



**PLANNING
RESOURCES INC.**

402 West Liberty Drive
Wheaton, Illinois 60187
Web: www.planres.com
P: 630.668.3788
F: 630.668.4125

Memorandum

P20129-271

To: Loy Lee, Planner
Village of Orland Park

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

Date: May 15, 2012

Subject: Chase Bank – 94th Avenue
Landscape Plan Review #2

The following is a review of the landscape and tree preservation plans prepared by 3D Design dated 5.4.12, pursuant to requirements of Section 6-305 Landscaping and Bufferyards.

Bufferyards

On this site, three bufferyards exist (south, east and west). The north bufferyard is a shared driveway and parking lot, therefore the ordinance requirements do not apply.

South Bufferyard

The land use adjacent to the south bufferyard is retail along an arterial road. The required bufferyard between the planned retail along an arterial road is bufferyard "C." Assuming a length of 205 feet, width of 15 feet, and a 30 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
East Yard			
Canopy Trees* (Evergreen)	9 (3)	13(0) (11 are existing)	+4
Ornamental Trees	4	3	-1
Shrubs* (Evergreen)	36 (11)	48 (41)	+12

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the ornamental tree requirement; however, due to the additional deciduous trees and shrub plantings proposed we recommend approval of the plan as shown.

East Bufferyard

The land use adjacent to the east bufferyard is commercial/retail. The required bufferyard between the planned retail and existing retail is bufferyard "B." Assuming a length of 140 feet, width of 25 feet, and a 30 percent ratio of evergreen trees and shrubs, the plant material requirements and proposed landscape is described as follows:

**PLANNERS
ECOLOGISTS
LANDSCAPE
ARCHITECTS**

Plant Type	Required Quantity	Quantity Proposed	Difference
East Yard			
Canopy Trees* (Evergreen)	3 (1)	9 (1) (9 are existing)	+6
Ornamental Trees	1	0	-1
Shrubs* (Evergreen)	17 (5)	9 (0) (all are existing)	-8

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the ornamental tree or shrub requirements; however, due to the additional deciduous trees proposed we recommend approval of the plan as shown.

West Bufferyard

The land use adjacent to the west bufferyard is undeveloped commercial/retail. The required bufferyard between the planned retail and undeveloped commercial is bufferyard "C." Assuming a length of 150 feet, width of 30 feet, and a 30 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)	5 (2)	7 (2) (5 are existing)	+2
Ornamental Trees	2	1	-1
Shrubs* (Evergreen)	21 (6)	17 (5) (5 are existing)	-4

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the ornamental tree or shrub requirements; however, due to the additional deciduous tree proposed we recommend approval of the plan as shown.

Foundation Plantings

In compliance with Section 6-305 S.10, the petitioner has provided a minimum 10-foot-wide landscape area fronting 70 percent of the sides of the proposed buildings. The plantings consist of a mixture of deciduous shrubs, evergreen shrubs and ornamental grasses.

Parking Lot/Landscape Islands

The ordinance requires one landscaped island for every seven parking spaces, resulting in three 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 3 required canopy trees and 3 shrubs. The petitioner has provided adequate parking islands, canopy trees, and shrubs.

Parkway Trees

The parkway tree requirement has been met per plans prepared by 3D Design Studio.

Screening of Trash Enclosures/Utilities

The petitioner has indicated the location of one trash enclosure on the landscape plan. The petitioner has provided the appropriate screening for the enclosure by using masonry building materials as well as large deciduous shrubs.

Tree Preservation

The petitioner has submitted a Tree Survey prepared by 3D Design Studio, dated May 4, 2012, indicating the species, size and condition of the 31 existing trees 4 inches and larger. Fourteen trees are indicated to be removed due to the development, eleven of which require mitigation per the Village Tree Preservation Standards, Section 6-305.1.C.2.a. The petitioner has proposed eight 4" caliper trees and seven 2.5" caliper trees to satisfy the requirements. Tree protection details and notes have been provided.

Detention/Retention

Detention has been provided previously in the detention pond to the northeast of the site; however, the petitioner is required to provide Best Management Practices. This has been accomplished with the rain garden to the south of the building.

Wetlands

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

Landscape Notes

The petitioner has added the appropriate landscape notes.

Recommendation

Based on the aforementioned memos and plans, we recommend accepting the Landscape Plan for Chase Bank, 94th Avenue, prepared by 3D Design Studio. 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 reduced size set (no larger than 11x17)

End of comments.