



PLANNING
RESOURCES INC.
401 West Liberty Drive
Whisper Illinois 60187
Reg. No. 000000000000000000
P: 630.461.1144
F: 630.461.4122

Memorandum

P20129-241

To: Kimberly Flom, Planner
Village of Orland Park

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

Juli E. Crane, PWS
Director of Environmental Studies

Date: 3 November 2008

Subject: Autumn Leaves
Landscape Plan Review #3

The following is a review of the landscape plan prepared by Teska, pursuant to requirements of Section 6-305 Landscaping and Bufferyards and Section 6-409 (Storm Sewers and Storm Water Detention)

- Landscape Plan, L1.1, dated 10.20.08, by Teska
- Landscape Plan, L1.2, dated 07.21.08, by Teska
- Landscape Plan, L1.3, dated 10.20.08 by Teska

Bufferyards

On this site, four bufferyards exist (north, south, east and west).

North Bufferyard

The land use adjacent to the north bufferyard is single-family residential. The required bufferyard between the planned Commercial/Institutional facility and the residential area is bufferyard "C." Assuming a length of 387 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
North Yard			
Canopy Trees* (Evergreen)	17 (4)	26 (4)	+9
Ornamental Trees	7	8	+1
Shrubs* (Evergreen)	70 (17)	57 (22)	-13

* 25% of which should be evergreen

Comments & Recommendations - The petitioner has not met the required shrub planting requirements. However, due to the additional number of canopy trees, we recommend approval of the plan as shown.

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South Bufferyard

The land use adjacent to the south bufferyard is single-family residential. The required bufferyard between the planned Commercial/Institutional facility and the residential area is bufferyard "C." Assuming a length of 313 feet, width of 20 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)	18 (5)	31 (31)	+13
Ornamental Trees	7	0	-7
Shrubs* (Evergreen)	71 (18)	74 (6)	+3

* 25% of which should be evergreen

Comments & Recommendations – The petitioner has not met the required ornamental tree or evergreen shrub quantities. However, per the resident’s concerns and request for additional evergreen screening, we recommend approval of the plan as shown.

East Bufferyard

The land use adjacent to the east bufferyard is single-family residential. The required bufferyard between the planned Commercial/Institutional facility and the residential area is bufferyard "B." Assuming a length of 321 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
East Yard			
Canopy Trees* (Evergreen)	9 (2)	16 (4)	+7
Ornamental Trees	3	3	--
Shrubs* (Evergreen)	45 (11)	90 (11)	+45

* 25% of which should be evergreen

Comments & Recommendations – The petitioner has met the required plant quantities.

West Bufferyard

The land use adjacent to the west bufferyard is open space. Due to an approved variance, the required bufferyard between the planned Commercial/Institutional facility and the open space is bufferyard "B." 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
West Yard			
Canopy Trees* (Evergreen)	10 (3)	12 (4)	+2
Ornamental Trees	3	9	+6
Shrubs* (Evergreen)	51 (13)	64 (0)	+13

* 25% of which should be evergreen

Comments & Recommendations – The petitioner has not met the evergreen shrub requirements, however due to the additional evergreen tree and ornamental trees proposed next to the open space, we recommend approval of the plan as shown.

Parkway Trees

At 40-foot spacing, there are six required parkway trees along 151st Street. The petitioner has met the parkway tree requirement for 151st Street. Per Plan Commission minutes, there is not enough space for parkway trees in the 80th Avenue right of way.

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 petitioner has provided adequate foundation plantings that consist of a mixture of deciduous shrubs, evergreen shrubs and groundcover that provide seasonal color, texture and interest.

Parking Lot/Landscape Islands

The ordinance requires one landscaped island for every seven parking spaces, resulting in 18 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 18 required canopy trees and 18 shrubs. The petitioner has provided adequate parking islands and plant material. The eighteen required shrubs have been clustered within the larger island, which is recommended for easier overall maintenance.

Tree Preservation

To our knowledge, no tree survey has been submitted. However, per Plan Commission minutes, existing trees are present in the southern bufferyard, which are indicated to remain. 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 indicated the location of one trash enclosure on the landscape plan. The petitioner has provided appropriate screening with the combination of shrubs, evergreen trees and deciduous trees for the trash enclosure.

Detention/Retention.

The project area contains one stormwater facility along the northern margin of the property. Although labeled a “dry bottom” facility, the bottom elevation has no slope and the invert elevation for the outlet pipe are both at 693.0 feet, meaning the basin will tend toward a soggy bottom condition. Hydrology data indicate that the facility will experience moderate bounce (2.25 feet to 5.75 feet during the 2-year and 100-

year 24-hour storms, respectively). Drawdown times are moderate to moderately slow for a non-retention-type facility, ranging from 2.5 days for the 2-year storm to 3.73 days for the 100-year storm.

Specification information discussing seed handling and methods of installation have not been addresses; however, in view that the plans have been revised to stipulate the need for a qualified native plant installation contractor, we recommend approval at this time.

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 for Autumn Leaves, prepared by Teska. 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.

- 2 full size sets of drawings
- 1 reduced size set (no larger than 11x17)

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