



PLANNING
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Memorandum

P20129-263

To: Jane Turley, Senior Planner
Village of Orland Park

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

Date: July 16, 2010

Subject: Calvary Church
Landscape Review #2

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

- Landscape Plan, L-1-L-3, by Bergfors Gregory Land Design, dated July 15, 2010
- Concept Presentation, February 4, 2010
- Plan Commission Meeting Minutes, March 9, 2010

Review Comments

Bufferyards

On this site, two bufferyards exist (south and east). Due to the large open, green spaces in the north and west bufferyards, the requirements do not pertain.

South Bufferyard

The land use adjacent to the south bufferyard is industrial/manufacturing. The required bufferyard between the proposed church and the industrial park is bufferyard "C" with a width of 15'. Assuming a length of 640 feet, a width of 15 feet, and a 30 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)	29 (9)	29 (9)	--
Ornamental Trees	12	12	--
Shrubs* (Evergreen)	115 (35)	115 (35)	--

*30% of which should be evergreen

Comments & Recommendations – The petitioner has met the planting requirements.

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East Bufferyard

The land use adjacent to the east bufferyard is open lands/cemetery. The required bufferyard between the proposed church and open lands is bufferyard “C” with a width of 15 ft. Assuming a length of 370 feet, a width of 30 feet, and a 30 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)	13 (4)	13 (4)	--
Ornamental Trees	5	4	-1
Shrubs* (Evergreen)	52 (16)	52 (16)	--

*30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the ornamental tree requirement. However, due to the canopy trees proposed along the entry drive, we recommend approval of the plan as shown.

Parkway Trees

At 40-foot spacing, there are 9 required parkway trees along 104th Avenue. The petitioner has provided the nine trees per the ordinance.

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 foundation plantings that 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 39 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 39 required canopy trees and 39 shrubs. The petitioner has met the shrub requirements but not the tree requirements. However, due to the large bio-infiltration areas which are well-landscaped with native plant material, we recommend approval of the plan as is.

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.

Screening of Trash Enclosures/Utilities

The petitioner has indicated the location of one trash enclosure on the landscape plan. The petitioner has provided evergreen screening for the trash enclosure.

Detention/Retention

Based on the review of the hydrology of the basin and the desire to have the open space available for church gatherings, it is recommended that the petitioner propose the IDOT 1B Low Maintenance Lawn Mixture. This

mix should perform well; however, if we have back-to-back 100-year storm events, some patch re-seeding may need to occur. This seed mix can be mown only once a year or more frequently if an outdoor event is going to occur that week/month. This is a more sustainable option than Kentucky blue grass and will better address the ordinance requirements of native basin plantings. In addition, the petitioner should use a fertilizer that does not contain phosphorus to further increase the sustainability of the site. The petitioner has met these requirements.

Plant List/Details

A plant list has been provided, including botanic names, common names, and sizes for all plant material. The petitioner has also provided construction planting details.

Wetlands

The northern portion of the site contains a vegetated wetland. The petitioner has met the floodplain setback and no development is proposed in this area.

Recommendation

Based on the aforementioned memos and plans, we recommend accepting the Landscape Plan for Calvary Church, prepared by Bergfors Gregory Land Design, dated July 15. 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.

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

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