

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) _____
Waiver of First Requested
Recommendations of Boards, Commissions & Committees (Green) _____
Other Business (Pink) _____

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager *DAH*

DATE: January 12, 2010 (B of T) Date: January 21, 2010

TITLE: Downtown Landscape Enhancement Recommendations Report

SUBMITTED BY: Department of Community Development *WMA*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development submits for your consideration the Downtown Landscape Enhancement Recommendations Report which was presented to the various Committee/Commissions for their input. Staff requests review and discussion of the Committee/Commission recommendations and adoption of the report.

Please place this item for on the January 21, 2010 Board of Trustees agenda under Items for Separate Action.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____
Finance Director X _____
Village Manager X *[Signature]* _____
Date _____
Date _____
Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.

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MEMORANDUM

TO: David A. Hulseberg, Village Manager

FROM: William J. Heniff, AICP, Community Development Director *WH*

DATE: January 21, 2010

RE: Downtown Lombard Planting Report

The Village Board was presented with the Downtown Lombard Landscape Enhancement Recommendations report at the September 17, 2009 meeting. At that meeting, the Village Board directed that the Downtown Landscape Enhancement Recommendations report be presented to various Committees and Commissions for review. Additionally, since there were several issues that were presented by the Village Board that were not subjects addressed in the report, but are ancillary issues to the downtown enhancements, staff identified aspects of the plan that fall under the purview of each committee/commission. The comments in italics were the issues each respective committee was asked to review. The comments in bold reflect their response.

Community Promotion and Tourism

While the Hitchcock report identifies the need for addressing temporary banner signs in the downtown, the report scope, it does not address the use of decorative banners on the light poles in the downtown. This is a matter that may enhance the aesthetic qualities of the downtown. Staff also notes that downtown banners are only a portion of the overall banner program conducted throughout the community and staff historically ordered uniform banners for economies of scale. As such, the Committee has been asked to review the Village's policy on the placement/cycle of banners and American flags, funding and operational costs, the type of material and/or text that may be placed on the banners and the issue of banner sponsorship by Lombard businesses.

Response: The Community Promotion and Tourism Committee recommended that the Village continue with the banner program and that the Village should consider corporate sponsors for the banners.

Economic and Community Development Committee

The Hitchcock report includes costs for the proposed improvements on private property but does not discuss the funding source for the proposed improvements. Staff has recommended that the use of Tax Increment Financing (TIF) funds to offset a portion of the cost of the improvements made by private property owners. As the EDCD has approval authority on major TIF grant funding activities, additional input regarding the overall landscape enhancement concept for the downtown is sought. The Committee has been asked to review how the existing Downtown Grant programs can be used to assist with and implement the enhancements. In the event that changes

to the existing programs, or the development of a new grant program, are required, staff will work with the EDC to make recommendations to the Village Board.

Response: The Committee recommended approval of the report as follows:

1. The EDC supports the use of TIF funds for the landscape enhancements in the public rights-of-way, as outlined in the report.

2. The EDC supports the use of the Downtown Improvement and Renovation Grant program (Fagade Grant) for landscape enhancements on private property, as outlined in the report. The Committee also suggested that if the Village is going to assist with the private plantings and improvements, an ongoing maintenance program should also be considered with any grant request.

Environmental Concerns Committee

The ECC has been asked to look at the proposed improvements to ensure that the plan looks at the sustainability of the improvements. The Hitchcock report provided a concept for each area, along with a recommendation and the species that meet the site conditions. It is anticipated that a recommendation would be forthcoming from the ECC to the Village Board to make certain that any landscape improvements made on Village property or with Village funds on private property should be designed with sustainability and low maintenance in mind. These concepts will reduce the required water and maintenance, which ultimately reduce the emissions required to maintain and care for the landscaping.

Response: The ECC recommended that the Village use low-maintenance, drought-resistant native plants that would not require watering. The ECC also provided several specific recommendations for many of the sites within the report. Those comments are attached.

Finance Committee

The Finance Committee is being tasked with a review of the available funding mechanisms for the initial plantings and to recommend the use of funds for long-term maintenance.

Response: The Finance Committee supported the use of TIF funds for the landscape enhancements in the public rights-of-way and on private property. For enhancements on private property, the Committee recommended that ongoing maintenance be addressed and that either the LTC monitor the maintenance or have the property owner pay the Village to maintain it.

Historical Commission

While not spelled out by Hitchcock, the Commission will be asked to provide an accounting of historically significant sites in the downtown. Once the inventory of historic sites was available, the Commission will be tasked with development of means to specifically identify and distinguish historic/significant sites.

Response: The Historical Commission completed their inventory of historic sites in 2006 and recommends that those sites within the St. Charles Road area have metallic markers that recognize their historic significance. Their recommendations include gold markers for sites dated from 1869-1900 and silver markers for sites dated from 1900-1950. They also recommended that the markers be placed within the sidewalk to recognize both business and residential sites. The Historical Commission did inquire about who is going to be responsible for the design, purchase and installation of the markers.

Public Works Committee

The PWC will be looking at the impact that these projects have on the CIP, as well as reviewing issues relative to existing infrastructure. Hitchcock has identified the long-term maintenance of the improvements as a critical component and the need to install irrigation systems may require review of Municipal Code and policies.

Response: The Public Works Committee recommended that the Village consider planting trees that have less dense foliage, such as Honey Locusts, to prevent them from blocking the view of the businesses. They also suggested that the rain gutters from the buildings be directed to the tree vaults. Finally, the Committee recommended that the Village ensure that standard hardscap (benches, chairs, etc) be used by the businesses.

Transportation and Safety Committee

While Hitchcock's scope of work and report did not address the following issues, the Village Board would like the Committee to review and make recommendations of the following issues:

- *Discussion of proposed mid-block crosswalks in the 100 and 200 blocks of St. Charles Road. The Committee did not support the use of mid-block crosswalks.*
- *Installation of stamped asphalt crosswalks at controlled intersections. The Committee recommended that stamped asphalt crosswalks be used at all controlled intersections between Crescent and Grace. Please note that as part of the St. Charles Road LAMP, Public Works will be completing some of this work within the core of the downtown.*
- *Plan to develop consistent signage on Village light poles in the downtown. The Committee referred this issue to their soon to be formed Downtown Corridor Sub-*

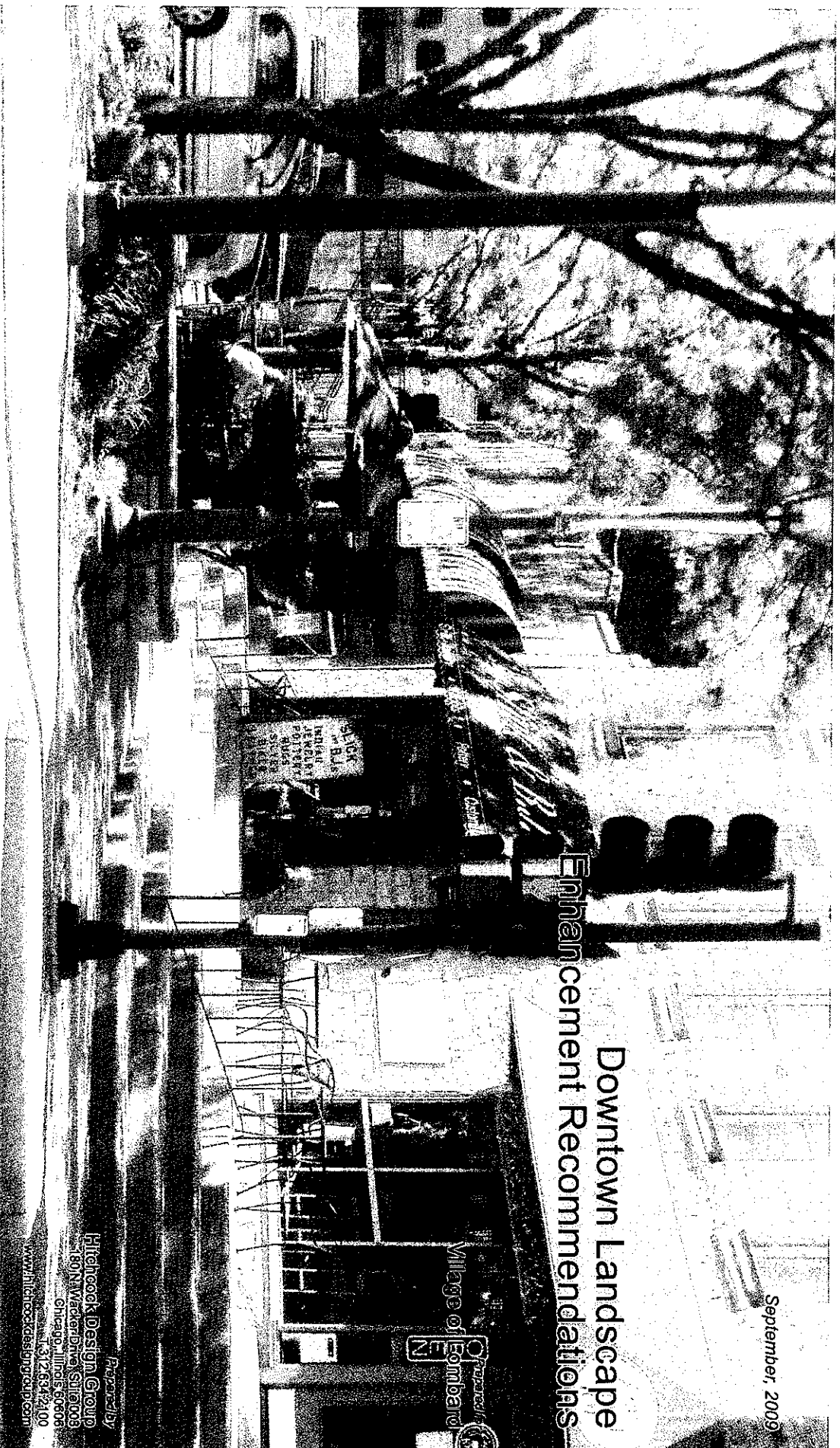
ACTION REQUESTED

Please place this item on the January 21, 2010 Village Board agenda. Staff recommends that the Village Board review the comments from the various committees and adopt the Downtown Lombard Landscape Enhancement Recommendations report. Staff will then incorporate the comments from the various committees into the final document. Please note that the funding for these recommendations will be reviewed as part of the FY10-11 Village and Downtown TIF Budgets. Although those final budgets have yet to be approved, staff still recommends that the Village Board adopt the report for future planning efforts.

Environmental Concerns Committee Comments

The ECC reviewed the Lombard Landscape Enhancement Recommendations report and offers the following comments. Please note that ECC comments are in italics. Staff responses are in bold.

1. *Site #1 – Lombard Plaza Parking Lot: Prefer not to irrigate. Use either a watering truck or, if desired, install a faucet for occasional use. As part of the upcoming FY10-11 Budget, the Public Works Department is requesting to purchase a small vehicle that will be able to water the downtown plantings.*
Staff supports this comment and will be revising the report to reflect the changes.
2. *Site #3 – 115-117 W. St. Charles: Do not plant in front of the seat wall since people sit here during downtown events. The ECC supports the proposed trees to help cool the site.*
Staff supports this comment and will be revising the report to reflect the changes.
3. *Site #4A – Orchard Terrace Parking Lot: The ECC recommended that a tree be installed here. They like the use of gravel to reduce erosion. Staff supports this recommendation.*
4. *Site #5A – Lombard Fountain: Use perennials instead of seasonal plantings. Staff will be reviewing this as part of the final implementation of the report.*
5. *Site 5B – Lombard Clock: People sit here during downtown events so either use heavy plants to survive this or install a fence to discourage this. The steps would look better if painted or stained. Staff will explore the fence issue; however the steps leading into the old “Bank Building” are on private property.*
6. *Site #8 – 7-Eleven Plaza: Believe that the planters will be vandalized so prefer a tree vault. Staff still supports the use of the planters since it will help to break up the open space and provides additional design elements in this area.*
7. *Site #9 – Marathon Gas Station: Install a curb instead of a fence due to snow plowing. Concern about viability of plants here due to sun exposure and heat from surrounding concrete. As this improvement is on private property, staff will explore this further with the property owner.*
8. *Site #10B – Hammerschmidt Parking Lot Parkway: Fence may be damaged from plowing. Since this fence was an optional suggestion, staff will explore other alternatives.*
9. *Site #11 – St. Charles Road Parkway/Sculpture Garden: Ensure proper drainage through berms. As part of the final implementation of this report, staff will ensure that there is proper drainage.*
10. *Plant Palette: Polygonum aubertii ‘Lemon Lace’ is an invasive species that should not be used. Review the rest of the list for non-native species. Staff supports this recommendation.*



September, 2009

Downtown Landscape Enhancement Recommendations

Prepared by
Hinterock Design Group
160N. Wacker Drive, Suite 608
Chicago, Illinois 60606
Phone: 312.634.7100
www.hinterockdesigngroup.com

Village of Lombard
City of Lombard

On the Cover
The southwest corner of Main Street and St. Charles Road

Introduction

Overall Approach

The Downtown Lombard Community Vision outlined a series of objectives that support the goal of creating “a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life.” One of those objectives was to “maintain and extend, as appropriate, key Downtown appearance improvements including public right-of-way streetscape.” During the summer of 2009, the village retained Hitchcock Design Group to identify and summarize potential downtown streetscape improvements for its 2010 Capital Improvement Program. The study area was limited to St. Charles Road from Elizabeth Street to Craig Place. At the same time, opportunities for private property owners to improve highly visible areas adjacent to public property were considered.

Building on valuable work already completed by the Lombard Town Centre Design Committee, village staff members collaborated with the consultant to identify potential improvement opportunities. Then the consultant observed the existing conditions, recommended a variety of practical improvements, estimated potential construction costs, reviewed the recommendations with staff and summarized the conclusions in this report. Please note that the recommendations in this report are not intended to be comprehensive or take the place of more detailed construction or bidding documents, which may be appropriate during implementation. Rather, they are intended to help village leaders prioritize projects and allocate valuable resources.

Overall, the rights-of-way and other public spaces in the study area are attractive and well maintained. There are, however, several opportunities for improvement. During the course of the project, five criteria to identify and conceptualize each opportunity were identified. First, many of the existing design elements, such as the stone walls and the site furnishings should be applied consistently throughout the downtown. Next, gaps in the streetscape where improvements either didn't exist, or where they didn't appear to be successful were identified for infill plantings. Naturally, revitalizing and refreshing the appearance of some of the older improvements, and screening some unsightly views is important. Finally, each improvement should be durable, so the village would get a good long term return on its investment.

Establish and consistently apply design standards

Fill in gaps

Revitalize appearance

Screen unsightly views

Use durable materials and consistent maintenance for long term return on investment

Design Standards

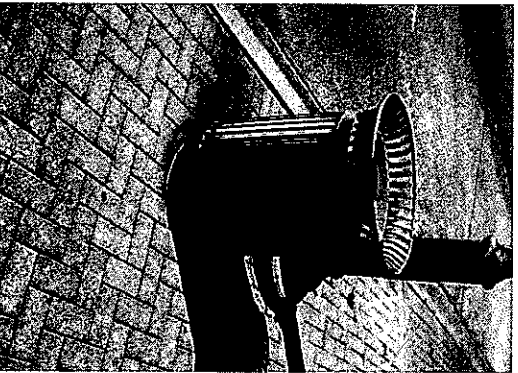
Overall

The Village has created a unified appearance by selecting and utilizing consistent site furnishings and materials. Stone, concrete pavers, bronze coloring and stylized lighting mark the consistent elements in the existing downtown streetscape. The images and information below has been included in this document to give both the Village and private property owners information to use when designing and selecting products for a streetscape within the downtown, whether improvements to existing sites or a new development project.

Any additions to the materials should be evaluated for durability, cost, and maintenance requirements. Hanging baskets on the light poles is one example that, although beautiful, requires a significant amount of maintenance. The decision to install them must be balanced with an associated understanding of the additional maintenance costs.



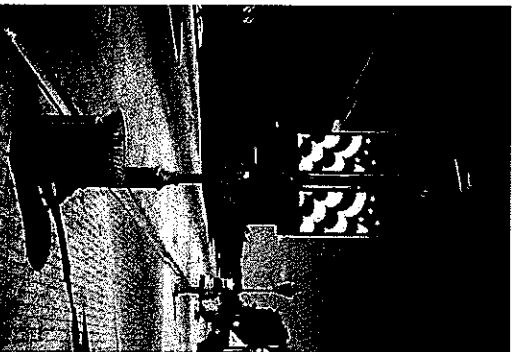
Stateboard Detroit Metal Dam



Trash Receptacle



Hanging Basket on Light Pole



Street Light

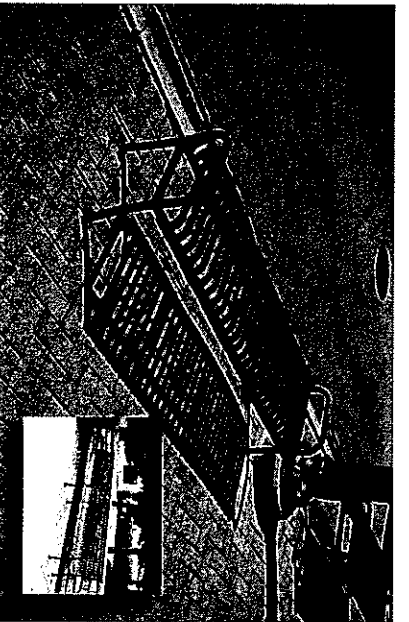
PREPARED FOR:
Village of Lombard

Streetscape Materials

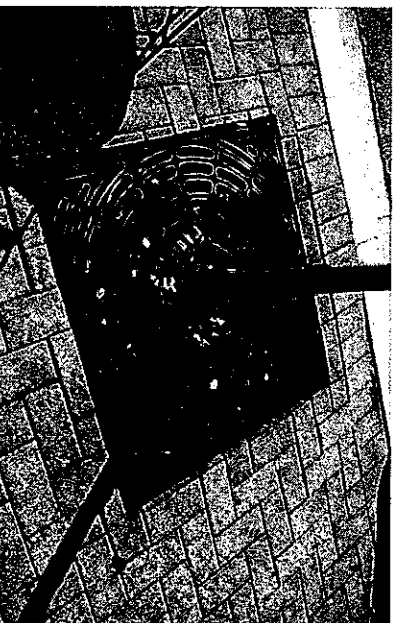
Lombard, Illinois



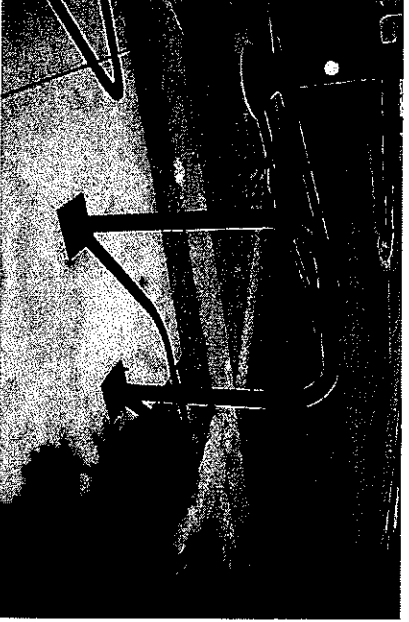
Movable Planters (Large and Small)



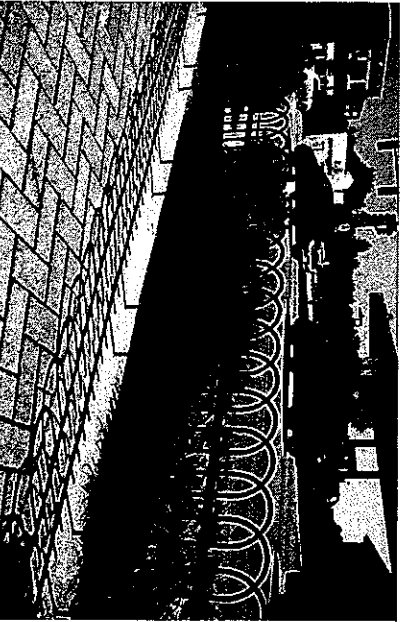
Bench (without back and with back)



Tree Grate



Bicycle Rack



Decorative Railing

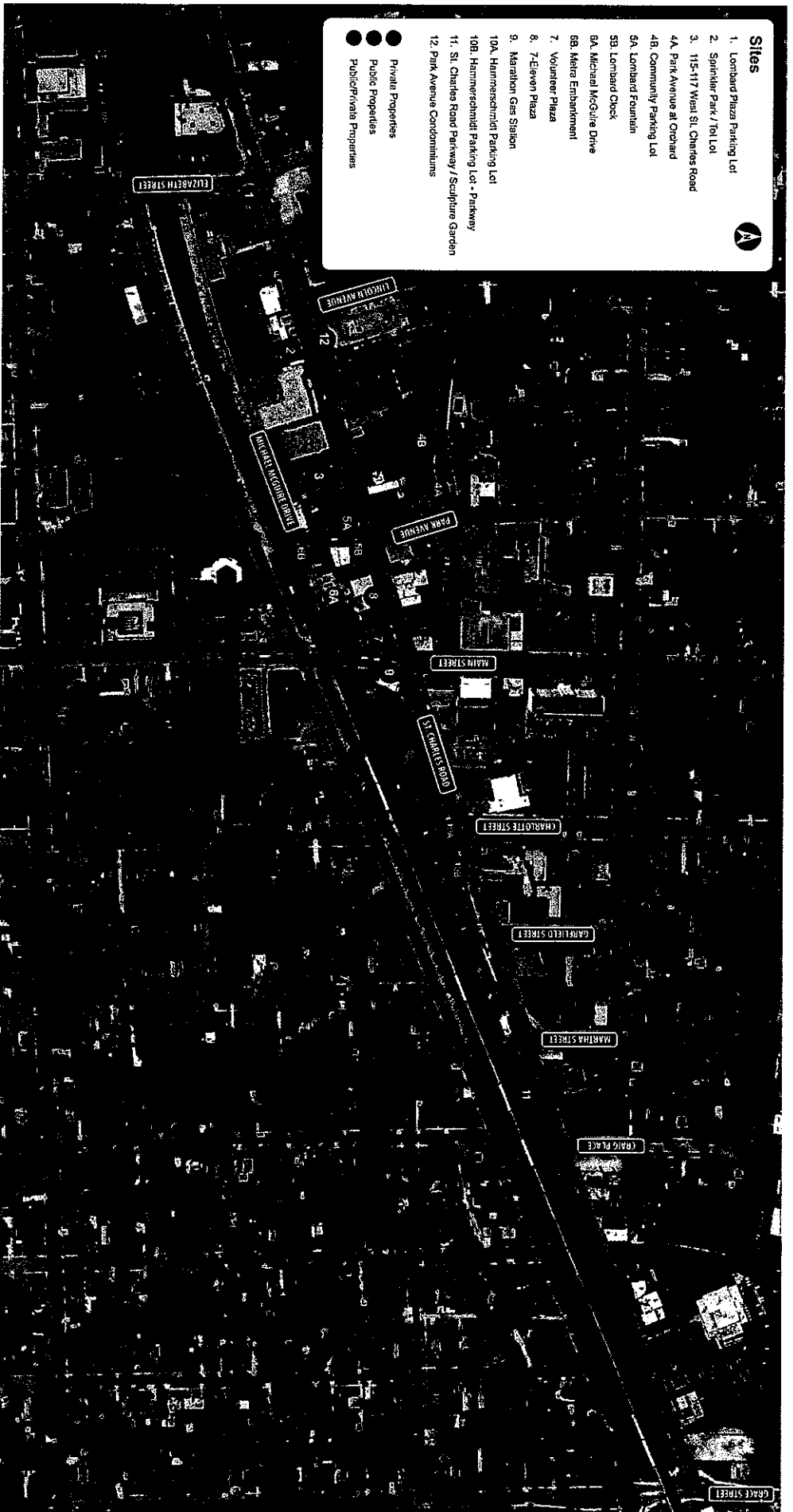


Limestone Wall with Precast Cap

Village of Lombard

Streetscape Materials

Lombard, Illinois



PREPARED BY:
 Village of Lombard

Project Locations

Lombard, Illinois

Design Recommendations

- 1 Lombard Plaza Parking Lot (Private)**
There is a significant opportunity to create a gateway to Downtown Lombard at this site. Replace the current shopping center sign with a new monument sign constructed of high quality materials to advertise the center's tenants. The addition of a compatible sign wall will improve the aesthetics of the site while informing pedestrians and motorists they are entering the downtown. Low growing landscape, with seasonal interest, softens the signage and screens views of the parking lot.
- Cost Opinion*
\$65,000 - \$110,000
- 2 Sprinkler Park / Tot Lot (Public/Private)**
The lack of landscape in this space creates a very stark environment. The addition of low shrubs between the park fence and stone wall will provide a more comfortable separation between park users and the street. Foundation landscaping around the bank signage will greatly increase the appearance of the site.
- Cost Opinion*
\$4,500 - \$5,500
- 3 115-117 West St. Charles Road (Private)**
This site has ample space for landscape enhancements that will soften the parking lot. Removing some of the brick pavers between light poles will provide space for new cubed landscape planters with trees, shrubs and perennials. Maintaining portions of the brick paver sidewalk will allow for pedestrian circulation in the parking lot. Seasonal landscape in front of the stone walls at the entrance to the parking lot will enhance the entrance and the existing streetscape.
- Cost Opinion*
\$20,000 - \$22,000
- 4 Orchard Terrace Parking Lot / Park Avenue Condominiums detention area (Public/Private)**
The design intent of this site is good, however, there appears to be a lack of general maintenance. Filling in gaps in the landscape with shrubs, perennials and groundcover will help to reduce erosion from water running off of the parking lot and improve the overall appearance of the planting. Also, the addition of a gravel strip along the parking lot edge of the planters will act as a french drain to collect stormwater runoff before it erodes the mulch and soil in the planting islands.
- The detention area adjacent to the parking lots needs to be cleaned out and planted with native sedges and forbes that tolerate standing water. Removing the rusting and leaning fence around the perimeter of the detention area will greatly enhance the appearance of the area as well.
- Cost Opinion*
\$6,000 - \$7,500

- 5 Lombard Fountain / Lombard Clock (Public)**
5A Overall, these sites are in good condition. Given their prominent location within the downtown, they need more seasonal color. The addition of seasonal plantings to fill the voids in the planting will add life to the streetscape. The Village should encourage business owners to put planters with seasonal plantings outside of their businesses to increase the overall appeal of the streetscape.
- Cost Opinion*
Include in yearly maintenance contract
- 6 Michael McGuire Drive / Metra Embankment (Private)**
6A This site has suffered from a lack of maintenance. The parking lot landscape islands need to be cleaned out and planted with low maintenance plant materials that are salt tolerant and can handle snow loading. In addition, plants or an architectural treatment that softens the building wall and evergreens that screen the trash enclosure will greatly enhance the site. The landscape along the Metra tracks is good overall, however, there are some missing ornamental trees and shrubs that should be replaced to complete the landscape. In addition, providing several plantings at the train station will help to improve the overall image.
- Cost Opinion*
\$2,300 - \$2,800
- 7 Volunteer Plaza (Public)**
This public plaza is currently in good condition. Gaps in the landscape planting should be filled in with colorful perennials/shrubs and evergreens/ornamental grasses to provide four-season interest. Ornamental fencing that matches the plaza fencing should be added along the landscape area between the plaza and the parking lot to prevent pedestrians from walking through the landscape. Designated walk-through paths should be clearly identified. In addition, the existing shade trees should be pruned as necessary.
- Cost Opinion*
\$4,500 - \$5,500, include seasonal planting in yearly maintenance contract
- 8 T-Eleven Plaza (Public)**
This site is very popular. The existing trees provide shade for plaza users to sit under, however, the trees should be pruned so that the understorey planting will be more successful. There is not much understorey planting now. Plant new low maintenance, shade tolerant plants that will provide color and make the plaza more inviting. Plant the planters seasonal plantings that will make the plaza more inviting and prevent plaza users from putting trash in them.
- Cost Opinion*
\$3,000 - \$3,500

Project Summaries

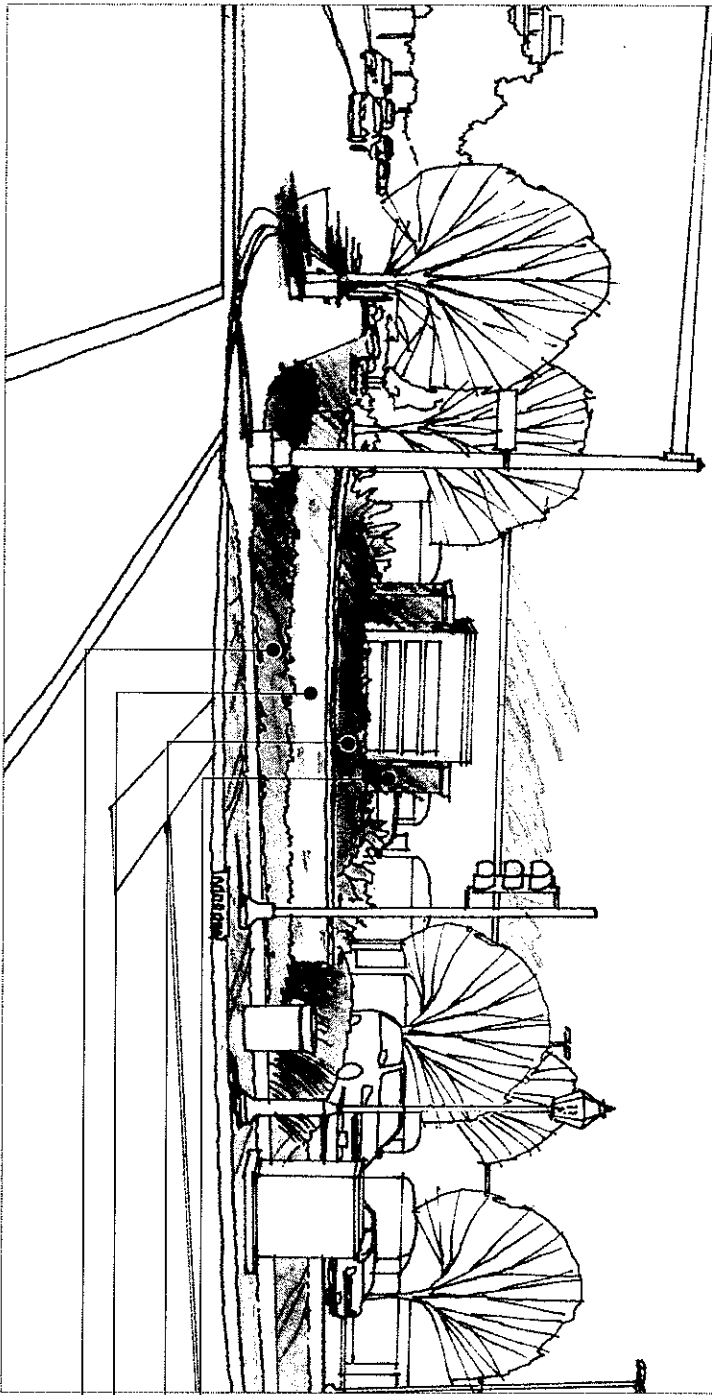
Lombard, Illinois

- 9 Marathon Gas Station (Private)**
The corner of the gas station property is a very prominent location in the downtown. Removing as much asphalt as possible while maintaining vehicular circulation around the gas pumps will provide a nice area for landscape enhancements. The landscape should be low maintenance and colorful, similar to the landscape in Volunteer Plaza across the street. Adding a fence around the new landscape area will segregate pedestrians and vehicles from the landscaped area. This new landscape addition along with Volunteer Plaza will create a strong gateway for the downtown.
- Cost Opinion*
\$7,700 - \$8,700
- 10A Hammerschmidt Parking Lot (Public)**
The historic marker sign wall at the parking lot entrance is attractive. Adding low growing shrubs, perennials and groundcover in front of the wall will give the wall context. Taller shrubs and/or ornamental trees behind the wall will create a nice backdrop. The parkway between the parking lot and St. Charles Road is in good condition. Grouping the existing shade trees in landscape beds of low maintenance shrubs and perennials will screen the parking lot. Also consider the use of a hedge or fence along St. Charles Road adjacent to the parking lot.
- Cost Opinion*
\$11,000 - \$13,500

- 11 St. Charles Road Parkway / Sculpture Garden (Public)**
There is an interest in creating a sculpture garden at this site. There is room to regrade the parkway to provide low berms for sculpture settings. Planting shade trees along the railroad tracks will create a screen. Shrubs, perennial and groundcover/landscape beds will provide context for the sculptures as well as help screen the railroad tracks. Improvements at this site will need to be coordinated with the railroad. Sculptures will be provided by others.
- Cost Opinion*
\$55,000 - \$60,000
- 12 Park Avenue Condominiums (Private)**
The landscape and signage at Park Avenue Condominiums can be enhanced and updated. Many of the issues at this site can easily be addressed with modifications to maintenance practices. Gaps in the landscape beds should be filled with shrubs, perennials and groundcover and the shrubs adjacent to the sign should be allowed to fill in rather than clipped to create space between each plant.
- Cost Opinion*
Include in yearly maintenance contract
- Note: Cost opinions are preliminary, including fees, but do not include permitting costs, utility adjustments, easements, or frigation systems



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630.261.1100
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PROJECT SITE
Village of Lombard

Lombard Plaza Parking Lot

Lombard, Illinois

Landscape Enhancements

- Orientation:**
- Public Private
- Plant Material (see plant palette for list of recommended plants):**
- Sun Shade Seasonal Evergreen Native
 - Shade Tree Ornamental Tree Shrubs Perennials Groundcover
- Cost:**
- \$15,000 (Monument Sign)
 - \$70,000 - \$95,000 (Wall/Plantings)
 - \$85,000 - \$170,000 (Total)
- Special Considerations:**
- Consider installing an automatic irrigation system with sign and landscape
 - Maintain plants at appropriate heights within sight triangle
 - Landscape and signage should not block view to building
 - Water plants until established, continue to monitor and water as needed
 - Complement existing Downtown streetscape elements - stone material



Existing conditions

- Install new shopping center monument sign
- Plant shrubs, perennials, and groundcover around sign to screen parking lot
- Install sign wall to create a gateway into the downtown
- Plant low groundcover or annuals



Village of Lombard

Sprinkler Park / Tot Lot

Lombard, Illinois

Landscape Enhancements

Ownership

Public Private

Plant Material (see plant palette for list of recommended plants)

Sun Shade Seasonal Evergreen Native

Shade Tree Ornamental Tree Shrubs Perennials Groundcover

Cost

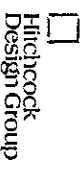
\$4,500 - \$5,500

Special Considerations

- Coordinate all landscape enhancements on private property with owner
- Water plants until established, continue to monitor and water as needed
- Maintain plant material at heights that do not block views into sprinkler park
- Encourage property owners to maintain landscape on private property
- Do not block signage
- Remove existing stone

Remove pavers and install new foundation plants between walls and fence

Remove existing stone and plant low growing shrubs, perennials, and groundcover around signage allowing for a clear line of sight



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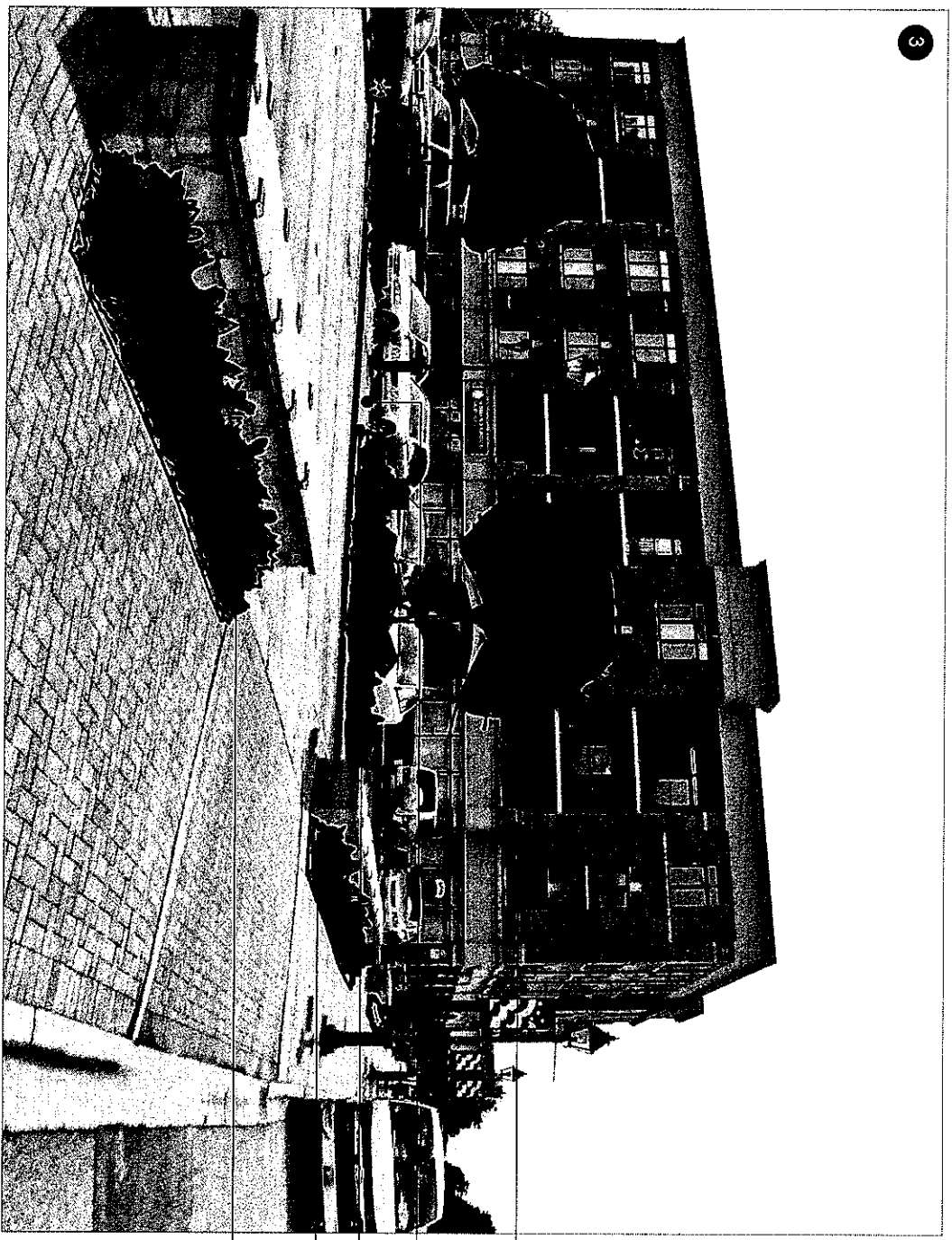


PHOTO BY
Village of Lombard

115-117 West St. Charles Road

Lombard, Illinois

Landscape Enhancements

Ownership

Public Private

Plant Material (See Plant palette for list of recommended plants)

Sun Shade Seasonal Evergreen Native

Shade Tree Ornamental Tree Shrubs Perennials Groundcover

Cost
\$20,000 - \$22,000

Special Considerations

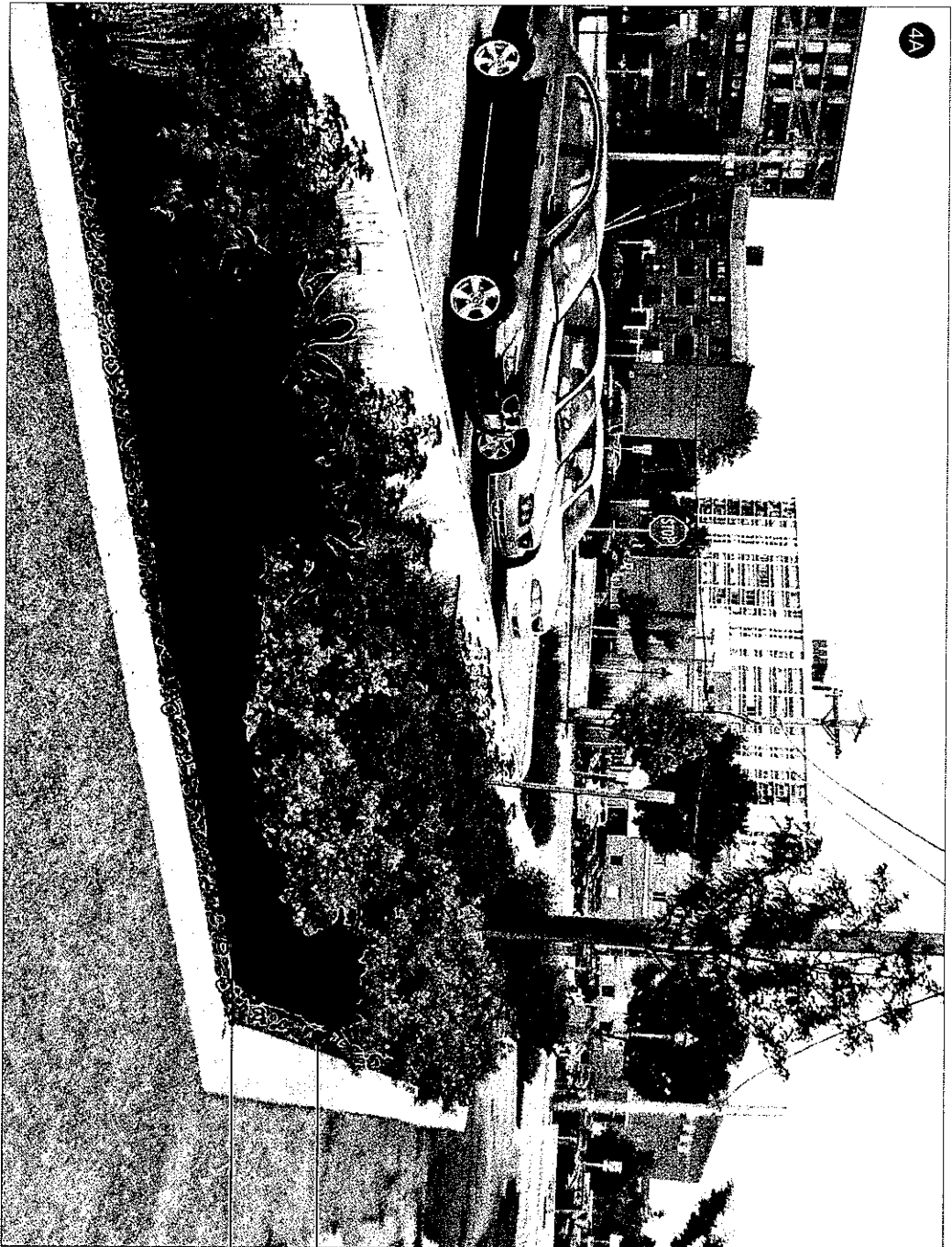
- Consider including electric for holiday lighting
- Water plants until established, continue to monitor and water as needed
- Protect landscape from pedestrian cross traffic
- Maintain required car overhang area where new landscape is installed

Plant shade trees between existing light poles

Maintain walkways around existing light poles to direct pedestrian circulation through parking lot

Remove pavers and install 12" height planter curbs and plant with shrubs, perennials, and groundcover to screen parking
Install planters at a width that maintains a 3.5' minimum clear walkway width

Remove pavers and install perennials and groundcover at entries



PROJECT ONE
Village of Lombard

Orchard Terrace Parking Lot

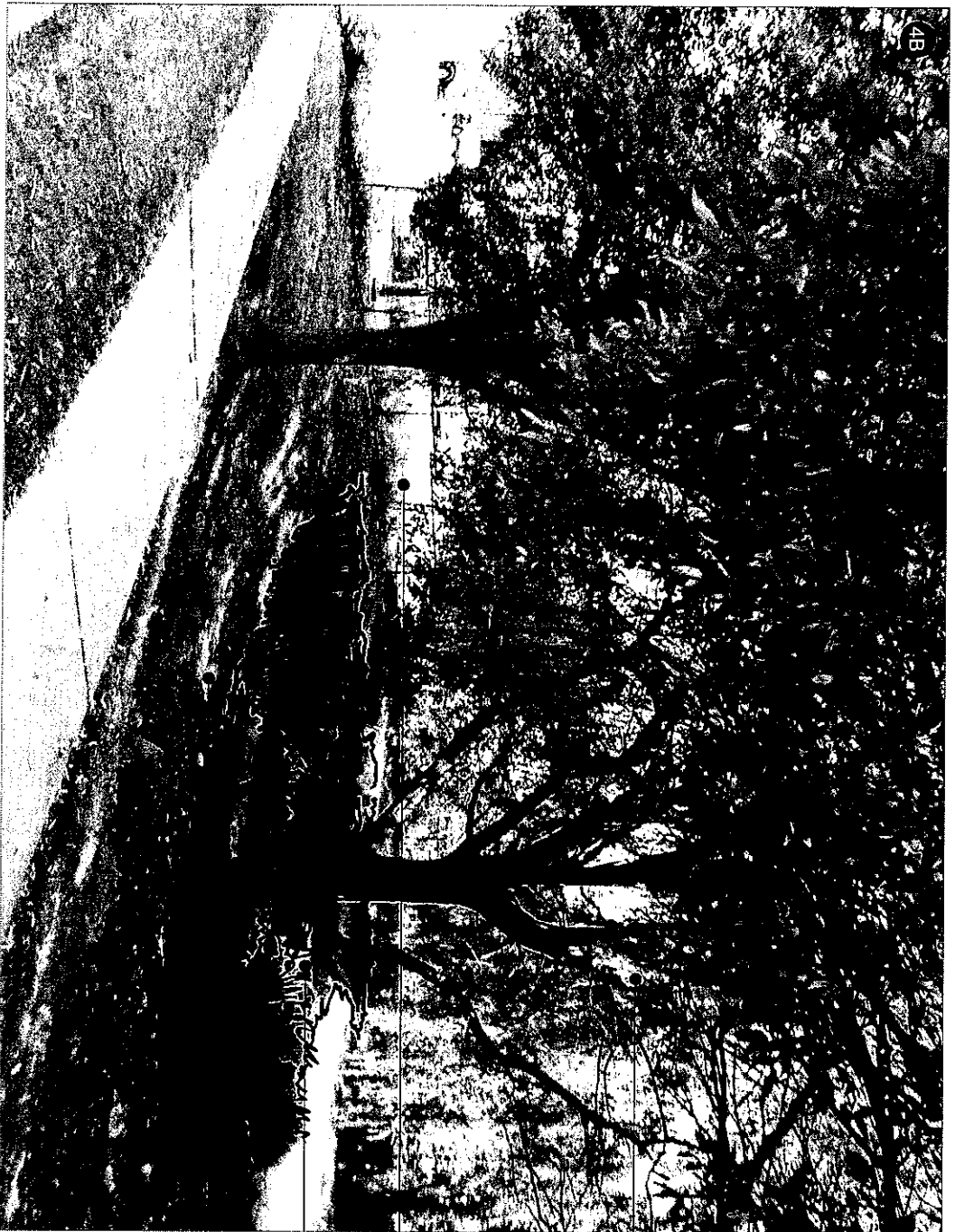
Lombard, Illinois

Landscape Enhancements

- Ownership** Public Private
- Plant Material (see plant palette for a list of recommended plants)**
- Sun Shade Seasonal Evergreen Native
- Shade Tree Ornamental Tree Shrubs Perennials Groundcover
- Cost**
\$1,500 - \$2,500
- Special Considerations**
- Water plants until established, continue to monitor and water as needed
 - Protect landscape from pedestrian cross traffic

Install gravel drainage strip at edge of planter to reduce erosion of soil and mulch

Plant perennials and groundcover to fill gaps in existing landscape planting



Village of Lombard

Park Avenue Condominiums detention area

Lombard, Illinois

Landscape Enhancements

Ownership

Public Private

Plant Material (see plant palette for a list of recommended plants)

Sun Shade Seasonal Evergreen Native

Shade Tree Ornamental Tree Shrubs Perennials Groundcover

Cost:

\$4,500 - \$5,000

Special Considerations

- Coordinate landscape enhancements on private property with owner
- Monitor hydrology and soil to select plants that will grow optimally in existing conditions
- Encourage property owner to maintain landscape on private property
- Water plants until established, continue to monitor and water as needed

Prune existing trees

Remove or replace existing, rusty chainlink fence

Plant detention basin with native sedges and forbes

Remove dead plant material and branches from bottom of detention basin

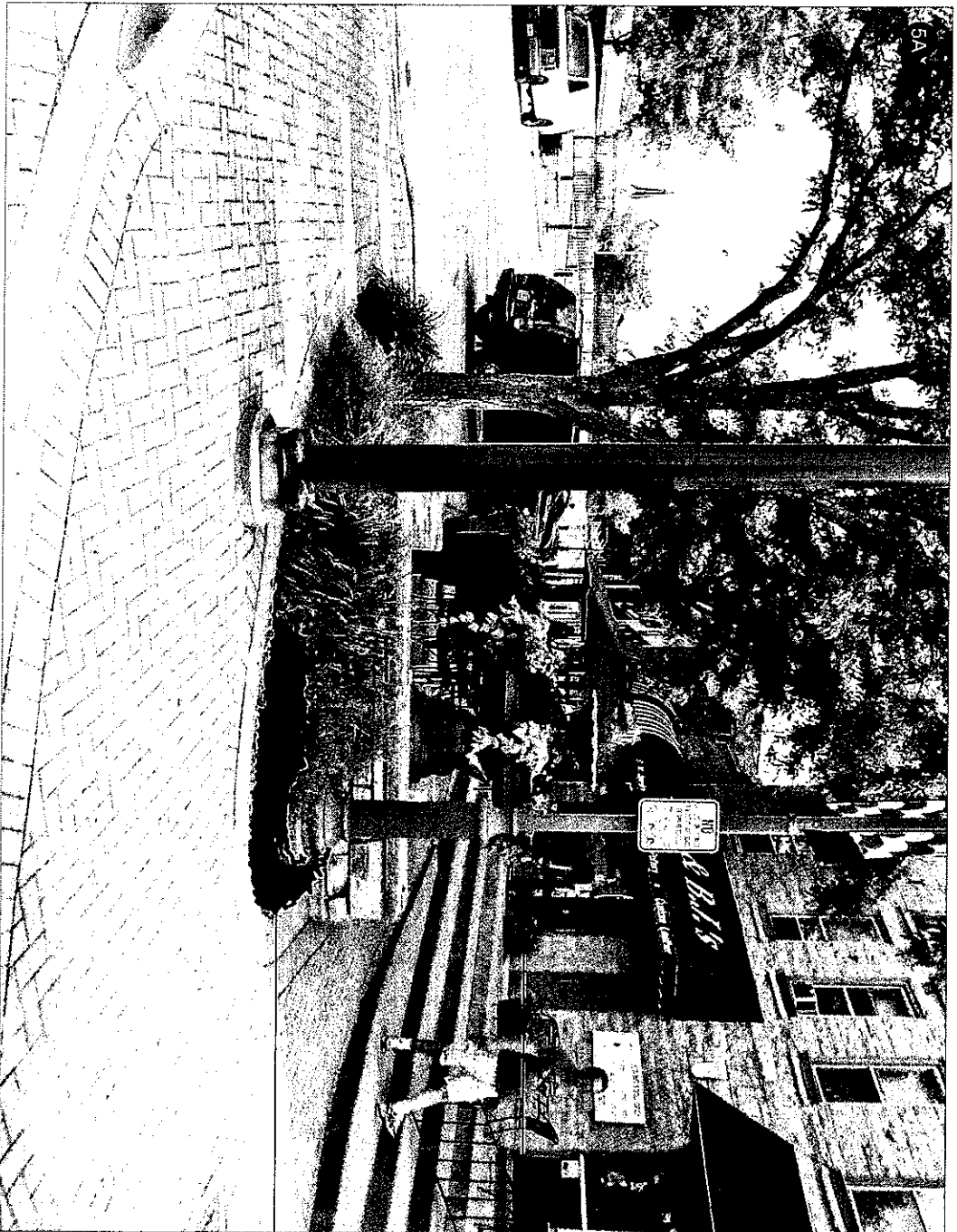


PHOTO COURTESY
Village of Lombard

Lombard Fountain

Lombard, Illinois

Landscape Enhancements

Ownership

Public Private

Plant Material (also plant palette for a list of recommended plants)

Sun Shade

Seasonal Evergreen Native

Shade Tree Ornamental Tree Shrubs Perennials Groundcover

Cost:

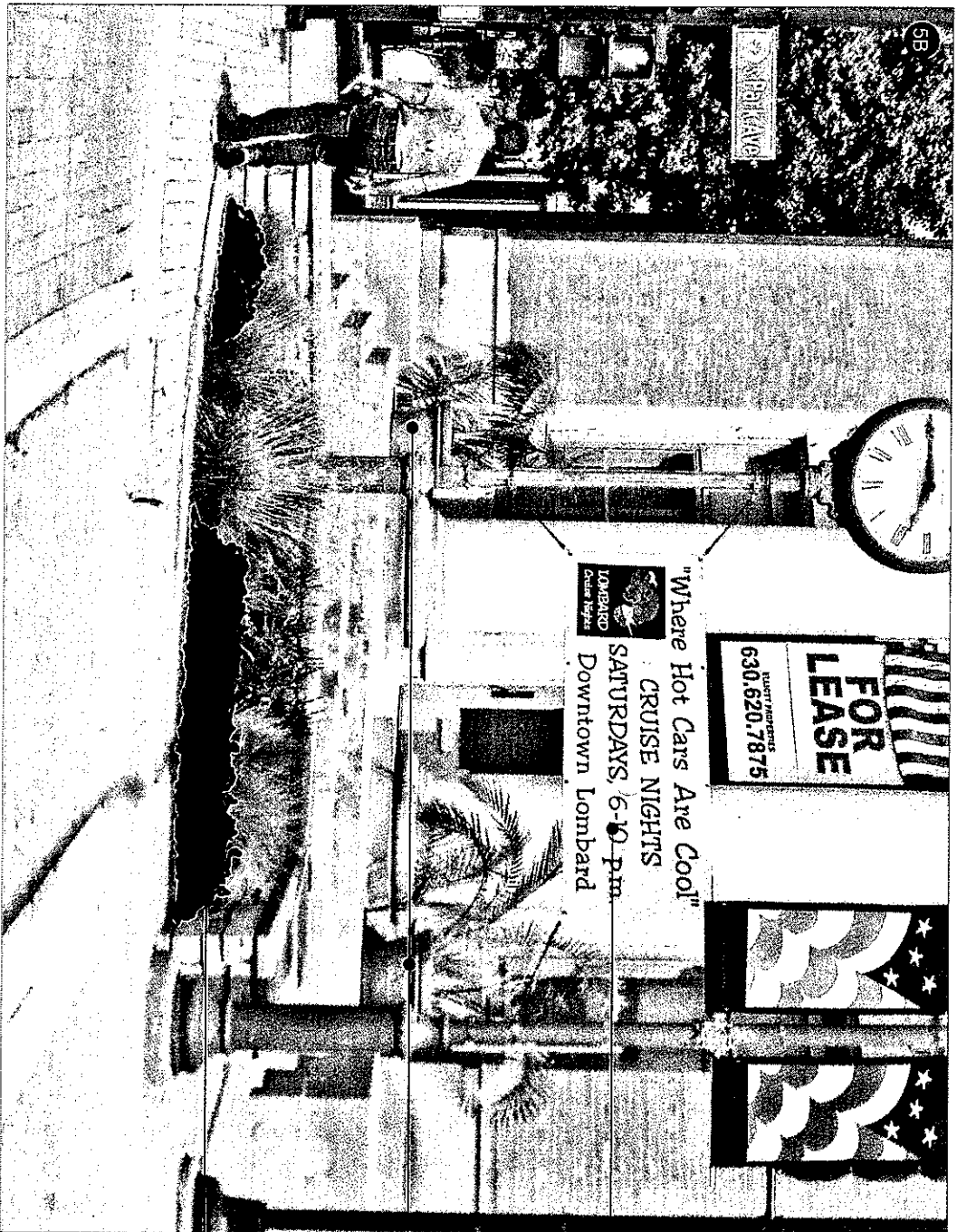
Include in yearly maintenance contract

Special Considerations

- Water plants until established, continue to monitor and create an allowance for watering as needed
- Holiday lighting and decorations
- Four-season rotation to provide optimal color

Encourage business owners to provide planters with seasonal plantings where space allows

Plant colorful annuals to fill gaps in existing landscape. Additional seasonal plantings may include spring bulbs, fall mums and evergreen boughs.



PHOTOGRAPH BY
Village of Lombard

Lombard Clock

Lombard, Illinois

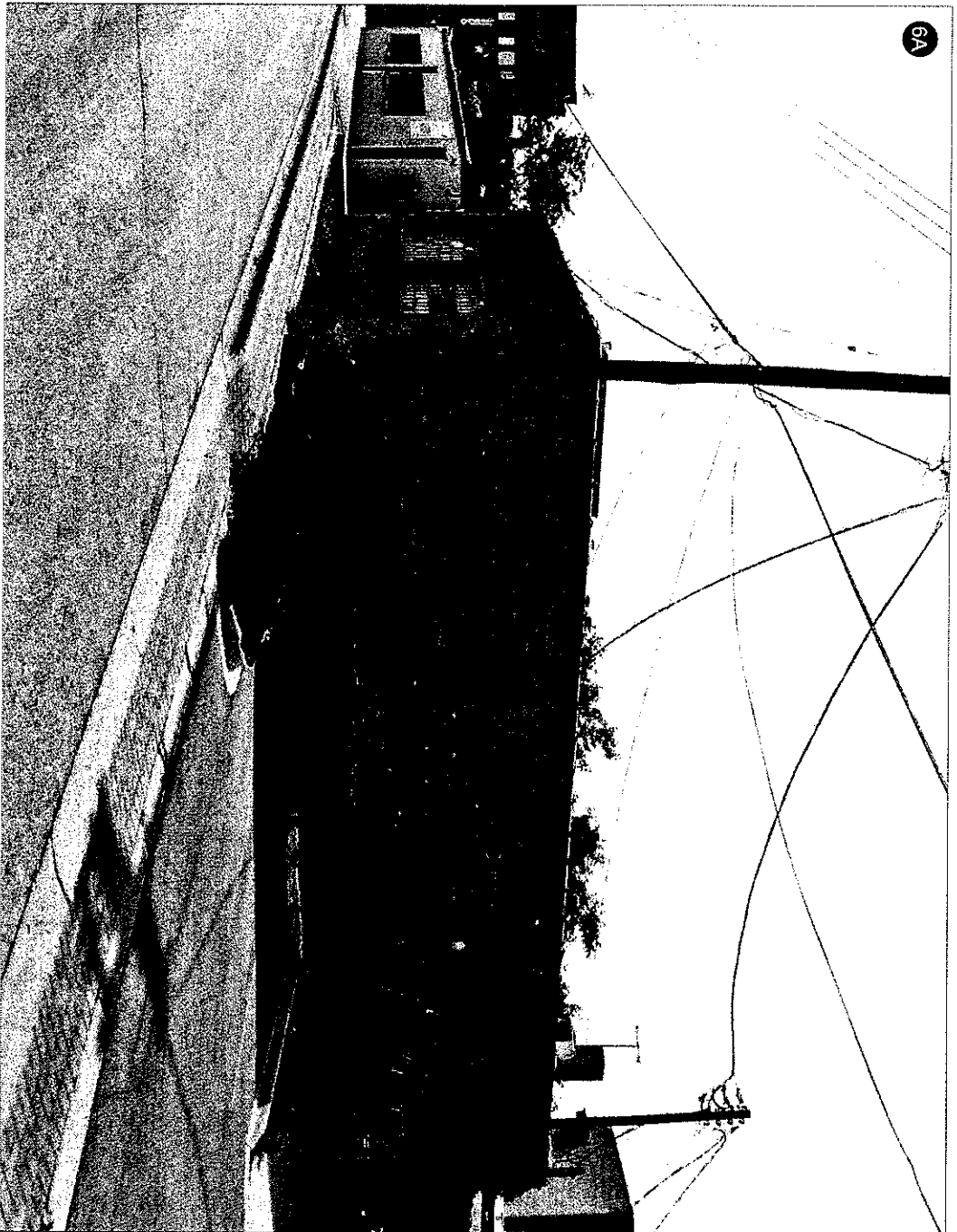
Landscape Enhancements

- Ownership**
 - Public
 - Private
- Plant Material (see plant palette for a list of recommended plants)**
 - Sun
 - Shade
 - Seasonal
 - Evergreen
 - Native
 - Shade Tree
 - Ornamental Tree
 - Shrubs
 - Perennials
 - Groundcover
- Cost**
 - Include in yearly maintenance contract
- Special Considerations**
 - Meter plants until established; continue to monitor and water as needed
 - Holiday lighting and decorations
 - Four-season relation to provide optimal color
 - Repair or replace existing stock

Standardize temporary signage/banners in rights-of-way and evaluate the possibility of creating a permanent structure for banners

Encourage business owners to provide planters with seasonal plantings where space allows

Plant colorful annuals to fill gaps in existing landscape. Additional seasonal plantings may include spring bulbs, fall mums and evergreen boughs.



Village of Lombard

Michael McGuire Drive

Lombard, Illinois

Landscape Enhancements

Ownership

Public Private

Plant Material (also claim palette for artist or recommended plants)

Sun Shade Seasonal Evergreen Native

Shade Tree Ornamental Tree Shrubs Perennials Groundcover

Cost

\$2,300 - \$2,800

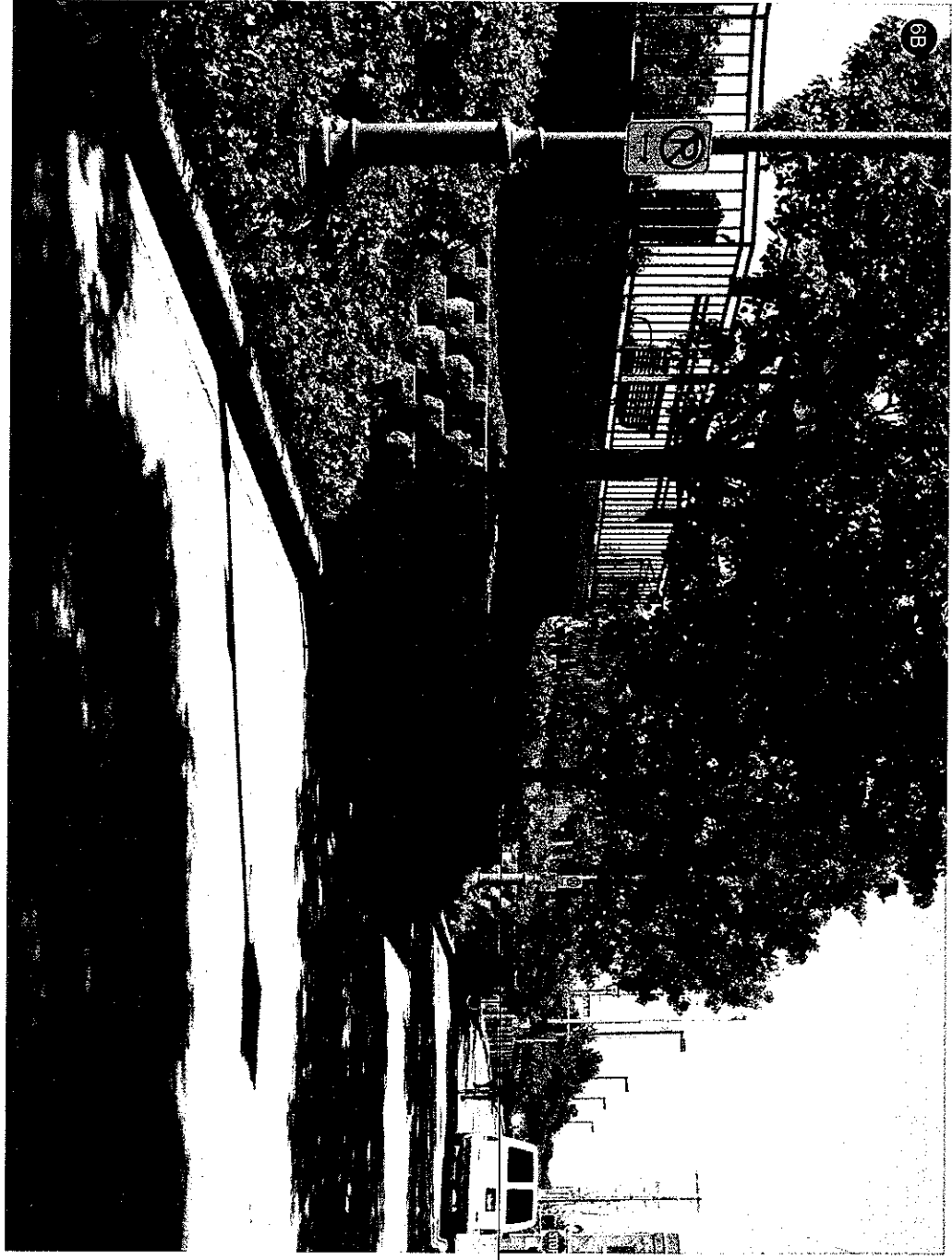
Special Considerations

- Water plants until established, continue to monitor and water as needed
- Coordinate landscape enhancements on private property with owner
- Encourage property owners to maintain landscape on private property

Consider an architectural enhancement and/or additional landscape treatment on building facade

Screen trash enclosure with evergreen shrubs

Remove existing landscape and replace with low maintenance shrubs, perennials, and groundcover



Landscape Enhancements

Ownership

Public Private

Plant Material (See Plant Palette for a list of recommended plants)

Sun Shade Seasonal Evergreen Native

Shade Tree Ornamental Tree Shrubs Perennials Groundcover

Cost

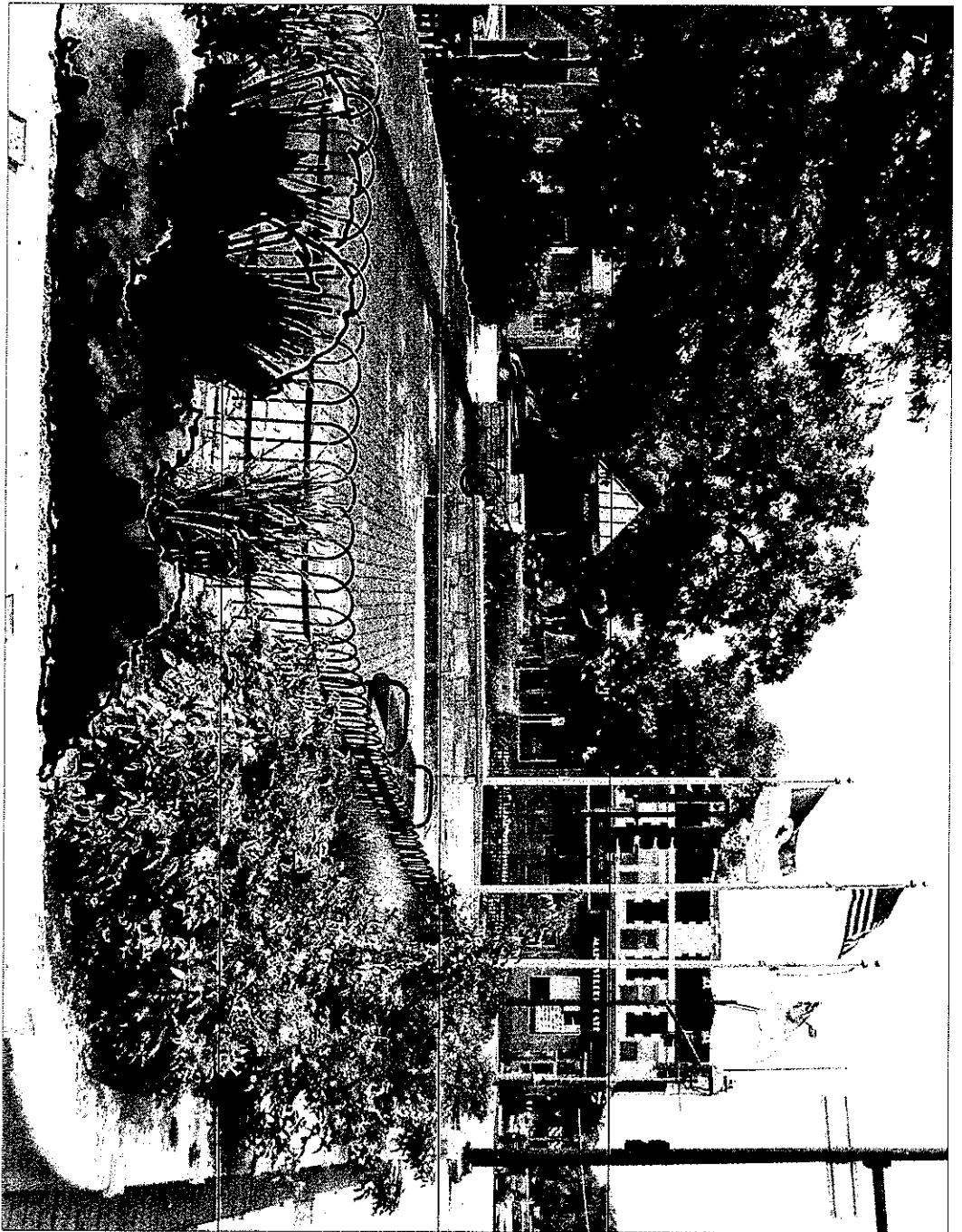
Include in yearly maintenance contract

Special Considerations

- Water plants until established, continue to monitor and water as needed
- Coordinate landscape enhancements with railroad
- Incorporate seasonal plantings around train station

Add/Replace landscape material where necessary or when existing plants die to fill empty spaces

Utilize landscape theme on north and south sides of the railroad tracks



Landscape Enhancements

Ownership

Public Private

Plant Material (see plant palette for a list of recommended plants)

Sun Shade Seasonal Evergreen Native

Shade Tree Ornamental Tree Shrubs Perennials Groundcover

Cost

\$4,500 - \$5,500

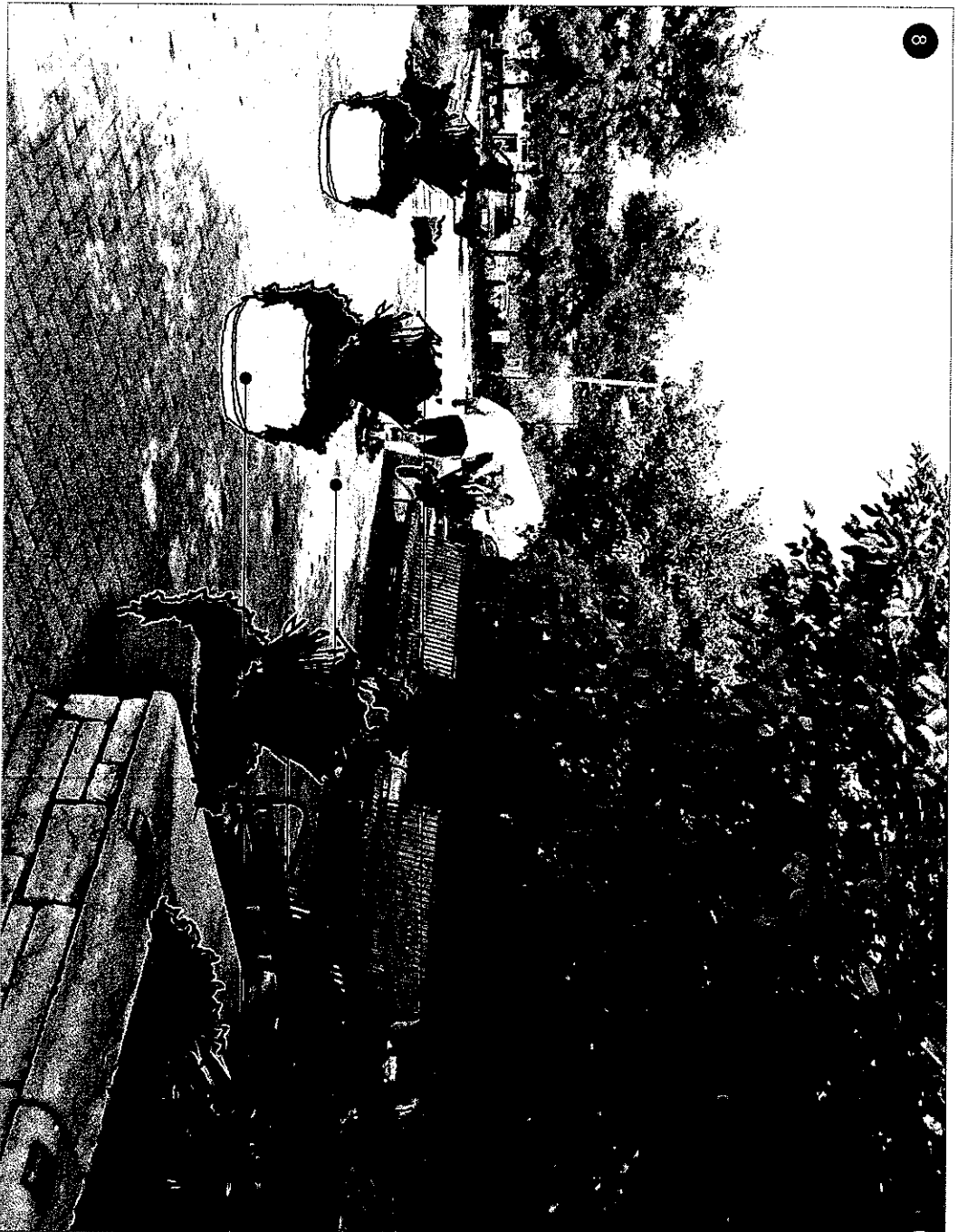
Special Considerations

- Water plants until established, continue to monitor and water as needed
- Coordinate landscape enhancements on private property with owner
- Encourage property owners to maintain landscape on private property
- Four-season rotation
- Consider installing enhancements to the center of the plaza, landscape or other sculpture

Coordinate with property owner to prune existing trees

Install ornamental fence to discourage pedestrians from walking through landscape

Plant evergreen shrubs and perennials to fill gaps in landscape planting and provide four-season interest



Village of Lombard

7-Eleven Plaza

Lombard, Illinois

Landscape Enhancements

Ownership

- Public
- Private

Plant Material (see plant palette for a list of recommended plants)

- Sun
- Shade
- Seasonal
- Evergreen
- Native
- Shade Tree
- Ornamental Tree
- Shrubs
- Perennials
- Groundcover

Cost: \$3,000 - \$3,500

Special Considerations

- Water plants until established, continue to monitor and water as needed
- Holiday lighting
- Four-season rotation in small planters
- High maintenance area
- Consider relocating benches to allow views into plaza rather than towards street

Prune existing trees

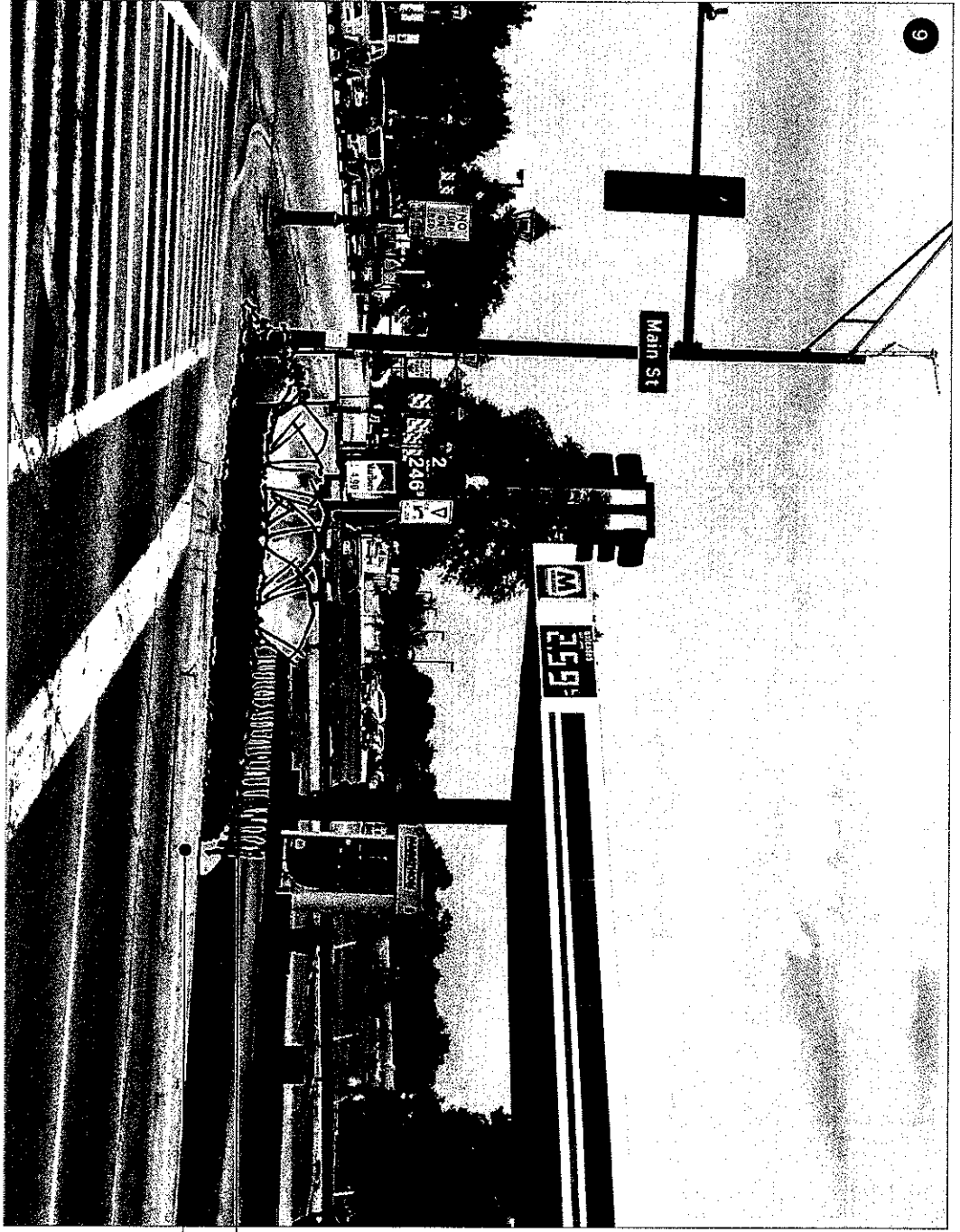
Plant perennials and groundcover to fill gaps in landscape planting

Clean pavement

Plant seasonal plantings in planters to provide color and prevent plaza users from pulling trash in planters

Add planters to enclose plaza space

Plant shrubs, perennials, and groundcover to fill in understorey planting



Village of Lombard

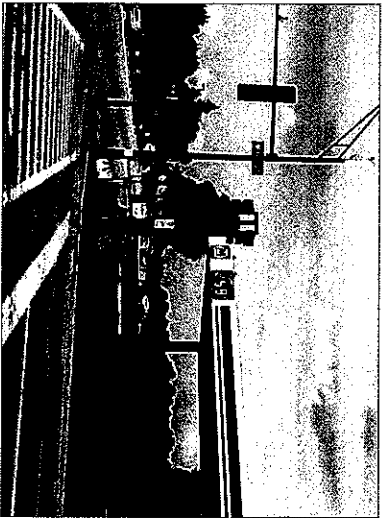
Marathon Gas Station

Lombard, Illinois

Landscape Enhancements

- Ownership**
- Public
 - Private
- Plant Material (see plant palette for a list of recommended plants)**
- Sun
 - Shade
 - Seasonal
 - Evergreen
 - Native
 - Shade Tree
 - Ornamental Tree
 - Shrubs
 - Perennials
 - Groundcover
- Cost**
- \$7,700 - \$9,700

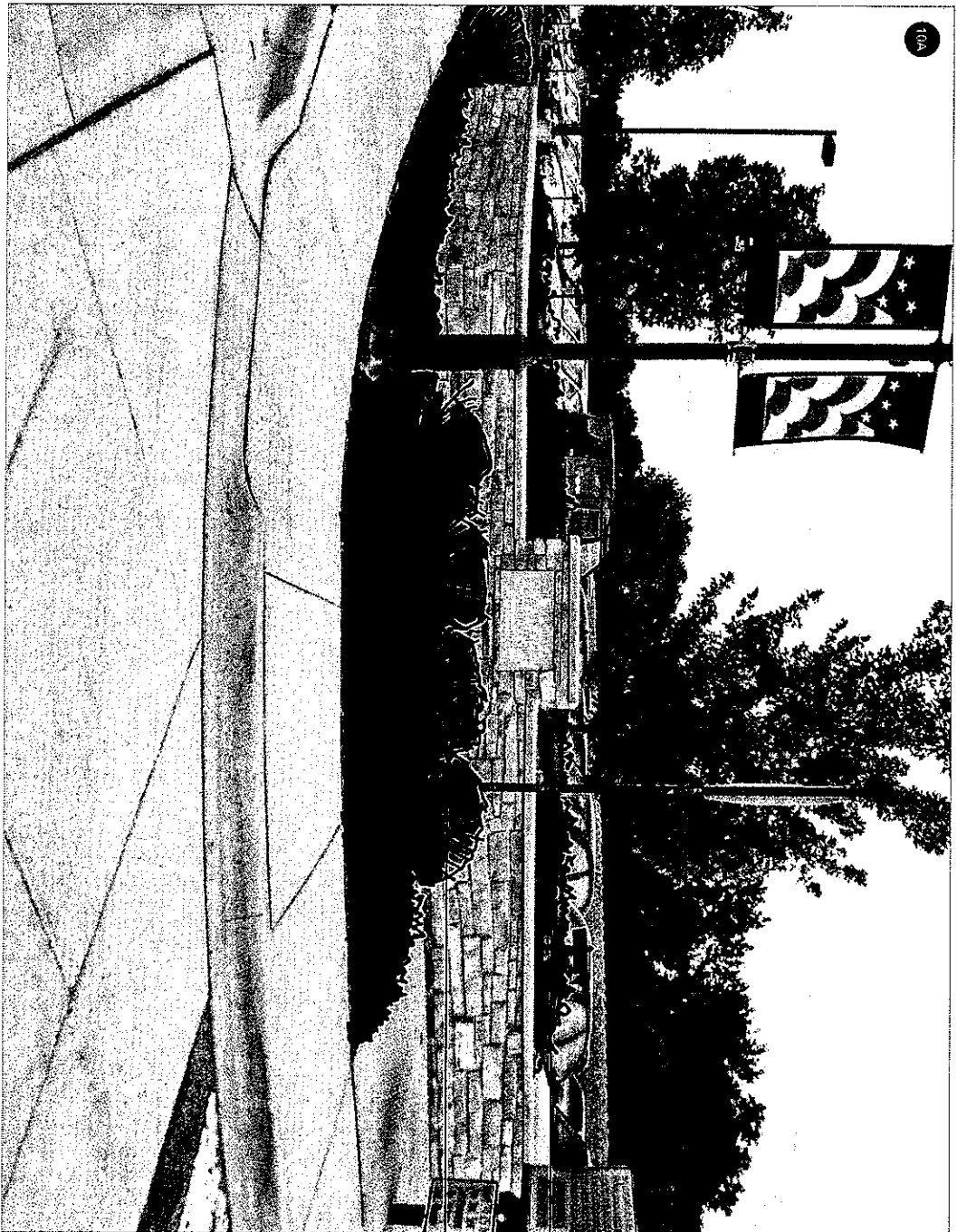
- Special Considerations**
- Water plants until established, continue to monitor and water as needed
 - Protect landscape from pedestrian traffic
 - Maintain plants at appropriate heights within sight triangles
 - Coordinate landscape enhancements on private property with owner
 - Encourage property owners to maintain landscape on private property



Existing conditions

Plant shrubs, perennials and groundcover similar to Volunteer Plaza to create a strong gateway

Remove pavement and install raised planter curb with ornamental fence at corner



Village of Lombard

Hammerschmidt Parking Lot - Historic Marker Sign

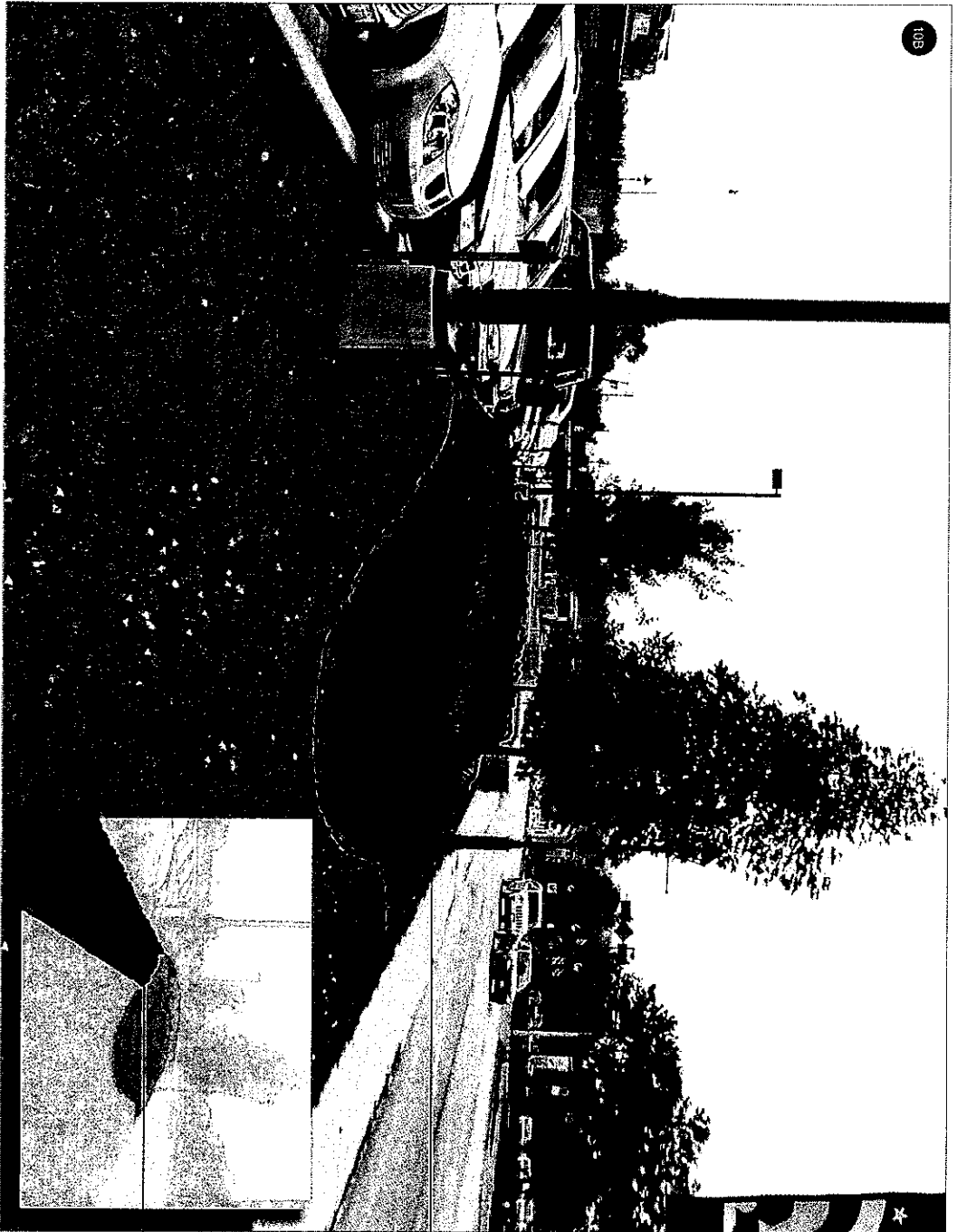
Lombard, Illinois

Landscape Enhancements

- Ownership**
 - Public
 - Private
- Plant Material (See plant palette for a list of recommended plants)**
 - Sun
 - Shade
 - Seasonal
 - Evergreen
 - Native
 - Shade Tree
 - Ornamental Tree
 - Shrubs
 - Perennials
 - Groundcover
- Cost**
 - \$2,300 - \$2,800
- Special Considerations**
 - Water plants until established, continue to monitor and water as needed
 - Protect landscape from pedestrian traffic
 - Maintain plants at appropriate heights within sight triangles
 - Do not block signage

Plant medium height shrubs to provide a backdrop for the wall and screen parking lot

Plant foundation shrubs, perennials, and groundcover to soften the wall and enhance entrance



Village of Lombard

Hammerschmidt Parking Lot - Parkway

Lombard, Illinois

Landscape Enhancements

- Ownership:**
 - Public
 - Private
- Plant Material (see plant palette for a list of recommended plants):**
 - Sun
 - Shade
 - Shade Tree
 - Ornamental Tree
 - Shrubs
 - Perennials
 - Groundcover
- Cost:** \$8,700 - \$10,700 (assumes 2,000 square feet of landscaping within parkway)
- Special Considerations:**
 - * Water plants until established, continue to monitor and water as needed
 - * Maintain plants at appropriate heights

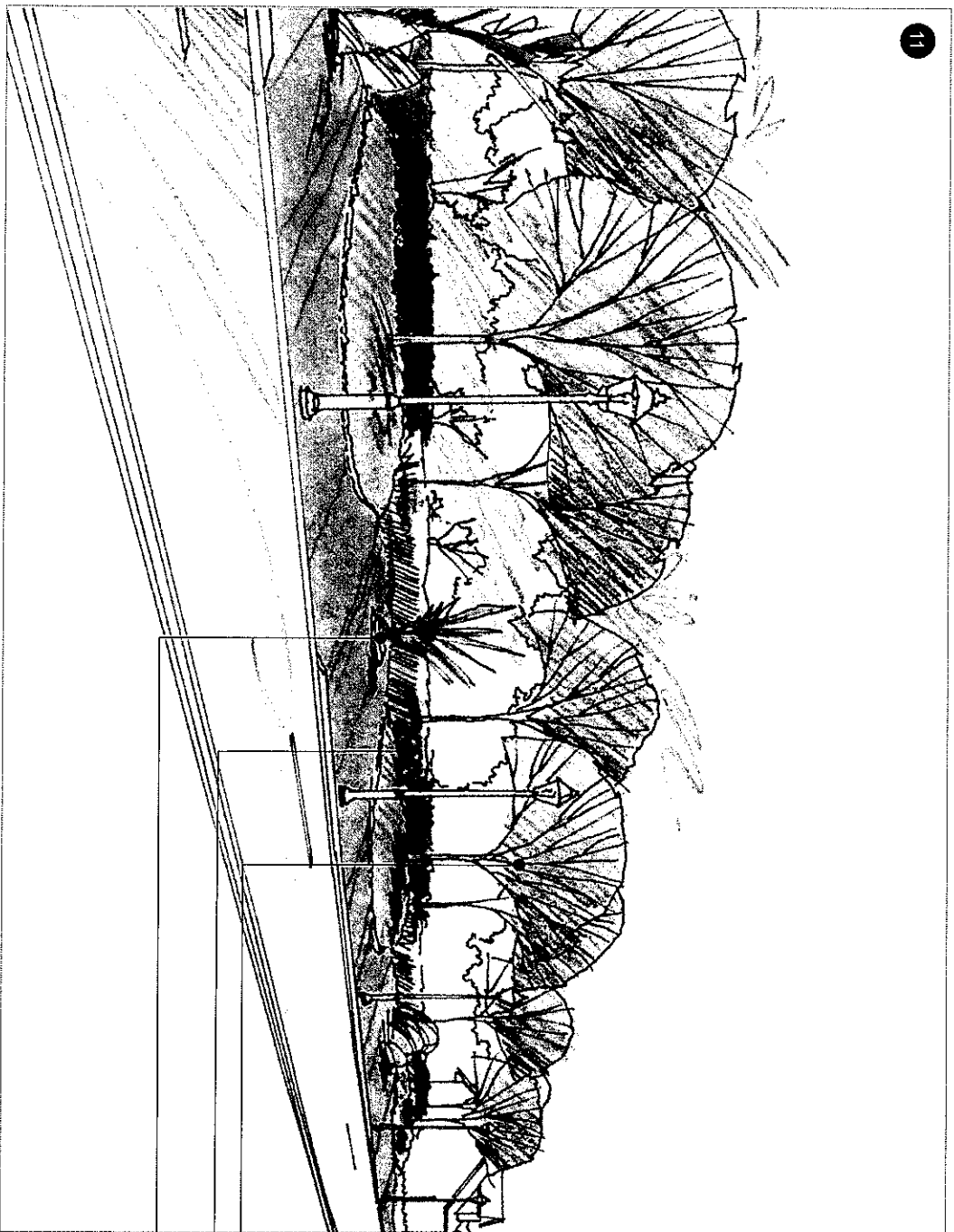
Group existing trees in landscape beds of low maintenance shrubs and groundcover to screen parking lot

If budget allows, consider the use of a hedge or fence to screen parking areas from St. Charles Road. The lower railing utilized in Volunteer Plaza would screen the lower half of a car but not shield the view for enforcement or identifying available parking spaces.



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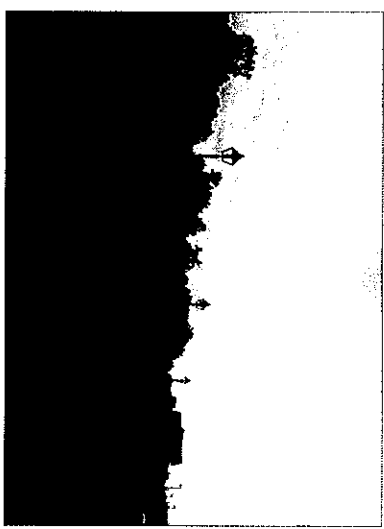
Village of Lombard

St. Charles Road Parkway / Sculpture Garden

Lombard, Illinois

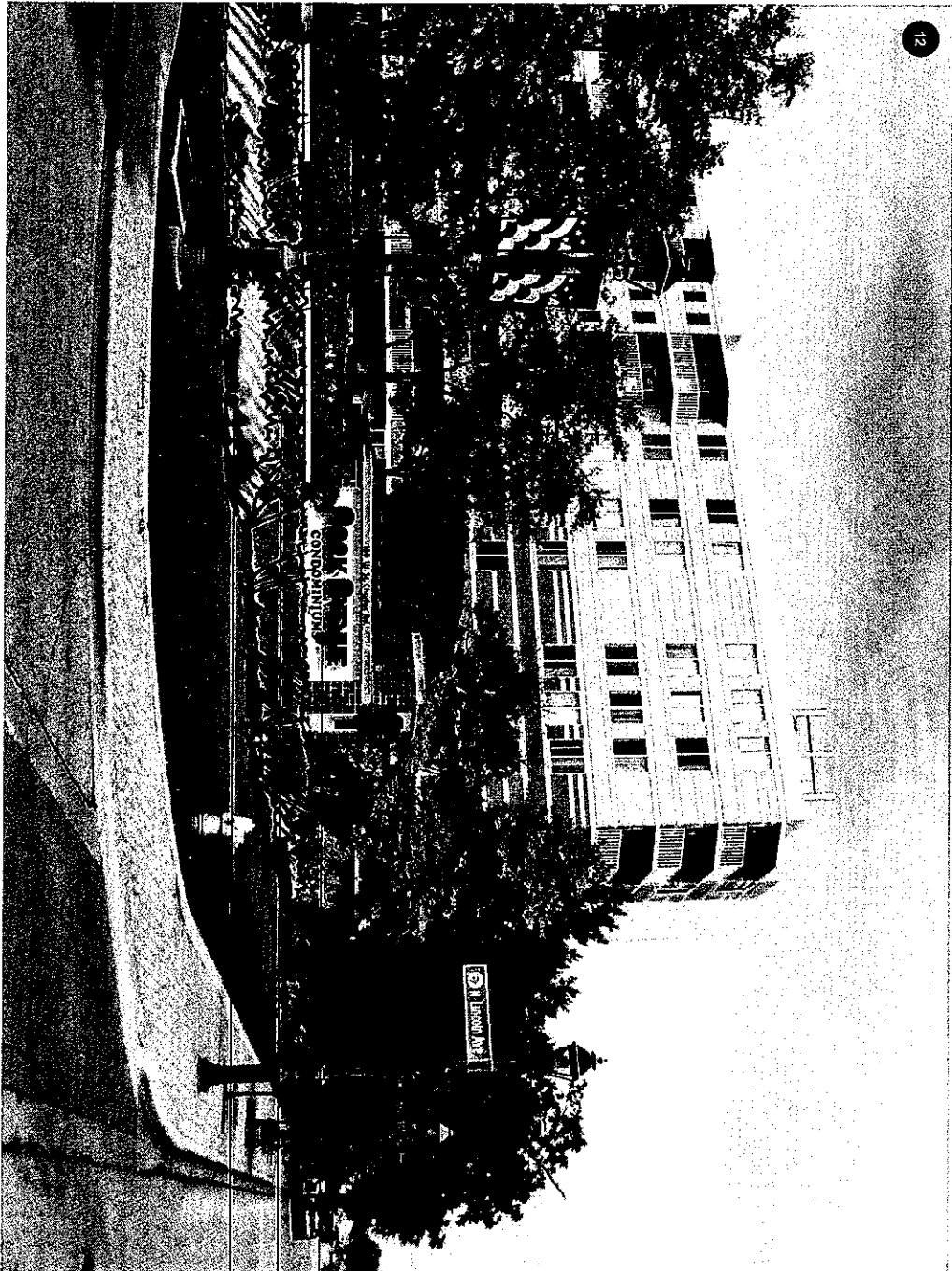
Landscape Enhancements

- Ownership:**
- Public
 - Private
- Plant Material (see plant palette for a list of recommended plants):**
- Sun
 - Shade
 - Seasonal
 - Evergreen
 - Native
 - Shade Tree
 - Ornamental Tree
 - Shrubs
 - Perennials
 - Groundcover
- Cost:**
- \$50,000 - \$500,000 (does not include sculpture)
- Special Considerations:**
- Water plants until established, continue to monitor and water as needed
 - Coordinate landscape enhancements with railroad owner
 - Provide appropriate safety requirements adjacent to railroad tracks
 - Sculptures by other
 - Consider installing an automatic irrigation system



Existing conditions

- Plant shade trees to screen railroad tracks
- Plant shrubs, perennials, and groundcover to provide context for sculptures
- Regrade parkway to provide low berms for potential public art program



Village of Lombard

Park Avenue Condominiums

Lombard, Illinois

Landscape Enhancements

- Ownership**
 - Public
 - Private
- Plant Material (See plant palette for a list of recommended plants)**
 - Sun
 - Shade
 - Seasonal
 - Evergreen
 - Native
 - Shade Tree
 - Ornamental Tree
 - Shrubs
 - Perennials
 - Groundcover
- Cost**
 - Private property owner should include in yearly maintenance contract
- Special Considerations**
 - Water plans will establish, continue to monitor and water as needed
 - Reduce pruning between shrubs, allowing them to grow together

Encourage owner to incorporate common design elements found downtown into signage
 Plant lower scale shrubs to expose wall and expand the scale of the sign
 Fill gaps where they occur and amend with seasonal plantings in high impact locations

Durable Materials and Consistent Maintenance

The following is a list of recommended plant species and varieties:

Shade Trees

| Botanical Name | Common Name |
|--|---------------------------------|
| Acer x freemanii 'Morton' | Maple |
| Celtis occidentalis | Common Hackberry |
| Gleditsia triacanthos var. inermis 'Skycole' | 'Skycole' Thornless Honeylocust |
| Gymnocladus dioica * | Kentucky Coffee-tree |
| Quercus rubra * | Red Oak |
| Quercus x schuelleri * | Swamp Burr Oak |
| Robinia pseudacacia 'Benjamin' | Chicago Blues Black Locust |
| Tilia americana | American Linden |
| Tilia cordata 'Greenspire' | Greenspire Littleleaf Linden |
| Ulmus x frontler | Frontier Elm |
| Ulmus japonica x wilsoniana 'Morton' | Accolade Elm |

Ornamental Trees

| Botanical Name | Common Name |
|--|---|
| Ariehandler canadensis 'Autumn Brilliance' * | Autumn Brilliance Shadblow Serviceberry |
| Cercis canadensis * | Eastern Redbud |
| Corylus aversa 'var. inermis' * | Thornless Coccinifer Hawthorn |
| Malus Adams | Adams Flowering Crabapple |
| Malus Donald Wyman' | Donald Wyman Flowering Crabapple |
| Malus 'Prairifire' | Prairifire Crabapple |
| Malus x zumi | Zumi Flowering Crabapple |
| Syringa reticulata 'Inyo Silk' | Japanese Tree Lilac |
| Viburnum prunifolium * | Blackhaw Viburnum |

Deciduous Shrubs - Shade

| Botanical Name | Common Name |
|--------------------------------------|----------------------------------|
| Aronia arbutifolia 'Brilliantissima' | Bright Red Chokeberry |
| Aronia melanocarpa * | Autumn Magic Black Chokeberry |
| Coloreaster apiculatus | Autumn Coloreaster |
| Cornus racemosa * | Gray Dogwood |
| Cornus sericea 'Bergeson Compact' * | Bergeson Compact Redwing Dogwood |
| Cornus sericea 'Cardinal' * | Cardinal Redosier Dogwood |
| Euonymus alatus 'Rudy Haag' | Rudy Haag Dwarf Burning Bush |
| Hydrangea arborescens 'Annabelle' * | Smooth Hydrangea |
| Hydrangea quercifolia 'Pee Wee' | Pee Wee Oak-leaf Hydrangea |
| Rhus aromatica 'Gro-Low' * | Gro-Low Fragrant Sumac |
| Rhus typhina 'Autumn Blaze' | Autumn Blaze Burning Bush |
| Viburnum carlesii 'Aurora' | Aurora Korean Spice Viburnum |
| Viburnum carydolioides 'Cayuga' | Cayuga Korean Spice Viburnum |
| Viburnum lentana 'Moblitan' | Moblitan Viburnum |

Deciduous Shrubs - Sun

| Botanical Name | Common Name |
|------------------------------------|----------------------------------|
| Euonymus alatus 'Rudy Haag' | Rudy Haag Dwarf Burning Bush |
| Forsythia x intermedia 'Sunrise' | Sunrise Forsythia |
| Forsythia gardneria 'Kilmivo' * | Dwarf Fothergilla |
| Hamelis vermalis 'Autumn Embers' | Autumn Embers Witchhazel |
| Ilex verticillata * | Common Winterberry |
| Rhus aromatica 'Gro-Low' * | Gro-Low Fragrant Sumac |
| Rhus typhina 'Green Mount' | Green Mount Burning Bush |
| Rosa 'Carolina Wonder' | Carolina Wonder Rose |
| Rosa 'Nearby Wild' | Nearby Wild Rose |
| Rosa var. 'Noala' | Flower Carpet Coral Rose |
| Rosa pavement 'Purple' | Purple Pavement Rose |
| Spiraea japonica 'Little Princess' | Little Princess Japanese Spiraea |
| Spiraea betulifolia 'Tor' | Tor Birchleaf Spirea |
| Syringa meyeri 'Palibiri' | Palibiri Dwarf Lilac |
| Syringa patula 'Miss Kim' | Miss Kim Dwarf Lilac |
| Viburnum dentatum 'Autumn Jazz' * | Autumn Jazz Viburnum |
| Viburnum prunifolium * | Blackhaw Viburnum |

Seasonal

| Summer: | Fall: | Winter: | Spring: |
|--------------|---------|------------------|-----------|
| Begonia | Cabbage | Emergreen boughs | Daffodils |
| Dusty Miller | Kale | Red Twig Dogwood | Pansy |
| Geranium | Mums | | Tulip |
| Impatiens | Pansy | | |
| Lantana | | | |
| Petunia | | | |

Final selection of seasonal plants subject to budget, quantity and design

Perennials, Groundcover and Vines - Shade

| Botanical Name | Common Name |
|---------------------------------------|-----------------------------------|
| Ajuga reptans 'Bronza Beauty' | Bronze Beauty Bugleweed |
| Asiatic Chiransis 'Pumila' | Dwarf Chinese Asitibe |
| Asiatic Chiransis 'Visions' | Visions Asitibe |
| Euonymus fortunei coloratus | Purpleleaf Wintercreeper |
| Hedera helix 'Thorndale' | Thorndale English Ivy |
| Heuchera 'Green Spice' | Green Spice Coral Bells |
| Heuchera 'Marmalade' | Marmalade Coral Bells |
| Heuchera x 'Palace Purple' | Palace Purple Coral Bells |
| Hosta variegata | Plantain Lily |
| Nepeta x laessleri 'Walker's Low' | Walker's Low Nepeta |
| Pachysandra terminalis 'Green Carpet' | Green Carpet Japanese Pachysandra |
| Parthenocissus quinquefolia | Virginia Creeper |
| Parthenocissus incuspidata | Boston Ivy |
| Vinca minor | Periwinkle |
| Waldsteinia ternata | Barren Strawberry |

Perennials, Groundcover and Vines - Sun

| Botanical Name | Common Name |
|---|-----------------------------------|
| Achillea millefolium 'Oertel's Rose' | Oertel's Rose Yarrow |
| Achillea x 'Moonshine' | Moonshine Yarrow |
| Calliopsis acutiflora 'Keil Foerster' | Keil Foerster Feather Reed Grass |
| Calliopsis acutiflora 'Overdam' * | Overdam Feather Reed Grass |
| Clematis teretica | Sweet Autumn Clematis |
| Coryopsis verticillata 'Moonbeam' * | Moonbeam Three-leafed Coryopsis |
| Echinacea purpurea * | Purple Coneflower |
| Echinacea purpurea 'Kims Knee High' | Kim's Knee High Purple Coneflower |
| Euonymus fortunei coloratus | Purpleleaf Wintercreeper |
| Geranium 'Rozanne' | Rozanne Geranium |
| Hedera helix 'Thorndale' | Thorndale English Ivy |
| Helicodictyon sempervivens | Blue Oak Grass |
| Hemerocallis variegata | Daylily |
| Heuchera 'Green Spice' | Green Spice Coral Bells |
| Heuchera 'Marmalade' | Marmalade Coral Bells |
| Heuchera x 'Palace Purple' | Palace Purple Coral Bells |
| Liatris spicata 'Kobald' * | Kobald Gayfeather |
| Molinia caerulea 'Moonlame' | Moonlame Purple Moor Grass |
| Nepeta x laessleri 'Walker's Low' | Walker's Low Nepeta |
| Pachysandra terminalis 'Green Carpet' | Green Carpet Japanese Pachysandra |
| Parthenocissus quinquefolia | Virginia Creeper |
| Parthenocissus incuspidata | Boston Ivy |
| Peristemon altopedunculatus 'Hannelin' | Hannelin Dwarf Fountain Grass |
| Perovskia atriplicifolia 'Little Spire' | Little Spire Russian Sage |
| Polygonum aureum 'Lemon Lace' | Lemon Lace Silver Fleece Vine |
| Rudbeckia fulgida 'Goldsturm' * | Goldsturm Black-eyed Susan |
| Salvia nemerosa 'Ostrifield' | Ostrifield Salvia |
| Sedum 'Autumn Joy' | Autumn Joy Sedum |
| Sporobolus heterocarpus * | Prairie Dropseed |
| Veronica spicata 'Royal Candles' | Royal Candles Veronica |
| Vinca minor | Periwinkle |
| Waldsteinia ternata | Barren Strawberry |

Village of Lombard

Plant Palette

Lombard, Illinois

HITCHCOCK
Design Group

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The following is a general outline of routine landscape maintenance activities. All activities shall be scheduled accordingly with the weather.

January

- Remove litter from turf and landscape areas
- Remove litter caught in trees and shrubs
- Check and maintain all winter coverings, including evergreen boughs and holiday lighting
- Prune damaged tree branches as needed

February

- Remove litter from turf and landscape areas
- Remove litter caught in trees and shrubs
- Remove all winter coverings, including evergreen boughs, and holiday lighting
- Check perennial plantings and reset those plants that have been heaved from the ground due to frost
- Inspect all trees, shrubs (including roses), and vines to determine pruning needs and complete this work prior to bud break

March

- Remove litter from turf and landscape areas
- Remove litter caught in trees and shrubs
- Check perennial plantings and reset those plants that have been heaved from the ground due to frost
- Inspect all trees, shrubs (including roses), and vines to determine pruning needs and complete this work prior to bud break

April

- Remove litter from turf and landscape areas
- Remove litter caught in trees and shrubs
- Perform spring bed clean-up in all landscape locations prior to any required division of perennials
- Trim back all perennials not previously cut back
- Water semi-irrigated and non-irrigated landscape areas as required
- Mulch planting areas
- Begin monitoring for pest and disease problems
- Begin mowing lawn areas as needed
- Monitor all planting beds for weedy conditions and take appropriate measures to maintain all plantings in a weed-free condition

May

- Remove litter from turf and landscape areas
- Remove litter caught in trees and shrubs
- Complete required perennial division
- Braid or remove 25% of green foliage from spring blooming bulbs
- Trim back all perennials as required
- Water landscaped areas as needed
- Mulch planting areas as needed
- Continue monitoring for pest and disease problems
- Monitor all planting beds for weedy conditions and take appropriate measures to maintain all plantings in a weed-free condition

June

- Remove litter from turf and landscape areas
- Remove litter caught in trees and shrubs
- Monitor newly installed plantings for watering requirements
- Monitor all planting beds for weedy conditions and take appropriate measures to maintain all plantings in a weed free condition
- Monitor all landscaped areas for pest and disease problems
- Mulch planting areas as needed
- Prune all shrubs and hedges (following bloom period if appropriate)

July

- Remove litter from turf and landscape areas
- Remove litter caught in trees and shrubs
- Continue to monitor plantings installed this season for watering needs
- Monitor all planting beds for weedy conditions and take appropriate measures to maintain all plantings in a weed-free condition
- Monitor all landscaped areas for pest and disease problems
- Monitor mulch depth and adjust as needed

August

- Remove litter from turf and landscape areas
- Remove litter caught in trees and shrubs
- Begin any required deadheading, dead leafing, pruning, and pinching of perennials and annuals
- Monitor all planting beds for weedy conditions and take appropriate measures to maintain all areas in a weed free condition
- Monitor mulch depths and adjust as needed
- Order spring blooming bulbs for fall installation
- Monitor all landscaped areas for pest and disease problems

September

- Remove litter from turf and landscape areas
- Remove litter caught in trees and shrubs
- Continue any required deadheading, dead leafing, pruning, and pinching of perennials and annuals
- Monitor all planting beds for weedy conditions and take appropriate measures to maintain all areas in a weed free condition
- Continue to monitor mulch depths as needed
- Survey all planting areas specified and note any dead, damaged or missing plants and begin installing new plant material
- Prune shrubs and hedges for the last time

October

- Remove litter from turf and landscape areas
- Remove litter caught in trees and shrubs
- Begin fall clean-up of planting beds
- Do not cut back perennials until they go dormant
- Remove annuals
- Monitor all planting beds for weedy conditions and take appropriate measures to maintain all areas in a weed free condition
- Complete installation of new plant materials by the middle of this month
- Begin installing spring blooming bulbs
- Install and maintain holiday decorations as desired

November

- Remove litter from turf and landscape areas
- Remove litter caught in trees and shrubs
- Complete installation of spring blooming bulbs
- Begin performing any necessary tree pruning maintenance once the trees are dormant
- Complete fall bed clean up
- Perennial foliage shall not be cut back until the plants go dormant
- Install winter evergreen covers
- Maintain all winter coverings, including evergreen boughs
- Maintain all lighting in operating order, including all seasonal lighting

January

- Remove litter from turf and landscape areas
- Remove litter caught in trees and shrubs
- Maintain all winter coverings, including evergreen boughs
- Maintain all lighting in operating order, including all seasonal lighting

Landscape Maintenance Schedule

Lombard, Illinois