



PLANNING
RESOURCES INC.

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

Memorandum

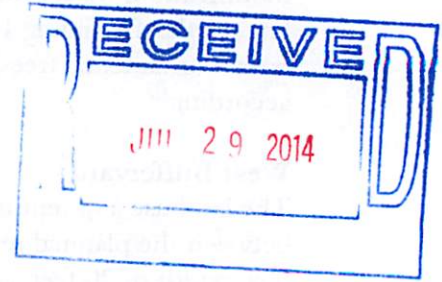
P20129-285

To: Loy Lee, Engineer
Village of Orland Park

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

Date: July 28, 2014

Subject: Orland Crossing Residential
Landscape Review #3



At your request, we have reviewed the revised Landscape Plans submitted for the proposed Orland Crossing Residential. Our comments are based on the Landscaping and Bufferyards Ordinance and the following documents submitted for this project:

- L1-00-L11-00 Landscape Plan as prepared by The Lakota Group, dated 7/25/14
- Preliminary Site Plan as prepared by Manhard Consulting Ltd, dated 9/12/13
- Orland Park Meeting Minutes, dated December 16, 2013

Review Comments

Bufferyards

On this site, two bufferyards exist. Due to the development being part of a planned unit development and the similar nature of the existing uses, the bufferyard requirements do not pertain to the south and east.

North Bufferyard

The land use adjacent to the north bufferyard is zoned VCD, detention and bike path. The required bufferyard between the planned residential and existing open space is bufferyard "C." Assuming a length of 520 feet, 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
North Yard			
Canopy Trees* (Evergreen)	21 (6)	6 (3)	-15
Ornamental Trees	8	2	-6
Shrubs* (Evergreen)	83 (25)	0 (0)	-83

* 30% of which should be evergreen

PLANNERS
ECOLOGISTS
LANDSCAPE
ARCHITECTS

Comments & Recommendations – The petitioner has provided the required width but has not provided the required plant material. However, due to reduced bufferyard requirement modification, we recommend the petitioner provides the following along the north property line north of Building 1 to meet the intent of the ordinance: add 3 canopy trees, 1 evergreen tree, 3 ornamental trees, and 40 deciduous shrubs. The petitioner has revised the plans accordingly.

West Bufferyard

The land use adjacent to the west bufferyard is zoned retail, VCD. The required bufferyard between the planned residential and existing retail is bufferyard "C." Assuming a length of 110 feet, 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* (Evergreen)	4(1)	4 (3)	--
Ornamental Trees	2	3	+1
Shrubs* (Evergreen)	18 (5)	57 (15)	+39

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has provided the required plant material.

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 groundcover that provide seasonal color, texture and interest.

Interior Lot Landscaping

A minimum of one tree is required per dwelling unit for multi-family residential. There are 231 proposed dwelling units; the petitioner has provided 228 interior lot trees. The petitioner is three trees deficient; however, due to the proposed ornamental trees in the center island of the apartment building parking lot, we recommend approval of the plan as shown.

Parking Lot/Landscape Islands

The ordinance requires one landscaped island for every seven parking spaces; each island is required to have one canopy tree and a minimum of one shrub per island. The petitioner has provided the required plant material.

Parkway Trees

Per the ordinance, parkway trees are required at 40-foot spacing. The petitioner has provided the required parkway trees along John Humphrey Drive, W. 141st Street, and S. 95th Street.

However, the petitioner is deficient in parkway trees along the unnamed internal drive; however, due to the carriage walk location along Building 1 it is not feasible. We recommend approval of the plan as shown.

Tree Preservation

To our knowledge, no tree survey has been submitted. As stated in the Village Ordinance, any mature trees over four inches in size must be mitigated if removed.

Screening of Trash Enclosures/Utilities

The petitioner has not indicated the location of any trash enclosures on the landscape plan. If a trash enclosure is proposed it should be screened with an enclosure designed using building materials which compliment the architecture as well as evergreen screening.

Detention/Retention

Detention is being provided as part of the entire development.

Wetlands

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

Recommendation

Based on the aforementioned memos and plans, we recommend accepting the Landscape Plans prepared by The Lakota Group, Inc. dated July 25, 14 without conditions. 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 (sent from PRI on 7/28/14)

1 reduced size set (no larger than 11x17)

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