

Memorandum

To: Bucky Burrell, Beary Landscaping
From: Kimberly Flom, RLA/ASLA
Date: October 29, 2009
Subject: OPFD Training Facility Landscape Plan Review #2



This is a review of the following landscape set pursuant to the requirements of Section 6-305 of the Land Development Code titled Landscaping and Bufferyards.

- Landscape Plan prepared by Beary Landscaping, dated 08-21-09, most recent revision 10-29-09, project number 09-B, sheets L1-L2 and D1.

General Comments

1. This project is an addition to an existing facility. but the Board approved the project with the following landscape specific condition.

A landscape plan, meeting all Village Codes, is submitted for separate review and approval within 60 days of final engineering approval. This is to include parkway trees along 163rd Place, foundation plantings around new building, required landscape buffers and screening of the cell tower, burn towers, chain link fence and new mechanical equipment

Bufferyards

On this site, bufferyards are required along the south, east and west sides of the property, in the general area of the expansion. Village Code requires a 'C' bufferyard between institutional uses and residential, office and industrial uses. However, because this is an addition, and not a new development, and because the project is not directly adjacent to residential development, the Village will accept a 'B' bufferyard.

WEST BUFFERYARD (20' wide 340' long)

Plant Type	Required Quantity	Quantity Proposed	Difference
West Yard			
Canopy Trees* (Evergreen)	8 (2)	0 (22)	+14(+20)
Ornamental Trees	2	0	-2
Shrubs* (Evergreen)	41 (10)	0 (0)	-41(-10)

* 25% of which should be evergreen

The landscape plan is missing canopy trees, ornamental trees and shrubs. However, the petitioner has provided 22 evergreen trees, exceeding Code requirements. 13 of the 22 trees are being used to satisfy bufferyard and parkway tree requirements in other areas of the site and the remaining 9 trees are substituting the missing ornamental trees and shrubs. Because of this, the bufferyard is acceptable as shown.

SOUTH BUFFERYARD WEST OF DRIVEWAY (20' wide 400' long)

Plant Type	Required Quantity	Quantity Proposed	Difference
West Yard			
Canopy Trees* (Evergreen)	10 (2)	13 (0)	+3(-2)
Ornamental Trees	2	0	-2
Shrubs* (Evergreen)	48 (12)	58 (34)	+10 (+22)

* 25% of which should be evergreen

The landscape plan is missing ornamental trees but has provided additional shrubs and canopy trees. Because of this, the bufferyard is acceptable as shown

SOUTH BUFFERYARD EAST OF DRIVEWAY (20' wide 400' long)

Plant Type	Required Quantity	Quantity Proposed	Difference
West Yard			
Canopy Trees* (Evergreen)	2 (0)	3 (0)	1+(-0)
Ornamental Trees	1	0	-1
Shrubs* (Evergreen)	11 (3)	0 (0)	-11(-3)

* 25% of which should be evergreen

The landscape plan does not meet bufferyard requirements in this area. However, because the building is located near the street with adequate foundation landscaping, and because the fence on the east side of the building will be screened, the three canopy trees proposed are adequate to fulfill the bufferyard requirements

EAST BUFFERYARD (10' wide 170' long)

Plant Type	Required Quantity	Quantity Proposed	Difference
West Yard			
Canopy Trees* (Evergreen)	6 (1)	0 (0)	-6(-1)
Ornamental Trees	1	0	-1
Shrubs* (Evergreen)	28 (7)	31 (19)	+3(+12)

* 25% of which should be evergreen

The landscape plan is missing canopy and ornamental trees but is exceeding Code requirements of shrubs and perennials. Because the west bufferyard included substantially more trees than required (at the Village's request to screen the burn tower), 7 of the 22 additional trees provided will be used as a credit to the east bufferyard. The bufferyard is acceptable as shown.

Parkway Trees

Per the condition of Board approval, parkway trees are required along 163rd Street. Village Code would require 14 trees along the length of 163rd Place and the Board condition of approval requires parkway trees. Because this is an addition and not a new development, the plan should include 6 parkway trees along the road. Due to the safety concerns of the helicopter landing pad area, the petitioner has requested that the 6 trees be credited from the excess trees provided on the west bufferyard berm area.

Foundation Plantings

The landscape plan shows foundation planting beds per Code requirements.

Parking Lot Landscaping

6 parking stalls are shown on Sheet L2 and are appropriately screened per Code requirements.

Fence Screening Landscaping

Per the condition of Board approval, the petitioner has provided screening along the proposed fences.

Tree Preservation

The landscape plan includes a note indicating that there are no trees on site to be preserved.

Detention/Retention

Detention/Retention is not part of this project.

Wetlands

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

Landscape Notes

Landscape notes have been provided per Code requirements.

Screening of Trash Enclosures

New trash enclosures are not part of this project.

Recommendation

We recommend approval of the Orland Fire Training Facility Landscape Plan with no conditions.