



**PLANNING  
RESOURCES INC.**

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**Memorandum**

P20129-305

**To:** Loy Lee, Development Services  
Village of Orland Park

**From:** Keven Graham, PLA, FASLA  
Director of Planning

Scott Kuykendall  
Senior Ecologist

**Date:** August 11, 2016

**Subject:** Addition to Grasslands  
Landscape Review #3

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 and L-2 by Beary Landscaping dated 7-21-16
- Storm Basin Management Plan by Beary Landscaping Revised July 2016
- Stormwater Management Area Drawdown Analysis
- Landscape Review Memorandum dated June22, 2016, by Planning Resources Inc.

**Review Comments**

**Bufferyards**

On this site, four bufferyards exist (north, south, east and west).

**North Bufferyard**

The land use adjacent to the north bufferyard is currently undeveloped- agriculture, with future commercial or multi-family uses. The required bufferyard between the attached multi-family residential is bufferyard "C." Assuming a length of 480 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)	21(6)	20(8))	-1
Ornamental Trees	9	7	-2
Shrubs* (Evergreen)	86 (26)	86 (25)	-

\* 30% of which should be evergreen

Comments & Recommendations - The petitioner has attempted to meet the intent of the landscape ordinance, given the inclusion of an ornamental fence as well as existing trees along 167<sup>th</sup> Street and the presence of a drainage swale we recommend acceptance of this buffer planting.

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**South Bufferyard**

The land use adjacent to the south bufferyard is currently estate lots/detention. The required bufferyard between the attached multi-family residential and the estate lots is bufferyard “B.” Assuming a length of 290 feet, width of 20 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)	7 (2)	7 (3)	--
Ornamental Trees	2	2	--
Shrubs* (Evergreen)	35 (10)	39 (13)	+4

\* 30% of which should be evergreen

Comments & Recommendations - The petitioner has met the plant material requirements.

**East Bufferyard**

The land use adjacent to the east bufferyard is currently estate lots/detention. The required bufferyard between the attached multi-family residential and the estate lots is bufferyard “B.” Assuming a length of 360 feet, width of 20 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>East Yard</b>			
Canopy Trees* (Evergreen)	9 (3)	13 (4)	--
Ornamental Trees	2	1	--
Shrubs* (Evergreen)	43 (13)	51 (10)	--

\* 30% of which should be evergreen

Comments & Recommendations - The petitioner has not met the ornamental tree or evergreen shrub requirements. However, due to the additional canopy trees provided we recommended accepting the ornamental trees as proposed.

**West Bufferyard**

The land use adjacent to the west bufferyard is single-family residential. The required bufferyard between the planned multi-family attached residential across from single-family detached residential is bufferyard “C.” Assuming a length of 520 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>West Yard</b>			
Canopy Trees* (Evergreen)	23 (7)	24 (5)	+1
Ornamental Trees	9	9	--
Shrubs* (Evergreen)	94 (28)	100 (30)	+6

\* 30% of which should be evergreen

Comments & Recommendations – The petitioner has met the bufferyard plant material requirements.

**Parkway Trees**

At 40-foot spacing, there are 12 required parkway trees along 167<sup>th</sup> Street and 16 required parkway trees along Steeplechase Parkway. The petitioner has provided the required parkway trees along Steeplechase Parkway, however, only 10 parkway trees are shown along 167<sup>th</sup> Street. Due to the wetland buffer present at the east end of the property which cannot be encroached upon, and the presence of exiting trees to be preserved, we recommend approval of the plan as shown.

**Tree Preservation**

A tree mitigation plan has been provided as part of landscape plan. As part of the tree mitigation strategy, larger 4” caliper trees are proposed to be installed at specified locations. It is our recommendation to accept this proposed strategy.

All preserved and protected trees shall have appropriate protective fencing installed prior to any and all grading or tree clearing activities. Any and all need for encroachment into these areas will require Village staff approval prior to action.

**Landscape Plant List**

An acceptable plant list has been provided for woody materials and perennials, including botanic names, common names, quantities, sizes and specific form information.

## **Detention/Retention**

The petitioner has provided two seed mixes of native species for installation in the proposed naturalized detention basin. The first is identified as an Emergent Wetland seed mixture that is proposed for installation on the basin bottom to 1-foot above normal water level. The second is identified as a Wet Meadow mix that is proposed for installation from 1-foot above normal water level to the high water level. In their narrative, the petitioner implies that the two mixes will overlap near the normal water level to provide a transition zone. The petitioner does not provide seeding rates for individual species as is customary for plant lists, but does state that the combined species for each plant list would be applied at approximately 14 pounds per acre. Although 14 pounds per acre is an acceptable total application rate for the proposed native grasses and forbs, this amount does not provide any assurance that the species will be equitably distributed in the basin. The seed mixes also do not identify proposed species or application rates for cover crop. The cover crop would be in addition to the native plant species in each planting zone. Therefore, the petitioner must revise the native plant lists to include appropriate seeding rates and cover crop.

Although most of the species identified in the plant lists are suitable for use in naturalized detention basins or side slopes, some of the species in the petitioner's plant lists appear to be more appropriate for ecological restoration rather than the extreme hydrologic conditions and poor water quality that will be encountered in a detention basin. For instance, American burreed (*Sparganium americanum*) is a state listed endangered species that is not characteristically found in such volatile habitats. Other species on the proposed lists typically depend on specialized soils or habitat conditions that are likely not present in the proposed basin. Conversely, since the side slopes of the basin will normally be in dry (mesic) conditions and under full sun, a Wet-Mesic seed mix without strongly obligate, rare or shade tolerant species would likely be more appropriate than the Wet Meadow mix that is proposed. Therefore, we recommend that the petitioner consider replacing some of the species with more specialized habitat requirements for species that more accurately reflect the habitat conditions anticipated on-site.

The Reporting section of the Storm Basin Management Plan inaccurately states that "this plan may be terminated at any point in the three year period when the basin meets the standards for year three". While the petitioner may request sign-off from the Village of Orland Park prior to completing three full years of monitoring and management, termination of the monitoring and reporting is not automatic. The petitioner must revise the Management Plan to include more accurate wording.

**End of Comments.**



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## Memorandum

P20129-305

**To:** Mike Mazza, Development Services  
Village of Orland Park

**From:** Scott Kuykendall  
Senior Ecologist

**Date:** December 2, 2016

**Subject:** Addition to Grasslands  
Landscape Review #7

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 and L-2 by Beary Landscaping dated November 4, 2016
- Final Engineering Plans dated June 21, 2016 prepared by DesignTek Engineering, Inc.
- Storm Basin Management Plan for Grasslands- 167<sup>th</sup> at Wolf Road dated October 28, 2016 (Received on December 1, 2016)
- Stormwater Management Area Drawdown Analysis
- Landscape Review Memorandum #6 dated October 27, 2016, by Planning Resources Inc.

### Review Comments

#### Detention/Retention

**A. Landscape Plan:** The Landscape Plan dated 11/4/16 properly identified four native planting zones within the proposed detention basin and included corresponding lists of native species for the planting zones. It is understood that the seed lists and quantities were prepared by Taylor Creek Restoration Nurseries (TCRN) based on the anticipated hydrology and square footage for each planting zone.

**The Landscape Plan is acceptable.**

**B. Management Plan:** The Storm Basin Management Plan, dated 10/28/16 (received on December 1, 2016) includes the required revisions identified in the previous Review memo #6.

**The Storm Basin Management Plan is acceptable.**

**End of Comments.**

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