



200 South Illinois Avenue  
P.O. Box 2047  
Carbondale, Illinois 62902-2047  
Telephone: 618-549-5302  
Fax: 618-457-3283  
www.ci.carbondale.il.us

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TO: City of Carbondale Planning Commission

FROM: Sarah Lawrence, Planner *SL*

RE: PC 17-08, Text amendment relative to the Approved Tree List

DATE: November 29, 2016

**(Planning Commission Public Hearing on Wednesday, December 7, 2016 6:00 p.m.)**

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PART A. GENERAL INFORMATION

1. Applicant:  
City of Carbondale  
200 South Illinois Avenue  
Carbondale Il, 62901
2. Requested Action and Background: During the September 28, 2016, Carbondale Planning Commission meeting, the Commission initiated a text amendment relative to the Approved Tree List within Title 15 of the Carbondale Revised Code. This text amendment was initiated in order to update the current approved tree list, by eliminating some invasive species while expanding the list of popular and recommended trees for the southern Illinois area.

PART B. ANALYSIS

Title 15 of the Carbondale Revised Code regulates the planning, zoning, and subdivision of properties within Carbondale and its surrounding zoning jurisdiction. Article 4 of Title 15, outlines the minimum site development standards for landscaping, fencing, lighting, and site circulation, among other items. One component of this section of the Code is a listing of approved trees species that developers may select from in fulfillment of the City's landscaping and planting requirements. In recent years, City of Carbondale Planning staff has been in the practice of consulting with the City's Arborist to determine whether or not cultivars not included on the list are appropriate selections for this region. Through this process, it has become clear that the current tree list does not include many popular tree species that are recommended for Southern Illinois (see Exhibit A). Furthermore, two currently approved species, the Aristocrat

have become invasive and overpopulated, respectively (see Exhibit B). As a result, the City Arborist has developed an updated list of approved tree species that will help ensure the diversity and longevity of the City's tree population for the long term (see Exhibit C).

#### PART C. RECOMMENDATION

Based on the analysis presented in this report, Staff recommends the Planning Commission approve PC 17-08.

**Exhibit A – Current Approved Tree List**

**§4.1 LANDSCAPING AND BUFFER YARDS TITLE 15. ARTICLE 4. SITE DEVELOPMENT STANDARDS**

9. Flexibility in placement of treed landscape islands may be allowed for creative parking lot design and preservation of existing trees and vegetation. However, no more than twenty parking spaces not separated by a treed landscape island shall be allowed. Islands shall always be required at each end of a row of parking spaces.
10. Up to forty contiguous parking spaces may be allowed where rows of head-to-head parking spaces are separated by a six foot (6') wide linear treed landscape island.
11. Parking lots shall be designed to avoid creating large open expanses of paving. All parking lots shall include landscaping in accordance with the standards established by §4.1.4. Existing trees shall be preserved where possible. Surfaces denuded of vegetation shall be seeded or sodded to prevent soil erosion.

**C. Primary Materials**

Trees, low shrubs, and ground cover shall be used as the primary landscape materials. Ornamental, medium sized, and shade trees shall be incorporated into the design. Tall shrubs or low branching trees that may restrict the visibility of motorist or pedestrians should be avoided.

1. The following table includes a list of approved tree species. If a request is made to plant a species not included on the list, it must first be approved in writing by the City's Forestry Division.

Ornamental Trees (20-30 feet in height at maturity)			
Redbud	Star Magnolia	Okame Cherry	Red Buckeye
Crabapple	Apple Serviceberry	Hornbeam	Thundercloud Plum
Paperbark Maple	Trident Maple	Carolina Silverbell	Canada Red Cherry (single Stem)
Korean Maple	Sourwood	Hawthorn (thornless)	Wireless Zelkova
Three Flower Maple	Dogwood	Japanese Tree Lilac	
Shade Trees (30-50+ feet in height at maturity)			
American Hornbeam	Sun Valley Red Maple	Kentucky Coffee Tree	Chinkapin Oak
Japanese Hornbeam	Black Tupelo	Slendor Sweet Gum	Chinese Pistach
European Hornbeam	Aristocrat Callery Pear	Dawn Redwood	New World Maple
Golden Raintree	Yoshina Cherry	White Oak	European Alder
Bur Oak	Zelkova	Franz Fontaine Columnar Hornbeam	Brandywine Maple
Overcup Oak	Sergeant Cherry	Nuttall Oak	Ginko (male)
Swamp White Oak	Amur Corktree	Bald Cypress	Rotundiloba Sweet Gum
Sawtooth Oak	Greenspire Linden	Willow Oak	Turkish Filbert
Parrotia	Shingle Oak	Regal Prince Columnar Oak	Hybrid Elms (resistant to Dutch Elm)
Frontier Elm	American Beech	Green Mountain Silver Linden	
American Yellowwood	Legacy Sugar Maple	Cucumbertree Magnolia	
Japanese Pagoda Tree	Autumn Blaze Maple	Red Sunset Maple	



To: Sarah Lawrence, Planner

From: Mark McDaniel, City Arborist

Re: Amendments to Tree List

Date: September 20, 2016

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Sarah,

Please remove the Aristocrat pear and Autumn Blaze maple from the current tree list.

The abundance of ornamental pear trees being planted within our community is of critical concern. There has been a recent phenomenon of ornamental pear cultivars crossing and creating an invasive wild population of hybrid Callery pear trees. These hybrid pear trees hold the potential to create a substantially negative economic and ecological impact on our community forest. Birds distribute the fruit and once established the Callery pear forms dense thickets that push out other plants including native species that can't tolerate the deep shade or compete for water, soil and space. There is already evidence of the spread of invasive wild pears in and around Carbondale, examples include, the property just north of Vic Koenig, which butts up to Jake Rendleman's farm and along east & west 13. The risks, especially given how this species spread outweigh its continued use as an approved tree. So, it is my recommendation that the Callery pear and all improved cultivars, which include the poplar Aristocrat, Cleveland Select, Redspire, Chanticleer, Bradford and the other 21 cultivars of the Callery pear are no longer viable trees and should be removed from the list.

The Autumn Blaze Maple is a cultivar and not a natural variety of maple trees, it is a cross between the Northern Red and Silver maple. The popularity of the tree has increased in the last 15 years, since the spread of Emerald Ash Borer (EAB). Communities, landscapers & developers are using the cultivar as a replacement for the loss of ash trees. The tree has a very fast growth rate, will grow relatively anywhere, and has the frequency of becoming top heavy as it matures, in which case if not trimmed properly can create structural problems resulting in wind, snow, & ice breakage. It is my recommendation that the Autumn Blaze maple be removed from our Tree list, because of reforestation efforts in such a manner as to create future pest and diversity problems due to current high populations.

## Exhibit C – Proposed Approved Tree List

### §4.1 LANDSCAPING AND BUFFER YARDS TITLE 15. ARTICLE 4. SITE DEVELOPMENT STANDARDS

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#### C. Primary Materials

Trees, low shrubs, and ground cover shall be used as the primary landscape materials. Ornamental, medium sized, and shade trees shall be incorporated into the design. Tall shrubs or low branching trees that may restrict the visibility of motorist or pedestrians should be avoided.

1. The following table includes a list of approved tree species. If a request is made to plant a species not included on the list, it must first be approved in writing by the City's Forestry Division.

Ornamental Trees (15-30+ feet in height at maturity)		
Common Name - <i>Cultivars</i>		
<b>Akebono Cherry</b> <b>American Hornbeam, Single Stem</b> <b>Bald Cypress</b> - <i>Lindsey's Skyward</i> <b>Canada Red Cherry</b> <b>Carolina Silverbell</b> <b>Crabapple</b> - <i>Donald Wyman, Golden Raindrops, Prairiefire, Royal Raindrop</i> <b>Crimson Cloud Hawthorn</b> <b>Eastern Redbud</b> - <i>Appalachian Red, Floating Clouds, Forest Pansy, Oklahoma, Tennessee Pink</i> <b>Flowering Dogwood</b> <b>Goldenraintree</b>	<b>Japanese Maple</b> - <i>Bloodgood</i> <b>Japanese Tree Lilac, Single Stem</b> - <i>Beijing Gold, China Snow, Ivory Pillar, Ivory Silk</i> <b>Kawansa Cherry</b> <b>Korean Maple</b> <b>Kousa Dogwood</b> <b>Little Gem Magnolia</b> <b>Okame Cherry</b> <b>Pagoda Dogwood</b> <b>Paperbark Maple</b> <b>Parrotia</b> <b>Red Buckeye or Red Horsechestnut</b>	<b>Royal Star Magnolia</b> <b>Serviceberry, Single Trunk</b> - <i>Autumn Brilliance, Cumulus, Robin Hill</i> <b>Sourwood</b> <b>Tatarian Maple</b> <b>Thornless Cockspur Hawthorn</b> <b>Three Flower Maple</b> <b>Thundercloud Cherry Plum</b> <b>Trident Maple</b> <b>Washington Hawthorn</b> <b>White Redbud</b> <b>Yoshino Cherry</b>
Shade Trees (35-80+ feet in height at maturity)		
Common Name - <i>Cultivars</i>		
<b>American Hophornbeam</b> <b>American Linden</b> - <i>American Sentry</i> <b>Baldcypress</b> - <i>Goldrush, Shawnee Brave</i> <b>Black Gum</b> - <i>Wild Fire</i> <b>Chinese Pistache</b> <b>Columnar Hornbeam</b> <b>Dawn Redwood</b> <b>Elm, Hybrids</b> - <i>Accolade, Dura Heat, Frontier, Patriot, Triumph</i> <b>European Hornbeam</b>	<b>Ginkgo</b> - <i>Autumn Gold, Princeton Sentry</i> <b>Japanese Zelkova</b> - <i>City Sprite, Green Vase, Village Green, Wireless</i> <b>Kentucky Coffeetree</b> - <i>Espresso</i> <b>Lacebark Elm</b> <b>Little Leaf Linden</b> - <i>Green Spire</i> <b>Miyabe Maple</b> - <i>State Street</i> <b>Oaks</b> - <i>All cultivars except Pin Oak</i> <b>Red Maple</b> - <i>All cultivars except Autumn Blaze Maple</i>	<b>Silver Linden</b> - <i>Green Mountain, Sterling Silver</i> <b>Sugar Maple</b> - <i>All cultivars</i> <b>Summer Sprite</b> - <i>Halka</i> <b>Sweet Gum</b> - <i>Happi Daze, Rotundiloba, Fruitless Only</i> <b>Thornless Honeylocust</b> - <i>Imperial, Shade Master, Skyline, Street Keeper</i> <b>Turkish Filbert</b>

Certain species may not be recommended from time to time due to current biological threats or other recognized industry practices