

Site Plan Checklist:

A Guide to Completing The Site Plan Application



**City of Carbondale
Development Services Department
200 South Illinois Avenue
Carbondale, IL 62902-2047
Phone: (618) 457-3248
Fax: (618) 457-3289**

Updated 5/23/11

DEVELOPER'S SITE PLAN CHECK LIST

Site Plan No.:	Name/Location:	Requirement Completed		
		YES	NO	N/A
PLANNING RELATED ITEMS				
1. Legal Description of property, address if applicable and permanent parcel number.				
2. Name & address of the developer.				
3. Name & address of the property owner(s).				
4. Seal and expiration date, signature, registration number & address of the professional engineer, surveyor or architect who assisted in the development of the site plan.				
5. Title, Engineer's scale (not to exceed 1 in. equaling 20 feet), legend, north arrow and date are listed on each sheet.				
6. Survey information including distances with angles or bearing and north arrow.				
7. Zoning classification of the property _____ Copy of District regulations reviewed. (District regulations are available from the Planning Services Division).				
8. Existing <u>and</u> proposed contours or spot grades at no more than 2 feet vertical intervals. All elevations shall be expressed in feet above mean sea level.				
9. Location, dimensions & area in sq. ft. of existing buildings not to be razed.				
10. Proposed buildings with location, dimensions, area in sq. ft., number of stories and type of construction. Buildings meet setback, square foot and height requirement for zoning district in which they are located.				
11. Building use including number of employees or dwelling units (identified on plan or in application).				
12. Area of land in square feet or acres.				
13. Location and use of all buildings on adjacent lands that are within 25 feet of the property line of the site plan land.				

14. Limits & location of proposed and existing streets & curbs, sidewalks, easements & rights-of-way.			
15. Location, size, appurtenances, type of materials & elevation (MSL) where appropriate, of all public & private utilities serving the site.			
16. Limits, location & size of retaining walls and the type of material to be used in construction.			
17. If soil and/or other excavation materials are to be removed from the site, the site where the materials will be deposited must be specified.			
18. Structures are completely on private property and do not encroach onto right of way.			
19. Location and approximate diameter of proposed & existing trees & other woody stemmed plantings together with the common names of the plantings (See Attachment I - Suggested Trees)			
20. Limits & location of plantings and/or physical structures designed to screen vehicle lights preventing illumination of a residential area within 300 feet.			
21. Limits & location of outside storage, rubbish, and garbage areas, loading & unloading areas and surfacing and screening thereof shall be shown on the site plan.			
22. Locations, height, candle power & type of all outside lighting including street lighting & sign lighting.			
23. Locations of outside signs.			
24. All proposed freestanding signs are located on private property and do not encroach upon City right-of-way.			
25. Sketch of proposed signs are included showing compliance with applicable sign regulations.			
26. Location of bike rack on paved surface.			
27. Such other or different information as may be required by design standards set forth hereinafter or as required elsewhere in the Code (See Attachment II - Section A: Design Standards, Section B: Off-Street Parking, and Section C: Buffer yards).			

ENGINEERING RELATED ITEMS			
The Engineering Division requests that all plans include a location map and be made available to the City in a digital format.			
1. Parking Lots			
A. Limits and location of parking lots, driveways, parking bays. Show typical cross-section of all paved areas.			
B. Directions of vehicular traffic flow, to, from and within the area, together with traffic control signs and markings.			
C. Parking lot surface:			
1. Constructed of 6 inches of compacted crushed stone and surfaced with 2 inches of bituminous concrete.			
2. Constructed of 6 inches portland cement concrete.			
3. Other construction _____			
D. Grade of parking lot:			
1. Parking lot grades do not exceed 6%.			
2. Parking lot grades within handicap stalls do not exceed 2%.			
E. Parking lot stalls and aisles (SEE ATTACHMENT II - Section B: Off-Street Parking).			
2. Entrances			
A. Existing and proposed street curb cut radii and curb cut width.			
B. Entrances entering or exiting onto a state controlled route are at an approved location and an Illinois Department of Transportation Highway permit have been secured.			
C. Entrance grades are not excessive (Normally 8% or less).			
D. Driveways are constructed of 6 inches of Portland cement concrete from the street to the right-of-way line.			

E. Drives that cross sidewalks shall have a maximum of 1:50 cross slope at the sidewalk location.			
F. Flares on driveways to a given parcel do not protrude beyond the extension of the property lines.			
3. Sidewalks A. Limits and location of proposed and existing sidewalks and curb cuts.			
B. Sidewalks have a longitudinal slope of 1:20. If the slope exceeds 1:20, the maximum slope is 1:12; slopes between 1:20 and 1:12 must have a 5' long flat area when rise for a section reaches 30 inches.			
C. Sidewalks have a maximum cross slope of 1:50.			
D. Sidewalks constructed through driveways are thickened to 6 inches.			
4. Drainage A. Storm sewers on right of way are constructed of an IDOT approved pipe. Storm sewers under streets are constructed of reinforced concrete pipe.			
B. Roof drains do not discharge across sidewalks.			
C. Detention and drainage certification is provided. (Drainage Certificate provided with application form)			
D. Drainage design for roof areas, parking lot and driveways, showing area for or method of disposal of surface run-off waters.			
E. Pre-development and post-development drainage basins remain relatively constant.			
F. Storm water runoff discharging down driveways is captured by trench drains before crossing sidewalks.			
G. Post-development runoff is equal or less than pre-development runoff.			
H. Post-development runoff onto neighboring property is not directed to concentrated locations unless this was the pre-development condition.			

<p>I. An IDOT Highway Permit 1. An IDOT Highway Permit has been secured for stormwater discharging onto a State controlled route.</p>																			
WATER & SEWER SERVICES RELATED ITEMS																			
<p>1. Water Mains: A. IEPA permit needed (Check with Staff)</p>																			
<p>B. Centered in 20' easement, or if adjacent to a sanitary sewer easement or ROW, the water main is no closer than 5' from ROW or edge of easement.</p>																			
<p>C. Meet IEPA required separations from sanitary sewer lines</p>																			
<p>2. Sewer Mains: A. IEPA permit needed (Check with Staff)</p>																			
<p>B. Center in at least 20' easement</p>																			
<p>3. Water Service Lines: A. Tap required?</p>																			
<p>B. Existing lines to be used?</p>																			
<p>C. Size _____</p>																			
<p>D. Deposit required</p> <table border="0" data-bbox="168 1209 735 1477"> <thead> <tr> <th style="text-align: left;"><u>Meter size</u></th> <th style="text-align: left;"><u>Amount of Deposit</u></th> </tr> </thead> <tbody> <tr> <td>5/8"</td> <td>\$750</td> </tr> <tr> <td>1"</td> <td>\$800</td> </tr> <tr> <td>1½"</td> <td>\$2,600</td> </tr> <tr> <td>2"</td> <td>\$2,800</td> </tr> <tr> <td>3"</td> <td>\$3,800</td> </tr> <tr> <td>4"</td> <td>\$4,200</td> </tr> <tr> <td>Other</td> <td>\$ _____</td> </tr> </tbody> </table>	<u>Meter size</u>	<u>Amount of Deposit</u>	5/8"	\$750	1"	\$800	1½"	\$2,600	2"	\$2,800	3"	\$3,800	4"	\$4,200	Other	\$ _____			
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4. Sewer Lateral: A. Location size and materials on drawings															
B. If the existing sewer line is <u>not</u> going to be used, is a new tap required?															
C. IEPA connection permit															
D. If tap required, deposit required <table data-bbox="176 483 779 678"> <thead> <tr> <th><u>Type of Surface</u></th> <th><u>Amount of Deposit</u></th> </tr> </thead> <tbody> <tr> <td>No Pavement</td> <td>\$900</td> </tr> <tr> <td>Gravel</td> <td>\$1,300</td> </tr> <tr> <td>Oil and Chip Streets</td> <td>\$2,000</td> </tr> <tr> <td>Concrete, Bituminous or Brick</td> <td>\$2,400</td> </tr> <tr> <td>Brick</td> <td>\$3,000</td> </tr> </tbody> </table>	<u>Type of Surface</u>	<u>Amount of Deposit</u>	No Pavement	\$900	Gravel	\$1,300	Oil and Chip Streets	\$2,000	Concrete, Bituminous or Brick	\$2,400	Brick	\$3,000			
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E. If new lateral, are cleanouts located at property line?															
5. Any water mains, sewer mains, water service lines, or sewer laterals located under pavement shall use trench backfill															
6. Meter: A. Location, size on drawing (Note: In most cases, meter needs to be located in "green area")															
B. Convert to double meter															
7. Sprinkler System: A. Location of line, size, type of materials, and location of valve are shown on drawing. Valve is to be located at ROW or easement line.															
B. New tap required?															
C. Backflow preventer required, if so type of unit: 1. Reduce Pressure Zone 2. Other _____															

FIRE RELATED ITEMS			
1. Fire Hydrants			
A. The location of all existing fire hydrants within 300' of the property lines are indicated on the site plan.			
1. 300' maximum spacing required commercial			
2. 400' maximum spacing required residential			
2. Water Mains			
A. The location of all existing and proposed water mains surrounding the site are shown.			
1. Size _____			
2. Vendor _____			
3. Fire Lanes identified and properly marked and signed			
A. 18' minimum width			
B. 13.5' minimum vertical clearance			
C. Continuous unobstructed ingress and egress			
D. Unobstructed cul-de-sacs, indicate size			
4. Install Knox Box if necessary. (Check with Fire Department)			
BUILDING & NEIGHBORHOOD SERVICES RELATED ITEMS			
1. All trash enclosures are screened to a height of six feet on all sides.			
2. Accessory dwelling units			
A. Apartment and/or dormitory buildings not located within a complex provide one (1) dwelling unit out of each eight (8).			
Number Required _____ Number Shown _____			
B. Apartment and/or dormitory buildings located within a complex provide one (1) out of each ten (10) dwelling units.			
Number Required _____ Number Shown _____			

<p>3. Required number of disabled parking spaces with a minimum width of 16' including an 8' wide access aisle.</p> <table border="0"> <thead> <tr> <th data-bbox="115 186 315 211"><u>Total # of Spaces</u></th> <th data-bbox="451 186 756 211"><u>Disabled Spaces Required</u></th> <th data-bbox="1029 349 1417 373">Number Required _____</th> </tr> </thead> <tbody> <tr> <td>1-25</td> <td>(1) One</td> <td></td> </tr> <tr> <td>26-50</td> <td>(2) Two</td> <td></td> </tr> <tr> <td>51-75</td> <td>(3) Three</td> <td></td> </tr> <tr> <td>76-100</td> <td>(4) Four</td> <td></td> </tr> <tr> <td>101-150</td> <td>(5) Five</td> <td></td> </tr> <tr> <td>151-200</td> <td>(6) Six</td> <td></td> </tr> <tr> <td>201-300</td> <td>(7) Seven</td> <td></td> </tr> <tr> <td>301-400</td> <td>(8) Eight</td> <td></td> </tr> <tr> <td>401-500</td> <td>(9) Nine</td> <td></td> </tr> <tr> <td>501-1000</td> <td>2% of total #</td> <td></td> </tr> <tr> <td>over 1000</td> <td>20 plus 1 for each 100 over 1,000</td> <td></td> </tr> </tbody> </table>	<u>Total # of Spaces</u>	<u>Disabled Spaces Required</u>	Number Required _____	1-25	(1) One		26-50	(2) Two		51-75	(3) Three		76-100	(4) Four		101-150	(5) Five		151-200	(6) Six		201-300	(7) Seven		301-400	(8) Eight		401-500	(9) Nine		501-1000	2% of total #		over 1000	20 plus 1 for each 100 over 1,000				
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4. Adjacent disabled parking spaces do not share common access aisle.																																							
5. Freestanding disabled parking sign with \$250.00 fine is shown.																																							
6. Finished floor elevation for buildings is shown.																																							
7. Site access and site circulation are disabled accessible.																																							
8. Required pedestrian ramps meet applicable standards regarding rise and horizontal projection.																																							
9. Handrails are provided where required.																																							
10. Curb ramps are provided wherever an accessible route crosses a curb.																																							
11. Gratings located in walking surfaces have spaces no greater than one-half inch wide in one direction.																																							
12. Gratings with elongated openings are placed so the long dimension is perpendicular to the dominant direction of travel.																																							

POLICE RELATED ITEMS			
1. Lighting			
A. Parking lot lighting meets minimum ordinance requirements (Minimum of .125 footcandles at any space and average of .5 footcandles for the entire parking lot).			
B. Lighting in parking areas is sufficient to make customers and employees feel comfortable walking to and from vehicles after dark.			
C. Walkways, doorways, and windows well lighted.			
D. Lighting around building perimeter and parking areas negates hiding places.			
E. All exterior lighting is shown on site plan (building and parking lots).			
2. Surveillance			
A. In residential areas, the residents can view their surroundings, especially homes across from them.			
B. Commercial and industrial building design allows for visibility into parking areas by the occupants.			
C. Passing police patrols can see walkways, doors, windows and parking areas.			
D. The location of dumpster enclosure does not interfere with surveillance or conceal suspicious persons or activity.			
3. Building Design			
A. The placement of the structure, parking facilities, or other areas (laundry, recreation rooms, etc.) does not encourage assaults or other crimes.			
B. There are no design features which hinder visibility.			
C. Physical security devices (locks, doors, etc.) are used to enhance security and/or help mitigate design problems.			
D. How does the activity within the building affect surrounding buildings or land use?			

<p>4. Landscaping/Fencing</p> <p>A. Landscaping or fencing does not encourage crime by creating hidden locations or restricting access.</p>			
<p>B. Landscaping and/or fencing interferes with light fixtures.</p>			
<p>C. There are built in psychological barriers (hedges, etc.) which create defensible space.</p>			
<p>D. Vehicles in parking lots are visible to passing traffic and are not concealed by landscaping or fences.</p>			
<p>5. Circulation</p> <p>A. The driveways and parking lots are designed so they allow for smooth traffic flow, and do not conflict with pedestrian traffic.</p>			
<p>B. Circulation routes around the area are visible, and do not encourage assaults and other crime.</p>			

Other Comments:

DESIRABLE TREE PLANTING LIST FOR CARBONDALE, IL

15-25' Low Growing Species - Successful Varieties

1. Redbuds - Oklahoma, Forest Pansy
2. Crabapples - Zumi, Radiant, Naragansett, Indian Magic
3. Plum - Thundercloud
4. Hawthornes - Thornless variety for parking areas
5. Trident Maple
6. Amur Maple
7. Japanese Maple
8. Paperback Maple

25-40' Medium Size Tree - Successful Varieties

1. Flowering Pears - Whitehouse, Capitol, Cleveland Select
2. Yellow Wood
3. Golden Raintree
4. Hophorn Beam - European or American
5. Linden - Greenspire
6. Japanese Pagoda Tree

Large Trees - Successful Varieties

1. Sugar Maple - Green Mountain, Bonfire
2. River Birch - Heritage
3. Red Maple - Red Sunset, Autumn Blaze
4. Green Ash - Marshall Seedless, Patmore
5. White Ash - Autumn Purple, Autumn Applause
6. Sawtooth Oak
7. White Oak
8. Burr Oak
9. Swamp White Oak
10. Willow Oak
11. Red Oak
12. Bald Cypress
13. Zelkova - Village Green
14. Chinese Elm - Var. Parvifolia
15. American Linden - Redmond
16. Kentucky Coffeetree

TREES TO AVOID
(Disease or Maintenance Problems)

- | | |
|----------------------------------|-------------------|
| 1. Dogwood | 6. Pin Oaks |
| 2. White Pines | 7. Bradford Pears |
| 3. Older varieties of Crabapples | 8. Tulip Trees |
| 4. Honey Locust | 9. Mulberry |
| 5. Silver Maple | |

** Also, use Junipers (Kettleeri) for screening where possible rather than pines.

DESIGN STANDARDS

SECTION A - Landscaping, Light Glare from Vehicles, Drainage Designs, Rubbish, Garbage, Storage and Burning Areas

A. LANDSCAPING

1. All front yards shall be landscaped to soften the effect the building creates at ground level. Such landscaping to be approved by the Planning Director and reviewed by the Police Chief. (Grass, sod, or seed does not constitute landscaping).

2. All parking lots of more than 5 parking spaces shall include planted trees in accordance with the following schedule:

1 - 5 spaces no trees required

6 - 30 spaces 1 tree for each 6 spaces or fraction thereof up to 30 spaces

31 - 100 spaces 5 trees for the first 30 spaces, plus 1 tree for each additional 7 spaces or fraction thereof

101 - 196 spaces 15 trees for the first 100 spaces, plus 1 tree for each additional 8 spaces or fraction thereof

197 - 304 spaces 27 trees for the first 196 spaces, plus 1 tree for each additional 9 spaces or fraction thereof

305 - 504 spaces 39 trees for the first 305 spaces, plus 1 tree for each additional 10 spaces or fraction thereof

505 or more spaces 59 trees for the first 505 spaces, plus 1 tree for each additional 11 spaces or fraction thereof

Trees should be at least 1 and ½ inches in diameter at a point 3 feet above the ground when planted; trees shall be a hardy, fast-growing type approved by the Planning Director and shall be protected from potential damage by vehicles.

30% of required trees shall be placed within the perimeter of the actual parking surface area in those parking lots over twenty spaces.

The Director of Code Enforcement shall periodically direct the inspection of trees planted as a site plan requirement to ascertain whether or not the trees are alive. In the event the trees have died or been removed, the Code Enforcement Director shall require their replacement. If compliance is not received within three months of written notice to the property owner from the Code Enforcement Director, the Code Enforcement Director shall take appropriate steps to secure compliance as allowed in Section 15-1B-13 of this Code.

3. Existing trees shall be preserved where possible.

4. Surface denuded of vegetation shall be seeded or sodded to prevent soil erosion.

B. LIGHT GLARE FROM VEHICLES

When a building, parking lot or driveway adjoins or is within 300 feet of a residential area, provision shall be made to screen all vehicle lights to curtail direct illumination of the residential area; screening provided on the land may be provided by the use of closely-spaced evergreen trees or physical structures which will harmonize with the developed use of the land and with the residential area. Vehicle lights need not be screened on that portion of a site bounded by and parallel to a street.

C. DRAINAGE DESIGN (Contact Public Works Department for Standards)

1. Drainage designs shall be laid out by a professional engineer in accordance with Code requirements and good engineering practices.
2. Run-off water from parking lots, roofs, and driveways shall not be allowed to cross sidewalks or to run onto private property that is not a part of the site unless easements have been obtained.
3. Surface run-off waters shall be directed into municipal facilities; where municipal facilities are inadequate or not available, a drainage retention area or a drainage detention area owned or controlled by the owner or developer shall be provided sufficient to not allow a greater discharge rate in a 5-year flood with a 1-hour duration from the improved site than that which would be discharged from the site if it were covered by grass.
4. Sanitary sewage shall be directed into municipal facilities where such facilities are available; where municipal facilities are not available, approval of the Jackson County Health Department, or its successor, is required.
5. Retaining walls shall be constructed where necessary for land stabilization.

D. RUBBISH, GARBAGE, STORAGE AND BURNING AREAS

Outside rubbish, garbage, storage and burning areas shall be permanently screened from view to a height of at least six feet and shall be constructed to prevent accidental dispersal of the materials contained within.

OFF-STREET PARKING
(Section 15-2F-3 of City Code)

DESIGN STANDARDS FOR PUBLIC AND PRIVATE OFF-STREET PARKING LOTS CONTAINING MORE THAN FOUR SPACES

Before the maintenance, operation or improvement of an off-street parking lot, with more than four spaces, a certificate of zoning use shall be obtained for same. No permit shall be issued until the plans and specifications of the lot have been submitted to the administrative official and it is determined that all of the following standards will be met.

1. Minimum Parking Space Requirements: Each required parking space shall meet the following minimum stall requirements which are based on the size of the vehicle to be parked:

Table A. - Minimum Parking Stall Dimensions		
Parking Space Stall Type		Minimum Parking Stall Size
Type I	(STD) Standard Car Spaces (Design Vehicle 6' 8" x 18' 0")	8' 8" x 18' 0"
Type II	(PAR-STD) Parallel/Standard Spaces (Design Vehicle 6' 8" x 18' 0")	8' 0" x 21' 0"
Type III	(HAND) Handicap Spaces	Provided in accordance with Sec. 4-1-7 of this Code

2. Space And Aisle Construction:

a. All spaces and aisles in the R-1, R-1-D, R-2, R-3, PUD, RMH, BI, PA, PAR, SB, BPL, BPR, BRD, BWA, LI, GI, and II districts of this chapter shall be constructed as set forth in "Standard Specifications For Road And Bridge Construction" by the department of transportation of the state, as adopted July 2, 1973, or as hereafter supplemented, amended or superseded as follows with: 1) a minimum of six inches (6") of stabilized rock, gravel, or crushed stone base, and surfaced with two inches (2") of bituminous concrete; or 2) a minimum of six inches (6") of Portland cement concrete poured over earth compacted to ninety percent (90%) standard laboratory density, unless, due to soil conditions or other concerns, higher standards are deemed necessary by the public works director and concurred with by the development assistance committee as provided by section 15-1B-7 of this title. All spaces and aisles in the LI, GI and II districts that are designated to be used only for employee parking, and marked with appropriate signs, may be constructed to the standards as outlined in subsection E2b of this section.

b. All spaces and aisles in all F, AG, and RR districts of this chapter shall be constructed with: a minimum of six inches (6") of stabilized rock, gravel, or crushed stone base, and surfaced with a type A-3 surface as set forth in "Standard Specifications For Road And Bridge Construction" by the department of transportation of the state, as adopted July 2, 1973, or as hereafter supplemented, amended or superseded, unless due to other concerns, higher standards are deemed necessary by the public works director and concurred with by the development assistance committee as provided by section 15-1B-7 of this title.

3. Not more than 30% of the spaces in any off-street parking lot may be designed for exclusive use by small cars. All Small Car Only (SCO) spaces shall be designed and constructed in accordance with Sec. 15-2F-3.D.14 of this Article. A signage system to identify each small car space shall be provided. Such signage system will be approved by the Administrative Official.
4. Parking lots shall be designed to alleviate the problem of vehicles backing into the street, alleys and sidewalks.
5. The location of each parking space, each entrance or exit, and the direction of traffic flow shall be marked by appropriate traffic control signs and surface marking.
6. Entrances and exits shall be located so as to minimize traffic congestion and shall be approved by the Administrative Official.
7. Provisions shall be made for a safe and convenient circulation pattern within any parking lot.
8. Proposed curb cut widths shall be kept to a minimum consistent with vehicular and pedestrian safety; curb cut radii shall allow safe ingress and egress of vehicles from and to the proper lane of traffic on the street which they adjoin. Existing curb cuts and curb cut radii shall be used only if they comply with standards for proposed curb cuts and curb radii. If existing curb cuts are not utilized at the time of development, the curb cut shall be removed and replaced in accordance with existing street conditions.
9. Where more than five rows of parking are provided, concrete curbs or bumper blocks shall be installed in at least every second double row of parking of every third single row parking and in addition to all parking lots shall provide bumper blocks or wheel stops to prevent encroachment of vehicles on sidewalks.
10. Any signs installed, which shall be limited to indicating ownership and the permitted use thereof and/or fees to be charged for parking privileges, shall not exceed four (4) square feet in area.
11. Shelter for the use of a parking lot attendant (if any) erected on a parking lot shall not exceed 300 cubic feet and shall be designed so as to compliment its surroundings.
12. Where parking lots are to be used after dark, a system of lighting shall be provided.
 - a. A minimum of .125 foot candles of illumination at any space and an average of .5 foot candles of illumination for the entire lot shall be provided and the foot candles of illumination shall be consistent with City codes and subject to review of the Police Chief.
 - b. All lights shall be shielded to prevent glare on adjacent properties.
 - c. No festoon lights shall be allowed.
 - d. In all residential areas, the maximum height above ground level of lights shall be fifteen (15) feet.
 - e. In commercial or industrial areas the maximum height above ground level of lights shall be thirty (30) feet.
13. Parking lots shall be designed to avoid creating large open expanses of paving. All parking lots over five (5) cars shall include trees in accordance with the standards established by Sec. 15-1B-5.A.2. of this Article. Furthermore, including such aforementioned trees, plantings of a decorative nature shall be provided in areas totaling a minimum of 10% of the total parking lot area. Existing trees shall be preserved where possible. Surfaces denuded of vegetation shall be seeded or sodded to prevent soil erosion.

14. Minimum Off-Street Parking Lot (aisle) Module Dimensions: All public and private off-street parking lots shall meet the following minimum module standards: The parking module (dimension C per FIGURE B) shall be computed by adding the vehicle projection in the parked stall (dimension A) to the required aisle width (dimension B) for that angle of parking. The module shall be the clear dimension between walls or other obstructions except that columns of a combined maximum dimension of 2' 0" may protrude into a module with a parking angle between 45 degrees and 75 degrees up to 2' 0" from the face of the wall. Where wheel stops or curbs are placed, the distance of face of curb from module edge shall not exceed the overhang dimension. (E). If one row of stalls is composed of standard stalls, the aisle width required shall be the greater of the aisle widths required for either stall type. If the parking stalls are interlocked, the total module may be reduced by one interlock dimension (D) for each row of cars in a module that is interlocked with a row in an adjacent module. The "typical module" C is the sum of two vehicle projections and the required aisle for that stall type and angle.

Bufferyards
(Section 15-2C-3.B.16 of the City Code)

The following regulations are to provide a landscaped buffer (bufferyard) between residential and non-residential or high density residential uses to act as a sound buffer and visual barrier. The bufferyard regulations are designed to minimize the potential nuisances and reduce the negative impacts associated with the non-residential or high density residential use.

When a non-residential use or parking area for such a use is established adjacent to and within 300' of a residentially zoned (RR, R-1, R-2, R-2.2, R-2.4, R-2.8, R-3, PUD, RMH, MHS) property, or when a multiple dwelling use (more than two dwelling units in a structure) or parking area for such use is established adjacent to and within 300' of a RR, R-1, R-2.2 or MHS district, a minimum 10 foot wide bufferyard must be provided by the developer of the non-residential or multiple dwelling use, between it and the residentially zoned property.

The bufferyard shall in most cases be located along the adjoining property line; however, where topographical differences or other circumstances dictate, the bufferyard may be required to be located off of the property line. The bufferyard takes precedence over any lesser required setback and in the case of where other buffering requirements differ from these regulations the more stringent requirements shall apply.

The bufferyard shall not contain any impervious surface and shall be landscaped to a height of at least 6 feet to screen the adjoining residential property from ground level to a minimum of 6 feet above ground level. "To screen" means densely planted vegetation that is sight-obscuring and that prevents direct illumination from passing through from one side to the other. The densely planted vegetation will normally be of evergreen type; however, other vegetation may be permitted if it can be demonstrated to the Administrative Official to meet the screening requirements. In addition to the plantings required to form a minimum 6 foot high screen, 1 tree shall be planted in the bufferyard every 25 feet to act as an additional sound buffer and to partially screen direct illumination above 6 feet in height. The additional trees are not required in cases where the 6 foot high bufferyard screen is comprised of evergreen trees that also provide a screen from the ground to a point at least 10 feet above ground level, 2 years from the date of planting. Where special circumstances exist, such as differences in elevation or the need to screen below a mature landscaped border, a 6 foot high opaque fence, wall, or earth berm shall be required in addition to, or in lieu of, the required landscaping and may be required at a location other than in the bufferyard.

The developer, owner and tenant shall be jointly and severally responsible for installing and maintaining all landscaping in a healthy, neat and orderly condition, and replace it when necessary. The landscaping used to provide the 6 foot high screen must reach the required height and density within 2 years from the date of planting. The required additional trees must be of a species that has a canopy, the bottom of which exceeds 6 feet in height 2 years from the date of planting.

Provisions of the section shall not apply in the following circumstances:

- a. When the property line abuts a public street or railroad right-of-way.
- b. Within 15' of the edge of a street surface or curblineline to prevent obstructing visibility.
- c. When the adjoining residentially zoned property is being legally used for a non-residential purpose.
- d. When the non-residential use is compatible with a residential use, such as cropland, forests, parks, etc. (The parking lot or active recreational area of a park requires a bufferyard).

- e. When the use of a property changes from one non-residential or high density residential use to another non-residential use and when the new use does not result in increase in noise or light reaching a residential use that would otherwise be required to be protected by a bufferyard.
- f. When natural features of the property provide the required screening and bufferyard.
- g. Existing legal non-residential uses or proposed uses that have an approved site plan on file (the date of approval of the section) unless expansion beyond that approved (as of date of approval of this section) occurs in the direction of or parallel to a residential use. (Ord. No. 88-22).

**ENGINEER'S CERTIFICATION
OF DRAINAGE DESIGN
FOR SITE PLAN**

I, _____, Illinois Registered Professional Engineer Number _____, do hereby certify I have reviewed or laid out the surface drainage on the following site: _____

The following parameters were used in the design:

Storm Duration & Frequency: _____ (5 yr., 1 hr., min.)

Pre-Development Runoff Rate: _____ CFS

Post-Development Runoff Rate Without Detention: _____ CFS

Post-Development Runoff Rate With Detention: _____ CFS

Detention Storage Provided: _____ CF

SEAL

Date of Signing

ILL. P.E. License Expiration Date

Signature