



**AN ORDINANCE AMENDING
CHAPTER 650: UNIFIED DEVELOPMENT ORDINANCE OF THE
CODE OF ORDINANCES OF THE CITY OF CRYSTAL LAKE, ILLINOIS**

WHEREAS, pursuant to its home rule powers, the Illinois Municipal Code, and other applicable authority, the City is authorized to regulate land uses within the City and does so pursuant to the City's Unified Development Ordinance, set forth as Chapter 650 of the Crystal Lake City Code; and

WHEREAS, pursuant to the terms of a Petition (File #PLN-2023-153) before the Crystal Lake Planning and Zoning Commission, the City has proposed several Text Amendments to the current Unified Development Ordinance; and

WHEREAS, from time to time it is appropriate to review, update and modify the Unified Development Ordinance to assure that it appropriately addresses new issues that may arise; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on July 29, 2023 in the Northwest Herald, held a public hearing at 7:00 p.m., on August 16, 2023, which was continued to September 6, 2023 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider proposed amendments to the Unified Development Ordinance regarding Article 2, Article 3, Article 4 and Article 10, as well as Appendix Section A-1100 for various amendments to the Unified Development Ordinance; and

WHEREAS, on September 6, 2023, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that proposed amendments to the Unified Development Ordinance be approved; and

WHEREAS, the Mayor and City Council, having considered such recommendation and the findings and minutes from the Planning and Zoning Commission, have found and determined that adopting amendments to the Unified Development Ordinance regarding Article 2, Article 3, Article 4 and Article 10, as well as Appendix Section A-1100 as set forth in this Ordinance will be in the best interests of the City and its residents;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION I: That Article 2-300 Land Use Table shall be amended as follows:

| Retail Uses | | | | | | | | | | | | | | | Use Criteria | |
|--------------------------------|---|---|----|-----|-----|------|------|-----|---|-----|-----|-----|-----|---|--------------|--------------|
| Vehicle Repair and Maintenance | F | E | RE | R-1 | R-2 | R-3A | R-3B | R-O | O | B-1 | B-2 | B-4 | M-L | M | W | Use Criteria |
| Car Washes | | | | | | | | | | | S | | | | | 2-400C-12 |

| Retail Uses | | | | | | | | | | | | | | | Use Criteria | |
|-------------------------------|---|---|----|-----|-----|------|------|-----|---|-----|-----|-----|-----|---|--------------|--------------|
| Miscellaneous Store Retail | F | E | RE | R-1 | R-2 | R-3A | R-3B | R-O | O | B-1 | B-2 | B-4 | M-L | M | W | Use Criteria |
| Temporary Retail Use Activity | | | | | | | | | | | L | L | | | | 2-400C-59 |
| Cannabis Dispensary | | | | | | | | | | | S | | | | | 2-400C-76 |
| Consumption Lounge | | | | | | | | | | | | | | | | |

| Service Uses | | | | | | | | | | | | | | | Use Criteria | |
|--------------------------------------|---|---|----|-----|-----|------|------|-----|---|-----|-----|-----|-----|---|--------------|--------------|
| Personal and Laundry Services | F | E | RE | R-1 | R-2 | R-3A | R-3B | R-O | O | B-1 | B-2 | B-4 | M-L | M | W | Use Criteria |
| Massage (Therapeutic Establishments) | | | | | | | | L | L | | L | L | | | | 2-400C-65 |

| Service Uses | | | | | | | | | | | | | | | Use Criteria | |
|---|---|---|----|-----|-----|------|------|-----|---|-----|-----|-----|-----|---|--------------|--------------|
| Personal and Laundry Services | F | E | RE | R-1 | R-2 | R-3A | R-3B | R-O | O | B-1 | B-2 | B-4 | M-L | M | W | Use Criteria |
| Tattoo Studios and Permanent Makeup [Amendment 10-6-2020 by Ord. No 7656] | | | | | | | | | | | P | P | | | | |

SECTION II: That Article 2-400C shall be amended as follows:

2-400C-12

Car Washes. Full service and automatic vehicle wash uses must comply with the following standards:

- a. Drive-through criteria: The use must comply with applicable drive-through standards established in Section 2-400C-7.
- b. Equipment: Details for all automatic car wash equipment to be installed within the building must be provided.
- c. Towel drying area: An adequately large, outdoor or indoor, paved
- d. Mechanical Equipment: All ground-mounted equipment is required to be screened by landscaping. Roof mounted equipment should be screened utilizing a material which is complementary to the external façade of the building structure. Vacuum equipment (including any vacuum equipment or vacuum hoses or vacuum supports for hoses) should be located in the rear of the property and is not visible from roadways, if possible and painted a neutral color.
- e. Drying equipment cannot face towards residentially zoned properties.
- f. Properties abutting, adjacent or kitty corner to residentially zoned properties must submit a noise study to illustrate there would not be an increase in ambient noise at the relevant property lines
- g. Car Wash uses not eligible for EMC signs.

Self-service and nonautomatic vehicle wash uses must comply with the following standards:

- a. Stacking: Stacking (20 feet per vehicle) accommodating three-vehicle lengths outside of the entrance of the car wash bay and clear of any driveway or drive aisle must be provided.
- b. Towel drying area: An adequately large, outdoor or indoor, paved, hand-towel drying area must be provided. The hand-towel drying area must be adjacent to but not located within a drive-aisle for exiting vehicles.
- c. Equipment: No automated equipment, including conveyor belts, rinse bars, soap and wax applicators, automatic air dryers, undercarriage sprays, or other electronic or mechanical equipment is permitted.
- d. Trash receptacle: One trash receptacle shall be provided at the entrance of each wash bay. Additionally, an enclosed trash receptacle shall be provided on-site.
- e. Vending machines: Vending machines are treated as outdoor display and sales

2-400 C 65 Massage establishment. All massage establishments must comply with the following criteria:

- a. A floor plan, drawn to scale, is required illustrating all the services/uses listed.
- b. A complete list of the names, residence addresses, with zip codes, and dates of birth of all licensed massage therapists engaged in massage at the massage establishment, as well as current copies of the licenses as issued by the State Department of Professional Regulation of all licensed massage therapists must be provided.

- c. All massage establishments subject to this section are declared to be public places, and shall not, during business hours, have the doors to the exits and entrances of such establishment locked or obstructed in any way so as to prevent free ingress and egress of persons; provided, however, that such doors may be closed.
- d. Persons under 18 years of age are not permitted in a massage establishment, unless accompanied by his/her parent or legal guardian.
- e. At least 75% of the window area of the massage establishment shall be visible, installed with clear, nonreflective windows. Blocking of windows with drapes, blinds or shelving is prohibited.
- f. No massage establishment shall be kept open for any purpose between the hours of 9:00 p.m. and 8:00 a.m.
- g. No residential use is permitted within the massage establishment at any time.
- h. Alcohol is not permitted to be served in a massage establishment at any time.
- i. Prior to applying for a Limited Use Permit, the owner shall complete the required Massage Establishment License application. The license shall be reviewed and approved prior to moving forward with the Limited Use Permit application.
- j. By applying for a Limited Use Permit, the applicant is authorizing the City, its agents or employees to seek information and conduct an investigation into the truth of the statements set forth in the application, including an investigation of the applicant's character, qualification and criminal background check.
- k. By applying for a Limited Use Permit, the applicant is consenting to unannounced inspections by the City, its agents or employees for the purpose of determining compliance with the ~~of the~~ provisions of this section.
- l. Upon sale, transfer or relocation of a massage establishment, the Limited Use will be considered null and void.

Article 2-400 C 48. Radio Transmission towers, wireless communication facilities. Radio transmission towers and wireless communication facilities must comply with the following standards:

- d. Standards for freestanding radio transmission and wireless communication towers: Freestanding wireless communication or radio transmission towers, whether as a principal or accessory use, shall comply with the following standards:
 - (i) Safety:
 - III. Self supporting and monopole towers shall be designed to collapse at a failure point no more than 50 feet from the top of the tower so that this upper section folds over onto the lower intact section
 - (iv) Color:
 - I. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color (i.e. light grey), or be designed to mimic the appearance of a tree in order to reduce visual obtrusiveness or painted a sky-tone above the top of surrounding trees and in an earth-tone below the tree-top level.

- (ix) Setbacks: Wireless communications facilities shall comply with the following setbacks:
- I. Self supporting and monopole towers shall be setback a minimum of 50 feet from all property lines.

SECTION III: That Article 3 shall be amended as follows:

Section 3-200

Article 3-200 Dimensional Standards 3-200A 1-7 and Table 3-200 A and 3-200B 1-8.
(Amend Section 3-200 all graphic tables to change reference from Maximum Impervious Surface Coverage to Maximum Hard-Surface Coverage.)

Article 3-200 Dimensional Standards 3-200A 2-7.
(Amend Section 3-200 all graphic tables to change the listed accessory structure height and stories from 15 feet 1 story to allow 18 feet and 1 ½ stories)

SECTION 3-300 Measurements and exceptions.

B. Measurements.

1. Lot area.

Lot area means the amount of land area, included within the property lines of a lot. Lands located within any private easements are included within the lot area measurement.

Any principal use together with all accessory uses shall be established on a lot having a minimum area as indicated in this article. When subdividing property, corner lots shall have 15% more area than the minimum required area as indicated in this article.

The minimum lot area for two family, multiple-family, townhouse and any other attached dwellings shall be the sum of the lot area required for the first dwelling unit, plus the lot area required for each additional dwelling unit as indicated in this article. Lot area measurements shall not include the defined area which includes wetlands and detention areas.

10. Hard Surface Coverage. Hard surface coverage is the area of a lot or parcel occupied by all hard surfaces on the lot or parcel, including, but not limited to, principal and accessory buildings, driveways, pavers, pavement, sidewalks, structures, patios, walkways, pools, and decks. The maximum hard surface coverage shall not exceed the percent of the total lot area as indicated in this article.



Hard Surface Coverage includes:

- Walkways
- Driveways
- Pools and Pool and Deck combinations
- Decks
- Patios including paver patios
- The foundation area of all buildings

SECTION IV: That Article 4 shall be amended as follows:

Article 4-300

B. 2. The City of Crystal Lake will maintain all public trees on City owned property following the guidance of the Public Works Urban Forest Management Plan.

Article 4-300 D 3 – Amendments to the tree species list, see attached Exhibit A: Revised Tree List.

Article 4-500 E 2 Procedures (*Planned Unit Developments*).

i. Changes in building colors, provided that such color changes do not change the character of the PUD and do not constitute “signage” which requires a sign variation.

Article 4-600 B General Standards. (*Accessory Structures*)

9. Are not used for overnight lodging including but not limited to bedrooms or Tourist Homes.

Article 4-600 E 3 For Nonresidential Uses (*Accessory Structures*)

- d. Accessory buildings or structures shall be designed with the same materials and color scheme as the principal building and use similar architectural styling if such buildings or structures are visible from a public street, alley or public park.

Article 4-1000 C Standards for all signs:

8. Sign Landscape. Free-standing signs require one (1) square-foot of landscape per square foot of sign area. Landscape requirements are found in Article 4-400 F 6.

(Renumber other existing list items)

9. Responsibility.....

10. Sign Abandonment.....

11. Conflict.....

12. Non-Signs....

Article 4-1100 A 2 a Water service standards.

General: All development shall provide for the installation of a complete potable water and fire protection distribution system to supply all present and future needs. The system of water mains must be a looped ductile iron Class 52 main of no less than eight-inch diameter that provides a minimum of two separate sources of pressure and volume. Final design and material type shall meet the approval of the City Engineer and Chief of Fire Rescue.

SECTION V: That Article 10-200 E shall be amended as follows:

(move all Cannabis definitions from A General Definitions to E. Land Use)

CANNABIS BUSINESS ESTABLISHMENT
CANNABIS CRAFT GROWER
CANNABIS CULTIVATION CENTER
CANNABIS DISPENSARY
CANNABIS INFUSER
CANNABIS PROCESSING
CANNABIS TRANSPORTER

Article 10-200 B

HARD SURFACE — The area of a lot or parcel occupied by any hard-surfaced, man-made area including, but not limited to buildings, decks, patios, paved parking and driveway areas, walkways, sidewalks, pools and pool and deck combinations, and paved recreation areas (e.g. basketball court, tennis court, swimming pools). Permeable paver patio systems that have an underdrain system installed are considered 75% hard surface. To determine the percentage of surface covered, divide the total square footage of the hard surfaces by the total square footage of the site: $\text{Hard Surface} / \text{Total Area of Site} = \% \text{ Hard Surface Coverage}$.

PARKING LOT – an outside paved area used for the maneuvering and the parking of vehicles for a short period of time. Drive-aisles, curb and gutter, and striped parking areas are considered part of the parking lot.

Article 10-200 E

CONSUMPTION LOUNGE – A facility that allows the use, which includes eating and smoking, of cannabis or tobacco on site.

RESIDENTIAL WIND OR SOLAR ENERGY SYSTEMS AS AN ACCESSORY USE – A residential solar energy system is the incorporation of solar panels mounted on the exterior of the structure of a residential dwelling unit or upon a lot occupied by a residential dwelling unit. Residential solar energy systems are limited to solar panels mounted on top of a building roof or a four foot by eight-foot ground mounted solar array. A residential wind energy system is the incorporation of a maximum of two wind turbines mounted on the exterior of the structure of a residential dwelling unit or upon a lot occupied by a residential dwelling unit. One turbine is permitted to be mounted to any principal residential dwelling unit roof and one turbine is permitted as ground mounted equipment.

SECTION VI: That Appendix A-1100 shall be amended with the updated list, see Exhibit B.

SECTION VII: Find and replace all references to “Impervious Surface Coverage” to “Hard Surface Coverage” within Chapter 650.

SECTION VIII: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION IX: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the approval of the text amendment in accordance with the provisions of this Ordinance, as provided by law.

SECTION X: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

DATED at Crystal Lake, Illinois, this 19th day of September, 2023.

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation

By:  _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

Nick Kachiroubas by Nick Hammond, Deputy City Clerk
Nick Kachiroubas, CITY CLERK

PASSED: September 19, 2023

APPROVED: September 19, 2023

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.

Exhibit A: Revised Tree List

| Tree List | | | | |
|--|-------------------------------|---|-----------------------|---------------|
| Common Name | Botanical Name | Cultivar | Tree Type | Species Group |
| Alder, Black | <i>Alnus glutinosa</i> | | Shade Tree | D |
| Alder, Speckled | <i>Alnus rugose</i> | | Ornamental/Small Tree | B |
| Arborvitae, Eastern (also Eastern Whitecedar) | <i>Thuja occidentalis</i> | "Emerald," "Nigra," "Pyramidalis" "Wintergreen" | Evergreen | A |
| Ash, Blue [Amended 1-18-2011 by Ord. No. 6641] | <i>Fraxinus quadrangulata</i> | "Newport" | Shade Tree | D |
| Ash, European [Amended 1-18-2011 by Ord. No. 6641] | <i>Fraxinus excelsior</i> | "Aurea," "Hessei" | Shade Tree | D |
| Ash, Green [Amended 1-18-2011 by Ord. No. 6641] | <i>Fraxinus pennsylvanica</i> | "Honeyshade," "Marshall Seedless," "Patmore," "Summit" | Shade Tree | D |
| Ash, Mountain | <i>Sorbus americana</i> | | Ornamental/Small Tree | D |
| Ash, White [Amended 1-18-2011 by Ord. No. 6641] | <i>Fraxinus americana</i> | "Autumn Applause," "Autumn Purple," "Champaign County," "Chicago Regal," "Elk Grove," "Rosehill," "Royal Purple," "Skyline," "Windy City" | Shade Tree | D |

| | | | | |
|-----------------------------------|-----------------------------|--|---------------------------|---|
| Baldcypress | <i>Taxodium distichum</i> | | Shade Tree | A |
| Beech, American | <i>Fagus grandifolia</i> | | Shade Tree | B |
| Beech, European | <i>Fagus sylvatica</i> | All cultivars | Shade Tree | B |
| Birch, Paper | <i>Betula papyrifera</i> | "Chickadee," "Snowy" | Shade Tree | D |
| Birch, River | <i>Betula nigra</i> | "Heritage" | Ornamental/ Small Tree | B |
| Boxelder | <i>Acer negundo</i> | "Auratum," "Flamingo," "Kelly's Gold," "Violaceum" | Shade Tree | D |
| Buckeye, Ohio | <i>Aesculus glabra</i> | | Shade Tree | B |
| Catalpa | <i>Catalpa speciosa</i> | | Shade Tree | D |
| Cedar, Eastern Red | <i>Juniperus virginiana</i> | "Canaertii," "Taylor" | Evergreen | B |
| Cherry, Black | <i>Prunus serotina</i> | "White Sparkle" | Shade Tree | C |
| Cherry, Japanese Flowering | | "Amanogawa," "Kwanzan," "Royal Burgundy," "Shirofugen," "Shirotae," "Shogetsu" | Ornamental/ Small Tree | D |
| Cherry, Sargent | <i>Prunus sargentii</i> | | Ornamental/ Small Tree | B |
| Chokeberry, Amur | <i>Prunus maackii</i> | "Amber Beauty" | Shade Tree | B |
| Chokecherry, Schubert | <i>Prunus virginiana</i> | "Schubertii" | Ornamental/ Small Tree | B |
| Coffeetree, Kentucky (male only) | <i>Gymnocladus dioica</i> | | Shade Tree | A |
| Coffeetree, Kentucky, female only | <i>Gymnocladus dioicus</i> | "Prairie Titan" | Shade Tree | B |

| | | | | |
|---------------------------|-----------------------------------|--|---------------------------|---|
| Corktree, Amur | <i>Phellodendron amurense</i> | | Shade Tree | D |
| Corktree, Sakhalin | <i>Phellodendron sakhalinense</i> | | Shade Tree | D |
| Cottonwood (female, only) | <i>Populus deltoides</i> | | Shade Tree | D |
| Cottonwood (male only) | <i>Populus deltoides</i> | "Siouxland" | Shade Tree | C |
| Crabapple, Flowering | <i>Malus</i> spp. | | Ornamental/ Small Tree | A |
| Crabapple, Flowering | <i>Malus</i> spp. | | Ornamental/ Small Tree | B |
| Dogwood, Corneliancherry | <i>Cornus mas</i> | | Ornamental/ Small Tree | B |
| Dogwood, Kousa | <i>Cornus kousa</i> | | Ornamental/ Small Tree | B |
| Dogwood, Pagoda | <i>Cornus alternifolia</i> | | Ornamental/ Small Tree | B |
| Douglas fir | <i>Pseudotsuga menziesii</i> | | Evergreen | A |
| Elm, American | <i>Ulmus americana</i> | "Delaware #2," "Jefferson," "Princeton," "Valley Forge" | Shade Tree | D |
| Elm, Chinese | <i>Ulmus parvifolia</i> | "Dynasty," "Frosty" | Shade Tree | B |
| Elm, hybrid | <i>Ulmus</i> hybrids | "Accolade," "Homestead," "Jacan," "Pioneer," "Regal," "Sapporo Autumn Gold" | Shade Tree | B |
| Elm, Red (Slippery) | <i>Ulmus rubra</i> | | Shade Tree | D |
| Elm, Rock | <i>Ulmus thomasii</i> | | Shade Tree | D |
| Elm, Siberian | <i>Ulmus pumila</i> | "Chinkota," "Coolshade," "Dropmore," "Lincoln," "Morton" | Shade Tree | D |

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|---------------------------|---|--|---------------------------|---|
| | | Plainsman," "New Horizon," "Pendula," "Urban" | | |
| Filbert, Turkish | <i>Corylus colurna</i> | | Shade Tree | A |
| Ginkgo, male only | <i>Ginkgo biloba</i> | "Autumn Gold," "Fairmount," "Fastigiata," "Lakeview," "Princeton Sentry" | Shade Tree | B |
| Hackberry, Common | <i>Celtis occidentalis</i> | "Chicago-land," "Prairie Pride," "Windy City" | Shade Tree | A |
| Hawthorn, Cockspur | <i>Crataegus crusgalli var. inermis</i> | | Ornamental/ Small Tree | A |
| Hawthorn, Downy | <i>Crataegus mollis</i> | | Ornamental/ Small Tree | C |
| Hawthorn, English | <i>Crataegus laevigata</i> | "Crimson Cloud," "Paul's Scarlet," "Snowbird," "Toba" | Ornamental/ Small Tree | D |
| Hawthorn, Washington | <i>Crataegus phaenopyrum</i> | | Ornamental/ Small Tree | B |
| Hickory, Shagbark | <i>Carya Ovata</i> | | Shade Tree | B |
| Honeylocust, Common | <i>Gleditsia triacanthos</i> | | Shade Tree | D |
| Honeylocust, Thornless | <i>Gleditsia triacanthos f. inermis</i> | "Green Glory," "Imperial," "Majestic," "Shademaster," "Skyline" | Shade Tree | A |
| Hornbeam, American | <i>Carpinus caroliniana</i> | | Ornamental/ Small Tree | B |
| Hornbeam, European | <i>Caprinus betulus</i> | | Shade Tree | B |
| Horsechestnut, Common | <i>Aesculus hippocasta</i> | "Baumannii" | Shade Tree | B |
| Katsura | <i>Cercidiphyllum japonicum</i> | | Shade Tree | B |
| Larch, European | <i>Larix decidua</i> | | Conifer | B |
| Lilac, Japanese Tree | <i>Syringa reticulate</i> | "Ivory Silk" | Ornamental/ Small Tree | B |

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|-----------------------------|--|--|---------------------------|---|
| Lilac, Peking | <i>Syringa pekinensis</i> | | Ornamental/ Small Tree | C |
| Linden, American (Basswood) | <i>Tilia americana</i> | "Fastigiata," "Redmond" | Shade Tree | B |
| Linden, Littleleaf | <i>Tilia cordata</i> | "Greenspire," "June Bride" | Shade Tree | B |
| Linden, Redmond | <i>Tilia euchlora</i> | "Redmond" | Shade Tree | A |
| Linden, Silver | <i>Tilia tomentosa</i> | | Shade Tree | B |
| London Plane | <i>Platanus acerifolia</i> | | Shade Tree | B |
| Locust, Black | <i>Robinia pseudoacacia</i> | "Frisia," "Idaho," "Purple Robe," | Shade Tree | D |
| Magnolia, Saucer | <i>Magnolia x soulangi-</i> | | Ornamental/ Small Tree | B |
| Magnolia, Star | <i>Magnolia stellata</i> | "Centennial," "Rosea," "Royal Star," "Waterlily" | Ornamental/ Small Tree | B |
| Maple, Amur | <i>Acer tataricum</i> subsp. <i>Ginnala</i> | "Compactum," "Durand Dwarf," "Flame," "Red Fruit" | Ornamental/ Small Tree | B |
| Maple, Black | <i>Acer nigrum</i> | "Greencolumn" | Shade Tree | A |
| Maple, Hedge | <i>Acer campestre</i> | "Marimo," "Queen Elizabeth" | Ornamental/ Small Tree | B |
| Maple, Miyabe | <i>Acer miyabe</i> | | Shade Tree | C |
| Maple, Norway | <i>Acer plantanoides</i> | "Crimson King," "Columnare," "Deborah," "Drummondil," "Emerald Lustre," "Erectum," "Green Lace," "Royal Red," "Schwedleri" | Shade Tree | B |
| Maple, Red | <i>Acer rubrum</i> | "Armstrong," "Autumn Flame," "Columnare," "Red Sunset," "October Glory" | Shade Tree | B |
| Maple, Sycamore | <i>Acer pseudoplatanus</i> | | Shade Tree | B |
| Maple, Silver | <i>Acer saccharinum</i> | "Beebe," | Shade Tree | C |

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| | | "Laciniatum," "Silver Cloud," "Silver Queen," "Skinner" | | |
| Maple, Sugar | Acer saccharum | "Green Mountain," "Legacy," "Sweet Shadow," "Wright Brothers" | Shade Tree | A |
| Maple, Tartarian | Acer tataricum | | Shade Tree | B |
| Maple, Purpleblow | Acer truncatum | | Shade Tree | B |
| Mulberry, Red (female only) | Morus alba | | Shade Tree | D |
| Mulberry, Red (male only) | Morus rubra | | Shade Tree | € D |
| Mulberry, White (female only) | Morus rubra | | Shade Tree | D |
| Mulberry, White (male only) | Morus alba | "Fruitless," "Mapleleaf" | Shade Tree | C |
| Oak, Bur | Quercus macrocarpa | | Shade Tree | A |
| Oak, Chestnut | Quercus prinus | | Shade Tree | B |
| Oak, Chinquapin | Quercus muehlenbergii | | Shade Tree | A |
| Oak, English | Quercus robur | "Autopurpurea," "Concordia," "Filicifolia," "Michround," "Pendula," "Pyramich," "Skyrocket," "Variegata" | Shade Tree | B |
| Oak, Hill's | Quercus ellipsoidalis | | Shade Tree | B |
| Oak, Pin | Quercus palustris | "Crownright," "Green Pillar," | Shade Tree | B |
| Oak, Red | Quercus rubra | | Shade Tree | B |
| Oak, Swamp White | Quercus bicolor | | Shade Tree | A |
| Oak, White | Quercus alba | | Shade Tree | A |
| Olive, Russian | Elaeagnus | | Ornamental/ / | D |

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|-------------------------|------------------------------|--|---------------------------|-----|
| | augustifolia | | Small Tree | |
| Pear, Flowering | Pyrus calleryana | "Chanticleer," "Red," "Spire," "Whitehouse" "Callery" | Shade Tree | A C |
| Pine, Austrian | Pinus Nigra | | Evergreen | C |
| Pine, Eastern White | Pinus strobus | "Contorta," "Fastigiata," "Pendula" | Evergreen | B |
| Pine, Jack | Pinus banksiana | | Evergreen | B |
| Pine, Red | Pinus resinosa | | Evergreen | C |
| Pine, Scots | Pinus sylvestris | "Aurea," "Beauvronensis," | Evergreen | D |
| Planetree, London | Platanus x acerifolia | "Bloodgood," "Columbia," "Liberty," "Metzam," "Yarwood" | Shade Tree | B |
| Poplar, Black Lombardy | Populus nigra | "Italica" "Majestic," "Thevestin" | Shade Tree | D |
| Poplar, White | Populus alba | "Pyramidalis" | Shade Tree | D |
| Redbud, Eastern | Cercis canadensis | "Flame," "Wither's Pink Charm" | Ornamental/ Small Tree | B |
| Redwood, Dawn | Metasequoia glyptostroboides | | Shade Tree | C |
| Serviceberry, Allegheny | Amalanchier Laevis | | Ornamental/ Small Tree | B |
| Serviceberry, Apple | Amalanchier x grandiflora | "Autumn Brilliance," "Ballerina," "Princess Diana," "Robin Hill," "Strata" | Ornamental/ Small Tree | B |
| Serviceberry, Downy | Amalanchier arborea | | Ornamental/ Small Tree | B |
| Serviceberry, Saskatoon | Amalanchier alnifolia | | Ornamental/ Small Tree | B |
| Spruce, Black | Picea glauca | "Bensata" | | |
| Spruce, Colorado Blue | Picea pungens | | Evergreen | B |

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|----------------------|--------------------------------|---|------------|---|
| Spruce, Norway | <i>Picea abies</i> | | Evergreen | B |
| Sweetgum | <i>Liquidambar styraciflua</i> | "Grazam," "Moraine," "Variegata" | Shade Tree | C |
| Sycamore | <i>Platanus occidentalis</i> | | Shade Tree | C |
| Tamarack | <i>Larix laricina</i> | | Conifer | A |
| Tree of Heaven | <i>Ailanthus altissima</i> | | Shade Tree | D |
| Tulip Tree | <i>Liriodendron tulipifera</i> | "Aureomarginatum" | Shade Tree | B |
| Yellowwood | <i>Cladrastis lutea</i> | | Shade Tree | C |
| Walnut, Black | <i>Juglans nigra</i> | "Laciniata" | Shade Tree | C |
| Willow, Corkscrew | <i>Salix matsudana</i> | "Toruosa" | Shade Tree | D |
| Willow, Weeping | <i>Salix alba</i> | "f. argentea," "Britzensis," "Tristis" Shade Tree D Zelkova Zelcova serrata "Goshiki," "Green Vase," "Halka," "Spring Grove" "Village Green" | Shade Tree | D |

SECTION A-1100. Recommended plant list.

Certain plants are more suited than others to provide benefits under various landscape conditions. The recommended plant lists below provide a range of plants suitable for various plantings; they are not inclusive of all the better plants but are representative of them.

A. Acceptable street trees. [Amended 9-6-2022 by Ord. No. 7857]

Alder, Black (*Alnus glutinosa*)
Alder, Speckled (*Alnus rugosa*)
Birch, River (*Betula nigra*), especially Heritage
Cherry, Sargent (*Prunus sargentii*)
Chokecherry, Schubert (*Prunus virginiana* "Schubertii")
Corktree, Amur (*Phellodendron amurense*)
Corktree, Sakhalin (*Phellodendron sakhalinense*)
Dogwood, Kousa (*Cornus kousa*)
Dogwood, Corneliancherry (*Corrus mas*)
Elm, Accolade (*Ulmus morton*)
Elm, Chinese (*Ulmus parvifolia*, NOT Siberian elm)
Elm, Triumph (*Ulmus morton glossy*)
Ginkgo (*Ginkgo biloba*), male clones only
Hackberry (*Celtis occidentalis*), esp. Chicago-land, Prairie Pride, and Windy City
Honeylocust, Thornless Common (*Gleditsia triacanthos inermis*)
Hornbeam, American (*Carpinus caroliniana*)
Hornbeam, European (*Carpinus betulus*)
Horsechestnut (*Aesculus hippocastanum*)
Hophornbeam, American (*Ostrya virginiana*)
Katsuratree (*Cercidiphyllum japonicum*)
Kentucky coffeetree (*Gymocladus dioicus*)
Linden, Crimean (*Tilia X euchlora*), esp. Redmond
Linden, Littleleaf (*Tilia cordata*), esp. Glenleven, Greenspire, and June Bride
Linden, Silver (*Tilia tomentosa*)
London Plane Tree (*Platanus acerifolia*)
Maple, Hedge (*Acer campestre*)
Maple, Paperbark (*Acer griseum*)
Maple, Three-flower (*Acer triflorum*)
Maple, Miyabe (*Acer miyabei*)

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Maple, Norway (*Acer platanoides*), esp. Cleveland, Emerald Queen, Schwedler, Summershade, and Superform. May be too big for many areas; too shady, often preventing lawn growth.

Maple, Red (*Acer rubrum*), esp. Autumn Blaze, Marmo, Morgan, Northwood, October Glory, and Red Sunset

Maple, Sycamore (*Acer pseudoplatanus*)

Maple, Tartarian (*Acer tataricum*)

Maple, Purpleblow (*Acer truncatum*)

Oak, Bur (*Quercus macrocarpa*)

Oak, English (*Quercus robur*)

Oak, Red (*Quercus rubra* or *Q. borealis*)

Oak, Swamp White (*Quercus bicolor*)

Tulip Tree (*Liriodendron tulipifera*)

- B. Unacceptable street trees. The following are landscape liabilities because of high susceptibility of pests or disease; invasive root systems; casting deep shade; dangerous thorns; troublesome seeds, fruits, or cones; or weak-wooded, leading to hazardous twig and limb breakage. **[Amended 9-6-2022 by Ord. No. 7857]**

Ash (*Fraxinus* species)

Birches (*Betula* species), except river birch (*B. nigra*)

Boxelder (*Acer negundo*)

Buckeyes (*Aesculus* species)

Buckthorn (*Rhamnus* species)

Catalpa (*Catalpa* species)

Cone-bearing trees, including pines, spruces, firs, larches

Crabapples, except for non-fruiting varieties

Elms (*Ulmus* species), except Chinese elm (*U. parvifolia*)

Fruit trees, including apple, cherry, peach, pear, plum

Ginkgo (*Ginkgo* species), female only

Hawthorns (*Crataegus* species)

Hickories (*Carya* species)

Locust, Black (*Robinia pseudoacacia*)

Maple, Silver (*Acer saccharinum*)

Mulberries (*Morus* species)

Mountainashes (*Sorbus* species)

Osage-orange (*Maclura pomifera*)

Poplars (*Populus* species), including aspens and cottonwoods

Russian-olive (*Eleagnus augustifolia*)

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Sycamore, or Planetree (*Platanus* species)

Tree-of-heaven (*Ailanthus altissima*)

Walnut, Black (*Juglans nigra*)

Willows (*Salix* species)

The above-listed plants shall not be planted within parkways, medians, or other passageways. Such approval will be contingent upon an agreement that the developer/owner will accept all obligations for maintenance, liability, and removal if such is deemed necessary.

C. Acceptable street trees to be planted under power lines. [Amended 9-6-2022 by Ord. No. 7857]

Maple, Trident (*Acer buergerianum*)

Maple, Amur (*Acer tataricum* subsp. *ginnala*)

Maple, Tatarian (*Acer tataricum*)

Ivory Silk Japanese Lilac (*Syringa reticulata*)

D. Plants well-suited for parking islands and median strip planting. These plants are characterized by variable tolerance to sun, heat, drought, and pollution. In addition, they possess relatively restricted root systems, few litter problems, and have aesthetically pleasing habit.

1. Trees:

Crabapple, Japanese (*Malus floribunda*)

Crabapple, Siberian (*Malus baccata*)

Corktree, Amur (*Phellodendron amurense*)

Dogwood, Corneliancherry (*Cornus mas*)

Elm, Chinese (*Ulmus parvifolia*; NOT Siberian)

Hackberry, Common (*Celtis occidentalis*)

Hawthorn, Thornless Corkspur (*Crataegus crusgalli inermis*)

Honeylocust, Thornless (*Gleditsia triacanthos inermis*)

Lilac, Japanese Tree (*Syringa reticulata*)

Linden, Littleleaf (*Tilia cordata*)

Linden, Redmond (*Tilia Americana "Redmond"*)

Linden, Silver (*Tilia tomentosa*)

Maple, Amur (*Acer ginnala*)

Maple, Hedge (*Acer campestre*)

Oak, Bur (*Quercus macrocarpa*)

Oak, Chestnut (*Quercus prinus*)

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Pear, Callery (*Pyrus calleryana*)

Pine, Jack (*Pinus banksiana*)

Redcedar, Eastern (*Juniperus virginiana*)

Spruce, Black Hills (*Picea glauca* "Bensata")

Spruce, Colorado (green or blue; *Picea pungens*)

2. Shrubs:

Autumn-olive, Cardinal (*Eleagnus umbellata* "Cardinal")

Bayberry, Northern (*Myrica pennsylvanica*)

Barberry, Japanese (*Berberis thunbergii*)

Cinquefoil (*Potentilla* species)

Coralberry, Hancock (*Symphoricarpos X chenaultii* "Hancock")

Currant, Alpine (*Ribes alpinum*)

Falsespirea, Ural (*Sorbaria sorbifolia*)

Forsythia, Border (*Forsythia X intermedia*)

Junipers (*Juniperus* species)

Peashrub, Siberian (*Caragana arborescens*)

Plum, Beach (*Prunus maritima*)

Privet, Regel (*Ligustrum obtusifolium regelianum*)

Quince, Flowering (*Chaenomeles speciosa*)

Rose, Rugosa (hedge; *Rosa rugosa*)

Rose, Virginia (*Rosa virginiana*)

Spirea, Goldflame (*Spirea X bumalda* "Goldflame")

Sumacs (*Rhus* species)

Viburnum, Arrowwood (*Viburnum dentatum*)

Viburnum, Black Haw (*Viburnum prunifolia*)

Yucca, Adam's needle (*Yucca filamentosa*)

3. Vines and ground covers:

Juniper, Sargent Chinese (*Juniperus chinensis sargentii*)

Cinquefoil, Longacre (*Potentilla fruticosa* "Longacre")

Sumac, Gro-Low Fragrant (*Rhus aromatica* "Gro-low")

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Fleeceflower, Japanese (*Polygonum cuspidatum compactum*)

Englemann ivy (*Parthenocissus quinquefolia engelmannii*)

E. Plants well-suited for berms (Mounds).

1. Trees:

Crabapple, Sargent (*Malus sargentii*)

Crabapple, Japanese (*Malus floribunda*)

Fir, White (concolor; *Abies concolor*)

Hawthorn, Thornless Corkspur (*Crataegus crusgalli inermis*)

Linden, Silver (*Tilia tomentosa*)

Maple, Amur (*Acer ginnala*)

Maple, Hedge (*Acer campestre*)

Oak, Bur (*Quercus macrocarpa*)

Pine, Mugo (*Pinus mugo*)

Pine, Jack (*Pinus banksiana*)

Pine, Red (*Pinus resinosa*)

Pine, Scotch (*Pinus sylvestris*)

Redcedar, Eastern (*Juniperus virginiana*)

Spruce, Colorado (green or blue; *Picea pungens*)

Yellowwood (*Cladrastis lutea*)

2. Shrubs:

Barberry, Japanese (*Berberis thunbergii*)

Currant, Alpine (*Ribes alpinum*)

Dogwood, Gray (*Cornus racemosa*)

Junipers (*Juniperus* species)

Peashrub, Siberian (*Caragana arborescens*)

Cinquefoil (*Potentilla* species)

Privet, Regel (*Ligustrum obtusifolium regelianum*)

Rose, Rugosa (hedge; *Rosa rugosa*)

Smokebush, Common (*Cotinus coggygria*)

Sumacs (*Rhus* species)

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F. Plants well-suited for detention ponds.

1. In water up to six feet deep.
Yellow lotus (yellow water lily; *Nuphar* species)
2. In water two - three feet deep.
White water lily (*Nymphaea odorata*)
Pickerelweed (*Pontaderia cordata*)
Arrowhead (*Sagittaria latifolia*)
3. At the water's edge.
 - a. Herbaceous plants:
Sweet flag (*Acorus calamus*)
Turtlehead (*Chelone glabra*)
Bulrushes, sages, rushes
Buttonbush (*Cephalanthus occidentalis*)
Marsh marigold (*Caltha palustris*)
 - b. Trees and shrubs:
Speckle alder (*Alnus rugosa*)
Black alder (*Alnus glutinosa*)
Willows (*Salix* species)
4. Above the water's edge.
 - a. Herbaceous plants:
Daylilies (*Hemerocallis* species)
Purple cornflower (*Echinacea purpurea*)
Marsh milkweed (*Asclepias incarnata*)
 - b. Trees and shrubs:
Speckled alder (*Alnus rugosa*)
Serviceberry (*Amelanchier* leaves)
Pagoda dogwood (*Cornus alternifolia*)
Silly dogwood (*Cornus amomum*)
Redosier dogwood (*Cornus sericea* or *Cornus stolonifera*)
American hazelnut (*Corylus americana*)

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Tamarack (*Larix laricina*)
 European larch (*Larix decidua*)
 Swamp white oak (*Quercus bicolor*)
 Red maple (*Acer rubrum*)
 Silver Maple (*Acer saccharinum*)
 Black alder (*Alnus glutinosa*)
 Willows (*Salix* species)
 Indigobush (*Amorpha fruticosa*)
 Black chokeberry (*Aronia melanocarpa*)
 Purple-fruited chokeberry (*Aronia prunifolia*)
 Pasture rose (*Rosa carolina*)
 Elderberry (*Sambucus* species)
 Arrowwood viburnum (*Viburnum dentatum*)
 American bladdernut (*Staphylea trifolia*)
 Nannyberry viburnum (*Viburnum lentago*)
 Blackhaw (*Viburnum prunifolium*)

- G. Trees with high salt-tolerance. Among the following trees, some (indicated with an asterisk) are considered to be undesirable for street tree planting. Such undesirable trees, however, have the good fortune to survive all sorts of adverse environmental conditions. They often thrive with little or no maintenance. These trees can be useful in vacant lots, industrial areas, leftover bits of land. Their lack of aesthetic appeal is more than balanced by their ability to bring some measure of green relief to an otherwise ugly and barren landscape.

Cherry, black (*Prunus serotina*)*
 Hickory, shagbark (*Carya ovata*)*
 Honeylocust (*Gleditsia triacanthos*)
 Larches (*Larix* species)
 Locust, black (*Robinia pseudoacacia*)*
 Maple, Norway (*Acer platanoides*)
 Maple, silver (*Acer saccharinum*)*
 Oak, bur (*Quercus macrocarpa*)
 Oak, English (*Quercus robur*)
 Oak, Red (*Quercus rubra*)

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Pine, Austrian (*Pinus nigra*)

Pine, jack (*Pinus banksiana*)*

Pine, mugo (*Pinus mugo*)

Pine, Scotch (*Pinus sylvestris*)

Poplars (*Populus species*)*

Redcedar, eastern (*Juniperus virginiana*)*

Serviceberry (*Amelanchier species*)

Spruce, Colorado (*Picea pungens*)

Sumac, staghorn (*Rhus typhina*)*

Sycamore maple (Not sycamore; *Acer pseudoplatanus*)

Tree-of-heaven (*Ailanthus altissima*)*

Willows (*Salix species*)*