

# Deerfield Appearance Code

VILLAGE OF DEERFIELD, ILLINOIS



## BUILDING & SITE

### Mission Statement: Good Design is Good Business

Over the years the Village of Deerfield has taken many steps to ensure the health, safety, and welfare of the Village Center and the outlying commercial areas. The establishment of the Appearance Review Commission in 1986 and the adoption of the Appearance Code represent Deerfield's conscious efforts to protect and to keep Deerfield a desirable community. We take pride in our community and recognize the value of good design, knowing that good design is good economic development. What we see daily in our community, consciously and subconsciously, influences our lives. People are attracted to properties and businesses that are well designed. Poor appearance and lack of property maintenance lead to decline in customers, loss of revenues, and decreased property values.

This user-friendly booklet is intended to provide a clear understanding of the appearance standards that create Deerfield's character. Many businesses establish branding to promote their identity; the Village of Deerfield also has a brand (Deerfield's character) and we need to work together to preserve and enhance our community. Please familiarize yourself with the requirements and expectations. You are a part of the fabric that comprises the Deerfield community and we welcome your request for improvements.

# VILLAGE OF DEERFIELD

## DEERFIELD APPEARANCE CODE

Dedicated to:

### **RICHARD COEN**

for his Commitment, Integrity and Leadership  
as a Member (1992-2016) and Chairman (1998-2016) of the  
Appearance Review Commission

**HARRIET ROSENTHAL**, Mayor  
Kent Street, Village Manager

Trustees:      Alan L. Farkas      Thomas L. Jester      Robert D. Nadler  
                 William Seiden      Daniel C. Shapiro      Barbara Struthers

### **ACKNOWLEDGEMENTS**

#### APPEARANCE REVIEW COMMISSION

Dick Coen, Chairman

Commissioners:    Beth Chaitman      Lisa Dunn      Sean Ehlke  
                 Sherry Flores      Jason Golub      Jim Hollis  
                 Elizabeth Low      Daniel Moons

Village Staff:      Jean C. Spagnoli, Village Planner  
                 Jeri Cotton, Secretary

Landscape  
Consultants:      Barbara Rosborough, Co-owner Rosborough Partners, Inc.  
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                 Conserve Lake County, Grayslake, Illinois

Exhibits: Photographs taken by and Illustrations drawn by: Jean C. Spagnoli, Village Planner

# Deerfield Appearance Code Building & Site

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Deerfield Appearance Code SIGNS (separate booklet)

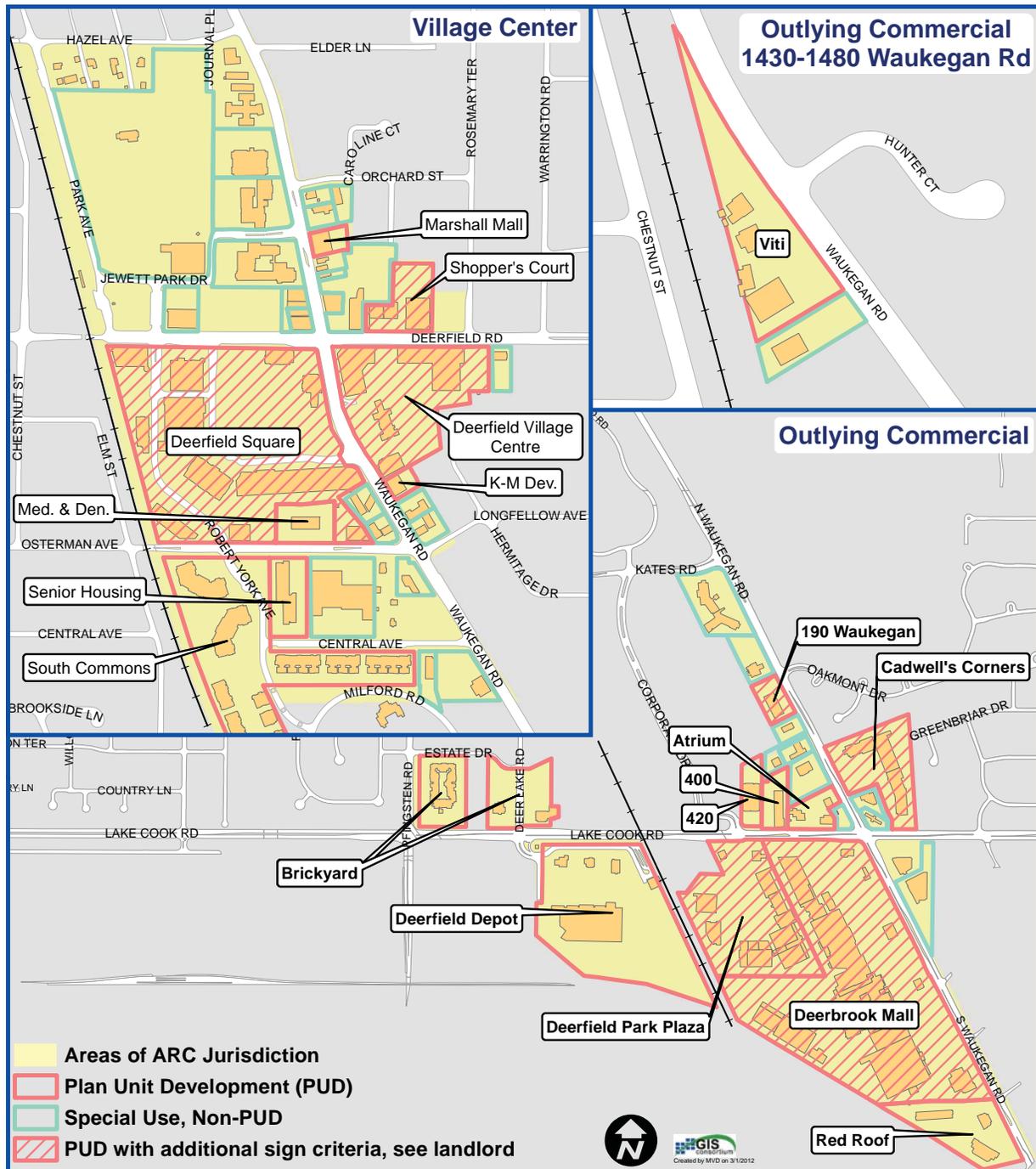
# Jurisdiction

The Appearance Review Commission (ARC) reviews requests for new construction and any alterations to a building exterior or site, including signs, landscaping, and any design features that are visible to the general public within designated areas. Specifically, the ARC's jurisdiction applies to properties that are located in the Village Center and the outlying commercial areas (see map).

# Approval

A Certificate of Approval from the ARC must be obtained before a building permit will be issued, or before any changes in a Planned Unit Development (PUD) or Special Use can occur. The first step in the approval process is to contact the Village Planner at 847-719-7483.

Petitions must comply with all Village ordinances and codes, which can be located on the Village's website at [www.deerfield.il.us](http://www.deerfield.il.us). Click on the Village Government tab to find Village Ordinances and Codes.



## Deerfield Appearance Code

### Criteria for Appearance

The purpose of these criteria is to establish a checklist of those items which affect the physical aspect of the Village of Deerfield's environment. Pertinent to appearance is the design of the site, building and structures, plantings, signs, street hardware, and miscellaneous other objects which are observed by the public.

These criteria are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles which can result in creative solutions that will develop a satisfactory visual appearance within the Village, preserve taxable values, and promote the public health, safety and welfare.

### **FACTORS FOR EVALUATION**

The following factors and characteristics which affect the appearance of a development will govern the Appearance Review Commission's evaluation of a design submission:

1. *Conformance to Village Ordinances and Appearance Code criteria.*
2. *Logic of design.*
3. *Exterior space utilization.*
4. *Architectural character.*
5. *Attractiveness.*
6. *Material selection.*
7. *Harmony and compatibility.*
8. *Circulation – vehicular and pedestrian.*
9. *Maintenance aspects.*
10. *Mobility for change in the future.*
11. *Quality of contribution to the entire architectural concept.*
12. *Sustainability*

# Deerfield Appearance Code

## Building Design

1. *Architectural Style*: The evaluation of the appearance of a project shall be based on the logic of its design, architectural character and relationship to the surrounding area and community. Monotony of design in single or multiple structure projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. Architectural style is unrestricted; however, inappropriate and incompatible designs or concepts shall be avoided.
2. *Large Structures*: Flat facades, vertical and horizontal, shall be avoided in larger buildings. Varying the parapet and providing articulation and modulation in the facade will reduce the visual expanse of the structure. This will also add visual interest creating an aesthetically pleasing structure.
  - a. Consideration should be given to larger buildings being broken into multiple buildings if possible, or into smaller building mass elements through varied rooflines, varied façade planes, upper story setbacks, front elevation windows, etc.
  - b. In the Village Center, the design of the façade should be in keeping with the historic lot size. Deerfield's historic lot sizes were approximately 50 feet wide. The parapet height, recesses and materials should vary accordingly.
3. *Scale*: Structures shall be of an appropriate scale and mass to be harmonious with their sites, neighboring buildings and developments, and the community.
4. *Materials*:
  - a. Building materials shall be durable and conducive to easy maintenance and upkeep.
  - b. Materials shall be selected and scaled for suitability to the type of structure and design in which they are used.
  - c. Structures shall have the same harmonious materials used on all elevations that are wholly or partly visible to the public from a public or private street, place, way or adjacent property.
  - d. In choosing exterior materials and finishes for new construction, additions, alterations and renovations, the following shall be considered:
    - (1) EIFS (such as Dryvit) material, and stucco are not to be used as a primary material, and should be limited to applications above the pedestrian level (approximately 10 feet above the ground).
    - (2) Aluminum and vinyl siding (residential type) shall not be used on commercial buildings.
    - (3) Metal panels shall be installed with an appropriate gauge thickness so as to avoid the oil-canning effect (buckling or waviness of the metal).

- (4) Panel finishes shall not show blistering, pimpling or delamination.
  - (5) Painting of masonry materials, including stone, brick and certain block, is strongly discouraged.
  - (6) Mirrored, reflective or dark tinted glass is discouraged, especially at the pedestrian and grade level. Also, applied glass films may be granted, if an unsightly view exists – see Window Sign Regulations (Deerfield Zoning Ordinance, Article 9.02-B, 13).
  - (7) Brick and stone convey permanence and are preferred building materials.
5. *Primary Entrance:* The main entrances shall be oriented to a public street or prominent public area, and should be a clearly defined architectural feature of the building.
- a. Every building shall incorporate building address numerals that shall be a minimum of three inches in height, a contrasting color to the mounting surface, and placed on the building facing the public street for which the address is given, or if not possible, a public way.
6. *Components:* Building components such as windows, doors, eaves, and parapets shall have appropriate proportions and relationships to one another and to the building as a whole. A façade that includes non-structural and non-functional elements designed to attract attention is not appropriate, and may be considered signage. Some examples may include murals, ghost signs and images.
- a. Art objects are a component of building/site design and shall be reviewed for their scale, placement and appropriateness.
  - b. When designing a commercial building or structure, consideration shall be given to the placement of future tenant signs.
7. *Colors:* Colors shall be harmonious. Bright or brilliant colors should be minimized and may be used only for accents and must be compatible with the overall color scheme. Large expanses of a single color are discouraged.
8. *Appurtenances:* All gas and electric meters, downspouts, and other appurtenances shall either be incorporated internally into the structure or be of similar color and/or materials to the principal structure. Outside remote utility readers shall be placed or screened in such a manner as not to be seen from a public way.
9. *Roofs:*
- a. Visible and pitched roofs should be of a material, color and texture appropriate to the building design character and use.
  - b. Pitched roofs should have overhangs which define the roof/wall interface.
  - c. Gable and pitched roofs should be scaled to the face of the building so as not to dominate the elevation nor be so small as to lack a feeling of closure and protection.

- d. In the Village Center, consider pitched, sloped or gable roofs in keeping with Deerfield's historic character and development.
- e. Perimeter lighting that outlines the expanse of the building or a specific building feature/element that is meant to draw attention to the structure, such as signage is meant to do, will not be allowed. Exemption: Holiday Decorations (Zoning Ordinance 9.01-A,3).

10. *Awnings & Canopies:*

- a. The lowest point of a canopy or an awning's framework shall be a minimum of eight (8) feet above the ground, with a canvas valance having a minimum clearance of seven (7) feet, two (2) inches above the ground.
- b. Awnings shall be designed to project over individual window and door openings. Long expanses of awnings are discouraged.
- c. Awnings and canopies should be an enhancement to the building and shall be mounted in such a way as to not cover any ornamental feature of the building.
- d. In multi-tenant/multi-unit buildings, awnings/canopies should be coordinated to complement the overall architecture of the center.
- e. Awning/canopy colors should enhance and complement the building and any adjacent awnings.
- f. An awning/canopy may be used as a background for an allowed wall sign, in lieu of a sign mounted directly to the building wall. If the valance is used for the sign, a margin must be provided at the top and bottom of the valance as well as either end, providing negative space around the sign.
- g. No part of an awning shall be made of a translucent material that would allow light from the interior of the awning to illuminate through the awning material.
- h. Awnings shall be well maintained and replaced when necessary. Torn, frayed, damaged, faded, stained, or dirty awnings must be cleaned, repaired or replaced with the same approved material and color.

11. *Upper Level Decks and Balconies:*

- a. Decks and balconies above the first floor should be screened from public view with materials harmonious to the building; or
- b. Located so as not to be visible from the adjacent public street(s).
- c. In the Village Center, decks and balconies for office or residential use (private use) should not face a major arterial street, Waukegan or Deerfield Roads. For patio and grade level decks see: Relationship of Building(s) to site and adjacent areas.

12. *Mechanical Equipment:* Mechanical and utility equipment located on the roof or exterior of a building shall either be:

- a. Screened from public view with materials harmonious to the building; or
- b. Located so as not to be visible from a public way.

13. *Sustainable Design*: Sustainable design is encouraged, and any exterior feature of such system and/or material(s) shall be integrated into the building's overall architectural design. When feasible consider proven sustainable design, including but not limited to active and passive solar and geo-thermal. Use of locally-produced building materials is encouraged. For "green" ideas go to the U.S. Green Building Council website, or other "green" websites.  
Any solar panels or wind energy systems must meet the regulations described in Deerfield Zoning Ordinance, Article 2.10: Alternative Energy Systems.

# Large Structures

Big-box stores

**NO** 

Flat facades

**YES**

Varied facade with differing parapet heights, recesses and materials.



Village Center facade design

**YES** 

Broken into smaller visual units, in keeping with Deerfield's historic character. See Building Design 2b.



Materials: Glass

YES ✓

Glass provides a welcoming view into an establishment and an opportunity to display items for sale.

YES ✓

Clear glass allows natural daylight to enter the space which can result in reduced energy costs. Also, clear glass allows views into the building interiors which provides for a safer environment.



NO

Glass is a transparent material and completely blocking the light and vision into the space is not appropriate.

Exception for unsightly views, see Window Sign Regulations



YES ✓

If an unsightly view existing, it may be necessary to cover the window area. An opaque window film, in a color that works well with the building design, applied to the inside of the glass would be an appropriate solution.

Materials: EIFS (exterior insulation finishing system) and Stucco



Stucco and EIFS are soft materials that can be easily chipped or marred resulting in damage to the material and a poor appearance. Also, there is a history of water infiltration problems with these materials.

YES



EIFS is better suited for applications above the pedestrian level, such as a background for signs.



## Components

Example of non-structural and non-functional elements used to attract attention. See Building Design 6.



The building facade could be considered a sign, and therefore, is not appropriate.



The box raceway is not an appropriate building element. The sign structure does not relate to anything in the development and conceals the building's decorative corner design.



# Components: Signs

A business sign shall include any illustration, insignia, display or identification, which directs attention to that business or commodity, service, activity or entertainment sold or offered within the building or premises.



The yellow and red canopy elements are considered signage. The surface face of sign elements must be flat. Three dimensional signage is not allowed.



The flat faced vinyl stripes are considered signage. Only signs that are within the allowable square footage may be granted.



Wall signs must be mounted directly to the outermost wall, not above the wall. When designing a building, accommodations need to be made for sign placement.

# Awnings & Canopies

YES ✓

The style, color and placement of an awning shall complement the building architecture.



YES ✓

An awning can provide shade and shelter, and provide a decorative focal point for the entrance.

NO

An awning which wraps around the entire building ignores the building architecture.



NO

The awning material shall not allow light to pass through the fabric.

# Upper Level Decks and Balconies



Front building facade facing major road



Back side of building with balconies and landscaping



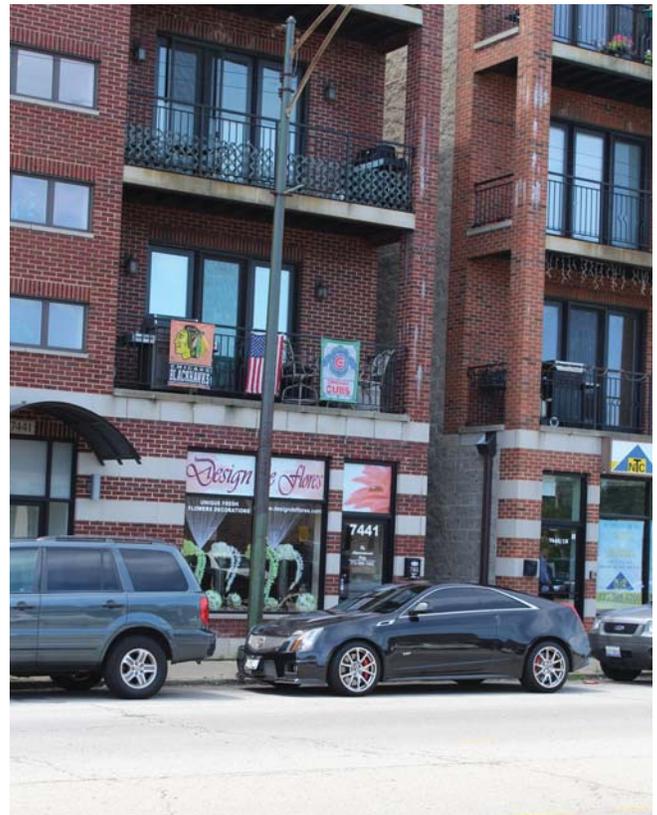
**NO**

Residential balconies shall not face a major arterial road.



**NO**

Unscreened decks and balconies



# Mechanical Equipment



Mechanical items such as refrigeration, heating and air conditioning equipment when placed on the roof, known as rooftop units (RTU), shall not be visible to public view.



YES



If the rooftop unit(s) cannot be located in such a manner as to be shielded from public view, then that RTU(s) should be screened with materials to lessen the impact of the unsightly view.



The RTUs are hidden from public view by the parapet wall (the building's design). When designing a building or structure consideration shall be given to the concealment of the RTUs from public view.



## Deerfield Appearance Code

### **Relationship of Building(s) to site and adjacent areas**

1. *Building & Structure Location:* The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate landscaping, safe vehicular and pedestrian circulation, and appropriate parking areas. Setbacks and yard requirements greater than the minimum required by the zoning district are encouraged if necessary to provide a harmonious relationship between buildings and structures.
2. *Secondary Building Access:* Buildings with parking located behind are encouraged to provide access through a rear (or secondary) entrance for customer/employee convenience. Elements such as signage, paving, and landscape treatments are key items to such orientation. These items/materials shall be consistent in design with the development as a whole.
3. *Compatibility:* The height and scale of each building and structure shall be compatible with its site and existing adjacent buildings. When neighboring buildings are differing in architectural designs, compatibility shall be gained by such means as screens, sight breaks, and materials.
  - a. *Building Mass Transition:* Taller buildings when placed adjacent to shorter structures may need a visual transition. Consider stepping back the upper stories and using other architecture techniques to transition gradually and minimize the adverse impact on the surrounding area.
4. *Public Spaces:* Pedestrian-friendliness is encouraged. Open spaces, pedestrian plazas, courtyards, and outdoor seating areas along with pedestrian scale amenities should be provided when possible and should be easily accessible from adjacent streets or sidewalks.
5. *Patios and Grade Level Decks:* Outdoor dining and seating areas adjacent to streets and/or parking areas should be protected by a perimeter barrier, such as fencing, planters or bollards. The barrier(s) shall be appropriately designed for safety and shall be aesthetically compatible with the development.
6. *Bike Facilities:* Where appropriate, bicycle storage (bike racks) shall be provided with appropriate paving connections. Safe circulation for bicycle traffic shall be provided within the site and with connections to adjacent properties (Zoning Ord. 2.09). The bike rack design shall coordinate with the other site furnishings.

7. *Drive-through:* Vehicle stacking lanes and components associated with a drive-through, including canopies, menu boards, speakers and such, should be located to the rear or side of a building , on a non-street facing side. Such components should coordinate (style, material and color) with the building design.
8. *Utility Services:* Newly installed utility services, and service revisions necessitated by exterior alterations, are strongly encouraged to be underground. Satellite dishes and cell towers shall be appropriately concealed.
9. *Neighborly Considerations:* Project features such as service entrances, loading zones, and mechanical and electrical equipment should be located to minimize their impact on adjacent properties, along with providing adequate screening, if necessary.

# Compatibility



New development must be compatible with the existing area. When infilling with larger buildings, the taller building(s) should gradually transition by stepping down near smaller buildings and varying the roof forms to reduce the apparent size of the building. See 3a, Building Mass Transition.

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# Public Spaces



Benches, water fountain, sculptures, lighted bollards, decorative pavers, flower gardens, and trees are items that help create an inviting space for the public. Developers should consider incorporating pedestrian spaces, especially in larger developments.

## Patios and Grade Level Decks

YES ✓

Patio seating next to parking is protected by a curbed planting area and fencing.



✓ YES

The rail and planters, next to the outdoor dining, provide a beautiful barrier from the adjacent roadway.

NO

Adjacent to parking, the outdoor dining area is not protected. Appropriately designed safety elements, such as bollards, planters or fencing, shall be used.



# Deerfield Appearance Code

## Lighting

All that is needed is the right amount of light, in the right place, at the right time – more light just means wasted light and energy and can be a nuisance to the general public. Too little light can be unsafe.

1. *Site Photometric Plan:* When requesting outdoor light fixtures to be installed or existing fixtures to be substantially modified, and whenever a Special Use Permit is requested (when appropriate), an exterior lighting plan shall be submitted to the Village to determine whether the requirements of this Section have been met. Previously approved photometric plans are not required to comply with this section until more than 50 percent of the original existing lighting fixtures, standards, and/or elements are changed or removed.

The lighting plan shall include, but is not limited to:

- a. Description of the proposed lighting fixture (e.g. a catalog page, cut sheet, photograph) including the mounting method.
  - b. A graphic representation of the fixture's light distribution at all angles vertically and horizontally.
  - c. A site plan (in scale) indicating the location of the proposed light fixtures, mounting and/or installation height, type of lamp (e.g. metal halide, LED), overall illumination levels (in foot-candles, at appropriate intervals including at property lines), and show the average foot-candles, uniformity ratio and minimum foot-candles as required below.
2. *Location:*
    - a. Lighting should be provided to aid in public safety and should include the illumination of entries, signage, adjacent pedestrian and parking areas. Security lighting should be concealed from view to the extent possible.
    - b. Light poles shall be located in such a manner that they do not interfere with any vehicular movements or pedestrian ways. Light poles within a parking area should be located within a curbed landscaped island, thereby providing the pole protection from vehicles.
3. *Illumination Levels:*
    - a. Lighting levels at grade shall be zero (0) at property lines adjacent to residential districts, and near zero at all other property lines. Light trespassing is not appropriate.
    - b. An appropriate light pole height, in scale with the building(s) and site, shall be used to obtain the proper illumination and cannot exceed the maximum pole height as set forth in "d." below.

- c. Light levels shall be measured in the horizontal plane, at ground level.
- d. Lighting shall be evenly distributed with an average uniformity maintained to avoid “hot spots” and dark zones in all parking lots, driveways and walkways. Appropriate and adequate levels of illumination shall be provided for each particular situation.

i. Commercial and Public Activity:

Parking Lots:

- average foot candles shall not exceed 2.0
- average/minimum uniformity ratio shall be 4:1
- minimum foot candles 0.2 (exception 2.a. above)
- In the C-1 and C-2 zoning districts, the light pole height from grade shall not exceed 25 feet

Walkways:

- minimum foot candles 0.6
- average/minimum uniformity ratio shall be 4:1
- In the C-1 and C-2 zoning districts, the light pole height from grade shall not exceed 14 feet

ii. Gasoline Fuel Station:

Pump Area:

- average foot candles shall not exceed 30
- average/minimum uniformity ratio shall be 3:1

Parking and Approach:

- average foot candles shall not exceed 15
- average/minimum uniformity ratio shall be 4:1
- minimum foot candles 0.2 (exception 2.a. above)
- light pole height from grade shall not exceed 22 feet

Walkways:

- minimum foot candles 0.6
- average/minimum uniformity ratio shall be 4:1
- light pole height from grade shall not exceed 14 feet

iii. Multi-Family Residential:

Parking Lots:

- average foot candles shall not exceed 1.5
- average/minimum uniformity ratio shall be 4:1
- minimum foot candles 0.2 (exception 2.a. above)
- light pole height from grade shall not exceed 14 feet

Walkways:

- minimum foot candles 0.6
- average/minimum uniformity ratio shall be 4:1
- light pole height from grade shall not exceed 14 feet

4. *Exposed Light Source:* The use of exposed neon tubing, LED strips or exposed bulbs, such as marquee lighting, used as an accent material or otherwise, on any structure, building or sign is strictly prohibited.
  - a. Also, an exposed light source within 4 feet of the interior of a window or glass area is strictly prohibited. Only indirect lighting shall be used.
5. *Color:* Light source specifications in the site fixtures shall be consistent throughout the development in order to provide uniform color and a safe environment. Low Pressure Sodium and Mercury Vapor lamps shall not be used.
6. *Dark–Sky:* Free-standing fixtures that incorporate uplighting which causes artificial sky glow shall be avoided. Fully shielded luminaires or fixtures with interior baffling should be used. (Sky glow reduces one’s ability to view the night sky.)
  - a. All parking lot lighting shall not have light emitted above 90 degrees. See illustration.
7. *Design Plan:* Free-standing fixtures should be coordinated in appearance with building-mounted light fixtures, and shall be compatible with the overall architectural design for the property.
8. *Glare:* No light source shall cast direct or indirect (from reflective surfaces) rays that could be a hazard or a nuisance to the public. Glare can be visually disabling.
  - a. All exposed light sources shall be shielded from view from public rights-of-way and residential districts.
9. *Canopy Lighting:* Light fixtures used in a canopy structure shall be directed downwards, without light spilling from the sides of the fixture. Drop or sag lensed type fixtures are not allowed.
  - a. The sides of canopies should be non-illuminated.
10. *Interior Lighting:* During non-operational hours, the interior illumination that is visible from the exterior shall be extinguished or minimized. In no instance shall a light source, within a building, be directed to an exterior window. Exception: exposed neon signs - see Window Sign Regulations (Deerfield Zoning Ordinance, Article 9.02-B,13).

# Exposed Light Source

Marquee lighting



**NO** Exposed light bulbs used in a window area (interior or exterior); or on a sign; or used on a building are not allowed.



**NO**

Exposed neon tubing



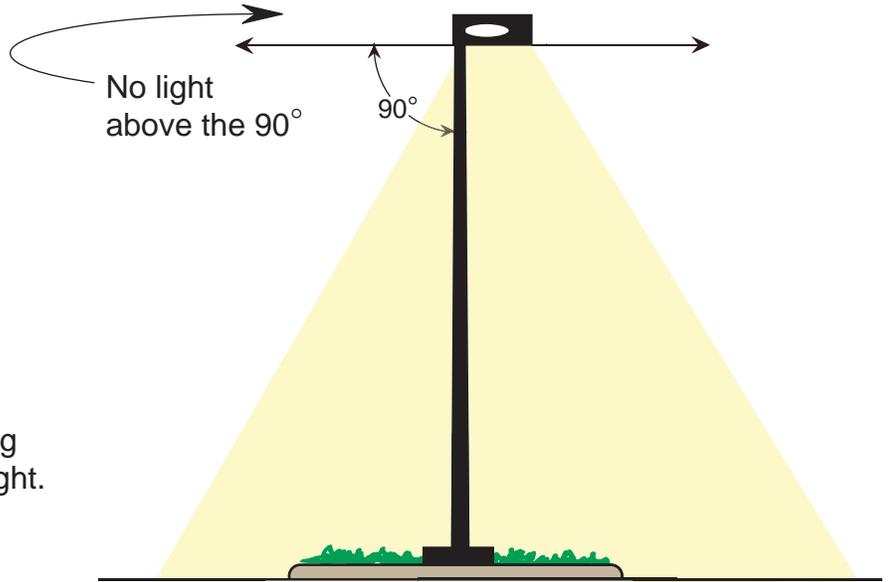
**NO** LED strip lighting



# Dark-Sky

## Parking Lot Fixtures

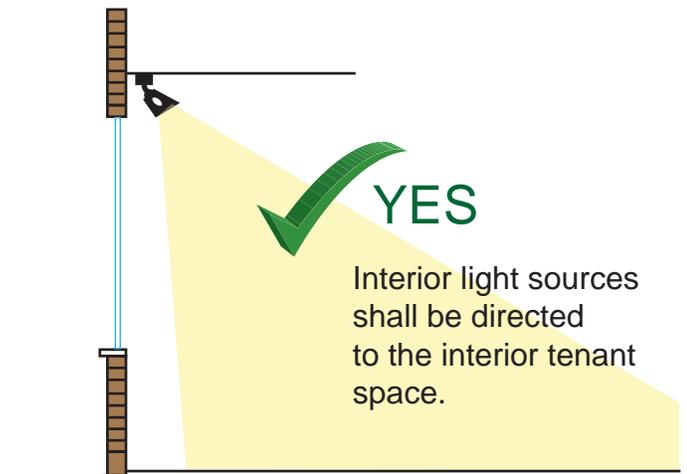
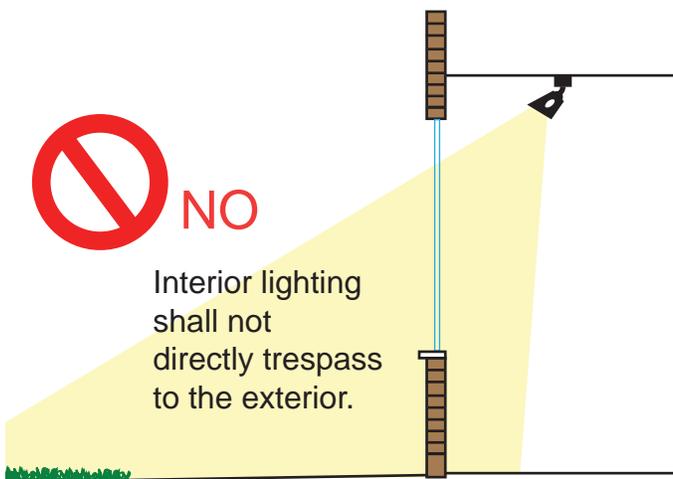
Parking lot fixtures shall not emit light above 90 degrees. Light sources shall be shielded to minimize glare, light trespassing and to facilitate better vision at night.



### Glare

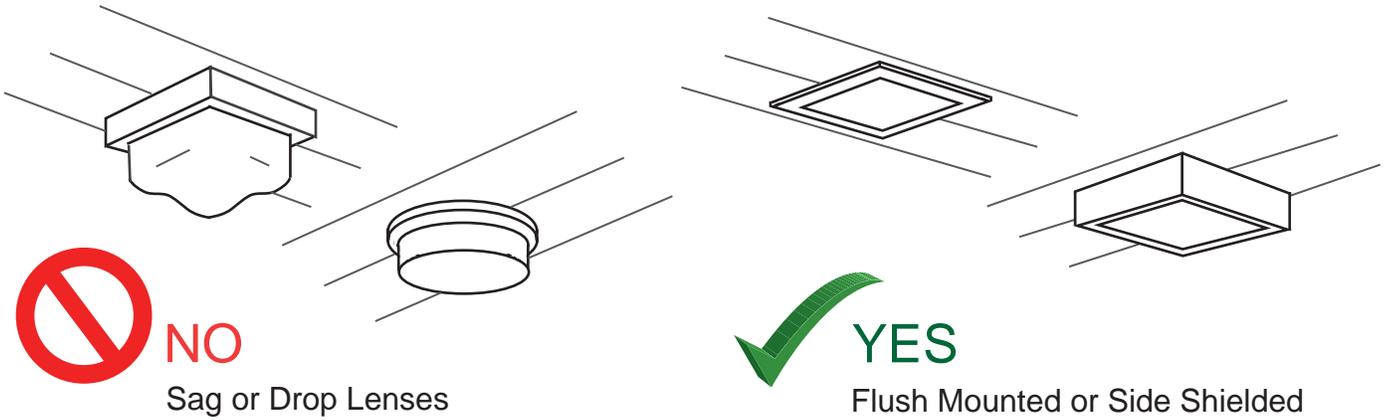
Building mounted light fixtures should not be used to illuminate a parking lot. Glare and sky glow are created.

## Interior Lighting



# Canopy Lighting

## Canopy Fixtures



The exterior sides of a canopy shall not be illuminated.



Recessed downlighting is an appropriate method of illuminating the area beneath.



## Deerfield Appearance Code

### Site Design

1. *Landscaping:* A major and integral part of a project's design shall be landscaping. Good landscape design is beneficial to the Village and property owner. The retention of a landscape architect is encouraged throughout the design process.
  - a. Existing trees shall be identified and protected as part of project planning and implementation. Subject to the Deerfield Tree Preservation Ordinance; on commercially zoned property, if an existing tree having a diameter at breast height (DBH) of eight inches (8") or greater, or a multi-stem tree having an aggregate total of fifteen inches (15") DBH or greater is removed that removed caliper must be replaced per said ordinance .
  - b. The overall site landscape plan should consider options for providing color and textures throughout the growing season, along with interest created for the dormant winter season.
  - c. A variety of tree species and plant materials are encouraged. Diversity of plant materials is good for the environment, providing sustainability.
  - d. Plants native to the northeastern Illinois region should be used, where appropriate. Resource for native species: [See Appendix D: Native Plants.](#)
  - e. Plants designated as invasive species in Northeast Illinois shall not be planted. Existing invasive plants should be removed from the site. Buckthorn trees and Garlic Mustard are invasive species; other species can be found at: [See Appendix E: Invasive Species.](#)
  - f. Plants adjacent to streets and parking lots shall be salt, pollution and heat tolerant. All plantings should be hardy and resistant to disease and insects. Resource for parkway and parking lot trees: [See Appendix F: Hardy Trees.](#)
  - g. Single trunk trees shall have a straight central leader and should be a minimum of three (3) caliper inches, measured 6 inches above the ground, at the time of planting to increase the success of the tree's survival. Multi-stem trees shall be no less than seven (7) feet in height.
  - h. In the area around trees, plants or mulch should be used instead of turf grass. Lawnmowers and other equipment repeatedly disturb shallow root systems resulting in sick and dead trees.
  - i. The use of natural/unpainted mulch in planting beds is encouraged. Mulch helps retain moisture in the soil by insulating the ground which moderates the soil temperature.
  - j. In locations where plants will be susceptible to injury by pedestrian or vehicular traffic, they shall be protected by appropriate curbs, tree guards, or other devices.

- k. In ground irrigation systems are encouraged. Proper drainage is required for all planting areas to ensure healthy growth.
  - l. All landscaping must be maintained in a healthy and attractive condition. Regular maintenance should include turf mowing, organic fertilization, pruning, and clean-up of litter and debris.
2. *Foundation Landscaping:* Along blank building walls, a planted area of at least 5 feet in width should be established. Where space is not available, free standing planters should be utilized.
3. *Alternate Landscape Materials:* In areas where plantings will not thrive, other structures such as fences, walls, and paving materials including wood, brick, stone, gravel, and cobbles should be used. Carefully selected plants shall be combined with such materials where possible.
4. *Parking Area(s):*
- a. Parking areas shall be designed to minimize curb cuts, and maximize pedestrian and vehicular access to adjacent lots.
  - b. Individual parking stall wheel stops are discouraged. Wheel stops can be a tripping hazard, collect garbage, and make snow plowing difficult. However, there may be a situation where wheel stops, bollards or other low barriers would be appropriate and necessary for safety reasons.
  - c. Curbed landscape islands should be established at the ends of parking rows and within large parking fields to visually break up the mass of pavement. Interior landscape islands should be provided if there are more than twelve (12) consecutive parking stalls in a row. The recommended minimum width of an island is nine (9) feet with a minimum planting area of 170 square feet.
  - d. Diamond shaped planting areas between parking stalls shall not be used as the area is not suitable for viable plant growth and is not considered good parking lot design.
  - e. Island plantings should leave a visual opening between 2 feet and 6 feet from the ground for sight lines and general safety within the parking lot.
  - f. Canopy trees shall be installed in parking lots to provide shade, among other benefits. A minimum of one (1) shade tree shall be provided for every six (6) parking stalls, and shall be located within a curbed island or within three (3) feet of the parking lot perimeter. An even distribution of trees is encouraged. At the time of planting, the minimum trunk size shall be three (3) caliper inches, measured 6 inches above the ground, or multi-stem trees seven (7) foot in height.
  - g. Consideration shall be given to designating an area(s) for snow storage. Snow piles should not interfere with vehicular or pedestrian sightlines. Care should be taken so that snow plowing and snow storage is not detrimental to the survival of plant life.

5. *Screening*: Views of parking, loading, trash pick-up, and mechanical equipment should be buffered and screened from public view.
- a. *Abutting Residential*:
    - (1) If a non-residential property abuts a residential property, the non-residential property must provide an effective screen along such lot line(s) by a screening fence or landscaped screen of not less than seven (7) feet in height (Deerfield Zoning Ordinance, Article 2.04-I, 1).
    - (2) Fence heights, in a side yard or a rear yard, shall not be greater than seven (7) feet (Deerfield Zoning Ordinance, Article 2.04-H, 3b).
    - (3) If a fence is used to screen from residential, that fence's color and material should relate to the principal structure. Also, the fence needs to be attractive on the side facing the residential property. Chain link fencing and non-commercial grade fencing shall be prohibited.
  - b. *Parking Areas*: Surface parking lots shall have a minimum five (5) foot wide landscape buffer surrounding the lot perimeter, which shall be increased to seven (7) feet if parking is perpendicular to the buffer (for vehicle overhang). For the purpose of minimizing views of parked cars from the public streets, the landscape treatment shall be a minimum height of three (3) feet (at the time of planting) in areas abutting the public right-of-way; except where trees require space and corner sightlines are necessary. The adjacent parkway (public property) shall not be used for the required landscape buffer. The perimeter landscape buffer shall be well-landscaped with a variety of salt-tolerant materials to provide seasonal interest. The improvements shall not interfere with the use of any utility easements.
  - c. *Mechanical/Utility*: Free standing transformers and utility boxes should be screened with landscaping. Where limited space exists, a solid masonry screen wall or decorative cedar wood fence may be appropriate and shall relate to the principal structure.
  - d. *Trash Containers*:
    - (1) All refuse containers shall be fully enclosed by a fence or landscaping of a height sufficient to screen such containers from view of adjoining properties and public or private ways (Deerfield Zoning Ordinance, Article 2.04-E, 2b). Refuse and waste shall be stored in accordance with the Municipal Code.
    - (2) Trash enclosures should have wall surfaces which match the material of the principal building along with metal gates. Wherever possible, the gate opening should be oriented away from public right-of-ways and public views.
    - (3) All trash enclosure should be surrounded by landscaping, where appropriate.

6. *Site Considerations:*

- a. The existing topography should be preserved, and only allowed to be modified when it contributes to a good appearance, appropriate to the site and complying with all applicable codes and ordinances.
- b. Pedestrian pathways should be provided, and the pathway should be clearly and attractively defined. Pavement textures, landscaping and lighting should be considered. Recommended is a minimum of a 5 foot wide pathway for pedestrian use, without vehicle overhang. Walking paths should be clear of any interference that could pose a hazard to the pedestrian.
- c. Ancillary structures should relate to the principal building in terms of materials, design and colors.
- d. The face of retaining walls should be a material with a texture and color that relates to the design of the principal building.

7. *Amenities:* Public art and amenities are encouraged including sculpture, plazas, pedestrian rest areas and design that create a focal point within the development.

- a. Site furnishings (waste receptacles, benches, bike racks, etc.) should be selected to relate to each other and to the principal building in terms of material, color and style.

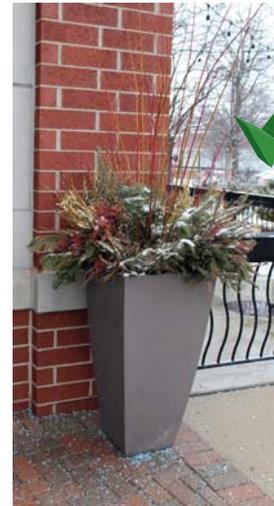
# Landscaping

## Seasonal Interest



Winter interest can include evergreens, ornamental grasses, berries, peeling bark and colorful stems which provide beauty even on dull winter days.

Planters should incorporate interesting plant materials throughout the year.



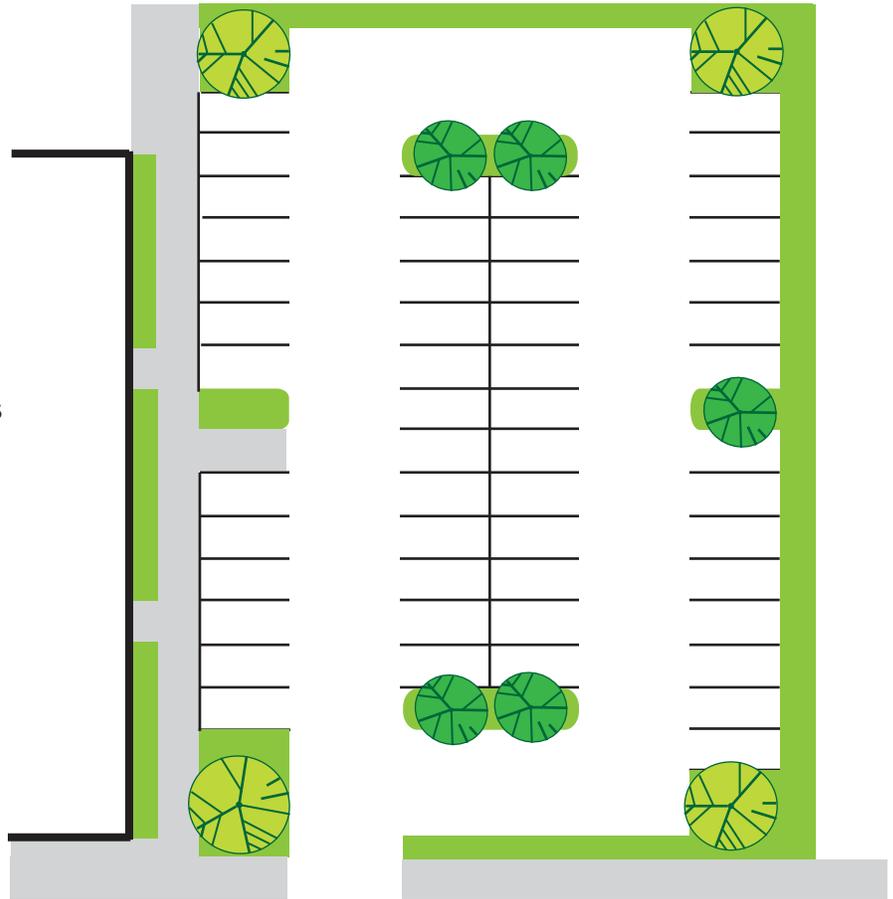
Color provides great seasonal interest. Consider adding Annuals for seasonal variety and colorful accents. Seasonal rotation of Annuals, 2 to 3 times per year, is encouraged.

## Parking Area(s)



In a parking lot, 52 vehicle stalls would require a minimum of 9 canopy trees. (one tree for each 6 parking spaces, or part thereof)

See: Site Design - Parking Area(s) c. and f.



Diamond shaped planting areas within a parking lot do not provide a tree with a reasonable chance of survival. Trees need a sufficient area of quality soil for successful tree growth.



## Trees Provide Value

Trees provide shade and reduce heat impacts.  
Trees improve the air quality.  
Trees increase property values.  
Trees are to be enjoyed by all.



Consider planting an Oak Tree(s).

# Trash Containers



Unscreened garbage container



The building materials are used for the trash enclosure with landscaping added.

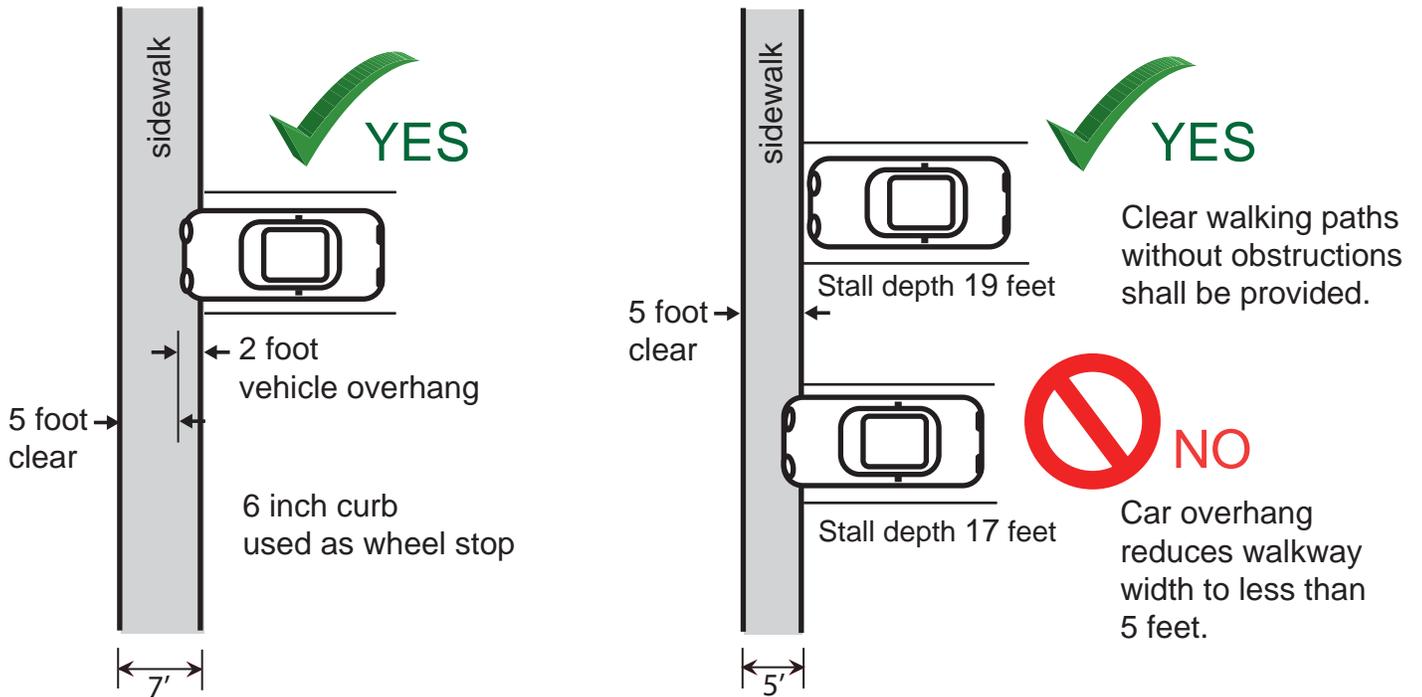


The trash containers are stored within the building.



Multi-tenant buildings should have uniformly designed trash enclosures, with materials and design that match the building architecture.

## Site Considerations



## Amenities



Art sculpture(s) add interest and beauty to a site. The size and placement of an art object should relate to the building(s) and site.

## Deerfield Appearance Code

### **Maintenance and Upkeep**

Maintenance and upkeep are required for all the parts and objects which compose the Village's image. Lawns and plantings require considerably more periodic attention than do buildings; nonetheless both require maintenance in order to retain a good appearance. Proper maintenance increases value and results in a good appearance. Therefore, it is necessary that maintenance be a concern of the Appearance Review Commission and the Appearance Code.

#### 1. *Buildings, Structures and Appurtenances:*

- a. Buildings, structures and appurtenances, including signs, shall be cleaned and painted or repaired as required to present a neat appearance.
- b. Deteriorated, worn, or damaged elements shall be rebuilt or replaced to original condition.
- c. Building and sign illuminated elements shall be promptly replaced as required to maintain the effect for which designed.

#### 2. *Site:*

- a. Landscape materials and street hardware other than planting, which have deteriorated or have been damaged or defaced, shall be promptly and properly repaired or replaced to original condition.
- b. Plant materials which have deteriorated or died shall be replaced with healthy plantings at the earliest opportunity. All changes to landscape plans must be approved by the Appearance Review Commission before installation.
- c. Plantings, including lawns, shall be kept watered, fed, cultivated, and pruned (mowed, as case may be) as required to give a safe, healthy and well-groomed appearance during all seasons.
- d. Paved areas shall be kept in good repair, property marked, and clear of litter, obstructions and debris.
- e. Vacant property shall be kept free of refuse, deadfalls and debris, and shall have the vegetation cut periodically during the growing season in accordance with applicable municipal ordinances.

## Deerfield Appearance Code

### DEFINITIONS

Definitions included in this section are of those words or terms generally used in the Appearance Criteria, and which are not in common usage, or the meaning of which differs from the usual definition, or which could be misconstrued as to meaning.

*Appearance:* The outward aspect visible to the public.

*Appurtenances:* The visible, functional objects accessory to and part of buildings.

*Architectural character:* The composite or aggregate of the characteristics of structure, form, materials, and function of a building, group of buildings, or other architectural composition.

*Architectural concept:* The basic aesthetic idea, architectural design and character of a building or group of buildings or structures, including the site and landscape development, which produces the architectural character.

*Architectural feature:* A prominent or significant part or element of a building, structure, or site.

*Architectural style:* The characteristic design and detail, as of buildings of a particular historic period.

*Attractive:* Having logic of design that arouses interest and pleasure in the observer.

*Berm:* A raised form of earth to provide screening or to improve the aesthetic character.

*Code:* All applicable codes and ordinances of the Village.

*Cohesiveness:* Unity of composition between design elements of a building, or a group of buildings, and the landscape development.

*Compatibility:* Harmony in the appearance of two or more buildings, structures, and landscape developments in the same vicinity.

*Conservation:* The protection and care which prevent destruction or deterioration of historical or otherwise significant structures, buildings, or natural resources.

*Contextualism:* Incorporating new design concepts with mutual respect of earlier built architectural styles, to form a new, complete, and whole architectural concept, satisfying functional and aesthetic requirements of a new program and existing site conditions.

*Exterior building component:* An essential and visible part of the exterior of a building.

*External design feature:* The architectural style and general arrangement of such portion of a building or structure as is to be open to view from a public or private street, place, way, or adjacent property, including but not limited to the kind, color, and texture of the building material of such portion and the type of windows, doors, and lights attached, or ground signs and other fixtures appurtenant to all of the foregoing.

*Foot candles:* The unit of measure expressing the quantity of light received on the surface. One foot candle is the illuminance produced by a candle on a surface one foot square from a distance of one foot.

*Fully shielded luminaire:* A luminaire emitting no light above the horizontal plane.

*Glare:* Light entering the eye directly from luminaires or indirectly from reflective surfaces that cause visual discomfort or reduced visibility.

*Graphic element:* A letter, illustration, symbol, figure, insignia, or other device employed to express and illustrate a message or part thereof.

*Harmony:* A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.

*IESNA or IES:* Illuminating Engineering Society of North America. An organization that recommends standards for the lighting industry. The IESNA is a recognized technical authority on illumination.

*Landscape:* Elements of nature, topography, building and other manmade or natural objects combined in relation to one another.

*Light trespass:* Light that falls beyond the property it is intended to illuminate.

*Logic of Design:* Accepted principles and criteria of validity in the solution of the problem of design.

*Mechanical equipment:* All equipment, devices, and accessories whether or not attached to a structure, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, refrigeration, alternative energy systems, and similar purposes.

*Miscellaneous structures:* All freestanding structures, other than habitable buildings or freestanding mechanical equipment, visible from public or private street, place, way, or adjacent property. Included but not limited to memorials, stagings, antennas (mast type, satellite dish, tower), water tanks and towers, sheds, shelters, fences, walls, trash receptacles, kennels, transformers, drive-up or walk-up facilities (e.g. Automatic Teller Machines).

*Parapet:* The portion of a building's exterior wall that continues above the roof line.

*Plant materials:* Trees, shrubs, vines, ground covers, grass, perennials, annuals, and bulbs.

*Proportion:* Relationship of parts of a building, landscape, structures, or buildings to each other and to the whole; balance.

*Public Activity:* A property which is used by the general public, such as the Public Library, Village Hall, Post Office, Park District Community Center and Church.

*Public way:* Shall include a public street, public right-of-way, easement for access, or parking area.

*Rules of Procedure:* Regulations adopted by the Appearance Review Commission for the administration of duties delegated by the Mayor and Board of Trustees.

*Scale:* Harmonious relationship of the size of elements to one another and to the human figure.

*Screening:* Structure, planting or decorative features which effectively limit the view of the area behind such structure, planting or decorative feature from a public or private street, place or decorative features.

*Shrub:* A multi-stemmed woody plant other than a tree.

*Sky glow:* The brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Skyglow is caused by light directed or reflected upwards or sideways and reduces one's ability to view the night sky.

*Sign:* Every name, identification, description, announcement, declaration, demonstration, display, flag, illustration or insignia, and the structure displaying or supporting any of the same, affixed directly or indirectly to or upon any building or outdoor structure, or erected or maintained upon land, which directs attention to an object, product, place, activity, person, institution, organization or business. The term "sign" shall include but is not limited to any flashing, rotating, moving, or animated device which is entirely within any enclosed building, whether or not said sign or device can be observed from the outside of the building.

*Site break:* Structural or landscape elements used to interrupt long vistas and create visual interest in a site development.

*Street hardware:* Manmade objects other than buildings which are part of the streetscape, including but not limited to lamp posts, traffic lights and signs, benches, litter containers, planting containers, letter boxes, fire hydrants.

*Streetscape:* The scene as may be observed from a public or private street, place, way, or adjacent property composed of natural and manmade components, including but not limited to buildings, paving, planting, street hardware, and miscellaneous structures.

*Uniformity ratio:* The ratio of the average brightness to the minimum brightness, or the ratio of the brightest spot to the dimmest spot. This ration is used to ensure the lit area is uniformly lit with no overly-bright or overly-dim areas that would impact vision.

*Utility hardware:* Devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants, and buffalo boxes that are used for water, gas, oil, sewer, and electrical services to a building or a project.

*Utility service:* Any system, including, but not limited to, wire, pipe, or conduit which carries gas, water, electricity, oil, and communications into a building or development.

*Village:* The Village of Deerfield, Illinois.

# Deerfield Appearance Code

## APPENDICES

Trees and Shrubs Native to Northeastern Illinois

Lake County's Invasive Plant Species

Deerfield Tree List for Restricted Sites  
(suggested hardy native trees)

Information provided by Conserve Lake County



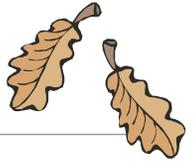
**Why plant native?** Our remaining songbirds and butterflies cannot survive solely on the European and Asian trees and shrubs that cover so much of our suburban landscape. They need trees and shrubs native to northeastern Illinois because of intricate food chain requirements. Native shrubs and trees provide food, places to hide and rest, and places to lay eggs and raise young. Many of these features are subtly timed to synchronize with other species. Native shrubs and trees provide a wise investment compared to delicate or high-maintenance cultivars. They are generally more resistant to disease and, once established, require relatively small amounts of water and no fertilizer.

## Trees and Shrubs Native to Northeastern Illinois



Common Name	Scientific Name	Soil Moisture Preference	Grows Best In	Mature Height (ft)	Mature Width (ft)	Notable Features
<b>Trees</b>						
Black Maple	Acer nigrum	dry-medium	part sun	60-70	35-55	Grows well in shade; great fall color
Sugar Maple	Acer saccharum	medium	shade to sun	60-75	40-55	Great fall color; shade tolerant; possibility for replacing ash trees
Ohio Buckeye	Aesculus glabra	medium-wet	shade to sun	20-40	20-30	Grows well in shade, does not do well in compacted soils
Serviceberry, Juneberry	Amelanchier arborea	medium-dry	part sun	15-25	10-15	Showy flowers mature into berries; people and birds love
Inland Shadblow	Amelanchier interior	dry/well-drained	part sun	15-20	10-15	Showy flowers mature into berries; people and birds love
Alleghany Serviceberry	Amelanchier laevis	dry/well-drained	shade to sun	20-25	15-18	Showy flowers mature into berries; people and birds love
Pawpaw	Asimina triloba	medium-wet	part shade	15-20	15-20	Protect from south and west; large fruit but 2 or more needed to produce it
River Birch	Betula nigra	wet-medium	full sun	30-40	20-30	Very drought sensitive; pretty peeling bark
Paper Birch	Betula papyrifera	medium-dry	full sun	50-70	30-40	Best suited to cool ravines
Blue Beech, Musclewood	Carpinus caroliniana	medium-wet	part sun	25-35	20-30	Great fall color; sinewy bark; good for screen or hedge
Bitternut Hickory	Carya cordiformis	medium-wet	part sun	50-75	30-40	Yellow fall color; important for birds/butterflies
Pignut Hickory	Carya glabra	medium-dry	part sun	50-75	30-40	Yellow fall color; important for birds/butterflies
Kingnut Hickory	Carya laciniosa	wet-medium	part sun	75-100	50-75	Yellow fall color; important for birds/butterflies
Red Hickory	Carya ovalis	dry/well-drained	part sun	50-75	40-50	Yellow fall color; important for birds/butterflies
Shagbark Hickory	Carya ovata	medium-dry	part sun	60-80	40-50	Yellow fall color; important for birds/butterflies
Mockernut Hickory	Carya tomentosa	dry/well-drained	part sun	50-75	30-40	Yellow fall color; important for birds/butterflies

<b>Common Name</b>	<b>Scientific Name</b>	<b>Soil Moisture Preference</b>	<b>Grows Best In</b>	<b>Mature Height (ft)</b>	<b>Mature Width (ft)</b>	<b>Notable Features</b>
Hackberry	<i>Celtis occidentalis</i>	medium-wet	full sun	40-60	40-50	Very adaptable; important for migrating birds
Eastern Redbud	<i>Cercis canadensis</i>	medium	part sun	15-20	20-25	Very showy purple flowers in spring
Pagoda Dogwood	<i>Cornus alternifolia</i>	medium	shade to part sun	15-25	15-25	Birds love the fruit; beautiful shape with white flowers
Scarlet Hawthorn	<i>Crataegus coccinea</i>	dry-medium	full sun	20-30	20-35	Birds love the berries and protection offered by thorns; showy flowers
Cockspur Hawthorn	<i>Crataegus crus-galli</i>	medium	full sun	20-30	20-35	Birds love the berries and protection offered by thorns; fragrant flowers
Downy Hawthorn	<i>Crataegus mollis</i>	medium	full sun	20-30	20-35	Birds love the berries and protection offered by thorns; picturesque shape
American Beech	<i>Fagus grandifolia</i>	medium	shade	50-60	40-50	Outstanding golden fall color
Kentucky Coffee Tree	<i>Gymnocladus dioica</i>	dry/well-drained	full sun	50-60	40-50	Widely adaptable to urban areas
Butternut	<i>Juglans cinerea</i>	medium-dry	full sun	40-50	30-50	Nuts are milder in taste than the black walnut
Black Walnut	<i>Juglans nigra</i>	medium-dry	full sun	50-60	30-50	Beautiful tree; important for butterflies
Tamarack	<i>Larix laricina</i>	wet-medium	full sun	30-50	20-30	Soft, tufted needles turn golden and drop in fall
Prairie Crab	<i>Malus ioensis</i>	dry-medium	full sun	15-20	10-15	Apples eaten by wildlife in winter; gorgeous flowers in spring; will sucker
Black Gum	<i>Nyssa sylvatica</i>	dry-medium	full sun	30-50	25-30	Glossy orange/red fall color; birds devour fruit in fall; protect from west winds
Hop Hornbeam, Ironwood	<i>Ostrya virginiana</i>	medium-dry	shade to sun	25-40	15-20	Grows well in shade, offering critical mid-layer height; can be used as a screen
White Pine	<i>Pinus strobus</i>	medium-dry	sun	50-80	20-40	Tolerates light shade; needs good soil and protection from west wind
Sycamore	<i>Platanus occidentalis</i>	wet-medium	part sun	75-100	50-75	Fast growing tree with distinctive white and green bark; drought intolerant
Big Tooth Aspen	<i>Populus grandidentata</i>	wet-medium	full sun	45-55	30-45	Fast growing; soil needs to be well-drained
Quaking Aspen	<i>Populus tremuloides</i>	medium-wet	full sun	30-45	15-20	Fast growing; suckers vigorously - one plant will get you 10 in 2 years
White Oak	<i>Quercus alba</i>	medium-dry	part sun to sun	50-80	50-80	High ecological value; majestic tree; state tree



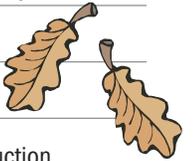
<b>Common Name</b>	<b>Scientific Name</b>	<b>Soil Moisture Preference</b>	<b>Grows Best In</b>	<b>Mature Height (ft)</b>	<b>Mature Width (ft)</b>	<b>Notable Features</b>
Swamp White Oak	<i>Quercus bicolor</i>	wet-medium	part sun to sun	50-60	50-60	High ecological value; requires moist soil
Scarlet Oak, Hill's Oak	<i>Quercus coccinea</i> (or <i>Q. ellipsoidalis</i> )	dry/well-drained	full sun	40-75	40-75	High ecological value; does well as a street tree, great fall color
Shingle Oak	<i>Quercus imbricaria</i>	medium	full sun	40-50	40-50	High ecological value; adaptable to a variety of soils
Bur Oak	<i>Quercus macrocarpa</i>	medium-wet	full sun	50-80	50-80	High ecological value; majestic tree; tolerates wide range of soils
Chinquapin Oak	<i>Quercus muhlenbergii</i>	medium-dry	full sun	50-80	50-70	High ecological value; drought resistant and tolerates high soil pH
Pin Oak	<i>Quercus palustris</i>	wet-medium	full sun	60-70	40-50	High ecological value; susceptible to disease if not in acidic soil
Northern Red Oak	<i>Quercus rubra</i>	medium-dry	part sun	60-80	60-75	High ecological value; grows in shade
Black Oak	<i>Quercus velutina</i>	dry/well-drained	full sun	50-75	50-60	High ecological value; does best on sand or gravel
Sassafras	<i>Sassafras albidum</i>	medium-dry	shade to sun	20-30	25-40	Prefers acidic soil
White Cedar, Arbor Vitae	<i>Thuja occidentalis</i>	wet-medium	part sun	30-40	10-15	Fairly adaptable but does not like dry and hot, butterfly host
Basswood, American Linden	<i>Tilia americana</i>	medium	full to part sun	60-80	30-40	Important butterfly host



## Shrubs

Bearberry, Kinnikinnick	<i>Arctostaphylos uva-ursi</i> var <i>coactilis</i>	dry/well-drained	part sun	6 inches	3-5	Broadleaf evergreen; prefers acidic soil
Speckled Alder	<i>Alnus incana</i> var <i>rugosa</i>	wet	part sun	10-15	10-15	Fast growing; fixes nitrogen in soil that can be used by other plants
Lead Plant	<i>Amorpha canescens</i>	dry/well-drained	part sun to sun	2-4	2-4	Purple to blue flowers; normal for tips of branches to die back in winter
False Indigo Bush	<i>Amorpha fruticosa</i>	wet-medium	full sun	6-15	5-15	Purple to blue flowers; normal for tips of branches to die back in winter
Black Chokeberry	<i>Aronia melanocarpa</i>	wet-medium	part sun	3-5	6-8	Vibrant red-orange fall color; berries persist into winter
New Jersey Tea	<i>Ceanothus americanus</i>	dry/well-drained	part sun to sun	3-4	3-5	White flowers attract butterflies and pollinators
Buttonbush	<i>Cephalanthus occidentalis</i>	wet	part sun to sun	6-12	12-18	Will grow in standing water or good garden soil; white flowers

<b>Common Name</b>	<b>Scientific Name</b>	<b>Soil Moisture Preference</b>	<b>Grows Best In</b>	<b>Mature Height (ft)</b>	<b>Mature Width (ft)</b>	<b>Notable Features</b>
Sweet Fern	<i>Comptonia peregrina</i>	dry/well-drained	part sun	2-4	4-8	Lovely scent; great ground cover; needs well-drained soil; can be aggressive
Blue-fruited Dogwood	<i>Cornus obliqua</i>	wet-medium	part sun	6-10	6-10	Birds relish the shiny blue fruit; reddish-purple fall color
Red Osier Dogwood	<i>Cornus stolonifera</i>	wet-medium	full sun	7-9	7-10	To keep stems red, prune older stems to ground in spring before leaves emerge
Hazelnut, Filbert	<i>Corylus americana</i>	medium-wet	part sun	6-8	6-8	Tasty nuts; better nut production when you have 3 or more plants
Dwarf Honeysuckle	<i>Diervilla lonicera</i>	medium-dry	full sun to shade	2-3	2	Small mounding shape makes a nice choice for shrub borders; showy red, yellow and orange fall color.
Wahoo, Native Burning Bush	<i>Euonymus atropurpureus</i>	medium-wet	shade to sun	6-10	6-10	Bright red fall color and attractive fruit; needs some protection from wind
Witch Hazel	<i>Hamamelis virginiana</i>	medium	part sun to sun	15-20	15-20	Yellow flowers bloom in fall; needs a fine, moist, well-drained soil
Wild Hydrangea	<i>Hydrangea arborescens</i>	medium-wet	shade	3-5	5-8	Shade tolerant, white flowers bloom in June and July
Kalm's St. John's Wort	<i>Hypericum kalmianum</i>	wet-medium	full sun	2-5	3-6	Beautiful yellow flowers; looks great in masses
Shrubby St. John's Wort	<i>Hypericum prolificum</i>	medium-dry	part sun	2-5	3-6	Yellow summer-blooming flowers
Winterberry	<i>Ilex verticillata</i>	wet-medium	shade to sun	6-10	6-10	Showy red berries in fall, plant 3 - 5 for fruit production
Common Juniper	<i>Juniperus communis</i>	dry/well-drained	full sun	4-8	8-10	Sprawling evergreen for sandy soil
Spicebush	<i>Lindera benzoin</i>	wet-medium	shade to sun	6-12	6-12	Small yellow flowers in spring, brilliant yellow fall color; shade tolerant
Ninebark	<i>Physocarpus opulifolius</i>	wet-medium	shade to sun	5-10	6-10	Durable large shrub with exfoliating bark; great in borders
Shrubby Cinquefoil	<i>Potentilla fruticosa</i>	wet-medium	full sun	1-4	2-4	Bright yellow flowers in summer; vigorous and hardy
American Plum	<i>Prunus americana</i>	dry/well-drained	full sun	15-25	15-20	Beautiful, edible fruit; maroon-red fall color; will sucker freely to create thicket
Common Choke Cherry	<i>Prunus virginiana</i>	medium-wet	full sun	15-20	10-15	White spring flowers, birds relish berries; red-orange fall color
Wafer Ash	<i>Ptelea trifoliata</i>	medium-dry	shade to sun	15-20	10-15	Flowers, leaves and fruit very aromatic, winter seed interest, grows on tough sites
Fragrant Sumac	<i>Rhus aromatica</i>	dry/well-drained	part shade to sun	2-6	6-10	Excellent reddish-orange fall color with bright red fruit; great habitat plant
Darf Sumac, Shining Sumac	<i>Rhus copallina</i>	dry/well-drained	sun	6-10	3-6	Brilliant fall color; must have light, well-drained soil (sand is best) and full sun





<b>Common Name</b>	<b>Scientific Name</b>	<b>Soil Moisture Preference</b>	<b>Grows Best In</b>	<b>Mature Height (ft)</b>	<b>Mature Width (ft)</b>	<b>Notable Features</b>
Smooth Sumac	<i>Rhus glabra</i>	dry/well-drained	full sun	10-15	10-25	Best tall sumac for clay soils; great fall color; suckers; ideal for berm
Staghorn Sumac	<i>Rhus typhina</i>	dry/well-drained	sun	15-25	15-20	Red-orange fall color; beautiful shape; suckers vigorously into lovely thickets
Wild Black Currant	<i>Ribes americanum</i>	wet-medium	shade to sun	3-6	3-6	Edible fruit; does well in dry shade under older oaks; nice fall color
Prickly Wild Gooseberry	<i>Ribes cynosbati</i>	medium-dry	part shade to sun	3-6	3-6	Edible fruit looks prickly but doesn't hurt; adapts to shade and a range of soils
Wild Gooseberry	<i>Ribes missouriense</i>	dry/well-drained	part shade to sun	3-6	3-6	Edible fruit but be cautious of thorns; when grown in full sun, fall color is dark purple
Early Wild Rose	<i>Rosa blanda</i>	medium-dry	full sun	4-8	4-8	Blooms late May-early June; rose hips are red and sizable; creates a thicket
Pasture Rose	<i>Rosa carolina</i>	medium-dry	full sun	3-6	6-10	Creates loose thickets; blooms heavily in June; small crimson hips in fall
Scarlet Rose	<i>Rosa palustris</i>	wet	part sun	3-6	3-6	Numerous bright scarlet rose hips are showy in winter
Illinois Rose	<i>Rosa setigera</i>	medium-dry	full sun	3-4	10-15	Can be used as a hardy climbing rose; recommend 'renewal pruning' every 3 years
Purple Flowering Raspberry	<i>Rubus odoratus</i>	dry/well-drained	part sun	3-6	3-6	Showy purple flowers; can grow in denser shade but then will not flower or fruit well
Pussy Willow	<i>Salix discolor</i>	wet-medium	part shade to sun	25-35	12-15	Furry one inch long catkins emerge in early spring
Prairie Willow	<i>Salix humilis</i>	medium-dry	part sun	6-12	6-12	Yellow fall color; creates colonies
Elderberry	<i>Sambucus canadensis</i>	medium	shade to sun	6-12	6-12	Showy white flowers, shiny purple fruit for birds and humans; great for borders with half day sun
Meadowsweet	<i>Spiraea alba</i>	wet-medium	part sun to sun	2-3	2-3	Can grow in standing water; cone-shaped white flower blooms in June
Steeplebush	<i>Spiraea tomentosa</i>	medium-wet	full sun	3-6	3-6	Spectacular pink blooms in July
Snowberry	<i>Symphoricarpos albus</i>	medium-dry	shade to sun	3-6	3-6	Large white berries persist throughout winter
Early Low Blueberry	<i>Vaccinium angustifolium</i>	medium-dry	full sun	2-3	2-3	Blueberries are small but numerous; attracts many birds and pollinators



Common Name	Scientific Name	Soil Moisture Preference	Grows Best In	Mature Height (ft)	Mature Width (ft)	Notable Features
Maple-leaved Arrowwood	Viburnum acerifolium	dry/well-drained	shade to sun	3-6	4-5	Rose-red fall color; creamy white flowers give way to black berries popular with birds
Nannyberry	Viburnum lentago	medium-wet	part sun	15-20	10-15	Fabulous fall color; beautiful white flowers in May; berries popular with birds
Blackhaw	Viburnum prunifolium	medium-dry	shade to sun	12-15	8-12	Makes a nice hedge, one of the more shade-tolerant viburnums; birds relish fruit
Downy Arrowwood	Viburnum rafinesquianum	dry/well-drained	part sun	12-15	8-12	Glossy leaves turn crimson in fall; great for butterflies
Highbush Cranberry	Viburnum trilobum	wet-medium	part sun	8-12	8-12	Scarlet-red fruit and nice fall color
Prickly Ash	Xanthoxylum americanum	dry/well-drained	part shade to sun	8-12	5-10	Important food source for giant swallowtail butterfly; very thorny; can be aggressive

**Why are scientific names important?** When looking to buy native plants, use the scientific name to ensure you are buying a true native and avoid plants whose scientific names include words in single quotes such as *Acer saccharum* 'Legacy' or *Viburnum carlesii* 'Compactum.' Cultivars, ornamentals and nativars can perform beautifully in a landscape but be aware that they generally may lack features of true natives that are needed by songbirds, butterflies and others who share ancient relationships with them that impact species survival. Slight alterations to nectar, blooms, fruits, thorns, leaves and roots may interfere with critical needs.

This list is limited to those native species that might generally be available from nurseries that grow trees and shrubs native to northeastern Illinois. It was developed with technical support from The Morton Arboretum. For a more detailed list, see *Plants of the Chicago Region* by Swink and Wilhelm.

#### How to select trees and shrubs

1. When buying trees and shrubs, select ones that are small and young. They'll be less expensive, fit in your car, require a smaller hole, adapt faster to your site and need less watering while getting established. They'll typically catch up to larger-sized specimens in no time.
2. Choose your species carefully. Pick something well-suited to your soil moisture and sunlight so it can survive and thrive. When shopping, don't be enticed by a good-looking plant that is poorly suited to your site.
3. Pay attention to mature size and keep large species far enough away from buildings and power lines.
4. Plant, water and mulch properly. See [www.conservelakecounty.org](http://www.conservelakecounty.org) for simple planting and care tips.

**Congratulations - While improving your property's value and beauty, you are helping people and nature today and for generations to come.**



32492 N Almond Road, Grayslake, IL 60030  
847.548.5989 [www.ConserveLakeCounty.org](http://www.ConserveLakeCounty.org)

Did you know? Conserve Lake County holds a **Native Tree and Shrub Sale** every spring and fall at beautiful Almond Marsh in Grayslake.



## Invasive Plant Species - Lake County's worst of the worst

### Invasive Plant Species

[Oriental bittersweet](#)

[Asian bush honeysuckle](#)

[Burning bush \(View Video\)](#)

[Canada thistle](#)

[Common & glossy buckthorn](#)

[Common reed](#)

[Common & cut-leaved teasel](#)

[Crown vetch](#)

[Field & Japanese hedge parsley](#)

[Flowering rush](#)

[Garlic mustard](#)

[Japanese barberry](#)

[Japanese honeysuckle](#)

[Narrow-leaved & hybrid cattail](#)

[Moneywort](#)

[Multiflora rose](#)

[Purple loosestrife](#)

[Reed canary grass](#)

[White & yellow sweetclover](#)

[Yellow Iris](#)

*Celastrus orbiculatus*

*Lonicera maackii, L. morrowii, L. tatarica, & L. x bella*

*Euonymus alatus*

*Cirsium arvense*

*Rhamnus cathartica & Frangula alnus*

*Phragmites australis*

*Dipsacus fullonum & D. laciniatus*

*Securigera varia*

*Torilis arvensis & T. japonica*

*Butomus umbellatus*

*Alliaria petiolata*

*Berberis thunbergii*

*Lonicera japonica*

*Typha angustifolia & T. x glauca*

*Lysimachia nummularia*

*Rosa multiflora*

*Lythrum salicaria*

*Phalaris arundinacea*

*Melilotus alba & M. officinalis*

*Iris pseudacorus*

Deerfield Appearance Code, Appendix 3 (Site Design 1.f.)

Deerfield Tree List - Restricted Sites		www.ConserveLakeCounty.org																	
All are native to northeastern IL and hardy to USDA Zone 5.		Planting Site*					Size			Prefers				Tolerates		Notes			
Scientific Name	Common Name	Parkway	Wide median	Sidewalk cutout	Parks and Residential	Under utility lines	Small (<25')	Medium (25-40')	Large (>40')	Full Sun	Partial Shade	Shade	Moist, well-drained soil	Road salt spray	Acidic soil		Alkaline soil	Drought (once established)	Poor drainage
<i>Acer nigrum</i>	Black maple	•	•		•				•		•	•			•	•			Sensitive to salt spray; prefers acidic soils; avoid overplanting
<i>Aesculus glabra</i>	Ohio buckeye	•		•	•		•	•			•	•	•		•				Moderate tolerance of salt spray
<i>Amelanchier interior</i>	Inland shadblow		•		•	•	•			•	•	•			•	•			
<i>Amelanchier laevis</i>	Alleghany serviceberry, Juneberry	•	•		•	•	•				•	•	•		•		•		Sensitive to salt spray
<i>Betula nigra</i>	River birch			•	•			•		•					•			•	Moderate tolerance of salt runoff and spray; sensitive to drought
<i>Carya ovata</i>	Shagbark hickory	•	•		•			•		•	•			•	•	•	•		When young, does best in shade
<i>Celtis occidentalis</i>	Hackberry	•	•	•	•				•	•	•	•	•	•	•	•	•	•	Weak wood; moderate tolerance of salt spray
<i>Gymnocladus dioica</i>	Kentucky coffeetree	•	•	•	•			•	•				•	•	•	•	•	•	Poisonous leaves/seeds; tolerates salt runoff
<i>Juglans nigra</i>	Black walnut	•	•		•			•	•				•	•					Produces a chemical that restricts nearby growth of some plants
<i>Nyssa sylvatica</i>	Tupelo, black gum	•	•		•		•	•	•				•		•				Moderate tolerance of salt runoff and spray, and poor drainage
<i>Ostrya virginiana</i>	Ironwood, hophornbeam	•	•		•		•	•	•	•	•	•			•	•	•		
<i>Platanus occidentalis</i>	Sycamore	•	•		•			•	•						•	•		•	Sensitive to drought; moderate tolerance of salt runoff and spray
<i>Quercus alba</i>	White oak	•	•		•			•	•	•			•		•		•		Moderate tolerance of salt spray
<i>Quercus bicolor</i>	Swamp white oak	•	•	•	•			•	•						•		•	•	Moderate tolerance of salt runoff and spray
<i>Quercus ellipsoidalis</i>	Hill's oak	•	•		•			•	•				•		•	•	•		Prefers acidic soils
<i>Quercus imbricaria</i>	Shingle oak	•	•	•	•			•	•				•		•		•		
<i>Quercus macrocarpa</i>	Bur oak	•	•		•			•	•						•		•	•	
<i>Quercus rubra</i>	Red oak	•	•		•			•	•	•	•	•			•		•	•	Moderate tolerance of salt runoff
<i>Quercus velutina</i>	Black oak	•	•		•			•	•	•			•	•	•		•		Prefers acidic soils
<i>Tilia americana</i>	Basswood, American linden	•			•			•	•				•		•	•			Can tolerate light shade
<p><b>*Planting Site Considerations:</b> Adequate growing conditions are essential to every living thing. Whether planted in a parkway, median or sidewalk cutout, all trees need clean water, healthy soil and appropriate amounts of space, sunlight and air. Taking time to prepare a good site, select the best species for each site and properly plant, mulch and prune will pay off handsomely on new investments in trees.</p>		<p><b>Why are scientific names important?</b> Many trees are known by a variety of common names, so the scientific name is the only way to ensure clear communication about a species. When you seek to design with or purchase native species, the scientific name will have just two words, such as <i>Acer saccharum</i>. In contrast, the scientific name of a cultivar will include one or two additional words in quotes, such as <i>Acer saccharum 'Legacy'</i>. Cultivars possess distinct differences from their native counterparts.</p>														<p><b>Why are native trees important?</b> Unlike cultivars and exotics, native trees proudly celebrate and showcase this region's natural and cultural heritage. They originated on this landscape with these soils, winters and rain patterns. Thus, when care is taken to select species well-suited to each site, and they are properly planted and cared for, native species can thrive and help to avoid expensive mistakes. Also, due to ancient and subtle relationships, many of our remaining songbirds and butterflies cannot survive on the Asian, European and western trees that currently dominate suburban landscapes. They rely on species native to this region for food and shelter while migrating, seeking shelter and raising their young.</p>			

# Deerfield Appearance Code



## SIGNS

### **Mission Statement:** **Good Design is Good Business**

Over the years the Village of Deerfield has taken many steps to ensure the health, safety, and welfare of the Village Center and the outlying commercial areas. The establishment of the Appearance Review Commission in 1986 and the adoption of the Appearance Code represent Deerfield's conscious efforts to protect and to keep Deerfield a desirable community. We take pride in our community and recognize the value of good design, knowing that good design is good economic development. What we see daily in our community, consciously and subconsciously, influences our lives. People are attracted to properties and businesses that are well designed. Poor appearance and lack of property maintenance lead to decline in customers, loss of revenues, and decreased property values.

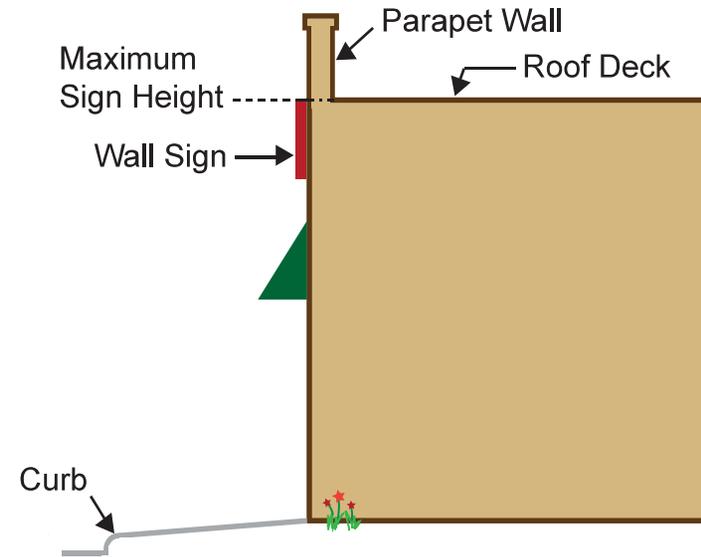
This user-friendly booklet is intended to provide a clear understanding of the appearance standards that create Deerfield's character. Please familiarize yourself with the requirements and expectations. You are a part of the fabric that comprises the Deerfield community and we welcome your request for improvements.



## Zoning Ordinance Business Signs

This section was added to clarify some of the Zoning Ordinance requirements - see Zoning Ord. Article 9 for additional requirements.

1. One business wall sign is allowed for each elevation (N, E, S, W) facing a public street or driveway and/or parking area of said use.
2. No sign shall be placed on a roof.
3. No sign shall be placed on an exterior wall higher than the point at which the roof deck abuts said wall - see illustration.
4. A wall sign shall be affixed (mounted directly) to the outermost wall of a business/tenant space.
5. Signs shall not exceed a depth of 12 inches; and sign elements must be flat and be located on the same plane.
6. Any mural, illustration, insignia, or flag which directs attention to that business is considered a sign, and is regulated as such.
7. No sign shall be painted directly onto an exterior wall.



Where the parapet wall meets the roof deck shall be the maximum sign height and no higher than 30 feet above the curb.



Signs shall not be placed above the roof deck.  
(See #3)

In the photo below, the colored stripes are an identifying mark to the business and therefore are considered in the calculation of the sign's square footage. (See #6)

To determine a sign's square footage draw a rectangle around the outermost points, then multiply the length times the width.

Example below is a canopy sign and not a roof sign.



**NO**

No sign shall be placed on a roof. (See #2)



**NO**

Sign elements must be flat and be located on the same plane. (See #5)



**NO**  
Only one business sign per side facing a public way. (See #1)



**NO**  
Exposed neon signs and projecting signs are not allowed. (See #4 & Sign Illumination #1)



**NO**  
Art (such as a mural) if in anyway depicts the business shall be considered a sign and the square footage shall be regulated as such. (See #6)

**NO**  
No sign shall be painted directly onto an exterior wall. (See #7)

## Appearance Code Sign Criteria

### Content

1. The amount of information contained on any sign or group of signs shall be limited so that the total result is a clear and readable design.
2. The number of colors and graphic elements on a sign should be held to the minimum needed to convey the sign's message.
3. The listing of individual services rendered or items offered for sale, and the use of telephone numbers, websites, arrows, and multiple logos on a sign are unacceptable.



The use of phone numbers and websites are unacceptable. (See #3)



The listing of items offered for sale is unacceptable. (See #1 & #3)

NO



## Appearance Code Sign Criteria

### Design

1. Sign colors shall be harmonious with the architecture and excessive brightness shall be avoided.
2. Wall signs shall be designed as a complimentary element of the building.
3. Text on a sign shall be surrounded by negative space, providing a margin between the letters and/or logo and the edge of the sign.
4. The recommended maximum letter height - not the sign height - for a business less than 10,000 square feet is 24 inches in the Village Center, and 28 inches in the outlying commercial areas. These recommended letter heights are based on visibility and the building's setback from the street.

YES



The text size is appropriate, providing a margin between the background edge and the letters. (See #3)



NO  
The text extends beyond the background, no negative space was provided. (See #3)

# Appearance Code Sign Criteria

## Building and Site Relationship

1. Signs and graphics shall have a harmonious relationship with their building and site and to the architectural character of the surrounding area and the Village in terms of size, shape, material, color, texture, lettering, arrangement and lighting.
2. Every sign shall have appropriate scale and proportion in its visual relationship to buildings and surroundings.
3. A wall sign shall not cover a window (Zoning Ord. 9.01-B, 4).
4. Signs should not cover any decorative item on a building.
5. Signs should be surrounded by negative space (the space around the sign) to provide for a balanced design on the building.
6. All evidence of past signs shall be removed, and the wall restored to like-new condition.
7. A sign's height shall be within the requirements of the Zoning Ordinance, and said height shall also be reasonable in relationship and in proportion to the building, site, adjacent structures and areas.



YES



Signs shall have an appropriate relationship with their building, with respect given to the decorative items on the building, and the sign surrounded by negative space.



New signs are to be installed only after all evidence of the old sign has been removed. (See #6)

## Appearance Code Sign Criteria

### Building and Site Relationship

8. Ground signs in the Village Center are discouraged. If a ground sign is pursued, a monument sign with a height not to exceed 5 feet is recommended.

9. Pole signs are discouraged.

10. Landscaping with year-round appeal should be provided around the base of a ground sign and not interfere with the sign content.

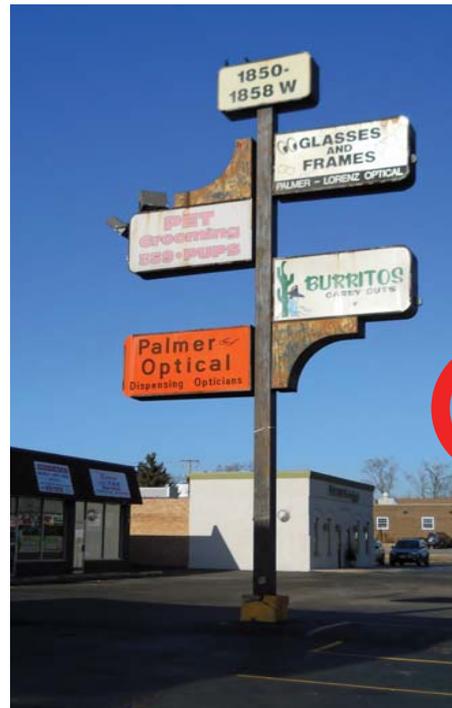
11. Ground signs and landscaping shall not encroach into any sight-line triangle at property access points or at street intersections, to allow for views of oncoming vehicular and pedestrian traffic (exceptions: plants 2.5 feet in height or less; and trees those branches are 6.5 feet or more above the ground). See illustration: Clear Sight Triangles (page 10).

12. Projects which include a number of signs and graphics shall provide an overall plan demonstrating continuity and meaningful relationships among the various signs and graphics.

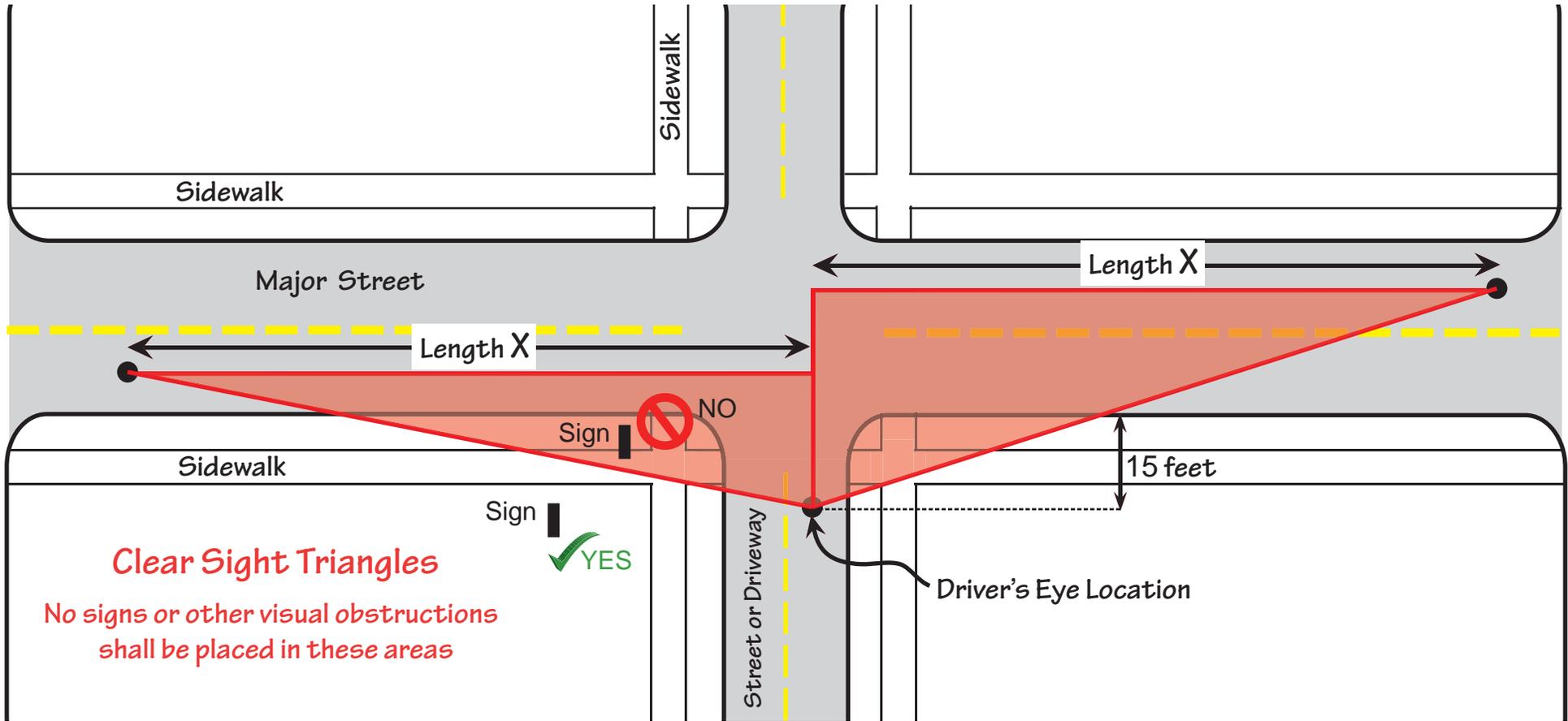
YES



A monument sign shall be designed to have continuity among the tenant sign panels, and landscaping shall be provided around the base. (See #10 & #12)



The relationship between the signs is poor, and no landscaping has been provided. Pole signs are discouraged. (See #9, #10 & #12)



### Clear Sight Triangles

No signs or other visual obstructions shall be placed in these areas

A clear sight triangle is a method used to determine where objects may not be placed to ensure that a driver leaving a controlled intersection (traffic light or stop sign) or driveway can see an approaching vehicle in either direction.

To determine a clear sight triangle, use the table to determine **Length X** for a 2 lane street of a given speed.

One point of the triangle is the driver stopped 15 feet from the pavement's edge, the other point is in the middle of the lane of the approaching vehicle **Length X** away from the stopped driver.

Major Street Posted Speed	Length X
25 mph	335 ft
30 mph	390 ft
35 mph	445 ft
40 mph	500 ft
45 mph	555 ft
50 mph	610 ft
55 mph	665 ft

The numbers are from the Intersection Sight Distance (ISD) table of the American Association of State Highway and Transportation Officials 2004.

# Appearance Code Sign Criteria

## Sign Illumination

1. The sign's light source must be fixed and concealed (Zoning Ord. 9.01-D, 1), including but not limited to prohibiting exposed neon and exposed LED signs.
2. Sign lighting shall avoid casting glares of direct rays upon adjoining streets and properties (Zoning Ord. 9.01-D, 2).
3. Lighting that is intended to illuminate wall and ground signs shall be arranged so that the light source is screened from view and does not constitute a hazard or an annoyance to the public.
4. Any moving, flashing or shimmering sign, or advertising device inside or outside of a building is prohibited when visible from any street or parking area (Zoning Ord. 9.01-B, 8a).
5. Internally illuminated box signs generally do not integrate well into a building's facade, and are discouraged.
6. If internally illuminated box signs are used, it is recommended the sign panels be opaque so that only the text is illuminated, not the background.

YES

Landscaping can be used to conceal a light source. (See #1)



Flood lights



Box signs applied to the facade generally do not work well with the architecture. (See #5)



Box signs integrated into the architecture, with only the text that illuminates. (See #6)

YES



## Appearance Code Sign Criteria

### Sign Illumination

7. Electrical transformer boxes and raceways shall be concealed from public view (exception to follow, #8).

8. If a raceway cannot be mounted internally behind the finished exterior wall because of conflict with the building structure, the exposed raceway shall be integrated into the building and finished to match the background wall. Exposed raceways are discouraged.

9. All conduit, wires, and junction box shall be appropriately concealed from public view.

10. Sign faces shall have an even distribution of light.

11. Sign disconnect switches shall be located in accordance with one of the following methods:

- A. Within an enclosed building within sight of the sign(s), or
- B. Behind a fascia or sign band wall within sight of the sign(s), or
- C. Completely enclosed within the sign.



Conduit and electrical boxes shall not be visible to the public. (See #9)



No hot spots, where the light source can be seen. (See #10)



Raceways shall not be visible to the public (See #7) - see exception #8.

Raceways provide an area for birds to nest.

# Zoning Ordinance Signs

## Windows

Windows (glass) and window signs are regulated by Ordinance O-07-26; please see the Window Sign Regulation document which can be found on the Village's website.



Too much signage on the windows. Basically, 20% of a window area may be covered with signage - see Ord. for specifics.



## Closed Business

Once an establishment has gone out of business, all of the signs associated with that business must be removed (Zoning Ord. 9.05-C, 2), and the facade shall be restored to a like-new condition.



Painting over a sign or leaving exposed bulbs is not acceptable.



Ghosting and holes from a previous sign shall be removed, with the background material (wall or panel) being replaced or restored to a like-new condition.

