



PLANNING
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Memorandum

P20129-273

To: Loy Lee, Planner
Village of Orland Park

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

Date: November 13, 2012

Subject: Orland Park Medical Center
Landscape Plan Review #2

At your request, we have reviewed the Landscape Plan submitted for the proposed Orland Park Medical Center. Our comments are based on the Landscaping and Bufferyards Ordinance, the Tree Preservation Ordinance and the following documents submitted for this project:

- Mac's Lawnstyle, Inc. dated 9.04.12,
- Village Board meeting minutes dated 9.21.09
- Plan Commission Minutes dated 03.09.10
- Final Engineering Plans, dated 3.22.10, as prepared by H & L Architects

Bufferyards

On this site, four bufferyards exist (north, south, east and west).

North Bufferyard

The land use adjacent to the north bufferyard is existing commercial. The required bufferyard between the planned office and existing commercial is bufferyard "B." Assuming a length of 115 feet, width of 10 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
North Yard			
Canopy Trees* (Evergreen)	4 (1)	3 (0)	-1
Ornamental Trees	1	2 (2 are existing)	+1
Shrubs* (Evergreen)	18 (5)	38 (21)	+20

* 30% of which should be evergreen

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

South Bufferyard

The land use adjacent to the south bufferyard is vacant BIZ district. The required bufferyard between the planned office and vacant non-residential land is bufferyard "C." Assuming a length of 140 feet, width of 10 feet, and a 30 percent ratio of evergreen trees and shrubs, the plant material requirements and proposed landscape is described as follows:

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Plant Type	Required Quantity	Quantity Proposed	Difference
South Yard			
Canopy Trees* (Evergreen)	7 (2)	8 (0) (6 are existing)	+1
Ornamental Trees	3	2	-1
Shrubs* (Evergreen)	28 (8)	46 (15)	+18

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the ornamental tree or evergreen percentage requirements. The petitioner should revise one proposed canopy tree to two ornamental tree species. Due to the narrow width and quantity of existing trees, we recommend approval of the evergreen percentage as shown. The petitioner has revised the plan accordingly, we recommend approval.

East Bufferyard

The land use adjacent to the east bufferyard is vacant commercial. The required bufferyard between the planned office and vacant non-residential is bufferyard “C.” Assuming a length of 70 feet, width of 10 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)	4 (1)	1 (0) (1 existing)	-3
Ornamental Trees	1	3 (1 existing)	+2
Shrubs* (Evergreen)	14 (4)	14 (5)	--

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the canopy tree requirement. However, due to the additional ornamental trees, we recommend approval of the plan as shown. Due to the narrow width and quantity of existing trees, we recommend approval of the evergreen percentage as shown.

West Bufferyard

The land use adjacent to the west bufferyard is existing office. The required bufferyard between the planned office and existing office is bufferyard “B.” Assuming a length of 85 feet, width of 10 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)	3 (1)	5 (0) (4 existing)	+2
Ornamental Trees	1	0	-1
Shrubs* (Evergreen)	14 (4)	15 (0)	+1

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the ornamental plant material requirements; however due to the additional canopy trees we recommend approval of the ornamental trees as shown.

Parkway Trees

At 40-foot spacing, there are 4 required parkway trees along 151st Street. The petitioner has met the parkway tree requirement with the existing trees to remain.

Foundation Plantings

In compliance with Section 6-305 S.10, the petitioner has provided a minimum 10 feet wide landscape area fronting 70 percent of the sides of the proposed building. The plantings proposed consist of a mixture of deciduous shrubs, evergreen shrubs and ornamental grasses that provide seasonal color and interest. We recommend approval of the plan as shown.

Tree Preservation

The petitioner has submitted a tree preservation plan per the Ordinance which includes a legend for the species, size and condition of all existing trees 4" and larger. Tree preservation details have been covered utilizing a note. Per the plan all trees are to remain.

Plant List

An acceptable plant list has been provided.

Planting Details

An acceptable set of planting details has not been provided. The petitioner should include planting details. See recommendation below.

Parking Lot/Landscape Islands

The ordinance requires 1 landscaped island for every 7 parking spaces, resulting in 6 required islands for this site. Each island is required to have 1 canopy tree and a minimum of 1 shrub per island, resulting in 6 required canopy trees and a minimum of 6 shrubs. The petitioner has only provided 5 parking islands. It will not be feasible to revise the approved site plan to incorporate the additional islands and canopy trees without eliminating required parking. The petitioner has met the plant material requirements.

At 6,736 square feet, there is one required tree for the interior lot landscaping; however due to the number of existing trees to be remain, we recommend approval of the plan as shown.

Screening of Trash Enclosures

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

Detention/Retention

Per Plan Commission minutes dated September 21, 2009, the site does not need to meet current stormwater detention requirements since it is a redevelopment with no new lot coverage.

Wetlands

To our knowledge, there are no wetlands on site. It is our assumption that the Village has documentation to confirm this, as well as the absence of wetlands within 50' of the property line.

Recommendation

Based on the aforementioned memos and plans, we recommend accepting the Landscape Plans prepared by Mac's Lawnstyle dated September 4, 2012 based on the following conditions.

- The petitioner includes an industry standard set of tree preservation and landscape installation details.

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

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