

VILLAGE OF HOMEWOOD



PRELIMINARY SITE/LANDSCAPE PLAN REVIEW

DATE: November 17, 2022

Project: 17605 Halsted Street – Target Site Improvements

Attendees:

Village of Homewood

Valerie Berstene Village Planner

Max Massi Village Engineer

Bryon Doerr Village Arborist

PROJECT DESCRIPTION:

Target proposes to improve the parking lot of the existing development by replacing and expanding the existing landscaping islands. The plans show approximately 19,000 sf new landscaping. In addition, the property owner is proposing new site furnishing (benches, bike racks, trash receptacles, bollards) with landscaping near the entrance.

STAFF COMMENTS:

Engineering

1. Provide a grading plan.
2. With the magnitude of changes to the existing asphalt, the entire lot should be resurfaced.
3. Indicate the relocation of the cart corrals on the civil plans. Coordinate landscape plan backgrounds.
4. You will need an RPZ on the irrigation system.
5. Does Target want the irrigation metered separately?
6. The ADA spaces must be striped in yellow.
7. Many of the areas indicated as “rain gardens” are co-located with the existing catch basins for the storm sewer. For those planting beds that will now encompass an existing catch basin:
 - a. How will the water be directed into the planting bed?
 - b. What protections will be put in place to prevent heavy rains from carrying mulch into the inlet and clogging it?
 - c. Will restrictors be provided to detain the water in the planting bed, achieving a rain garden performance? Coordinate with plant specifications and anticipated draw down.
8. There appears to be one “rain garden” planting bed that does not encompass an inlet and has no curb openings to collect water from the surrounding pavement. Provide more information about how this will function.

Landscaping

9. Provide a list of all existing trees. Indicate which are to be removed and which are to be retained.

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10. All plants will need watering in the summer time. The irrigation plan indicates only the planters in the walkway to be irrigated. How will the remaining 19,000 sf of new landscaping be maintained?
11. Please refer to ANSI A300, ANSI Z133.1 and ISA Best Management Practices to comply with the Village of Homewood requirements.
12. What are the plans for snow removal? Stock piling snow on the landscape beds deposits salt into the landscape beds, drying out the soil and contributing to the decline of the plant health.
13. The plants specified for the areas identified as “rain gardens” are not bio-swale plants that tolerate nor absorb standing water. Rather, they are pollinator plants. Please clarify how the areas designated as “rain gardens” are intended to function.

Planning

14. Coordinate the civil and engineering sheets. Sheet C200 shows benches and trash receptacle at the store in a line weight indicating new work. Sheet L101 calls for these site furnishings to be removed. Indicate areas of new work at the walkway on C200.
15. Title of sheet C200 is misspelled.
16. Bicycle racks should be installed in accordance with the NACTO or APBP standards. Provide dimensions demonstrating compliance with these best practices.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Front Walk Plans (FW) & Exterior Site Sustainability Plans (XSS) for T-1460 Homewood, IL	13	Kimley-Horn and Associates	11/15/2022