



**PLANNING
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Memorandum

P20129-301

To: Loy Lee, Engineer
Village of Orland Park

From: Ryan Alexander
Landscape Designer, Project Manager

Date: August 10, 2016

Subject: Retail Plaza 159th & LaGrange Road
Landscape Plan Review #3

At your request, we have reviewed the Landscape Plan submitted for the proposed Retail Plaza at 159th & LaGrange Road. Our comments are based on the Landscaping and Bufferyards Ordinance and the following documents submitted for this project:

- Landscape Plan, L-1.0 prepared by Daniel Weinbach & Partners dated 7.27.16
- Plan Commission Minutes dated 11.10.15
- Engineering Plans, dated 11.15.15, as prepared by Design Studio 24

Bufferyards

On this site, four bufferyards exist (north, south, east and west). The bufferyard widths have been reduced to function within the modified/building setback requirements.

North Bufferyard

The land use adjacent to the north bufferyard is existing retail. The required bufferyard between the planned retail building and existing retail is bufferyard “B.” Assuming a length of 140 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 |
|------------------------------|-------------------|-------------------|------------|
| North Yard | | | |
| Canopy Trees* (Evergreen) | 4 (1) | 0 | -4 |
| Ornamental Trees | 1 | 0 | -1 |
| Shrubs* (Evergreen) | 22 (7) | 12 (0) | -10 |

* 30% of which should be evergreen

Comments & Recommendations – Due to the reduced bufferyard width, the proposed sidewalk, and the existing post and rail fence, we recommend waiving the canopy and ornamental tree requirement.

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South Bufferyard

The land use adjacent to the south bufferyard is existing retail. The required bufferyard between the planned retail building and existing retail along an arterial road is bufferyard “C.” Assuming a length of 100 feet, width of 3 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) | 5 (2) | 0 | -5 |
| Ornamental Trees | 2 | 0 | -2 |
| Shrubs* (Evergreen) | 20 (6) | 0 | -20 |

* 30% of which should be evergreen

Comments & Recommendations – Due to the IDOT right-of-way along LaGrange Road, the close proximity of the building to the road, and sight triangle requirements, we recommend accepting the plan as shown.

East Bufferyard

The land use adjacent to the east bufferyard is existing General Biz. The required bufferyard between the planned retail building and existing General Biz is bufferyard “C.” Assuming a length of 260 feet, width of 4 feet 11 inches, 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) | 13 (4) | 0 | -13 |
| Ornamental Trees | 5 | 0 | -5 |
| Shrubs* (Evergreen) | 52 (16) | 70 (0) | +18 |

* 30% of which should be evergreen

Comments & Recommendations – Due to the IDOT right-of-way along LaGrange Road, the close proximity of the building to the road, the bioswale, and the existing shrubs being retained, we recommend accepting the plan as shown.

West Bufferyard

The land use adjacent to the west bufferyard is COR Mixed Use District. The required bufferyard between the planned retail building and existing mixed use is bufferyard “B.” Assuming a length of 300 feet, width of 2.5 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 |
|------------------------------|-------------------|-------------------|------------|
| West Yard | | | |
| Canopy Trees* (Evergreen) | 10 (3) | 0 (0) | -10 |
| Ornamental Trees | 3 | 0 | -13 |
| Shrubs* (Evergreen) | 48 (14) | 0 (0) | -8 |

* 30% of which should be evergreen

Comments & Recommendations – The bufferyard width has been reduced significantly and needs to accommodate vehicle overhang due to the reduced parking stall width. Due to the narrow width and vehicle overhang it is not feasible to meet the plant material requirements, we recommend approving the plan as shown.

Foundation Plantings

In compliance with Section 6-305 S.10, the petitioner has provided a minimum 10-foot-wide landscape area fronting 70 percent of the sides of the proposed buildings. The plantings consist of a mixture of deciduous shrubs, evergreen shrubs, ornamental trees, ornamental grasses and a bioswale. We recommend accepting the plans as shown.

Parkway Trees

Due to the IDOT right-of-way no trees are required along LaGrange Road or 159th Street.

Parking Lot/Landscape Islands

The ordinance requires one landscaped island for every seven parking spaces, resulting in nine 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 9 required canopy trees and 9 shrubs. The petitioner has not provided adequate parking islands; however due to the constraints of the site we recommend approval of the plan as shown including 4 canopy trees and 30 shrubs.

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 material and plant material.

Tree Preservation

No existing trees are located onsite; therefore, no mitigation is required.

Detention/Retention

Per Plan Commission minutes dated November 10, 2015, detention is not required for this property because it is currently developed at 100% lot coverage.

Wetlands

To our knowledge there are no wetlands on the site and that the Village has documentation supporting this.

Recommendation

Based on the aforementioned memos and plans, we recommend accepting the Landscape Plans prepared by Design Collective dated April 13, 2012 based on the following conditions.

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

End of Comments.