



PLANNING
RESOURCES INC.

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Memorandum

P20129-199

To: Kimberly Flom, Planner
Village of Orland Park

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

Juli E. Crane, PWS
Director of Environmental Studies

Date: 10 June 2009

Subject: Shops at 88th
Landscape Review #5

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

- Revised Landscape plan, Sheet L-1, Bergfors Gregory Land Design, dated 4.29.2009.
- The Shoppes at 88th Subdivision, Monitoring and Management Plan, received 6.8.2009 via e-mail, no author, 11 pp.
- Near-Term Management and Maintenance Table for Naturalized Landscapes, received 6.8.2009 via e-mail, no author, 2 pp.
- The Shoppes at 88th, Orland Park, IL, Monitoring and Management Plan Conceptual Level Opinion of Probable Costs, received 6.8.2009 via e-mail, by Berfors Gregory Land Design, Ltd., 1 pp.

Review Comments

Bufferyards

On this site, four bufferyards exist (north, south, east and west).

North Bufferyard

The land use adjacent to the north bufferyard is retail business. The required bufferyard between the planned retail and existing retail along an arterial road is bufferyard "C." Assuming a length of 654 feet, a width of 20 feet, and a 25 percent ratio of evergreen trees and shrubs, required landscaping within this area is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
North Yard			
Canopy Trees* (Evergreen)	26 (7)	13 (4)	-13
Ornamental Trees	10	8	-2
Shrubs* (Evergreen)	104 (26)	62 (34)	-42

* 25% of which should be evergreen

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ECOLOGISTS
LANDSCAPE
ARCHITECTS

Screening of Trash Enclosures/Utilities

The petitioner has indicated the location of four trash enclosures on the landscape plan. The petitioner has provided appropriate screening for the trash enclosures.

Detention/Retention

As indicated in the prior review, consistent with Section 6-409.E.18.F.2.k, the basin needs settling/stilling areas at the inlets. We understand that the project's final engineering has been approved and suggest these be added to the landscape grades as a field modification.

Design hydrologic conditions are expected to produce a "bathtub ring" between the normal water level and up to 2 feet above that level. Suggestions on ways to reduce the duration of inundation were provided in the November 2006 review. The petitioner has chosen not to correct the site's hydrology. All parties need to be aware of the probability for increased establishment costs, maintenance efforts, and remedial seeding/planting costs associated with adverse water conditions.

Per Section 6-413.G.2.d., the petitioner has provided a Monitoring and Management Plan and anticipated schedule. The plan covers both near-term activities and long-term operation and maintenance activities for all areas of native pond shorelines and banks. The cost estimate provided for near-term installation, monitoring and management is acceptable.

All areas with native landscaping need to be protected by deed restriction or conservation easement pursuant to Section 6-414-B.1.

Comments & Recommendations – We recommend the Village set the bond at a minimum of 110 percent of the indicated total cost in the estimate.

As previously indicated, a copy of the easement language needs to be provided for review to assess the level of long-term protection afforded to native landscaping.

Wetlands

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

Recommendation

We recommend approval of the Revised Landscape plan, Sheet L-1, Bergfors Gregory Land Design, dated 4.29.2009, The Shoppes at 88th Subdivision, Monitoring and Management Plan, Near-Term Management and Maintenance Table for Naturalized Landscapes, and The Shoppes at 88th, Orland Park, IL, Monitoring and Management Plan Conceptual Level Opinion of Probable Costs with the following conditions:

- The Village sets the bond at a minimum of 110 percent of the indicated total cost in the estimate.
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Review Comments

Bufferyards

On this site, four bufferyards exist (north, south, east and west).

North Bufferyard

The land use adjacent to the north bufferyard is retail business. The required bufferyard between the planned retail and existing retail along an arterial road is bufferyard "C." Assuming a length of 654 feet, a width of 20 feet, and a 25 percent ratio of evergreen trees and shrubs, required landscaping within this area is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
North Yard			
Canopy Trees* (Evergreen)	26 (7)	13 (4)	-13
Ornamental Trees	10	8	-2
Shrubs* (Evergreen)	104 (26)	62 (34)	-42

* 25% of which should be evergreen

Comments & Recommendations – The petitioner has not met the required plant requirements. Due to the narrow planting area with the proximity of the buildings to the sidewalk, the location of the proposed foundation plantings and the additional plants provided in the South and East Bufferyards, we recommend accepting the North Bufferyard as shown.

South Bufferyard

The land use adjacent to the south bufferyard is multi-family. The required bufferyard between the planned retail and existing residential to the south is bufferyard “C.” Assuming a length of 590 feet, a width of 30 feet, and a 25 percent ratio of evergreen trees and shrubs, required landscaping within this area is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
South Yard			
Canopy Trees* (Evergreen)	21 (11)	28 (9)	+10
Ornamental Trees	8	10	+2
Shrubs* (Evergreen)	83 (21)	84 (28)	+1

* 25% of which should be evergreen

Comments & Recommendations – The petitioner has met the required width and the required plant material. However, per Village Board minutes, the petitioner is required to have 50 percent of the required bufferyard deciduous trees as evergreen trees. The petitioner has revised the plan to include additional evergreen trees and has located them per the letter dated August 14, 2007, from the Highland Brook Townhomes Homeowners.

East Bufferyard

The land use adjacent to the east bufferyard is business. The required bufferyard between the planned retail and existing retail is bufferyard “B.” Assuming a length of 340 feet, a width of 25 feet, and a 25 percent ratio of evergreen trees and shrubs, required landscaping within this area is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
East Yard			
Canopy Trees* (Evergreen)	8 (2)	18 (5)	+10
Ornamental Trees	2	7	+5
Shrubs* (Evergreen)	41 (10)	42 (7)	+1

* 25% of which should be evergreen

Comments & Recommendations – The petitioner has met the required width and the required plant material.

West Bufferyard

The land use adjacent to the west bufferyard is vacant land zoned commercial. The required bufferyard between the planned retail and vacant land is bufferyard “C.” Assuming a length of 350 feet, a width of 20 feet, and a 25 percent ratio of evergreen trees and shrubs, required landscaping within this area is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
West Yard			
Canopy Trees* (Evergreen)	14 (4)	11 (5)	-3
Ornamental Trees	6	6	--
Shrubs* (Evergreen)	56 (14)	42 (18)	-14

* 25% of which should be evergreen

Comments & Recommendations – The petitioner has not met the required plant requirements. Due to the narrow planting area with the proximity of the buildings to the sidewalk and the location of the proposed foundation plantings, we recommend accepting the West Bufferyard as shown.

Parkway Trees

At 40-foot spacing, there are 16 required parkway trees along 159th Street and 10 along 88th Avenue. The petitioner has not met the parkway tree requirement; however, due to the location of street lights along 159th Street we recommend approval of the plan as shown. The petitioner has revised the drawings to include two more parkway trees along 88th Avenue.

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 which consist of a mixture of deciduous shrubs, evergreen shrubs and groundcover that provide seasonal color, texture and interest.

Parking Lot/Landscape Islands

The ordinance requires one landscaped island for every seven parking spaces, resulting in 27 required islands for this site. Each island is required to have one canopy tree and a minimum of one shrub per island, for a minimum of 27 required canopy trees and 27 shrubs. The petitioner has provided adequate parking islands and canopy trees to comply with the ordinance. The petitioner has revised the drawing to meet the ordinance requirements.

Tree Preservation

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

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