



PLANNING  
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## Memorandum

P20129-296

**To:** Loy Lee  
Village of Orland Park

**From:** Lori M. Vierow, ASLA, PLA, LEED AP BD+C  
Assistant Director of Landscape Architecture

Scott Kuykendall, LEED AP BD+C  
Senior Ecologist

**Date:** April 13, 2016

**Subject:** Greystone Ridge  
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)

- Landscape Plan, Greystone Ridge, Sheets 1-6, dated February 12, 2016, by Beary Landscaping
- Preliminary Site Plan, Greystone Ridge, dated February 19, 2015 by DesignTek Engineering
- Wetland Mitigation Report, 5 Year Management and Monitoring Report prepared by ENCAP, Inc., 04.13.16
- Homer Tree Care, Inc. Memo and Tree Mitigation Report
- Development Services Meeting Minutes, dated April 20, 2015

### Review Comments

#### Bufferyards

On this site, two bufferyards exist, north and south. Due to the existing residential to the west and future residential/vacant land to the east, the bufferyard requirements are not applicable.

#### North Bufferyard

The land use adjacent to the north bufferyard is unincorporated Cook County with transmission towers/forest preserve. The required bufferyard between the planned detached residential and existing utility easement/vacant land is bufferyard "B." Assuming a length of 665 feet, width of 15 feet, and a 30 percent ratio of evergreen trees and shrubs, required landscaping within this area is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
<b>North Yard</b>			
Canopy Trees* (Evergreen)	19 (6)	19 (11)	--
Ornamental Trees	5	5	--
Shrubs* (Evergreen)	93 (28)	92 (35)	-1

\* 30% of which should be evergreen

Comments & Recommendations – The petitioner has provided the required width as well as the required canopy trees, ornamental trees and shrubs. We recommend approval of the plan as shown.

### **South Bufferyard**

The land use adjacent to the south bufferyard is single family residential across a collector street, 139<sup>th</sup> Street. The required bufferyard between the planned detached residential and existing residential across a collector street is bufferyard “B.” Assuming a length of 400 feet, width of 15 feet, and a 30 percent ratio of evergreen trees and shrubs, required landscaping within this area is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
<b>South Yard</b>			
Canopy Trees* (Evergreen)	11(3)	16 (9)	+5
Ornamental Trees	3	6	+3
Shrubs* (Evergreen)	56 (17)	42 (17)	-14

\* 30% of which should be evergreen

Comments & Recommendations – The petitioner has provided the required width as well as the required canopy trees and ornamental trees. The petitioner has not met the required shrub quantity; however, due to the additional trees provided, we recommend approval of the plan as shown.

### **Parkway Trees**

At 40-foot spacing, there are 9 required parkway trees along 139<sup>th</sup> Street, 52 required parkway trees along Creek Crossing Drive, 22 required parkway trees along Greystone Drive South and 31 required parkway trees along Greystone Drive North.

The petitioner has met the required quantity and appropriate species.

### **Tree Preservation**

The petitioner has submitted a Tree Survey indicating the species, size and condition of all existing trees 4" and larger. Per the Village Tree Preservation Standards, Section 6-305.1.D the survey shall distinguish existing trees which are proposed to be destroyed, relocated, replaced or preserved.

According to the Tree Preservation & Mitigation Plan and Inventory, a total of 39 trees to be removed require mitigation. Tree mitigation per the Ordinance would be 94-2 1/2" caliper trees or 47 - 4" caliper trees. The petitioner has provided the required 47 mitigation trees. We recommend approval of the plan as shown.

### **Detention/Retention**

The petitioner has met all detention/retention requirements; however, the attached Management and Monitoring plan submitted by Encap includes the addition of the prairie buffer. This revised plan is to become a part of the approved plan.

### **Park Site**

The petitioner has provided a park plan and construction details as required for Village Board approval. The petitioner has revised the park details per Village Park and Recreation standards.

### **Wetlands**

There are existing wetlands on site. Per the meeting minutes dated April 20, 2015, the petitioner has provided an updated U.S. Army Corp jurisdictional determination indicating a USACE permit is not required. However, Cook County may still require permitting.

### **Recommendation**

Based on the aforementioned memos and plans, we recommend accepting the Landscape Plans as submitted for Greystone Ridge, prepared by Beary Landscaping and the Wetland Mitigation at Greystone Ridge, Orland Park 5 Year Management and Maintenance Plan by Encap revised 04.13.16.

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@orlandpark.org](mailto:LLee@orlandpark.org)