



PLANNING
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Memorandum

P20129-264

To: Kimberly Flom, Senior Planner
Jane Turley, Senior Planner
Village of Orland Park

From: Lori M. Vierow, RLA, LEED AP BD+C
Assistant Director of Landscape Architecture

Date: August 31, 2010

Subject: Smith Crossing Phase II
Landscape Review #2

The following is a review of the following documents pursuant to requirements of Section 6-305 Landscaping and Bufferyards:

- Tree Survey, L-02, by The Lakota Group Inc., dated December 11, 2009, for review 7.27.10
- Tree Preservation Plans, L-03-L-06, by The Lakota Group Inc., dated July 2, 2010, for Village review 7.27.10
- Landscape Plans, L-07-L-12, by The Lakota Group Inc., dated July 2, 2010, for Village review 7.27.10
- Plan Commission Meeting Minutes, January 12, 2010
- Village Board Meeting Minutes, February 1, 2010
- L-06 PDF, via email, August 31, 2010

Review Comments

Bufferyards

On this site, four bufferyards exist (north, south, east, and west). The bufferyards have remained the same width (15' minimum) and density of plant material since the approved plan from 2003. The bufferyard requirements will not apply to this review submittal.

Parkway Trees

The existing parkway trees meet the ordinance requirements per the February 19, 2003 approved landscape plan.

Foundation Plantings

All buildings that front a dedicated street are required to provide a 10 foot landscaped area along 70 percent of the sides of the building. The petitioner has provided adequate foundation plantings that consist of a mixture of canopy trees, ornamental trees, deciduous shrubs, evergreen shrubs, and groundcover that provide seasonal color, texture, and interest.

Parking Lot/Landscape Islands

Three new or revised parking areas are proposed. Each island is required to have one canopy tree and a minimum of one shrub per island. The petitioner has provided the required number of canopy trees and shrubs for the added parking lot islands.

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Tree Preservation

According to the Tree Survey prepared by The Lakota Group LLC, sixty (60) trees are to be removed or relocated as a result of construction. Of the 60 trees, only six (6) are proposed to be relocated. Per the ordinance, Section 6-305, S, #11, a minimum of one tree is required per dwelling for multi-family residential development. For this development of 106 dwelling units that would be 106 canopy trees. Foundation plantings and parking lot requirements can not be double-counted towards the mitigation. For this site, we will allow ornamental trees counted towards the interior lot trees, since the plan includes well-landscaped courtyards. Therefore, we can revise the number of trees provided to 46 (which includes the 6 transplants). Additional mitigation required would be 14 - 4" bb canopy trees. The petitioner has provided 5 Hackberry, 4" bb, 5 Swamp White Oak, 4" bb, and 4 Patriot Elm, 4" bb on sheet L-06 sent as a PDF on August 31, 2010.

Screening of Trash Enclosures/Utilities

No new enclosures are proposed as part of the expansion.

Detention/Retention

Stormwater runoff will be accommodated in the existing detention basin at the southeast corner of the site.

General Plan Notes

General notes and planting/construction details have been provided.

Plant List

A plant list has been provided, including botanic names, common names, and sizes for all plant material.

Wetlands

To our knowledge there are no wetlands on the site and that the Village has documentation supporting this.

Recommendation

Based on the aforementioned memos and plans, we recommend accepting the Tree Survey, L-02, by The Lakota Group Inc., dated December 11, 2009, Tree Preservation Plans, L-03-L-06, by The Lakota Group Inc., dated July 2, 2010, for Village review July 27, 2010, Landscape Plans, L-07-L-12, by The Lakota Group Inc., dated July 2, 2010, for Village review July 27, 2010 and L-06 PDF, via email, August 31, 2010 indicating fourteen additional trees for mitigation.

Please submit the following to Jane Turley at the Village of Orland Park. Your project will then be placed on the next Village Board meeting for Consent Agenda Approval.

- 1 full size set of drawings
- 1 reduced size set (no larger than 11x17)

Drawings may be submitted electronically in PDF format to JTurley@orland-park.il.us