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Memorandum

P20129-297

To: Loy Lee, Planner
Village of Orland Park

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

Date: July 9, 2015

Subject: McDonald's 14445 LaGrange Road
Landscape Plan Review #2

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

- Landscape Plan, by Norris Design, dated August 23, 2013
- Preliminary Site Plan, by V3 Companies, dated February 6, 2014
- Plan Commission Meeting Minutes, March 3, 2014
- Tree Preservation Plan, by V3, dated May 23, 2014

Bufferyards

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

North Bufferyard

The land use adjacent to the north bufferyard is existing parking and vacant land in the Village Center District (VCD). The required bufferyard between the planned retail and existing retail is bufferyard "B." Assuming a length of 245 feet, width of 5 feet, and a 30 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)	8 (2)	6 (0)	-2
Ornamental Trees	2	0	-2
Shrubs* (Evergreen)	39(12)	45(13)	+6

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the ornamental tree requirements or canopy/evergreen tree quantity; however, due to the reduced landscape buffer from 10' to 5' it is not feasible to install the additional trees. We recommend approval of the plan as shown.

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South Bufferyard

The land use adjacent to the south bufferyard is a motel in the VCD. The required bufferyard between the planned retail and existing business district is bufferyard "B." Assuming a length of 245 feet, width of 10 feet, and a 30 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)	8 (2)	3 (0)	-5
Ornamental Trees	2	1	-1
Shrubs* (Evergreen)	39(12)	61 (31)	+22

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the plant material requirements; however, due to the bufferyard constraints from the proposed retaining wall, as well as the additional shrubs proposed, we recommend approval of the plan as shown.

East Bufferyard

The land use adjacent to the east bufferyard is commercial, dental office. The required bufferyard between the planned retail and existing retail is bufferyard "B." Assuming a length of 145 feet, width of 10 feet, and a 30 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)	5 (1)	5 (2)	--
Ornamental Trees	1	0	-1
Shrubs* (Evergreen)	23 (7)	36 (20)	+13

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the ornamental tree requirements; however, due to the additional shrubs proposed, we recommend approval of the plan as shown.

West Bufferyard

The land use adjacent to the west bufferyard is commercial/restaurant along an arterial road. The required bufferyard between the planned retail and existing retail along an arterial road is bufferyard "C." Assuming a length of 55 feet, width of 20 feet, and a 30 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)	2 (1)	0 (0)	-2
Ornamental Trees	1	0	-1
Shrubs* (Evergreen)	8 (3)	9 (4)	+1

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the plant material requirements; however, due to the narrow site constraints with the widening of LaGrange Road, we recommend approval of the plan as shown.

Foundation Plantings

Due to the site constraints, the petitioner has been allowed modifications to the Special Use permit which allows for reduced foundation plantings. The proposed plantings near the drive-up board consist of a mixture of deciduous shrubs, evergreen shrubs, perennials and ornamental grasses.

Parkway Trees

At 40-foot spacing, there are 2 required parkway trees along LaGrange Road; these trees will be installed as part of the LaGrange Road widening project.

Parking Lot/Landscape Islands

The ordinance requires one landscaped island for every seven parking spaces, resulting in five 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 5 required canopy trees and 5 shrubs. The petitioner has provided adequate parking islands, canopy trees, and shrubs.

Tree Preservation

Per the Tree Preservation Ordinance, any mature trees over four inches in size must be mitigated if removed. Per the Plan Commission Meeting Minutes dated March 3, 2014, the petitioner will submit a Tree Preservation Plan indicating the size, species and condition of all trees to remain or be removed on site. The tree preservation plan has been provided. The

plant material being removed are all shrubs and do not require mitigation. The trees to remain are noted on the plan.

Screening of Trash Enclosures/Utilities

The petitioner has indicated the location of one trash enclosure on the landscape plan. The petitioner has provided the appropriate screening for the enclosure by using masonry building materials as well as shrubs and evergreen trees.

Recommendation

Based on the aforementioned plans, we recommend accepting the Landscape Plan for the McDonald's at 14445 LaGrange Road, prepared by Norris Design. 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.