



**PLANNING
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Memorandum

P20129-272

To: Loy Lee, Planner
Village of Orland Park

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

Date: July 30, 2012

Subject: Buona Beef
Landscape Plan Review #2

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

- Proposed Site Plan, by Hague Architecture, dated January 6, 2012
- Landscape Development Plan, by Western DuPage Landscaping, dated July 27, 2012
- Village Board Meeting Minutes, April 14, 2011

Bufferyards

On this site, three bufferyards exist (north, east and west). The south bufferyard is a shared driveway and parking lot, therefore the ordinance requirements do not apply.

North Bufferyard

The land use adjacent to the north bufferyard is retail along a collector road. The required bufferyard between the planned retail and existing retail is bufferyard "B." Assuming a length of 240 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
North Yard			
Canopy Trees* (Evergreen)	6 (2)	6 (2)	--
Ornamental Trees	1	2	+1
Shrubs* (Evergreen)	29 (9)	39 (14)	+10

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the canopy tree requirements. The petitioner should revise the plans to include the required quantity including the 30% required evergreens. The additional shrubs and ornamental trees meet the additional landscape screening required per the Board approval. The petitioner has revised the plans accordingly per our comments.

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East Bufferyard

The land use adjacent to the east bufferyard is proposed multi-family residential, currently vacant. The required bufferyard between the planned retail and proposed residential is bufferyard "D." Assuming a length of 90 feet, width of 15 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)	6 (2)	0 (0)	-6
Ornamental Trees	3	0	-3
Shrubs* (Evergreen)	25 (8)	25 (8)	--

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the plant material requirements; however, due to the narrow planting width we recommend approval of the canopy and ornamental trees as proposed. The petitioner should revise the plan to include the required evergreen and deciduous shrubs within the parking island/bufferyard on the north end of the East Bufferyard. The petitioner has revised the plans accordingly per our comments.

West Bufferyard

The land use adjacent to the west bufferyard is Carl Sandburg High School. The required bufferyard between the planned retail and existing school along an arterial road is bufferyard "C." Assuming a length of 100 feet, width of 15 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)	5 (1)	2 (0)	-3
Ornamental Trees	2	1	-1
Shrubs* (Evergreen)	18 (5)	18 (5)	--

* 30% of which should be evergreen

Comments & Recommendations – The petitioner has not met the plant material requirements; however, due to the narrow planting width we recommend approval of the canopy trees as shown. The petitioner should revise the plans to include the required deciduous and evergreen shrubs and one ornamental tree. The petitioner has revised the plans accordingly per our comments.

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 and ornamental grasses.

Parkway Trees

At 40-foot spacing, there are 6 required parkway trees along 131st Street. The petitioner has not provided any parkway trees. The petitioner should revise the plans to include the required canopy trees. The petitioner has revised the plans to include six parkway trees.

Parking Lot/Landscape Islands

The ordinance requires one landscaped island for every seven parking spaces, resulting in three 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 3 required canopy trees and 3 shrubs. The petitioner has provided adequate parking islands, canopy trees, and 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 materials as well as evergreen shrubs and ornamental grasses.

Detention/Retention.

Detention has been provided previously in the Southmoor Commons Planned Development.

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 Plan for Buona Beef, prepared by Western DuPage Landscaping dated July 27, 2012.

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