

**LAKE BARRINGTON COMMUNITY
HOMEOWNERS ASSOCIATION**

64 Old Barn Road, Lake Barrington, Illinois 60010
Phone: 847-382-1660 Fax: 847-382-2731

LANDSCAPE VARIANCE APPLICATION (LVA)

Homeowner Name: _____ Condo #: _____

Unit Address: X _____

Home Phone: _____ Email: _____

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**POLICY #2 – Common Area Landscape: Ltd. Common
Area (Courtyard)**

____ Softscape
(Plantings)

____ Hardscape
(Stonework / patio / walkway)

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POLICY #9 - Tree Pruning Requests from Unit Owners

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POLICY #14 – Tree Removal Requests from Unit Owners

Briefly describe work proposed _____

*Submit **completed** application and attachments to the management Office. Management will forward your application to the proper review body. Your LANDSCAPE COMMISSION REP will also review your application. Please allow time for approval by your Condo Board as well.*

OWNERS SIGNATURE: _____

(Required)

DATE: _____

FOR OFFICE USE
ONLY

LAKE BARRINGTON HOMEOWNERS
ASSOCIATION

LVA NEIGHBORS' SIGNATURE FORM *

Required of any neighbor who will view the changes

For X _____ project at X _____
(Homeowner name) (Unit address)

NOTE TO ALL HOMEOWNERS WHO SIGN THIS SHEET (requires owner's signature): This signature sheet allows you to comment on the landscape project that is being proposed by your neighbor. Your signature indicates that you have reviewed the proposed project.

1. Neighbor Name (please print): _____

Unit Address: _____

AGREE _____ DISAGREE _____

Comments: _____

Signature (required): _____ Date: _____



2. Neighbor Name (please print): _____

Unit Address: _____

AGREE _____ DISAGREE _____

Comments: _____

Signature (required): _____ Date: _____



3. Neighbor Name (please print): _____

Unit Address: _____

AGREE _____ DISAGREE _____

Comments: _____

Signature (required): _____ Date: _____

**Manor and Coach Homes (buildings with A, B, C, D units) applicants are required to have signatures from all owners within the building along with any neighbor that will view the landscape enhancement. Please request additional signature forms if necessary.*

LVA FINANCIAL AGREEMENT FORM

This form specifies who is responsible for payment of the work performed and for ongoing maintenance. Incomplete or missing information will necessitate the return of the form delaying the condo decision.

As a homeowner, I agree to accept the responsibilities as indicated below. (Please initial)

_____ I agree to pay for the cost of the entire project, including but not limited to, purchase, removal, disposal, installation, existing landscape restoration and contractor costs for all materials (softscape and / or hardscape, tree pruning, tree removal and planting)

Policy #2

_____ I agree to water this project independently for a minimum of 2 years.

_____ I agree to upon sale of the home to pay for landscape restoration if maintenance is too costly to include in the annual landscape budget.

_____ Should they not agree, or should I no longer want to continue the project maintenance, I agree to return the property to its original design at my expense.

Policy #14

_____ I agree to replace the required number of 3" trees based on the DBH of the tree to be removed and to maintain the trees at my cost for 2 years

Homeowner(s) Name(s) (please print): _____
(Required)

Homeowner(s) Signature(s): _____
(Required)

Address: X _____ Condo #: _____ Date: X _____

Regardless of maintenance responsibility, plant material installed on LBS property becomes the property of LBCHA.

ATTACH ALL DOCUMENTS. INCOMPLETE FORMS WILL BE RETURNED

- Completed LVA Homeowner Information Form (attached) -general description of work proposed
- Completed LVA Neighbors' Signature Form (attached) – if neighbor(s) will view proposed changes
- Completed LVA Contractor Information Form (attached) including a detailed description of work proposed:
 - Drawings / diagrams (to accommodate copying, **all drawings should be no larger than 11" x 17"**)
 - New Plantings – drawings should show type of plants, quantity and location
 - Hardsurface – 2 drawings:
 1. Elevation showing sub surface detail and vertical structures related to the hard surface
 2. Plan drawing showing existing perimeter plantings, hard surface dimensions, proposed dimensions, downspout and /or sump drain locations and added landscape planting
 - Photographs (no larger than 8"x10")
 - Material or product descriptions or brochures
 - Proposal for pruning or removal from LBS contracted Arborist
 - Proposal for replacement trees based on Tree Replacement Guidelines in Appendix;
 - Completed LVA Financial Agreement Form (attached)

RETURN COMPLETED APPLICATION TO MANAGEMENT OFFICE- ATTENTION: LANDSCAPE MANAGER

LAKE BARRINGTON COMMUNITY HOMEOWNERS ASSOCIATION
LVA CONTRACTOR INFORMATION FORM

Homeowner Name: _____ Condo # _____

Unit Address: _____



Contractor: Complete form below **or** **attach Business Card ↓**

Company Name: _____ Years in Business: _____

Contractor's Name: _____

Business Address: _____

City: _____ State: _____ Zip: _____

Business Phone: _____ Cell Phone: _____

Email Address: _____

Note to Homeowner and Contractor:

- Provide a specific description of the proposed work; plan drawings / photographs (no larger than 8^{1/2}"x11"), as appropriate. 1) Softscape – new plants, quantity, and location 2) Hardscape – elevation showing subsurface detail / vertical structures related to hardscape, current and proposed plantings, hardscape dimensions, downspout and/or sump drain location
- Review the rules pertaining to Common Elements (Lake Barrington Shores Handbook, Section D. Common Elements, # 4. Changes to Buildings or Grounds).
- Check if a Building Permit is required from the Village of Lake Barrington.
(Call 847-381-6010)
- Call J.U.L.I.E. at 811 about utilities before you dig.
- All photographs, drawings, sketches, etc., submitted with this application will be permanently filed with homeowner's records.
- Contractor is responsible for all sub-contractors.

Contractor's Signature: _____ Date: _____

Homeowners are strongly encouraged to make certain that any hired contractor carries General Liability and Worker's Compensation Insurance and has a valid license to perform work in the Village of Lake Barrington.

LVA RECOMMENDATION AND APPROVAL FORM

Homeowner Name: X _____ Condo #: _____

Unit Address: X _____

LANDSCAPE RECOMMENDATION

___ Policy #2 Alterations, ___ Policy #9 Tree Pruning, ___ Policy #14 Tree Removal

On, _____, the Landscape Manager, Condo Landscape Representative, and Arborist reviewed the attached Landscape Variance Application and made the following recommendation(s):

___ RECOMMENDED ___ NOT RECOMMENDED ___ TABLED

___ AFTER-THE-FACT ___ ENCROACHES ON COMMON ELEMENTS **

Comments: _____

Signature of Landscape Manager: _____ Date: _____

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CONDOMINIUM BOARD OF DIRECTORS APPROVAL

On, _____, Condominium # _____ Board met and reviewed the attached Landscape Variance Application and made the following decision:

___ APPROVED* ___ NOT APPROVED ___ TABLED

___ REQUIRES APPROVAL OF ALL CONDO HOMEOWNERS** ___ LEASE / LICENSE ON FILE**

Comments: _____

Signature of Board President: _____ Date: _____

President: Return the Variance Application Forms to the Landscape Manager for completion

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Lake Barrington Shores Landscape Commission

Do Not Plant List* - August 6, 2025

Type	Common Name	Scientific Name	Comment
DO NOT PLANT			
Groundcover	Bishop's Weed, Gout Weed	Aegopodium podagraria	Very Invasive
Groundcover	Ground ivy	Glechoma hederacea	Very Invasive
Groundcover	Lily-of-the-Valley	Convallaria majalis	Very Invasive
Groundcover	Yellow Archangel	Lamium galeobdolon	Very Invasive
Groundcover	Variegated Vinca		Very Invasive
Groundcover	Creeping Jenny	Lysimachia Aurea	Somewhat Invasive
Groundcover	Creeping Buttercup	Ranunculus repens	Invasive
Groundcover	Mint Species		Very Invasive
Groundcover	Wild Strawberry	Fragaria virginiana	Somewhat Invasive
Groundcover	Chameleon plant	Houttuynia cordata	Very Invasive
Perennial	Mugwort - Wormwood	Artimesia vulgaris	Somewhat Invasive
Perennial	Star-of-Bethlehem	Ornithogalum umbellatum	Very Invasive
Perennial	Yucca	Yucca spp.	Reproduces by underground stems
Perennial	Ajuga	Ajuga reptans	Invasive
Perennial	Mint Species		Very Invasive
Perennial	Japanese Blood Grass	Imperata cylindrica	Very Invasive
Perennial	Blue Lyme Grass	Elymus arenarius	Very Invasive - one patch in cond 2 surrounded by concrete
Perennial	Northern Sea Oats	Chasmanthim latifolium	Very Invasive, thousands of seeds
Perennial	Wild Garlic	Allium vineale	Invasive and hard to eradicate
Perennial	Giant Hogweed	Heracleum mantegazianum	On Federal Noxious Weed list, highly poisonous sap
Bi-ennial	Dames Rocet	Hesperis matronallis	Very invasive
Shrub	Japanese barberry	Berberis thunbergii	Invasive into forests, birds carry seed
Shrub	Amur Honeysuckle	Lonicera maackii	Invasive
Shrub	Privet Hedge	Ligustrum vulgare	Suckering / Invasive
Shrub / Tree	Buckthorn	Rhamus species	Extremeley invasive
Shrub / Tree	European Black Alder	Alnus glutnosa	Spreads heavily by seed, clogs waterways
Tree	Tree of Heaven	Alianthus altissima	Invasive
Tree	Callery (bradford) Pear	Pyrus calleryanna	Invasive, has escaped cultivation

Type	Common Name	Scientific Name	Comment
PLANT WITH CAUTION			
Groundcover	Dead Nettle - Some cultivated varieties	Lamium maculatum	
Groundcover	English Ivy	Hedera helix	
Groundcover	Common periwinkle, creeping myrtle	Vinca minor 'Variegated Periwinkle'	
Perennial	Ajuga - Some cultivated varieties		
Perennial	Russian Sage	Perovskia - Unreliable	
Perennial	Mountain Bluet - Bachelor's Button	Centaurea montana	
Perennial	Common St. Johnswort	Hypericum perforatum	
Perennial	Beardtounge - Husker red	Penstemon Husler Red	
Shrub	Butterfly Bush	Buddleja davidii	Some varieties are invasive
Ornamental	European black alder	Alnus glutinosa	
Ornamental	Flowering Plum	Prunus Cerasifera 'Nigra'	
Tree	White poplar	Populus alba	
Tree	Norway Maple	Acer platanoides	
Tree	Mulberry	Morus species	

* Subject to changes/additions.

ASK BEFORE YOU ACT !

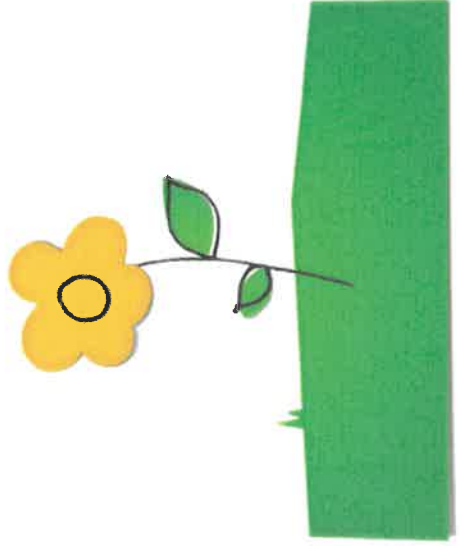
IMPORTANT PHONE NUMBERS

Please contact the
Management Office
for the current Condo
Landscape
Commission Representative

LBCHA LANDSCAPE MANAGER

Mary Albanese
847-382-1660

Mary.albanese@fsresidential.com



WHAT MAY YOU PLANT WITHOUT PRIOR PERMISSION?



TREES

SHRUBS



PERENNIALS



**ANNUAL
FLOWERS**

WHAT TOOLS MAY YOU USE WITHOUT PRIOR PERMISSION?



CHAINSAW



TREE SAW



LOPPERS

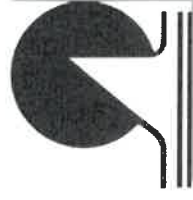


HAND PRUNERS



WHAT YOU NEED TO KNOW ABOUT THE

LBS LANDSCAPE



Produced by the LBCHA Landscape Commission
May 2016

Welcome to our wonderful community! The beauty of the LBS landscape was likely an important factor in your home purchase. Our community boasts a 35-acre forest preserve, 83 natural areas, and over 10,000 trees, which along with many shrubs, flower beds and turf areas comprise the landscape of LBS. Here are several important considerations to enhance your enjoyment of the landscape surrounding your home and remain compliant with the community's standards:



- Trees are one of the most valuable assets of LBS, and all tree care is professionally managed by the LBS Landscape Manager with the assistance of contractors approved by the LBCHA Master Board. **Residents may not remove, prune or plant any trees on their own.** If you have any concerns about trees or tree limbs, please contact your Landscape Representative or submit a Work Order. The rules about tree pruning and removals are designed to ensure that LBS complies with local tree protection ordinances; therefore, they are technical and complex. Special rules to protect the 83 natural areas also are in place. Penalties for violating the rules about trees or natural areas can be significant. If you have concerns about trees, **ASK BEFORE YOU ACT.**

- Your new home is part of a condominium association, which means that the landscape belongs to the condominium association - not to you individually. The maintenance and enhancement of the landscape is managed by the Lake Barrington Community Homeowners Association, and your condominium assessments fund those activities.

- Each of the 13 condominium associations has one or two appointed representatives to the LBCHA Landscape Commission. Your rep's name and contact info is in this brochure. If you are thinking about making any change to the landscape, other than planting annual flowers (annuals are plants which live for only one growing season; they are typically sold in flats in garden centers in spring), you must review your plans with your Landscape Representative **before you act.**

- After consultation with your Landscape Representative, you may plant a few perennials in established landscape beds. If you'd like to make more significant changes to the landscape, your Landscape Representative will help you complete a Landscape Variance Application. You may proceed with your plans only **after your application is approved.**



- The landscape within private courtyards (both hardscape and plant material) is your responsibility to maintain, and your beautification efforts are encouraged. However, since improvements or repairs to decks or patios can impact drainage, you will need to obtain an approved Landscape Variance Application **before work begins.** You should also contact the Village of Lake Barrington; they may require a building permit.

- Your four-legged family members are welcome at LBS, but remember that the LBCHA rules prohibit tying pets outside or allowing pets to roam off-leash. Residents are responsible for any landscape damage caused by their pets.

- LBS has landscape irrigation systems installed in common areas only around The Lodge at the Shores and recreational amenities. You can do your part to keep our landscape beautiful - and control landscape costs - **by watering the trees, shrubs, perennials and turf grass** around your home during dry periods, especially July and August.



These rules are intended for everyone's benefit to safeguard the landscape for all of us, and to maintain a consistent look and feel to the community, which in turn preserves home values. Please remember to **ASK BEFORE YOU ACT** whenever you are considering changes outside your home.