



**PLANNING
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Memorandum

P20129-313

To: Mike Mazza, Planner
Village of Orland Park

From: Doug Fair, PLA, ASLA
Project Manager / Landscape Architect

Date: June 22, 2017

Subject: Orland Park Nature Center
Final Landscape Review #1

This review is based on the following documents, pursuant to requirements of Village Landscape Development Code Section 6-305 (Landscape and Tree Preservation).

- Landscape Plan Set, Prepared by Upland Design, Ltd., Sheets 6.0, 6.1 & 6.2, dated June 9, 2017.

Review Comments

General Comments:

The Board of Trustees may approve landscape plans whose makeup may not meet the specified quantities stated in Section 6-305 Landscape and Tree Preservation if such plans are clearly superior to what could be achieved by using those minimum standards and are consistent with the purposes of this Section, as determined by the Development Services Department. The proposed plan for the Village Center Nature Center has been reviewed and meets the standards for an “alternative landscape plan”.

Parkway Trees

There are two streets, South LaGrange Road and Southwest Highway, that intersect and form the west and southeast borders of the site. As both are IDOT maintained roadways, there are no parkway tree requirements for the petitioner to address at this site.

Buffer Yards

The proposed bufferyards will allow visual and physical access into the site, which as a public facility, is the Village’s intention for the Nature Center.

Corridors

The only corridors that are present on-site are the two small driveway entrances from South LaGrange Road and Southwest Highway that connect to the proposed parking lot. The petitioner has provided a sufficient amount of shade trees to meet ordinance requirements.

Parking Lot Islands

As the proposed parking is a simple (yet efficient) two-way layout with no interior spaces created, there are no parking lot islands present and no ordinance requirements for this section.

Foundation Landscaping and Parking Lot Screening

The petitioner has provided an acceptable amount and variety of foundation plantings around and within the proposed plaza and walkways. The parking lot’s south border is sufficiently screened by

this plant material. The petitioner does not show much screening of the parking lot's north border as a proposed sidewalk is shown at this location with naturalized areas beyond at the sites north border. As mentioned above, since the property to the north of this site is an undeveloped, heavily vegetated area, the parking lot's north border does not require additional screening. It is our assessment that the petitioner's proposed plant material is acceptable in this regard.

Tree Preservation and Mitigation

The petitioner has provided a tree mitigation plan.

Detention/Retention.

Stormwater storage will be provided on-site for this development. An M&M Plan has been submitted to the Village.

Wetlands

The plans provided by the petitioner show the installation of "Wetland Meadow Plugs" on Sheet 6.0 at the north portion of the property and an acceptable seed mix listed on Sheet 6.2.

Recommendation

Final Landscape Plan – Recommended for Approval

It is our recommendation that the landscape plan for the Orland Park Nature Center, dated June 9, 2017, be approved in conformance with the Village landscape ordinance.

End of comments