



Parking Lot Landscaping Ordinance & Design Guidelines



Parking Lot Landscaping Regulations and Approval Process

Intent

Landscaped Parking Lots can:

- Enhance the aesthetics of a property
- Provide shade protection
- Reduce impervious surface through environmental design

This document describes a user-friendly process for property owners to incorporate landscaping within parking lots and enhance the character of the Village.

Process

Parking Lot Landscaping requires:

- Site Plan Review (Plan Commission and Board of Trustees)
- Certificate of Appropriateness (Appearance Commission)
- Building Permit

Site Plan Review is evaluated by the Plan Commission and approved by the Board of Trustees. A Certificate of Appropriateness is granted by the Appearance Commission, which indicates the proposed landscaping meets the appearance standards of the Village. A proposal can be made to the Appearance Commission while concurrently requesting approval from the Board of Trustees. A building permit is reviewed, approved, issued and inspected for all construction in the Village. Both the Certificate of Appropriateness and the Building Permit are issued prior to the beginning of any work.

The first step in the approval process is to contact the Planning & Economic Development Department (847) 904-4340. Parking lot landscaping design details are submitted to the Planning Division with a completed site plan review application.

Designs/Guidelines

The design guidelines contained in this document are just that – guidelines. If the proposed parking lot landscaping varies from the design guidelines, it does not necessarily mean the landscaping will not be allowed, but it means the Appearance Commission will review the proposal for consistency with the design guidelines at a public meeting and determine if a Certificate of Appropriateness should be issued.



Parking lot landscaping must comply with all code requirements including applicable traffic engineering requirements.

Zoning Code
Section 98-294
Off-street parking standards

(e) Design and maintenance

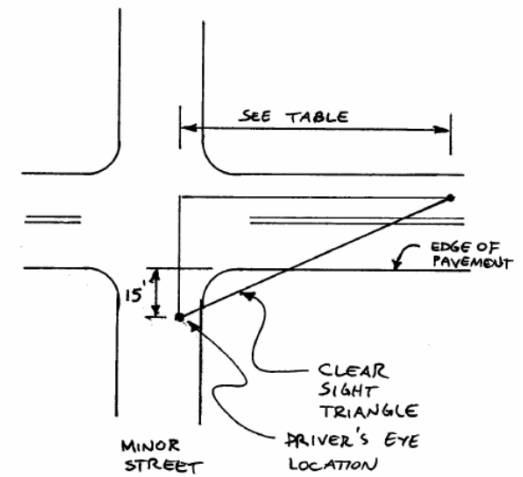
(4) Landscaping

b. Surface Parking Lot Perimeters

1. The surface parking lot perimeters section of the ordinance shall apply to all parking lots unless otherwise stated.
2. Surface parking lots shall have a minimum five (5) foot wide buffer, which shall be increased to seven (7) feet if parking is perpendicular to the buffer (for vehicular overhangs). The buffer shall surround the perimeter of the property, except for yards abutting residential properties, as described in Section 98-294 (3)(b) of the Glenview Zoning Code.
3. All parking lots shall be screened, for the purpose of minimizing views of parked cars from the public right-of-way, by a landscaped treatment along all property lines which abut the public right-of-way. This landscaped treatment is further described in the Design Guidelines, but at a minimum shall conform to the following:
 - a. 3' minimum height of screening, except where pre-existing trees or planned additional trees require breaks.
 - b. Be located solely on private property and allow for a clear sight triangle for drivers.
4. Perimeter trees
 - a. For lots with 20 or more spaces, the perimeter of the parking lot may incorporate up to 35 percent of the required interior parking lot trees (see "Interiors" section for tree requirements)
 - b. For lots with less than 20 spaces, the perimeter of the parking lot may incorporate up to 100 percent of the required interior parking lot trees as long as those trees are placed on private property within 20' of the parking lot. (see "Interiors" section for tree requirements)



A 3' high landscaped treatment between perimeter trees screens parked cars from the public way (3a)



Perimeter landscaping shall be located on private property and allow for a clear sight triangle (3b)



Parking lots with less than 20 spaces can provide the required number of trees in the perimeter on private property (4b)



A 5' landscaped buffer along the parking lot perimeter is provided (2)

Design Guidelines

Surface Parking Lot Perimeters

1. The surface parking lot perimeter five (5) foot wide buffer is encouraged to be well-landscaped with ground cover, shrubs and trees that are salt-tolerant and of seasonal interest. The buffer should be undulating, and have a variety of materials to provide interest and separation from the site's impervious surface.
2. The required perimeter landscape treatment (which could include trees, a dense hedge, berming, decorative metal fencing and/or masonry wall) is located at the perimeter of surface parking lots abutting street corridors to screen parking lots from the street. The screening treatment:
 - a. Should be designed in conjunction with site and building foundation landscaping materials
 - b. Should be complementary to adjacent sites and buildings
 - c. Is encouraged to be continuous unless the placement of existing or proposed trees make continuity impossible.
3. Where space allows, berming is encouraged as part of the perimeter landscape treatment to allow for diversity of interest.
4. Landscaping is encouraged at the street side of the fence or wall when a solid masonry wall or fencing abuts public right-of-way. Vines may be planted on the street side of the base of the wall and encouraged to grow along the masonry.
5. When existing parkway plantings contribute to perimeter landscaping, petitioner shall provide required landscaping in other areas of the lot.

ok



Landscaping treatment as is provided at the perimeter of the parking lot abutting a street corridor (1)



Decorative masonry and metal fencing separates pedestrians from the parking area (2)

no



The parking lot has not incorporated canopy trees or any perimeter landscaping treatment (2)



No perimeter landscaping is provided to screen cars from the public view(1)

Zoning Code
Section 98-294
Off-street parking standards

(e) Design and maintenance

(10) Landscaping

c. Surface Parking Lot Interiors

1. Parking lot count
 - a. Parking lots with 20 or more proposed parking spaces shall abide by the entire interior surface parking lot landscape ordinance.
 - b. Parking lots with less than 20 parking spaces shall incorporate no less than one tree per seven parking lot spaces and shall also abide by #8.

2. A minimum of 65 percent of the required parking lot trees shall be provided within the interior of surface parking lots.

3. 15 parking spaces is the maximum number that can occur before a landscaped island is proposed (see graphic - A).

4. The total tree count shall be no less than one tree per five parking lot spaces.

5. The end of every parking aisle shall have a landscaping island (see graphic - B).

6. The minimum size of a parking lot island shall be 9' x 19' to insure proper growth and protection of the landscaping materials planted therein. Minimum size of an island can be 9' x 17' to correspond with a 9' x 17' parking space if certain conditions exist (two (2) foot overhang).

7. Two or more interior parking bays (A defined grouping of parking stalls) requires a continuous parking lot island between every other bay (see graphic - C).

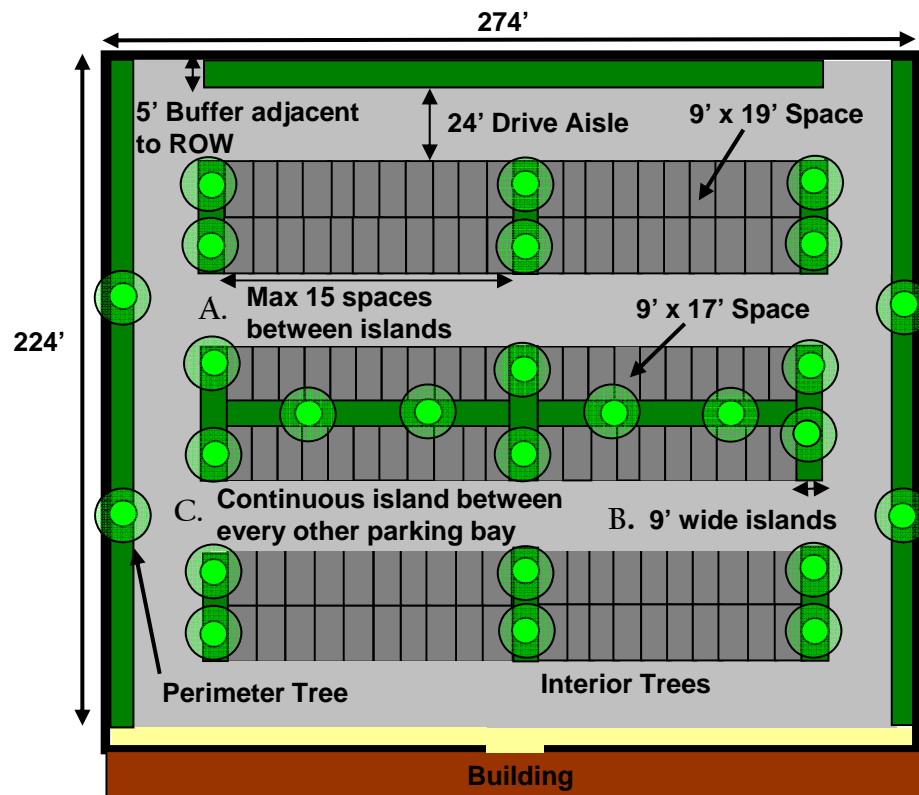
8. Soil preparation shall be maintained in accordance with the Maintenance Design Guidelines of the Appearance Code.



65% or more of the required parking lot trees are provided within the interior of the surface parking lot (6)



The end of every parking aisle shall have a landscaped island (5)



Two or more parking bays requires a continuous landscaping island between every other bay (7)

Design Guidelines

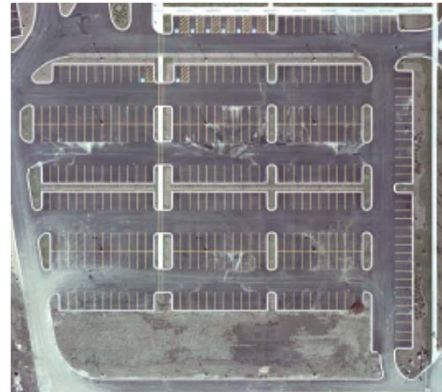
Surface Parking Lot Interiors

1. The interior surface parking lot is encouraged to be well-landscaped to interrupt the pavement expanse, to reduce the heat island effect, improve the visual appearance and to shade parked cars and pedestrians.
2. Landscaped islands are encouraged to contain a variety of planting materials (which could include shade trees, evergreen trees [where visibility is not restricted], plants with seasonal interest, low shrubs and salt-tolerant groundcover).
3. Continuous islands help divide large parking areas into smaller parking fields, provide more room for plants to grow, and provide areas for pedestrian access. Trees are recommended to be planted in the continuous landscaped island every 25'.
4. Trees planted in continuous landscaped islands every other parking bay or every 120' (whichever is less) are recommended, with additional perpendicular islands at a maximum 63' spacing.
5. Parking lots with less than 20 spaces may plant single trees in islands with the proper amount of space to ensure viability.
6. Pedestrian needs should be accommodated within parking lots. Parking lots should include design elements to address:
 - a. How pedestrians will be protected from high volume vehicular traffic,
 - b. How main entrances are linked to the parking lot; and
 - c. How traffic will be properly managed and controlled. Large planting medians should incorporate pedestrian cross paths. Bicycle racks should be provided.
7. Preservation of existing trees and vegetation shall be given special consideration for parking lot landscaping requirements, contingent upon adequate tree preservation techniques being applied to ensure a high survival rate (See Chapter 86, Article II Trees of the Glenview Municipal Code).
8. Landscaped cart islands can contribute toward interior screening requirements when considered with Site Plan and Appearance Commission review.

ok



Landscaped cart islands can contribute toward interior screening requirements (8).

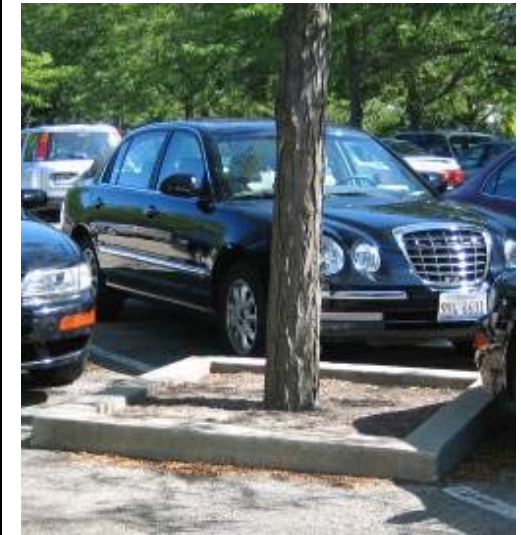


A large parking area is divided into smaller parking fields with large landscaped islands (3)



Pedestrian needs are accommodated with a protected walkway through the parking lot

no



A single tree is planted with no other materials and little room for viability (2)



A large parking area that has no landscaping islands or trees (1) (Courtesy of the Coalition for Smart Growth)

Zoning Code
Section 98-294
Off-street parking standards

(e) *Design and maintenance*

(10) *Landscaping*

d. Parking Lot Maintenance

1. Parking lot landscaping shall be maintained in accordance with the Maintenance section of the Appearance Code Design Guidelines.
2. Plants shall be regularly inspected for pests in accordance with Best Management Practices recommended by the Illinois Landscape Contractors Association.
3. Plants shall be pruned and litter removed in accordance with Best Management Practices recommended by the Illinois Landscape Contractors Association.



Perimeter landscaping is maintained with irrigation to ensure viability of the plantings (1)



Proper pruning, pest inspection and litter removal helps contribute to attractively screened parking lots (2,3)



Healthy, well maintained landscaping adds to the attractiveness of this development (2,3)

Design Guidelines

Parking Lot Maintenance

1. Landscaping should be properly maintained on a weekly or monthly basis (depending on the plantings) and include seasonal “clean-ups” in the spring and fall, to enhance the built environment in perpetuity.
2. Islands should be mulched (with organic and/or natural materials and not plastic or rubber mulch), or should use appropriate salt-resistant groundcover.
3. Plants should be inspected for pests.
4. Plants should be pruned and litter removed.
5. Soil pH should be tested annually and adjusted if necessary.
6. Consideration should be given to site constraints such as overhead wires when designing the site, to avoid excessive and unsightly tree trimming in the future.
7. Proper irrigation and drainage is necessary for landscaped islands. At a minimum, islands should have an easy method for providing irrigation such as a hose bib, yard hydrant or automatic irrigation system. Water access within 100 feet of all parking lot landscaping should be provided to ensure viability of the plantings, or arrangements should be made for a water truck.
8. To ensure the growth of shade trees in parking lot islands, a minimum 24” soil depth and 250 cubic feet of soil is recommended per tree, with topsoil mounded to a center height which has a 1 to 3 percent slope above the top of the curb height.

ok



Tree is maintained with water to help viability (7)



Properly maintained islands ensure adequate growth (1)

no



Landscaping is not properly maintained (1,2, 4)



A poorly pruned species should be maintained properly or replaced (4)

Design Guidelines Material Selection

1. A variety of tree species is encouraged, including Hackberry, Thornless Hawthorn, Ginkgo (male only), Thornless Honeylocust, Kentucky Coffeetree, Littleleaf Linden, Elm (disease resistant cultivar), Japanese maples, oaks, maples, beeches, katsura, Japanese lilacs, ornamental pears and crabapples, with specific varieties selected to avoid large or messy fruit in pedestrian access areas.
2. Canopy trees are recommended in parking lots to provide shade during summer months.
3. Plantings should be salt, pollution and heat tolerant.
4. Plantings should be hardy and resistant to disease and insects.

ok



A variety of trees and other landscaping creates interest (1)



Canopy trees provide shade during summer months (2)

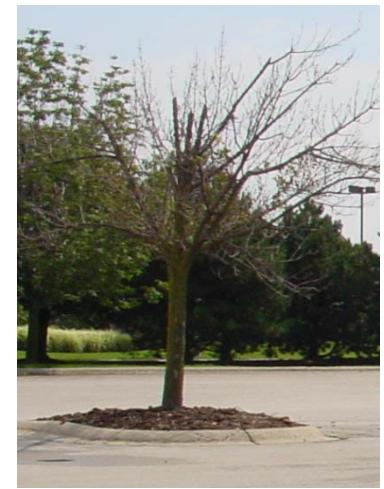
no



Ornamental trees can make a site more attractive, but they should be supplemented with canopy trees to provide shade (2)



Planting too many trees of the same species can result in a disease killing all the trees in the parking lot (1, 4)



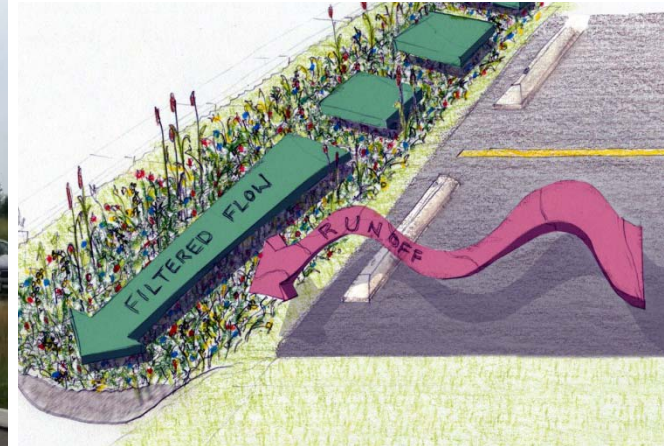
Trees that are no longer hardy should be replaced with a hardy and resistant species (4)

Design Guidelines

Bioswale and Rain Garden Design

1. Bioswales convey stormwater from surface parking lots and the surface runoff is filtered and cleaned through native wetland plantings. Bioswales improve water quality by cooling runoff, slowing down runoff and cleaning runoff. Bioswales are encouraged to be designed with approval from the Engineering Division. The vegetation should be a mix of plantings appropriate for the location.
2. Flood-tolerant plants should be used which will remain healthy when used in bioswales.
3. Porous parking lot materials are encouraged to be used as part of the overall parking lot plan.
4. Rain gardens are depressed areas that absorb excess water and slow down the water's flow with native vegetation to release stormwater gradually. Rain gardens are encouraged to be designed with approval from the Engineering Division. Rain gardens provide benefits such as:
 - a. Filtering sediment from storm events at an on-site location close to the source of the run-off
 - b. Reducing flow of pollutants from run-off
 - c. Improving natural aesthetics of impervious areas
 - d. Encourage biodiversity

ok



Courtesy of Main Street Portage Inc.

Bioswales incorporate native wetland plantings for stormwater drainage(1, 3)



Porous parking lot materials incorporated as part of the overall parking lot plan allow storm water to be absorbed gradually (4)

Design Guidelines

Parking Garages

1. Plantings should be used on the top of the parking deck (in areas not able to be used for parking spaces) in order to effectively “green up” the parking expanse and decrease the heat island effect.
2. Parking deck perimeters should be landscaped at ground level, e.g. with climbing vines planted to cover walls.
3. Trellises or hanging baskets may be incorporated to further enhance parking deck parapets or around the exterior of the parking deck, especially when visible to adjacent habitable spaces.
4. Appropriately irrigated and drained planting boxes should be used. Planter boxes should be provided at the top level of the parking deck (and can be located over the tops of the structural columns below, typically between 60’-65’ parking bays). Planter boxes should be used where compact car spaces have been incorporated.
5. If a parking deck is effectively hidden by a building or has an architectural façade, the building or façade can count as part of the external screening requirement, but foundation landscaping treatments along the garage façade should still be incorporated when the parking deck is visible to adjacent habitable spaces.

ok



Parking lot perimeter is landscaped at ground level (3)



Planting boxes or climbing vines can be used around the exterior of the parking deck (4)



The parking deck is effectively screened by a building (6)

no



Planting boxes, trellises, or hanging boxes should be used to enhance the exterior of the parking deck (3)



Parking deck perimeters should be landscaped at ground level (1)

Design Guidelines
Gas Stations

1. Gas stations, due to their large canopies and underground storage tanks and associated concerns for landscaping, will be treated on an individual basis by the Plan Commission through the Site Plan Review process.
2. While trees may not be appropriate in some landscaped parking areas, shrubs, flowers or grasses could be incorporated into the gas station's landscaping plan where trees are not suitable.
3. Perimeter screening (such as a hedge, berm, decorative metal fencing and/or masonry or stone wall) should visually compensate for the amount of impervious surface in a gas station lot.
4. Where feasible, taller trees are preferred along the perimeter to soften the effect of massive illuminated canopies.

ok



Gas canopies provide little room for parking lot trees, but lot perimeters can provide areas for a variety of plant materials (1)



The perimeter of the gas station lot screens the interior with a variety of evergreen plantings, shrubs, trees and masonry (3)



Interest is added through the use of ground plantings and a shade tree (2)

no



While the canopy provides little room for plantings, other creative landscaping opportunities have not been explored (1)



The perimeter of the gas station lot provides room for shrub, grasses and flowers but no plantings are provided (2)



The amount of impervious surface at this gas station should be broken up with green space at the perimeter (3)

Design Guidelines
Auto Dealerships

1. Auto dealerships, due to inventory being displayed on the parking lot and associated maintenance concerns for landscaping, may be subject to concerns that will be treated on an individual basis by the Plan Commission, through the Site Plan Review process.
2. Employee parking, customer parking and service parking areas will still be subject to the Parking Lot Landscaping ordinance requirements.
3. While trees may not be appropriate in some circumstances, angled parking displays provide opportunities for shrubs, flowers and grasses to be incorporated into the dealership's landscaping plan.
4. Additional perimeter screening (such as a hedge, berm, decorative metal fencing and/or masonry or stone wall) should visually compensate for the amount of impervious surface in an auto dealership lot.

ok



Auto dealerships have unique opportunities due to their inventory being stored in the parking lot (1)

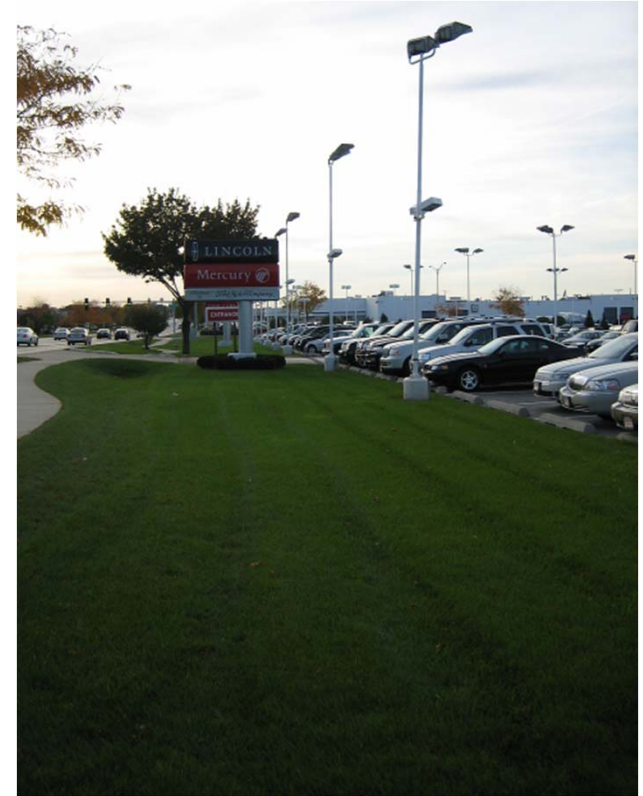


A variety of perimeter landscaping screening provides an attractive display at the property line (1)



Angled parking display provides room for shrubs, flowers and grasses (3).

no



Only sod has been used in this amply sized planting strip, where displays of trees, shrubs, flowers and grasses could be planted (4)