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Memorandum

P20129-245

To: Kimberly Flott, Planner
Village of Orland Park

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

Date: January 29, 2009

Subject: Distinctive Office Building
Landscape Review #3

The following is a review of the revised landscape plan prepared by Midwest Landscape Design, dated 1.21.09, pursuant to requirements of Section 6-305 Landscaping and Bufferyards.

Review Comments

Bufferyards

On this site, four bufferyards exist (north, south, and west). The east bufferyard requirements have been met by the existing landscape on the neighboring property of similar use.

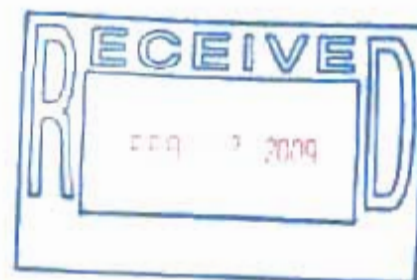
North Bufferyard

The land use adjacent to the north bufferyard is industrial. The required bufferyard between the planned office and existing industrial is bufferyard "D"; however per plan commission minutes a variance has been granted to reduce the width due to Lot 1 to the north. Assuming a length of 180 feet, width of 5-18.5 feet, and a 25 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)	12 (3)	12(9)	--
Ornamental Trees	6	6	--
Shrubs* (Evergreen)	50(13)	45(0)	5

* 25% of which should be evergreen

Comments & Recommendations -- The petitioner has not met the shrub requirements; however due to the proposed quantity of evergreen trees, we recommend approval of the plan as shown.



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South Bufferyard

The land use adjacent to the south bufferyard is ORJ vacant land. The required bufferyard between the planned office and vacant ORI land is bufferyard "C." Assuming a length of 212 feet, width of 15 feet, and a 25 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)	10 (3)	5 (3)	-5
Ornamental Trees	4	4	..
Shrubs* (Evergreen)	38 (10)	68(13)	+30

* 25% of which should be evergreen

Comments & Recommendations – The petitioner has not met the canopy trees requirements. In addition, per Plan Commission minutes dated December 11, 2007, the southeast corner of the building requires additional screening. The petitioner has revised the junipers in the bufferyard to an upright evergreen species, however it is recommended that the petitioner add three 6' evergreen trees in the open lawn area, which wrap the southeast corner in lieu of the proposed ornamental tree. The petitioner has added the remaining evergreen trees

West Bufferyard

The land use adjacent to the west bufferyard is industrial. The required bufferyard between the planned office and existing industrial is bufferyard "D." Assuming a length of 214 feet, width of 30 feet, and a 25 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)	20(12)	+4
Ornamental Trees	7	0	-7
Shrubs* (Evergreen)	60(15)	66(15)	+6

* 25% of which should be evergreen.

Comments & Recommendations – The petitioner has not met the ornamental tree requirements; however due to the proposed quantity of canopy trees and shrubs, we recommend approval of the plan as shown.

Interior Lot Landscaping

A minimum of one tree per 10,000 S.F. of lot area is required for office developments. At approximately 9,960 S.F., one tree is required and has been provided.

Foundation Plantings

Section 6-305 S.10 requires a minimum 10-foot-wide landscape area fronting 70 percent of the sides of the majority of the proposed buildings. This 10-foot width has been provided and the petitioner has provided a mix of ornamental trees, deciduous shrubs and evergreen shrubs.

Parking Lot/Landscape Islands

With 36 parking stalls proposed, 5 landscape islands are required at a rate of 1 island per 7 stalls. Six islands have been provided and the petitioner has met the planting requirements.

Parkway Trees

At 40-foot spacing, there are six required parkway trees along 183rd Place. All parkway trees have been indicated on the plan and are acceptable.

Screening of Trash Enclosures

The petitioner has indicated the location of one trash enclosure on the landscape plan, which will be masonry construction. The enclosure has been properly screened with evergreen trees.

Detention/Retention

Detention will not be required at this site due to the existence of centralized area detention location on Lot 1.

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 for the Distinctive Office Building – 6 units, prepared by Midwest Landscape Design. Please submit the following to Kimberly Flom 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 kflom@orland-park.il.us