



PLANNING
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Memorandum

P20129-231

To: Loy Lee
Village of Orland Park

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

Juli E. Crane, PWS
Director of Environmental Studies

Date: November 19, 2013

Subject: Orland Woods Phase II – Second Addition
Landscape Review #5

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

- Site Plan, Tree Location Plan, Second Addition to Orland Woods Phase II, Sheet 2 of 8, dated December 21, 2007, by Branecki – Virgilio & Associates.
- Existing Conditions and Removals Plan/Demolition Plan, dated November 12, 2013, by Fawn Landscaping and Nursery.
- Tree Mitigation and Planting Plan, dated November 12, 2013, by Fawn Landscaping and Nursery.
- Seeding Plan and Notes, dated November 12, 2013, by Fawn Landscaping and Nursery.

Review Comments

Bufferyards

On this site, no bufferyards exist. Due to the existing subdivision to the north, east and west, the bufferyard requirements are not applicable. The detention pond to the south will provide the buffer from the manufacturing district located across Southwest Highway.

Parkway Trees

At 40-foot spacing, there are seven required parkway trees along Orland Woods Lane. Including the existing trees to remain, the petitioner has met the required quantity and appropriate species.

Tree Preservation

The petitioner has submitted a Tree Mitigation Plan prepared by Homer Tree Survey, dated June 22, 2006, and a Tree Mitigation Plan prepared by Fawn Landscaping, dated October 31, 2013, indicating the species, size and condition of the 70 existing trees 4 inches and larger. The plan prepared by Fawn Landscaping does not indicate the condition of the trees to be removed; but the Homer Tree Survey does reference this. Fifty trees are indicated by a graphic symbol to be removed due to the development. Per the Village Tree Preservation Standards, Section 6-305.1.C.2.a, trees need to be replaced on a one-to-one basis, resulting in 50 mitigation trees. The petitioner has proposed 50 deciduous and/or evergreen trees 2.5-inch caliper or larger to satisfy the requirements.

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Detention/Retention

The project area contains one stormwater facility in the southern extent of the property. The basin appears to be a wetland bottom basin. The lowest contour on the landscape plan is at 681.0. It is not clear if portions of the basin bottom will occur below that elevation, if the bottom will be level, or if it will have positive slope because the resubmittal documentation does not reflect spot elevation information for the basin bottom as requested. In the absence of such information, monitoring results will be used to evaluate the appropriateness of the proposed seed mix.

As required by Village Ordinance, Section 6-413.F.2.b, hydrology data were provided for the 2-, 5-, 10-, and 100-year 24-hour storms in a stage versus time graph. Assuming the outlet elevation is around 680.5 feet (based on the site plan showing the culvert apron below the 681.0 elevation line), hydrology data indicate that the facility will experience average to high bounce (2.23 feet to 6.7 feet for the 2-year and 100-year 24-hour storms, respectively). Drawdown times are rapid, ranging from 0.8 days for the 2-year storm to 2.28 days for the 100-year storm.

In compliance with Section 6-413.G.2.d., the petitioner has submitted a three-year (i.e., near-term) Monitoring and Management program as part of the installation contract for all Areas of Native Pond Shorelines and Banks. Although not specifically stated in the M&M plan, it is understood that mid-course corrections to achieve compliance with the acceptance criteria are to be addressed in the actions recommended for the upcoming growing season.

Wetlands

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

Recommendation

Based on the aforementioned plans, we recommend accepting the Landscape Plan for Orland Woods Phase II, prepared by Fawn Landscaping. 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 reduced size set (no larger than 11x17)

Drawings may be submitted electronically in PDF format to LLee@orland-park.il.us.