

client / owner
EDWARDS REALTY COMPANY
project name

project address
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14400 SOUTH JOHN HUMPHREY DRIVE, SUITE 200
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p 708.923.6312
landscape architect of record
TESKA ASSOCIATES, INC.
627 GROVE STREET
EVANSTON, IL 60201
p 847.869.2015 f 847.869.2059

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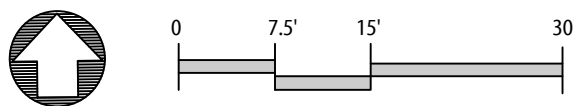
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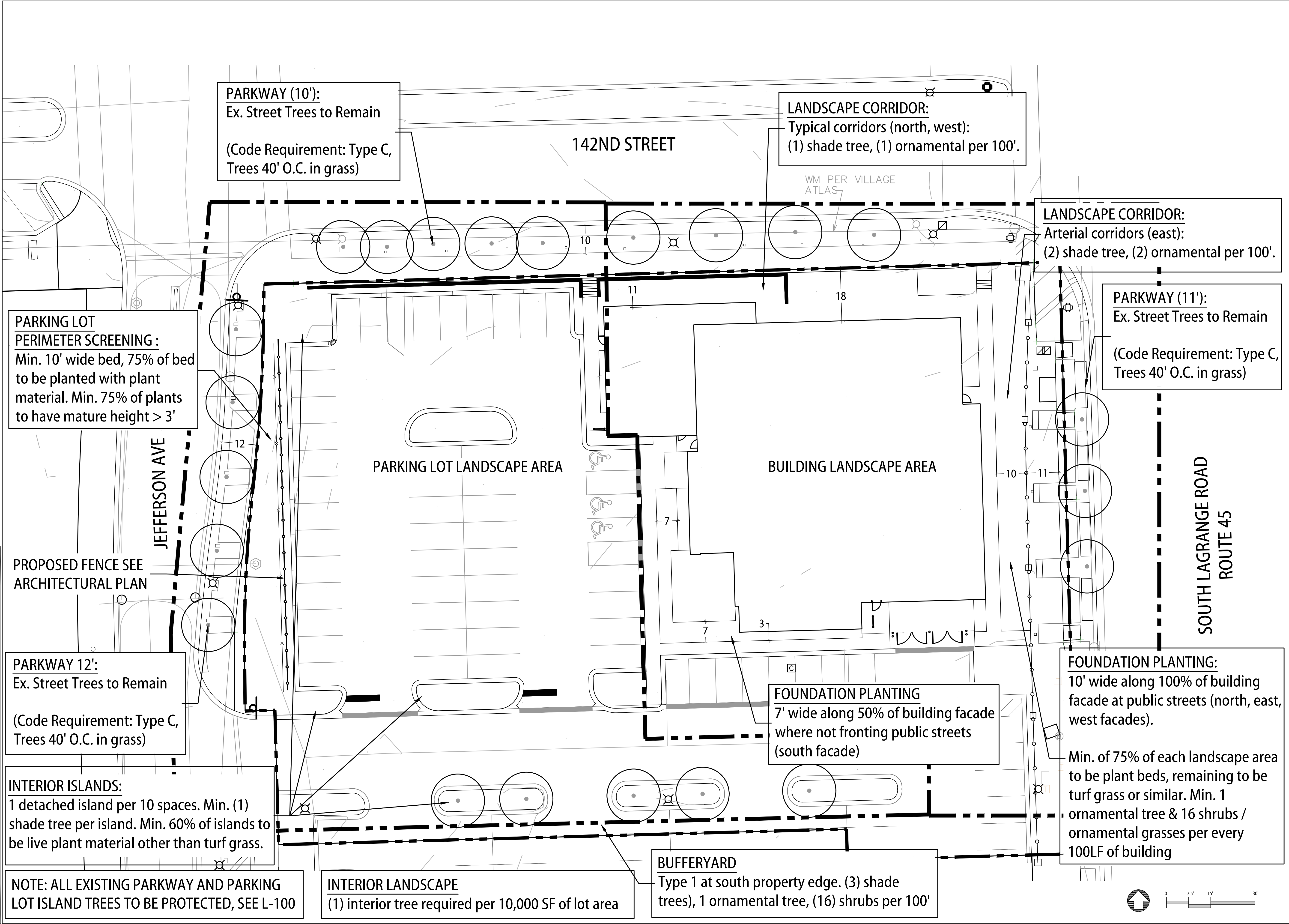
issue date August 22, 2025

sheet name

TREE PRESERVATION
PLAN
sheet number

L-100





627 Grove Street, Evanston, Illinois 60201
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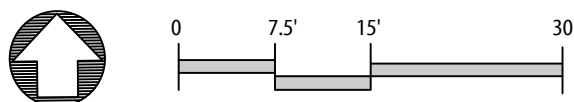
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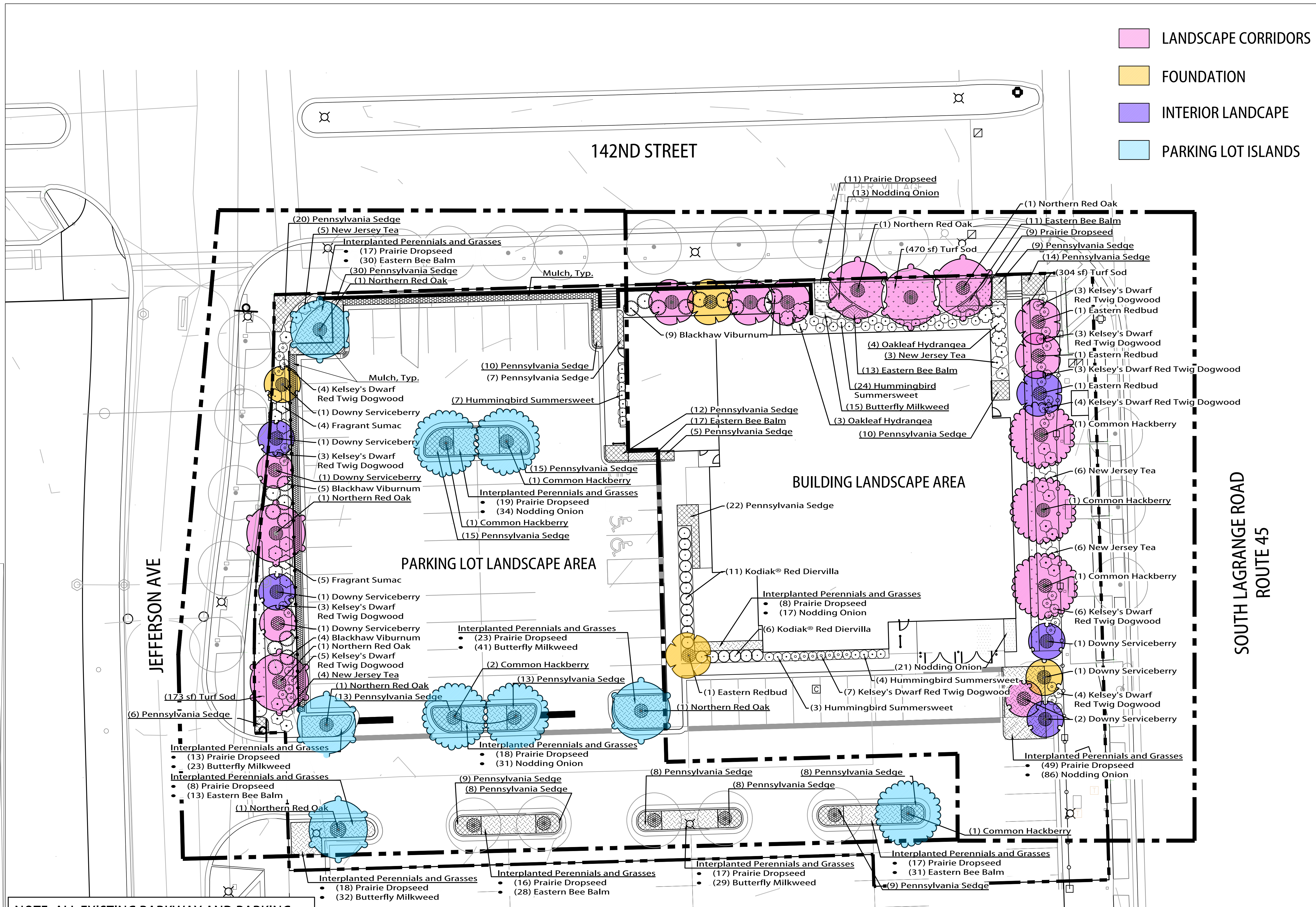
sheet name


LANDSCAPE
CODE ANALYSIS

sheet number

L-200







627 Grove Street, Evanston, Illinois 60201
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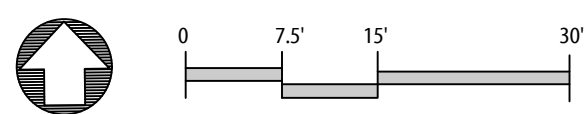
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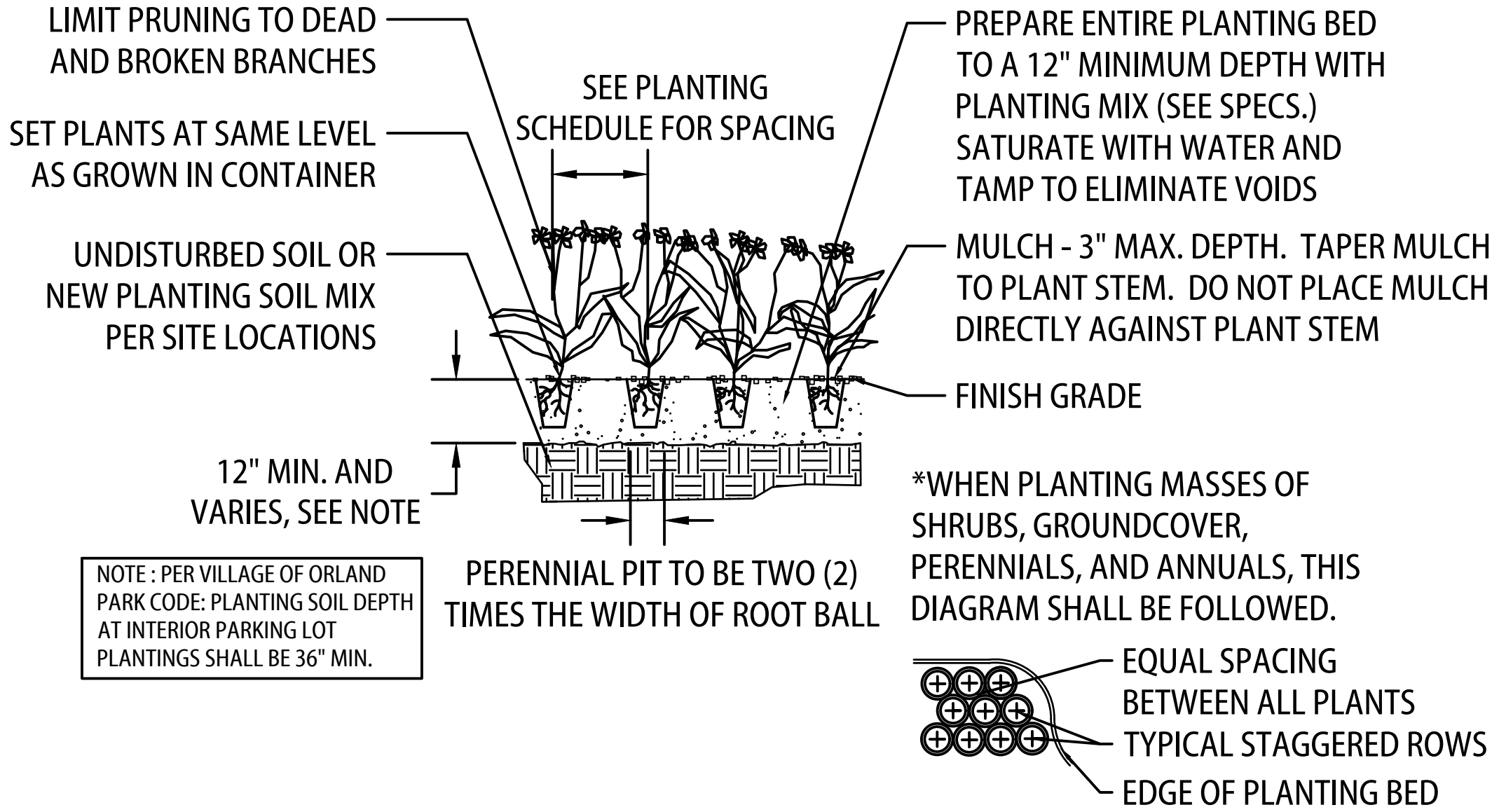
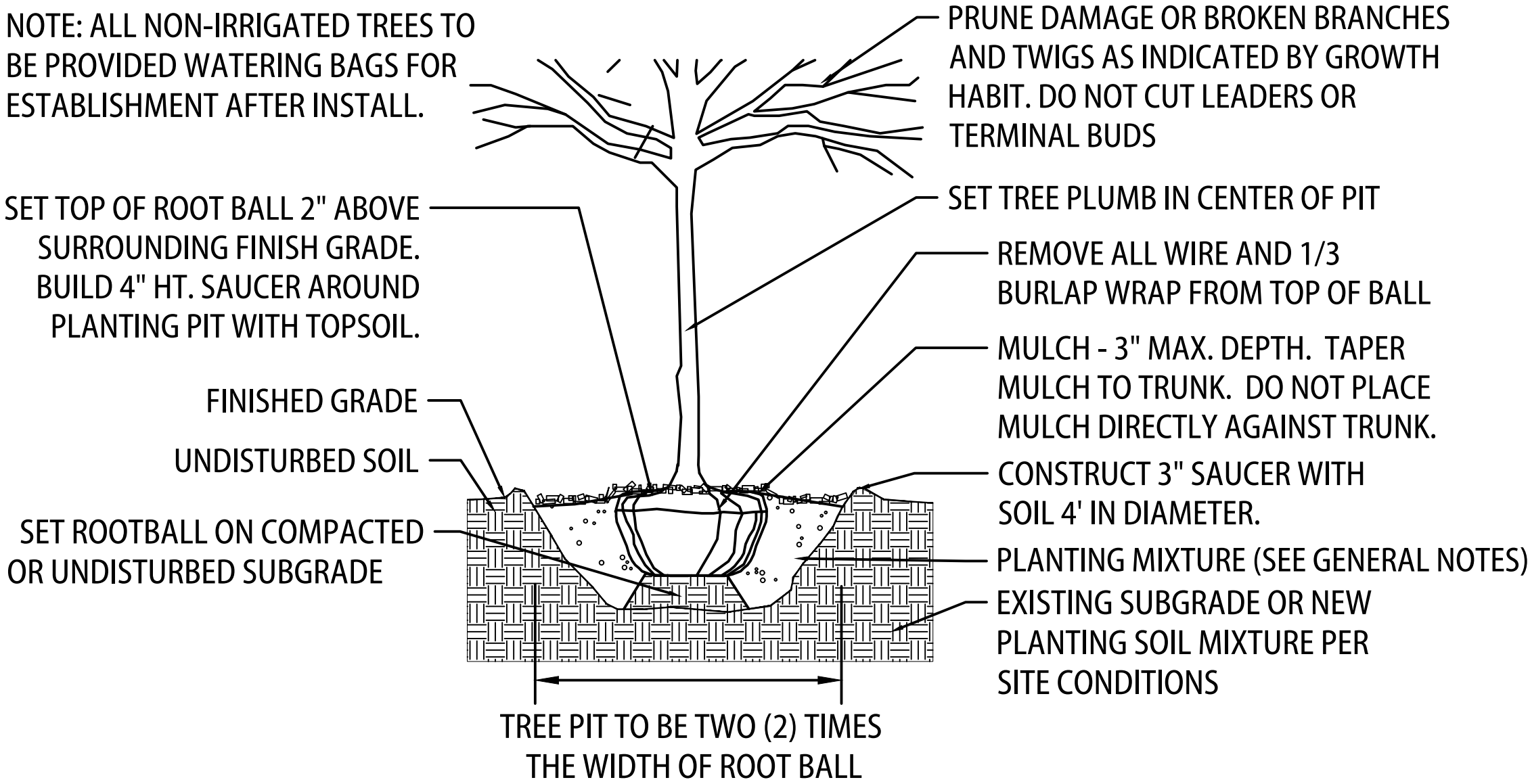
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PLANTING PLAN

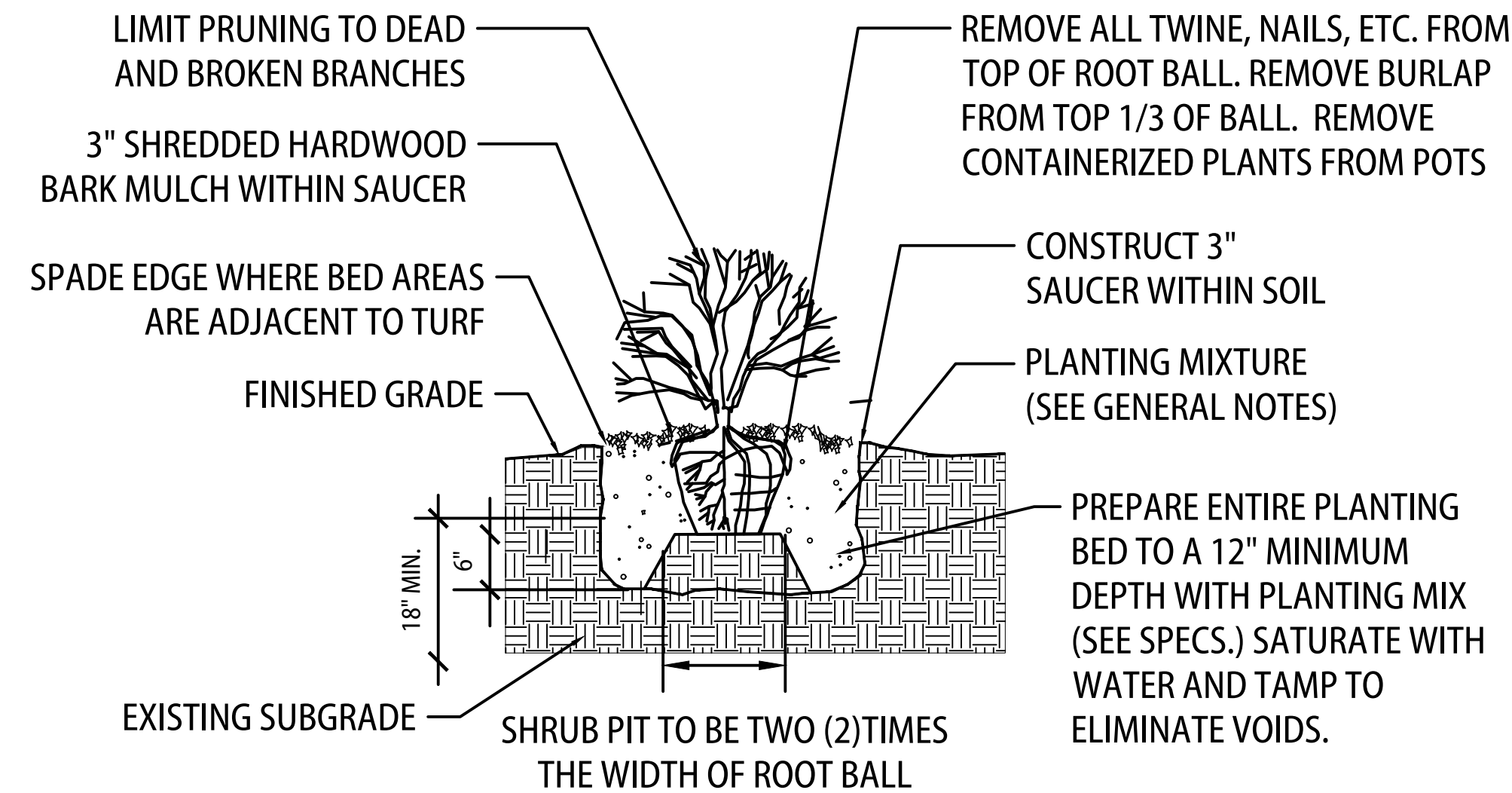
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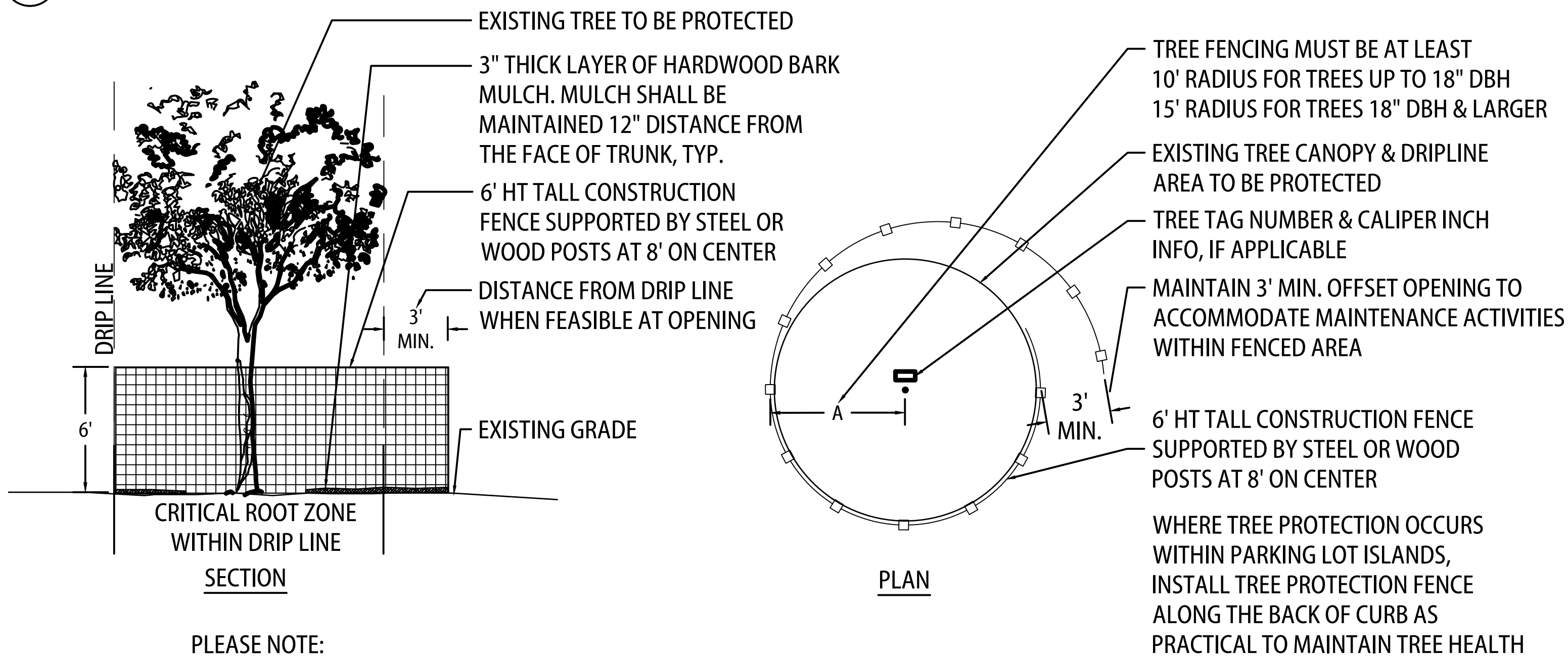


1 TREE PLANTING DETAIL | NTS.



3 SHRUB PLANTING DETAIL | NTS.

2 PERENNIAL PLANTING DETAIL | NTS.



PLEASE NOTE:

INSTALL & MAINTAIN 4'-0" TALL WOODEN SLAT SNOW OR CHAIN LINK FENCE SECURED TO METAL POSTS SPACED A MAXIMUM OF 6' APART.

FENCE TO BE LOCATED AT A DISTANCE FROM TRUNK EQUAL TO 1'-0" FOR EVERY INCH OF DIAMETER MEASURED AT BREAST HEIGHT.

SNOW FENCE TO BE SECURED TO METAL STAKES WITH A MINIMUM OF 4 WIRE TIES.

CHAIN LINK FENCE TO HAVE POSTS SECURED AT EACH SECTION TO MAINTAIN UPRIGHT AND STATIONARY THROUGHOUT CONSTRUCTION.

NOTE: NO CONSTRUCTION STAGING, TRAFFIC OR OTHER ACTIVITIES WITHIN THIS AREA

4 TREE PROTECTION DETAIL | NTS.



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PLANTING DETAILS

sheet number

L-400

LANDSCAPE GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL NOTIFY J.U.L.I.E. (811) OR (800) 892.0123 TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES, WHICH MAY AFFECT PROPOSED SITE WORK. CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.

2. VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

3. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.

4. PLANT MATERIAL SIZES SHOWN ON PLANT SCHEDULE ARE MINIMUM ACCEPTABLE SIZES. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY. NO 'PARK GRADE' MATERIAL WILL BE ACCEPTED.

5. ALL PLANT MATERIAL SHALL BE OBTAINED FROM AN APPROVED NORTHERN ILLINOIS NURSERY WITH HEAVY CLAY SOILS.

6. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI)

7. IF SPECIFIED SPECIES AND/ OR QUALITY OF PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, THE LANDSCAPE ARCHITECT, AT HIS/HER DISCRETION, MAY SUBSTITUTE SIMILAR PLANTS WITH THE SAME WHOLESALE VALUE.

8. ALL PLANTS TO BE BALLED IN BURLAP (B&B) OR CONTAINER GROWN (CG) AS SPECIFIED IN PLANT SCHEDULE. ALL NYLON/PLASTIC/BURLAP ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.

9. SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL-DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIAL.

10. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

11. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN CONFORMANCE WITH THE ACCEPTED INDUSTRY'S STANDARD 'BEST MANAGEMENT PRACTICE' TECHNIQUES AS IDENTIFIED BY THE ILLINOIS LANDSCAPE CONTRACTORS ASSOCIATION (ILCA).

12. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL IN POOR CONDITION/Form OR NOT INSTALLED ACCORDING TO 'BEST MANAGEMENT PRACTICE' TECHNIQUES.

13. THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES, SHRUBS, & PERENNIALS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND.

14. ALL PLANTINGS TO RECEIVE 3" OF SHREDDED HARDWOOD MULCH.

15. CONTRACTOR SHALL WATER PLANTS IMMEDIATELY AFTER PLANTING. FLOODING PLANTS TWICE DURING FIRST TWENTY-FOUR HOURS AFTER PLANTING.

16. ALL ROAD AND WALK SURFACES SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.

17. CONTRACTOR SHALL REPAIR IN KIND ANY AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.

18. GUARANTEE SPECIFICATIONS ARE AS FOLLOWS: THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT BEGINNING ON THE FIRST DAY OF THE OWNER'S POSSESSION. THIS AGREEMENT SHALL PROVIDE FOR THE REPLACEMENT OF DEAD OR DYING PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A TYPEWRITTEN LIST OF SPECIFIC MAINTENANCE INSTRUCTIONS FOR EACH TYPE OF PLANT INSTALLED WITH THE WRITTEN AGREEMENT AND BOND.

19. EROSION CONTROL BLANKETS REQUIRED ON ALL SLOPES GREATER THAN 3:1.

TREE PRESERVATION NOTES:

1. PROTECT EXISTING TREES IN ACCORDANCE WITH VILLAGE OF ORLAND PARK TREE ORDINANCE.

2. CALL J.U.L.I.E. AT (800) 892-0123 FOR UTILITY LOCATIONS BEFORE DIGGING.

3. ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN.

4. NO GRADING/FILLING IS ALLOWED WITHIN THE PROTECTED CRITICAL ROOT ZONE.

5. NO VEHICLES OR EQUIPMENT CAN BE DRIVEN OVER OR MATERIAL STORED ON THE CRITICAL ROOT ZONES OF PROTECTED TREES OR ON THE PUBLIC RIGHT-OF-WAY. TREE, SILT, AND PERIMETER FENCING MUST BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION. TREE FENCE FOR UNPROTECTED TREES SHOULD REMAIN IN PLACE THROUGHOUT CONSTRUCTION EXCEPT WHEN DIRECT ACCESS IS NECESSARY. BEFORE ENTERING CRITICAL ROOT ZONE AREA, CHECK WITH MUNICIPAL STAFF.

6. ALL REQUIRED TREE, SILT, AND PERIMETER FENCING MUST REMAIN IN PLACE UNTIL THE TIME OF FINAL GRADING AND LANDSCAPING AND CAN ONLY BE REMOVED UPON REVIEW AND APPROVAL BY THE FORESTRY CONSULTANT.

7. ATTACHMENTS (WIRES, FENCES, ETC.) OTHER THAN THOSE APPROVED FOR GUYING, BRACING OR WRAPPING MUST NOT BE ATTACHED TO PROTECTED TREES.

IRRIGATION GENERAL NOTES:

1. UPON AWARD OF BID, IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION PLAN SHOWING COMPLETE HEAD, LINE AND VALVE LAYOUT FOR AN AUTOMATIC UNDERGROUND SYSTEM FOR OWNER REVIEW AND APPROVAL.

2. COORDINATE IRRIGATION INSTALLATION WITH LANDSCAPE PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.

3. THE IRRIGATION CONTRACTOR WILL SECURE ALL REQUIRED PERMITS. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN.

4. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES.

5. UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPED AREAS.

6. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A ROUND VALVE BOX OF SUFFICIENT SIZE TO ALLOW INSPECTION.

7. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3 INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. USE 10" ROUND VALVE BOXES FOR ELECTRIC VALVES AND QUICK COUPLING VALVES UNLESS NOTED OTHERWISE. D.C.A. SHALL BE BOXED ACCORDING TO LOCAL CODES.

8. USE RIGID PVC SWING JOINT ASSEMBLIES TO CONNECT ALL ROTARY HEADS AND QUICK COUPLERS.

9. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12" MINIMUM LENGTH OF 1/2" FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER.

10. PROVIDE TWO QUICK COUPLER KEYS WITH SWIVEL HOSE ELLS.

11. CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

PARKING LOT LANDSCAPE AREA					
SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	SPACING
TREES					
	5	Common Hackberry / Celtis occidentalis	3" Cal.	B&B	AS SHOWN
	5	Downy Serviceberry / Amelanchier arborea	8' Ht.	B&B / MS	AS SHOWN
	0	Eastern Redbud / Cercis canadensis	3" Cal.	B&B / SS	AS SHOWN
	6	Northern Red Oak / Quercus rubra	3" Cal.	B&B	AS SHOWN
SHRUBS					
	9	Blackhaw Viburnum / Viburnum prunifolium	36" ht.	CG	5' O.C.
	9	Fragrant Sumac / Rhus aromatica	36" ht.	CG	5' O.C.
	7	Hummingbird Summersweet / Clethra alnifolia 'Hummingbird'	24" Spread	CG	3' O.C.
	15	Kelsey's Dwarf Red Twig Dogwood / Cornus sericea 'Kelseyi'	24" Spread	CG	3' O.C.
	0	Kodiak® Red Diervilla / Diervilla x 'Kodiak Red'	24" Spread	CG	5' O.C.
	9	New Jersey Tea / Ceanothus americanus	24" Spread	CG	4' O.C.
	0	Oakleaf Hydrangea / Hydrangea quercifolia	36" ht.	CG	5' O.C.
GRASSES AND PERENNIALS					
		Interplanted perennials, see quantities below	1 gal.	CG	18" O.C.
	125	Butterfly Milkweed / Asclepias tuberosa	1 gal.	CG	18" O.C.
	119	Eastern Bee Balm / Monarda bradburiana	1 gal.	CG	18" O.C.
	65	Nodding Onion / Allium cernuum	1 gal.	CG	18" O.C.
	191	Pennsylvania Sedge / Carex pensylvanica	1 gal.	CG	24" O.C.
	166	Prairie Dropseed / Sporobolus heterolepis	1 gal.	CG	24" O.C.
GROUND COVERS					
	173 sf	Turf Sod / Turf Sod	sod		

BUILDING LANDSCAPE AREA					
SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	SPACING
TREES					
	3	Common Hackberry / Celtis occidentalis	3" Cal.	B&B	AS SHOWN
	4	Downy Serviceberry / Amelanchier arborea	8' Ht.	B&B / MS	AS SHOWN
	8	Eastern Redbud / Cercis canadensis	3" Cal.	B&B / SS	AS SHOWN
	3	Northern Red Oak / Quercus rubra	3" Cal.	B&B	AS SHOWN
SHRUBS					
	9	Blackhaw Viburnum / Viburnum prunifolium	36" ht.	CG	5' O.C.
	0	Fragrant Sumac / Rhus aromatica	36" ht.	CG	5' O.C.
	31	Hummingbird Summersweet / Clethra alnifolia 'Hummingbird'	24" Spread	CG	3' O.C.
	30	Kelsey's Dwarf Red Twig Dogwood / Cornus sericea 'Kelseyi'	24" Spread	CG	3' O.C.
	17	Kodiak® Red Diervilla / Diervilla x 'Kodiak Red'	24" Spread	CG	5' O.C.
	15	New Jersey Tea / Ceanothus americanus	24" Spread	CG	4' O.C.
	7	Oakleaf Hydrangea / Hydrangea quercifolia	36" ht.	CG	5' O.C.
GRASSES AND PERENNIALS					
		Interplanted perennials, see quantities below	1 gal.	CG	18" O.C.
	101	Butterfly Milkweed / Asclepias tuberosa	1 gal.	CG	18" O.C.
	24	Eastern Bee Balm / Monarda bradburiana	1 gal.	CG	18" O.C.
	51	Nodding Onion / Allium cernuum	1 gal.	CG	18" O.C.
	60	Pennsylvania Sedge / Carex pensylvanica	1 gal.	CG	24" O.C.
	77	Prairie Dropseed / Sporobolus heterolepis	1 gal.	CG	24" O.C.
GROUND COVERS					
	774 sf	Turf Sod / Turf Sod	sod		



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PLANT LIST AND
GENERAL NOTES

sheet number

L-401

LANDSCAPE PARKWAYS

- 142ND ST, JEFFERSON AVE: TYPE C.
 - LANDSCAPING REQUIRED: 1 PARKWAY TREE / 40'
 - LANDSCAPING PROVIDED: PRESERVE EXISTING TREES
- LAGRANGE AVE: TYPE B
 - LANDSCAPING REQUIRED: 1 PARKWAY TREE / 40'
 - LANDSCAPING PROVIDED: PRESERVE EXISTING TREES

LANDSCAPE CORRIDOR

- 142ND STREET (260' OF FRONTAGE); JEFFERSON AVE (150' OF FRONTAGE): TYPICAL CORRIDOR
 - LANDSCAPE REQUIRED:
 - 1 SHADE TREE / 100'
 - 1 ORNAMENTAL OR EVERGREEN TREE / 100'
 - LANDSCAPING PROVIDED:
 - 142ND STREET: 3 SHADE TREES, 3 ORNAMENTAL TREES
 - JEFFERSON AVE: 2 SHADE TREES, 2 ORNAMENTAL TREES

LAGRANGE AVE (150' OF FRONTAGE): ARTERIAL CORRIDOR

- LANDSCAPE REQUIRED:
 - 2 SHADE TREE / 100'
 - 2 ORNAMENTAL OR EVERGREEN TREE / 100'
- LANDSCAPING PROVIDED:
 - LAGRANGE AVE: 3 SHADE TREES, 3 ORNAMENTAL TREES

LANDSCAPE BUFFER YARD

- SOUTH PROPERTY LINE: TYPE 1
 - LANDSCAPE REQUIRED:
 - 3 SHADE TREE / 100'
 - 1 ORNAMENTAL OR EVERGREEN TREE / 100'
 - 16 SHRUBS / 100'
 - LANDSCAPING PROVIDED: DUE TO SITE CONDITIONS, REQUIREMENTS CANNOT BE MET. PLEASE ADVISE

FOUNDATION AND INTERIOR LANDSCAPE

- 142ND ST (125'), JEFFERSON AVE (110'), LAGRANGE AVE (100') : FRONTING PUBLIC STREET
 - LANDSCAPE REQUIRED:
 - 10' LANDSCAPE PLANTING AREA ALONG 100% OF BUILDING FACADE
 - 1 ORNAMENTAL TREE / 100'
 - 16 SHRUBS OR ORNAMENTAL GRASSES / 100'
 - LANDSCAPING PROVIDED:
 - 142ND STREET: PLANTING BED 125' / 100% OF FACADE, 1 ORNAMENTAL TREE, 16 SHRUBS (FOUNDATION REQUIREMENT) & 23 SHRUBS (PARKING LOT SCREENING REQUIREMENT REPLACEMENT FOR NORTH SIDE OF PARKING LOT)
 - JEFFERSON AVE: PLANTING BED 92' / 84% OF FACADE (BREAKS IN BED FOR SIDEWALK AND DOORS),1 ORNAMENTAL TREE, 18 SHRUBS
 - LAGRANGE AVE: PLANTING BED 100' / 100% OF FACADE, 1 ORNAMENTAL TREE, 40 SHRUBS
- SOUTH SIDE (SOUTH FACADE 126'): NOT FRONTING PUBLIC STREET
 - LANDSCAPE REQUIRED:
 - 7' LANDSCAPE PLANTING AREA ALONG 50% OF BUILDING FACADE
 - 1 ORNAMENTAL TREE / 100'
 - 16 SHRUBS OR ORNAMENTAL GRASSES / 100'
 - LANDSCAPING PROVIDED:
 - 142ND STREET: PLANTING BED 69' / 55% OF FACADE, 1 ORNAMENTAL TREE, 20 SHRUBS

INTERIOR LANDSCAPE

- LANDSCAPE REQUIRED: 1 TREE / 10,000SF OF LOT AREA = 5 TREES
- LANDSCAPING PROVIDED: 3 ORNAMENTAL TREES AT LAGRANGE AVE LANDSCAPE CORRIDOR.
- 2 ORNAMENTAL TREES AT JEFFERSON AVE PARKING LOT PERIMETER SCREENING LANDSCAPE AREA

PARKING LOT PERIMETER SCREENING

- 142ND ST, JEFFERSON AVE:
 - LANDSCAPING REQUIRED: 10' WIDE PLANTING BED, 75% OF PLANTING BED COVERED WITH PLANT MATERIAL
 - LANDSCAPING PROVIDED:
 - 142ND ST: PLANTING REQUIREMENTS MET AT 142ND ST FOUNDATION LANDSCAPE AREA
 - JEFFERSON AVE: 10' WIDE PLANTING BED, 75% COVERED WITH SHRUBS

PARKING LOT ISLANDS

- LANDSCAPING REQUIRED
 - 1 SHADE TREE / ISLAND
 - 60%+ OF ISLAND INCLUDES LIVE PLANT MATERIAL
- LANDSCAPING PROVIDED
 - MINIMUM 1 SHADE TREE / ISLAND
 - EXISTING TREES IN EXISTING ISLANDS PRESERVED
 - 100% OF ISLAND AREA INCLUDES LIVE PLANT MATERIAL

TOTAL AREA LOT TO BE DEVELOPED (Parking Lot & Building Landscape Areas:
52,851.5 SQFT

TOTAL LANDSCAPE AREA:
8,939 SQFT, 17%

TOTAL NUMBER & SQFT OF LANDSCAPE ISLANDS COMPARED TO PARKING STALLS:
9 LANDSCAPE ISLANDS, 2,007 SQFT, 68 PARKING STALLS
(WITHIN PARKING LOT LANDSCAPE AREA)

PLANTING TIME:
SPRING PLANTING: APRIL 15-JUNE 1.
FALL PLANTING: OCTOBER 1-NOVEMBER 15.



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LANDSCAPE
REQUIREMENTS

sheet number

L-402