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Memorandum

P20129-149

To: Kimberly Flom, Planner
Village of Orland Park

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

Juli E. Crane, PWS
Director of Environmental Studies

Date: 14 November 2008

Subject: Orland Park Prayer Center Parking Lot Expansion/Community Center
Landscape Plan Review #3

This review is based on the following documents, pursuant to requirements of Village Landscape Development Code Section 6-205 (Landscaping and Bufferyards) and Section 6-409 (Storm Sewers and Storm Water Detention):

- Proposed Landscape Plans, Orland Park Prayer Center, Sheets LP-1, LP-2, dated 5 August 26, 2008, by arête 3 ltd.
- Response Memorandum dated 02 July 2008, from arête 3 ltd.
- Orland Park Prayer Center Monitoring and Management Plan, no date, 11 pp.

The following is a review of the revised landscape plan prepared by arête 3, ltd. dated 2.21.08, pursuant to requirements of Section 6-305 Landscaping and Bufferyards.

Bufferyards

On this site, three bufferyards exist (south, east and west). As this is an expansion of an existing site plan, the requirements for the north bufferyard do not pertain.

South Bufferyard

The land use adjacent to the south bufferyard is unincorporated residential. The required bufferyard between the planned parking lot expansion and existing residential is bufferyard "C". Assuming a length of 320 feet, width of 15 feet, and a 25 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)	14 (4)	14 (3)	--
Ornamental Trees	6	3	-3
Shrubs* (Evergreen)	58 (14)	58 (15)	--

* 25% of which should be evergreen

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Comments & Recommendations – The petitioner has not met the plant material requirements. Due to the narrow width and car bumper overhang, it is not feasible to meet all the requirements. The petitioner should add 11 deciduous shrubs and revise one deciduous tree to an evergreen species. Per our recommendation, the petitioner has included 11 deciduous shrubs and one (1) evergreen tree; therefore, we recommend approval of the plan as shown.

East Bufferyard

The land use adjacent to the east bufferyard is a cemetery. The required bufferyard between the planned parking lot expansion and existing cemetery across an arterial road is bufferyard "B". Assuming a length of 303 feet, width of 10 feet, and a 25 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)	10 (12)	10 (5)	--
Ornamental Trees	3	2	-1
Shrubs* (Evergreen)	48 (12)	50 (20)	+2

* 25% of which should be evergreen

Comments & Recommendations – The petitioner has not met the ornamental tree requirement. Due to the car bumper overhang and 50-foot dedication for 164th Avenue, it is not feasible to meet all the requirements. Therefore, we recommend approval of the plan as shown.

West Bufferyard

The land use adjacent to the west bufferyard is light industrial. The required bufferyard between the planned parking lot expansion and existing industrial is bufferyard "C". Assuming a length of 570 feet, width of 15 feet, and a 25 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)	26 (6)	33 (12)	+7
Ornamental Trees	10	5	-5
Shrubs* (Evergreen)	103 (26)	119 (38)	+16

* 25% of which should be evergreen

Comments & Recommendations – The petitioner has not met the ornamental tree requirement, however due to the additional canopy trees proposed, 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-foot-wide landscape area fronting 70 percent of the sides of the proposed building. The plantings consist of a mixture of deciduous shrubs, evergreen shrubs and groundcover that provide seasonal color, texture and interest.

Parkway Trees

At 40-foot spacing, there are eight required parkway trees for the parking lot expansion along 104th Avenue; however due to the future construction along 104th Avenue these will not be required at this time. The Village may require the funds for these trees to be placed in an escrow account.

Parking Lot/Landscape Islands

The ordinance requires 1 landscaped island for every seven (7) parking spaces, resulting in 46 required islands for this site. Each island is required to have one (1) canopy tree and a minimum of one (1) shrub per island, resulting in 46 required canopy trees and a minimum of 46 shrubs. The petitioner has not provided the required number of parking islands; however, it will not be feasible to revise the approved site plan. The petitioner has doubled the size of six islands per staff comments and has provided 34 trees and 98 shrubs. In addition, the petitioner has provided additional canopy trees around the detention basin, which we recommend be counted towards the parking island requirements. We recommend approval of the parking islands and canopy trees as shown.

Tree Preservation

The Tree Preservation Plan prepared by arete3 ltd. indicates nine trees to be removed. Only one of these trees, the 18-inch Box Elder, is on the Ordinance list of trees that do not require mitigation. The Ordinance requires all of the other trees to be mitigated utilizing the following standards:

Number of trees To be Removed	Diameter of Removed Tree	Number of Replacement Trees Required
3	4" to 12"	2 trees at 2.5" or 1 tree at 4"
4	13" to 25"	4 trees at 2.5" or 2 trees at 4"
1	26" or greater	6 trees at 2.5" or 3 trees at 4"

As such, an additional 28 trees measuring 2.5-inches in caliper are required to be planted or 14 trees measuring 4-inches in caliper. The trees designated to be 'relocated' have also been shown on the landscape plan. It is not feasible to meet the mitigation requirements on site; therefore, the petitioner should upsize fourteen deciduous trees to 4-inch caliper in order to provide the appropriate mitigation. Per our recommendation, the petitioner has upsized 14 deciduous trees to a 4-inch caliper.

Detention/Retention

Comments & Recommendations – The plans have been revised to reflect application of erosion control blanket NAG SC150 on 4:1 slopes as recommended as well as a 10-foot-wide safety shelf. We understand that the Village engineer has approved this narrower shelf. The plan also has been revised to reflect the recommended one foot of overlap between the wet-mesic prairie seed mix and the low profile prairie mix as well as an emergent zone on the safety shelf. All native landscape review comments have been addressed.

In compliance with Section 6-413 G.2.d, the petitioner has submitted a three-year monitoring and maintenance program for Areas of Native Pond Shorelines and Banks. The program includes proposed basin acceptance standards, annual monitoring of vegetation development, a proposed process for mid-course corrections, reporting requirements, as well as a long-term Operation and Maintenance Plan, and is acceptable as provided.

Stormwater Basin Woody Plantings

Comments & Recommendations – Tree locations at the stormwater basin have been revised to reduce the number of trees in areas with native groundcover as recommended.

Recommendation

Based on the aforementioned memos and plans, we recommend accepting the Proposed Landscape Plan for the Orland Park Prayer Center, prepared by arête 3 Ltd. without exception or condition.

Please submit the following to Kimberly Flom 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 KFlom@orland-park.il.us.