



**PLANNING
RESOURCES INC.**

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Memorandum

P20129-289

To: Loy Lee, Engineer
Village of Orland Park

From: Lori Vierow, ASLA, PLA
Assistant Director of Landscape Architecture

Date: July 25, 2014

Subject: Orland Park Crossing Mariano's Fresh Market
Landscape Review #2

At your request, we have reviewed the revised Landscape Plans submitted for the proposed Orland Crossing Marian's Fresh Market. Our comments are based on the Landscaping and Bufferyards Ordinance and the following documents submitted for this project:

- L1-0-L4-00 Landscape Plan as prepared by The Lakota Group, dated 7/15/14
- Preliminary Site Plan as prepared by The Bradford Real Estate Companies, dated 12/5/13
- Orland Park Meeting Minutes, dated December 16, 2013 and February 3, 2014

Review Comments

Bufferyards

The development is part of a planned unit development with the south, east and west bufferyards being within the development and are consistent with the overall landscape of the Orland Crossing development. In addition, the 8' board-on-board privacy fence along the east bufferyard provides the required screening. The bufferyard requirements do not apply for these areas.

North Bufferyard

The land use adjacent to the north bufferyard is attached residential and was identified as needing to exceed the requirements of the landscape ordinance. The required bufferyard between the planned commercial and attached residential is bufferyard "C." Assuming a length of 380 feet, width of 10', the required landscaping is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
North Yard			
Canopy Trees*	7	10	+ 3
Ornamental Trees	5	0	- 5
Shrubs* (Evergreen)	53	125	+ 72

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has provided the required width and has exceeded the required plant material per the comments noted in the December Board meeting minutes.

Interior Lot Landscaping

A minimum of one tree is required per 10,000 square feet of commercial. The commercial building is 74,314 SF; the petitioner has provided 7 interior lot trees.

Parking Lot/Landscape Islands

The ordinance requires 1 landscaped island for every 7 parking spaces, resulting in 73 required islands for this site. Each island is required to have 1 canopy tree and a minimum of 1 shrub per island, resulting in 73 required canopy trees and a minimum of 73 shrubs. The petitioner has not provided the required parking islands. It will not be feasible to revise the approved site plan to incorporate the additional islands and canopy trees without eliminating required parking. However, the petitioner has met the tree and shrub requirement for the proposed parking islands; we recommend approval of the plans as shown.

Plant Material Selection

The proposed plant list is consistent with the overall Orland Crossing development. However, this portion has a high percentage of Autumn Blaze Maple (50% of shade trees). We recommend providing more diversity in the shade tree species planted on the Mariano's portion of the development. One or two additional species of urban tolerance should be added to the development plan. The plans have been revised.

Tree Preservation

To our knowledge, no tree survey has been submitted. 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 not indicated the location of any trash enclosures on the landscape plan. If a trash enclosure is proposed it should be screened with an enclosure designed using building materials which complement the architecture as well as evergreen screening.

Detention/Retention

Detention is being provided as part of the entire planned development.

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 Plans prepared by The Lakota Group, Inc. dated July 15, 14 without conditions. Please submit the following to Loy Lee 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 LLee@orland-park.il.us