



PLANNING
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Memorandum

P20129-277

To: Loy Lee, Planner
Village of Orland Park

From: Lori M. Vierow, RLA
Assistant Director of Landscape Architecture

Date: November 8, 2012

Subject: Ninety7Fifty on the Park
Landscape Review #1

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

- Landscape Plans, by Design Collective dated April 13, 2012
- Village Board Meeting Minutes, dated August 9, August 15, and September 19, 2011

Bufferyards

On this site, there are no bufferyards due to the development being part of an overall transit-oriented development.

General Comments

Overall the proposed plan meets the purpose and vision of the “Village Center District” of the Land Development Code of creating mixed-use walkable neighborhoods in the heart of the Village.

Foundation Plantings

Section 6-305 S.10 requires a minimum 10-foot-wide landscape area fronting 70 percent of the sides of the majority of the proposed buildings. The petitioner has provided the required foundation plantings. However, it is recommended that the petitioner revise the plant material to include a larger diversity in plant species. It is recommended to avoid planting monocultures of any one type of tree or shrub. By including a diversity of plant species, the soil and beneficial insect populations are benefited. A less complex plant population favors insect and disease outbreaks. When attacks occur, replacement costs are much higher in a monoculture than in a diverse planting.

Parking Lot/Landscape Islands

Parking is via the parking garage, the requirements do not apply.

Parkway Trees

The parkway trees were approved via the overall development.

Tree Preservation

To our knowledge, no tree survey has been submitted. As stated in the Village Ordinance, any mature trees over 4-inches in size must be mitigated if removed.

Detention

Detention was approved via the overall transit-oriented development.

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Wetlands

To our knowledge, there are no wetlands on site. It is our assumption that the Village has documentation to confirm the absence of wetlands on the property as well as within 50 feet of the property lines.

Recommendation

Based on the aforementioned memos and plans, we recommend accepting the Landscape Plans prepared by Design Collective dated April 13, 2012 based on the following conditions.

- The petitioner revises the plant material to include a larger diversity in plant species.

Please submit the following to Loy Lee 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 LLee@orland-park.il.us