

**ORDINANCE NO. 15-14**

**AN ORDINANCE AMENDING TITLE 10, SUBDIVISIONS, BY CHANGING  
CHAPTER 8, REQUIRED IMPROVEMENTS, DESIGN AND TECHNICAL  
STANDARDS, SECTION 10-8-21, LANDSCAPING AND TREES, OF THE  
MUNICIPAL CODE FOR THE VILLAGE OF MANTENO**

TIMOTHY O. NUGENT

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ALISA BLANCHETTE

Village Clerk

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**Section 1**

That Title 10, Subdivisions, Chapter 8, Required Improvements, Design and Technical Standards, be changed by amending Section 10-8-21, Landscaping and Trees, to read as follows:

**"10-8-21: LANDSCAPING AND TREES:**

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**(B) Planting Size and Material:**

1. Planting: Other than plantings approved for new subdivisions, or the planting of replacement trees for the removal of existing diseased ash trees by the village public works department, it shall be unlawful to plant any tree within a public street or parkway. All planting shall be governed by the following:

(a) It shall be unlawful to plant any trees or shrubs that would obstruct, become a general nuisance or in any way hamper views of traffic thereof.

(b) Poplar, cottonwood, Russian olive, weeping willow, silver maple, box elder, fruit bearing trees and other trees not recommended for planting by the Morton Arboretum shall not be permitted in commercial or industrial areas.

(c) In newly developed areas where the developer is planting the trees, one softwood or conifer tree and one hardwood tree shall be allowed per lot or alternate lots, whichever meets the distance apart requirements, preventing sections of the village having all softwood or all conifer trees therein.

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#### 4. Completion of Landscape:

- (a) When a site plan is required for a development or project, the final landscape plan shall be submitted at the same time to the Building Department for approval. A date of completion of all planting and related work shall be included on the plan. Landscaping shall be installed and completed prior to the issuance of a certificate of occupancy, weather permitting.

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#### 3. New Homes; Ground Cover:

- (a) The property owner, builder or developer of a single-family lot is required to grade and sod the parkway and front yard setback, as well as seed the backyards and side yards. Sodding and seeding shall be completed no later than twelve (12) months after certificate of occupancy is issued.

#### 4. Parkway Landscape Requirements:

- (a) It is the intent of this subsection to establish a uniform planting area between the public street right of way and any use of land. This area will be reserved for the planting of live vegetation, except trees, to provide a community of vegetation throughout the village, to reduce the amount of impervious surface and reduce storm water runoff, to filter air, and otherwise improve the microclimate for all the citizens and to reserve a remnant of Manteno's natural vegetation cover.
- (b) No more than fifty percent (50%) of the required parkway shall be covered with an impervious surface which may be used, without limitation, for walkways or driveways.

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#### (D) Commercial, Industrial and Multi-Family Requirements:

##### 1. Intent and Purpose:

- (a) It is the intent of this section to modify and reduce the deleterious visual, environmental and aesthetic effects of existing and proposed parking lots, parking areas and vehicle storage areas.
- (b) The landscape requirements herein have been developed to: filter and reduce the glare of headlight and reflected sunlight from parked automobiles onto the public street right of way and adjoining property; to visually modify the appearance of parking areas and vehicle storage areas, to encourage the construction of such necessary areas in a manner that more closely follows the existing natural contours of the land; to distribute planting

areas around and within the parking area in such a manner that approximately twenty percent (20%) of all surface area receive the benefit of shade; to modify the rate of storm water runoff and increase the capability of ground water recharge in urbanizing area; to provide shade, filtering and air and other beneficial environmental effects to the microclimate of the parking area and its environs, to prevent the overcrowding of land and to break the visual blight created by large expanses of barren asphalt.

- (c) A combination of deciduous, coniferous and ornamental trees, shrubs, hedges, flowers, sod, ground cover and other natural materials shall cover all areas of the site (including detention ponds), not used for structures, drives, sidewalks or parking on all commercial, industrial or multi-family property. This landscaping shall include: parking lot landscaping, foundation planting and open space landscaping.

## 2. Parking Lots Greater Than Five Spaces:

- (a) In any aisle in excess of thirty (30) parking stalls, an interior landscaped island shall be provided.
- (b) Landscaped islands shall be provided at each end of all rows of parking stalls in parking lots in excess of forty (40) parking stalls. All landscape islands shall be protected by a six inch (6") curb.
- (c) Landscaped medians shall be placed periodically to prevent vehicular movement across parking aisles.
- (d) One tree per eight thousand (8,000) square feet of paved surface is required of which seventy five percent (75%) must be deciduous, overstory trees.
- (e) The following requirements apply to all parking lot islands or medians:
  - (1) Each island shall contain at least one deciduous shade tree.
  - (2) Each island shall not contain any shrub over eighteen inches (18") in height.
  - (3) Islands and medians shall be a minimum of eight feet (8') in width.
  - (4) The remainder shall be planted with approved ground cover in the appropriate density to achieve complete cover within two (2) years. Mulch may be substituted for other ground cover if it is applied to one hundred percent (100%) of the landscaping area at a thickness of at least two inches (2").
  - (5) Any remaining parking lot trees or shrubs not planted in medians or end caps shall be placed along the perimeter of the parking surface.

**Section 2**

If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

**Section 3**

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed insofar as they conflict herewith.

**Section 4**

This ordinance shall be immediately in full force and effect after passage, approval and publication. This ordinance is authorized to be published in pamphlet form.

PASSED by the President and Board of Trustees of the Village of Manteno, Illinois and deposited in the office of the Village Clerk this 6<sup>th</sup> day of July, 2015.

DEPOSITED with the Village Clerk  
this 6<sup>th</sup> day of July, 2015.

  
ALISA BLANCHETTE, Village Clerk

APPROVED by me this 6<sup>th</sup>  
Day of July, 2015.

  
TIMOTHY O. NUGENT, Village President

I DO HEREBY CERTIFY that this ordinance was, after its passage and approval, published in pamphlet form by authority of the Village of Manteno, in accordance with the law, this 6<sup>th</sup> day of July, 2015.

  
ALISA BLANCHETTE, Village Clerk