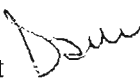


MEMORANDUM

DATE: November 18, 2008

TO: Dave Maher, Village Clerk
Village Manager's Office

FROM: Dani Madon, Technical Support Assistant 

RE: BOARD APPROVED PLANS AND CITATION
WITH DRAFT CONDITIONS

PROJECT: Main Street Village West
LOCATION: 16100 S. LaGrange Road
BOARD APPROVED DATE: October 6, 2008
LEGISLATIVE FILE NUMBER: 2008-0630

I move to approve the Landscape Plan titled, 'Main Street Village West,' dated 07-14-08, most recent revision 08-20-08, sheets SL1, L1-L9 and PL1-PL2, with no conditions.

DM/sa
Attachment

c: Ken Friker, Klein, Thorpe, and Jenkins
Petitioner
File



**PLANNING
RESOURCES INC.**

407 South Liberty Drive
Waukegan, Illinois 60087
Web: www.plrinc.com
P: 847.468.1788
F: 847.468.2125

Memorandum

P20129-200

To: Kimberly Flom, Planner
Village of Orland Park

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

Date: August 26, 2008

Subject: Main Street Village West
Landscape Review #5

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

- Revised Landscape plan, Stan's Landscaping dated August 19, 2006
- Landscape Plan, Hartman Landscape dated August 20, 2008
- Plant List prepared by Hartman Landscape

Review Comments

Bufferyards

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

North Bufferyard

The land use adjacent to the north bufferyard is mixed use. The required bufferyard between the planned retail and the existing mixed use to the north is bufferyard "B" with a minimum width of 10 ft. Assuming a length of 520 feet, a width of 15 feet, and a 25 percent ratio of evergreen trees and shrubs, required landscaping within this area is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
North Yard			
Canopy Trees* (Evergreen)	15 (4)	11 (5)	-4
Ornamental Trees	4	8	+4
Shrubs* (Evergreen)	73 (18)	90 (39)	-17

* 25% of which should be evergreen

Comments & Recommendations – The petitioner has not met the planting requirements. However, due to the narrow width and the parkway trees still to be added, we recommend approval of the plan as shown.

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South Bufferyard

The land use adjacent to the south bufferyard is mixed-use. The required bufferyard between the planned retail and existing mixed-use is bufferyard "B". Assuming a length of 560 feet, a width of 20 feet, and a 25 percent ratio of evergreen trees and shrubs, required landscaping within this area is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
South Yard			
Canopy Trees* (Evergreen)	13 (3)	24 (10)	+11
Ornamental Trees	3	6	+3
Shrubs* (Evergreen)	67 (17)	38 (0)	-29

* 25% of which should be evergreen

Comments & Recommendations – The petitioner has met the required width but has not met the required number of shrubs. However, due to the additional canopy and ornamental trees proposed, we recommend approval of the plan as shown.

East Bufferyard

The land use adjacent to the east bufferyard is mixed-use across an arterial road. The required bufferyard between the planned retail and existing retail across LaGrange Road is bufferyard "C". Assuming a length of 788 feet, a width of 20 feet, and a 25 percent ratio of evergreen trees and shrubs, required landscaping within this area is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
East Yard			
Canopy Trees* (Evergreen)	32 (8)	17 (8)	-15
Ornamental Trees	12	12	--
Shrubs* (Evergreen)	125 (31)	151 (88)	+26

* 25% of which should be evergreen

Comments & Recommendations – The petitioner has not provided the required canopy trees. Due to the parkway trees being installed within the property line limits, it is not feasible to install all the required canopy trees. The petitioner should revise the plans to include seven additional canopy trees within the bufferyard and remove the parkway trees from the IDOT ROW. The petitioner has made the changes and has included seven additional canopy trees.

West Bufferyard

The land use adjacent to the west bufferyard is single-family residential. The required bufferyard between the planned retail and existing residential is bufferyard “D”. Assuming a length of 880 feet, a width of 40 feet, and a 25 percent ratio of evergreen trees and shrubs, required landscaping within this area is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
West Yard			
Canopy Trees* (Evergreen)	53 (13)	53 (10)	--
Ornamental Trees	26	26	--
Shrubs* (Evergreen)	211(53)	171 (35)	-5

* 25% of which should be evergreen

Comments & Recommendations – The petitioner has not met the required planting requirements, however, due to the parkway trees still needed along 97th Avenue, we recommend approval of the plan as shown.

Parkway Trees

At 40-foot spacing, there are 17 required parkway trees along 161st Street and 22 required parkway trees along 97th Avenue, which the petitioner has addressed. The parkway trees required for LaGrange Road have been shown within the property limits/new IDOT ROW per IDOT regulations. See east bufferyard comments for additional requirements.

Foundation Plantings

All buildings that front a dedicated street or major interior access lanes 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 for Buildings 2-9 which consist of a mixture of deciduous shrubs, evergreen shrubs and groundcover. Building 1 should be revised to include foundation plants along either the east or west facades. The petitioner has revised the plans.

Parking Lot/Landscape Islands

The ordinance requires one landscaped island for every seven parking spaces, resulting in 75 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 75 required canopy trees and 75 shrubs. The petitioner has met the shrub requirement but has only provided 62 trees for the proposed islands. The petitioner should revise the plan to include 13 additional trees within the longer islands. In addition, the petitioner should revise the ornamental trees proposed to a canopy tree species as the trees in parking islands are meant to shade the cars and reduce the heat island effect. The petitioner has revised the plans indicating the 13 additional trees and has revised the ornamental tree species to canopy tree species.

In addition, all parking areas are to be continuously screened to a 3-foot height from adjacent land uses. This screening can be accomplished with evergreen shrubs, a berm, or a low wall/fence. This requirement

has not been met. Due to the reduced setbacks recommended by the Village, we recommend waiving this requirement.

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

Detention/Retention

The petitioner has provided civil drawings indicating a wet-bottom basin surrounded by a retaining wall. Due to the narrow 5' area remaining between the normal water level and the retaining wall, as well as the extremely long draw-down times (80 hours for a 2-year event), we recommend riprap be installed for the gap from NWL to the wall. This has been noted on the plans.

Wetlands

The Village has documentation that an isolated wetland exists along the northern part of the site and the submitted wetland report states that it is a non-jurisdictional wetland and does not require preservation.

Recommendation

Based on the aforementioned memos and plans, we recommend accepting the Landscape Plan for Main Street Village West, revision dated 8.20.08, prepared by Hartmann Landscape without exception or condition.