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Memorandum

P20129-308

To: Michael Mazza
Village of Orland Park

From: Doug Fair, PLA, ASLA
Project Manager / Landscape Architect

Date: June 19, 2017

Subject: 7420 159th Street PUD – Lots 7 & 8
Avis Car Rental, Street Lot & Detention Basin
Landscape Review #2

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

- 7420 W. 159th Street Landscape Plan, Commercial Development – Lot 2, Sheet L1, dated 05/24/17, by Manhard Consulting Ltd.

Review Comments

General Notes:

The following review is intended to serve as a supplemental review and to build from Landscape Review #1 items. All comments below refer to ordinance requirements and items that had additional action/revisions required. Items that have been previously addressed and satisfied by the petitioner have been removed from this review for clarity as no further action is required for such items.

Any non-related references previously made to a Sheet L-2 have been removed from Sheet L-1 per Landscape Review #1 comment.

Bufferyards (North, South, East and West):

As suggested in Landscape Review #1, all bufferyard plant material has been clearly designated to reflect which requirement that each tree and shrub is to be satisfying. All quantities match the respective bufferyard totals at the bottom of Sheet L1 and on the plan, therefore meet all bufferyard village ordinance requirements. No further action is required.

Parking Lot Perimeter Landscaping:

The petitioner has added the previously specified plant material to the western border between the parking lot and detention basin and to the northeast border of the parking lot to now meet all parking lot perimeter landscaping village ordinance requirements. No further action is required.

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Signage Landscape Area:

The petitioner has removed the signage note and respective plant material. No further action is required.

Detention/Retention:

The previous comment suggesting eliminating Big Bluestem and Indian Grass from the Prairie Seed Mix (due to height concerns) and replacing with increased quantities of Little Blue Stem and Side Oats Gramma do not appear to have been addressed. The above mentioned replacement and increased quantities will need to occur before final approval can be given.

1. The petitioner has provided the required hydro-period calculation information for the inundation periods in the 1-yr., 2-yr., 5-yr., 10-yr. and 25-yr. storm events. The planted trees within the basin appear to be acceptable with this new information.
2. The petitioner has provided clarification on seed mix areas as requested. One suggestion would be for the petitioner to clarify which material is to be installed within the designated “pilot channels” as they are labeled on the plan.
3. The petitioner has provided sufficient seeding and plant specifications as part of the “Maintenance Plan for Native Plantings” documentation submitted as part of this review.

Final Landscape Plan – Recommended for Approval

All previously identified issues related to the approval of the final landscape plan for this project have been satisfactorily addressed. It is our recommendation that the final landscape plan for **7420 159th St. PUD - Lots 7 & 8**, with a revision date of **05/24/17**, be approved in conformance with the Village landscape ordinance.

End of Comments.