



**PLANNING
RESOURCES INC.**

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Memorandum

P20129-290

To: Loy Lee, Engineer
Village of Orland Park

From: Ryan Alexander, ASLA
Landscape Designer

Date: October 22, 2014

Subject: JPS Interests
Landscape Plan Review #3

At your request, we have reviewed the revised Landscape Plans submitted for the proposed JPS Interests Development. Our comments are based on the Landscaping and Bufferyards Ordinance and the following documents submitted for this project:

- o L1 – L2 Landscape Plan as prepared by Manard Consulting LTD, dated 10.27.14
- o Orland Park Meeting Minutes, dated 7.7.14

Review Comments

Bufferyards

North Bufferyard

The land use adjacent to the north bufferyard is commercial. The required bufferyard between the planned commercial and commercial is bufferyard “B.” Assuming a length of 361 feet, width of 20’, the required landscaping is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
North Yard			
Canopy Trees*	9	9 7 existing	0
Ornamental Trees	2	2	0
Shrubs* (Evergreen)	43(13)	43(11) 27 existing	0

* 30% of which should be evergreen

Comments & Recommendations – The North Bufferyard is part of the existing development and includes a public sidewalk. Given that there is not adequate space for evergreens between curbs and the sidewalk, it is recommended the 30% requirement for Canopy Trees be waived. The petitioner has provided the required canopy and ornamental trees. The required number of shrubs has been provided, and while they are missing 2 evergreen, we feel the intent of the ordinance is met. We recommend accepting the plan as shown.

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East Bufferyard

The land use adjacent to the east bufferyard is commercial. The required bufferyard between the planned commercial and commercial is bufferyard "B." Assuming a length of 144 feet, width of 15', the required landscaping is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
East Yard			
Canopy Trees*	4(1)	5(2) 4 existing	+1
Ornamental Trees	1	3 3 existing	+2
Shrubs* (Evergreen)	20(6)	83(7) 83 existing	+63

* 30% of which should be evergreen

Comments & Recommendations – The East Bufferyard is part of the existing development and includes almost exclusively existing material. The petitioner has provided the required canopy, ornamental trees, and shrubs. We recommend accepting the plan as shown.

South Bufferyard

The land use adjacent to the South bufferyard is commercial. The required bufferyard between the planned commercial and commercial is bufferyard "B." Assuming a length of 115 feet (along the proposed building), width of 15', the required landscaping is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
South Yard			
Canopy Trees*	3(1)	3(0)	0
Ornamental Trees	1	0	-1
Shrubs* (Evergreen)	16(5)	26(13)	+10

* 30% of which should be evergreen

Comments & Recommendations – The south bufferyard is deficient in Ornamental Trees. However, with the additional plantings elsewhere and the additional shrubs in the south bufferyard, we recommend accepting the plan as shown.

West Bufferyard

The land use adjacent to the West bufferyard is Arterial Road. The required bufferyard between the planned commercial and arterial roads is bufferyard “C.” Assuming a length of 143 feet (along the proposed building), width of 25’, the required landscaping is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
West Yard			
Canopy Trees*	5(1)	1(0) existing	-4
Ornamental Trees	2	2 2 existing	0
Shrubs* (Evergreen)	20(6)	79(31) All existing	+59

* 30% of which should be evergreen

Comments & Recommendations – The bufferyard is deficient in canopy trees. Per conversations with the petitioner and the Village, additional plantings will obscure signs and windows. We recommend accepting the west bufferyard landscape as shown.

Parking Lot/Landscape Islands

The ordinance requires 1 landscaped island for every 7 parking spaces, resulting in 7 required islands for this site. Each island is required to have 1 canopy tree and a minimum of 1 shrub per 200 s.f. of island, resulting in 7 required canopy trees and a minimum of 19 shrubs. The petitioner has met all requirements therefore we recommend approval of the plans as shown.

Foundation Plantings

Section 6-305 S.10 requires a minimum 10-foot-wide landscape area fronting 70 percent of the sides of buildings facing dedicated streets or major access lanes. The petitioner has provided the required foundation plantings.

Plant Material Selection

A plant list has been provided with an adequate diversity of deciduous species. However, we recommend adding evergreen shrubs to meet the requirements stated above.

Tree Preservation

A removal plan has been submitted, but only a few of the trees being removed have been identified by species. No condition or size information is provided. A total of 15 trees are being removed. With the building development, and existing and proposed plantings, we feel it is not feasible to mitigate for all removals. Provided the above recommendations are met, we recommend approving the tree preservation and mitigation.

Screening of Trash Enclosures/Utilities

The petitioner has provided the location of the trash enclosure and it is adequately screened.

Detention/Retention

To our knowledge, no additional detention is required as this is a previously developed site.

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 Landscape Plans prepared by Manard Consulting LTD, dated 10.27.14.

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

End of comments