormwater management elements;
d. Public art or outdoor architectural features like clock towers, pergolas etc.;
e. Pergolas and/or arbor structures;
f. Benches and complementary site furniture.

The setback area can be expanded to accommodate the above pedestrian oriented uses if needed. Architectural features that help to create a stronger pedestrian scale can extend into the setback area up to 10 feet, including:

g. ~~e.~~ Canopies, marquees and other projections that create shaded and protected entrances;
h. ~~f.~~ Extended roofs and eaves;

i. ~~g.~~ Awnings and canopies over windows;
j. ~~h.~~ Projecting blade signs that comply with the Village's sign ordinance.

SECTION 6-206.F.3

3. Permitted Uses in Building Setback Areas along Streets:

Setback areas will be primarily used for landscaping and other pedestrian oriented uses including:

a. Widened sidewalks and entranceways;
b. Plazas, outdoor gardens, patios and outdoor seating areas;
c. Water features, including bioswales or other stormwater management elements;
d. Public art or outdoor architectural features like clock towers, pergolas etc.;
e. Pergolas and/or arbor structures;
f. Benches and complementary site furniture.

The setback area can be expanded to accommodate the above pedestrian oriented uses if needed. Architectural features that help to create a stronger pedestrian scale can extend into the setback area up to 10 feet, including:

g. ~~e.~~ Canopies, marquees and other projections that create shaded and protected entrances;
h. ~~f.~~ Extended roofs and eaves;
i. ~~g.~~ Awnings and canopies over windows;
j. ~~h.~~ Projecting blade signs that comply with the Village's sign ordinance.

SECTION 6-207.F.3

3. Permitted Uses in Building Setback Areas along Streets:

Setback areas will be primarily used for landscaping and other pedestrian oriented uses including:

a. Widened sidewalks and entranceways;
b. Plazas, outdoor gardens, patios and outdoor seating areas;
c. Water features, including bioswales or other stormwater management elements;
d. Public art or outdoor architectural features like clock towers, pergolas etc.;
e. Pergolas and/or arbor structures;
f. Benches and complementary site furniture.

The setback area can be expanded to accommodate the above pedestrian oriented uses if needed. Architectural features that help to create a stronger pedestrian scale can extend into the setback area up to 10 feet, including:

g. ~~e.~~ Canopies, marquees and other projections that create shaded and protected entrances;
h. ~~f.~~ Extended roofs and eaves;
i. ~~g.~~ Awnings and canopies over windows;
j. ~~h.~~ Projecting blade signs that comply with the Village's sign ordinance.

SECTION 6-210.F.3

3. Permitted Uses in Building Setback Areas along Streets:

Setback areas will be primarily used for landscaping and other pedestrian oriented uses including:

a. Widened sidewalks and entranceways;

b. Plazas, outdoor gardens, patios and outdoor seating areas;

c. Water features, including bioswales or other stormwater management elements;

d. Public art or outdoor architectural features like clock towers, pergolas etc.;

e. Pergolas and/or arbor structures;

f. Benches and complementary site furniture.

The setback area can be expanded to accommodate the above pedestrian oriented uses if needed. Architectural features that help to create a stronger pedestrian scale can extend into the setback area up to 10 feet, including:

g. ~~e.~~ Canopies, marquees and other projections that create shaded and protected entrances;

h. ~~f.~~ Extended roofs and eaves;

i. ~~g.~~ Awnings and canopies over windows;

j. ~~h.~~ Projecting blade signs that comply with the Village's sign ordinance.

SECTION 6-211.F.2

2. Permitted Uses in Building Setback Areas along Streets:

Setback areas will be primarily used for landscaping and other pedestrian oriented uses including:

a. Widened sidewalks and entranceways;

b. Plazas, outdoor gardens, patios and outdoor seating areas;

c. Water features, including bioswales or other stormwater management elements;

d. Public art or outdoor architectural features like clock towers, pergolas etc.;

e. Pergolas and/or arbor structures;

f. Benches and complementary site furniture.

The setback area can be expanded to accommodate the above pedestrian oriented uses if needed. Architectural features that help to create a stronger pedestrian scale can extend into the setback area up to 10 feet, including:

g. ~~e.~~ Canopies, marquees and other projections that create shaded and protected entrances;

h. ~~f.~~ Extended roofs and eaves;

i. ~~g.~~ Awnings and canopies over windows;

j. ~~h.~~ Projecting blade signs that comply with the Village's sign ordinance.

SECTION 6-212.E.1

1. Permitted Uses in Building Setback Areas along Streets:

Setback areas will be primarily used for landscaping and other pedestrian oriented uses including:

a. Widened sidewalks and entranceways;

b. Plazas, outdoor gardens, patios and outdoor seating areas;

c. Water features, including bioswales or other stormwater management elements;

d. Public art or outdoor architectural features like clock towers, pergolas etc.;

e. Pergolas and/or arbor structures;

f. Benches and complementary site furniture.

The setback area can be expanded to accommodate the above pedestrian oriented uses if needed. Architectural features that help to create a stronger pedestrian scale can extend into the minimum required setback area no closer than 5 feet from the right-of-way, including: (Ord. 4880 - 2/3/14)

g. ~~e.~~ Canopies, marquees and other projections that create shaded and protected entrances;

h. ~~f.~~ Extended roofs and eaves;

i. ~~g.~~ Extended roofs and eaves, and awnings and canopies over windows;

j. ~~h.~~ Projecting blade signs that comply with the Village's sign ordinance.

SUBSTANTIVE AMENDMENT: **MASONRY PAINTING AND USE ON NON-RESIDENTIAL BUILDINGS**

An update is made to both the conditions and procedures associated with the direct application of paint to exterior masonry surfaces and extent to which brick shall be use on non-residential building facades. The reason for this update is to clarify the process and procedures for obtaining approval to paint non-residential exterior masonry facades.

The reason for the update to the minimum acceptable extent to which brick shall be used on the exterior façade of a nonresidential structure is to bring LDC requirements in line with current Building Code requirements.

Sections 6-308.F.4

- Language is added to update the conditions and procedures associated with the direct application of paint to exterior masonry surfaces are updated.
- Language is added to update the minimum extend to which brick shall be used on the exterior façade of a nonresidential structure is updated.

SECTION 6-308.F.4 Building and Structure Design

4. Brick or other masonry materials shall be used for all sides of all nonresidential development and shall be installed per Village Building Code specifications. ~~Brick shall,~~ **A**t a minimum:

a. for single story structures, brick shall extend from ground level to tops of windows, with minor accents allowed in place of brick subject to meeting building codes, for.

b. for two or three-story structures, brick shall extend from ground level to tops of each floor, with minor accents allowed in place of brick subject to meeting building codes.

c. for structures more than 3-stories in height, brick shall extend from ground level to tops of each floor, with minor accents allowed in place of brick subject to meeting building codes, except that an exterior wall finish/veneer of other exterior permitted materials may be used for its top (uppermost) story only.

5. No mansard roofs shall be permitted.

6. Brick shall not be painted, except if approved under an Appearance Review**. If an Appearance Review denial is appealed to Plan Commission, resulting in permission to**

paint a masonry surface, paint and painting procedure specifications shall be submitted to the Development Services Department for review and approval prior to initiation of any masonry paint-related work. ~~and subject to the following conditions: (Ord. 2462 - 10/18/93; Amd. Ord. 3354 - 4/17/00; Amd. Ord 3672 - 8/5/02)~~

~~a. Painting and color selection approved by Plan Commission pursuant to the design standards of Section 6-308. A.;~~

~~b. Paint to be Masters Choice Acrylic/Alipathic Urethane (waterborne) or equal;~~

~~c. Scrape or grind protrusions flush with the surface;~~

~~d. Clean with a trisodium phosphate solution, followed by a clean water rinse;~~

~~e. Air temperature not to exceed minimum or maximum 50-110 degrees at time of application;~~

~~f. Seal all surfaces with primer prior to applying paint~~.

SUBSTANTIVE AMENDMENT: **MINIMUM DRIVEWAY LENGTHS**

During a 1999 amendment to Section 6-406.B.6 (Amd. Ord. 3281 - 8/16/99), a discrepancy existed between the text of the actual ordinance document and the exhibit ("Exhibit A") that was attached as reference for said ordinance. It is unclear why inconsistency occurred. Ultimately, the text from "Exhibit A" was added to Section 6-406.B.6, when the text from the actual ordinance document should have been added. A comparison of the two (2) texts is shown below:

ORDINANCE 3281 TEXT
That Section 6-406.B.6 as stated in the attached amendments be deleted, and the Section amended to read: "The maximum width for driveways for single family residences shall be forty (40)% of the lot width up to thirty six (36) feet, applicable to the entire driveway length between the building line and curb line. The maximum width for circle driveways shall be twenty (20) feet, applicable to the entire driveway length between the building line and curb line. The minimum driveway length shall be twenty (20) feet, excluding right-of-way and sidewalks. No driveway shall encroach upon any portion of the parkway in front of the adjoining parkway."

"EXHIBIT A" TEXT
B. Driveways and Driveway Aprons.
6. Widths and Lengths. Revise to read "The maximum width for driveways for single family residences including circle drives shall be twenty (20) feet at the building line and twenty (20) feet at the curb; provided, however, that where a two-car or three-car garage is located within thirty (30) feet of the property line, the driveway shall not exceed twenty six (26) feet in width at the building line or twenty six (26) feet in width at the curb or thirty six (36) feet at the building line and thirty-six (36) feet at the curb line respectively. (The remainder to remain the same).

As Section 3 of Ordinance 3281 states, "All ordinances or parts if ordinances in conflict with the provisions of this Ordinance are hereby repealed insofar as they conflict herewith", a correction is made Section 6-406.B.6 to reflect the actual document text recorded in Ordinance 3281 (Amd. Ord. 3281 - 8/16/99), replacing the text that was taken from that same ordinance's attachment "Exhibit A".

Additionally, an update is made to the minimum driveway length allowed for single-family residences, reducing the minimum length from twenty (20) feet to eighteen (18) feet. The original requirement for twenty (20) foot minimum driveway lengths was added to Section 406.B.6 in 1996 (Ord. 2956 0 11/18/96), wherein previously no such minimum requirement existed. The reason for this update is to match typical driveway

length for parking stalls, as per Section 6-306 Off-Street Parking and Loading Requirements.

Sections 6-406.B.6

- Language is added to update the text to reflect the document text from Ordinance 3281, replacing the text from Ordinance 3281's "Exhibit A".
- Language is added to update the minimum allowable length of a single-family driveway from twenty (20) feet to eighteen (18) feet.

SECTION 6-406.B.6 SIDEWALKS, DRIVEWAYS, AND PARKING LOTS.

B. Driveways and Driveway Aprons.

6. Widths and Lengths. **The maximum width for driveway lane for single family residences shall be forty (40) percent of the lot width up to thirty six (36) feet, applicable to the entire driveway length between the building line and curb line. The maximum width for circle driveway lane shall be twenty (20) feet, applicable to the entire driveway length between the building line and curb line.** ~~The maximum width for driveways for single family residences including circle drives shall be twenty (20) feet at the building line and twenty (20) feet at the curb; provided, however, that where a two-car or three-car garage is located within thirty (30) feet of the property line, the driveway shall not exceed twenty six (26) feet in width at the building line or twenty six (26) feet in width at the curb or thirty six (36) feet at the building line and thirty-six (36) feet at the curb line respectively.~~ The minimum driveway length shall be **eighteen (18)** ~~twenty (20)~~ feet, excluding right-of-way and sidewalks. No driveway shall encroach upon any portion of the parkway in front of the adjoining parkway. The maximum width for driveways for all other uses shall be as approved by the Board of Trustees upon recommendation of the Department of Engineering.

SUBSTANTIVE AMENDMENT: **R-3 AND R-3A FRONT YARD SETBACK REDUCTION**

An update is made to front yard and corner side yard setbacks in R-3 and R-3A Residential Districts "abutting all other streets" (i.e. all streets other than major or minor arterial and major collector streets), reducing the front yard setback from thirty (30) feet to twenty-five (25) feet, and removing the condition that a front and corner side yard setback "abutting all other streets" be also measured from the centerline of the right-of-way. The reason for this update is to remove the obligation for a setback to be determined by a variable centerline location. In future code updates, all such right-of-way measurement requirements will be removed.

Section 6-204.E.1.c and 6-204.5.E.1.c.

- Language is added to reduce the front setback for parcels "abutting all other streets" from thirty (30) feet to twenty-five (25) feet in R-3 and R-3A Residential Districts.
- Language is added to delete the requirement for parcels "abutting all other streets" that a setback be measured from the centerline of the right-of-way.

SECTIONS 6-204.E.1.c and 6-204.5.E.1.c

E. Setbacks. The following setback standards shall apply in the R-3 District. For square corner lots, the "front" setback shall be considered to be the yard where the main door is located; the other yard shall therefore be considered to be the "corner side" setback.

1. Front.

a. Abutting a major or minor arterial: Forty-five (45) feet from the property line or eighty (80) feet from the center line of the right-of-way, whichever distance is greater. Where the width of a lot varies, the average of the lot width at the front setback line and the rear setback line shall be used to make the 10% calculation; however no side yard shall be less than 8 feet. (Ord. 3070-10/20/97)

b. Abutting a major collector: Forty (40) feet from the property line or seventy (70) feet from the center line of the right-of-way, whichever distance is greater. For irregular lots, not less than 8 feet on each side of the principal building to the side lot line. (Ord.2959-11/18/96 & Ord. 3070-10/20/97)

c Abutting all other streets: **Twenty-five (25)** ~~Thirty (30)~~ feet from the property line ~~or sixty (60) feet from the center line of the right-of-way, whichever distance is greater~~. (Ord. 3070 - 10/20/97)

d. Front porches may have a reduced setback of five (5) additional feet. (Ord. 3281 - 8/16/99)

3. Corner Side.

a. Abutting a major or minor arterial: Twenty five (25) feet from the property line or eighty (80) feet from the center line of the adjacent right-of-way, whichever distance is greater. (Ord. 3070 - 10/20/97)

b. Abutting a major collector: Twenty (20) feet from the property line or seventy (70) feet from the center line of the adjacent right-of-way, whichever distance is greater. (Ord. 3070 - 10/20/97)

c. Abutting all other streets: Fifteen (15) feet from the property line ~~or fifty (50) feet from the center line of the adjacent right-of-way, whichever is greater~~. (Ord. 2586 6/6/94 & Ord. 3070 -10/20/97)

SUBSTANTIVE AMENDMENT: **THREE CAR GARAGES IN R-3 / R-3A DISTRICT**

An update is made to requirements for three (3) car side loaded garages in the R-3 and R-3A Residential District. The reason for this is update it to expand the options for 3-car garages in different orientations based upon the site context and certain design requirements.

Section 6-204.E.1.c and 6-204.5.E.1.c

- Language is added to requirements for three (3) car side loaded garages in the R-3 and R-3A Residential Districts.

SECTIONS 6-204.E.1 and 6-204.5.E.1

B. Permitted Uses. The following uses may be established as permitted uses in the R-3 District, in accordance with the procedures established in Section 5-101 through 5-104:

1. Accessory uses, as provided in Section 6-302;

(Ord. 4374 - 6/2/08)

a. Garages for two (2) vehicles **facing a public street or side-loaded;**

b. Garages for three (3) vehicles facing a public street on the primary front yard provided that:

i. The bay for the third vehicle is setback a minimum of five (5) feet from the primary garage;

ii. The three (3) vehicle garage width constitutes less than 55% of the total building width; and

iii. Driveways widths are less than 25-feet at the point where it crosses a sidewalk.

c. Garages for three (3) vehicles facing a public street on the side yard of a corner lot provided that:

i. The bay for the third vehicle is offset a minimum of one (1) foot from the primary garage;

d. Garages for three (3) or four (4) vehicles if it is side-loaded and not facing a public street.

SUBSTANTIVE AMENDMENT: **MATERIALS FOR ADDITIONS TO SINGLE-FAMILY HOMES**

An update is made to allow additions to existing houses to be of matching material subject to Building Official approval, as long as the addition is less than 50% of floor area. The reason for this update is because it is unreasonable to require additions to existing single family homes to be brick when the existing home is covered with siding, for example, which makes for a strange looking addition and extra burden on the owner, without any potential benefit.

While in the past, the Building Division has considered variances to the brick requirement, there is a better way to deal with this, since this issue applies to approximately 25% of all houses in Orland Park. A variance should only apply in unique circumstances, and not be the norm. This update ultimately aims to bring the Land Development Code in line with the Village's Building Code, which added the exact language shown below to the Building Code via an amendment on 06/15/2015.

Section 6-308.F.5

- Language is added to allow exceptions for additions to existing houses to be of matching material subject to Building Official approval, as long as the addition is less than 50% of floor area.

SECTIONS 6-308.F.5

5. All residential dwelling units shall contain face brick or stone on not less than fifty (50) percent of exterior walls and shall contain face brick or stone on ninety (90) percent of each first floor elevation or ground levels of such units. All materials for the remaining ground level wall surfaces shall be approved by the Building Director. All materials used shall be compatible as a group and with the surrounding structures. (Ord. 2570 - 5/2/94; Amd. Ord. 3281 - 8/16/99)

a. Exceptions. Existing residential developments constructed where original buildings were of non-masonry exterior finishes may permit the use of other code approved materials under the following conditions:

1. Where the building's total floor area is not being increased by more than fifty (50) percent of the existing building's floor area;

2. Where the building's fifty (50) percent floor area allowance is regarded as the total combined floor areas of all additions made to the residence within a forty-eight (48) month consecutive time period; and

3. Where the exterior finish materials meets the design criteria standards referenced in the Land Development Code (Section 6-308) and the Village's Building Code (5-1-13 item #105 for amended Minimum Thickness of Weather Coverings).

SUBSTANTIVE AMENDMENT: **REQUIRED CONDITIONS IN MFG MANUFACTURING DISTRICT**

An update is made to the required conditions for the screening of all accessory uses, equipment and structures in the MFG Manufacturing District. This update made to ensure that all accessory uses, equipment and structures are required to be screened in accordance with Section 6-208.B.11 Permitted Uses and Section 6-310 Fences regardless if they are adjacent to a residential district or not.

Section 6-208.B.11 currently states that in outside storage in MFG is a permitted use "when the storage area does not exceed fifty percent (50%) of the area of the lot, is located at the rear of the principal building, is screened on all sides, and the height of the stored materials, equipment or vehicles does not exceed the height of the screening."

However, as currently written, Section 6-208.H Required Conditions conflicts with this requirement, as if the land use of a particular site within the MFG District is not adjacent to a residential district, an allowance is made for "accessory uses, equipment and structures, including but not limited to storage, rail car loading, and uses relating to experimentation, testing, inspection and development of goods, materials or products, and equipment and structures incidental thereto…" to remain unenclosed (i.e. not screened).

As such, a change is made to Section 6-208.H to require screening of all outdoor storage, regardless of a particular sites proximity to a residential district, to comply with Section 6-208.B.11.

Section 6-208.H

- Language is added to Section 6-208.H.1 to clarify that all accessory uses, equipment and structures are required to be screened in accordance with Section 6-208.B.11 Permitted Uses and Section 6-310 Fences.
- Language is added to Section 6-208.H.3 to include any additional landscape requirements.

SECTIONS 6-208.H

H. Required Conditions. All permitted and special uses in the MFG District shall meet the following conditions:

1. All production, fabricating, servicing, assembling, testing, repair**,** processing **and outdoor storage, including all accessory uses and structures,** shall be conducted wholly within an enclosed building or behind a uniform solid fence eight (8) feet in height, as provided for in **Section 6-208.B.11 Permitted Uses** and Section 6-310 **Fences**. ~~However, accessory uses, equipment and structures, including but not limited to storage, rail car~~

~~loading, and uses relating to experimentation, testing, inspection and development of goods, materials or products, and equipment and structures incidental thereto, may be unenclosed, provided that the use is not adjacent to a residential district.~~

2. Where a railroad right-of-way separates the district from a residential district, buildings and storage may be located within one hundred and fifty (150) feet from the centerline of the railroad right-of-way, provided that suitable landscaping or fencing is provided in accordance with Section 6-306 or 6-312 of these regulations.

3. A minimum of a 10-foot landscaped setback must be provided between the parking lot and the primary street right-of-way, **in addition to any other landscape or buffer requirement.** (Ord. 4374 – 6/2/08)

SUBSTANTIVE AMENDMENT: **INDOOR RECREATION AREAS IN MFG DISTRICT**

An update is made to Section 6-208 MFG Manufacturing District to allow indoor recreation areas as either a permitted or special use, as determined by square footage. Currently, all indoor recreation area uses, regardless of square footage, require a special use permit in MFG Manufacturing District and ORI Mixed Use District. However, in BIZ General Business District, COR Mixed Use District and VCD Village Center District, indoor recreation area uses are allowed as a permitted use.

Indoor recreation businesses are often attracted to the MFG and ORI districts because of the low cost per square foot and spacious buildings. Indoor recreation uses often require ceiling heights higher than are found in typical commercial or office spaces. Although these districts are intended primarily for employment-generating light industrial and related office uses, indoor recreation is allowed with a special use permit. This requirement provides an opportunity to review the use within the context of the proposed location as well as an opportunity to analyze any impacts from an increase in land use activity, such as traffic or parking.

This update will enable indoor recreation areas occupying less than 5,000 square feet to locate in MFG or ORI without triggering a special use permit. Permitting such uses of less than 5,000 square feet in MFG and ORI will not significantly impact the intensity of land use, as peak hours of operation typically occur at different times. Furthermore, the square footage restriction further limits the number of occupants that may utilize a potential indoor recreation business.

The update will also add language to the special use section of MFG and ORI which will state that indoor recreation areas greater than 5,000 square feet will require a special use permit. This requirement will continue to require that indoor recreation areas located in larger buildings or tenant spaces will still require a comprehensive review via the special use process. The approval of such a permit will ensure that the proposed land use is compatible with other land uses in the MFG and ORI Districts.

Section 6-208.B Permitted Uses

- Language is added to allow as a permitted use indoor recreation area uses less than 5,000 square feet.

Section 6-208.C Special Uses

- Language is revised to allow as a special use indoor recreation area uses greater than 5,000 square feet.

SECTIONS 6-208.B

B. Permitted Uses. The following uses may be established as permitted uses in the MFG District in buildings up to 50,000 square feet unless otherwise limited below, in accordance with the procedures established in Sections 5-101 through 5-104 and the conditions of subsection H of this regulation: (Ord. 4374 – 6/2/08)

19. Indoor recreation areas less than 5,000 square feet.

SECTIONS 6-208.C

C. Special Uses. The following uses may be established as special uses in the MFG District, in accordance with the procedures and standards set forth in Section 5-105 and the conditions of subsection H of this regulation: (Ord. 4374 – 6/2/08)

7. Indoor recreation areas **greater than 5,000 square feet**; (Ord. 3199 - 11/16/98; Amd. Ord. 4610 – 12/20/10)

SUBSTANTIVE AMENDMENT: **INDOOR RECREATION AREAS IN ORI MIXED USE DISTRICT**

An update is made to Section 6-211 ORI Mixed Use District to allow indoor recreation areas as either a permitted or special use, as determined by square footage. Currently, all indoor recreation area uses, regardless of square footage, require a special use permit in MFG Manufacturing District and ORI Mixed Use District. However, in BIZ General Business District, COR Mixed Use District and VCD Village Center District, indoor recreation area uses are allowed as a permitted use.

Indoor recreation businesses are often attracted to the MFG and ORI districts because of the low cost per square foot and spacious buildings. Indoor recreation uses often require ceiling heights higher than are found in typical commercial or office spaces. Although these districts are intended primarily for employment-generating light industrial and related office uses, indoor recreation is allowed with a special use permit. This requirement provides an opportunity to review the use within the context of the proposed location as well as an opportunity to analyze any impacts from an increase in land use activity, such as traffic or parking.

This update will enable indoor recreation areas occupying less than 5,000 square feet to locate in MFG or ORI without triggering a special use permit. Permitting such uses of less than 5,000 square feet in MFG and ORI will not significantly impact the intensity of land use, as peak hours of operation typically occur at different times. Furthermore, the square footage restriction further limits the number of occupants that may utilize a potential indoor recreation business.

The update will also add language to the special use section of MFG and ORI which will state that indoor recreation areas greater than 5,000 square feet will require a special use permit. This requirement will continue to require that indoor recreation areas located in larger buildings or tenant spaces will still require a comprehensive review via the special use process. The approval of such a permit will ensure that the proposed land use is compatible with other land uses in the MFG and ORI Districts.

Section 6-211.B Permitted Uses

- Language is added to allow as a permitted use indoor recreation area uses less than 5,000 square feet.

Section 6-211.C Special Uses

- Language is revised to allow as a special use indoor recreation area uses greater than 5,000 square feet.

SECTIONS 6-211.B

B. Permitted Uses. The following uses may be established as permitted uses in the ORI Mixed Use District in buildings up to 50,000 square feet unless otherwise limited below in accordance with the procedures set forth in Sections 5-101 through 5-104, provided that all other applicable regulations are met: (Ord. 4374 – 6/2/08)

23. Indoor recreation areas less than 5,000 square feet.

SECTIONS 6-211.C

C. Special Uses. The following uses may be established as special uses in accordance with the procedures and standards set forth in Section 5-105:

5. Indoor recreation areas **greater than 5,000 square feet**; (Ord. 4610 – 12/20/10)

CLARIFICATION AMENDMENT: **SECTION 6-311 WIRELESS COMMUNICATION FACILITIES AND SATELLITE DISHES BASE AND GROUND EQUIPMENT ENCLOSURE BUFFERYARDS REFERENCE UPDATE**

A correction is made to the Land Development Code to update the references and terminology and requirements used in Section 6-311.G.3.g. Wireless Communication Facilities and Satellite Dishes to reflect updates detailed in the comprehensive amendment to Section 6-305 Landscape and Tree Preservation. Currently, Section 6-311.G.3.g. requires that base and ground equipment enclosures shall be landscaped using Bufferyard C requirements as outlined in Section 6-305 Landscaping and Bufferyards. The amended Section 6-305 requires that base and ground equipment enclosure shall be landscaped using Type 2 Bufferyard requirements as outlined in Section 6-305 Landscape and Tree Preservation. The difference between these two bufferyard requirements is summarized below.

	Bufferyard C Requirements	**Type 2 Bufferyard Requirements**
Widths	3 (15'/20'/25')	1 (15')
Canopy Trees	4	4
Understory (Ornamental) Trees	1.6	2
Shrubs	16	18

The difference between the amended and existing bufferyard requirements is an additional two (2) shrubs per 100 linear feet, the reduction of the number of possible widths from three (3) to one (1), and the simplification of decimal numbers by rounding up to the nearest whole number. In both cases, to determine the total number of plants required, the length of each side of the property requiring a given class of buffer shall be divided by one hundred (100) and multiplied by the number of required plants.

Section 6-311.G.3.g.

- Language added to clarify bufferyards requirements for base and ground equipment enclosures.

g. The base and ground equipment of new freestanding wireless communication facilities shall be screened with an 8 foot tall solid, opaque fence enclosure constructed of either wood or neutral colored (e.g. non-white) vinyl material. The base and ground equipment enclosure shall be landscaped using **Type 2 Bufferyard** ~~bufferyard C~~ requirements as outlined in Section 6-305 **Landscape and Tree Preservation** ~~Landscaping and Bufferyards~~ of this Code. If the required bufferyard cannot be accomplished due to spatial constraints, other incremental improvements or a fee in lieu of landscaping may be required to mitigate the visual impact to the surrounding area.

CLARIFICATION AMENDMENT: **SECTION 6-308 DESIGN STANDARDS REFERENCE UPDATE**

A correction is made to the Land Development Code to update the references and terminology used in Sections 6-308.K Parking Areas and 6-308.N Landscape and Site Treatment of Section 6-308 Design Standards to reflect updates detailed in the comprehensive amendment to Section 6-305 Landscape and Tree Preservation.

Sections 6-308 Design Standards

- Terminology updated to reflect amended title of Section 6-305 from "Landscaping and Bufferyards" to "Landscape and Tree Preservation."

K. Parking Areas. Parking areas shall comply with the provisions of Sections 6-305 **(Landscape and Tree Preservation)** ~~(Landscaping and Bufferyards)~~ and 6-306 (Off-Street Parking and Loading Requirements) of these regulations and shall be treated with decorative elements, building wall extensions, plantings, berms or other innovative means so as to largely screen parking areas from view from public ways. All non-residential parking areas shall include concrete curbing along pavement edges. (Ord. 2959 - 11/18/96).

N. Landscape and Site Treatment.

1. Landscape treatment shall be provided in a manner so as to enhance architectural features, strengthen vistas and important axes, and provide shade. Spectacular effects shall be reserved for special locations only. All landscaping design shall comply with Section 6-305 **(Landscape and Tree Preservation)** ~~(Landscaping and Bufferyards)~~ of these regulations.

CLARIFICATION AMENDMENT: SECTION 6-406 SIDEWALKS, DRIVEWAYS, AND PARKING LOTS REFERENCE UPDATE

A correction is made to the Land Development Code to update the references and terminology used in Section 6-406 Sidewalks, Driveways, and Parking Lots to reflect updates detailed in comprehensive amendment to Section 6-305 Landscape and Tree Preservation.

Sections 6-406.A.2.a

- Terminology updated to reflect amended title of Section 6-305 from "Landscaping and Bufferyards" to "Landscape and Tree Preservation."

A. **Sidewalks.**

2. **Public Roads.**

a. Sidewalks on both sides of a roadway shall be required for all arterial, collector and local streets in the Village of Orland Park. Sidewalks shall delineate the parkway of a right-of-way and shall be at a minimum five (5) feet in width with eight (8) feet of planting strip between the sidewalk and the roadway's back of curb. In the VC Village Center District and OOH Old Orland Historic District and those areas comprising the Downtown Planning District of the Comprehensive Plan (except for residential single family homes attached and detached), sidewalks may extend from building frontage to back of curb, respecting building setback requirements and may replace bufferyard requirements with appropriate applications of street trees (spaced according to parkway standards) and planter beds, as determined via an approved landscape plan, without variance to Section 6-305 **Landscape and Tree Preservation** ~~Landscaping and Bufferyards~~.

CLARIFICATION AMENDMENT: SECTION 6-302 ACCESSORY STRUCTURES AND USES REFERENCE UPDATE

A correction is made to the Land Development Code to update the references and terminology used in Section 6-302 to reflect updates detailed in comprehensive amendment to Section 6-305 Landscape and Tree Preservation.

Sections 6-302.H.1.e

- Terminology updated to reflect amended title of Section 6-305 from "Landscaping and Bufferyards" to "Landscape and Tree Preservation."

SECTION 6-302 Accessory Structures and Uses

H. **Storm Water Best Management Practices.** (Ord. 4574 - 7/6/10)

1. Best Management Practices. The following list of best management practices serves to encourage residents and businesses to employ clean technologies for local water quality improvements and storm water management. For more information on best management practices, contact the Development Services Department and reference the most up to date Village of Orland Park Storm Water Management Technical Guidance Manual (TGM).

e. Native Landscaping. See Section 6-305 **Landscape and Tree Preservation** ~~Landscape and Bufferyards~~**.**

CLARIFICATION AMENDMENT: **SECTION 5-112 DEVELOPMENT AND SUBDIVISION REQUIREMENTS.**

A correction is made to the Land Development Code to update the references and terminology used in Section 5-112 to reflect updates detailed in comprehensive amendment to Section 6-305 Landscape and Tree Preservation.

Sections 5-112.E.9.e.3

- Terminology updated and text added to reflect updates detailed in comprehensive amendment to Section 6-305 Landscape and Tree Preservation.

SECTION 5-112.E.9.e.3

e. Engineering Plan Review and Inspection Fee.

3. Landscape Plan Review and Inspections. All landscape plans submitted to the Village in conjunction with single family and multifamily developments over **two (2)** ~~six (6)~~ units and with all non-residential developments**, or for any other required landscape plan as detailed in Section 6-305 Landscape and Tree Preservation,** shall be reviewed before Village approval, and all installed landscaping shall be inspected for proper installation and compliance with the approved plan. The fees charged to the Village by its landscaping consultant for landscape plan review shall be paid by the applicant to the Village before issuance of a building permit. Fees charged to the Village by its landscaping consultant for inspection of installed landscaping shall be paid to the Village by the applicant at the time of petition. (Ord. 3672 - 8/5/02)

CLARIFICATION AMENDMENT: **SCRIVENER'S ERRORS**

Four (4) scrivener's error corrections are made to the Land Development Code to update the wording used in Section 6-212.C.1, Section 6-210.C.22 and the title of Article 5 of the Land Development Code.

Section 6-212.C.1 – Language added to update scrivener's error in Table 6-212.C.1.

Section 6-210.C.22 – Language added to update scrivener's error under Special Uses in COR Mixed Use District.

LDC Article 5 – Language added to update scrivener's error in Article 5 Heading.

Section 2-102 Definitions – Language is added to update scrivener's error in the text for the definition "Sustainable Development".

SECTION 6-212.C.1

Table 6-212.C.1: Allowable Uses in the Village Center District

"Lot line **within** ~~with~~ 300 feet of single family detached residential lot line."

SECTION 6-210.C.22

C. **Special Uses.**

22. Restaurants, and outdoor seating for restaurants, **within** ~~greater than~~ 300 feet of a residential parcel. Outdoor seating shall have aisle widths of thirty-six (36) inches or more, and any fence, wall, landscaping or similar barrier installed in or around the outdoor seating areas shall be not less than 24 inches in height and not greater than 48 inches in height. The service of liquor will require conformance with the provisions outlined in Section 6-310 Fences, as well as the requirements of the Village Code, as amended. (Ord. 3354 – 4/17/00; Amd. Ord. 3837 – 12/1/03; Amd. Ord. 4044 – 7/5/05; Ord. 4738 – 6/18/12; Amd. Ord. 4769 – 12/3/12; Amd. Ord. 4839 – 9/16/13; Amd. Ord. 5017 - 8/17/15)

ARTICLE 5

DEVELOPMENT **PROCEDURES** ~~POCEDURES~~, REQUIREMENTS AND REGULATIONS

SECTION 2-102

Sustainable Development means construction that can be maintained over time without damaging the environment. Development that meets the needs of the pres**ent** without compromising the ability of future generations to meet future needs. (Ord. 4594 – 10/18/10)

6-407- Street Lighting

A. **Street Lighting Standards**. All developments shall meet the following minimum standards for providing public street lighting:

1. All developments shall submit public improvement & development plans that incorporate a proposed street lighting system to the Director of Development Services. The street lighting plan shall show the location and direction of the pole mast arm, and the proposed routing of the electric cable and duct.

2. An LED luminaire shall be placed at all intersecting public streets, which intersect with major county or state highways and/or major streets. Street lights shall be singularly controlled with photo control cells attached to, and shall be an integral part of, the luminaire. The control cell shall be similar to that manufactured by Precision, catalog no. P26-275, or current Precision equivalent.

3. An LED luminaire shall be placed at all cross or "T" intersections and at the end of streets and cul-de-sacs. An LED type luminaire shall be placed at mid block of all blocks, at a distance not to exceed 500 feet between installations. An LED type luminaire shall also be placed at all major curves in street alignment.

4. Mounting height shall be thirty (30) feet for all poles, except by approval from the Development Services Department.

5. All electric cable shall be placed underground in a unit duct. Each light shall have a single feed from the light standard to the point of connection to Commonwealth Edison electric lines. The single feed shall run through an above grade secondary electrical pedestal disconnect (API 10x14 or approved equal). The feed disconnect should have a buss inline link with crimp terminals & Cooper-Bussman rubber boots (IA0512 or equal) in the disconnect pedestal. The feed line from Commonwealth Edison pedestal to the secondary disconnect pedestal shall be piped with rigid PVC conduit (schedule 40) with two (2) 90 degree elbows

6. For developments where there is limited access to individual Commonwealth Edison pedestals, the use of a centrally located lighting controller cabinet will be allowed. The controller shall be powered by one single point electric service at 120/240V, 1Ø, 3 wire underground service. The lighting controls shall be installed within a ground mounted NEMA 3R, green-painted aluminum IDOT Type 3 locking cabinet. The individual light standards shall be connected to the lighting controller via alternating branch circuits. The control itself shall consist of a mechanically-held contactor which is automatically controlled via a controller-mounted photocell with a manual “Hand-Off-Auto” switch and individual branch circuits. Various controls shall be as shown in the standard details at the end of this section.

7. After completion of the street lighting system, all subdivisions shall submit to the Village Engineer or his designee, a set of "As Built" drawings showing the routing of electric cable, mounting height, mast arm length, luminaire wattage and actual locations of each light standard, disconnect pedestal, and point of connection to Commonwealth Edison electric lines. The Village Engineer or his designee shall inspect the system for conformance to the standards set out in this document. The Village Engineer or his designee may accept the system after all the deficiencies are corrected.

B. **Light Standards and Bracket**.

1. The complete standard shall be the type manufactured by the HAPCO Company or Valmont Industries, Inc. as shown in the standard details, no exceptions. The pole size, bracket size, and applicable catalog/part numbers are to be clearly shown on the development plans and applicable catalog cut sheets are required. The mounting heights shall be thirty (30) feet for all developments.

2. Each light standard shall be a one-piece, seamless, round tapered tube of alloy 6063, hollow shaft, with attached bracket arm and all accessories described herein. The pole shall have a 0.188 inch wall thickness. The pole shall be fully heat-treated along its entire length post- welding of the base flange, to produce the required T6 temper

3. The metal pole foundations shall be in accordance with Sections 836 and 1070 of the IDOT Standard Specifications for Road and Bridge Construction, latest edition.

4. Welding shall be done by the inert gas shielded metal arc method with consumable electrode. Aluminum alloy 4043 electrode shall be used.

5. The base flange for the attachment of the shaft to the foundation shall be a one-piece cast socket of aluminum alloy 356. The flange shall be joined to the shaft by means of complete circumferential welds, externally at the top of the flange& internally at the bottom of the shaft tube. The bolt holes shall be capable of containing 1 inch anchor bolts with a specific bolt circle diameter of 11-1/2 inches. The base shall have an opening of such size as will permit easy entry of all conduit..

6. An ornamental cap of aluminum alloy shall be provided with each shaft. The cap shall be fastened to the shaft by means of a stainless steel screw.

7. The pole shaft shall include a 4 inch by 6 inch reinforced handhole centered 18 inches above the bottom of the shaft. Handholes are to be located 90 degrees clockwise from the plane of the bracket arm as viewed from the top. The opening for the handhole shall be oval in shape and measure 4 inch by 6 inch, with the major dimension along the vertical axis. The hole in the shaft wall shall be reinforced with a frame of aluminum alloy 356-T6, which shall project slightly beyond the wall interior and be completely joined to the interior and exterior of the shaft with a fillet of which the minimum size shall be 5/16 inch. The opening shall be protected by a snug-fitting cover attached with two stainless steel hex head screws. The external contour of the reinforcing frame and cover shall be curved to conform to the roundness of the shaft. The cover shall have a surface finish similar to the shaft.

8. Each pole shall contain an internal lug with a 3/8 inch diameter hole for the purpose of attaching a grounding connector.

9. The bracket arm shall be the truss type of design with an upper and lower member joined near the luminaire end of the arm and braced with a vertical strut. The upper member shall be the continuous wiring member and shall be a tapered tube that is ovalized at the pole shaft end, with the major dimension of the oval in the horizontal plane. Tube nominal wall thickness shall be 1/8 inch. The lower member shall be standard circular pipe. Both upper and lower members shall be attached to the pole shaft with 1/4 inch thick wrought, curved plates. Plates shall be welded to the members. The upper attachment shall be made with four1/2 inch aluminum bolts, nuts and lock washers. The lower attachment shall be made with two 3/8 inch stainless steel bolts and blind nuts. Blind nuts shall be factory installed in the pole shaft. Wiring at the upper attachment shall be through a 1-1/4 inch diameter hole with appropriate grommet. The material of the main bracket members and their attachment plates shall be alloy 6063-T6. The bracket arm shall incorporate a 2 inch pipe size slip-fitter tenon at least 6 inches long.

10. The bracket arm shall be of such length as will provide for the attaching of a light fixture twelve (12) feet from the shaft at all pole locations, on all equipment and materials.

11. A set of four threaded 1 inch-8 NC steel anchor bolts, minimum 40 inch length, with a 12 inch minimum length of hot-dipped galvanizing at the threaded end, shall be provided for anchoring the base to the concrete foundation. The bolts shall include a 4 inch right-angle hook at the unthreaded end and 6 inches of thread on the threaded end. A galvanized nut, lock washer and flat washer shall be supplied with each anchor bolt. Four anchor bolt covers of aluminum alloy 43, with stainless steel screws for their attachment, shall be provided..

12. All nuts, bolts and washers used in the assembly of the pole shall be 300 series stainless steel as indicated in the Light Standard Detail, excepting the foundation anchor bolt hardware.

13. The pole shaft shall be provided with a satin finish accomplished by mechanical rotary grinding. The bracket arms shall be provided with a satin etched finish. All materials shall be clean, free from dents & gouges. No surface preparation or painting of any type shall be performed on the assembly components at the time of installation.

14. Raceway openings shall be free from burrs and rough edges that may injure the installer and the wiring. Openings and shall be fitted with a rubber grommet.

15. In areas where breakaway devices are required, these devices shall be by means of breakaway couplings and aluminum shrouds or transformer bases as shown in the lighting details.

C. **Luminaire, LED Type, Mast Arm Mountedl- Residential**

LED Lighting Requirements for Typical Residential Public Roadways
Performance Criteria

LUMINAIRE REQUIREMENTS		
Maintenance	Tool-less, Entry Gasketed and Sealed and UL Listed for Wet Locations	
Light Source & Drivers	RoHS and DLC Compliant	
Operating Temperatures	-20°C to +40°C	
Internal Connections & Components	Preassembled and Prewired Using Modular Electrical Connections	
Minimum Life Expectancy	50,000 Hours	
Voltage Fluctuations	+ or – 10%	
Housing Finish Color	Gray, ASTM Rating of Six per D1654 after 1000 Hours	
Tenon Nominal Pipe Size (Inches)	2”	
Maximum Luminaire Weight (lb)	75 lb.	
Nominal Luminaire EPA (ft^2)	40 ft^2	
Nominal Input Voltage (V)	120V or 240V	
ANSI Vibration Test Level	Level 1 (Normal)	
Identification	External Labeling per ANSI C136.15 & 22	
Optics	Type 3, Flat Glass	
Mounting Method	Swivel-Tenon/Mast Arm	
Driver	Control Signal Interface	
Nominal BUG Ratings	B3-U0-G3	
Make/Model of LED Light Source(s)	Cree, Philips, Lumiled, Nichia	
Make/Model of LED Driver(s)	Advance, Philips or Equal	
Dim-ability	☑ Dimmable7 pin photo cell receptacle	☐ Not dimmable
Electrical Immunity System Failure	No Possible Disconnect	
Thermal Management	No Moving Parts	
Warranty Period (yr)	10 Year	
Buy America Compliance	NEMA listed company (provide copy of compliance document)	
Design Lights Consortium Compliance	Yes (Provide documentation verifying product listing on DLC’s website)	
PARAMETERS		
Lamp Lumen Depreciation	0.70	
Initial Input Power (W)	170W	
Maintained Input Power (W)	170W	
Initial LED Drive Current (mA)	530 min.	
Maintained LED Drive Current (mA)	530 min.	
CCT (K)	4000	
S/P ratio	0.9	

D.. **Luminaire, LED Type, Mast Arm Mounted- Commercial Public Roadway**

LED Lighting Requirements for Commercial and Collector Public Roadways
Performance Criteria

LUMINAIRE REQUIREMENTS		
Maintenance	Tool-less, Entry Gasketed, Sealed and UL Listed for Wet Locations	
Light Source & Drivers	RoHS and DLC Compliant	
Operating Temperatures	-20°C to +40°C	
Internal Connections & Components	Preassembled and Prewired Using Modular Electrical Connections	
Voltage Fluctuations	+ or – 10%	
Housing Finish Color	Gray, ASTM Rating of Six per D1654 after 1000 Hours	
Tenon Nominal Pipe Size (Inches)	2”	
Maximum Luminaire Weight (lb)	75 lb.	
Nominal Luminaire EPA (ft^2)	40 ft^2	
Nominal Input Voltage (V)	120V or 240V	
ANSI Vibration Test Level	Level 1 (Normal)	
Identification	External Labeling per ANSI C136.15 & 22	
Optics	Type 3, Flat Glass	
Mounting Method	Swivel-tenon/Mast Arm	
Driver	Control Signal Interface	
Nominal BUG Ratings	B3-U0-G3	
Make/Model of LED Light Source(s)	Cree, Philips, Lumiled, Nichia	
Make/Model of LED Driver(s)	Advance, Philips or Equal	
Dim-ability	☑ Dimmable 7 pin photo cell receptacle	☐ Not dimmable
Electrical Immunity System Failure	No Possible Disconnect	
Thermal Management	No Moving Parts	
Warranty Period (yr)	10 Year	
Buy America Compliance	NEMA listed company (provide copy of compliance document)	
Design Lights Consortium Compliance	Yes (Provide documentation verifying product listing on DLC’s website)	
PARAMETERS		
Lamp Lumen Depreciation	0.63	
Initial Input Power (W)	200W max.	
Maintained Input Power (W)	200W max.	
Initial LED Drive Current (mA)	530	
Maintained LED Drive Current (mA)	530	
CCT (K)	4000	
S/P ratio	0.9	

E. **Foundation**.

1. **Pole Foundation**. Pole foundations shall be constructed with a reinforced concrete foundation with dimensions required by the type of soil as shown on the soil tests and borings. Standard Details indicate minimums for concrete foundation construction.

   a. Foundations shall include a cage made of #3 and #5 reinforcing bars. The cage shall be 16 inches in diameter. There shall be six #5 bars, five feet in length, welded to six #3 bars which shall be spaced 12 inches O.C. and shall be formed into a 16" inch diameter circle.

   b. Foundations shall also contain a 5/8 inch diameter by 10 foot length grounding rod which shall be attached to the internal grounding lug located within the pole by clamps suitable gauge electrical grounding wire.

   c. In areas where conventional concrete foundations cannot be utilized because of soil conditions or utility conflicts, the use of metal Helix" type foundations may be utilized with written approval from the Village Engineer or his Designee. The Standard Details identify the minimums required.

2. **Materials**.

   a. The concrete shall be Class SI complying with Section 503 of the IDOT Standard Specifications for Road & Bridge Construction, latest edition. The reinforcement bars shall comply with Section 508 of the Standard Specifications. The raceway shall be a 2 inch diameter straight conduit of rigid plastic.

3. Construction Method.

   a. The foundation excavation shall be made by augering. The foundation shall be cast-in-place and allowed to cure for at least fourteen (14) days prior to erecting the light pole standard. Concrete may be deposited against the soil. However, if soil conditions require use of a liner to form the hole, the liner may be withdrawn as the concrete is placed, with the approval of the Village Engineer or his designee. The top of the foundation shall be struck-off precisely level, to preclude the use of shims or other leveling means such as spacing washers, in order to allow plumb placement of the light standard atop the foundation surface.

   b. Metal pole foundations shall be in accordance with Section 836 of the IDOT Standard Specifications for Road and Bridge Construction, latest edition.

F. **Electric Cable 600 Volt, Plastic Insulated Materials**. The electric cable shall comply with the ASTM Standards (latest edition) Designation Number and shall comply with the Insulated Power Cable Engineers Association Standards cited by the paragraph or table number in I.P.C.E.A. Pub. S-61-402 (latest edition).

1. **Conductors**. The conductors shall be in accordance with Sections 817 and 1066 of the IDOT Standard Specifications for Road and Bridge Construction, latest edition, and shall be a minimum of No. 10 AWG size using XLP or EPR in the light standard. When not within the light standard, the wire shall be a minimum of No. 6 AWG using XLP or EPR. Conductors of No. 8 AWG size, XLP or EPR - USE and smaller shall be stranded annealed copper wire, ASTM B-3 compliant. Conductors of No. 6 AWG size and larger shall be stranded annealed copper wire, ASTM B-8 compliant. Conductors shall be of different colors to designate hot and neutral wires. Preferred colors are black, red and white.

2. **Fuses**. The wiring in the light standard shall have a 10 amp in-line fuse, FNM-10, and shall use an inline breakaway fuse holder with crimp terminals and rubber boots. The neutral shall have a Bussman identified solid neutral fuse holder and crimp terminals with rubber boots.

3. **Unit Duct**. The electric cable shall be in accordance with Sections 816 and 1066 of the IDOT Standard Specifications for Road and Bridge Construction, latest edition. The unit duct shall be one piece without splices. The unit duct may be formed by extruding it over the insulated conductors. The unit duct shall have a smooth inner bore which does not adhere to conductor insulation.

4. **Construction Methods**. The electric cable shall be continuous (no splicing) between the service connection and disconnect pedestal, between the lighting controller and light standard, and between the disconnect pedestal and light standard, and shall be contained within the plastic unit duct. The duct shall extend one foot into the light standard and the cable shall be long enough for the splices to be withdrawn 18 inches from the

pole handhole. All electric cable and cable unit duct shall be buried a minimum depth of 30 inches below finished grade.

5 **Splicing Of 600 Volt Cable & Wire (In Light Standard)**. This specification covers splicing of insulated electric cable and wire. Compliance with the ASTM Standards is required, as cited by the ASTM Designation Number.

6. **Taped Splices**. **Taped Splices are only allowed with prior approval from the Village Engineer, or his designee.** A taped splice shall mean a splice of pigtail construction made with a spring connector, rubber tape, and plastic/vinyl tape according to the following descriptions and construction methods:

a. **Connector**. The spring connectors shall be made of spring steel and zinc plated, or similar corrosion-resistant coating. The connectors shall employ the expandable spring principle and shall insure positive mechanical and electrical connection under all temperature and load conditions.

b. **Rubber Tape**. The rubber tape shall be of 0.75 inch width and 0.030 inch thickness, ASTM D119 compliant.

c. **Vinyl-Plastic Tape**. The vinyl tape shall be similar to that manufactured by 3M Corporation as SCOTCH Super 33+ Vinyl Plastic Electrical Tape. The vinyl tape shall be 0.75 inch width and 0.0070 inch thickness with an adhesive coating on one surface. The tape shall exhibit properties per ASTM D1000 and tape flammability resistance shall be per ASTM D568.

d. **Alternate Taped Splice**. A taped splice shall also mean a splice of pigtail construction made with a split-bolt connector wrapped in vinyl tape, followed by rubber tape, then finally with vinyl tape using the following criteria:

1. There shall be no exposed or bare electrical wire within the light standard, with the exception of the grounding cable. All exposed cable wire within a splice shall be fully taped.

2. Sufficient torque shall be exerted on the bolting assembly to insure positive electrical connection under all temperature and load conditions.

3. No insulating paint of any type shall be allowed.

G. **Vibratory Plowing**. The cable duct shall be directly buried by a vibratory plowing method to a minimum depth of 30 inches. Cable unit duct shall not be buried in excess of 48 inches.

1. **Directional Boring** All directional boring must be in accordance with IDOT Standard Specification for Road and Bridge Construction , Sections 810 and 1088.

H. **Granular Trench Backfill**. At locations indicated by the Village Engineer, or his designee, a trench shall be constructed to accommodate the cable duct or unit duct. The trench shall be backfilled with granular material in accordance with Section 810 of the IDOT Standard Specification for Road and Bridge Construction, latest edition. The contractor or developer shall furnish the trench backfill material and shall appropriately dispose of all surplus backfill material.

1. **Construction Methods**. The trench shall be excavated to a depth no less than 30 inches and no greater than 48 inches, in a manner that prevents cave-in. Excavated material shall be withdrawn and placed a sufficient distance away to prevent excavated material from reentering the trench. The trench width shall be at least six inches. Where the cable duct enters the foundation or a rigid steel conduit, the bottom of the trench shall be shaped so as to provide a smooth directional run of the duct.

a. The cable duct shall be placed in the bottom of the trench only after all existing loose granular material has been removed, and the trench area has been bedded with granular backfill material as directed by the Village Engineer or his designee.

b. The trench shall be backfilled by placing granular material in uniform layers no greater than six inches in depth (loose un-compacted measure). The granular material in each deposited layer shall be thoroughly compacted in such a manner to avoid damage to the cable duct and/or wiring.

c. No granular material greater than two inches maximum dimension shall be allowed in any layer of the backfill placement.

d. No sod, frozen material, or any foreign material which, by decay or otherwise, would cause settlement, shall be placed as backfill material. Undesirable "naturally occurring" materials such as, but not limited to, coal, lignite, shells, clay lumps, broken concrete, shall not exceed five percent (5%) by weight in any one sample of backfill material.

e. Any material excavated from the trench may be used as backfill provided it does not conflict with the above, and the material is approved by the Village Engineer or his designee. However, if the material in question has been excavated from the roadway area, replacement material must be granular trench backfill regardless of what material has been excavated from the trench.

J. **Acceptance of Street Lighting System**.

1. Once the street lighting system has been initially installed according to the specifications set forth in this Section, the Village Engineer or his designee shall, upon the request of the developer, inspect the system and prepare a list of items for repair (commonly referred to as a “punch list”). The punch list shall be provided to the developer or his designee . When the appropriate repairs have been made, the Village shall accept the lighting system for luminaire maintenance only. The developer remains responsible for the lighting system and shall therefore be responsible for any damage due to construction, including cable hits and pole knock-downs. The Village shall accept the lighting system when the development is formally accepted in letter form, as written by the Director of Development Services.

2. During the punch list creation, the Village shall recognize that one splice on each cable is necessary between the light standard and the connection to the Commonwealth Edison electrical system. This splice is allowed as a result of cable cutting associated with the construction of the electrical system. If the cable has been cut for other reasons (e.g. accidental cable hit) and thereby requires more than one splice per cable run, the cable and duct shall be replaced in its entirety from the Commonwealth Edison disconnect pedestal to the light standard, or from the Commonwealth Edison disconnect pedestal, or transformer, to the lighting controller

Revised: 07/01/01

RHH or RHW-2 or USE-2

FR-CROSS-LINKED POLYETHYLENE INSULATION, 600 VOLT OPTIONAL JACKET OVERALL.

DESCRIPTION:

This specification covers the basic requirements of copper conductors insulated with flame retardant cross-linked polyethylene (XLP), classified as Type RHH or RHW-2 and as Type USE-2. Type RHH or RHW-2 is manufactured in accordance with NEC Article 310 and Type USE-2 in accordance with Article 338. This wire complies in all respects with ICEA, NEMA and UL Standards and is UL Listed. RHH or RHW-2 or USE-2 also conforms to Federal Specification J-C-30B. Sizes 12AWG through 4AWG stranded are manufactured in accordance with FAA Specification L-824 Underground Electrical Cable for Airport Lighting Circuits, Type C.

APPLICATION:

RHH or RHW-2 or USE-2 is for use in circuits not exceeding 600 volts. RHH or RHW-2 is for use in applications between buildings, in conduits or ducts or in open air, where the maximum operating temperature does not exceed 90°C (RHH) in dry locations or (RHW-2) in wet or dry locations. Type USE-2 is primarily for use in direct burial applications in wet locations at maximum continuous conductor temperature of 90°C. When installed in accordance with NEC article 230 & 338.

CONSTRUCTION DATA AND SPECIFICATIONS:

Conductors - The conductors consist of uncoated soft, solid or stranded copper meeting the requirements of ASTM B3. Unless otherwise specified, Class B stranding will be supplied. The stranding meets the requirements of ASTM B8 for concentric compressed or B496 for concentric compacted copper conductors.

Insulation - The insulation is flame retardant cross-linked polyethylene (XLP), extruded concentrically over the conductor to the wall thickness, as specified by UL 44 for Type RHH or RHW-2 conductors, UL 854 for Type USE-2, ICEA S-66-524 and NEMA WC-7. VW-1 flame retardant cross-linked polyethylene (XLP) insulation is available upon request.

Jacket - When required, a protective sunlight and ozone resistant jacket of flame retardant polyvinyl chloride (PVC) is extruded over the insulation. The jacket meets the requirements of UL 44, ICEA S-66-524/NEMA WC-7, ICEA S-95-658/NEMA WC70. UL approved Aetna 3742 non-halogen, flame resistant, low smoke, low corrosivity, non toxic, high performance jacket is available upon request. Polyethylene (PE), chlorinated polyethylene (CPE) or (-40°C) PVC jackets are available upon request.

Tests- The finished wire will meet all test requirements as specified by ICEA S-66-524/NEMA WC-7, ICEA S-95-658/NEMA WC70, UL 854 for USE-2 and UL 44 for RHH or RHW-2. Cables with a PVC jacket sizes 1/0 AWG and larger pass UL 1581, IEEE - 383 & 1202 Ribbon Burner Flame Test and are UL listed for CT Use.

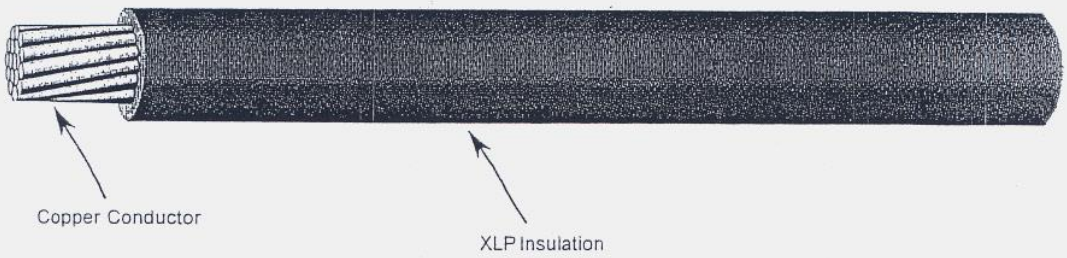
EXECUTIVE OFFICES: HARTSELLE, AL 35640
MANUFACTURING PLANT: VIRGINIA BEACH, VA.
TELEPHONE: (800) 423-6505 FAX: (256) 773-2574

aetna INSULATED WIRE

RHH or RHW-2 or USE-2
CROSS-LINKED POLYETHYLENE INSULATION, 600 VOLT

SPEC 1-6/1.1
5M-6-1
Revised: 07/01/01

See New Lighting Details



90°C CONDUCTOR TEMPERATURE WET OR DRY

Product Code	Conductor: Size AWG or MCM	Conductor: No. of Strands	Insulation in Mils	Approximate O.D. in Inches	Ampacity* 90°C	Approximate Net Weight LBS/MFT
SINGLE CONDUCTOR 600 VOLT						
	14	SOLID	45	0.155	25+	20
	12	SOLID	45	0.175	30+	31
	10	SOLID	45	0.195	40+	45
	8	SOLID	60	0.250	55	72
	16[1]	7	45	0.145	20	17
	14	7	45	0.165	25+	20
	12	7	45	0.185	30+	31
	10	7	45	0.210	40+	45
	8	7	60	0.270	55	72
→	6	7	60	0.305	75	106
	4	7	60	0.355	95	160
	3	7	60	0.380	110	202
	2	7	60	0.415	130	244
	1	19	80	0.495	150	311
	1/0	19	80	0.535	170	384
	2/0	19	80	0.580	195	476
	3/0	19	80	0.630	225	591
	4/0	19	80	0.690	260	736
	250	37	95	0.765	290	875
	300	37	95	0.820	320	1038
	350	37	95	0.875	350	1203
	400	37	95	0.920	380	1376
	500	37	95	1.005	430	1690
	600	61	110	1.115	475	1990
	750	61	110	1.220	535	2517
	1000	61	110	1.375	615	3320

Note: *Based on not more than three conductors per NEC: As RHW-2, in raceway, 90°C conductor temperature and 30°C ambient in wet or dry locations. As RHH, in raceway, 90°C conductor temperature and 30°C ambient in locations. As USE-2, direct burial, 90°C conductor temperature and 30°C ambient in wet locations.

[1]Not recognized by UL or NEC Standards.

+The over current protection will not exceed 15 amperes for size 14AWG, 20 amperes for size 12AWG and 30 amperes for size 10AWG.

Sizes 12-4AWG stranded approved per FAA L-824, Type C.

Product codes apply only to black colored conductors. Other colors are available depending upon size.

The above data is approximate and subject to normal manufacturing tolerances.

Standards:

1. Listed by UL as Type RHH or RHW-2 per Standard 44.
2. Listed by UL as Type USE-2 per Standard 854.
3. Conforms to ICEA S-66-524/NEMA WC-7 Crosslinked Thermosetting Polyethelene Insulated Wire and Cable.
4. Conforms to ICEA S-95-658/NEMA WC70 Nonshielded 0-2KV Cables.
6. Conforms to Federal Specification J-C-30B

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aetna INSULATED WIRE

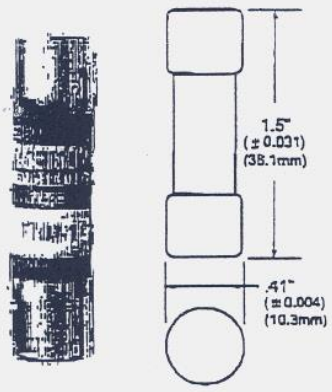
Bussmann

Time-Delay Ferrule Fuse
13/32" x 1-1/2"

PEDISTAL/POLE

FNM

See New Lighting Details



- Fibre tube.
- For circuits with high inrush currents.
- Formerly designated 5AB.
- Fusetron® Dual-Element fuse.

Fuseblock Catalog Numbers

Poles	Terminal Type		
	Screw With Quick Connect	Pressure Plate w/Quick Connect	Box Lug
1	BM6031SQ	BM6031PQ	BM6031B
2	BM6032SQ	BM6032PQ	BM6032B
3	BM6033SQ	BM6033PQ	BM6033B

CATALOG SYMBOL: FNM
TIME-DELAY
1/10 TO 30 AMPERES
INTERRUPTING RATING - SEE CHART BELOW
UL LISTED: STD. 248-14, 0-10/250V AC; 12-15/125V AC
FILE #E19180, GUIDE #JDYX
CSA CERTIFIED: 1-10/250V AC: CLASS 1422-01,
12-15/125V AC; FILE 53787
DC RATING: 1-15A rated 125V DC and 1.6 KAIC.

Electrical Ratings (Catalog Symbol and Amperes)

250 Volts AC	IR	250 Volts AC	IR	250 Volts AC	IR	125 Volts AC	
FNM-1/10		FNM-1-1/8		FNM-4		FNM-12	10,000
FNM-1/8		FNM-1-1/4		FNM-4-1/2		FNM-15	@ 125V AC
FNM-15/100		FNM-1-4/10		FNM-5		–	
FNM-2/10		FNM-1-1/2		FNM-5-6/10		–	
FNM-1/4	35A @	FNM-1-6/10	100A @	FNM-6		32 Volts AC	
FNM-3/10	250VAC	FNM-1-8/10	250VAC	FNM-6-1/4	200A @ 250VAC	FNM-20 *	← FNM-20 FOR PEDISTAL
FNM-4/10	10,000	FNM-2	10,000	FNM-7	10,000 @ 125VAC	FNM-25	
FNM-1/2	@	FNM-2-1/4	@	FNM-8		FNM-30	
FNM-6/10	125VAC	FNM-2-1/2	125VAC	FNM-9		–	
FNM-3/4		FNM-2-8/10		FNM-10 *		–	← FNM-10 FOR POLE
FNM-8/10		FNM-3		–		–	
FNM-1		FNM-3-2/10		–		–	
–		FNM-3-1/2		–		–	

If 250V AC is needed for 12-30 amps, use FNW series.

Carton Quantity and Weight

Ampere Ratings	Carton Qty	Weight Lbs.	Kg.
0-30	10	.125	.057

CE CE logo denotes compliance with European Union Low Voltage Directive (50-1000V AC, 75-1500V DC). Refer to BIF document #8002 or contact Bussmann Application Engineering at 636-527-1270 for more information.

COOPER Bussmann
1-18-00
N99107 Rev. A

Form No. FNM
Page 1 of 2
BIF Doc #2028

Bussmann®

TRON® In-Line Fuseholders
Single-Pole for 13/32" x 1½" Fuses

PEDISTAL/POLE

HEB Series

See New Lighting Details

Non-Break-A-Way Holders

Catalog Symbol: HEB-AA*, HEB-AB*, HEB-AC*, HEB-AD*, HEB-AE*, HEB-AJ, HEB-AK, HEB-AL, HEB-AR*, HEB-AY, HEB-BA*, HEB-BB*, HEB-BC*, HEB-BD*, HEB-CC*, HEB-DD*, HEB-JJ, HEB-JK, HEB-JL, HEB-JY, HEB-LL, HEB-NN*, HEB-PP*, HEB-QQ*, HEB-RR*, HEB-SS, HEB-TT*, HEB-ZA.

In-Line Fuseholders

Single-Pole

Waterproof

Agency Information:

*U.L. Recognized, Guide IZLT2, File E14853

*CSA Certified, Class 6225-01, File 47235

For break-a-way holders See Page 2

HEB — For any 13/32" x 1½" fuse. Fuseholder rated 30A, 600V (CSA Listed 15A max.). Typical fuse types: BAF, FNM, FNQ, and KTK (1/10-30A).

Example:

A single-pole, in-line holder for 13/32" x 1½" fuses. A single #12 solid wire is on the load side. A copper crimp is desired. Two #6 solid wire is on the line side. A copper set-screw is desired.

1. Choose HEB- Series.
2. Choose "A" for load side.
3. Choose "K" for line side.

Complete Catalog Number: HEB-AK.

Recommended torque on coupling nut: 10-20 in-lb.

Packaging & Ordering Information:

HEB	—	A	B
		Load Terminal	Line Terminal

For Insulating boots See Page 2

Catalog and Specification Data - Non-Break-A-Way

Conductor Terminals

Type Terminal	Conductor Data Size	No. Per Terminal	Solid	Stranded	Catalog Symbol Load & Line (2) & (3)
Copper Crimp	#12 to #8	1	•	•	A
	#12	2	•	•	
	#10	2	•	•	B
	#8	1	•	•	
	#4	1	•	•	
	#8	2	•	•	C
	#4	1	—	•	
	#6	2	•	•	D
	#2	1	—	•	
	#20 to #10	1	•	•	Z
Copper Set-Screw	#12 to #3	1	•	•	J
	#12 to #3	2	•	•	K
Solid Copper Terminal for Aluminum Wire Connector	#8 to #12	1	•	—	S
	#10 to #4	1	—	•	
Aluminum Crimp	#8	1	•	•	N
	#6	1	•	—	
	#6	1	—	•	P
	#4	1	•	—	
	#3, #4	1	—	•	Q
	#2	1	•	—	
	#1, #2	1	—	•	R
	#1/0	1	—	•	T
Aluminum Set-Screw	#12 to #2	1	•	•	L
	#12 to #2	2	•	•	Y

Bussmann

TRON® In-Line Fuseholders
Single-Pole for 13/32" x 1½" Fuses

HEB Series

See New Lighting Details

Break-A-Way Holders

Break-A-Way Holders consist of two parts for a complete unit. One part is the Fuseholder, which contains the Load Terminal, and the other part is the Break-A-Way, which contains the Line Terminal. These can be ordered as a complete unit or as individual parts.

Catalog Symbols:

Break-A-Way Unit:
(Includes Fuseholder, Break-A-Way part and Insulating Boots)
HEB-AW-RLA, HEB-AW-RLC-A*, HEB-AW-RLC-B, HEB-AW-RLC-C, HEB-AW-RLC-J, HEB-AW-RYA, HEB-AW-RYC, HEB-BW-RLC-A, HEB-BW-RLC-B, HEB-BW-RYC, HEB-JW-RLC-J, HEB-JW-RYC, HEB-KW-RLC-J, HEB-KW-RYC, HEB-LW-RLA, HEB-LW-RLC-J, HEB-LW-RYA

Fuseholder Only: HEB-AW*, HEB-BW*, HEB-DW*, HEB-JW, HEB-LW

Break-A-Way Part: RLC-A, RLC-B, RLC-C RLC-J, RYC, RLA, RYA

In-Line Fuseholders

Single-Pole

Agency Information:

*U.L. Recognized

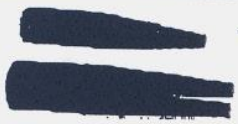
*CSA Certified

Catalog and Specification Data

Break-A-Way Receptacles

Type Terminal	Conductor Data Size	No. Per Terminal	Solid	Stranded	Catalog Symbol Line Side (3)
Copper Crimp 	#12 to #8	1	•	•	-RLC-A
	#6	1	•	•	-RLC-B
	#4	1	•	•	-RLC-C
Copper Set-Screw 	#12 to #2	1	•	•	-RLC-J
	#12 to #2	2	•	•	-RYC
Aluminum Set-Screw 	#12 to #2	1	•	•	-RLA
	#12 to #2	2	•	•	-RYA
Solid Break-A-Way 	(Required with Break-A-Way Receptacle)				W

Insulating Boots



Catalog Numbers	Type
1A0512	Single Conductor
1A0513	Two Conductor

Two insulating boots come standard with the Break-A-Way units (ex. HEB-AW-RLC-A). The insulating boots are not included with the Non-Break-A-Way Holders (ex. HEB-AA) or the individual pieces of the Break-A-Way parts (ex. HEB-AW, RLC-A). Two insulating boots must be ordered for each holder when ordering them separately. When insulated boots are utilized, extra heat retention requires that fuses are sized at a minimum of 200% of the RMS load current.

Example:

A single-pole, break-a-way, in-line holder for 13/32" x 1½" fuses. A single #12 solid wire is on the load side. A copper crimp is desired. Two #6 solid wire is on the line side. A copper set-screw is desired.

1. Choose HEB- Series.
2. Choose "AW" for load side.
3. Choose "RYC" for line side.

Complete Catalog Number: HEB-AW-RYC.

Recommended torque on coupling nut: 10-20 in-lb.

Packaging & Ordering Information:

HEB — [ ] (Load Terminal) W — [ ] (Line Terminal)

TRON® In-Line Fuseholders
Single-Pole for Solid Neutral

See New Lighting Details

HET Series

Non-Breakaway Holders
Catalog Symbol: HET-AA, HET-AB, HET-BB, HET-JJ, and HET-JK
In-Line Fuseholders, Single-Pole
Water-Resistant
For breakaway holders, see page 2

HET — A HEB fuseholder with a permanently installed solid neutral. Easily identified by white plastic coupling nut.

Example:
A single-pole, in-line holder for a neutral is required. One solid copper #8 is on the load side, copper crimp for connection. A solid copper #6 is on the line side, and a copper crimp is required.
1. Choose HET- series.
2. Choose "A" for load side.
3. Choose "B" for line side.

Complete Catalog Number: HET-AB.

Ordering Information:

HET	—			
		Load Terminal		Line Terminal

Recommended Torque on Coupling Nut: 10-20 in-lb.

Catalog and Specification Data - Non-Breakaway

Conductor Terminals

Terminal Type	Conductors Size	No. Per Terminal	Solid	Stranded	Catalog Symbol Load & Line (2 & 3)
Copper Crimp 	#12 to #8	1	•	•	A
	#12	2	•	•	
	#10	2	•	•	B
	#6	1	•	•	
	#4	1	•	•	
Copper Set-Screw 	#12 to #3	1	•	•	J
	#12 to #2	2	•	•	K
Aluminum Set-Screw 	#12 to #2	1	•	•	L

Catalog Data — Insulating Boots

Catalog Numbers	Type
2A0660	Single Conductor
2A0661	Two Conductor

Insulating boots are **not** included with **non-breakaway** parts and must be ordered separately. They come standard with the breakaway series. The HET-AW & HET-JW do not have the boots. These catalog items do not have a breakaway receptacle.

When boots are utilized, extra heat retention requires that fuses are sized at a minimum of 200% of the RMS load current.

Bussmann®

TRON® In-Line Fuseholders
Single-Pole for Solid Neutral

HET Series

See New Lighting Details

Breakaway Holders

Catalog Symbol: HET-AW-RLC-A, HET-AW-RLC-B, HET-AW-RLC-C, HET-AW-RLC-J, HET-AW-RYC, HET-BW-RLC-B, HET-BW-RYC, HET-JW, HET-JW-RLC-J, HET-JW-RYC, and HET-AW

In-Line Fuseholders, Single-Pole

Example:

A single-pole, in-line, breakaway holder for a neutral is requested. A single #10 solid, copper crimp is on the load side. A single #10, solid wire and a copper crimp is needed on the line side.

1. Choose HET- series.
2. Choose "A" from 1st page for load side.
3. Choose "W" for breakaway requirement.
4. Choose "RLC-A" for breakaway receptacle on line side.

Complete Catalog Number: HET-AW-RLC-A

Catalog and Specification Data

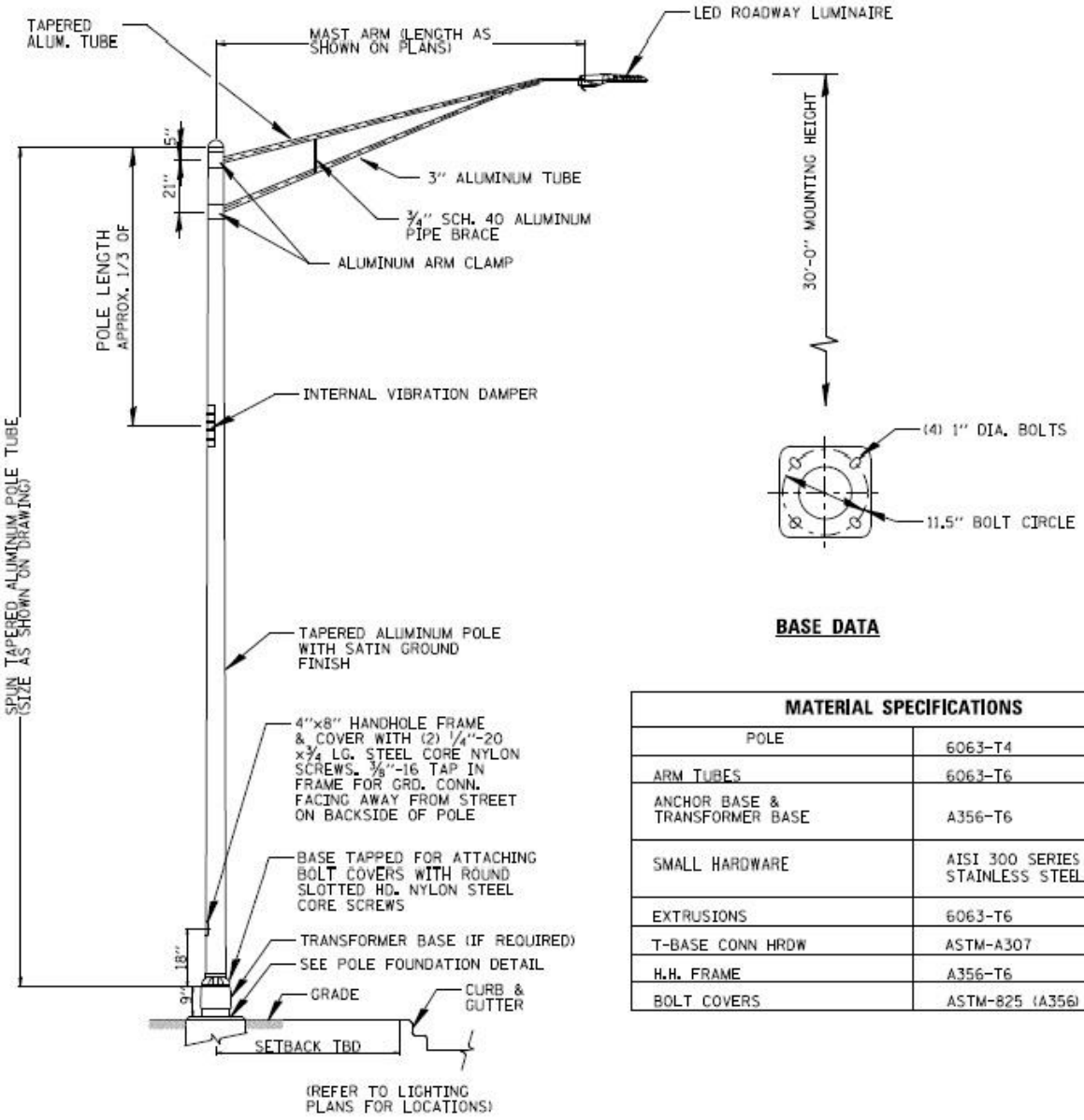
Breakaway Receptacles

Terminal Type	Conductor Data Size	No. Per Terminal	Solid	Stranded	Catalog Symbol Line Terminal (3)
Copper Crimp 	#12 to #8	1	•	•	-RLC-A
	#6	1	•	•	-RLC-B
	#4	1	•	•	-RLC-C
Copper Set-Screw 	#12 to #3	1	•	•	-RLC-J
	#12 to #3	2	•	•	-RYC
Solid Breakaway 	(Required with breakaway Receptacle)				W

Ordering Information:

HET	—			W	—	
		Load Terminal				Line Terminal

Recommended Torque on Coupling Nut: 10-20 in-lb.



BASE DATA

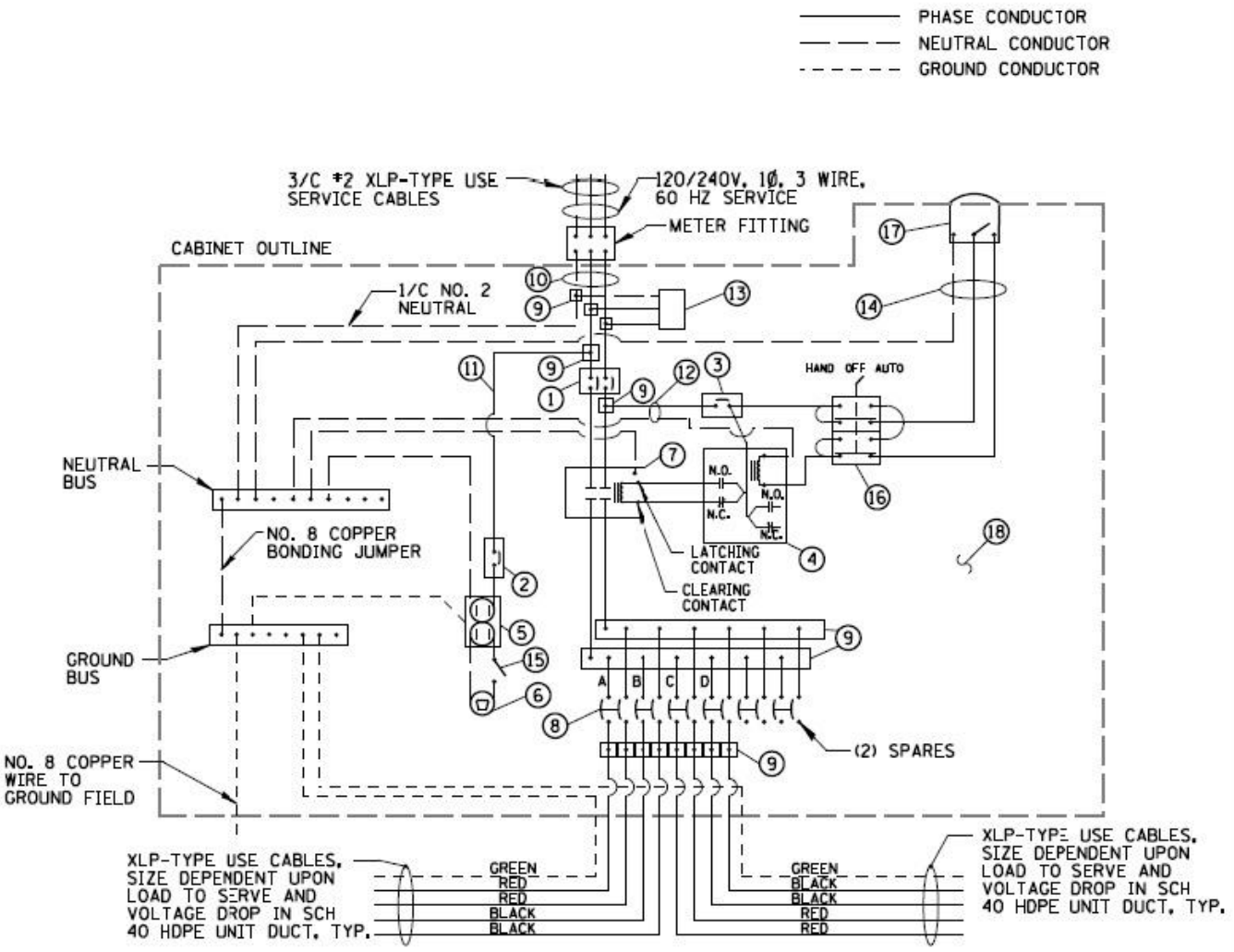
MATERIAL SPECIFICATIONS	
POLE	6063-T4
ARM TUBES	6063-T6
ANCHOR BASE & TRANSFORMER BASE	A356-T6
SMALL HARDWARE	AISI 300 SERIES STAINLESS STEEL
EXTRUSIONS	6063-T6
T-BASE CONN HRDW	ASTM-A307
H.H. FRAME	A356-T6
BOLT COVERS	ASTM-825 (A356)

NOTES:

1. LIGHT POLES SHALL MEET WIND LOADING & VIBRATION REQUIREMENTS ACCORDING TO THE LATEST AASHTO STANDARDS AND ARTICLE 1069.01 IN STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL STEEL SHALL BE FROM A DOMESTIC SOURCE.
2. THE LIGHT STANDARD SHALL MEET THE ILLUMINATION REQUIREMENTS AS SPECIFIED IN THE LUMINAIRE PERFORMANCE TABLES IN THE SPECIFICATIONS. ALL LUMINAIRES SHALL HAVE A MULTI-TAP BALLAST WIRED FOR 240 VOLTS OPERATION.
3. ALL LIGHT STANDARDS SHALL BE FROM THE SAME MANUFACTURER, OR APPROVED EQUAL.
4. LIGHT POLE SHALL BE U/L LISTED.
5. ANTI-SEIZE LUBRICANT SHALL BE APPLIED TO ALL BOLTED AREAS DURING INSTALLATION.

LIGHT STANDARD DETAIL

N.T.S.



LIGHTING CONTROLLER WIRING DETAIL

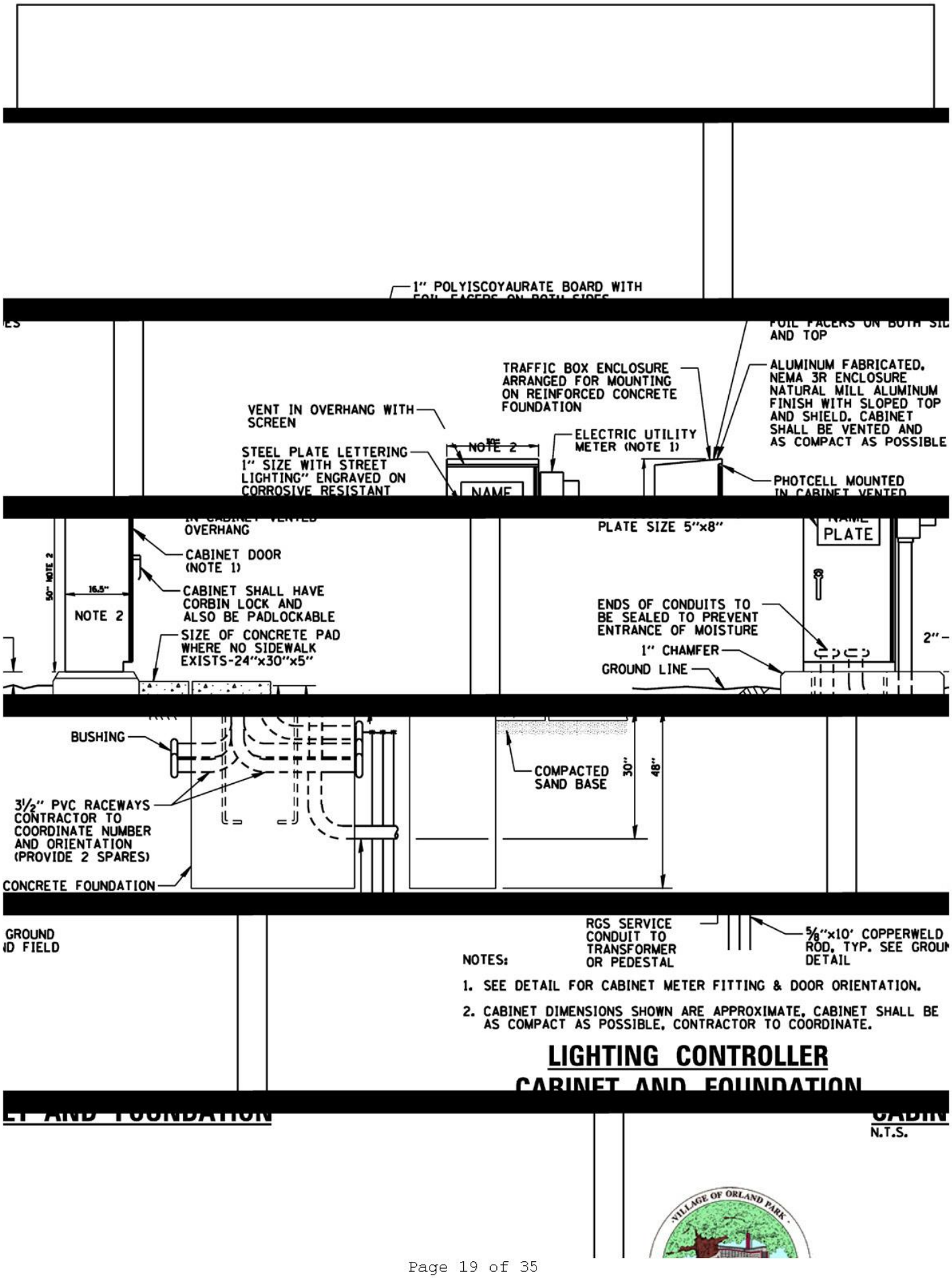
N.T.S.

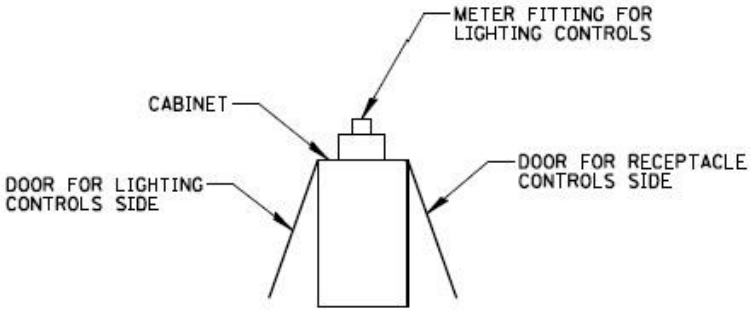
ITEM	SPECIFICATION	MFG./MODEL NO. OR APPROVED EQUAL
(1) MAIN CIRCUIT BREAKER	100 AMPERE, 2P, 240V SERVICE RATING, 10KAIC	SIEMENS NO. ED22B100
(2) LAMPHOLDER CIRCUIT BREAKER	20 AMPERE, 1P, 120V RATING, 10KAIC	SIEMENS NO. ED21B020
(3) PHOTOELECTRIC CONTROL CIRCUIT BREAKER	15 AMPERE, 1P, 120V RATING, 10KAIC	SIEMENS NO. ED21B015
(4) AUXILIARY RELAY	120 V OPERATED DPDT 60 HZ COIL 2 NO & 2 NC CONTACTS	MAGNECRAFT NO. 389 FXBXC1 - 120A
(5) CABINET RECEPTACLE AND BOX	COMMERCIAL GRADE GFCI 20A/120V, MOUNTED IN A WEATHERPROOF CAST ALUMINUM SINGLE GANG BOX WITH WEATHERPROOF COVER	RECEPTACLE: LEVITON NO. 8899, BOX: APPLETON NO. WSM150 COVER: APPLETON NO. WHG1
(6) CABINET LIGHT AND BOX	120V WEATHERPROOF LAMPHOLDER MOUNTED IN A CAST ALUMINUM BOX & EXT. GRADE 100W LAMP	LIGHT & BOX: RAB NO. VX100DG
(7) CONTACTOR	100 AMPERE, 2 POLE, 120 V COIL, MECH HELD	SQUARE D NO. 8903 SQO 10 V02
(8) BRANCH LINE CIRCUIT BREAKERS	6 - 20 AMPERE, 2P, 240V RATING, 10KAIC	SIEMENS NO. ED22B020
(9) POWER DISTRIBUTION BLOCK	600 VOLT, INSULATED, SIZE AS REQUIRED	MARATHON
(10) SERVICE CABLES	3-600V (XLP-TYPE USE) NO. 2	N/A
(11) LAMPHOLDER WIRE	2-600V XLP NO. 12	N/A
(12) CONTROL WIRE	2-600V XLP NO. 12	N/A
(13) SURGE ARRESTOR	10 K AMPERE RATING	SQUARE D NO. SDSA 1175
(14) PHOTOELECTRIC CONTROL WIRE	3-600V XLP NO. 12	N/A
(15) DOOR SWITCH	20A/120V, DOOR MOUNTED SNAP ACTION TYPE PLUNGER SWITCH	OMRON NO. A-20GO-K
(16) HAND-AUTO-OFF CONTROL SWITCH	20A, 3 POS. MTD IN CAST ALUM. ENCLOSURE	SQUARE D NO. 9001 KYK 111
(17) PHOTOCELL	120V, MTD. ON CABINET, DELAY TYPE, SPST-NC	FISHER PIERCE NO. FPFA-105M
(18) BACK PANEL	1/2" THICK SOLID PHENOLIC LAMINATE	ARBORON

NOTES:

1. ALL ITEMS LISTED IN LIGHTING CONTROLLER COMPONENT SCHEDULE SHALL BE CONSIDERED INCIDENTAL TO THE PRICE BID FOR "LIGHTING CONTROLLER" INCLUDING CABINET AND FOUNDATION.
2. THE LIGHTING CONTROLLER TOGETHER WITH ALL OF ITS COMPONENTS SHALL BE UL LISTED AS AN "ENCLOSED INDUSTRIAL CONTROL PANEL" UNDER UL508A.
3. CONNECTION OF SURGE ARRESTOR TO LINE SIDE OF MAIN CIRCUIT BREAKER SHALL NOT BE "DOUBLE LUGGED."

LIGHTING CONTROLLER COMPONENT SCHEDULE

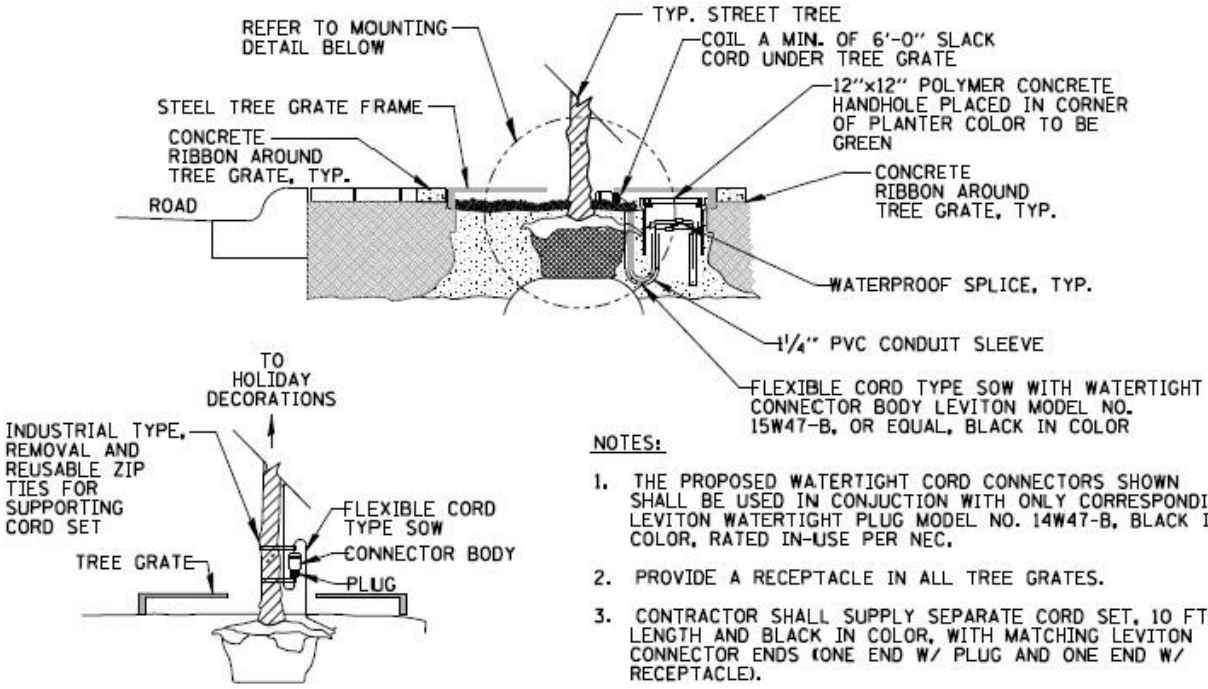

1" POLYISCOYAURATE BOARD WITH
FOIL FACERS ON BOTH SIDES AND TOP
TRAFFIC BOX ENCLOSURE ARRANGED FOR MOUNTING ON REINFORCED CONCRETE FOUNDATION
ALUMINUM FABRICATED, NEMA 3R ENCLOSURE NATURAL MILL ALUMINUM FINISH WITH SLOPED TOP AND SHIELD. CABINET SHALL BE VENTED AND AS COMPACT AS POSSIBLE
VENT IN OVERHANG WITH SCREEN
ELECTRIC UTILITY METER (NOTE 1)
STEEL PLATE LETTERING 1" SIZE WITH STREET LIGHTING" ENGRAVED ON CORROSIVE RESISTANT
NOTE 2
NAME PLATE
PHOTCELL MOUNTED IN CABINET VENTED
PLATE SIZE 5"x8"
OVERHANG
CABINET DOOR (NOTE 1)
CABINET SHALL HAVE CORBIN LOCK AND ALSO BE PADLOCKABLE
SIZE OF CONCRETE PAD WHERE NO SIDEWALK EXISTS-24"x30"x5"
50" NOTE 2
16.5"
NOTE 2
ENDS OF CONDUITS TO BE SEALED TO PREVENT ENTRANCE OF MOISTURE
1" CHAMFER
GROUND LINE
2"
BUSHING
3½" PVC RACEWAYS CONTRACTOR TO COORDINATE NUMBER AND ORIENTATION (PROVIDE 2 SPARES)
CONCRETE FOUNDATION
COMPACTED SAND BASE
30"
48"
RGS SERVICE CONDUIT TO TRANSFORMER OR PEDESTAL
⅝"x10' COPPERWELD ROD, TYP. SEE GROUN DETAIL
NOTES:
1. SEE DETAIL FOR CABINET METER FITTING & DOOR ORIENTATION.
2. CABINET DIMENSIONS SHOWN ARE APPROXIMATE, CABINET SHALL BE AS COMPACT AS POSSIBLE, CONTRACTOR TO COORDINATE.
LIGHTING CONTROLLER
CABINET AND FOUNDATION
N.T.S.



STREETSIDE

CABINET METER FITTING & DOOR ORIENTATION

N.T.S.



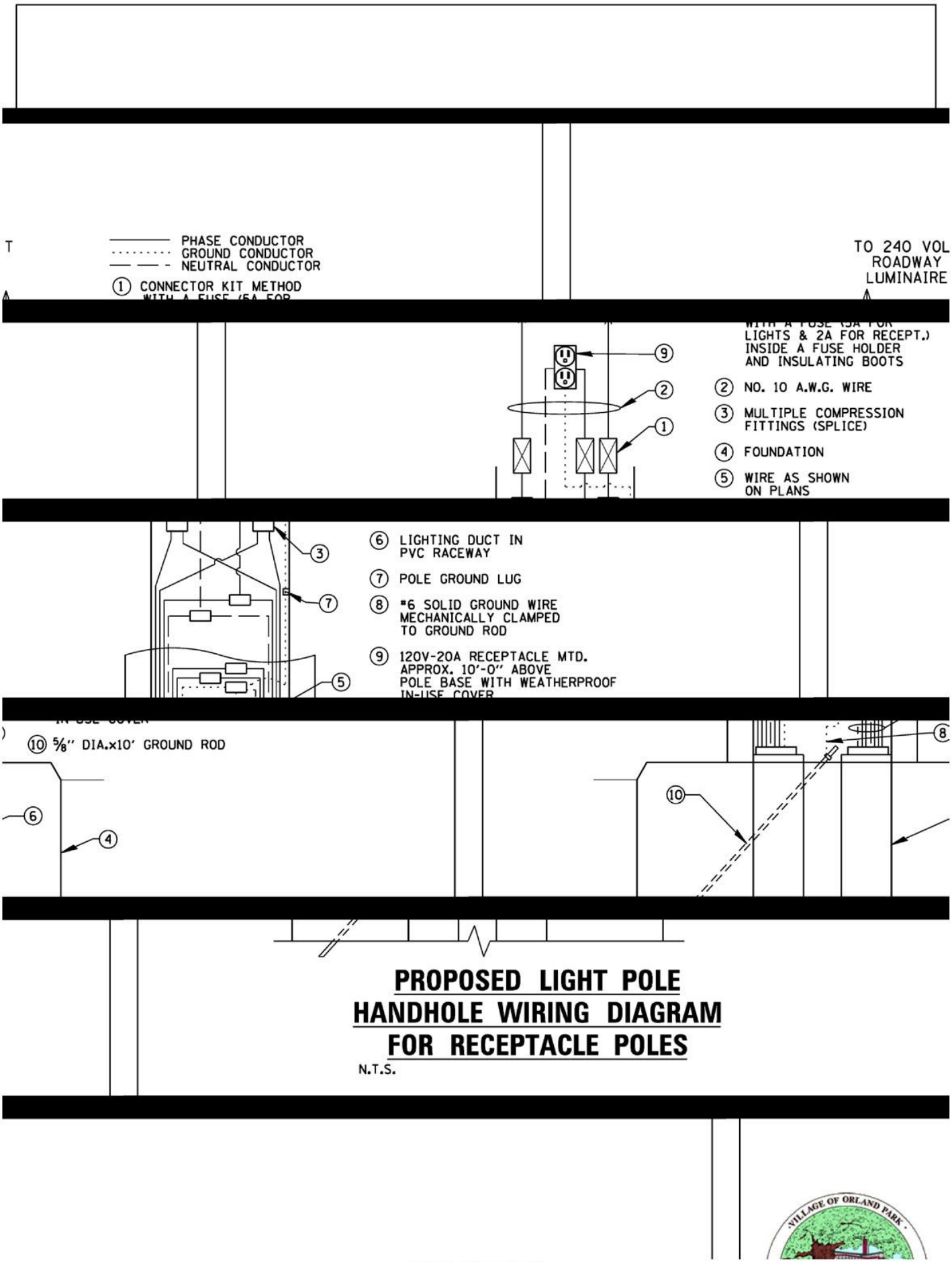
MOUNTING DETAIL FOR IN USE SERVICE

NOTES:

1. THE PROPOSED WATERTIGHT CORD CONNECTORS SHOWN SHALL BE USED IN CONJUCTION WITH ONLY CORRESPONDING LEVITON WATERTIGHT PLUG MODEL NO. 14W47-B, BLACK IN COLOR, RATED IN-USE PER NEC.
2. PROVIDE A RECEPTACLE IN ALL TREE GRATES.
3. CONTRACTOR SHALL SUPPLY SEPARATE CORD SET, 10 FT. IN LENGTH AND BLACK IN COLOR, WITH MATCHING LEVITON CONNECTOR ENDS (ONE END W/ PLUG AND ONE END W/ RECEPTACLE).

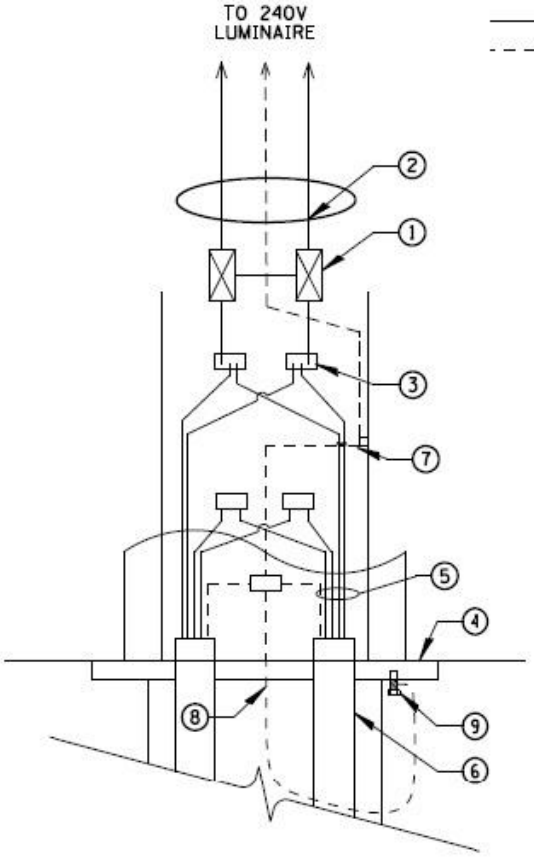
RECEPTACLE CORD ASSEMBLY, IN TREE GRATES DETAIL

N.T.S.



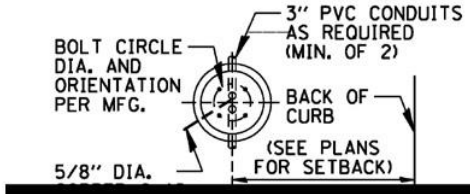
PROPOSED LIGHT POLE
HANDHOLE WIRING DIAGRAM
FOR RECEPTACLE POLES

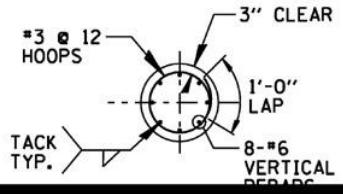
N.T.S.



POLE HANDHOLE WIRING DIAGRAM

N.T.S.





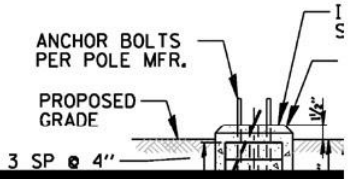
REBARS

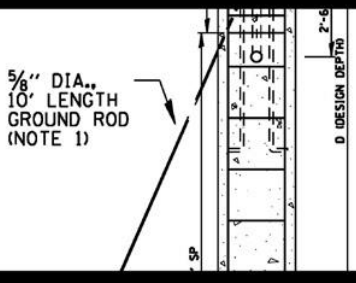
SECTION A-A

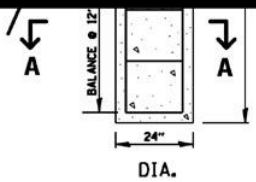
COPPER CLAD GROUND ROD

PLAN

DOT CLASS
I CONCRETE
1" CHAMFER







DIA.

SOIL CONDITIONS	DESIGN DEPTH "D" OF FOUNDAT
SOFT CLAY (Qu=0.375 TON/SF)	13'-0"
MEDIUM CLAY (Qu=0.75 TON/SF)	9'-6"
STIFF CLAY (Qu=1.50 TON/SF)	7'-0"
LOOSE SAND (Ø=34°)	9'-0"
MEDIUM SAND (Ø=37.5°)	8'-3"
DENSE SAND (Ø=40°)	7'-9"

TION WITH 8 FEET

NOTES:

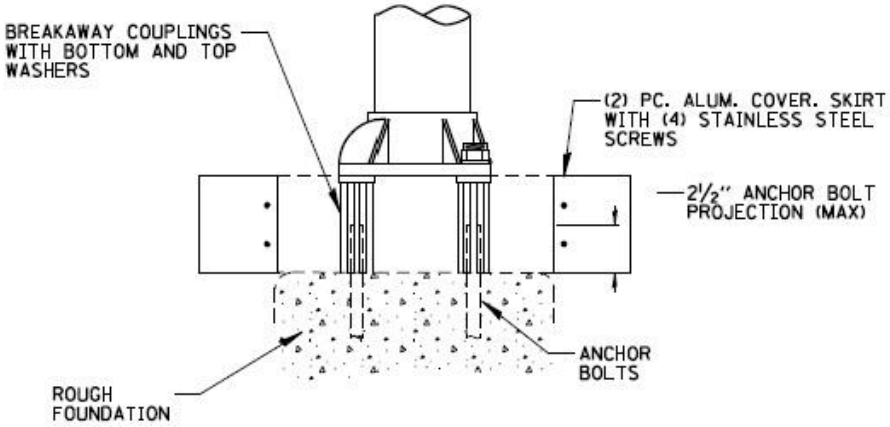
1. GROUND ROD SHALL BE CAST INTO CONCRETE FOUNDA

IN CONTACT WITH SOIL.

2. FOUNDATIONS SHALL BE VIBRATED IN ACCORDANCE WITH IDOT STANDARD PRACTICES.

CONCRETE FOUNDATION DETAIL

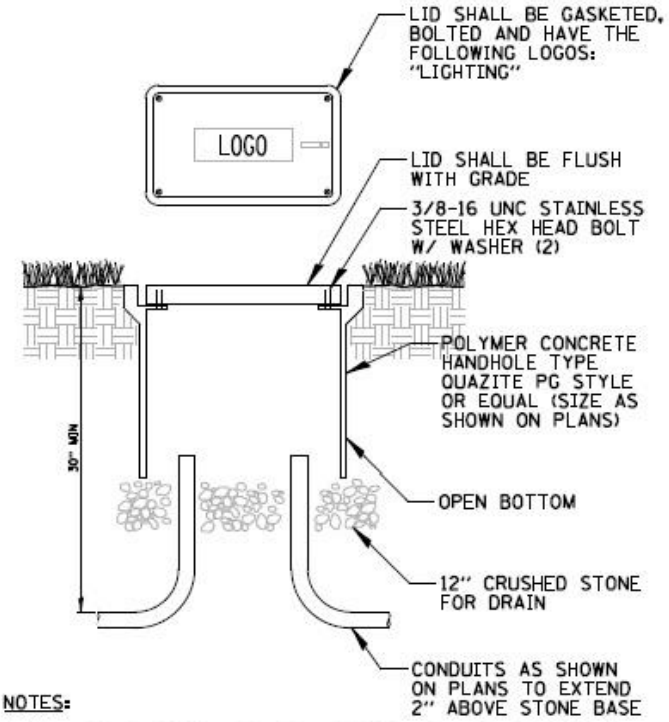
N.T.S.



NOTES:
1. SHALL BE FACTORY PAINTED BLACK IF UTILIZED IN HISTORIC DISTRICT AND UNPAINTED IN COMMERCIAL AND COMMERCIAL COLLECTOR ROADWAYS.

BREAKAWAY COUPLING DETAIL

N.T.S.

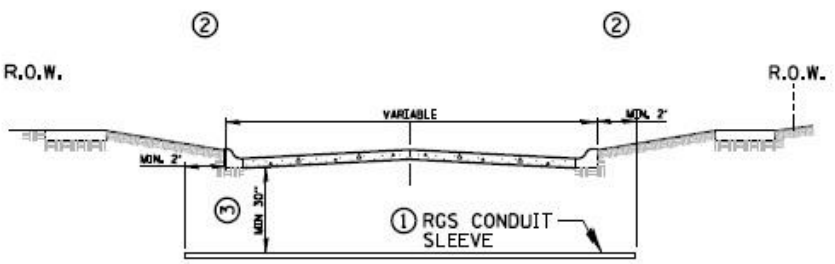


NOTES:

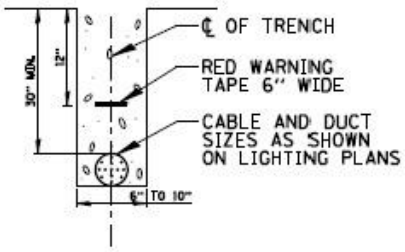
1. ALL SPLICES SHALL BE WATERPROOF. SEE SPLICING DETAIL.
2. POLYMER CONCRETE HANDHOLE AND LID SHALL BE GREY.
3. BOX & LID SHALL MEET/EXCEED ANSI TIER 15 LOADING REQUIREMENTS REQUIREMENTS AND BE TESTED IN ACCCORDANCE WITH THE LATEST EDITION OF THE ANSI/SCTE 77 "SPECIFICATIONS FOR UNDERGROUND ENCLOSURE INTEGITRY", AND THE PROVISIONS OF PARAGRAPHS 5.2.3 AND 5.2.4 OF WESTER UNDERGROUND COMMITTE GUIDE 3.6.

POLYMER CONCRETE HANDHOLE

N.T.S.



ROADWAY CROSSING



TRENCH CROSS SECTION

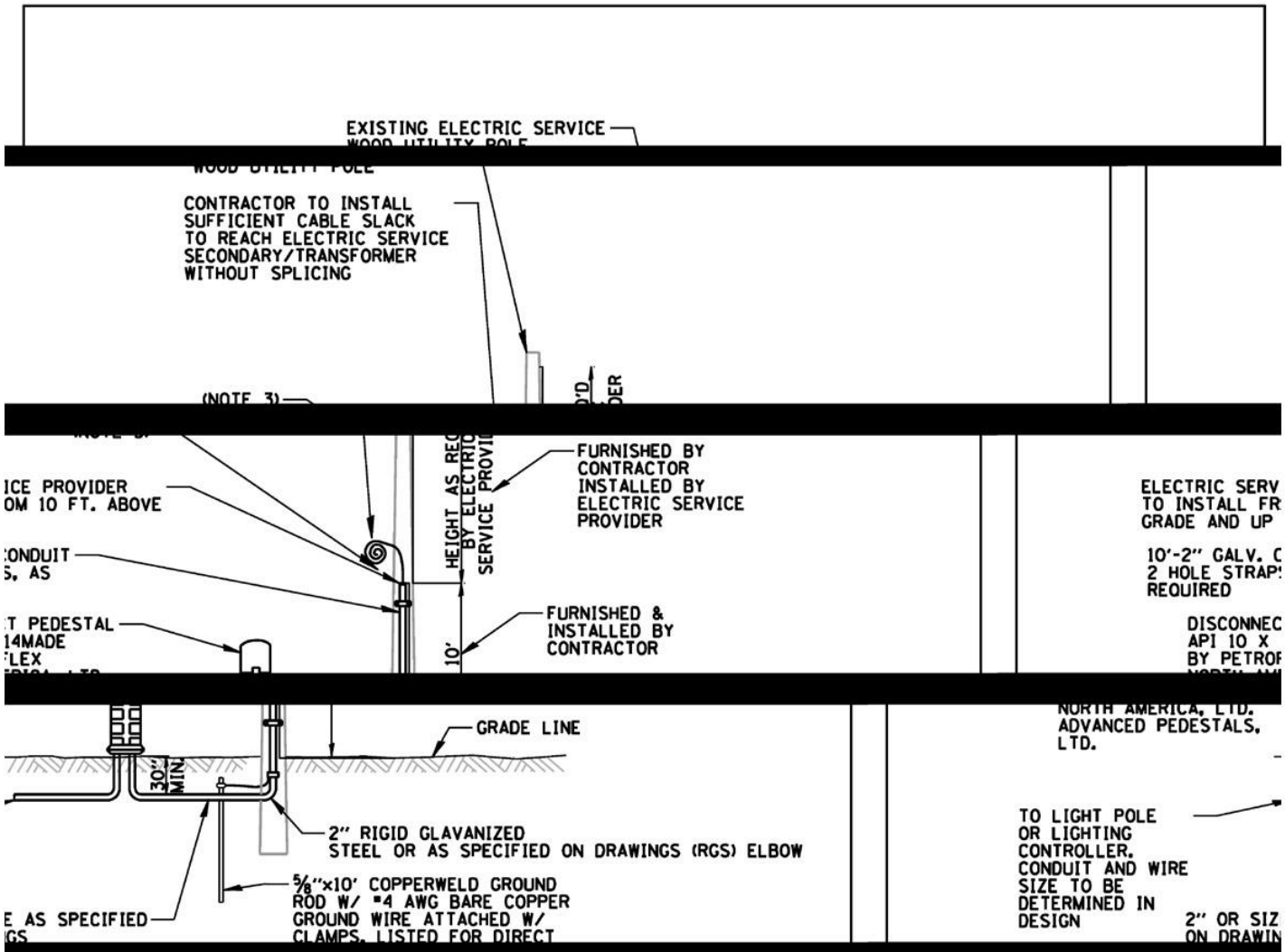
① SLEEVE SHALL BE HEAVY WALL RIGID GALVANIZED STEEL (RGS) CONDUIT.

② SLEEVE SHALL EXTEND A MINIMUM OF 2 FT. BEYOND BACK OF CURB.

③ SLEEVE SHALL BE A MINIMUM OF 30" BELOW ROADWAY OR CURB BOTTOM.

ELECTRIC CONDUIT INSTALLATION

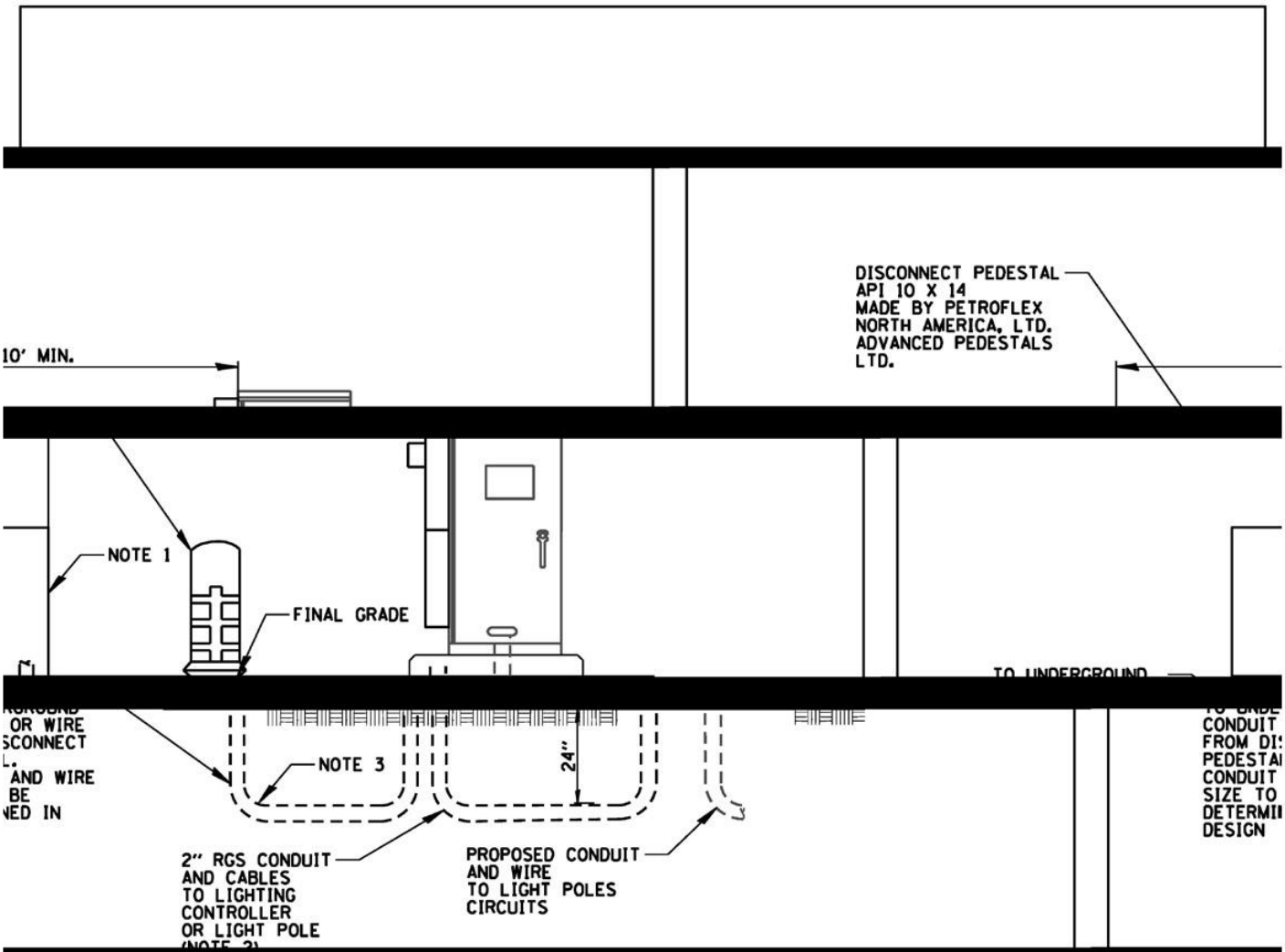
N.T.S.



ONNECTION POLE

ELECTRIC SERVICE OVERHEAD C

N.T.S.

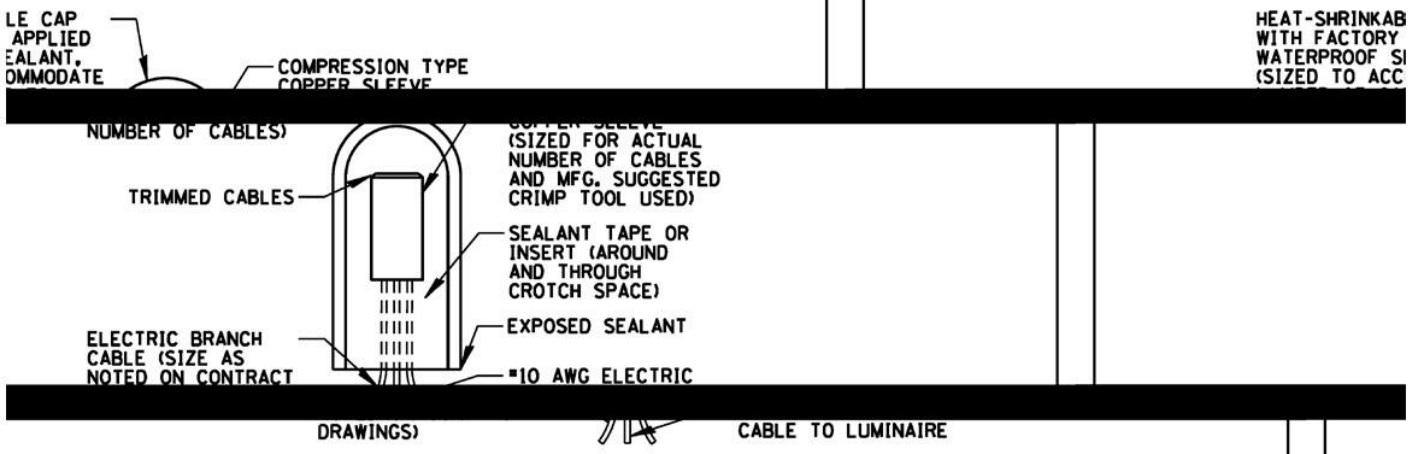


NOTES:

1. ELECTRIC SERVICE PEDESTAL OR TRANSFORMER LOCATED IN EASEMENT. COM ED WILL PROVIDE CONNECTORS FOR CABLES AND CONNECT CABLES WITHIN THE COM ED ENCLOSURE. COM ED WILL IDENTIFY CUSTOMER'S STREET LIGHT CABLE.
2. WIRE SIZE TO MATCH WIRE SIZE CALLED OUT IN LIGHTING CONTROLLER WIRING DIAGRAM.
5. IF LIGHTING CONTROLLER IS REQUIRED, DISCONNECT PEDESTAL CAN BE ELIMINATED.

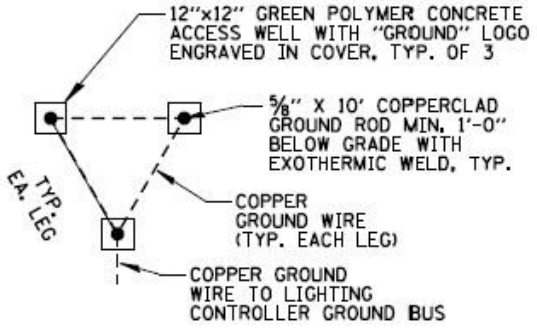
ELECTRIC SERVICE UNDERGROUND CONNECTIO TO PEDESTAL/TRANSFORMER

N.T.S.



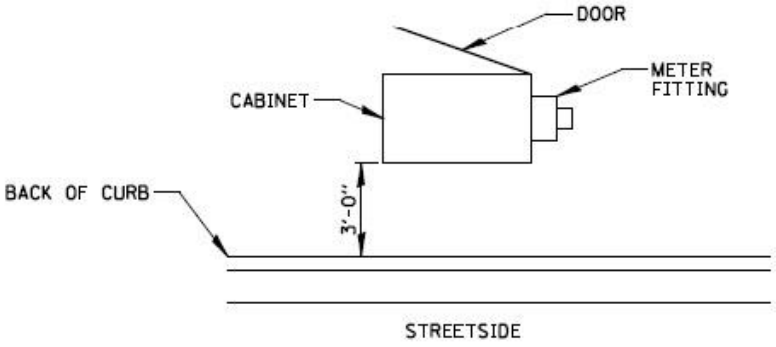
SPLICING ELECTRIC CABLE IN POLE

N.T.S.



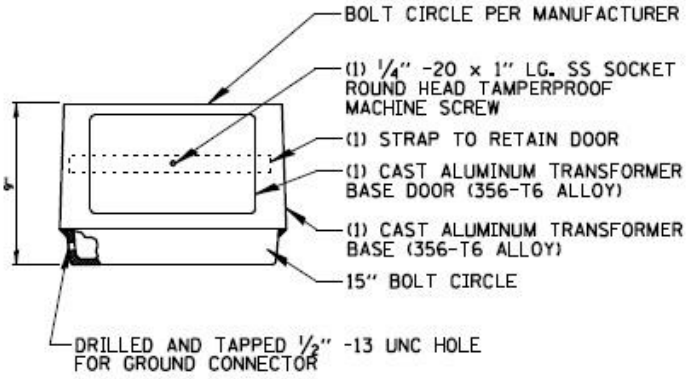
GROUND FIELD DETAIL (TYP.)

N.T.S.



CABINET METER FITTING & DOOR ORIENTATION

N.T.S.



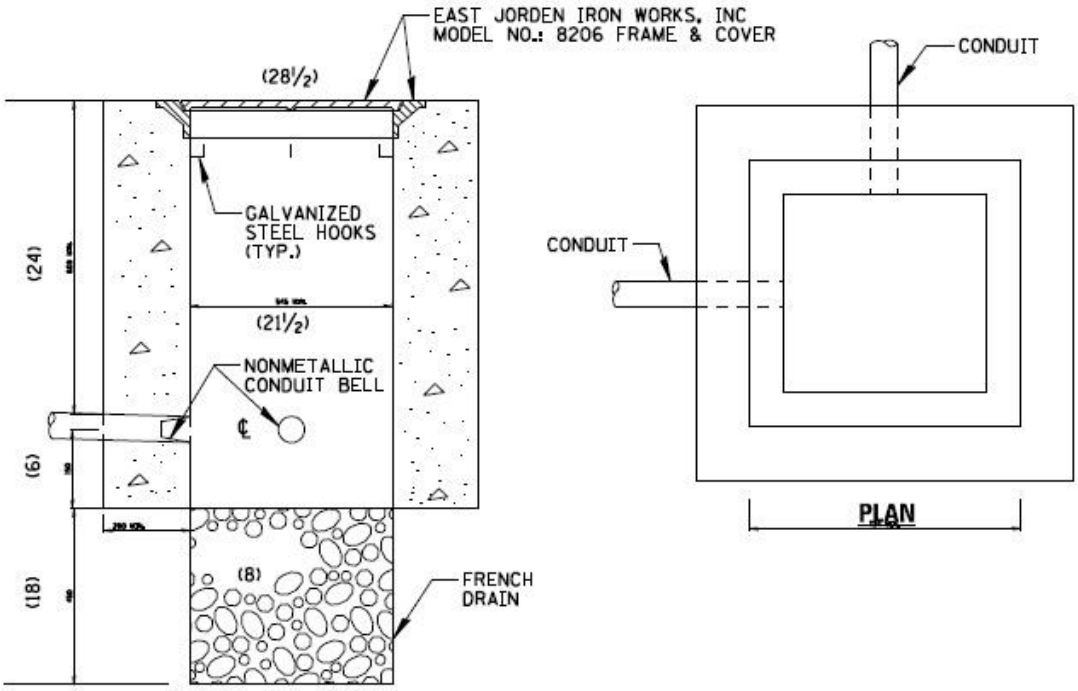
NOTES:

1. BEFORE INSTALLATION OF BREAKAWAY BASE, USER SHOULD CONSULT WITH AUTHORIZED DISTRIBUTOR REGARDING USERS PROPOSED APPLICATION, LOAD REQUIREMENTS AND INSTALLATION METHODS. FAILURES CAN RESULT FROM USERS MISAPPLICATION OR IMPROPER INSTALLATION. TO APPROACH OPTIMUM STATIC LOADS, USE THE LARGEST POSSIBLE BOLT CIRCLES. SHIMS SHALL NOT BE ALLOWED.

2. SHALL BE FACTORY PAINTED BLACK IF UTILIZED IN HISTORIC DISTRICT AND UNPAINTED IN COMMERCIAL AND COMMERCIAL COLLECTOR ROADWAYS.

BREAKAWAY TRANSFORMER BASE

N.T.S.



ELEVATION

NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS (INCHES) UNLESS OTHERWISE SHOWN.
2. FRAME AND COVER CAN BARE 64 KG (140 LBS.) MIN. LOAD

CONCRETE HANDHOLE

N.T.S.

NOTES:

1. FINISH: HOT DIP GALVANIZED PER AASHTO M111 (LATEST REVISION).
2. BASEPLATE TO BE PERPENDICULAR TO SHAFT AXIS (± 1 DEG) AND HOLE CENTERLINE CONCENTRIC (± .188) TO SHAFT AXIS.
3. STENCIL MIN ½ IN. LETTERS MANUFACTURER'S NUMBER AFTER GALVANIZING.
4. PILOT POINT AND SHAFT AXES TO BE CONCENTRIC (± 125 FIM) AND IN LINE (± 2 DEG).
5. FLAME CUT SLOT PERPENDICULAR TO THE BASEPLATE.
6. PREHEAT, TUMBLEBLAST, HANDGRIND, AND CLEAN BASEPLATE, HELIX, AND PILOT POINT ON ALL WELDED AREAS.
7. FLAMECUT IRREGULARITIES PERMISSIBLE: (1) VALLEYS NOT TO EXCEED 3/32 IN. BELOW NOMINAL SURFACE LEVEL, (2) PEAKS OR POSITIVE IRREGULARITIES NOT TO EXCEED 1/32 IN. ABOVE NOMINAL SURFACE LEVEL OR INTERSECTIONS OF NOMINAL SURFACES.
8. MANUFACTURER TO HAVE IN EFFECT INDUSTRY RECOGNIZED WRITTEN QUALITY CONTROL FOR ALL MATERIALS AND MANUFACTURING PROCESSES.
9. ALL MATERIAL IS TO BE NEW, UNUSED AND MILL TRACEABLE MEETING THE FOLLOWING SPECIFICATIONS:

   BASEPLATE: ASTM A36-(LATEST REVISION) STRUCTURAL (CONFORM TO AASHTO TECH. BUL. #270)

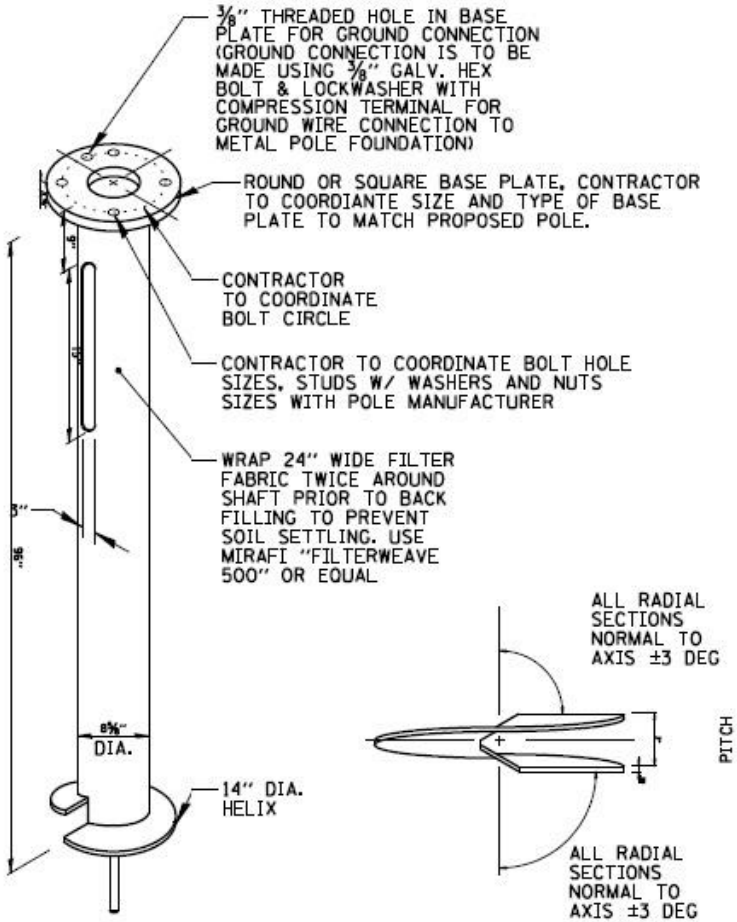
   SHAFT: ASTM A252 (LATEST REVISION) GRADE 2, STEEL PIPE PILES, ALT. MATERIAL: ASTM A53 (LATEST REVISION) TYPE E OR S, GRADE B, STEEL PIPE OR ASTM A500 (LATEST REVISION) GRADE B, STRUCTURAL STEEL TUBING.

   HELIX: ASTM A635 (LATEST REVISION) 3/8" THICK HOT ROLLED STEEL PLATE OR COIL.

   PILOT POINT: ASTM A575 (LATEST REVISION) 1¼" DIA. HOT ROLLED STEEL BAR.

   BOLTS: 1" DIA. HOT DIP GALVANIZED STUDS IN ACCORDANCE WITH AASHTO M314 OR ASTM F1554.

10. BASEPLATE IS PERMANENTLY STAMPED WITH MANUFACTURER'S IDENTIFICATION "ABC" IN ½" LETTERS AND DATE CODE IN ¼" LETTERS.



HELIX FOUNDATION

HELIX SIDE VIEW

LIGHT POLE METAL FOUNDATION DETAIL

N.T.S.

SECTION 6–305: LANDSCAPING AND TREE PRESERVATION

A. Purpose. The purpose of this Section is to establish meaningful standards for the design, installation, maintenance and preservation of landscaping and natural areas throughout the Village.

B. Applicability.

1. **General.** No permit for the construction, reconstruction, extension, repair or alteration of any building, structure or use of land and no building or land or any part of any building or land, may be occupied or used until landscaping has been provided in accordance with the requirements of this Section.

2. **Responsibility for Compliance.** The following shall comply with all requirements provided in this Section, except where noted:

   a. All new single-family detached dwellings and attached 2-unit dwellings (duplex) shall comply with the provisions of Sections 6-305.E Landscape Plan and 6-305.F Maintenance and Preservation, where applicable.
   b. New residential developments of two (2) buildable lots or more.
   c. New residential developments of three (3) units or more within a common building envelope.
   d. New non-residential developments.
   e. New mixed-use developments.
   f. New vehicular parking areas.
   g. Modifications to an existing building or site (see Section 6-305.B.3 Modifications).
   h. Any project requiring a Special Use Permit, Map Amendment, or Appearance Review, as determined by the Development Services Department.

3. **Modifications.** An existing building or site may be renovated or repaired without providing additional landscaping except when:

   a. An addition, alteration, or enlargement to an existing building, excluding single-family dwellings, expands the original building square footage by twenty-five percent (25%) or more, singularly or collectively.
   b. There is a creation of, or increase in, residential units within an existing building, excluding single-family dwellings.
   c. The restoration of any building, accessory buildings or structures or portion thereof damaged by fire, explosion, flood, casualty or other natural disaster of any kind is undertaken.

C. Special Conditions.

1. **Alternate Landscape Plans.**
   The Village Board of Trustees may approve alternate landscape plans whose makeup may not meet the specified quantities stated herein, if such plans are clearly superior to what could be achieved by using those minimum standards, and are consistent with the purposes of this Section.

2. **Additional Landscaping.**
   The Village Board of Trustees may require additional landscaping or site furnishings (e.g. benches, walls, park equipment) above quantities specified herein in order to mitigate a specified problem or in order to ensure a development is consistent with the objectives of this Section and/or adopted Village policy.

3. **Changes to Approved Landscape Plan.**
   Changes to an approved landscape plan shall require approval by the Village Board of Trustees, except when the conditions detailed in Section 6-305.F Maintenance and Preservation are met, or approved in accordance with the following:

a. The Village may authorize minor revisions by way of an administrative Appearance Review to the approved landscape plan, including the substitution of equivalent plantings, where such revisions do not diminish the benefits of the approved landscape plan, as determined by the Development Services Department. See Section 5-106 Appearance and Related Plan Review for details.

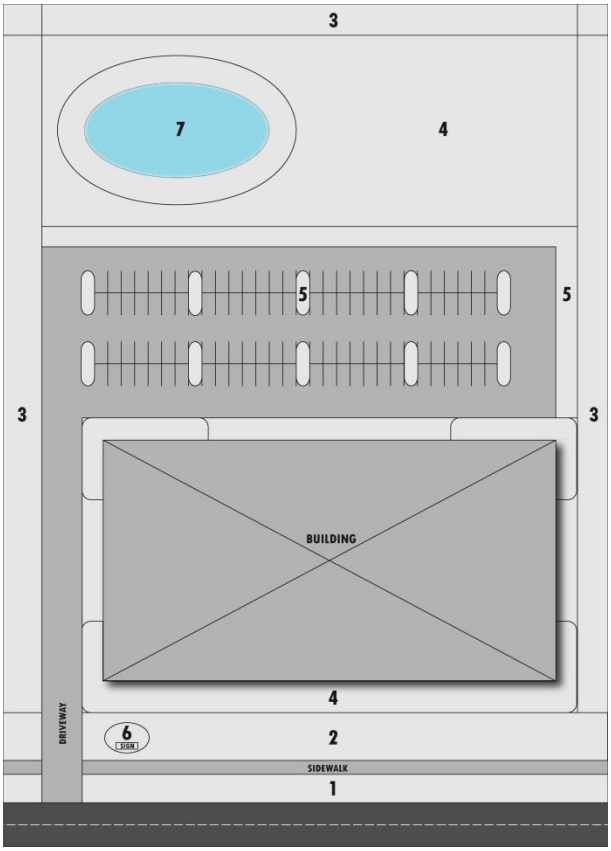
D. Landscape Zones

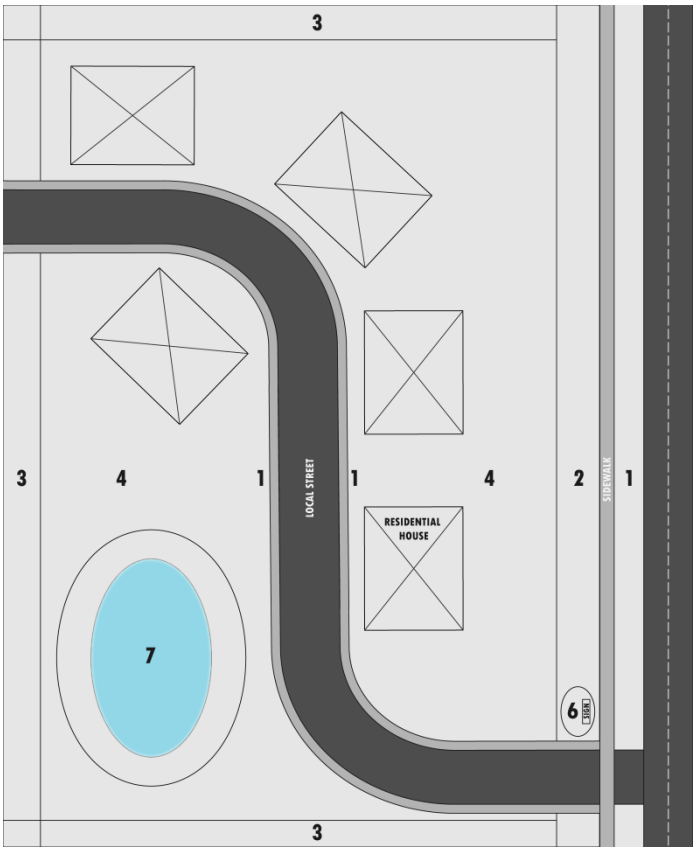
1. **General.** Landscape zones refer to distinct areas within a particular site and the specific landscape requirements that apply therein. There are seven (7) different landscape zones, as described in this Section**.** Not all parcels will contain every landscape zone (i.e. some parcels will not have signage landscaping). Landscape zone requirements shall meet or exceed the requirements detailed in this Section.

   a. **Landscape Zones.**

      1. Landscape Parkways
      2. Landscape Corridors
      3. Landscape Bufferyards
      4. Foundation and Interior Landscape
      5. Parking Lot Area Landscape
      6. Signage Landscape
      7. Stormwater Management Area Landscape

Table 6-305.D.1.a (A) - Landscape Zones Overview





b. Conflicts.

1. Where landscape zone requirements overlap or conflict, the more stringent requirements shall apply, as determined by the Development Services Department.

2. Landscape Parkways.

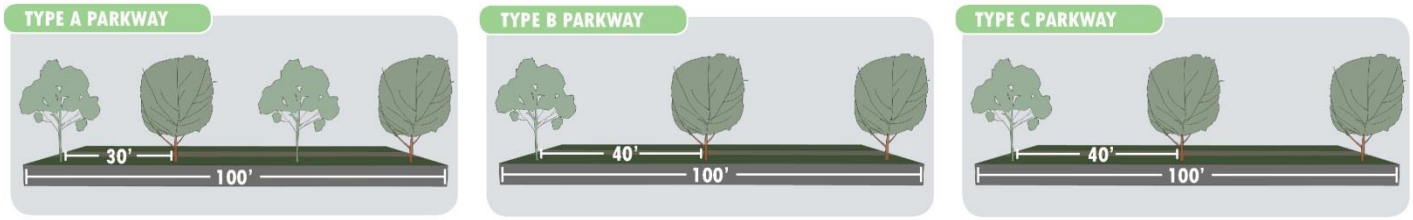
a. General. The Landscape Parkway is intended to provide a landscaped seam between the roadway and adjacent development to ensure a continuous green corridor along the public right-of-way. Movement between seams is facilitated and encouraged with pedestrian sidewalks, crosswalks and other amenities that give a positive sense of ambiance and create a desire to move from one side to the other.

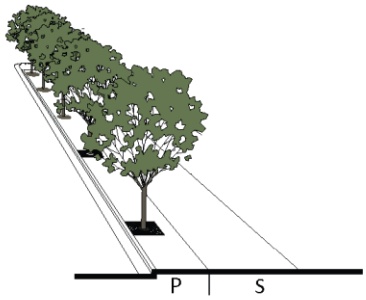
1. A minimum number of parkway trees are required per lineal feet of frontage for all development. On a corner lot, the requirements of this section shall apply along both frontages.

2. Parkway requirements shall be based on the width of the parkway, as detailed in Table 6-305.D.2.b (A) Parkway Requirements. If more than one (1) Landscape Parkway type may be used, the Development Service Department shall make the final determination.

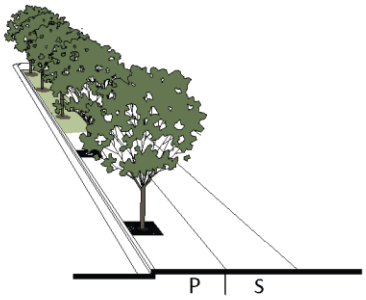
b. Requirements.

Table 6-305.D.2.b (A) – Parkway Requirements.

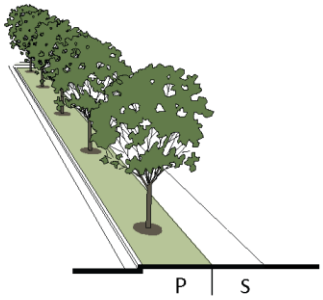




Type A



Type B



Type C

P = Parkway / S = Sidewalk

	Type A	Type B	Type C
Parkway Width (P)	4’ or less	4’ or more	7’ or more
Sidewalk Width (S)	varies	varies	varies
Tree Location	Tree grates*	Grass, Tree Grates*	Grass
Tree Spacing	30’ on center	40’ on center	40’ on center
Permitted Encroachments	Driveways, Furniture	Driveways, Furniture	Driveways, Furniture

*or equivalent

c. Details.

1. The parkway shall be planted with grass or low ground cover, except where occupied by trees, driveway pavement, plant materials, site furnishings or decorative brick pavers.

2. Parkway trees shall consist of recommended shade tree species unless overhead utilities exist or if the street is known to be subject to widening in the future. Evergreen trees are not allowed in any parkway. Recommended tree species are provided in 6-305.G.1 Recommended Plant Species.

3. Parkway trees shall be planted in the public parkway and not on the private property side of the sidewalk unless such placement does not meet the other criteria set forth in this Section. Any required tree that cannot be accommodated in the parkway shall be relocated in another landscape zone.

4. Trees shall be planted on the centerline of parkways or as close to five (5) feet from the sidewalk as possible and located so as not to interfere with overhead wires, traffic or pedestrian safety.

5. Other than trees, no landscaping in the parkway shall be taller than three (3) feet. No landscaping taller than two (2) feet shall be located within six (6) feet of fire hydrants or buffalo boxes.

6. The use of loose stone, rock, or gravel is prohibited in public parkways. Compacted cobbles, flagstone, or other rocks may be approved if these features are compacted firmly into the ground or mortared, reducing risk of being scattered in the street, as determined by the Development Services Department.

7. See Village of Orland Park Code of Ordinances Tree Management Program, Title 3, Chapter 6 for additional parkway tree regulations.

3. Landscape Corridors.

a. General. Landscape Corridors shall provide a physical and visual connection between the parkway and a building's main façade and foundation planting area. Landscape Corridors act as an extension of the parkway into the site, the intent of which is to add a consistent quality and definition to areas adjacent to roadways and enhance the physical and visual access to important site features.

1. Landscape Corridor requirements shall be based upon the adjacent roadway classification, as detailed in Section 2-102 Definitions, or as required by other provisions of the Land Development Code. Refer to individual Zoning District requirements for additional information. The more stringent requirements shall apply. Refer to Table 6-305.D.3.b (A) for planting requirements.

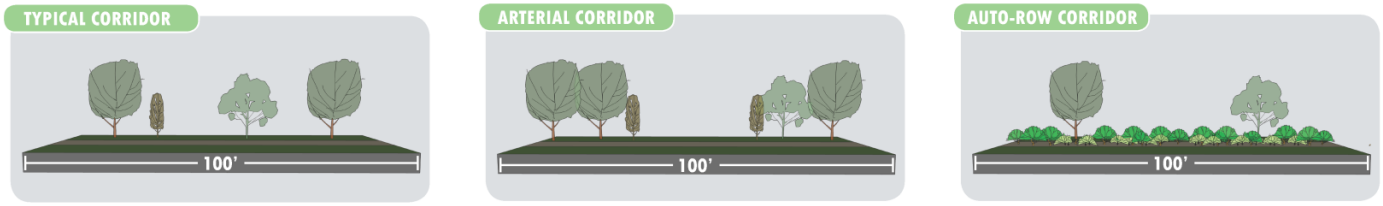
2. Canopy, Ornamental and Evergreen trees are the only required plant materials within "Typical" and "Arterial" Landscape Corridors. "Auto-Row" Landscape Corridors require the use of canopy trees and a meandering, continuous row of low-growing perennials, hedge rows, ornamental grasses, and other plant materials**,** as detailed in 6-305.D.3.b Requirements.

3. The use of planting beds with shrubs, perennials, ornamental grasses, and other plant materials may be included in the design of Landscape Corridors. These plant materials should be designed in a way to frame or accentuate important site features.

4. New residential developments with rear and/or side yards abutting a public street is considered a special condition. See Section 6-305.D.3.c below for details.

b. Requirements.

TABLE 6-305.D.3.b (A) – Corridor Types.



	Typical	Arterial	Auto-Row
Landscape Corridor Width	Varies	Varies	Varies
Shade Trees (per 100')	3	4	2
Ornamental or Evergreen Trees (per 100')	1	2	0
Shrubs (per 100')	0	0	Minimum of 20

1. **Typical Landscape Corridor:** Typical Landscape Corridors are intended to act as a physical and visual connection between the parkway and a building's main facade. Requirements for Typical Landscape Corridors apply to all applicable parcels adjacent to any roadway defined in Section 2-102 Definitions as "Street, Collector, Major" or "Street, Collector, Minor", except for those defined in Section 6-305.D.3.b.3. Auto-Row Landscape Corridor.

2. **Arterial Landscape Corridor:** Arterial Landscape Corridors are intended to act as a physical and visual connection between the parkway and a building's main facade. Requirements for Arterial Landscape Corridors apply to all applicable parcels adjacent to any roadway defined in Section 2-102 Definitions as "Street, Arterial, Major" and "Street, Arterial, Minor" ", except for those defined in Section 6-305.D.3.b.3. Auto-Row Landscape Corridor.

3. **Auto-Row Landscape Corridor:** Auto-Row Landscape Corridors are intended to accommodate the unique needs of auto dealerships while creating a visual relationship between the parkway and a building's main facade. Auto-Row Landscape Corridor requirements apply to any parcel occupied by a Village-licensed auto-dealership with frontage along any roadway. The use of shade trees and a meandering, continuous row of low-growing perennials, shrubs, ornamental grasses, and other plant materials shall be installed.

c. Special Conditions.

1. **New Residential Rear and Side Yard Corridors:** Where the rear or side yard of a new residential development borders public streets, the following requirements shall apply:

   i. The plant material requirements detailed in "Typical Landscape Corridors" shall be installed along the entirety of the rear or side yard that adjoins a public street. Refer to Table 6-305.D.3.b (A) for planting requirements.

   ii. A uniform fence shall be installed along the entirety of the rear or side yard that adjoins a public street. Fencing shall comply with the requirements set forth in 6-310 Fences.

iii. Small infill projects in established areas adjacent to public streets shall follow the existing pattern of rear yard screening, as determined by the Development Services Department.

iv. The location of plant materials and fences shall be determined by the Development Services Department.

4. <u>Landscape Bufferyards.</u>

a. <u>General.</u> Landscape bufferyards shall act as physical and visual edges between the side and rear yards of adjacent parcels. Depending on the type of required bufferyard, their intent is to either unify or separate adjoining land uses. When the intent of a bufferyard is for the unification of adjacent parcels, pedestrian and vehicular cross-access between adjacent parcels is strongly encouraged, and may be required by the Village.

1. Single-family residential developments adjacent to single-family residential developments are exempt from bufferyard requirements. Mixed-use developments which include single-family residential units are not exempt from bufferyard requirements.

2. Bufferyards may remain in the ownership of the owner of the lot, or they may be subjected to deed restrictions and subsequently conveyed to a homeowners' association, provided that any such conveyance adequately guarantees the protection and maintenance of the bufferyards for the purposes of this Section.

b. <u>Requirements.</u>

1. The required bufferyard is determined by cross-referencing the "proposed land use" with the appropriate "adjacent land use" as detailed in Table 6-305.D.4.b (A). Specific bufferyard requirements are detailed in Table 6-305.D.4.b (B). If an adjacent parcel is vacant or undeveloped, the Development Services Department shall determine the appropriate bufferyard based on the parcel's Land Designation in the Village's Comprehensive Plan. If more than one bufferyard option is available, a petitioner may decide which type of bufferyard to install.

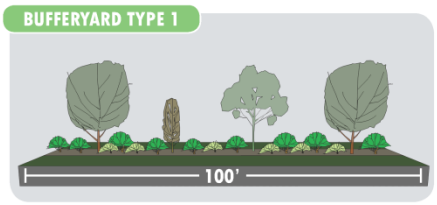
TABLE 6-305.D.4.b (A) – Bufferyard Land Use Types.

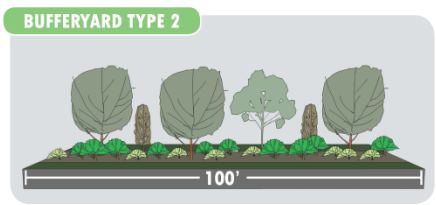
		ADJACENT LAND USE	
		R	NR
PROPOSED LAND USE	R	Type 1	Type 2 or 3
	NR	Type 2 or 3	Type 1

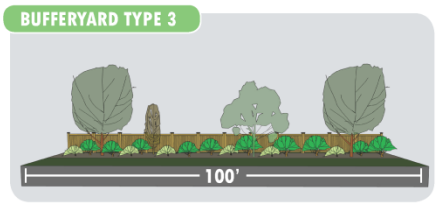
Residential (R) – Parcel containing only single- or multi-family residential use(s).

Non-Residential (NR) – All other parcels, including mixed-use developments.

TABLE 6-305.D.4.b (B) - Bufferyard Types.







	Type 1	Type 2	Type 3
Bufferyard Width (min.)	10’	15’	10’
Planting Bed Width (min)	7’	7’	7’
Shade Trees per 100’	3	4	4
Evergreen or Ornamental Trees per 100’	1	2	0
Shrubs per 100’	16	18	16
Fencing	Permitted	Permitted	6’ required
Site Amenities	Permitted	Not permitted	Not permitted

2. <u>Type 1 Landscape Bufferyard – (10’)</u>

A Type 1 Landscape Bufferyard is intended to act as a physical and visual seam between adjacent parcels by unifying similar land uses using landscaping. Movement between seams is facilitated and encouraged with cross streets, pedestrian sidewalks, crosswalks and other amenities that give a positive sense of ambiance and create a desire to move from one side to the other. Minimum width for a Type 1 Landscape Bufferyard is ten (10) feet. Site amenities and pedestrian and vehicular cross-access between adjacent parcels is strongly encouraged, and may be required, where appropriate.

a. Site amenities can occupy any portion of the area within a Type 1 Landscape Bufferyard, subject to Development Services Department approval. Examples of site amenities include, but are not limited to:

   i. Plazas, outdoor gardens, patios and outdoor seating areas;
   ii. Water features, including bioswales or other stormwater management elements;
   iii. Public art or outdoor architectural features;
   iv. Pergolas and/or arbor structures;
   v. Benches and complimentary site furniture.

b. A reduction in plant material requirements and/or landscape-related development fees proportional to the proposed site amenity (amenities) may be applied, as determined by the Development Services Department.

3. **Type 2 Landscape Bufferyard – (15')**
   A Type 2 Landscape Bufferyard is intended to act as a physical and visual filter between adjacent parcels by separating dissimilar land uses using landscaping. Minimum width for a Type 2 Landscape Bufferyard is fifteen (15) feet. Vehicular cross-access between adjacent parcels is encouraged where appropriate. Site amenities are not allowed within Type 2 Landscape Bufferyard.

4. **Type 3 Landscape Bufferyard – (10' + Fence)**
   A Type 3 Landscape Bufferyard is intended to act as a physical and visual filter between adjacent parcels by separating dissimilar land uses utilizing both an opaque, minimum six (6) foot tall fence and required landscaping. Minimum width for a Type 3 Landscape Bufferyard is ten (10) feet. Site amenities are not allowed in Type 3 Landscape Bufferyard. Fences shall comply with the requirements set forth in Section 6-310 Fences.

c. Details.

1. If the area of a required bufferyard is increased or decreased through a modification to the required width, the required area coverage and planting requirements still apply based on the original minimum required width. If the area of the bufferyard will not accommodate the required number of plants, the same number of plants that cannot be accommodated shall be relocated to other areas within the site.

2. Landscape bufferyards shall be located within setbacks, except where landscape corridor requirements, easements, covenants, natural or engineered drainage, natural features, approved property entrances or exits, or required sight triangles require the bufferyard to be set back from the property line.

3. Landscape bufferyards shall not contain any development, impervious surfaces, or site features that do not function to meet the standards of this Section, unless approved by the Development Services Department. No grading, development, or land-disturbing activities shall occur within the corridor unless approved by the Plan Commission at the time of site plan approval.

4. A landscape bufferyard may be used for passive recreation or for utility or drainage easements, if the utility requirements and the bufferyard requirements are compatible, as determined by Development Services Department. If approved by the Development Services Department, stormwater Best Management Practices (BMPs) may also be located within the bufferyard. For details see Section 6-302.H Storm Water Best Management Practices.

5. Existing fences on adjacent properties may be counted as a credit if such fences are in good condition, are constructed of an opaque material, have a height of at least six (6) feet tall and meet other fence requirements as detailed in Section 6-310 Fences.

d. Bufferyard Fences, Walls, Berms and Hedges. Fences, walls, berms and/or hedges may be required to supplement required Landscape Bufferyard requirements if the Development Services Department determines that additional screening is necessary to shield a proposed land use from adjacent uses. All fences shall meet the requirements of Section 6-310 Fences. If required, fences, walls, berms or hedges shall be constructed in accordance with the following specifications:

1. Bufferyard fences or walls shall not exceed six (6) feet in height in residential areas and shall not exceed eight (8) feet in height in non-residential areas along the perimeter of the property as outlined above.

2. Bufferyard fences and walls for residential developments over seven (7) dwelling units and all non-residential development shall be made of natural materials such as wood, stone, vinyl or brick, with the design to be approved as a part of the landscape review. Hedges shall meet standards of this Section.

3. Earthen berms may be a part of the approved final grading plan to ensure adequate stormwater management, as determined by the Development Services Department. Berms shall have a maximum slope of 3:1 and shall be integral to the planting design, with groundcovers, native materials, grasses, perennials and/or lawn required to cover the berm. Berms proposed for landscaping that are not a part of the original grading design will require re-submittal review and approval of stormwater management engineering.

5. Foundation and Interior Landscape.

a. Foundation Landscaping.

1. General. Foundation landscape areas shall be provided to enhance architectural features and to add visual interest to large expanses of building walls. Foundation landscape materials shall soften the overall building appearance and integrate the building(s) with the site.

2. Requirements.

i. A minimum ten (10) foot wide on average foundation landscape area shall be provided along one-hundred percent (100%) of all building facades fronting a public street, except where building access walkways / driveways or emergency service connections are necessary.

ii. A minimum seven (7) foot wide foundation landscape area shall be provided along fifty percent (50%) of all building facades not fronting a public street, except where building access walkways / driveways or emergency service connections are necessary.

iii. Foundation landscape areas shall consist of well-defined planting beds. A minimum of seventy-five percent (75%) of each foundation landscape area shall be occupied by planting beds, with the remaining area to be covered in a turf-grass or turf-grass alternative.

iv. Foundation planting beds shall consist of a combination of trees, shrubs, native plant materials, ornamental grasses, perennials and groundcovers. The majority of required foundation trees, shrubs and ornamental grasses shall provide year-round visual interest.

v. On average, a minimum of one (1) ornamental tree and sixteen (16) shrubs or ornamental grasses shall be provided for every one hundred (100) linear feet of building face.

vi. Foundation landscaping may be placed away from the building face in instances where the site layout allows such an alternative, but shall be no more than twenty-five (25) feet from the building face.

3. Exception.

i. Attached dwellings that share a common wall with one (1) other dwelling unit (duplex) are exempt from foundation landscaping requirement.

b. Interior Lot Landscaping.

1. A minimum of one (1) tree is required per dwelling unit for multi–family residential development, one (1) tree per 10,000 square feet of lot area for commercial/office development, and one (1) tree per 25,000 square feet of lot area for industrial development.

c. Residential Site Interior Landscaping.

1. For commonly owned land in single-family and multi-family developments with more than one (1) structure, the open space between buildings shall appropriately landscaped to provide: screening of adjacent dwelling units, screening and shading to improve energy efficiency, and a visually appealing living environment. Landscape features such as trees and shrubs, groundcovers, flowering annuals and perennials, permitted naturalized landscaping areas, BMPs and berming shall be used as appropriate to enhance the overall appearance and function of the open space area.

6. Parking Lot Area Landscape.

a. General. The following standards shall apply to the perimeter screening and interior landscaping of parking lots:

1. Perimeter Screening. The design of the landscape screening around a parking lot area shall meet the following standards:

i. All parking lot areas greater than seven (7) parking spaces shall be significantly screened from the view of adjacent properties and streets. A minimum ten (10) foot planting bed shall surround the perimeter of all required parking lots, with a mix of evergreen and deciduous plantings, with a minimum seventy-five percent (75%) coverage of the planting bed, of which plantings will attain a minimum height of three (3) feet within three (3) years.

ii. The size and placement of plant material at maturity shall allow for a three (3) foot bumper overhang from the face of the curb.

2. Parking Lot Island Landscaping. Landscaped parking lot islands are required in order to provide aesthetic relief and shade to large expanses of paved surface. The design of the parking lot islands, the selection of plant materials, and the vehicular use area shall meet the following standards:

i. Parking lot islands shall be located at the end of each row of parking stalls.

ii. One (1) detached parking lot island is required for every ten (10) parking spaces provided. Required parking islands may be consolidated to allow for better soil volume and drainage. Parking lot islands at the corners of a parking lot do not count towards the parking lot island requirements.

iii. The area of a single parking lot island shall match the size of a single adjacent parking lot space. Minimum landscape island soil depth shall be thirty-six (36) inches, as measured from top of curb. If parking lot islands are consolidated, the area of a consolidated island shall be equal to or greater than the combined area of the required parking lot islands being consolidated.

iv. Shade trees shall be the primary plant materials used in parking lot islands and landscape areas. Each parking lot island shall have a minimum of one (1) shade tree. If parking lot islands are consolidated, one (1) shade tree is required for each consolidated parking lot island, or every one hundred and sixty-two (162) square feet, whichever is more stringent.

v. Additional plant materials other than turf grass, such as shrubs, ornamental grasses, perennials and ground covers, shall be planted such that sixty percent (60%) or more of the island includes

live plant material. Other than trees, items planted in an island shall not exceed the mature height of thirty (30) inches above the top of curb.

vi. Evergreen and ornamental trees shall not be allowed in interior parking lot islands with the exceptions of linear islands separating parking bays or corner islands.

vii. Curbs shall be provided between vehicular use areas and landscaped areas. The size of the planting area and the size of plant material at maturity shall allow for a three (3) foot bumper overhang from the face of the curb where linear islands separate parking bays.

viii. Parking lot islands shall contain at least six (6) inches of stone base and thirty-six (36) inches of topsoil per island. Islands should not be constructed on a compacted base; if severe compaction exists as determined by the Development Services Department, a drainage strategy shall be implemented.

ix. Parking lots shall be graded so that landscape islands do not impound water, unless surface impoundment is required as a method of on–site retention of stormwater. Landscape islands may contain bioswales and vegetated swales to reduce stormwater runoff and facilitate ground infiltration if the parking lot is designed to accommodate such a strategy.

x. Best Management Practices (BMPs) should be used where appropriate within parking lot designs. See Section 6-302.H Storm Water Best Management Practices for further information.

7. Signage Landscape.

a. Required Landscaping.

1. A minimum five (5) foot on average wide landscape planting bed shall be installed around the entire base of all new permanent ground signs, or existing ground signs where the external structure is modified, as determined by the Development Services Department.

2. A minimum of fifty percent (50%) of the area of the landscape bed around a ground sign shall be occupied by vegetation. Vegetation should have year-round interest and should include shrubs, native grasses and perennials, excluding turf grass. Plantings should be large enough to cover or soften the base of the sign without blocking the sign copy.

3. A landscape plan for ground signs which will be reviewed administratively and which are not part of a Plan Commission review shall be submitted with the associated sign permit. Such plans shall only be required to comply with landscape plan requirements listed in Section 6-305.E.2.a through Section 6-305.E.2.e, or as determined by the Development Services Department.

4. All landscaping shall conform to requirements listed in Section 6-104.E Clear Sight Triangles at Street Intersections and 6-307 Signs.

8. Stormwater Management Area Landscape.

a. General. This Section details landscape requirements for stormwater management areas, namely retention and detention basins. See Section 6-409 Storm Sewers and Storm Water Detention for additional storm water management area requirements. See Section 6-412 Local Stream and Waterbody Protection, Section 6-413 Wetlands Protection and 6-414 Conservation Areas for requirements for these areas.

b. Requirements.

1. A Monitoring and Management Plan shall be submitted along with a landscape plan for all projects where naturalized landscaping is included. This plan shall coincide with the project Watershed Management Ordinance (WMO) Permit, if applicable. For further details see Section 6-305.F.2 Naturalized Landscaping Area Management Standards**.**

2. Naturalized landscaping shall be provided above the high water line around the perimeter of all retention or detention basins, with no woody plant materials allowed below the high water line. See definition of naturalized landscaping in Section 2-102 "Naturalized Landscaping".

3. Only those plants that are adapted to temporary flooding may be planted below the high water line. Appropriate species are listed in Section 6-305.G Recommended Plant Species List.

4. Lawn grasses are not permitted within or surrounding a stormwater management area within twenty-five (25) feet of the normal high water mark.

5. A minimum maintenance perimeter of fifteen (15) feet in width with less than five percent (5%) grade is required above a detention pond high water line to provide increased filtration of stormwater at the perimeter of basins and for maintenance purposes. Eight (8) feet of that width shall remain open and accessible, planted with native low-growing prairie materials or as a recreational/maintenance trail as approved by Village. The balance of the maintenance perimeter should include native trees and shrubs/tall grasses.

6. A hydro-period analysis, submitted in a diagrammatical "stage versus time" graph shall be submitted for the 2-, 5-, 10-, and 100-year storm events so that it can be confirmed that proposed plantings within the basin will be able to withstand the frequency and duration of these storm events. This information shall coincide with the project Watershed Management Ordinance (WMO) Permit, if applicable.

c. Type and Intensity of Stormwater Area Required Plantings.

1. Unless otherwise approved, only native trees, shrubs, prairie grasses and wildflowers shall be installed around the perimeter of a stormwater management area in order to slow runoff, filter pollutants, recharge aquifers and enhance water quality. Native plantings shall provide complete coverage of the perimeter of the basins, including the fifteen (15) foot maintenance perimeter.

2. Native canopy trees shall be planted at a ratio not less than one (1) tree for every one hundred (100) linear feet of perimeter around the perimeter of a retention or detention basin (as measured at the high water mark). Native understory trees shall be planted at a ratio not less than one (1) tree for every two hundred (200) linear feet and shrubs at a ratio not less than three (3) shrubs for every fifty (50) linear feet. Required trees and shrubs shall be informally clustered, rather than evenly spaced, to create a natural appearance, and shall be installed without compromising the viability and required management of native plantings.

3. Where a stormwater basin is proposed to be located within or border on a required buffer, the intensity of landscaping around the basin shall be increased to comply with the applicable standard for the buffer. In these circumstances, the fifteen (15) foot maintenance perimeter is still required.

E. Landscape Plan.

1. **General.** An applicant for development required to install landscaping per this Section shall comply with development regulations stated in the development petition. The applicant shall submit a landscape plan along with the application for development approval to the Development Services Department.

    a. The final grading plan approved by the Village shall be used as the base for the landscape plan. It is imperative that the landscape design professional and project engineer coordinate their work to provide grading required for landscape compliance.

    b. All new developments and redevelopments shall adhere to the Watershed Management Ordinance (WMO), as amended, as written by the Metropolitan Water Reclamation District of Greater Chicago and regulated by the Village of Orland Park.

2. **Landscape Plan Requirements.** The landscape plan shall be prepared by a landscape architect licensed in the State of Illinois or a qualified landscape designer. The landscape plan shall include all of the following:

    a. Landscape Architect / Designer's name, address, and telephone number;

    b. Petitioner's name and name of development;

    c. Scale, north arrow, date of preparation and revision dates;

    d. Location, quantity, size, and type of existing on-site naturalized vegetation to be retained, including tree survey, if applicable;

    e. A plant material list that includes botanical name, common name, caliper/height and pot size. Plants depicted on the plan should be represented at two-third (2/3) mature plant width;

    f. A landscape data box which shall include the required and proposed calculations for the following: total area in square feet of the lot to be developed, the total square feet and percentage of landscape area, the total number and square footage of landscape islands as compared to parking stalls, and a list of the required bufferyard and corridor types;

    g. Location, quantity, size and type of all proposed plant materials and species and quantities listing for all seed mixes on a site plan, including tree mitigation planting, showing its relation to other site features such as utilities and easements;

    h. Landscape construction and planting details;

    i. Elevations and details of all fences, retaining walls or other site amenities or decorative features proposed for location on-site. The details shall include, but are not limited to, materials, colors, styles and sizes;

    j. Lot numbers on all subdivision parcels;

    k. Planting time restrictions and/or limitations;

    l. Final engineering approved grading plan showing existing and proposed contours, including berms;

    m. All proposed building footprints, and paved areas (i.e. parking areas, driveways, sidewalks, patios);

n. Topography, grading plan and overland flow routes;

o. Proposed and existing utilities and easements;

p. Site utilities including transformers/power sources for buildings and location of mechanical equipment exhaust and air intakes;

q. An attached WMO Permit for all qualifying developments with a maintenance plan included; and

r. Any other information that may be needed to show compliance with this Section.

3. Review and Approval of Landscape Plan and Additional Requirements.

a. Two copies of required landscape plans must be submitted to the Development Services Department within thirty (30) days of final engineering approval of any project. The Development Services Department may require landscape plans to be submitted earlier if deemed critical to the review of the overall proposal.

b. A tree survey and tree mitigation plan shall be reviewed with either a site plan review, variance review, and/or special use review. See Section 6-305.F.3 for tree mitigation plan details. The following actions require a tree survey and tree mitigation plan:

1. The development or redevelopment of any property for any use other than a single family home.

2. Tree removal on any vacant or undeveloped property, with the exception of an individual single family home lot.

c. A Monitoring and Management Plan shall be submitted with the landscape plan for all projects where naturalized landscaping is included. See Section 6-305.F.2.b Monitoring and Management Plan for details.

d. A WMO Permit shall be obtained for all qualifying developments. All WMO permitted projects require a Monitoring and Maintenance Plan. Qualifying developments shall reference the WMO Maintenance Plan when preparing the Monitoring and Maintenance Plan in conjunction with a Landscape Plan. See Section 6-305.F.2.b Monitoring and Management Plan for details.

e. **Letter of Credit.** A letter of credit covering the estimated cost of required landscaping, including naturalized landscape installation, monitoring, and establishment management, shall be posted as part of the final landscape plan approval process. The letter of credit shall be provided to the Village by the owner or developer prior to the issuance of a building permit in accordance with the provisions of Section 5-112 Development and Subdivision Requirements of this Code. The letter of credit shall cover costs associated with earthwork, planting, inspections, maintenance or any other cost necessary to achieve Village acceptance standards. The amount of the letter of credit associated with naturalized landscape areas shall be held for the duration of period outlined in the Village approved Monitoring and Management Plan or until the naturalized landscape meets acceptance criteria, whichever is later, as determined by the Development Services Department. See Section 6-305.F.2 for Naturalized Landscape Area details.

f. The Development Services Department shall review proposed landscape plans and other required documents and work with the petitioner until the plans satisfy the criteria set forth in this Section and/or any conditions of approval.

g. The Development Services Department shall issue a recommendation to the Village Board of Trustees regarding whether the proposed plan satisfies the Village's landscape criteria.

h. The Board of Trustees shall review the landscape plan and the recommendation of the Development Services Department and shall then approve or deny the landscape plan.

i. The Village Board of Trustees may also impose conditions on the issuance of the landscape plan approval. These conditions shall pertain to the external appearance of the development, and may include additional landscaping, buffering, fencing or other exterior treatment.

j. No site plan or special use approval shall be granted unless a landscaping plan is approved.

4. Criteria for Approval of Landscape Plans.

a. Design Guidelines. The following design guidelines shall be used to evaluate proposed landscaping plans:

1. Landscape improvements shall serve to integrate the project to the site and surrounding context, with particular sensitivity to the natural topography, watercourses, and existing vegetation. Preservation of the existing landscape material and land forms should be taken into account, particularly where mature trees are a part of the site;

2. Landscaping shall be designed to have a natural aesthetic while having proportion, balance, unity, variety of species, and variety of color throughout the seasons;

3. The best professional practices of the American Society of Landscape Architects, American Nursery & Landscape Association, and Illinois Green Industry Association shall be followed. In addition, guidelines proposed and referenced through the Sustainable Sites Initiative shall be utilized;

4. Landscaping shall provide drifts and massing of plants with varying texture, color and forms to offset the mass of a building and to provide a visual relief to the straight lines of building architecture, parking lots and other man-made features;

5. Landscaping shall reduce the intrusion of headlights and other glare;

6. Landscaping shall provide a safety barrier between vehicles and pedestrians;

7. Landscape plantings shall be designed to accommodate snow removal by providing appropriate setbacks and storage space;

8. Depending on the context, landscaping should either offer a visual and physical connection or separation between land uses;

9. Landscaping should screen the view of utilities or mechanical equipment. Existing site features within a required landscape zone which do not function to meet the standards of the required landscape zone shall be screened from the view of other properties or removed, as determined during review of a site plan or landscape plan;

10. If landscaping is used to screen service yards, utility meters and hardware, overhead doors, mechanical equipment, dumpster enclosures, and/or other potentially unattractive places from public view, landscape materials shall be planted in a natural type configuration, be equally effective in all seasons, and comply with Section 6-308.J Screening;

11. Landscaping should shade seating, walking, and outdoor activity areas, shield buildings from winter wind

and summer sun so as to conserve energy, and should not interfere with clear access to the sun where solar energy collection is anticipated;

12. Landscaping should be designed to trap noise, odor and dust, control erosion, and promote/allow groundwater recharge;

13. Landscaping should provide a natural habitat for birds and other animal life, and should preserve existing natural vegetation and other natural features (unless prohibited by building use and other agency restrictions);

14. Landscapes shall be comprised of associations of plants which have similar climate, water, soil, sun exposure and maintenance needs;

15. Landscapes should be designed to encourage the minimum use of water, inorganic fertilizers, herbicides, and pesticides in the development and long term maintenance of landscapes;

16. All earth berm locations shall be reviewed by the Village Engineer to determine how the berms shall relate to drainage and public utilities. Berms shall not exceed a maximum slope of 3:1.

17. An appropriate sight triangle shall be maintained at all intersections and entryways to negate the impact of visual obstructions and shall comply with Section 6-104.E Clear Sight Triangles at Street Intersections; and

18. Nothing shall be planted or installed within an underground or overhead utility easement or a drainage easement without the consent of the Village and/or the appropriate utility.

5. <u>Landscape Material Requirements.</u>

a. **<u>Plant Sizes.</u>** Minimum sizes for plant materials at time of installation shall be as follows:

1. Evergreen or deciduous shrubs: minimum eighteen (18) to twenty-four (24) inches in height, varieties normally measured by spread shall be a minimum of twenty-four (24) inches in spread;

2. Deciduous shade trees: minimum two and one-half (2.5) inches caliper, balled and burlapped (B&B), measured six (6) inches above the ground, all shade trees shall have a central leader;

3. Ornamental trees: clump form shall be a minimum six (6) feet in height or have a minimum trunk size of two inches (2) caliper; and

4. Evergreen trees: minimum six (6) feet in height and (B&B) when installed.

5. Ornamental grasses, perennials and climbing vines shall be specified as a minimum container size of one (1) gallon unless otherwise approved by the Development Services Department.

Table 6-305.E.5.a (A) – Plant Size Requirements.

Table 6-305.E.5.a(A) - Plant Size Requirements		
Plant Type	**Minimum Plant Size**	**Minimum Plant Width**
Deciduous Shade Tree	2.5" Caliper	n/a
Ornamental Tree	6' OR 2" Caliper	n/a
Evergreen Tree	6'	n/a
Evergreen / Deciduous Shrub	18" to 24"	24"
Ornamental Grass, Perennials, Vines	1 Gallon	n/a

b. **Plant Diversity.** Native landscaping materials shall compromise thirty percent (30%) of the total plant count for all projects, except for trees and shrubs in naturalized landscapes, which should be one hundred percent (100%) native plant material specific to the proposed area's soil, hydrology, and ecosystem. The overall number of trees and shrubs required for a site shall be comprised of not less than thirty percent (30%) evergreen, and seventy percent (70%) deciduous, plus or minus five percent (5%). See Table 6-305.E.5.b (A) for a complete list of plant diversity requirements. See the recommended plant species list in Section 6-305.G Recommended Plant Species List.

Table 6-305.E.5.b (A) – Plant Diversity Requirements.

Table 6-305.E.5.b(A) - Plant Diversity Requirements				
Total Number of Plants per Plant Type *	**Maximum % of Any Species #**	**Minimum % of Any Species**	**% of Native Species per Plant Type ^**	**Minimum Number of Species**
1-4	100%	n/a	30%	1
5-10	60%	40%	30%	2
11-15	45%	20%	30%	3
16-75	40%	10%	30%	5
76-500	30%	5%	30%	8
500-1000	25%	5%	30%	10
1000+	15%	5%	30%	15
* Plant Types = **Shade Tree, Evergreen Tree, Ornamental Tree, Shrub, Perennial, Ornamental Grass**				
# The overall number of trees and shrubs required for a site shall be comprised of not less than 30% evergreen, and 70% deciduous, plus or minus 5%.				
^ Unless otherwise noted.				

c. All other specifications shall conform to the American Nursery & Landscape Association, and "American Standard for Nursery Stock (ANSIZ60.1–2014)", as amended, published by the American Association of Nurserymen at the time of installation.

d. The Development Services Department shall be notified in writing if a plant substitution is needed due to the lack of availability during construction. The plant substitution shall have the same essential characteristics of the board approved plan species. See Section 6-305.C.3 Changes to Approved Landscape Plan.

e. Existing trees and vegetation within a required landscape zone which are deemed healthy based on a tree survey completed by a certified arborist may be counted toward the total plant material requirements. If

existing trees and shrubs do not fully meet the standards for the type of landscape zone required, additional vegetation shall be planted.

f. Areas within landscape bufferyard or corridors not planted with trees or shrubs must be maintained as live groundcover. The clustering of trees and shrubs is encouraged in these areas.

g. The minimum depth of topsoil applied to new residential subdivisions, commercial areas and parks shall be (6) inches. All plant material shall be planted with a minimum of six (6) inches of organic soil.

h. Organic mulch shall be installed under trees, shrubs, and throughout planting beds to a recommended depth of three (3) inches. Mulch should be pulled away at least four (4) inches away from the bases of trees and shrubs. Mulch should not be piled up against the trunk of a tree (i.e. "volcano mulching") and should extend to the drip line of the tree's branches.

i. Only small trees, small shrubs and flowers may be planted in raised containers.

j. All sod shall be clean and reasonably free of weeds, pests or diseases. Grass seed shall be in conformance with U.S. Department of Agriculture rules and regulations and applicable Illinois state seed laws. All dormant seeding will require the use of an erosion control blanket (North American Green S150 or equal).

k. All plant material shall be installed free of disease and in a manner than ensures the availability of sufficient soil and water to sustain healthy growth.

l. All plant material shall be planted in a manner which is not intrusive to utilities or pavement.

6. <u>Time for Installation of Required Plantings.</u>

a. All landscaping, including mulching and seeding shall be completed in accordance with the approved landscape plan and site plan prior to issuance of an occupancy permit and prior to release of any letter of credit for the site. This shall apply to all types of developments.

b. The Village may issue a temporary occupancy permit until June 1 of the following year if landscaping is delayed due to unusual conditions, such as drought, ice, over–saturated soil (deep mud), or inappropriate planting season for the planned species, unavailability of plant species, or other circumstances beyond the petitioner's control. If the developer has not posted a letter of credit that includes landscaping costs for the property, the petitioner must provide the Village with a letter of credit to ensure the installation of the remaining landscape material.

c. All parkway trees are required to be planted by June 1 of the year following issuance of the occupancy permit for any single family home. Single-family detached dwellings shall complete all landscaping, including grass, within one year of the date of issuance of a temporary occupancy permit for that dwelling.

d. All bufferyard and common area landscaping for residential developments shall be completed in accordance with the approved site plan at the time that eighty percent (80%) of the development is completed or within the next planting season following occupancy, whichever comes first. If the development is built in phases, then the landscaping shall be completed as eighty percent (80%) of each phase is completed or within the next planting season following occupancy, whichever comes first.

e. The developer or property owner shall contact the Development Services Department for a final landscape inspection upon completion of landscape installation. The Development Services Department shall notify the developer or property owner of any deficiencies.

F. Maintenance and Preservation.

1. General Maintenance Standards.

a. The plantings in any landscaped area must be properly maintained in order for the landscaped area to fulfill the purposes for which it was established.

b. The obligation for continuous maintenance is binding on the petitioner for landscape plan approval, to any subsequent property owners or any other parties having a controlling interest in the property.

c. Continuous maintenance includes, but is not limited to, the removal of weeds; mowing; trimming; edging; cultivation; reseeding; plant replacement; appropriate fertilization; spraying; control of pests, insects and rodents by nontoxic methods whenever possible; watering/irrigation and other operations necessary to assure normal plant growth. The maintenance, repair, and replacement of all landscaping materials and barriers, including refuse disposal areas, walls, fences and other amenities upon their acceptance is also included. The replacement of any dead or dying plant materials or plant materials supporting less than fifty percent (50%) healthy leaf growth shall be replaced annually in compliance with the approved landscape plan.

d. Continuous maintenance also includes all requirements set forth in the Village of Orland Park Code of Ordinances, Title 5, Chapter 7 “Property Maintenance Code”.

e. Areas of a parcel not covered by structures or pavement shall be planted with live landscaping.

f. In the event that any vegetation or physical element functioning to meet the standards of this Section is severely damaged due to an unusual weather occurrence or natural catastrophe, the owner shall have one (1) year or one (1) growing season, whichever is sooner, to replace or replant.

g. Property owners are responsible to repair or replace any and all areas damaged by seasonal snow removal to a condition compliant with the approved landscape plan on file with the Village within (1) year or one (1) growing season of the damage, whichever is sooner.

h. All landscape materials shall be protected from damage by vehicles or pedestrians that could reduce the viability of the plant materials. This includes maintaining landscape materials in a natural manner that precludes shaping or over-pruning of plant materials.

i. A parkway shall be maintained by the adjacent property owner unless an agreement for maintenance has been reached with the Village. All trees must be installed and trimmed to ensure that no tree limb or portion thereof extends below the level of eight (8) feet above ground level. See Village of Orland Park Code of Ordinances Tree Management Program, Title 3, Chapter 6 for additional parkway tree maintenance requirements.

j. At the time a developer turns over a subdivision to a homeowners association, the developer shall be responsible for replacing all dead plant material which was planted within the prior two (2) years. If a homeowner association has been responsible for maintenance during that period for over one year, the developer shall not be responsible for replacing poorly maintained plants. Examples of poor maintenance include over pruning, excessive weeds, improper trimming, diseases from lack of attention, cracking, leaning, or other problems associated with damage from snow plowing and mowing.

2. **Naturalized Landscaping Area Monitoring and Management Standards.** Naturalized landscaping areas need management on a regular basis after installation. Naturalized landscaping areas are most often planted as the landscape perimeter for a stormwater detention area, although not limited to just these areas. Site specific conditions influence the type and frequency of management needed. See Section 6-305 for Letter of Credit requirements for naturalized landscape areas.

   a. **Landscape Plan**. A landscape plan shall be submitted for all projects where naturalized landscaping is included. See Section 6-305.E Landscape Plan for landscape plan requirements.

   b. **Monitoring and Management Plan**. A near and long-term Monitoring and Management Plan (M&M Plan) is an integral component to ensuring proper long-term management of naturalized landscapes. When required, a Monitoring and Management Plan shall be submitted with a corresponding landscape plan for Village review and approval and shall coincide with the Maintenance Plan approved with the WMO Permit. The Village document, commonly referred to as "Monitoring and Management Plan for Naturalized Vegetation Areas and Detention Basins", as amended, shall be used as a template for the completion of a Monitoring and Management Plan. Minor edits to this template may be made by the petitioner; however, the final text of the Monitoring and Management Plan shall be approved by the Development Services Department. The following are minimum components of a Monitoring and Management Plan:

      1. The names, addresses, contacts, and telephone numbers of the owner(s).

      2. The names, addresses, contacts, and telephone numbers of the party or parties legally responsible for operations and maintenance.

      3. If long-term management will be provided by a public agency, the Monitoring and Management Plan is to include written documentation by the public agency that they will accept such responsibility, including associated capital expenses.

      4. If long-term management will be provided by a property owner, business or an association, the Monitoring and Management Plan is to include a copy of the terms to demonstrate that the agreement is recorded for all lots.

      5. A description and/or plan drawing indicating the location of permanent access (public and private), overland flow paths, control structures, etc.

      6. A list and schedule indicating how and when inspections and maintenance are to be performed, including both routine and infrequent maintenance tasks.

      7. A list of general tasks or activities that are prohibited within the basin (e.g., dumping of yard waste or debris; replacement of approved vegetation with non–approved materials; construction or placement of structures; pesticide application, fertilizer application, mowing other than for meeting specific management goals; etc.).

      8. Documentation of the estimated routine and non–routine expenses and dedicated source(s) of funding for continued inspection, operation, and maintenance.

      9. A Homeowners Association (HOA) / Business Owners Association (BOA) shall include language in the governing documents authorizing for collection of fees for the naturalized landscape maintenance and outlining the process by which corrective actions will be taken and enforced.

10. Written acknowledgment that any amendment to the covenants and restrictions that alters the site beyond the original condition must have prior Village approval.

c. **Single-Family Residential Naturalized Landscaping.** Single-family residential properties that include naturalized landscaping areas are exempt from the letter of credit requirements detailed in 6-305.F.2.c Letter of Credit, although a Landscape Plan and an abridged Monitoring and Management Plan are still required. The following conditions apply to naturalized landscaping on single-family residential properties:

1. A property owner shall apply to the Development Services Department and receive a written approval of the landscape plan prior to the installation of the naturalized landscaping. The application shall include a plat of survey and a site plan of the lot or development drawn to scale on a sheet not less than eight and one-half inches by eleven inches (8½" × 11"), which contains: the location of property lines; location of structures, fences, and paved areas; location of each natural landscaping area; a list by scientific and common name of species intended to be planted and maintained within each area; and the setback distance of each natural area that will be located near any property line.

2. It shall be permitted to grow native plants including ferns, grasses, sedges, rushes, forbs, shrubs and trees in lieu of turf grass lawn in designed and managed natural landscaping areas.

3. It is not the intent of this section to allow vegetated areas to be unmanaged, overgrown, a health hazard or a breeding ground for fauna known to create a safety or health hazard. Plant species that are defined as noxious and/or invasive by the Illinois Department of Natural Resources, Midwest Invasive Plant Network, or Illinois Invasive Species Council do not come within the protection of this section.

4. Natural landscaping shall be permitted in rear or side yards only, and setback at a minimum of three (3) feet of any property line. No setback shall be required where the natural landscaping is separated from adjacent lots by fencing or continuous shrub of three (3) feet or more in height, or where the natural landscape area abuts permitted naturalized landscaping on an adjacent lot.

5. Naturalized landscaping may occupy a maximum of thirty percent (30%) of the open space within the side or rear yards of a single-family residential property.

6. If the naturalized landscape installation would affect natural drainage or involve earthwork or affect capacity of neighboring retention or detention facilities, then a land development review application shall be submitted as per the provisions of Title 5 of the Village's Land Development Code.

7. A plan for the near- and long-term maintenance of the naturalized landscape area shall be submitted for review and approval. The Village document, commonly referred to as "Monitoring and Management Plan for Naturalized Vegetation Areas on Single Family Residential Properties", as amended, shall be used as a template for the completion of a single-family residential naturalized landscape Monitoring and Management Plan. Minor edits to this template may be made by the petitioner; however, the final text of the M&M Plan shall be approved by the Development Services Department.

8. Upon installation of a naturalized landscape area, the site shall be inspected by a Village inspector or designee to verify compliance with the approved landscape plan and proper maintenance of the natural landscape area. Subsequent inspections shall be performed annually by the Village or designee, or as determined by the Development Services Department.

9. Permission for single-family residential natural landscaping may be revoked with cause, such as failure of the owners to manage the areas or to respond to notices of creation of a nuisance or violation of the weed control ordinance.

3. Tree Preservation Standards

a. **Purpose.** The purpose of this Section is to establish high preservation standards for all public and private properties within the Village, protect the Villages natural qualities and heritage, continue its reputation as an extension of the Forest Preserves, benefit the public at large as an asset to the neighborhoods, and become a source of identity and pride to the community. In addition to these high standards, this preservation ordinance specifically strives to accomplish the following:

1. Prevent soil erosion and sedimentation;

2. Reduce storm water runoff, replenish aquifers, and eliminate the costs associated with correcting the above;

3. Assist in the absorption of excess carbon dioxide in the atmosphere;

4. Create a sound buffer to noise pollution;

5. Provide protection against natural elements such as the sun, wind and rain;

6. Provide habitat for birds, which in turn, assists in the control of insects;

7. Protect and increase property values; and

8. Conserve and enhance the Village's environment, especially its natural setting, and to protect the habitat of its existing wildlife.

b. **Responsibility for Compliance.** The following actions require tree removal permits. No Village official, unless the tree is a safety hazard, shall issue a permit provided herein in violation of the requirements of this Section.

1. The removal of any heritage tree, defined as any healthy tree that is twenty-four (24) inches in diameter, or greater, measured four (4) feet from the ground, from any lot, developed or undeveloped.

2. The removal of any tree from a parkway.

3. The removal of any tree, in good or poor condition, from a conservation or tree preservation easement. Easements are legal recorded agreements tied to property most often shown on a plat of survey and/or plat of subdivision.

4. The removal of any tree from utility owned property or non-residential utility easement.

5. The removal of any tree from any property, commercial, institutional, office, industrial or multifamily residential, with a Board approved landscape plan on file.

c. Fines.

1. Failure to obtain a tree removal permit prior to removing trees will result in a fine of $200.00 per inch of tree caliper that shall be levied against that entity primarily responsible for said tree removal. Each subsequent act of unauthorized tree removal by the same entity shall result in a fifty percent (50%) increase over the previous fine levy. This is in addition to the required tree mitigation. Trees removed

without a tree removal permit must also be replaced per the replacement standards set forth in Section 6-305.F.3.f Tree Replacement Standards.

2. Permits for the removal, relocation or replacement of trees covered herein shall be obtained by submitting an application, on a form prescribed by the Development Services Department, pursuant to the standards set forth in this Section.

d. <u>Tree Pruning.</u>

1. Tree pruning, done in order to remove dead branches or to 'limb up' the tree is permitted without a permit. If limbed up, a tree should be pruned gradually so that an unbranched trunk of a tree is never more than one-third (1/3) the total height of the tree.

2. Tree topping, or the removal of the tree central leader, is not permitted on any parkway tree, heritage tree, or conservation easement tree.

3. No more than twenty-five percent (25%) of a single tree's canopy shall be removed in any one (1) year.

e. <u>Tree Protection.</u>

1. During the development of the property, or the relocation/removal of other permitted trees, the owner of the property shall be responsible for the erection of any and all barriers or protective guards necessary to protect any existing or installed vegetation from damage both during and after construction.

2. Trees to be preserved during the development of the property shall be protected during construction by a fence around the drip line of each tree to prevent compaction of soil and other damage to the tree by equipment or materials. No excess topsoil, construction materials, debris, or chemicals are allowed within the protected drip line of each tree. In addition, no parking of vehicles, on-site offices, or machinery is allowed inside the protected dripline. All refueling, maintenance, lunch, break and burning areas are to be located away from all protected trees.

3. Wherever a change of ground grading is planned, the trees to be preserved shall be protected by a retaining wall, placed at the drip-line so as to preserve the existing grade for the roots.

4. Wherever a change of grading is planned, the topsoil shall be preserved for the new landscaping to be installed.

5. When trenching alongside existing trees is unavoidable, the trench must be one (1) foot for every one (1) inch tree caliper, as measured four (4) feet above grade, away from the base of the existing tree to be preserved.

6. Construction pruning and root pruning of trees directly impacted by construction may be required for preservation of existing trees. These measures must be indicated on the tree preservation plan or the submitted application for permit.

f. Tree Replacement Standards.

1. Size.

All trees that are four (4) inches in diameter, measured four (4') feet from the ground shall be replaced as detailed in Table 6-305.F.3.f.1 (A), pursuant to Village approval.

Table 6-305.F.3.f.1 (A): Tree Replacement Standards

Table 6-305.F.3.f.1 (A): Tree Replacement Standards	
CANOPY TREES	
Diameter of Removed Trees	**Number of Replacement Trees Required**
4" to 12"	2 trees at 2.5" or 1 tree at 4"
13" to 23"	4 trees at 2.5" or 2 trees at 4"
24" or greater	6 trees at 2.5" or 3 tees at 4"
EVERGREEN TREES	
Height of Removed Trees	**Number of Replacement Trees Required**
6' to 10'	2 trees at 2.5" or 1 trees at 4"
10' to 14'	4 trees at 2.5" or 2 trees at 4"
14' or taller	6 trees at 2.5" or 3 trees at 4"

2. Tree of Heaven (*Alianthus* spp.), Buckthorn, Willow, Box Elder, Silver Maple, Osage Orange, all species of Ash (*Fraxinus* spp.) and Cottonwood (*Populus deltoides*) are exempt from mitigation requirements.

3. Trees rated as 'Poor' or 'Dead' on a tree survey completed by a certified arborist are exempt from mitigation requirements.

4. The owner of a site with naturalized landscaping that is unhealthful (i.e. spaced too closely) may be permitted to plant replacement trees in the parkway or elsewhere in the Village, if approved by Development Services Department.

5. If the required mitigation trees cannot be provided on the site, the petitioner shall pay cash, in the amount of $400 for each two and one-half (2.5) inch caliper tree, in lieu of tree replacement to the Village's Tree Mitigation Bank. This account shall be used only for the intended purpose of planting trees in public places throughout the Village. Such a fee in lieu of mitigation must be approved by the Development Services Department and can only be used when replacement on site is not possible.

g. Heritage Tree and Parkway Tree Removal.

1. All heritage trees and parkway trees shall be replaced per the replacement standards set forth in Section 6-305.F.3.f Tree Preservation Standards. The number of replacement trees may be limited by what can be reasonably accommodated within the available lot area, but any reduction in mitigation requirements must be approved by the Development Services Department.

2. A heritage tree that is dead or diseased may be removed without replacement if the tree is certified as dead or diseased by a certified arborist, to be retained by the homeowner, and with issuance of a tree removal permit.

3. A parkway tree that is dead or dying may be removed without replacement if the tree is confirmed as dead or diseased by the Development Services Department or Public Works Department and with issuance of a tree removal permit.

h. <u>Procedures to Obtain a Tree Removal Permit For New Development.</u>

1. Developers of any site for any use other than a single family home seeking a site plan or landscape plan approval, shall submit a tree mitigation plan with the petition for development. A tree mitigation plan shall include:

   i. A tree survey showing the location, edge of dripline, species, trunk diameter and condition of every tree four (4) inches or larger, measured from four (4) feet from the ground, on the property. The survey shall distinguish existing trees which are proposed to be destroyed, relocated, replaced, preserved at their present location, or introduced into the development from an off-site source and identified on either the map or an accompanying sheet by code. The Development Services Department may provide that the tree survey exclude those portions of the site which it determines will not be affected by the development activity.

   ii. A tree mitigation report that highlights number of trees to be removed and the number and size of the required replacement trees pursuant to the replacement standards set forth in Section 6-305.F.3.f Tree Replacement Standards.

2. The tree survey and mitigation report will be reviewed and approved by the Village Board of Trustees through the site plan review process or landscape plan review process. Approval of a tree survey and mitigation report shall be granted only if the Development Services Department finds that all reasonable efforts have been undertaken in the architectural layout and design of the proposed development to preserve existing trees and to otherwise enhance the aesthetic appearance of the development by the incorporation of trees in the design process. Relocation or replacement of trees may be required as a condition of approval in accordance with the criteria set forth in this Section. No tree removal shall take place until the tree survey and mitigation report have been approved by the Village Board.

i. <u>Procedures to Obtain a Tree Removal Permit For Single Family Homes and Existing Development.</u>

1. All others requesting a tree removal permit shall fill out a tree removal permit application prescribed by the Development Services Department prior to its removal or relocation. The applicant should be ready to supply the following information:

   i. Information on the type of tree and the size of the tree under consideration;

   ii. Reason(s) for the tree(s) removal/relocation;

   iii. Photograph(s) of the condition and location of the tree in question;

   iv. At least one full scale photo of the tree(s) showing its surrounding environment. Any photographs supporting the reason(s) for relocation/removal should be included;

   v. A copy of the plat of survey for the property showing the location of the existing building(s) and outlining the location of the existing tree(s) in question. If the tree location/removal involves existing or proposed utilities, driveways, structures, easements or other pertinent site features, these should also be drawn in to scale. Plans may be drawn by property owners; and

vi. A description of the tree(s) to be planted to replace any removed trees.

2. Approval of a tree removal permit shall be granted only if the Development Services Department finds that all reasonable efforts have been undertaken in the architectural layout and design of the proposed development to preserve existing trees and to otherwise enhance the aesthetic appearance of the development by the incorporation of trees in the design process. Relocation or replacement of trees may be required as a condition of approval in accordance with the criteria set forth in this Section. No tree removal shall take place until the issuance of a tree removal permit.

3. If the Development Services Department determines that the scope of the tree removal exceeds the provisions of this Section, the applicant must supply the information listed in Section 6-305.F.3.h Procedures to Obtain a Tree Removal Permit for New Development.

j. <u>Final Inspection.</u>

1. No certificate of occupancy or letter of credit release shall be issued until the relocation or replacement of trees, as required by the Board approved mitigation plan or tree removal permit, has been completed and the final landscape inspection approval has been given by the Development Services Department. Trees relocated from one portion of the site to another which do not survive transplanting, shall be replaced with a suitable replacement tree as specified by the Development Services Department. Should the Department determine that, due to the time of the year that the certificate of compliance and occupancy is requested, the relocation or replacement of trees should be deferred until a more suitable time, a certificate of compliance and occupancy may be issued provided that:

   i. The letter of credit is renewed in an amount to cover the remaining landscaping to be installed.

   ii. If a project does not have a letter of credit with the Village, the applicant(s) provides the Development Services Department with a cash deposit or bond in the amount equal to the cost of the relocation or replacement of trees;

   iii. The applicant completes all required tree relocation or replacement within the time frame specified by the Development Services Department. The cash deposit or bond will be returned to the applicant provided that all work is completed within the established time frame.

2. Should the applicant fail to comply with the above item, the Development Services Department may elect to use the cash bond or letter of credit to hire a landscaper to complete the required tree relocation or replacement. Excess cash deposit, letter of credit or bond funds, if any, will then be returned to the applicant.

k. <u>Exceptions.</u>

1. In the event that any tree shall pose a threat to one's health, safety or property and require immediate removal without formal Village approval (e.g. a tree which has been blown over or struck by lightning), verbal authorization may be given by the Development Services Department and the tree removed without obtaining a written permit as herein required. Such verbal authorization shall later be confirmed in writing by the Department.

2. All state approved and governmental plant or tree nurseries and botanical gardens shall be exempt from the terms and provisions of this Section, but only in relation to those trees which are planted and grown for the sale or intended sale to the general public in the ordinary course of business or for some public purpose.

3. A tree removal authorization may be issued when a tree, due to natural circumstances, is dead or irreversibly declining, is in danger of falling, is too close to existing structures so as to endanger such structures, interferes with utility services, creates unsafe vision clearance, or constitutes a health hazard. Such trees may be removed only after the Development Services Department or Public Works Department has verified that such a condition exists.

4. A tree removal authorization may be issued when tree removal is necessary to observe good forestry practice such as the number of healthy trees a given parcel of land will support or when such removal is in accordance with a documented landscape management plan.

l. **Civil Remedies.** In addition to any other remedies provided by this Section the Village shall have the following judicial remedies available for violations of this Section or any permit condition promulgated under this Section.

1. The Village may institute a civil action in a court of competent jurisdiction to establish liability and to recover damages for any injury caused by the removal of trees in contravention of the terms of this Section.

2. The Village may institute a civil action in a court of competent jurisdiction to seek injunctive relief to enforce compliance with this Section to enjoin any violation hereof; and to seek injunctive relief to prevent irreparable injury to the trees and/or properties encompassed by the terms of this Section.

G. List of Recommended Plant Species

RECOMMENDED PLANT SPECIES LIST		
Common Name	**Botanical**	**Cultivar(s)**
SHADE (CANOPY) TREES		
Bald cypress	Taxodium distichum	
Beech, American	Fagus grandifolia	
Beech, European	Fagus sylvatica	
Buckeye, Ohio	Aesculus glabra	
Cherry, black	Prunus serotina	
Coffeetree, Kentucky	Gymnocladus dioica	
Elm	Ulmus spp.	
Filbert, Turkish Corylus colurna		
Ginkgo (male only)	Ginkgo biloba	Autumn gold
		Fairmount
		Lakeview
		Princeton sentry
Hackberry, common	Celtis occidentalis	
Hickory, bitternut	Carya cordiformis	
Hickory, shagbark	Carya ovata	
Honey locust (thornless)	Gleditsia triacanthos var. inermis	Green glory
		Imperial
		Majestic
		Shademaster
		Skyline
Hornbeam, European	Carpinus betulus	
Horse chestnut, common	Aesculus hippocastanum	
Larch, common	Larix decidua	
Linden, littleleaf	Tilia cordata	Chancellor
		Glenleven
		Greenspire
		Olympic
Linden, Redmond	Tilia euchlora	Redmond
Linden, silver	Tilia tomentosa	
Maple, black	Acer nigrum	Greencolumn
Maple, Freeman	Acer x freemanii	Autumn blaze
		Morgan
Maple, red	Acer rubrum	Armstrong
		Autumn flame
		Columnare
		Red sunset
		October glory
Maple, sugar	Acer saccharum	Green mountain
		Wright Brothers

Oak, bur	Quercus macrocarpa	
Oak, English	Quercus robur	
Oak, pin	Quercus palustris	
Oak, red	Quercus rubra	
Oak, swamp white	Quercus bicolor	
Oak, white	Quercus alba	
Pear, flowering	Pyres calleryana	Chanticleer
		Redspire
		Whitehouse
Tulip tree	Liriodendron tulipifera	
Zelkova, Japanese	Zelkova serrata	
EVERGREEN TREES		
Douglas fir	Pseudotsuga menziensii	
Pine, eastern white	Pinus strobes	
Pine, Limber	Pinus flexilis	
Pine, Japanese white	Pinus parviflora	
Pine, Scotch	Pinus sylvestris	
Spruce, Colorado	Picea pungens	
Spruce, Norway	Picea abies	
Spruce, Serbian	Picea omorika	
Spruce, Black Hills	Picea glauca	
ORNAMENTAL/SMALL TREES		
Alder, European black	Alnus glutinosa	
Birch, river	Betula nigra	
Birch, white	Betula platyphylla	Whitespire
Buckeye, red	Aesculus pavia	
Chokecherry, common	Prunus virginiana	
Crabapple, flowering	Malus spp.	
Dogwood, Kousa	Cornus kousa	
Fringetree, white	Chionanthus virginicus	
Hawthorn, cockspur	Crataegus crusgalli var. inermis	
Hawthorn, Washington	Crataegus phaenopyrum	
Hophornbeam, American	Ostrya virginiana	
Hornbeam, American	Carpinus caroliniana	
Magnolia, saucer	Magnolia x soulangiana	
Magnolia, star	Magnolia stellata	
Maple, hedge	Acer campestre	Marmo
Maple, miyabi	Acer miyabe	
Maple, tartarian	Acer tataricum	
Pagoda tree, Japanese	Sophora japonica	Regent
Plum, wild	Prunus americana	
Redbud, eastern	Cercis canadensis	

Serviceberry, Allegheny	Amalanchier laevis	
Serviceberry, apple	Amelanchier x grandiflora	
Serviceberry, downy	Amelanchier arborea	
Serviceberry, Saskatoon	Amelenchier alnifolia	
Tree lilac, Japanese	Syringa reticulata	Morton
		Zhang Zhiming
		Ivory Silk
LARGE DECIDUOUS SHRUBS		
Amorpha, indigobush	Amorpha fruticosa	
Burning bush	Euonymous alatus	Compactus
Buttonbush, common	Cephalanthus occidentalis	
Clethra, summersweet	Clethra alnifolia	
Cotoneaster, hedge	Cotoneaster	
Cotoneaster, Peking	Cotoneaster acutifolius	
Cotoneaster, spreading	Cotoneaster divaricatus	
Dogwood, cornelian cherry	Cornus mas	
Dogwood, gray	Cornus racemosa	
Dogwood, pagoda	Cornus alternifolia	
Dogwood, Redosier	Cornus sericea	Baileyi
		Isanti
Dogwood, tatarian	Cornus alba	
Elderberry	Sambucus canadensis	
Filbert, American	Corylus americana	
Filbert, Turkish	Corylus colurna	
Forsythia, border	Forsythia x intermedia	
Forsythia, greenstem	Forsythia viridissima	Meadowlark
		Northern sun
		Sunrise
Hydrangea	Hydrangea spp.	
Lilac	Syringa spp.	
Ninebark, common	Physocarpus opulifolius	
Sumac, smooth	Rhus glabra	
Sumac, staghorn	Rhus typhina	
Viburnum, American cranberry	Viburnum trilobum	
Viburnum, arrowwood	Viburnum dentatum	Autumn jazz
		Chicago lustre
Viburnum, blackhaw	Viburnum prunifolium	
Viburnum, burkwood	Viburnum x burkwoodii	
Viburnum, European cranberry	Viburnum opulus	
Viburnum, lantanaphyllum	Viburnum x rhytidophylloides	
Viburnum, nannyberry	Viburnum lentago	
Viburnum, wayfaringtree	Viburnum lantana	
Weigela, old fashioned	Weigela florida	

Winterberry, common	Ilex verticillata	
Witchhazel, common	Hamamelis virginiana	
Witchhazel, vernal	Hamamelis vernalis	
SMALL EVERGREEN TREES		
Arborvitae	Thuja occidentalis	Techny
Hemlock, Canadian	Tsuga canadensis	
Juniper, upright	Juniperus spp.	
SMALL DECIDUOUS SHRUBS		
Alpine currant	Ribes alpinum	Green mound
False Indigo	Baptisia x bicolor	
Barberry, Japanese	Berberis thunbergii	
Barberry, mentor	Berberis x mentorensis	
Bayberry	Myrica pennsylvanica	
Chokeberry, black	Aronia melonocarpa	
Chokeberry, red	Aronia arbutifolia	Brilliantissima
Cotoneaster, cranberry	Cotoneaster apiculata	
Cotoneaster, creeping	Cotoneaster adpressus	
Cotoneaster, rockspray	Cotoneaster horizonalis	
Forsythia, greenstem	Forsythia viridissima	Bronxensis
Kerria, Japanese	Kerria japonica	
New Jersey tea	Ceonothus americanus	
Rose	Rosa spp.	
Spiraea spp.	Spiraea spp.	
St. Johnswort	Hypericum kalmianum	
St. Johnswort, shrubby	Hypericum prolificum	
Stephanandra, cutleaf	Stephanandra incisa	Crispa
Sumac, gro low	Rhus aromatica	Gro low
Viburnum, dwarf cranberry	Viburnum trilobum	Compactum
Viburnum, dwarf Korean	Viburnum carlesii	Compactum
Viburnum, judd	Viburnum x juddii	
Viburnum, sargent	Viburnum sargentii	
SMALL EVERGREEN SHRUBS		
Boxwood	Buxus koreana x sempervirens	Glencoe
		Green gem
		Green mountain
		Green mound
		Green velvet
		Winter gem
Boxwood, common	Buxus sempervirens	
Boxwood, littleleaf	Buxus microphylla	
Juniper, Chinese	Juniperus chinensis	Kallays

		compacta
		var. sargentii Glauca
		var. sargentii Viridis
		Sea green
Juniper, creeping	Juniperus horizontalis	Bar Harbor
		Blue chip
		Blue rug
		Hughes
		P.C. Youngstown
Pine, mugo	Pinus mugo var. mugo	
Rhododendron	Rhododendron spp.	Northern lights
		P.J.M.
Yew, dense	Taxus x media	Densiformis
		Tauntonii
		Hicksii
GROUNDCOVERS AND VINES		
Ajuga	Ajuga reptans	
Barren strawberry	Waldsteinia ternata	
Boston ivy	Parthenocissus tricuspidata	
Clematis	Clematis spp.	
Common periwinkle	Vinca minor	
Fleeceflower	Polygonum reynoutria	
Ginger, wild	Asarum canadense	
Hydrangea, climbing	Hydrangea anomola ssp. petiolaris	
Pachysandra, Japanese	Pachysandra terminalis	
Purpleleaf wintercreeper	Euonymous fortunei	Coloratus
Sedum	Sedum spp.	
Virginia creeper	Parthenocissus quinquefolia	
UNACCEPTABLE TREES		
All Ash (green, white, blue and all their varieties)	Fraxinus spp.	
Austrian pine	Pinus nigra	
Black locust	Robinia spp.	
Boxelder	Acer negundo	
Buckthorn	Rhamnus frangula	
Cottonwood, Eastern	Populous deltoides	
Maple, Silver	Acer sacchiarinum	
Mulberry	Morus spp.	
Osage orange	Maclura pomifera	
Persimmon	Diospyros spp.	
Poplar	Populus spp.	
Russian olive	Elaeagnus angustifolia	

Siberian Elm	Ulmis pumila	
Silver maple	Acer saccharinum	
Tree of Heaven	Ailanthus altissima	
Walnut	Juglans spp.	
Willow	Salix spp.	

Memorandum

To: Plan Commission

From: Michael Kowski, Assistant Development Services Director

Date: December 8, 2015

Subject: New Petitions & Appearance Reviews

Below, please find a summary of recently petitioned projects and appearance reviews. Petitioned projects are currently under review by staff and may or may not be on a future Plan Commission agenda. These projects have been petitioned to the Village but may not have obtained all the approvals required to begin work. Projects sometimes are terminated without moving forward for a variety of reasons. Appearance reviews are reviewed and approved administratively. The below list also does not include cell tower co-location or expansion projects. Please contact me with any questions regarding the below projects.

Appearance Review Projects

Midwest Animal Hospital Roof – 11205 183rd Place
Roof modification near HVAC equipment

Development Projects

BMW-Mini Auto – 11030 159th Street
Building expansion with site plan modifications

Net3 LLC – 7170 159th Street
Demolition and reconstruction of building on existing Avis site

66 Orland Square Drive
Variance for parking requirements

Development Services 14700 Ravinia Ave. Orland Park Illinois 60462
Phone - 708-403-5300 Fax – 708-403-6124