



PLANNING
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Memorandum

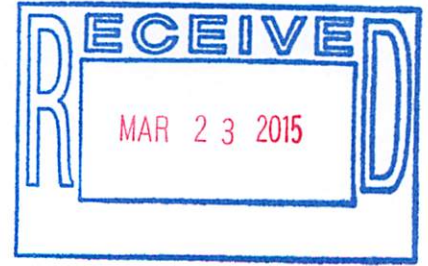
P20129-294

To: Loy Lee, Planner
Village of Orland Park

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

Date: March 18, 2015

Subject: Ridgeway Petroleum
Landscape Plan Review #2



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

- Landscape Plan and Landscape Remediation Plan prepared by Corporate Design + Development Group, LLC dated 3.16.15,
- Village Board meeting minutes dated July 7, 2014
- Plan Commission Minutes dated July 7, 2014
- Preliminary Site Plan and Details, dated 6.30.14, as prepared by Corporate Design + Development Group, LLC

Bufferyards

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

North Bufferyard

The land use adjacent to the north bufferyard is Marley Creek, detached residential. The required bufferyard between the planned ORI mixed use/motor vehicle service station and the existing residential across an arterial road is bufferyard "C." Assuming a length of 224 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)	11 (3)	13 (5)	+2
Ornamental Trees	4	2	-2
Shrubs* (Evergreen)	44 (13)	45 (33)	+1

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the ornamental tree requirements; however, due to the additional canopy trees and shrubs, we recommend approval of the plan as shown. In addition, the mitigation trees provided within the bufferyard cannot be double-counted towards the requirements. See also Tree Preservation section.

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South Bufferyard

The land use adjacent to the south bufferyard is commercial/existing animal hospital/unincorporated Will County. The required bufferyard between the planned ORI mixed use/motor vehicle service station and commercial/existing animal hospital is bufferyard "B." Assuming a length of 266 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
South Yard			
Canopy Trees* (Evergreen)	7 (2)	13 (7)	+6
Ornamental Trees	2	3	+1
Shrubs* (Evergreen)	37 (11)	32 (22)	-5

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the shrub requirements. However, due to the additional ornamental tree provided, we recommend approval of the plan as shown. *In addition, the petitioner should revise the Abies concolor spacing to ten-feet on center for appropriate growth potential.*

The additional six proposed canopy trees will be applied towards the tree mitigation requirements. See also Tree Preservation.

East Bufferyard

The land use adjacent to the east bufferyard is unincorporated Will County/BP Petroleum Tank Farm. The required bufferyard between the planned ORI mixed use/motor vehicle service station and the BP Petroleum Tank Farm is bufferyard "C." Assuming a length of 195 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)	6 (0)	-3
Ornamental Trees	4	1	-3
Shrubs* (Evergreen)	35 (11)	51 (27)	+16

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the canopy tree or ornamental requirements. The petitioner has requested a variation for increased visibility along Wolf Road. The bufferyard is well planted with a diverse mix of evergreen and deciduous shrubs, perennials, and

canopy trees; we recommend approval of the plan as shown.

West Bufferyard

The land use adjacent to the west bufferyard is existing light industrial (Mokena). The required bufferyard between the planned ORI mixed use/motor vehicle service station and existing light industrial is bufferyard "C." Assuming a length of 195 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
West Yard			
Canopy Trees* (Evergreen)	9 (3)	8 (4)	-1
Ornamental Trees	4	3	-1
Shrubs* (Evergreen)	35 (11)	40 (20)	+10

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the canopy and ornamental tree plant requirements; however due to the additional shrubs provided and the presence of the 10' public utility easement, we recommend approval of the plan as shown.

Parkway Trees

At 40-foot spacing, there are 6 required parkway trees along Golden Eagle Drive, 6 along 183rd Place and 5 required along Wolf Road. The petitioner has met the parkway tree requirement for Golden Eagle Drive. For both Wolf Road and 183rd Place, the petitioner is under the requirement by one parkway tree. However, per the request within the Special Use Petition Letter dated January 23, 2014, the petitioner is requesting a variance due to the site lines and clear site views required for re-fueling trucks. 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 feet wide landscape area fronting 70 percent of the sides of the proposed building. Due to the narrow setback from the road and the public utility easement, the foundation plantings and bufferyard plantings overlap along the west side of the site; however, we recommend approval of the plan as shown. The plantings proposed consist of a mixture of deciduous shrubs, evergreen shrubs and ornamental grasses that provide seasonal color and interest.

Tree Preservation

The petitioner has submitted a tree preservation plan per the Ordinance. The tree survey indicates the species, size and condition of all existing trees 4" and larger and all trees to remain or be removed. The petitioner is proposing the removal of four trees which require mitigation. The petitioner has provided six 4" caliper trees towards mitigation, the remaining four trees provided have been double-counted towards the bufferyard requirements. Due to the site constraints, all mitigation trees cannot be provided on site. It is recommended that the petitioner upsize four additional trees to 4" caliper to meet the mitigation requirements. The petitioner has met the requirements.

Plant List

An acceptable plant list has been provided.

Planting Details

An acceptable set of planting details has been provided.

Parking Lot/Landscape Islands

The ordinance requires 1 landscaped island for every 7 parking spaces, resulting in 3 required islands for this site. Each island is required to have 1 canopy tree and a minimum of 1 shrub per island, resulting in 3 required canopy trees and a minimum of 3 shrubs. The petitioner has met the requirement.

At 6,804 square feet, there is one required tree for the interior lot landscaping; the petitioner has met this requirement.

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 the Special Use Petition Letter dated January 23, 2014, the underground detention area to the north and west of the property would be sized to accommodate additional detention.

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 Plan and Landscape Remediation Plan prepared by Corporate Design + Development Group, LLC dated 3.16.15, based on the following conditions.

- The petitioner revises the Abies concolor spacing to ten-feet on center for appropriate growth potential

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)

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