



PLANNING
RESOURCES INC.

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Memorandum

P20129-270

To: Kimberly Flom, Assistant Director
Village of Orland Park

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

Juli E. Crane, PWS, LEED AP
Director of Environmental Studies

Date: February 28, 2012

Subject: Thomas Place
Landscape Plan Review #3

This review is based on the following documents, pursuant to requirements of Village Landscape Development Code Section 6-305 (Landscaping and Bufferyards), and Section 6-305.1 (Tree Preservation Standards):

- Landscape Plan, Sheets L-1 – L-4, prepared by Emerald Site Services, LLC dated rev. 02.22.12
- Tree Survey prepared by SpaceCo, Inc. dated 9.07.11
- Village of Orland Park Plan Commission meeting minutes
- Village of Orland Park Village Board meeting minutes
- Emerald Site Services Response Memo dated 02.08.12
- SpaceCo, Inc. Hydroperiod Analysis Graph dated 02/2012
- Final Plat of Subdivision, dated rev. 02.20.12

Bufferyards

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

North Bufferyard

The land use adjacent to the north bufferyard is a self-storage facility. The required bufferyard between the planned Congregate Elderly Housing facility and the industrial area is bufferyard "E." Assuming a length of 525 feet, width of 30 feet, and a 30 percent ratio of evergreen trees and shrubs, the plant material requirements and proposed landscape is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
North Yard			
Canopy Trees* (Evergreen)	63(19)	73(30)	+10
Ornamental Trees	32	22	-10
Shrubs* (Evergreen)	189 (57)	189(57)	--

* 30% of which should be evergreen.

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Comments & Recommendations – The petitioner has not met the ornamental tree requirements; however, due to the additional canopy and evergreen trees provided for increased screening of the adjacent use, we recommend approval of the plan as shown.

South Bufferyard

The land use adjacent to the south bufferyard is general business area, currently vacant. The required bufferyard between the planned Congregate Elderly Housing facility and the vacant business property is bufferyard “C.” Assuming a length of 405 feet, width of 20 feet, and a 30 percent ratio of evergreen trees and shrubs, the plant material requirements and proposed landscape is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
South Yard			
Canopy Trees* (Evergreen)	16 (5)	10(6)	-6
Ornamental Trees	6	2	-4
Shrubs* (Evergreen)	64 (19)	46 (18)	-18

* 30% of which should be evergreen.

Comments & Recommendations – The petitioner has not met the required plant material requirements. However, due to the adjacent vacant parcel that is required to provide the remaining deficient plant material (Section 6-305.B.4), we recommend approval of the plan as shown.

East Bufferyard

The land use adjacent to the east bufferyard is manufacturing. The required bufferyard between the planned Congregate Elderly Housing facility and the manufacturing area is bufferyard “E.” The petitioner has proposed a 6-foot- high solid wood fence for 398 linear feet of the bufferyard length. The fence can be used to replace 50 percent of the required bufferyard plant material. The bufferyard requirements are divided into two charts as shown below. The remaining length of 367 feet, width of 15 feet, and a 30 percent ratio of evergreen trees and shrubs, the plant material requirements and proposed landscape is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
East Yard – With 6’ fence			
Canopy Trees* (Evergreen)	24(7)	25(10)	+1
Ornamental Trees	12	12	--
Shrubs* (Evergreen)	72 (21)	72 (27)	--

* 30% of which should be evergreen.

Comments & Recommendations – The petitioner has met the plant material requirements.

Plant Type	Required Quantity	Quantity Proposed	Difference
East Yard – no fence			
Canopy Trees* (Evergreen)	44 (13)	20 (8)	-24
Ornamental Trees	22	5	-17
Shrubs* (Evergreen)	132 (40)	107 (22)	-25

* 30% of which should be evergreen.

Comments & Recommendations – The petitioner has not met the plant material requirements. However, due to the 380 linear feet located along an adjacent vacant parcel that is required to provide the remaining deficient plant material (Section 6-305.B.4), we recommend approval of the quantities as shown.

West Bufferyard

The land use adjacent to the west bufferyard is the general business district. The required bufferyard between the planned Congregate Elderly Housing facility and the general business district is bufferyard “C.” Assuming a length of 360 feet, width of 20 feet, and a 30 percent ratio of evergreen trees and shrubs, the plant material requirements and proposed landscape is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
West Yard			
Canopy Trees* (Evergreen)	14 (4)	15 (5)	+1
Ornamental Trees	6	3	-3
Shrubs* (Evergreen)	58 (17)	51 (19)	-7

* 30% of which should be evergreen.

Comments & Recommendations – The petitioner has not met the required ornamental tree or shrub requirements; however, due to the additional canopy tree as well as 165 linear feet being located next to a vacant parcel, we recommend approval of the plan as shown.

Parkway Trees

At 40-foot spacing, there are five required parkway trees along Harlem Avenue. Due to the existing ditch condition along Harlem Avenue, the petitioner has placed the five required parkway trees within the bufferyard. We recommend approval of the plan as shown.

Foundation Plantings

In compliance with Section 6-305 S.10, the petitioner has provided a minimum 10-foot-wide landscape area fronting 70 percent of the sides of the proposed buildings. The petitioner has provided adequate foundation plantings that consist of a mixture of deciduous and evergreen trees, 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 three 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 three required canopy trees and three shrubs. The petitioner has provided adequate parking islands and plant material.

Tree Preservation

The petitioner has submitted a Tree Survey prepared by SpaceCo Inc. dated 9.07.11, indicating the species and size of all existing trees four inches and larger. The petitioner has recommended all 33 trees be removed due to the development. Of the 33 trees proposed for removal, 31 require mitigation. The remaining two trees are species which do not require mitigation (e.g., Siberian elm, white mulberry, box elder, Tree of Heaven, etc.). Per the Village Tree Preservation Standards, Section 6-305.1.C.1, trees with a diameter of four to 12 inches need to be replaced as follows: two trees at 2 ½-inch caliper or one tree at four-inch caliper. The total replacement trees required is 68 2 ½-inch-caliper trees or 34 four-inch-caliper trees. The petitioner has met the requirements by providing 38 four-inch-caliper trees.

Detention/Retention

A single detention basin occurs in the northwest part of the site. With inverts set below the bottom elevation, the basin will function as a “dry bottom” facility. The landscape plan proposes low-profile prairie (i.e., non-wetland landscape) on the basin bottom as well as on the slopes, and turf grass above the basin slopes.

Per Village Ordinance, Section 6-413.F.2.b, hydrology information was provided for the 2-, 5-, 10- and 100-year storm events. A revised hydrograph received on 21 February 2012 corrected the 10-year storm drawdown information. Based on the rapid drawdown times (within 24 hours for the 100-year storm), the proposed prairie mix should perform well on the slopes and upper portions of the basin bottom.

TPA Orland L.P. will be responsible for vegetation management in the near-term and long-term, unless the property is sold or transferred to another party. In compliance with Section 6-413.G.2.d., a three-year (near-term) monitoring and maintenance program was provided for all naturally landscaped areas. By way of clarification, we note that any area with less than 10 percent vegetative cover is considered ‘devoid’ of vegetation. Each reference to species with a C-value of 2 is understood to mean any species with a C-value of 2 or greater.

We recommend approval be conditioned such that the petitioner must submit a long-term Operation and Maintenance (O&M) plan for Village review and approval as a condition of landscape performance acceptance.

We recommend the Village require a bond or security deposit be posted covering a minimum three-year grow-in period for the proposed plantings. A cost estimate should be requested for landscape installation and near-term monitoring/reporting and management.

All areas with native landscaping need to be protected by deed restriction or conservation easement pursuant to Section 6-414-B.1. A copy of the easement language was provided. We note that the provisions do not afford long-term protection of native landscaping and recommend approval be conditioned upon revising the provisions to protect native landscaping.

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 Plan, Sheets L-1 – L-4, prepared by Emerald Site Services, LLC dated rev. 02.22.12, Tree Survey prepared by SpaceCo, Inc. dated 9.07.11, Final Plat of Subdivision, dated rev. 02.20.12 and the three-year (near-term) monitoring and maintenance program with the following conditions:

- Any area with less than 10 percent vegetative cover is considered ‘devoid’ of vegetation. Each reference to species with a C-value of 2 is understood to mean any species with a C-value of 2 **or greater.**
- The petitioner must submit a long-term Operation and Maintenance (O&M) plan for Village review and approval as a condition of landscape performance acceptance.
- The Village requires a bond or security deposit be posted covering a minimum three-year grow-in period for the proposed plantings. A cost estimate should be requested for landscape installation and near-term monitoring/reporting and management.
- All areas with native landscaping need to be protected by deed restriction or conservation easement pursuant to Section 6-414-B.1. A copy of the easement language was provided. We note that the provisions do not afford long-term protection of native landscaping and recommend approval be conditioned upon revising the provisions to protect native landscaping.

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