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Memorandum

P20129-302

To: Mike Mazza, Planner
Village of Orland Park

From: Ryan Alexander
Project Manager/ Landscape Designer

Date: December 19, 2016

Subject: Dunkin' Donuts
Landscape Review #1

This review is based on the following documents, pursuant to requirements of Village Landscape Development Code Section 6-305 (Landscape and Tree Preservation)

- Landscape Plans L-1, Prepared by the Ives/Ryan Group, Inc. and dated 11.22.16
- Site Plan SP.1 prepared by Peter G. Peroskis Architect, Ltd. And dated 3.15.15

Review Comments

Parkway Trees

Parkway trees are required at 1 per 40 linear feet. The required number of trees is 7 along Harlem Ave. and 2 required along 156th St. The petitioner has met this requirement. There are no proposed parkway trees along 71st Court. However, there is not adequate space to meet the parkway and corridor requirements. The petitioner has met the more stringent corridor requirements therefore we recommending waiving the parkway tree requirement along 71st Court.

Bufferyards

On this site, one bufferyard exist to the north. The west, south and east side of the property fall under corridor requirements.

North Bufferyard

The land use adjacent to the north bufferyard is non- residential. The required bufferyard between the planned non-residential use and the existing non-residential is a Type 1 bufferyard. Assuming a length of 200' feet, width of 10 feet, the plant material requirements and proposed landscape is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
North Yard			
Canopy Trees	6	6	--
Evergreen/Ornamental	2	2	--

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Trees			
Shrubs	32	32	--

Comments & Recommendations – The petitioner has met the required planting requirements per Type 1 bufferyards and required planting bed width (10').

Corridors

West Landscape Corridor

The west corridor along Harlem Ave. falls into the Arterial Corridor category. With a length of 270' the requirements are as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
Canopy Trees	11	11	--
Evergreen/Ornamental Trees	6	6	--
Shrubs	0	0	--

Comments & Recommendations – The petitioner has met the required planting requirements per for the Arterial Landscape Corridor.

South Landscape Corridor

The west corridor along 156th St. falls into the Typical Corridor category with a length of 145' after subtracting the curb cuts. The requirements are as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
Canopy Trees	5	5	--
Evergreen/Ornamental Trees	2	5	--
Shrubs	0	0	--

Comments & Recommendations – The petitioner has met the required planting

requirements per for the Typical Landscape Corridor.

East Landscape Corridor

The west corridor along 71st Court falls into the Typical Corridor category with a length of 246' after subtracting the curb cuts. The requirements are as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
Canopy Trees	8	8	--
Evergreen/Ornamental Trees	3	3	--
Shrubs	0	0	--

Comments & Recommendations – The petitioner has met the required planting requirements per for the Typical Landscape Corridor.

Plant Material Size

Per the memorandum letter, the petitioner has revised the plans to include 6' ornamental trees in compliance with Section 6-305.E.5.a (A).

Foundation Plantings

In compliance with Section 6-305.D.5.a.2.ii , the petitioner has provided a minimum 7-foot-wide landscape area fronting 50 percent of the sides of the proposed building not fronting a public street. The petitioner has provided adequate foundation plantings that consist of a mixture of deciduous shrubs, evergreen shrubs and groundcover that provide seasonal color, texture and interest.

Parking Lot/Landscape Islands

The ordinance requires one landscaped island for every ten parking spaces, resulting in 6 required islands for this site. Each island is required to have one canopy tree and a minimum of 60% of the parking island planting shall consist of shrubs, ornamental grasses, perennials and groundcovers with a mature height of not greater than 30" above top of curb. The petitioner has provided the adequate parking islands and plant material.

Tree Preservation

A tree preservation and survey were not provided. Removal of three crabapple trees is indicated on the landscape plan and efforts are being made to retain larger existing trees. A comparison of the proposed plan to the existing conditions (aerial photo) indicates an increase in landscaped area and tree cover. Given this, and the fact that additional tree planting on the site would be difficult, we recommend waiving the tree preservation plan on this occasion.

Screening of Trash Enclosures/Utilities

The petitioner has indicated the location of one trash enclosure on the landscape plan. The petitioner has provided appropriate screening with the combination masonry wall and plantings.

Detention/Retention.

No Detention or Retention has been indicated on the plans.

Wetlands

No wetlands are indicated on the plans and to the best of our knowledge none exist on the site.

Sign Planting

Landscaping has been shown around the proposed sign. This landscaping meets the requirements.

Recommendation

Based on the aforementioned plans, we recommend accepting the Landscape Plans as submitted for Dunkin' Donuts prepared by the Ives/Ryan Group, Inc. dated 11.22.16. Please submit the following to Mike Mazza 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)

As well as electronic drawings in PDF format to mmazza@orlandpark.org.