



PLANNING
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Memorandum

P20129-266

To: Kimberly Flom
Village of Orland Park

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

Date: October 18, 2011

Subject: Southmoor Commons Lot 2
Landscape Plan Review #2

The following is a review of the revised landscape plan prepared by Brusseau Design Group, LLC dated 10/17/11, pursuant to requirements of Section 6-305 Landscaping and Bufferyards as well as the Response Memorandum prepared by Brusseau Design Group.

Bufferyards

On this site, three bufferyards exist (north, east, and west). The south bufferyard is a shared driveway, therefore the ordinance requirements do not apply.

North Bufferyard

The land use adjacent to the north bufferyard is existing retail. The required bufferyard between the planned medical office building and existing retail is bufferyard "B." Assuming a length of 205 feet, width of 15 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)	6 (2)	3 (0)	-3
Ornamental Trees	2	3	+1
Shrubs* (Evergreen)	28 (8)	30 (12)	+2

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the planting requirements, however due to the sidewalk location and the narrow planting area, we recommend accepting the canopy tree and ornamental tree quantity as shown.

East Bufferyard

The land use adjacent to the east bufferyard is existing retail. The required bufferyard between the planned medical office building and future retail is bufferyard "B." Assuming a length of 165 feet, width of 10 feet, and a 30 percent ratio of evergreen

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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)	5 (2)	2 (0)	-3
Ornamental Trees	2	1	-1
Shrubs* (Evergreen)	26 (8)	26 (14)	--

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the planting requirements, however due to the sidewalk location and the existing gas line, we recommend accepting the canopy tree and ornamental tree quantity as shown. The petitioner has revised the plans to include the remaining deficient shrubs.

West Bufferyard

The land use adjacent to the west bufferyard is Sandburg High School. The required bufferyard between the planned medical office building and Institutional/Government facility across an arterial road is bufferyard "C." Assuming a length of 200 feet, width of 30 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)	7 (2)	3 (0)	-4
Ornamental Trees	3	0	-3
Shrubs* (Evergreen)	28 (8)	28 (14)	--

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not the planting requirements; however, due to the proposed building signage; and in order to facilitate visibility of the building façade, we recommend accepting the canopy trees as shown. The petitioner has revised the plans to include the remaining deficient 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 ornamental grasses.

Parkway Trees

The petitioner has met the parkway tree requirements.

Parking Lot/Landscape Islands

The ordinance requires one landscaped island for every seven parking spaces, resulting in 9 required islands for this site. Each island is required to have one canopy tree and a minimum of one shrub per island, for a minimum of 9 required canopy trees and 9 shrubs. The petitioner has provided adequate parking islands; but has not met the required number of canopy trees or shrubs. The petitioner has revised the plans to include 4 additional canopy trees and fifteen shrubs.

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 enclosure by using masonry building materials as well as plant material screening to further soften the view.

Detention/Retention.

Stormwater detention has been addressed and approved in the overall planned unit development (PUD).

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 Plan Retail Plaza Building #2, Southmoor Commons Lot 2, prepared by Brusseau Design Group. 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

End of comments.