



PLANNING
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Memorandum

P20129-293

To: Loy Lee, Planner
Village of Orland Park

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

Date: April 29, 2015

Subject: Parkview Senior Living and Waters Edge Drive Parking Lot
Landscape Plan Review #2

At your request, we have reviewed the Landscape Plan submitted for the proposed Parkview Senior Living facility and Waters Edge Drive parking lot. Our comments are based on the Landscaping and Bufferyards Ordinance, the Tree Preservation Ordinance and the following documents submitted for this project:

- Landscape Plans L-1.1 – L-2.2 prepared by Laflin Design Group, April 17, 2015
- Planting Plans 1 of 2 prepared by Laflin Design Group, April 17, 2015
- Michuda Parkview Campus Plans/Elevations prepared July 25, 2014
- Correspondence memos from the Laflin Design Group dated December 20, December 22, 2014, and April 17, 2015
- Plan Commission Minutes

Bufferyards

On this site, two bufferyards exist (south and east). The north and west bufferyards do not apply due to the future development of the campus.

South Bufferyard

Parkview Senior Living

The land use adjacent to the south bufferyard is vacant land, Mokena fire protection district. The required bufferyard between the planned Institutional Use (Assisted Living/Memory Care Unit) and the vacant land to the south is bufferyard "C." Assuming a length of 910 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:

Plant Type	Required Quantity	Quantity Proposed	Difference
South Yard: Parkview Senior Living			
Canopy Trees* (Evergreen)	31 (9)	22 (10)	+1
Ornamental Trees	12	12	-
Shrubs* (Evergreen)	126 (37)	126(45)	--

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has met the plant material requirements.

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Waters Edge Drive

The land use adjacent to the south bufferyard is vacant land, Mokena fire protection district. The required bufferyard between the planned Institutional Use (Assisted Living/Memory Care Unit) and the vacant land to the south is bufferyard "C." Assuming a length of 165 feet, width of 20 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: Waters Edge Drive			
Canopy Trees* (Evergreen)	6 (2)	2 (0)	-4
Ornamental Trees	2	0	-2
Shrubs* (Evergreen)	25 (7)	21 (14)	-4

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the plant requirements; however, with the additional shrubs proposed in the parking lot islands we recommend approval of the plan as shown.

East Bufferyard

The land use adjacent to the east bufferyard is existing multi-family residential. The required bufferyard between the planned Institutional Use (Assisted Living/Memory Care Unit) and the residential use to the east is bufferyard "C." Assuming a length of 650 feet, width of 20 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)	26 (8)	19 (8)	-7
Ornamental Trees	10	10	--
Shrubs* (Evergreen)	104 (31)	0 (0)	-104

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the plant material requirements. However, per comments from the Village and discussions with the petitioner, the east bufferyard requirements were reduced. We recommend approval of the plan as shown.

Parkway Trees

Parkview Senior Living

In accordance with placing parkway trees 40' on center, there are 10 required parkway trees along 183rd Street. Due to the BP/Nicor pipelines and ComEd restrictions, the parkway tree requirement will be waived for 183rd Street.

Waters Edge Drive

In accordance with placing parkway trees 40' on center, there are 9 required parkway trees along 183rd Street. Due to the ComEd restrictions, the petitioner should include five parkway trees within the bufferyard of the adjacent property. The petitioner has met the requirements.

Parking Lot/Landscape Islands

Parkview Senior Living

The ordinance requires 1 landscaped island for every 7 parking spaces; each island is required to have 1 canopy tree and a minimum of 1 shrub per island. Due to the sidewalk access in the southern parking island, the shrubs can be included along the western edge of the parking spaces. The petitioner has met the tree and shrub requirements.

Waters Edge Drive

The ordinance requires 1 landscaped island for every 7 parking spaces; each island is required to have 1 canopy tree and a minimum of 1 shrub per island. The petitioner has met the requirements.

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 Survey prepared by Worn Jerabek Architects, dated April 25, 2104, indicating the species, size and condition of the 65 existing trees 4 inches and larger. The plan indicates all 65 trees will be removed due to the development. Per the Village Tree Preservation Standards, Section 6-305.1.six trees require mitigation. The petitioner has proposed six deciduous of 4-inch caliper or larger to satisfy the requirements.

Detention/Retention

The detention basin seed mix has been shown; however, we were not provided with any grading information. Information related to the proposed hydroperiod for the basin needs to be provided (as required by Village Ordinance, Section 6-413.F.2.b.) so that a final determination of the appropriateness of the proposed plant material, as well as the potential for success (i.e., can the proposed plants survive the frequency and extent of inundation from fluctuating water levels) can be made. Specifically, water surface elevation-duration analysis for the 2-, 5-, 10- and 100-year storm events should be provided in a stage versus time graph. We will provide a more in-depth evaluation of the proposed basin landscaping upon receipt of hydrology information.

Planting Details

An acceptable set of planting details has been provided.

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 plans, we recommend accepting the Landscape Plans for Parkview Senior Living and Waters Edge Drive Parking Lot, prepared by Laflin Design Group with the following conditions; these items will be provided by the petitioner within 30 days of the Board approval:

1. Information related to the proposed hydroperiod for the basin will be provided (as required by Village Ordinance, Section 6-413.F.2.b.) so that a final determination of the appropriateness of the proposed plant material, as well as the potential for success (i.e., can the proposed plants survive the frequency and extent of inundation from fluctuating water levels) can be made. Specifically, water surface elevation-duration analysis for the 2-, 5-, 10- and 100-year storm events should be provided in a stage versus time graph.
2. In compliance with Section 6-413.G.2.d., the petitioner will submit for review and approval a three-year (i.e., near-term) Monitoring and Management (M & M) program as part of the installation contract for all Areas of Native Pond Shorelines and Banks. The program should include a) proposed basin acceptance standards, b) annual monitoring of vegetation development, c) a proposed process for mid-course corrections, and d) annual reporting requirements to the Village on progress of vegetation development relative to the acceptance standards.

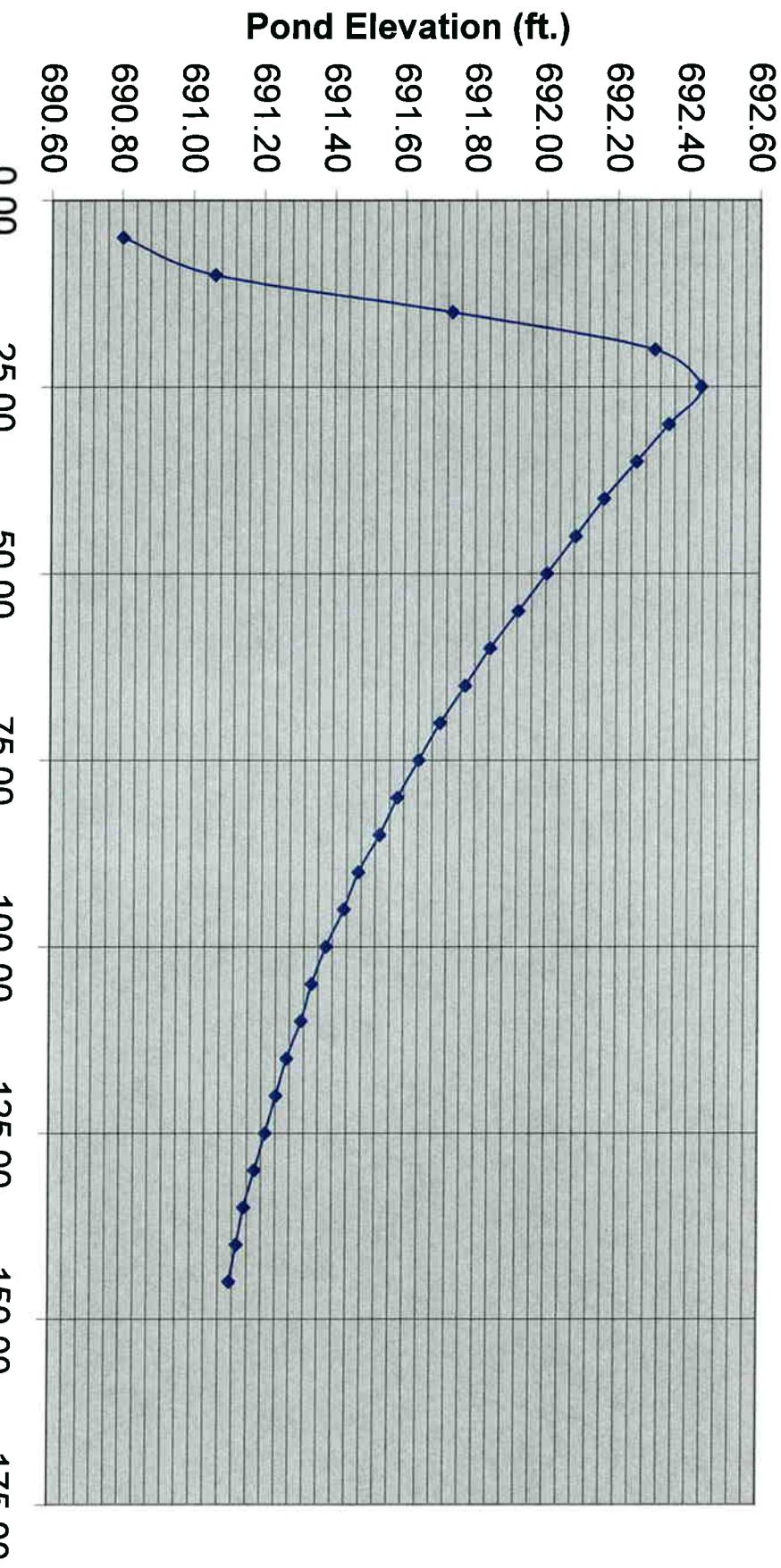
An example M & M template has been sent to the petitioner for their use. In addition, examples of the hydroperiod graph are attached.

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.

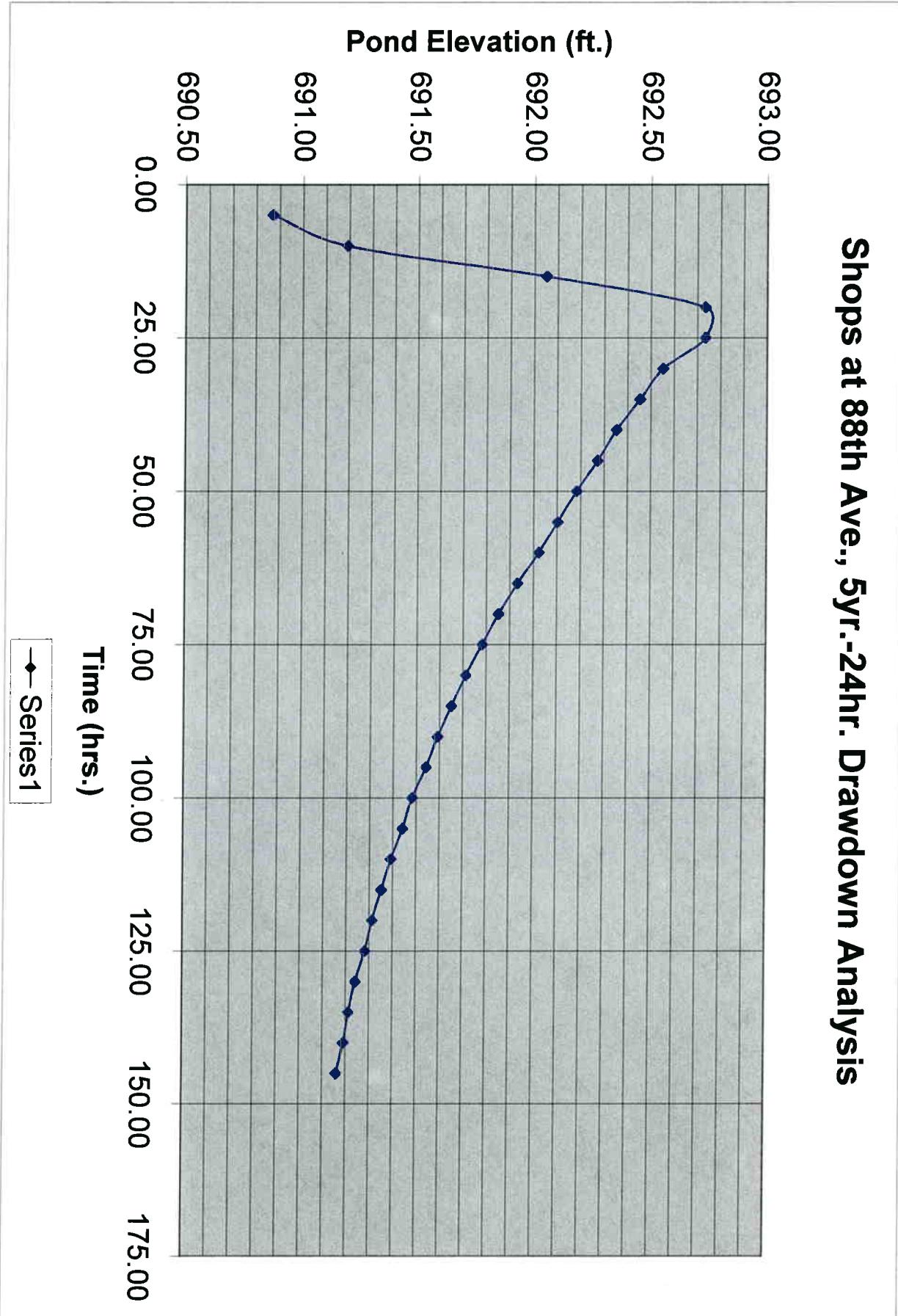
1 full size set of drawings
1 reduced size set (no larger than 11x17)

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

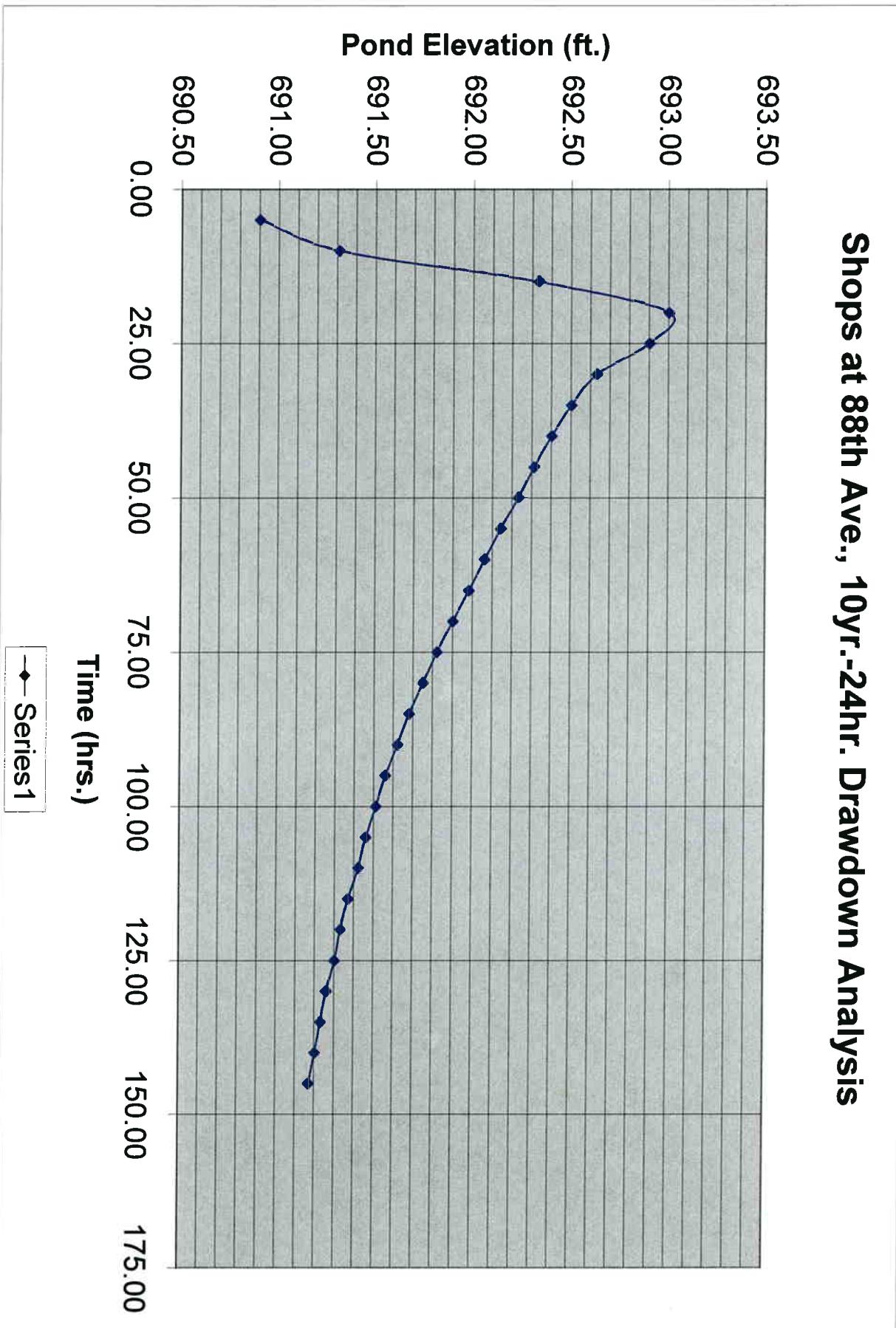
Shops at 88th Ave., 2yr.-24hr. Drawdown Analysis



Shops at 88th Ave., 5yr.-24hr. Drawdown Analysis



Shops at 88th Ave., 10yr.-24hr. Drawdown Analysis



Shops at 88th Ave., 100yr.-24hr. Drawdown Analysis

