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Memorandum

P20129-261

To: Kimberly Flom, Senior Planner
Village of Orland Park

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

Date: October 6, 2010

Subject: 157th & Harlem Condos
Landscape Plan Review #2

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

- Landscape Plan (review #1), by Bergfors Gregory Land Design dated 9.11.07
- Landscape Plan (review #2), by Seasons, dated 10.4.10

Bufferyards

On this site, three bufferyards exist (north, south, and west). The east bufferyard is part of the overall PUD; therefore the requirements do not pertain to this area.

North Bufferyard

The land use adjacent to the north bufferyard is existing offices. The required bufferyard between the planned condominiums and existing offices is bufferyard "C." Assuming a length of 285 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)	13 (4)	11(4)	- 2
Ornamental Trees	5	6	+1
Shrubs* (Evergreen)	50 (15)	55 (10)	+5

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the ornamental tree requirements; however, due to the limited area because of the detention basin, we recommend approval of the plan as shown. However, the petitioner should revise the scale of the plant material (i.e. Serviceberry and Spruce) shown to more accurately represent plants at 2/3rd maturity. For example, Shadblow Serviceberry has a full grown spread of 8-10', not twenty-four feet. Landscape architectural standards would indicate this plant symbol with a 6-8' spread.

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South Bufferyard

The land use adjacent to the south bufferyard is existing retail/restaurants. The required bufferyard between the planned condominiums and existing retail is bufferyard "C." Assuming a length of 250 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
South Yard			
Canopy Trees* (Evergreen)	11(3)	7(2)	- 4
Ornamental Trees	5	1	-4
Shrubs* (Evergreen)	45(14)	36(5)	-9

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the plant material requirements; however, due to the limited are because of the detention basin, we recommend revising the plan to include the following additional plant material: two ornamental trees, and nine shrubs to meet the ordinance requirements. In addition, the petitioner should revise the scale of the plant material (i.e. Serviceberry and Spruce) shown to more accurately represent plants at 2/3rd maturity. For example, Shadblow Serviceberry has a full grown spread of 8-10', not twenty-four feet. Landscape architectural standards would indicate this plant symbol with a 6-8' spread.

West Bufferyard

The land use adjacent to the west bufferyard is existing multi-family residential. The required bufferyard between the planned condominiums and existing attached residential is bufferyard "A." Assuming a length of 320 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
West Yard			
Canopy Trees* (Evergreen)	6 (2)	8 (3)	+2
Ornamental Trees	0	0	--
Shrubs* (Evergreen)	32 (10)	44 (24)	+12

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has met the plant material requirements. However, the petitioner should revise the scale of the plant material (i.e. Serviceberry and Spruce) shown to more accurately represent plants at 2/3rd maturity. For example, Shadblow Serviceberry has a full grown spread of 8-10', not twenty-four feet. Landscape architectural standards would indicate this plant symbol with a 6-8' spread.

Parkway Trees

At 40-foot spacing, there are 7 required parkway trees along 157th Street. However, due to the two curb cuts along 157th Street, it is only feasible to install six parkway trees. The petitioner has provided the six required trees of an appropriate size and species.

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.

Parking Lot/Landscape Islands

The ordinance requires 1 landscaped island for every 7 parking spaces, resulting in 8 required islands for this site. Each island is required to have 1 canopy tree and a minimum of 1 shrub per island, resulting in 8 required canopy trees and a minimum of 8 shrubs. The petitioner has provided 3 parking islands and 3 canopy trees. In addition, the petitioner has provided 9 shrubs to meet the ordinance. It is not feasible to revise the site plan at this time; however, the petitioner should install the plant material that was approved in review memo #1 in the West Bufferyard. This includes: 12 evergreen shrubs, 18 deciduous shrubs, and 18 ornamental grasses. In an effort to reduce the required maintenance on the slope along the west property line, the petitioner should install additional shrubs such as Gro-low Sumac or Junipers to help stabilize the slope.

With 36 dwelling units proposed, there are thirty-six required trees for the interior lot landscaping. The petitioner has provided seventeen interior lot trees. Due to the detention pond, it is not feasible to meet the required number; therefore, we recommend approval for the plan as shown.

Screening of Trash Enclosures

The petitioner has indicated the location of one trash enclosure on the landscape plan. The petitioner has provided appropriate screening for the trash enclosure. However, the petitioner should revise the scale of the plant material (i.e. Spruce) shown to more accurately represent plants at 2/3rd maturity.

General Notes/Plant Labels

The general notes and plant labels are quite small and difficult to read. It is recommended that the petitioner enlarge the General Notes section to be more legible prior to landscape installation.

Tree Preservation

To our knowledge, no tree survey has been submitted. As stated in the Village Ordinance, any mature trees over 4-inches in size must be mitigated if removed.

Detention/Retention

Per Plan Commission minutes, detention has been provided as part of the overall planned unit development approval.

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.

End of Comments.