



PLANNING
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Memorandum

P20129-280

To: Loy Lee, Planner
Village of Orland Park

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

Date: March 1, 2013

Subject: 14325 LaGrange Road
Landscape Review #1

At your request, we have reviewed the Landscape Plan and Tree Inventory Plan submitted for the proposed 14325 LaGrange Road site. Our comments are based on the Landscaping and Bufferyards Ordinance and the Tree Preservation Ordinance for this project:

- Landscape Plan, dated 01.22.13 prepared by McCallum Associates
- Tree Inventory Plan, dated 01.22.13 prepared by McCallum Associates

Review Comments

Bufferyards

On this site, three bufferyards exist (north, south and east)

North Bufferyard

The land use adjacent to the north bufferyard is retail (VCD). The required bufferyard between the planned retail and existing retail is bufferyard "B." Assuming a length of 85 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)	3 (1)	3(1)	--
Ornamental Trees	1	1	--
Shrubs* (Evergreen)	14 (4)	15 (12)	+1

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has met the plant material requirements.

South Bufferyard

The land use adjacent to the south bufferyard is retail (VCD). The required bufferyard between the planned retail and existing retail is bufferyard "B." Assuming a length of 70 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:

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Plant Type	Required Quantity	Quantity Proposed	Difference
South Yard			
Canopy Trees* (Evergreen)	3 (1)	7(1) (six are existing)	+4
Ornamental Trees	1	2	-4
Shrubs* (Evergreen)	11 (3)	12 (4)	+1

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has met the plant material requirements.

East Bufferyard

The land use adjacent to the east bufferyard is retail (VCD). The required bufferyard between the planned retail and existing retail is bufferyard “B.” Assuming a length of 170 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(2)	6(2)	+1
Ornamental Trees	2	2	--
Shrubs* (Evergreen)	27 (8)	28(10)	+1

* 30% of which should be evergreen.

Comments & Recommendations – The petitioner has met the plant material requirements.

Parking Lot/Landscape Islands

With 31 parking stalls proposed, 4 landscape islands are required at a rate of 1 island per 7 stalls. 4 islands have been provided. All islands are required to be 10-foot in width minimum, with one canopy tree and one shrub per island, resulting in a minimum of 4 trees and 4 shrubs. The petitioner has met and exceeded ordinance requirements.

Plant List

An acceptable plant list has been provided; including botanic names, common names, quantities, sizes and remarks for all plant material.

Planting Details

An acceptable set of planting details has been provided.

Tree Preservation

The petitioner has submitted a Tree Inventory Plan prepared by McCallum Associates dated 01.22.13, indicating the species, condition and size of all existing trees 4" and larger. The petitioner has recommended one tree to be removed due to the development. The tree proposed for removal requires mitigation. Per the Village Tree Preservation Standards, Section 6-305.1.C.1.a, trees with a diameter of 4"-12" need to be replaced as follows: 2 trees at 2 ½" caliper or 1 tree at 4" caliper. The total replacement trees required is 2- 2 ½" trees or 1 - 4" caliper trees. The petitioner has provided one tree towards mitigation.

Screening of Trash Enclosures

The petitioner has indicated the location of one trash enclosure on the landscape plan. The petitioner has indicated appropriate screening for the trash enclosure.

Detention

The site's stormwater detention requirements are addressed in the overall development of the adjacent parcels.

Wetlands

To our knowledge, there are no wetlands on site. It is our assumption that the Village has documentation to confirm this, as well as the absence of wetlands within 50' of the property line.

Recommendation

Based on the aforementioned plans, we recommend accepting the Landscape Plan for 14325 LaGrange Road, prepared by McCallum Associates. 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.