

RESTAURANT SITE - Cost Difference Analysis Summary

Restaurant Site Summary

1.73 Acre Site 5,104 SF Building
 Commercial Zoning - Type A Landscape Buffer Required
 95 Parking Spaces provided, 68 Parking Spaces required per Lake County code
 Permanent irrigation system required per Lake County Code. (Not required by the proposed code.)

Landscape & Site Areas	Cost Difference
Parking Lot Landscape Islands 1) Up to three (3) more parking landscape islands would be needed.	\$ 4,100
Landscape Buffer Type A - 15 feet wide (1,100 Linear Feet) 1) Proposed Buffer Type A is five (5) feet wider or an additional 5,500 SF more.	\$ 4,300
Building Perimeter Landscape Area 1) New landscape requirement around building.	\$ 400
Landscape Cost Difference without irrigation	\$ 8,800

Cost avoidance utilizing less or pervious parking 1) An additional fourteen (14) spaces above the required amount may be provided. Cost avoidance for conversion of spaces from paved to unpaved. 2) Expanded landscape island size and additional islands results in thirteen (13) less spaces than currently shown.	\$ (2,500)
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Irrigation cost under existing landscape code	\$ 8,900
Irrigation allotment using lower volume system if desired	\$ 7,700
Irrigation Cost Difference	\$ (1,200)

Land cost of 5,500 SF additional buffer X \$6.93 per SF = 1) Value derived from Lake Property Appraiser adjusted land value. 2) Type A Buffer requires an additional five (5) feet of width in the proposed ordinance.	\$ 38,100
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LEGEND

	PARKING ISLAND CANOPY TREES	19 Qty.
	BUFFER AREA CANOPY TREES	29 Qty.
	ORNAMENTAL TREES	0 Qty.
	GROUNDCOVER (NON-TURF) BUFFER SHRUBS	11,000 SF
	TURF WITHIN BUFFER	
	LANDSCAPE AREAS BY BUILDINGS	Similar

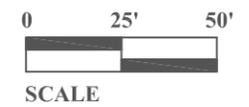
EXISTING SUMMARY
Buffer Type A - 10 feet wide
19 Qty.

29 Qty.

0 Qty.

11,000 SF

Similar



RESTAURANT EXAMPLE
EXISTING LANDSCAPE CODE

Proposed landscape island additional area. (yellow line)

Proposed building landscape area

Proposed landscape island additional area. (yellow line)



LEGEND

-  PARKING ISLAND CANOPY TREES 22 Qty.
-  BUFFER AREA CANOPY TREES 40 Qty.
-  ORNAMENTAL TREES 29 Qty.
-  GROUNDCOVER (NON-TURF) 16,500 SF
-  BUFFER SHRUBS
-  TURF WITHIN BUFFER
-  LANDSCAPE AREAS BY BUILDINGS Similar

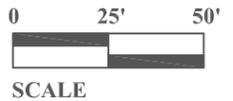
PROPOSED SUMMARY
Buffer Type A - 15 feet wide
22 Qty.

40 Qty.

29 Qty.

16,500 SF

Similar



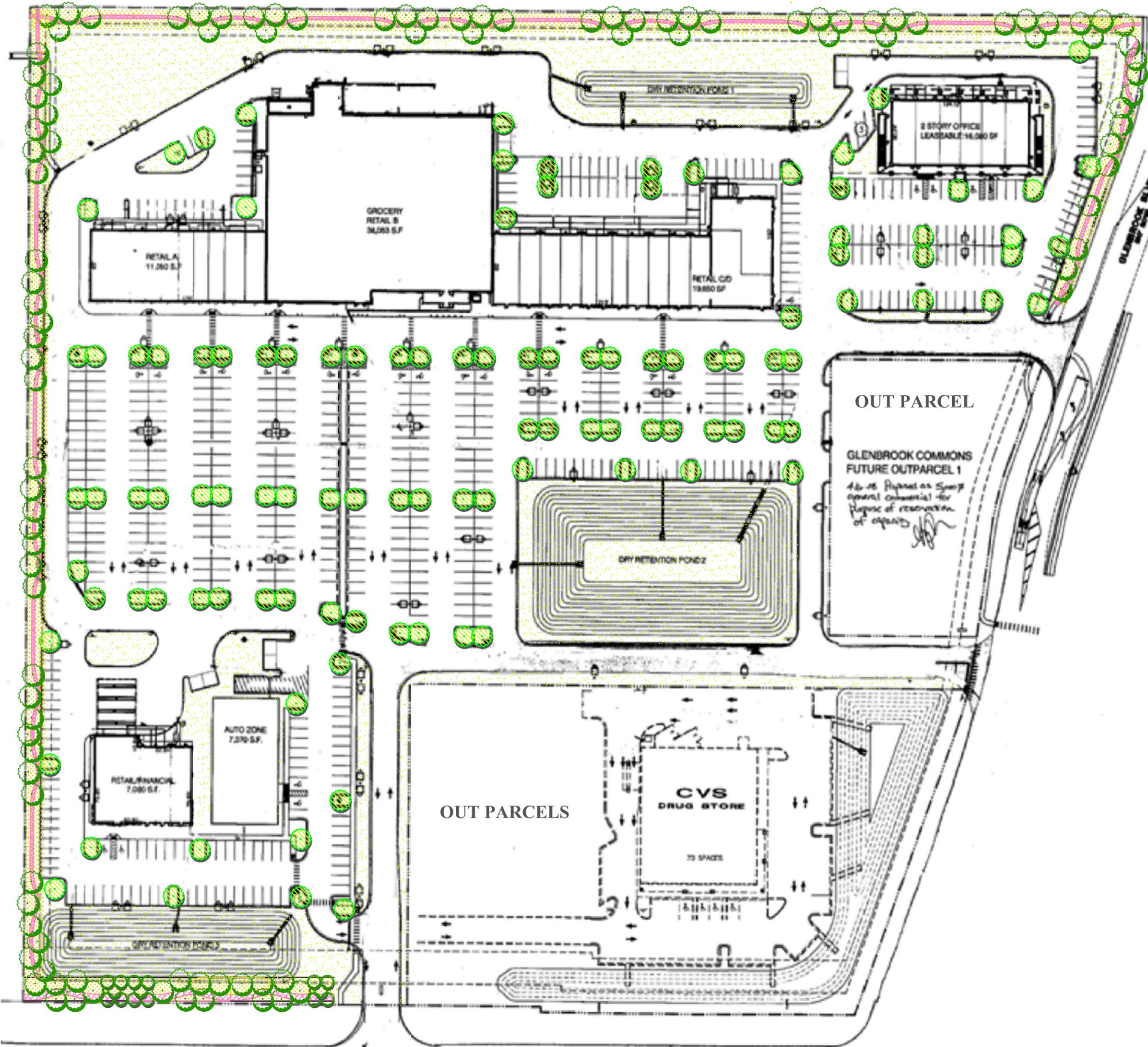
RESTAURANT EXAMPLE
PROPOSED LANDSCAPE CODE

MAJOR COMMERCIAL SITE - Cost Difference Analysis Summary	
Major Commercial Project	
16.54 Acre Site 99,203 SF in multiple attached buildings PUD - Planned Unit Development - Type B and Type C Landscape Buffers Required 616 Parking Spaces provided, 496 Parking Spaces required, 120 Parking spaces over the required amount Permanent irrigation system required per Lake County Code. (Not required by the proposed code.)	
Landscape & Site Areas	Cost Difference
Parking Lot Landscape Islands Cost Difference	\$ 25,900
Landscape Buffer Type B Cost Difference (2,280 Linear Feet)	
1) The proposed buffer type B is the same width as the existing. Required six (6) foot fence is new requirement.	\$ 20,800
2) Three (3) more ornamental trees are required per one-hundred (100) linear feet.	
Landscape Buffer Type C Cost Difference (300 Linear Feet)	
1) Proposed Buffer Type C is five (5) feet narrower or approx. 1,500 SF less land and one (1) less canopy and ornamental tree is required per one-hundred (100) linear feet	\$ (3,700)
Building Perimeter Landscape Area Cost Difference	
1) New landscape requirement around buildings.	\$ 4,800
Access Roads / Retention Pond Canopy Tree Cost Difference	
1) New requirement for trees along access roads and near retention areas.	\$ 3,800
Landscape Cost Difference without irrigation	\$ 51,600

Cost avoidance utilizing less parking or pervious parking	
1) An additional eleven (11) spaces above the required amount may be provided. Cost avoidance for conversion of spaces from paved to unpaved.	\$ (52,700)
2) Expanded landscape island size and additional islands results in (109) less parking spaces than currently shown.	

Irrigation cost under existing landscape code	\$ 46,400
Irrigation Allotment using lower volume system if desired	\$ 32,900
Irrigation Cost Difference	\$ (13,500)

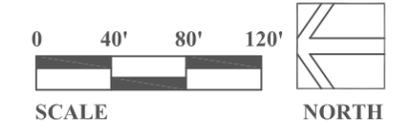
Land cost of 3,600 SF more landscape area X \$5.73 per SF =	
1) Value derived from Lake Property Appraiser adjusted land value.	\$ 20,600
2) Overall increase of 5,100 SF of building landscape area but also 1,500 SF less buffer area = 3,600 SF increase in land area.	



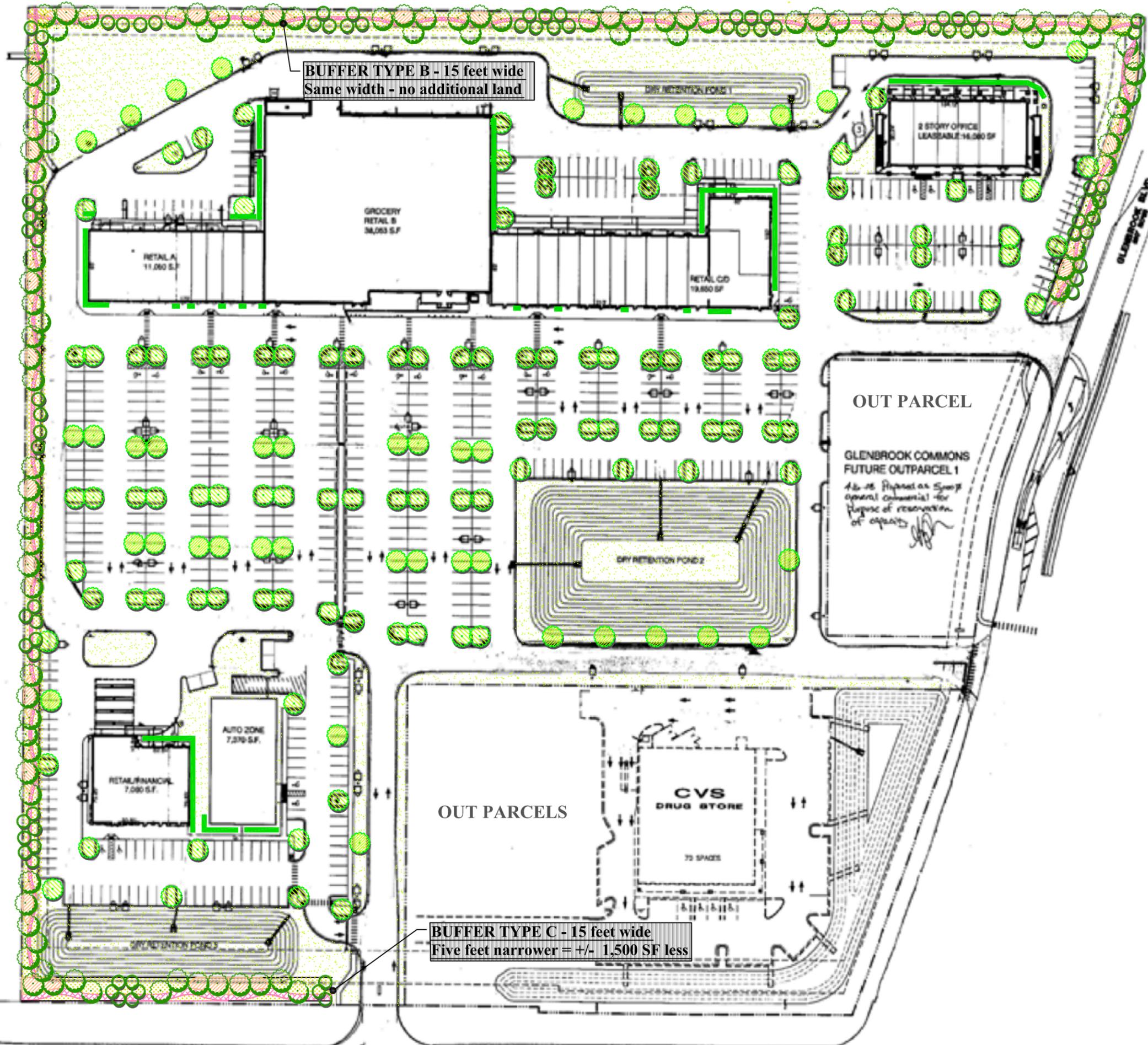
LEGEND

	Buffer Type B 15 feet wide	Buffer Type C 20 feet wide
PARKING ISLAND CANOPY TREES	(108 Qty.)	
BUFFER AREA CANOPY TREES	91 Qty.	18 Qty.
PROPOSED CODE CANOPY TREES (Other than parking landscape islands)	0 Qty. - NA under existing code	
ORNAMENTAL TREES	0 Qty.	15 Qty.
GROUNDCOVER (NON-TURF)	34,200 SF	6,000 SF
BUFFER SHRUBS		
TURF WITHIN BUFFER		
GENERAL TURF AREAS		
LANDSCAPE AREAS BY BUILDINGS	Not required	

EXISTING SUMMARY
Buffer Type B 15 feet wide
Buffer Type C 20 feet wide



**MAJOR COMMERCIAL EXAMPLE
EXISTING LANDSCAPE CODE**

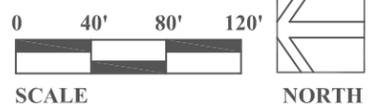


LEGEND

- PARKING ISLAND CANOPY TREES
- BUFFER AREA CANOPY TREES
- PROPOSED CODE CANOPY TREES (Other than parking landscape islands)
- ORNAMENTAL TREES
- GROUNDCOVER (NON-TURF)
- BUFFER SHRUBS
- TURF WITHIN BUFFER
- GENERAL TURF AREAS
- LANDSCAPE AREAS BY BUILDINGS

PROPOSED SUMMARY

Buffer Type B 15 feet wide	Buffer Type C 15 feet wide
(129 Qty.)	
91 Qty.	15 Qty.
(20 Qty.)	
68 Qty.	12 Qty.
34,200 SF	4,500 SF
5,100 SF	



**MAJOR COMMERCIAL EXAMPLE
PROPOSED LANDSCAPE CODE**

RESIDENTIAL SUBDIVISION DEVELOPMENT - Cost Difference Analysis Summary

Residential Subdivision Development Summary

40.24 Acre Site 2.9 Lots per Acre 5,213 Linear Feet of Roads
 Zoning R6 117 Lots Total
 Minimum Lot Size = 9,600 SF Largest Lot = 17,860 SF (1 Acre = 43,560 SF)
 Permanent irrigation system required per Lake County Code. (Not required by the proposed code.)

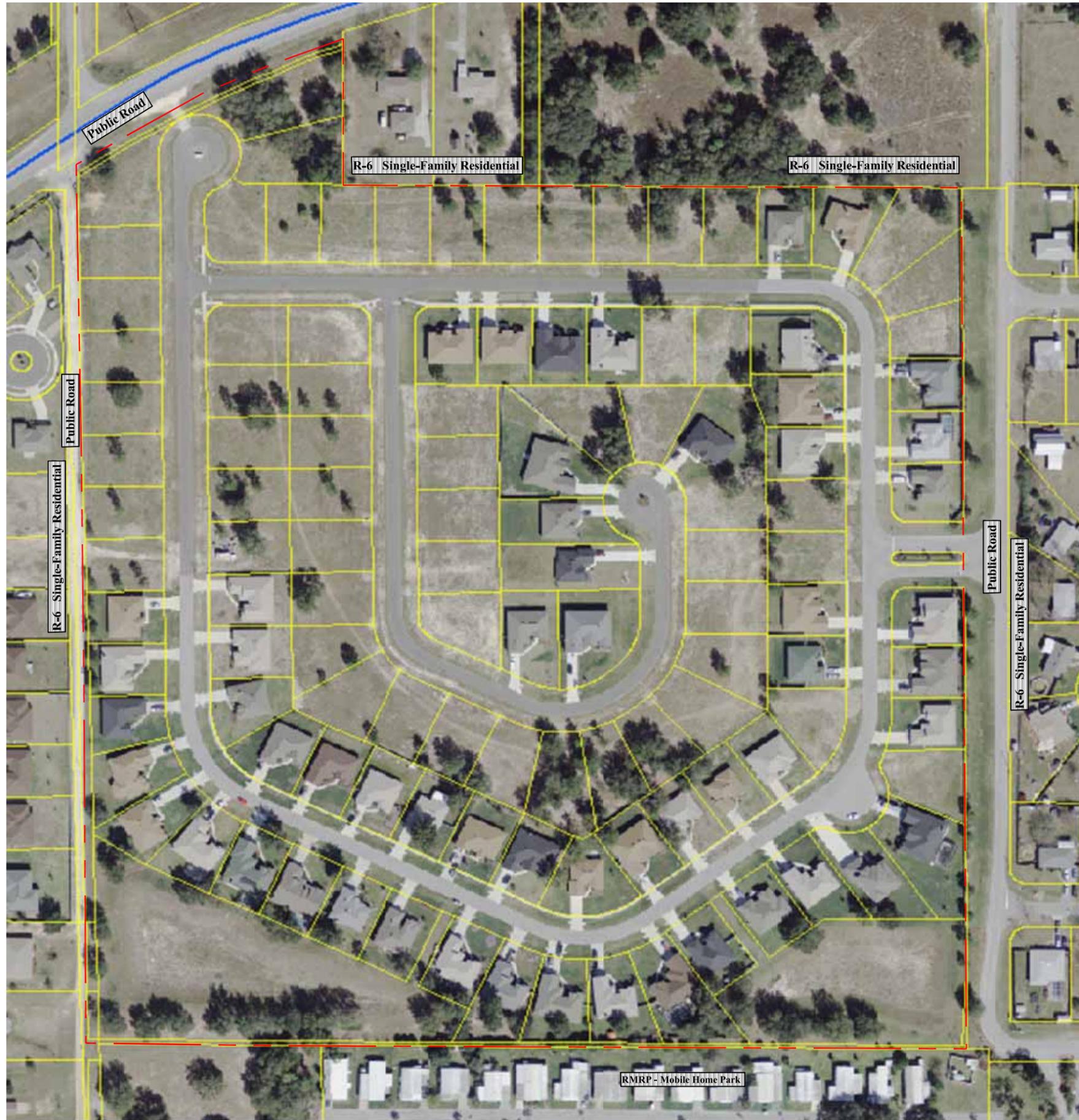
Landscape & Site Areas	Cost Difference
Landscape Buffer Type A - 15 Feet wide. 3,840 linear feet	
1) Buffer Type A is a new requirement for residential subdivisions with R-6 zoning adjacent to RMRP zoning and also along public right-of-ways. Approximately 57,600 SF of additional land would be required for buffer type A.	\$ 72,200
Tree Removal - Order of Magnitude	
1) Assumes removal of fifty percent (50%) less trees	\$ (18,600)
Landscape Cost Difference without irrigation	\$ 53,600

Irrigation cost under existing landscape code. Landscape buffer not required this example.	\$ -
Common Area Irrigation Allotment if desired. Assumes 28,800 SF buffer area X \$0.60 per SF = \$17,280 (1/2 buffer width irrigated)	\$ 17,300
Irrigation Cost Difference	\$ (17,300)

Land cost 57,600 SF additional buffer X \$2.59 per SF =	\$ 149,184
1) Value derived from Lake Property Appraiser adjusted land value.	

Notes:

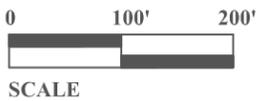
- In lieu of buffer type A, wood or vinyl fence may be proposed as an alternative.
(3,840 LF x \$12 LF Wood = \$46,080 OR 3,840 LF x \$22 LF Vinyl = \$84,480)
- Quality landscape estimated to add 3% to 5% or more to the resale value of the property.



LEGEND

-  BUFFER AREA CANOPY TREES 0 Qty.
-  ORNAMENTAL TREES 0 Qty.
-  GROUNDCOVER (NON-TURF) 0 Qty.
-  BUFFER SHRUBS 0 Qty.
-  TURF WITHIN BUFFER 0 Qty.

EXISTING SUMMARY
 Buffer Type A - Not required
 15 feet wide



**SINGLE-FAMILY DEVELOPMENT
 EXAMPLE
 EXISTING LANDSCAPE
 CODE**

INDUSTRIAL SITE - Cost Difference Analysis Summary

Industrial Site

7.09 Acre Site 18,480 SF Building (Primary Bldg.)
 HM - Heavy Manufacturing Zoning
 1 Parking Space per 10,000 SF + 20 Employees (Estimated) = 2 + 20 = 22 Parking Spaces est.
 Permanent irrigation system required per Lake County Code. (Not required by the proposed code.)

Landscape Areas	Cost Difference
Parking Lot Landscape Islands Cost Difference 1) An additional landscape island would be required.	\$ 2,400
Landscape Buffer Type B Cost Difference - (1,635 Linear Feet) 1) In the proposed code no landscape buffering is required when industrial is next to industrial uses. (LM - Light Manuf.; HM - Heavy Manuf.; MP - Planned Manuf.)	\$ (30,800)
Landscape Buffer Type D - 40 feet wide (565 Linear Feet) 1) Landscape Buffer Type D becomes ten (10) feet wider or approx. 5,650 SF additional. The new buffer utilizes two (2) less canopy and two (2) less ornamental trees per 100 LF.	\$ (5,300)
Vehicular Area Canopy Trees 1) Some shade trees required around the vehicular area at a minimum.	\$ 4,300
Landscape Cost Difference without irrigation	\$ (29,400)

Irrigation cost under existing landscape code	\$ 25,200
Irrigation allotment using lower volume system if desired	\$ 8,500
Irrigation Cost Difference	\$ (16,700)

Land Value 18,875 SF less buffer X (\$0.69) per SF = 1) Value derived from Lake Property Appraiser adjusted land value. 2) Type B landscape buffer is not required with the new code and buffer D increases by ten feet in width. Overall affect is less land required for buffers.	\$ (13,000)
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LEGEND

-  VEHICULAR AREA CANOPY TREES
-  BUFFER AREA CANOPY TREES
-  ORNAMENTAL TREES
-  GROUNDCOVER (NON-TURF)
-  BUFFER SHRUBS
-  TURF WITHIN BUFFER

EXISTING SUMMARY		
Other Areas	Buffer Type B 15 feet wide	Buffer Type D 30 feet wide
3 Qty.		
	65 Qty.	57 Qty.
	0 Qty.	45 Qty.
	24,525 SF	16,950 Qty.



**INDUSTRIAL EXAMPLE
EXISTING LANDSCAPE
CODE**



BUFFER TYPE D - 40 Feet wide
 +/- 5,650 SF Additional

BUFFER TYPE B - 40 Feet wide
 +/- 24,525 SF Less

7.09 Acre Site | 18,480 SF Bldg.

Typical vehicular area perimeter trees.

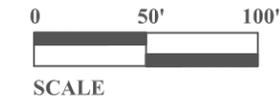
LEGEND

-  VEHICULAR AREA CANOPY TREES
-  BUFFER AREA CANOPY TREES
-  ORNAMENTAL TREES
-  GROUNDCOVER (NON-TURF)
-  BUFFER SHRUBS
-  TURF WITHIN BUFFER

PROPOSED SUMMARY

Other Areas	Buffer Type B 15 feet wide	Buffer Type D 30 feet wide
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23 Qty.		
	0 Qty.	45 Qty.
	0 Qty.	40 Qty.
	0 SF required	22,600 Qty.



INDUSTRIAL EXAMPLE
PROPOSED LANDSCAPE
CODE