



**PLANNING
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Memorandum

P20129-309

To: Mike Mazza, Planner
Village of Orland Park

From: Doug Fair, PLA, ASLA
Project Manager / Landscape Architect

Kathryn Quesnell
Staff Ecologist

Date: August 11, 2017

Subject: Rizza Porsche
Final Landscape Review #1

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

- Proposed Storm Analysis of the Detention Facilities prepared by W-T Engineering, LLC, dated
- Tree Survey prepared by W-T Engineering, LLC, dated June 30, 2017, Sheet TS-1.0
- Tree Preservation Plan prepared by W-T Engineering, LLC, dated June 30, 2017, Sheet C-11.0
- Final Landscape Plan prepared by Gary R. Weber Associates, Inc., dated July 21, 2017, Sheets 1 and 2

Review Comments

General Comments

The petitioner has provided a hydro-period analysis, tree survey/mitigation plan and grading plans all displaying acceptable information and in compliance with the Village ordinance but has not provided the required monitoring and maintenance plan. A monitoring and maintenance plan, in compliance with the Village ordinance, will need to be provided before final acceptance can be granted.

Parkway Trees

The petitioner has shown the required amount of parkway trees along 159th Street, properly located within the parkway and with the required spacing at 40-ft. intervals. No further action is required.

Buffer Yards

There are four buffer yard requirements for this site: a residential use to the north requires a Type-2 buffer yard and a non-residential use to the south (across 159th Street) requires a Type-1 buffer yard. The north half of the eastern boundary is bordered by a residential use requiring a Type-2 buffer yard and the south half of the eastern boundary is bordered by a non-residential use requiring a Type-1 buffer yard. The south property line is bordered by 159th Street with property designated to be developed as a non-residential use in the future. No buffer yard requirement is necessary for this area.

North Buffer Yard

The north buffer yard is bordered by a multi-family, residential use area, requiring a Type-2 buffer yard. The petitioner has shown the required amount of shade trees, evergreen/ornamental trees and shrubs to satisfy all ordinance requirements. No further action is required.

West Buffer Yard

The west buffer yard is bordered by a commercial / non-residential use area, requiring a Type-1 buffer yard. The petitioner has shown the required amount of shade trees, evergreen/ornamental trees and shrubs to satisfy all ordinance requirements. No further action is required.

East Buffer Yard – North Portion

The north portion of the east buffer yard is bordered by a multi-family / residential use area, requiring a Type-2 buffer yard. The petitioner has shown the required amount of shade trees, evergreen/ornamental trees and shrubs to satisfy all ordinance requirements. No further action is required.

East Buffer Yard – South Portion

The south portion of the east buffer yard is bordered by a non-residential use area, requiring a Type-1 buffer yard. The petitioner has shown the required amount of shade trees, evergreen/ornamental trees and shrubs to satisfy all ordinance requirements. No further action is required.

Landscape Corridors – 159th Street

The landscape corridor along 159th street is considered to be an auto-row corridor catering to the specific needs of an auto-dealership. The petitioner has shown the required amount of shade trees and meets and exceeds the amount of shrubs to satisfy all ordinance requirements. No further action is required.

Foundation Landscaping

The petitioner has provided low foundation planting at all required areas around the proposed building with a good mix and variety of plant material specified on the landscape plans to satisfy ordinance requirements. No further action is required.

Parking Lot Landscaping

The petitioner has shown the required amount of parking lot islands and respective plant material to satisfy all ordinance requirements. No further action is required.

It is recommended (but not specifically required by the ordinance) that additional islands be added halfway between the three rows of parking stalls behind the proposed building (on the north side) to break-up the large spans of pavement. Each additional island should be planted with (1) shade tree and surrounding, low plant material below. This will provide additional shade to the large parking area and improve site drainage.

Signage Landscaping

The petitioner has provided a sufficient amount of low plant material surrounding the proposed signage with the correct plant bed with to meet ordinance requirements. No further action is required.

Plant List

The petitioner has provided a plant list specifying the correct size and quantities to match the landscape plan and satisfy ordinance requirements. The plant list demonstrates good variety and mixture of plant material. However, the petitioner does not specify any evergreen trees for the site.

It is recommended (but not specifically required by the ordinance) that the petitioner substitute some groupings of evergreen trees in place of some of the ornamental trees located within each of the buffer yards described above. A steady mix between evergreen and ornamental trees will provide better variety and seasonal interest to the perimeter of the site.

Tree Preservation and Mitigation

The petitioner has provided the required Tree Survey and Tree Preservation Plan clearly designating which trees are to be protected to remain and which are to be removed. The petitioner meets and exceeds the required tree mitigation amount in the proposed landscape plan. No further action is required.

Detention Basin

The petitioner has shown a sufficient amount of plant material surrounding the detention basin, properly located above both the natural and high water elevation limits. The plant material selected will be able to tolerate wetter and quickly drained soils that will surround the detention basin. No further action is required.

Wetlands

There are no known wetlands present on this site.

Final Landscape Plan – Recommended for Approval:

Based on the aforementioned requirements being satisfactorily addressed and pending the submittal of a monitoring and maintenance plan in compliance with Village standards, it is our recommendation that the Final Landscape Plans, for Rizza Porsche dated July 21, 2017, be approved in conformance with the Village landscape ordinance.

End of comments