



PLANNING
RESOURCES INC.

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Memorandum

P20129-268

To: Kevin Lehmann, Engineer
Village of Orland Park

From: Lori M. Vierow, ASLA, RLA, LEED BD+C
Assistant Director of Landscape Architecture

Date: October 4, 2011

Subject: Dave & Busters
Landscape Review #1

The following is a review of the following documents pursuant to requirements of Section 6-305 Landscaping and Bufferyards:

- Tree Assessment, by The J & T Group, dated December 4, 2010
- Proposed Site Plan, by The Aria Group Architects, Inc., dated July 11, 2011
- Landscape Plan, L100, by Woolpert, dated December 7, 2010
- Grading Plan, C300, by Woolpert, dated January 7, 2011
- Grading Plan, C301, by Woolpert, dated January 7, 2011
- Village Board Meeting Minutes, July 18, 2011

Review Comments

Bufferyards

On this site, three bufferyards exist (north, south, and west). The east bufferyard does not exist due to the shared parking as well as the Plan Commission approval of a reduced eastern landscape buffer from a required 10' to 0'.

North Bufferyard

The land use adjacent to the north bufferyard is commercial retail. The required bufferyard between the planned retail and the existing retail to the north is bufferyard "B". Assuming a length of 265 feet, a width of 15 feet, and a 30 percent ratio of evergreen trees and shrubs, required landscaping within this area is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
North Yard			
Canopy Trees*	7 (2)	7 (0)	--
Ornamental Trees	2	2	--
Shrubs*	37 (11)	47 (25)	+10

* 30% of which should be evergreen

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Comments & Recommendations – The petitioner has not met the evergreen tree planting requirement. However, due to the narrow width and the public sidewalks, we recommend approval of the plan as shown.

South Bufferyard

The land use adjacent to the south bufferyard is commercial/retail. The required bufferyard between the planned retail and existing retail is bufferyard "B". Assuming a length of 320 feet, a width of 30 feet, and a 30 percent ratio of evergreen trees and shrubs, required landscaping within this area is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
South Yard			
Canopy Trees*	8 (2)	11 (0) existing	+3
Ornamental Trees	2	0	-0
Shrubs*	38 (12)	69 (48)	+31

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the ornamental tree requirement. However, due to the additional canopy trees and shrubs proposed, we recommend approval of the plan as shown. The petitioner should follow the recommendations in the J & T Tree Assessment dated 12.4.10 regarding thinning and capping of the Honeylocust and Linden trees.

West Bufferyard

The land use adjacent to the west bufferyard is commercial/retail. The required bufferyard between the planned retail and existing retail is bufferyard "B". Assuming a length of 480 feet, a width of 20 feet, and a 30 percent ratio of evergreen trees and shrubs, required landscaping within this area is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
West Yard			
Canopy Trees*	12(3)	4 (0)	-8
Ornamental Trees	3	6	+3
Shrubs*	58(17)	103 (58)	+45

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the canopy tree requirement. However, due to the narrow width, public sidewalk and additional ornamental trees and shrubs proposed, we recommend approval of the plan as shown.

Parkway Trees

At 40-foot spacing, there are 8 required parkway trees along 151st Street. The petitioner has met these requirements with 8 of the existing trees to remain. The petitioner should follow the recommendations in the *J & T Tree Assessment* dated 12.4.10 regarding thinning and capping the Honeylocust and Linden trees.

Foundation Plantings

All buildings that front a dedicated street or major interior access lanes are required to provide a 10 foot landscaped area along 70 percent of the sides of the building. The petitioner has provided adequate foundation plantings which consist of deciduous shrubs, evergreen shrubs and ornamental grasses.

Parking Lot/Landscape Islands

The site contains 48 parking islands, each island is required to have one canopy tree and a minimum of one shrub per island, for a minimum of 48 required canopy trees and 48 shrubs. The petitioner has met the shrub requirement but has only provided 31 canopy trees for the proposed islands. However, due to the larger islands provided and the additional shrubs proposed, we recommend approval of the plan as shown. In addition, for ease of maintenance, it is recommended that the petitioner group the shrubs that are not massed into large planting beds and provide a natural spade edge.

In addition, all parking areas are to be screened to a 3-foot height from adjacent land uses. This requirement has been met.

Tree Preservation

Per the thorough Tree Assessment submitted in December of 2010, only the parkway trees along 151st are viable and healthy enough to save and would not require mitigation due to the poor quality. However, any street trees along 151st that are removed or damaged during construction will need to be replaced per the Tree Preservation Ordinance.

Plant List

The plant list provided is acceptable.

Detention/Retention

Stormwater and detention is being handled within the overall existing development.

Recommendation

Based on the aforementioned memos and plans, we recommend accepting the Landscape Plan for Dave & Busters, prepared by Woolpert. Please submit the following to Kevin Lehmann 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 klehmann@orland-park.il.us



The J & T Group
Property Services

MEMO

Date: 2/1/11

To: Tom Murray, Dan Kuester

From: Ed Ritzema, Certified Arborist Staff Consultant - IL-0977a

RE: Landscape Orland Square Theaters- Plant assessment

<u>AREA</u>	<u>Common name</u>	<u>Botanical Name</u>	<u>Size</u>	<u>Health Signs-(Condition)</u>
Area 1 –	Austrian Pine (3)	<i>Pinus nigra</i>	6”-7”	Zimmerman moth-diplodia (Poor)
	Juniper Pfitzer (1)	<i>Juniperus x pfitzeriana</i>	36”-48”	Crown gall – broken crown (Poor)
	Yews, Densiformas (4)	<i>Taxus densiformas</i>	48”	snow damage-area size (Moderate)
Area 2 -	Scotch Pine (5)	<i>Pinus sylvestris</i>	6”-7”	Zimmerman moth-diplodia (Poor)
	Honey locust, Skyline (4)	<i>gledistia tricanthos</i>	7”	Broken branches – (Poor)
	Pagoda Dogwood (1)	<i>cornus altemfoillia</i>	18’ clump -	Clump are spilt at bifurcation (Poor)
	Juniper Pfitzer (3)	<i>Juniperus x pfitzeriana</i>	36”-48”	Crown gall – broken crown (Poor)
Area 3 –	Scotch Pine (1)	<i>Pinus sylvestris</i>	6”-7”	Zimmerman moth-diplodia (Poor)
Area 4 –	Crab –Red Crab (4)	<i>Malus ‘Red Jade’</i>	9’-10’	Old scab - spilt at bifurcation (Poor)
Area 5 –	Scotch Pine (3)	<i>Pinus sylvestris</i>	6”-7”	Zimmerman moth-diplodia (Poor)
	Crab –Red Crab (2)	<i>Malus ‘Red Jade’</i>	9’-10’	Old scab - spilt at bifurcation (Poor)
	Juniper Pfitzer (2)	<i>Juniperus x pfitzeriana</i>	36”-48”	Crown gall – broken crown (Poor)
Area 6 –	Pine, Scotch (5)	<i>Pinus sylvestris</i>		
	Pagoda Dogwood (2)	<i>cornus altemfoillia</i>	18’ clump -	Clump are spilt at bifurcation (Poor)
	Juniper Pfitzer (1)	<i>Juniperus x pfitzeriana</i>	36”-48”	Crown gall – broken crown (Poor)
	Yews, Densiformas (2)	<i>Taxus densiformas</i>	48”	snow damage-area size (Moderate)
Area 7 -	Honey locust, Skyline (1)	<i>gledistia tricanthos</i>	7”	Broken branches – (Poor)

In my professional opinion regarding the various plants around the Theatre building in the Orland Square Mall, I have reviewed their health and the potential new building that will be erected after demolition of the existing. Tom and I have discussed not only current health of plant material, but the potential of transplanting.

The short answer is not to transplant, as the trees and shrubs would need to receive a significantly long time of pre and post removal care. Most of the plant stock has had significant disease and insect damage. Even if that were done, because of the plants age and their current growing conditions, I do not believe the plants would survive for the following reasons:

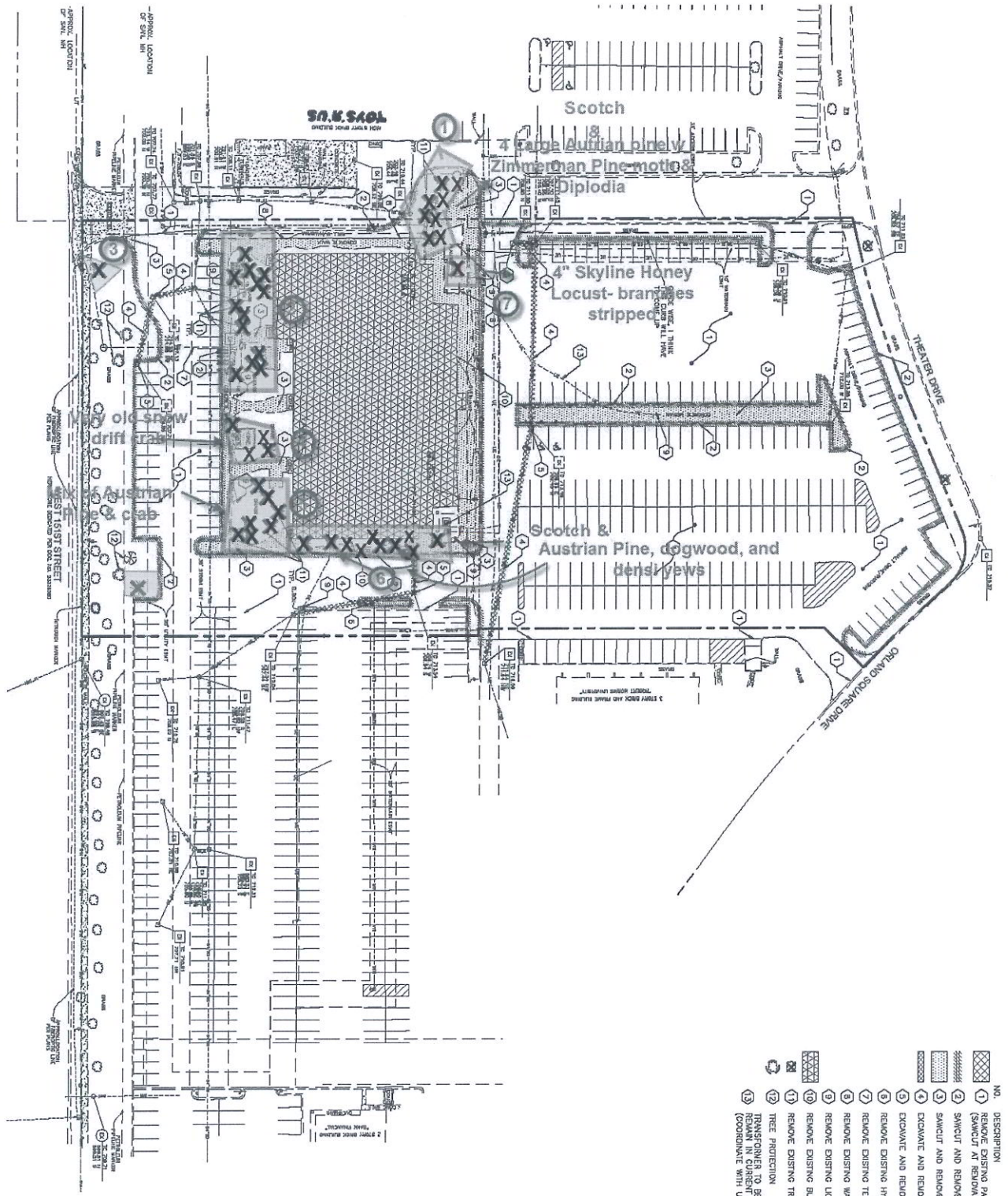
- a. Many of the plants would lose more than half of their root systems for transplanting which would cause the same amount of dieback in their canopies that are currently poor.



The J & T Group
Property Services

- b. The growing environment there are currently is extremely poor and extraction would be difficult to keep anything healthy.
- c. Due to the proximity of underground utilities, unforeseen damage to those utilities with an appropriately sized tree spade is highly likely.
- d. Some of the trees only have half a canopy because of their proximity to other mature plants or structures. Some of the plants are already in poor health because of repeated infection with needle or leaf diseases.

As an arborist, I must always keep in mind, the balance between cost of care versus cost or replacement. The cost for trying to save these plants would far exceed the cost for removal and there is not a guarantee that they would survive, as I have expressed above in the inventory list they are not in good condition. In my experience and opinion, these plants around the theater would not survive transplanting, and therefore should be removed, disposed of, and replaced with new plant stock.



- | NO. | DESCRIPTION |
|-----|--|
| 1 | REMOVE EXISTING PAVEMENT (SHOW CUT AT REMOVAL LIMITS) |
| 2 | REMOVE EXISTING CURB |
| 3 | REMOVE EXISTING CONCRETE |
| 4 | REMOVE EXISTING STORM PIPE |
| 5 | REMOVE EXISTING STORM STRUCTURE |
| 6 | REMOVE EXISTING HYDRANT |
| 7 | REMOVE EXISTING TELEPHONE STRUCTURE |
| 8 | REMOVE EXISTING WALL |
| 9 | REMOVE EXISTING LIGHT POLE |
| 10 | REMOVE EXISTING BUILDING |
| 11 | REMOVE EXISTING TREE |
| 12 | TREE PROTECTION |
| 13 | TRANSFORMER TO BE REMOVED, SWITCH GEAR TO REMAIN (COORDINATE WITH UTILITY) |