

TO: Community Promotion and Tourism Committee  
Economic and Community Development Committee  
Environmental Concerns Committee  
Finance Committee  
Historical Commission  
Public Works Committee  
Transportation and Safety Committee

From: David A. Hulseberg, Village Manager *dah*

Date: September 22, 2009

Subject: Downtown Landscape Enhancement Recommendations

The Village of Lombard conducted a strategic planning workshop on October 22, 2008. A series of priorities were developed by the Village President and Board of Trustees. One of the priorities developed in the workshop was the enhancement of the downtown. To achieve this objective, the Village undertook a Downtown Lombard community visioning effort, which was completed earlier this year. The final report indicated that there was a significant interest by participants in enhancing the overall appearance and image of "Downtown Lombard".

To further the objective, the Village retained the services of Hitchcock Design Group to develop a plan for downtown enhancements. The Hitchcock Design Group plan was loosely based upon the work of the Lombard Town Centre Design Committee, Lombard's Illinois Main Street Organization, who had previously conducted a review of the existing conditions in the downtown and offered several suggestions for enhancements.

The Village Board of Trustees was presented with the report at the September 17, 2009 meeting. The report seeks to address the following areas, and is limited only to landscape improvements.

- Identify key locations in which enhanced landscape design can contribute to improving the overall design aesthetic of the downtown;
- Develop recommendations as to appropriate landscape features on public property, public rights-of-way and private property;
- Offer a narrative and recommendations as to appropriate plant materials and structures for each of the identified locations;
- Offer cost estimates for implementing each of the identified elements; and
- For sites not specifically identified within the report, identify *common design elements* that should be carried through the downtown area.

Hitchcock's report provided an estimated cost for the initial design and planting for each of the studied sites. The implementation costs are provided indicate whether the project is categorized as a public project (requiring Village commitment) or private (requiring private property owner approval).



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The report denotes a number of public improvements that the Village could undertake in the short-term, provided that funding allocations are provided through the budget process. Staff recommended that the Village Board approve of the implementation of the projects identified for Orchard Terrace, the METRA Embankment, the Volunteer Plaza, the 7-Eleven Plaza and the Hammerschmidt Lot, as these areas would offer the highest bang for the buck. Based upon the report, the cost estimate for these projects is \$78,800 to \$92,800. This figure does not include ongoing maintenance costs, which are estimated at \$7,500-\$10,000 annually.

The Village Board directed that the Downtown Landscape Enhancement Recommendations report be presented to various Committees and Commissions for review. Additionally, there were several issues that were presented by the Village Board that were not subjects addressed in the Hitchcock report, but are ancillary issues to the downtown enhancements. To assist in the review of the document staff has identified aspects of the plan or proposed enhancements that fall under the purview of each committee/commission. This item has been placed on each respective agenda for discussion. Comments received from the various entities will be forwarded to the Village Board for consideration.

#### 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 design/or text that may be placed on the banners and the issue of banner sponsorship by Lombard businesses.

#### 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 ECDC 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 ECDC to make recommendations to the Village Board.



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#### 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.

#### 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.

#### 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.

#### Public Works Committee

The PWC will be looking at the impact that these projects have 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.

#### 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
- Installation of stamped asphalt crosswalks at controlled intersections
- Plan to develop consistent signage on Village light poles in the downtown

This memo has been distributed to all respective Committees/Commissions for inclusion on their October 2009 or next meeting agendas. I thank you for your time and attention to these issues and look forward to your input in the downtown Lombard enhancements.

DAH:cb

dahdowntownlandscapingtovariousbrdscoms





September, 2009

# Downtown Landscape Enhancement Recommendations

Prepared for  
Village of Lombard

Prepared by  
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**The Cove**  
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 criterion 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.



Starboard Deteriorated Metal Band



Trash Receptacle



Bowlard



Street Light

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



- Sites**
- 1 Lombard Plaza Parking Lot
  - 2 Sprinkler Park / Ice Lot
  - 3 115-117 West St. Charles Road
  - 4A Park Avenue at Orchard
  - 4B Community Parking Lot
  - 5A Lombard Fountain
  - 5B Lombard Clock
  - 6A Michael McGuire Drive
  - 6B Metra Embankment
  - 7 Volunteer Plaza
  - 8 7-Eleven Plaza
  - 9 Marathon Gas Station
  - 10A Hammenstrahl Parking Lot
  - 10B Hammenstrahl Parking Lot - Parkway
  - 11 St. Charles Road Parkway / Sculpture Garden
  - 12 Park Avenue Condominiums
- Private Properties  
● Public Properties  
● Public/Private Properties

Village of Lombard

Project Locations

Lombard, Illinois

## Design Recommendations

### **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*  
\$85,000 - \$110,000

### **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

### **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 curbed 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

### **Orchard Terrace Parking Lot / Park Avenue Condominiums**

The detention area (Public/Private) adjacent to the parking lot 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

## Village of Lombard

### **Lombard Fountain / Lombard Clock (Public)**

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

### **Michael McGuire Drive / Metra Embankment (Private)**

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

### **Volunteer Plaza (Public)**

This public plaza is currently in good condition. Gaps in the landscape planting should be filled in with colorful perennials/annuals 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

### **7-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 understory planting will be more successful. There is not much understory 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 pulling trash in them.

*Cost Opinion*  
\$3,000 - \$3,500

### **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

### **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

### **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

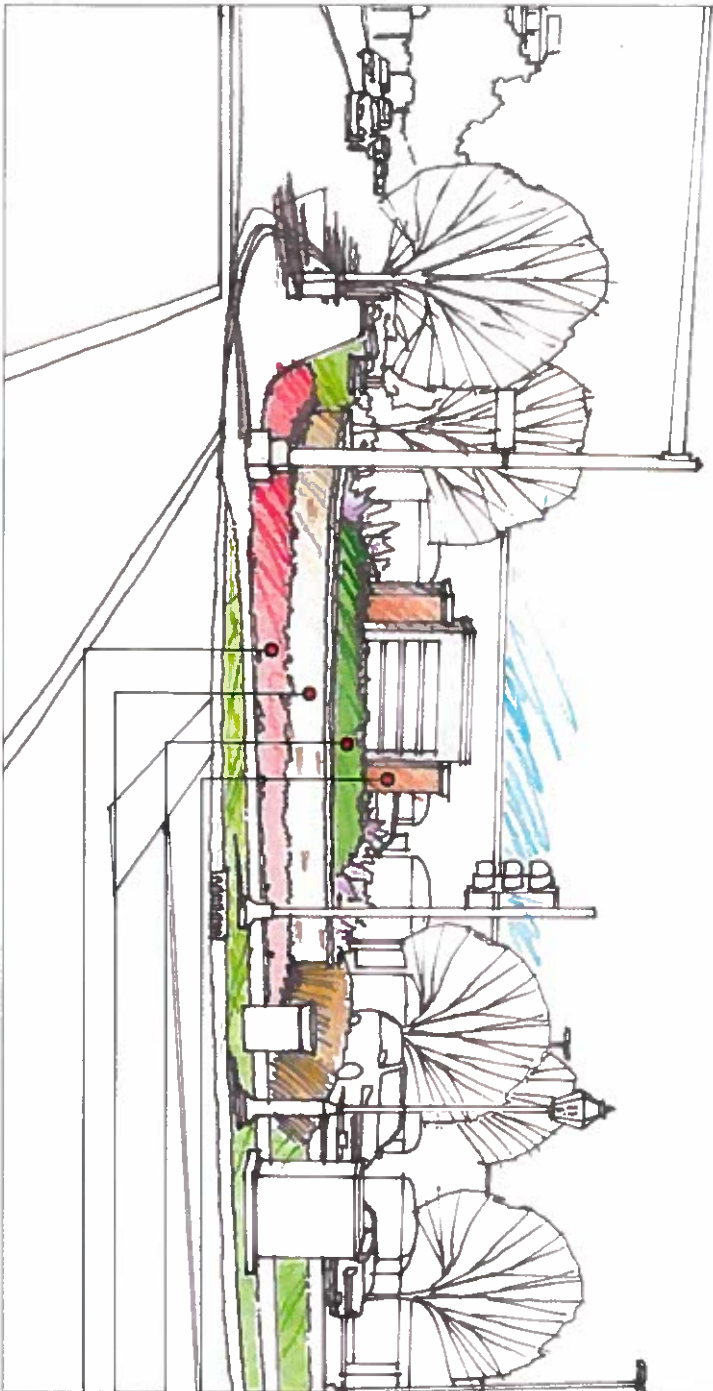
### **Park Avenue Condominiums (Private)**

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 irrigation systems





Village of Lombard

# Lombard Plaza Parking Lot

Lombard, Illinois

## Landscape Enhancements

Ownership	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Private
Plant Material (see plant palette for a list of recommended plants)	<input checked="" type="checkbox"/> Sun	<input type="checkbox"/> Shade
	<input checked="" type="checkbox"/> Seasonal	<input checked="" type="checkbox"/> Evergreen
	<input checked="" type="checkbox"/> Shade Tree	<input type="checkbox"/> Ornamental Tree
	<input checked="" type="checkbox"/> Shrubs	<input checked="" type="checkbox"/> Perennials
	<input checked="" type="checkbox"/> Groundcover	<input type="checkbox"/> Cacti
Cost	\$15,000 (Irrigation Sign) \$70,000 - \$85,000 (Yearly Plantings) \$95,000 - \$110,000 (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

**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**
- 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

Landscape Enhancements

Ornamental  Public  Private

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

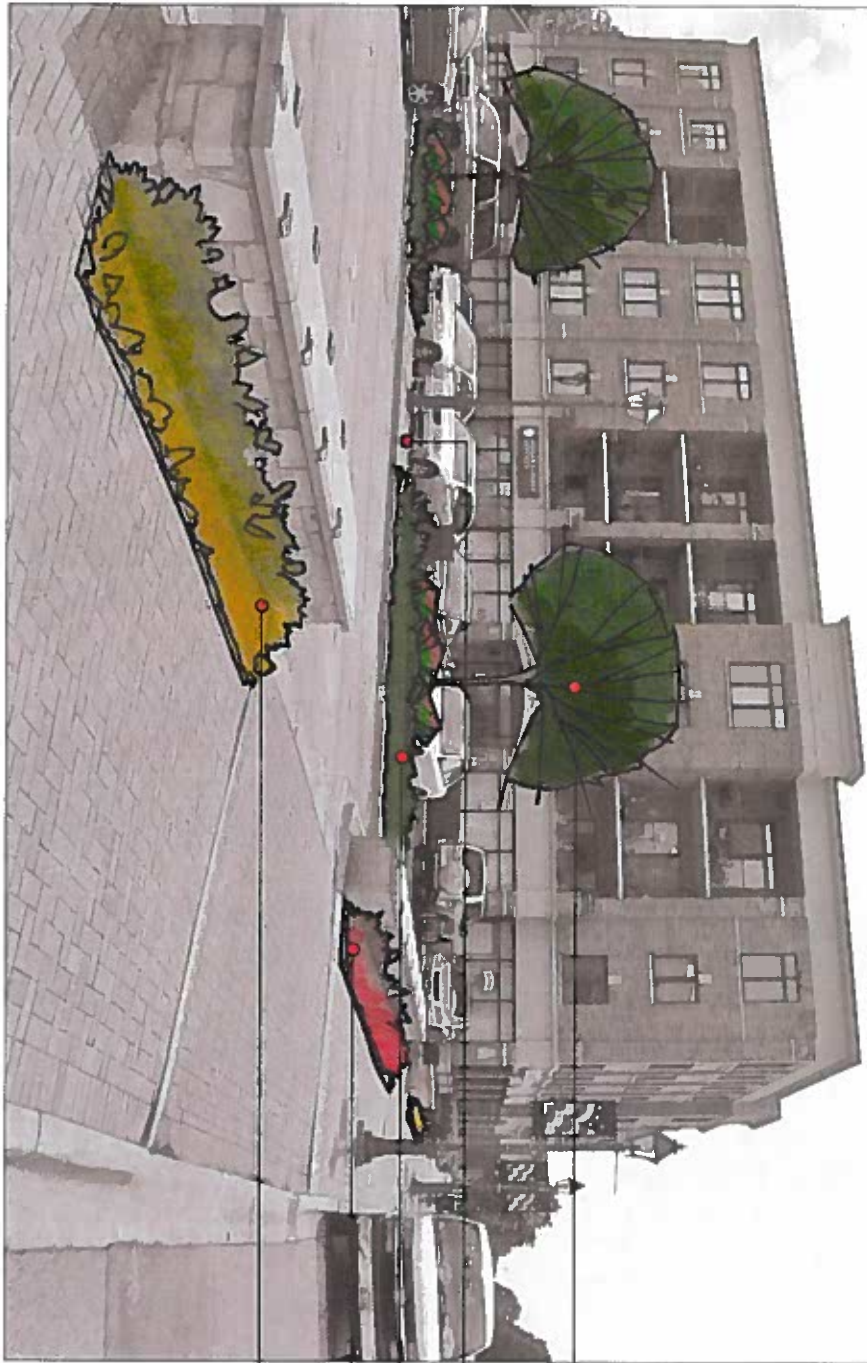
Sun  Shade  Seasonal  Evergreen  Native

Shade Tree  Ornamental Tree  Shrubs  Perennials  Groundcover

Cost

\$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

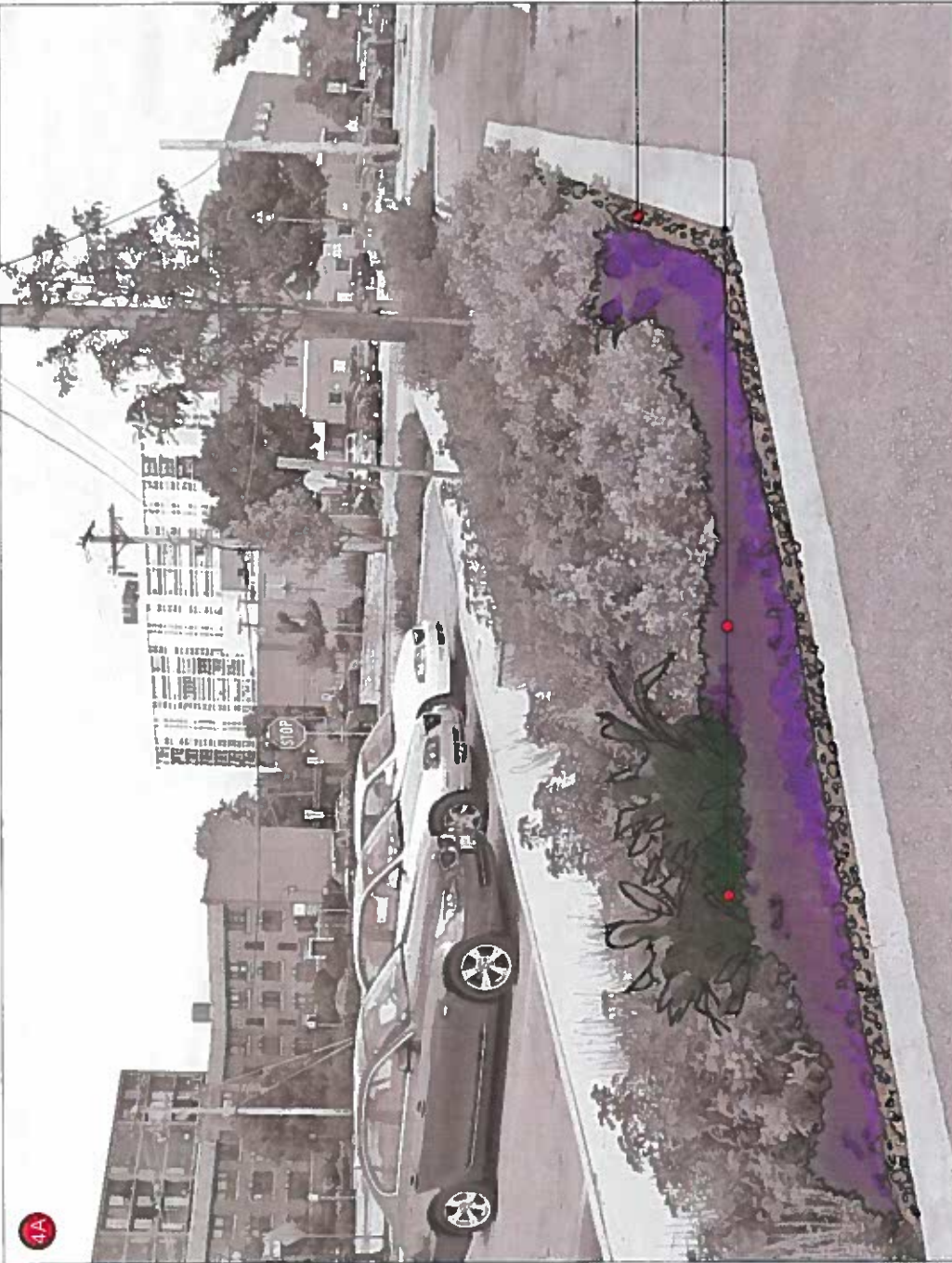
Remove pavers and install 12" height planter curbs and plant with shrubs, perennials, and groundcover to screen parking  
 install planters at a width that maintains a 3.5' minimum clear walkway width

Remove pavers and install perennials and groundcover at entries

Village of Lombard

115-117 West St. Charles Road

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

## Orchard Terrace Parking Lot

Lombard, Illinois



Village of Lombard

# Park Avenue Condominiums detention area

Lombard, Illinois

## Landscape Enhancements

Generable	<input type="checkbox"/>
Private	<input checked="" type="checkbox"/>
Plant Material (see plant palette for a list of recommended plants)	
Sun	<input checked="" type="checkbox"/>
Shade	<input type="checkbox"/>
Seasonal	<input checked="" type="checkbox"/>
Evergreen	<input checked="" type="checkbox"/>
Native	<input checked="" type="checkbox"/>
Shade Tree	<input type="checkbox"/>
Ornamental Tree	<input checked="" type="checkbox"/>
Shrubs	<input checked="" type="checkbox"/>
Perennials	<input checked="" type="checkbox"/>
Groundcover	<input checked="" type="checkbox"/>
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





- 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
    - Separate Contracting
- 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

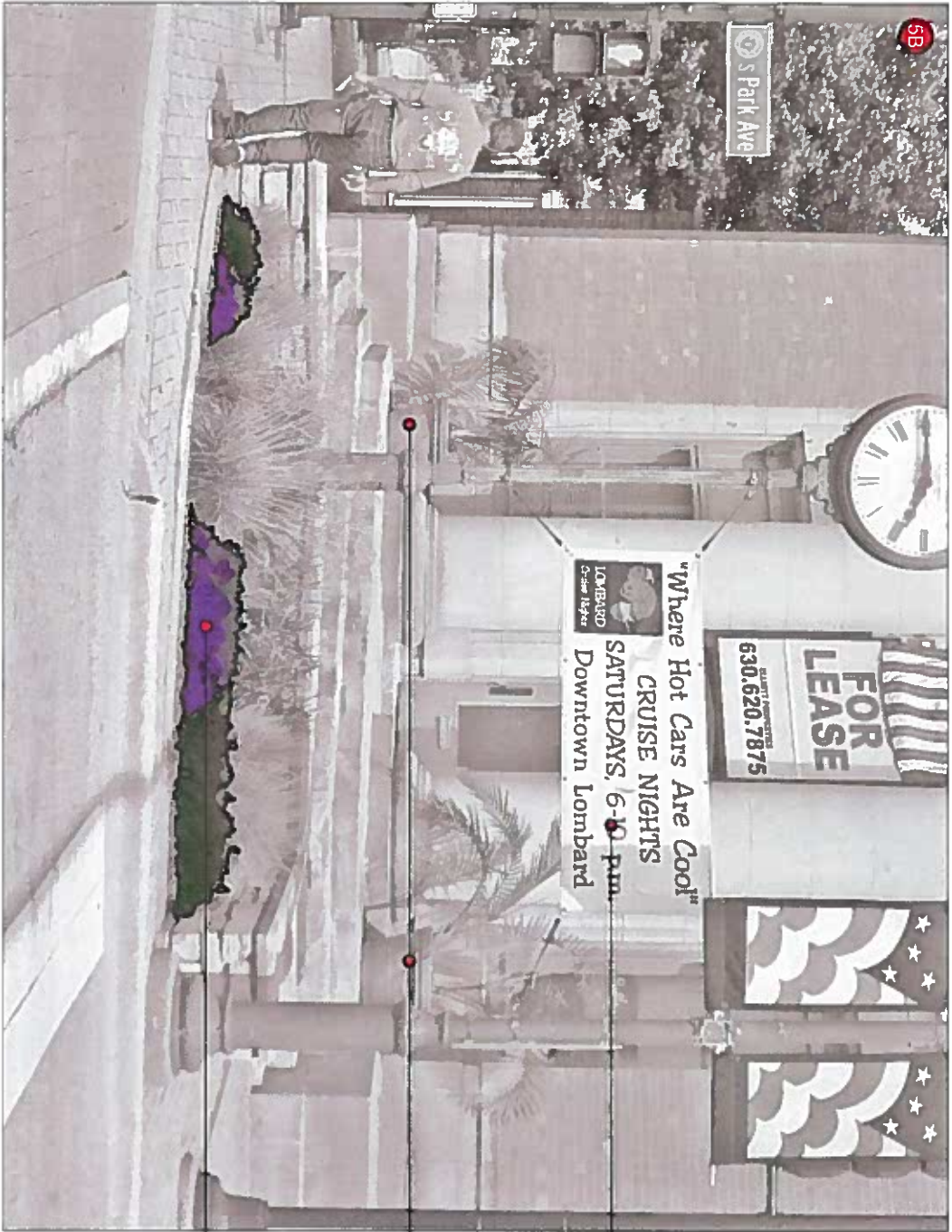
Encourage business owners to provide planters with seasonal plantings where space allows

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

Village of Lombard

Lombard Fountain

Lombard, Illinois



Village of Lombard

## Lombard Clock

Lombard, Illinois

### Landscaping Enhancements

- Overlapping
  - Public
  - Private
- Part of National Tree Plant Initiative (for a list of recommended plants)
  - Sun
  - Shade
  - Seasonal
  - Evergreen
  - Native
  - Shade Tree
  - Ornamental Tree
  - Shrubs
  - Perennials
  - Groundcover
- Cost
- Include in yearly maintenance contract
- Specify Color/Color tones
- Water plants until established, continue to monitor and water as needed
- Holiday lighting and decorations
- 4-hour session rotation to provide optimal color
- Repair or replace existing dock

Standardize temporary signs/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.



**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
  - 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

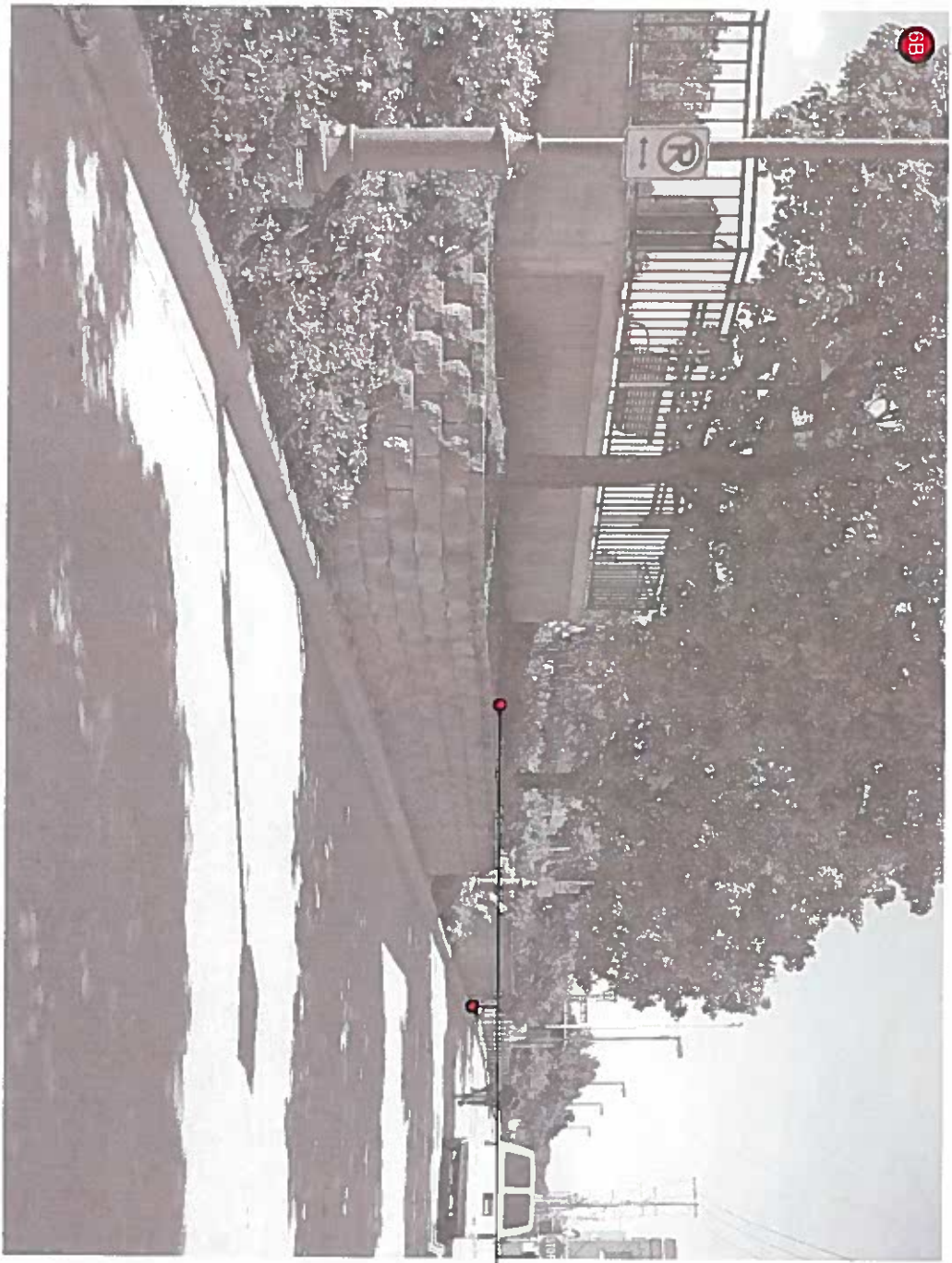
Remove existing landscape and replace with low maintenance shrubs, perennials, and groundcover

Village of Lombard

Michael McGuire Drive

Lombard, Illinois





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### Landscape Enhancements

- Orientation  Private
- Public
- Plant Material (see plant notes 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

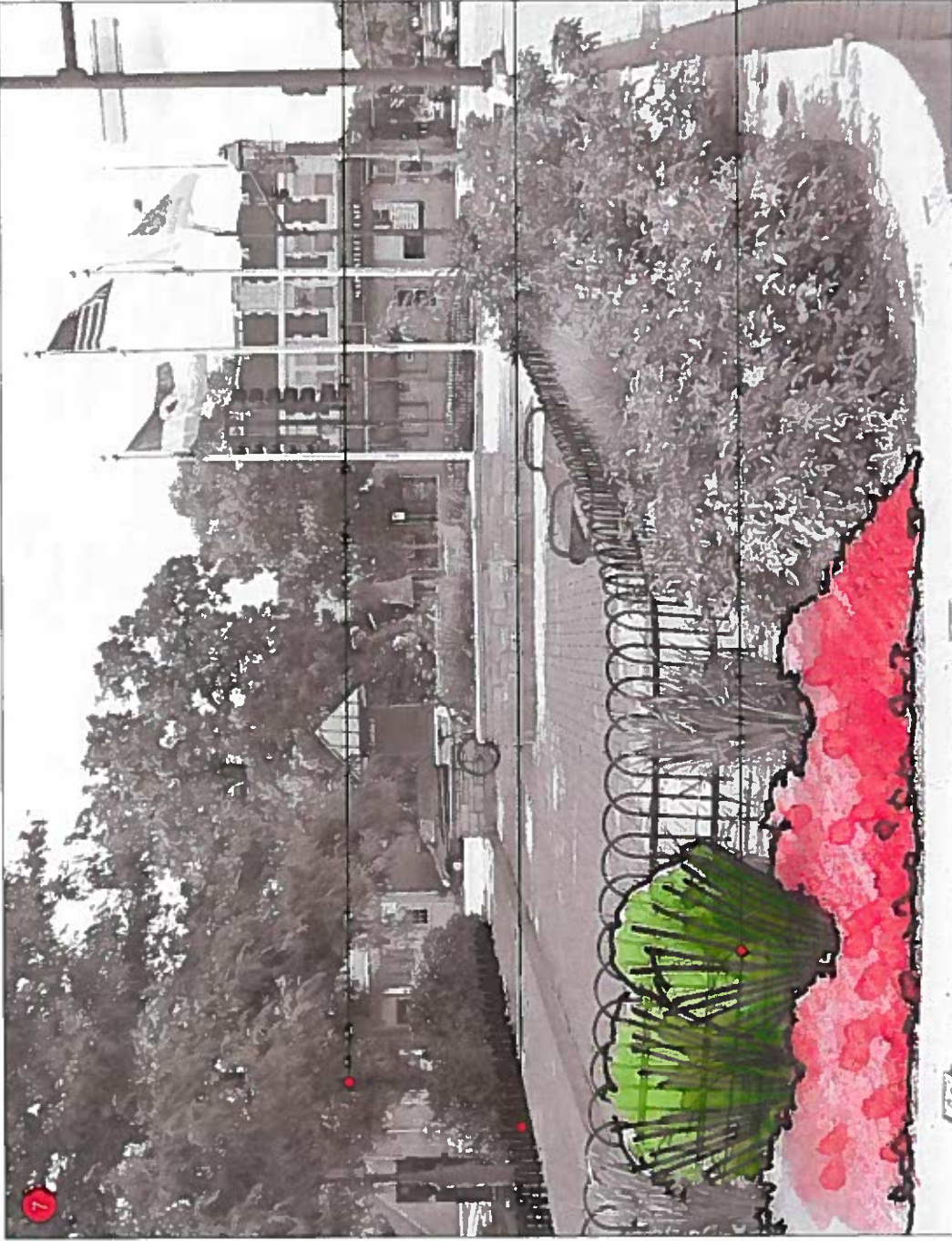
Add/replace landscape material where necessary or when existing plants die to fill empty spaces

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

Village of Lombard

## Metra Embankment

Lombard, Illinois



Village of Lombard

Volunteer Plaza

Lombard, Illinois

Landscape Enhancements

- Ownership:
  - Public
  - Private
- Plant Material Use (per use 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 putting trash in planters  
Add planters to enclose plaza space

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



Village of Lombard

Marathon Gas Station

Lombard, Illinois

**Landscape Enhancements**

Ownership	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Private
Project Material (see plant palette for a list of recommended plants)	<input checked="" type="checkbox"/> Sun	<input type="checkbox"/> Shade
	<input checked="" type="checkbox"/> Seasonal	<input checked="" type="checkbox"/> Evergreen
	<input checked="" type="checkbox"/> Ornamental Tree	<input checked="" type="checkbox"/> Shrubs
	<input checked="" type="checkbox"/> Perennials	<input checked="" type="checkbox"/> Groundcover
Cost	\$7,700 - \$8,700	
Special Considerations	<ul style="list-style-type: none"> <li>Water plants until established, continue to monitor and water as needed</li> <li>Protect landscape from pedestrian traffic</li> <li>Maintain plants at appropriate heights within sight triangles</li> <li>Coordinate landscape enhancements on private property with owner</li> <li>Encourage property owners to maintain landscape on private property</li> </ul>	



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

#### Select 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



Christina Hiltcock, FAIA

1000 North Dearborn Street, Suite 200, Lombard, IL 60148





- Landscape Enhancements**
- Ownership  Public  Private
  - Plant Material (see plant palette for a list of recommended plant lists)
    - Sun  Shade  Seasonal  Evergreen  Native
    - Shade Tree  Ornamental Tree  Shrubs  Perennials  Groundcover
  - Cost
  - \$8,700 - \$10,700 (assumes 2,000 square feet of landscaping within pathway)
  - 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.



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: \$55,000 - \$80,000 (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



**Landscape Enhancements**

- Overall
- Public  Private
- Plant Material (see subject notes 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
- Source: Consultants

-Water plants until established, 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

**Park Avenue Condominiums**

Lombard, Illinois

# Durable Materials and Consistent Maintenance

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

Shade Trees	
<b>Botanical Name</b>	<b>Common Name</b>
Acer x freemanii 'Morton'	Common Hackberry
Callis occidentalis	Common Maple
Gleditsia triacanthos var. inermis 'Skycole'	Shycole® Thornless Honeylocust
Gymnocodium sicyoides *	Kentucky Coffee-tree
Quercus rubra *	Red Oak
Quercus x schuieri *	Shrimp Burr Oak
Robora pseudoacacia 'Benjamin'	Chicago Blues Black Locust
Tilia americana	American Linden
Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
Ulmus x florifer	Frontier Elm
Ulmus japonica x wisconsinana 'Morton'	Accolade Elm

Deciduous Shrubs - Shade	
<b>Botanical Name</b>	<b>Common Name</b>
Aronia arbutifolia 'Brilliantissima'	Bright Red Chokeberry
Aronia melanocarpa *	Autumn Magic Black Chokeberry
Calonaster apiculatus	Chokeberry Colonaeaster
Cornus racemosa *	Gay Dogwood
Cornus sericea 'Bergeson Compact'	Bergeson Compact Redwing Dogwood
Cornus sericea 'Carnal'	Cardinal Redwing 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 'Go-Low'	Go-Low Fragrant Sumac
Rhus glabra 'Green Mound'	Green Mound Alpine Currant
Yucca filamentosa 'Aurora'	Aurora Korean Spice Yucca
Yuccum carolinense x macrocephalum 'Cajunga'	Cajunga Korean Spice Yucca
Yuccum tenuana 'Molican'	Molican Yucca

Perennials, Groundcover and Vines - Shade	
<b>Botanical Name</b>	<b>Common Name</b>
Angia reptans 'Bronze Beauty'	Bronze Beauty Bugleweed
Asiabe chinensis 'Pumila'	Dwarf Chinese Asiabe
Asiabe chinensis 'Visions'	Visions Asiabe
Euonymus fortunei coloratus	Purpleleaf Wintercreeper
Hedera helix 'Thornhale'	Thornhale English Ivy
Heuchera 'Green Spice'	Green Spice Coral Belts
Heuchera 'Marmalade'	Marmalade Coral Belts
Heuchera x 'Palace Purple'	Palace Purple Coral Belts
Hostia varieties	Plantain Lily
Nepeta x faassent 'Walker's Low'	Walker's Low Nepeta
Pachysandra terminalis 'Green Carpet'	Green Carpet Japanese Pachysandra
Parthenocissus quinquefolia	Virginia Creeper
Parthenocissus tricuspidata	Boston Ivy
Veraca minor	Penwinkle
Waldstenia lanata	Barren Strawberry

Ornamental Trees	
<b>Botanical Name</b>	<b>Common Name</b>
Aneidescher canadensis 'Autumn Brilliance'	Autumn Brilliance Shadbowl Serviceberry
Cercis canadensis *	Eastern Redbud
Crataegus crusgalli var. inermis *	Thornless Cockspur 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 'Ivory Silk'	Japanese Tree Lilac
Viburnum punctatum *	Blackhaw Viburnum

Deciduous Shrubs - Sun	
<b>Botanical Name</b>	<b>Common Name</b>
Euonymus alatus 'Rudy Haag'	Rudy Haag Dwarf Burning Bush
Forsythia x intermedia 'Sunset'	Sunset Forsythia
Forsythia gardenia 'KILNHO'	Dwarf Forsythia
Hemerocallis vermida 'Autumn Embers'	Autumn Embers Hemlock
Hieracium verticillata *	Common Winterberry
Rhus aromatica 'Go-Low'	Go-Low Fragrant Sumac
Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
Rosa 'Carriana Wonder'	Carriana Wonder Rose
Rosa 'Nearly Wild'	Nearly Wild Rose
Rosa var. 'Noble'	Flower Carpet Coral Rose
Rosa pavement 'Purple'	Purple Pavement Rose
Spiraea japonica 'Little Princess'	Little Princess Japanese Spiraea
Spiraea betulifolia 'To'	Toe Birchleaf Spiraea
Syringa meyeri 'Palibin'	Palibin Dwarf Lilac
Syringa palida 'Miss Kim'	Miss Kim Dwarf Lilac
Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum
Viburnum punctatum *	Blackhaw Viburnum

Perennials - Groundcover and Vines - Sun	
<b>Botanical Name</b>	<b>Common Name</b>
Achillea millefolium 'Oerfel's Rose'	Oerfel's Rose Yarrow
Achillea x 'Moonshine'	Moonshine Yarrow
Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
Calamagrostis scabriflora 'Overdam'	Overdam Feather Reed Grass
Cernisus termitora	Sweet Autumn Clematis
Coneopsis verticillata 'Moonbeam'	Moonbeam Thread-Leaved Coneopsis
Coneopsis purpurea *	Purple Coneflower
Echinacea purpurea 'Kim's Knee High'	Kim's Knee High Purple Coneflower
Euonymus fortunei coloratus	Purpleleaf Wintercreeper
Geranium 'Rozanne'	Rozanne Geranium
Hedera helix 'Thornhale'	Thornhale English Ivy
Helictotrichon sempervirens	Blue Oak Grass
Hemerocallis varieties	Daylily
Heuchera 'Green Spice'	Green Spice Coral Belts
Heuchera 'Marmalade'	Marmalade Coral Belts
Heuchera x 'Palace Purple'	Palace Purple Coral Belts
Liatris spicata 'Kobald'	Kobald Gayfeather
Molinia caerulea 'Moorlammie'	Moorlammie Purple Moor Grass
Nepeta x faassent 'Walker's Low'	Walker's Low Nepeta
Pachysandra terminalis 'Green Carpet'	Green Carpet Japanese Pachysandra
Parthenocissus quinquefolia	Virginia Creeper
Parthenocissus tricuspidata	Boston Ivy
Veraca minor	Penwinkle
Waldstenia lanata	Barren Strawberry

Evergreen Shrubs	
<b>Botanical Name</b>	<b>Common Name</b>
Juniperus chinensis 'Kalley's Compact'	Kalley's Compact Juniper
Juniperus chinensis 'Kleinm Compact'	Kleinm Compact Juniper
Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper
Taxus x media 'Purynan'	Runyan Yew
Taxus x media 'Tamboti'	Tamboti Yew
Thuja occidentalis 'Emerald'	Emerald Eastern Arborvitae
Thuja occidentalis 'Holmstrup'	Holmstrup Eastern Arborvitae

Seasonal			
<b>Summer:</b>	<b>Fall:</b>	<b>Winter:</b>	<b>Spring:</b>
Begonia	Cabbage	Evergreen bougts	Dartocis
Dusty Miller	Kale	Red Tng Dogwood	Pansy
Geranium	Mums		Tulip
Impatiens	Pansy		
Lantana			
Peonia			

\* Indicates native plant

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

## Village of Lombard

# Plant Palette

Lombard, Illinois



Chicago, Illinois 60611-1111  
www.hitchcockdesign.com

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 the ground due to frost
- 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 landscape 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
- 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

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Village of Lombard

# Landscape Maintenance Schedule

Lombard, Illinois



