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Memorandum

P20129-265

To: Kimberly Flom, Senior Planner
Village of Orland Park

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

Date: January 19, 2011

Subject: Orland Park Fire Protection District Expansion
Landscape Review #2

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

- Section 02925, Prairie Seeding Specification, by Hitchcock Design Group
- Landscape Plans, L1.1 – 1.2, Landscape Plans North and South by Hitchcock Design Group, dated January 18, 2011
- Plan Commission Meeting Minutes, May 7, 2010, and Village Board Meeting Minutes
- Tree Removal Plan, L1.0, by SRBL Architects, dated May 14, 2010

Review Comments

Bufferyards

On this site, three bufferyards exist (north, east, and west). The requirements for the south bufferyard do not apply due to the emergency vehicle access requirements.

North Bufferyard

The land use adjacent to the north bufferyard is Open Space. The required bufferyard between the planned Government/Institutional facility and the Open Space is bufferyard "C." Assuming a length of 172 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)	9 (3)	5 (1)	-4
Ornamental Trees	3	2	-1
Shrubs* (Evergreen)	34 (10)	56(0)	+22

*30% of which should be evergreen

Comments & Recommendations – The petitioner has provided the required bufferyard width but has not provided the required plant material. However, due to the proposed native seed and future shading issues, we recommend approval of the plan as proposed.

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East Bufferyard

The land use adjacent to the east bufferyard is zoned Village Center. The required bufferyard between the planned Government/Institutional facility and the existing office condos is bufferyard "C." The length of the cell tower area has been deleted from the total bufferyard length. Assuming a length of 140 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
East Yard			
Canopy Trees* (Evergreen)	7(2)	5 (0)	-2
Ornamental Trees	3	1	-2
Shrubs* (Evergreen)	28 (8)	28 (16)	--

*30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the planting requirements. However, due to the plant material on the neighboring property, we recommend approval of the ornamental trees as shown. It is recommended that the petitioner revise the drawings to include 1 additional Canopy Tree and 28 shrubs. The shrubs should meet the 30% evergreen quantity. The petitioner has met the requirements recommended, the plan is approved as shown.

West Bufferyard

The land use adjacent to the west bufferyard is zoned R-3 Residential. The required bufferyard between the planned Government/Institutional facility and the existing single-family homes is bufferyard "C." Assuming a length of 328 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
West Yard			
Canopy Trees* (Evergreen)	16 (5)	8 (1)	-8
Ornamental Trees	7	0	-7
Shrubs* (Evergreen)	66 (20)	62(49)	-4

*30% of which should be evergreen

Comments & Recommendations – The petitioner has provided the required bufferyard width but has not provided the required plant material. However, due to the extreme narrow area, we recommend approval of the plan as shown.

Parkway Trees

Due to the access requirements for emergency vehicles, parkway trees are not required for this site.

Foundation Plantings

All buildings that front a dedicated street 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 that consist of a mixture of canopy trees, ornamental trees, deciduous shrubs, evergreen shrubs, and groundcover that provide seasonal color, texture, and interest.

Parking Lot/Landscape Islands

The parking islands that have been approved per Plan Commission and Villa Board minutes are each required to have one canopy tree and a minimum of one shrub per island. The petitioner has provided the required number of canopy trees; however, shrubs have not been provided. Due to the quantity of ornamental grasses and perennials proposed, we recommend approval as shown.

Tree Preservation

As stated in the Village Ordinance, any mature trees over four inches in size must be mitigated if removed. Per Plan Commission minutes a Tree Preservation Plan prepared by Hitchcock Design Group/V3 was submitted to the Village for staff review. Upon staff review, only three trees of the 130 to be removed require mitigation. Required tree mitigation per the Ordinance would be 6 - 2 ½" caliper trees or 3 - 4" caliper trees. The petitioner has not provided the required mitigation trees. The plans should be revised accordingly. If the petitioner cannot provide the trees on site, they can be planted elsewhere in the Village or a cash-in-lieu donation to the tree mitigation fund can be made. The petitioner has indicated that the 6 shade trees will be installed at other fire stations within Orland Park, locations to be determined.

Screening of Trash Enclosures/Utilities

The petitioner has indicated the location of one trash enclosure on the landscape plan. The petitioner has provided the appropriate screening for the trash enclosure.

Detention/Retention

The proposed project does not require stormwater detention; however, the Village does recommend stormwater management using BMP's. The Orland Park Fire Protection District is proposing permeable pavers for this project.

Plant List/Prairie Seeding/Prairie Specification

An appropriate plant list has been provided, including botanic names, common names, and sizes for all plant material. The *Native Seed Mix* as shown in the Prairie Specification should be added to the landscape plan, in addition, a plan note should be added referencing *Section 02925 Prairie Seeding*. The Temporary Cover Crop quantity proposed is heavy more appropriate for a fall installation, if this is to be installed in the spring, the quantity should be reduced.

A Monitoring & Management Plan with three year performance standards and annual reporting should be provided per the ordinance.

Prairie Specification, Section 02925, provided for the native seed mix proposed has been reviewed. The petitioner should further and more clearly define what are "acceptable species" as required in **3.5 Acceptance**.

Wetlands

For the new land acquired, to our knowledge, the petitioner has provided the appropriate buffer from the Ravinia Avenue Wetlands and that the Village has documentation supporting this.