



MEMORANDUM

TO: Brian LaVaque, Chairperson
Economic and Community Development Committee

FROM: Trevor Dick, FAICP, LEED AP, Director of Economic Development and Planning

DATE: July 14, 2026

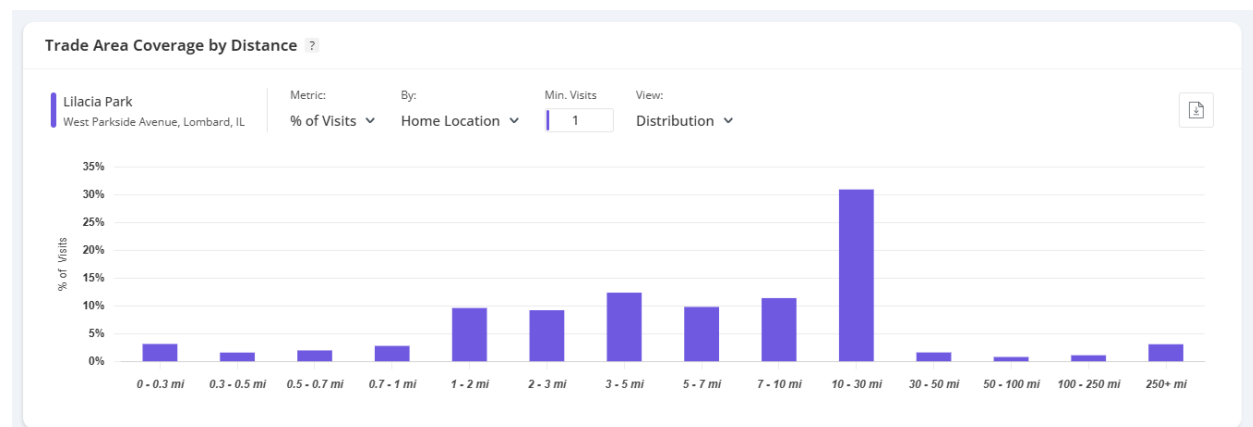
SUBJECT: Lombard Park District – Lilacia Park - Economic Incentive Request

The Community Development Department has received a request for an economic incentive from the Lombard Park District to assist with the development of the Lilacia Park Maple Street Property located at 150 S. Park Avenue. The Park District has provided information that without the Village's assistance, the full project as designed with public input, would not be possible.

BACKGROUND

Lilacia Park is one of Lombard's most defining and valued community assets. Beyond its well-established historical significance, the park consistently draws residents and visitors from across the region, the state, and the country. Its capacity to host community events, support passive recreation, and attract tourism contributes directly to Lombard's economic vitality and overall quality of life. The Park District's planned expansion of Lilacia Park onto the former library site represents an important opportunity to strengthen both the park and the Downtown, further supporting the Village's long-term goals for a vibrant and successful community core.

Lilacia Park is an economic driver and a major source of tourism for Lombard. According to the Park District, 67% of residents visited Lilacia Park within the past year, making it the District's most frequented park. Data from Placer AI indicates that the park recorded 147,100 visits in 2025 and 73,200 visits through May 31, 2026, with a single-day high of 5,500 visitors on April 25 of this year. A 2025 Annual Report using Placer AI data shows that last year, the largest share of visitors to Lilacia Park (over 30%) traveled between 10 and 30 miles from their homes.



Another Placer AI report identified the top five states where visitors originated from between January 1 and June 7, 2026.

Top Five States of Visitor Origin

State	Visits	Percent of Total
Illinois	72,200	96.3%
Wisconsin	552	0.7%
Indiana	261	0.3%
California	227	0.3%
Michigan	220	0.3%

The Maple Street property was acquired from Helen Plum Library in 2024. Since that time, there have been extensive opportunities for public input on the design and development of the property. The following were key opportunities for public input and communication on the design:

- 12 Lombard Park District Regular Board Meetings
- The Park District's 2024 community survey
- Park District staff attended a Village Board Meeting in October of 2024 to provide an update on Park District operations that included discussion on the development of Lilacia Park.
- The OSLAD grant application process included two advertised open houses for individuals to provide feedback on the Lilacia Park development concept
- The concept plans and project information are featured on the Park District's website.

Lombard Park District's concept goals for Lilacia Park are to preserve the overall aesthetic and heritage of the park, provide additional gathering places, maintain primarily passive park use, expand opportunities for lilacs and botanical collections, add pathways, enhance access, and further serve downtown Lombard. Concept plan ideas include a shelter/gazebo, nature-based children's play area, elevated council ring/outdoor classroom, trails, labyrinth, event lawn, entry plaza, and landscape improvements.

The proposed development would further activate the site and in turn support economic development in the area by creating additional gathering spaces, a new children's play area, outdoor classroom and event lawn that help draw visitors to Lombard, particularly to Downtown shops and restaurants. By adding much-needed capacity, the project would better support peak visitation periods, including special events, Lilac Time, and Holiday Lights, enhancing both community use and economic activity.

In 2025, to seek grant funding to build the park as designed, the Park District applied to the IDNR for and Open Space Land Acquisition and Development (OSLAD) grant. That matching

grant would have provided \$600,000 in funding. Unfortunately, the Park District learned in early 2026 that the project did not receive OSLAD grant funding and the District has been exploring alternative funding sources including requesting Village assistance.

As the Park District continues to seek funding, they have continued to plan for the Park's eventual development. In May, the Lombard Park District Board of Park Commissioners approved a proposal from RVi +Landscape Architecture (formerly Hitchcock Design Group) for professional services in the amount of \$76,900 for the design development. In addition, if the project were to move forward, the District has a proposal from RVi for \$146,400 for construction documentation, bidding, and construction phase services.

In 2021, the Village established an Economic Development Fund and allocated \$5 million. The Fund currently has approximately \$4.5 million. The Economic Development Fund serves as a strategic financial tool to attract new commercial tenants, retain existing businesses, and revitalize core commercial corridors, particularly in Downtown Lombard. The fund backs targeted incentives in accordance with the Village's Economic Incentive Policy such as matching grants for retail expansions, building facade improvements, and restaurant forgivable loans. This Fund previously helped incentivize the major renovations at Heritage Cadillac, as well as several other smaller grants in targeted areas.

GRANT REQUEST ELEMENTS

Per the Downtown Grant Program (DGP) and the Economic Development Policy, the Village could assist in funding the park development.

1. **Downtown Grant Program:** The park is located within the boundaries of the Downtown Grant Program (DGP). That program states that *“the Village reserves the right and ability to utilize the DGP as a funding source for capital improvements for public government entities.”*
2. **Economic Development Policy:** The Lombard Economic Development Policy provides the ability to incentivize Transformational Projects advancing Retention Efforts. The policy reads that, *“Transformational Projects may not generate significant sales tax dollars but may stabilize or strengthen other businesses in close proximity to the establishment.”*

The following is the estimated cost summary. Please note that the total is shown as \$2,339,500, however, for budgeting purposes and taking timing into consideration, the Park District is estimating the project to be \$2,800,000.

Grant Project Cost Summary

Development Item	Unit Amt	Cost	Adjusted
Shelter/Gazebo	1	\$ 141,054	\$ 141,000
Children's Play Area	1	\$ 268,354	\$ 268,400
Elevated Council Ring / Outdoor Classroom	1	\$ 49,424	\$ 49,400
Trails	1	\$ 495,081	\$ 495,000
Labryinth and Plazas	1	\$ 24,964	\$ 25,000
Event Lawn and Arbor	1	\$ 236,694	\$ 236,600
Entry Plaza	1	\$ 155,815	\$ 155,800
Service Drive, Utilities, and Storage Shed	1	\$ 505,381	\$ 505,400
Landscape Improvements	1	\$ 282,054	\$ 282,000
CPA Reporting Costs		\$ 2,600	\$ 2,600
A/E Design Fees (survey, design, engineering, soils) 15.25%		\$ 228,300	\$ 228,300
Potential Archaeological Survey / Testing Services		\$ -	\$ -
Value Engineering Target		\$ (50,000)	\$ (50,000)
Constuction Management Fees			TBD
Total Estimated Cost		\$ 2,339,720	\$ 2,339,500

The District is prepared to invest \$1,000,000 in DCEO funds included in the State Budget that Senator Ellman helped initiate for overall District capital improvements. Lombard Park District is seeking Village financial support in the amount of **\$800,000** and is prepared to allocate agency funds for the remaining capital investment to complete this project.

The requested funding breakdown would be as follows:

<u>Entity</u>	<u>Source</u>	<u>Amount</u>	<u>Percentage</u>
Lombard Park District	Capital Fund	\$1,000,000	36%
State of Illinois/DCEO	DCEO Grant	\$1,000,000	36%
Village of Lombard	EDF	\$800,000	28%
Total Project Estimate		\$2,800,000	100%

A potential timeline would be for design development in 2026, bidding in 2027, construction starting in 2027, and concluding in early 2028.

Staff is supportive of the request for the following reasons:

1. The expansion of Lilacia Park is a transformational project.
2. It will support economic development by increasing the park's capacity, which will increase visitors, and foot traffic to nearby businesses.
3. Supports tourism and community events.
4. Contributes to the community's quality of life.
5. Will maximize an underutilized parcel for strategic purposes based upon resident input.

Conditions of Approval

Staff proposes the following conditions be placed on the incentive, if approved by the Village Board.

1. The Park District will pay project costs in advance, and the Village will reimburse the District accordingly.
2. Permits shall be applied for and received. Any required inspections shall pass.
3. Before the full incentive can be paid out, the Lombard Park District must submit a final receipt (showing the project is paid in full), waivers of lien from contractors, and an IRS W-9 form.
4. After the incentive is paid, the Park District shall install a plaque acknowledging the incentive received from the Village (and others).

COMMITTEE ACTION REQUESTED

This item is being placed on the July 13, 2026 ECDC agenda for consideration. Staff recommends that the ECDC recommend approval of the requested Incentive for **\$800,000**. Funding for the DGP is supported by the Village's Economic Development Fund (EDF). Said recommendation is subject to the following conditions, by the ECDC:

1. The Park District will pay project costs in advance, and the Village will reimburse the District accordingly.
2. Permits shall be applied for and received. Any required inspections shall pass.
3. Before the full incentive can be paid out, the Lombard Park District must submit a final receipt (showing the project is paid in full), waivers of lien from contractors, and an IRS W-9 form.
4. After the incentive is paid, the Park District shall install a plaque acknowledging the incentive received from the Village (and others).

ATTACHMENTS

- Request for an Economic Incentive Letter from the Park District
- An itemized cost summary
- Concept plans

June 10, 2026

Mr. Trevor Dick
Director of Economic Development and Planning
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

Dear Mr. Dick:

Thank you for the opportunity to submit a request for consideration to the Village of Lombard for an economic incentive for the development of the Lilacia Park Maple Street property located at 150 S. Park Avenue. Lombard Park District is estimating this project to be budgeted at \$2,800,000.

Project Background and Development Concept

Lilacia Park is a community gathering space and horticulture showcase garden that sits on 7.1 acres uniquely located in downtown Lombard. The Lombard Park District owns and maintains the property and has been working for over three years on a concept for the development of 1.2 acres along Maple Street. This property was acquired from Helen Plum Library in 2024.

Lombard Park District's concept goals for Lilacia Park are to seamlessly knit the newly acquired property into the existing garden, preserve the overall aesthetic and heritage of the park, provide additional gathering places, maintain primarily passive park use, expand opportunities for lilacs and botanical collections, add pathways, enhance access, and further serve downtown Lombard. Concept plan ideas include a shelter/gazebo, nature-based children's play area, elevated council ring/outdoor classroom, trails, labyrinth, event lawn, entry plaza, and landscape improvements. The area proposed for this transformative development is currently a grass field.

Community Engagement, Data, and Support

There have been extensive opportunities for public input on the development of Lilacia Park. Since the start of 2024, Lilacia Park has been included on 12 Lombard Park District Regular Board Meeting agendas allowing for public discussion. Lilacia Park was also highlighted in the District's 2024 community survey as part of comprehensive master planning efforts. Additionally, Park District staff attended a Village Board Meeting in October of 2024 to provide an update on Park



District operations that included discussion on the development of Lilacia Park. Village and Park District staff have continued to meet over the last three years to discuss potential development.

Concept plans originally created for an Illinois Department of Natural Resources Open Space Land Acquisition and Development (OSLAD) application have been on the District's website since July of 2025. This matching grant would have provided \$600,000 in funding. This project did not receive grant funding as the focus was on infrastructure, gardens, and gathering spaces, opposed to more active recreation amenities (i.e., sports courts and fields). In addition to the 12 Regular Board Meeting Agendas that included Lilacia Park discussion and related business, the OSLAD grant application process included two advertised open houses for individuals to provide feedback on the Lilacia Park development concept. These meetings were attended by residents and elected officials, including state legislators. Public feedback on the Lilacia Park development concept has remained positive throughout the engagement and planning process.

The development of the Lilacia Park Maple Street property is a transformative opportunity that would expand an established and beloved community destination. The District's most recent (statistically valid) community survey found that 67% of residents visited Lilacia Park within the past year, making it the District's most visited park. Data acquired through Placer AI show that Lilacia Park had 147,100 visits in 2025 and 73,200 visits through May 31, 2026. The single largest daily attendance so far for this year is 5,500 visitors on April 25. Lilacia Park is truly an economic driver and generates significant tourism for Lombard.

Lilacia Park is a key site that the Lombard Park District would like to further develop to add to this centrally located destination. The development would further activate the site and provide additional gathering spaces to drive visitors to the Lilac Village. This development would add capacity, which would be particularly beneficial for peak visitor times including special events, Lilac Time, and Holiday Lights. Expanded site development would allow for additional foot traffic for the downtown area for groups to visit shops and restaurants.

Project Funding, Potential Timeline, and Economic Incentive Request

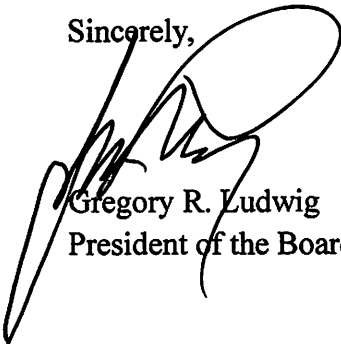
The Lombard Park District is committed to expanding this historical community gathering space and is prepared to make a significant financial investment into the site that has been publicly owned for nearly 100 years. On May 26, 2026, the Lombard Park District Board of Park Commissioners approved a proposal from RVi +Landscape Architecture (formerly Hitchcock Design Group) for professional services in the amount of \$76,900 for the design development of the Lilacia Park Maple Street property. The proposal includes data gathering and design development for the site. Should the project be advanced, the District has a proposal from RVi for \$146,400 for construction documentation, bidding, and construction phase services. A potential timeline would be for design development in 2026, bidding in 2027, construction starting in 2027, and concluding in early 2028.

The current cost estimate for the development of the Lilacia Park Maple Street property is \$2,339,500. This figure does not include the anticipated need for construction management services. For budgeting purposes, the Lombard Park District is estimating this project at \$2,800,000.

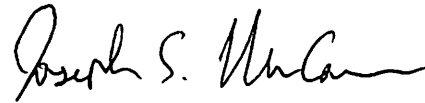
But for the assistance of the Village, this project will not move forward. The District is prepared to make a significant investment into this project, including \$1,000,000 in DCEO funds included in the State Budget that Senator Ellman helped initiate for overall District capital improvements. Lombard Park District is seeking Village financial support in the amount of \$800,000 and is prepared to allocate agency funds for the remaining capital investment to complete this project. Without the Village's assistance, the Lilacia Park plan designed with community input would not be able to be completed. The plan would shift to basic or minimal elements such as landscaping. An itemized cost summary is included, along with concept plans.

Thank you in advance for your consideration of this transformative opportunity to enhance Lilacia Park, a cherished community destination.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gregory R. Ludwig', with a large, stylized loop at the end.

Gregory R. Ludwig
President of the Board of Park Commissioners

A handwritten signature in black ink, appearing to read 'Joseph S. McCann', with a long, sweeping horizontal stroke at the end.

Joseph S. McCann
Executive Director



Master Plan Cost Opinion

Date: February 10, 2026
RE: Lilacia Park

Shelter/Gazebo

Description	Qty.	Unit	Unit Cost	Extended Cost
earthwork and grading	15	CY	\$ 40	\$601
concrete paving	470	SF	\$ 16	\$7,520
16' hexagon shelter	1	EA	\$ 22,000	\$22,000
shelter footings	2	CY	\$ 650	\$1,083
shelter installation	1	50%	\$ 11,000	\$11,000
shelter column wraps	6	EA	\$ 5,000	\$30,000
outcropping boulders	25	TN	\$ 850	\$21,250
site furnishings - trash receptacles	2	EA	\$ 1,500	\$3,000
site furnishings - picnic tables	1	EA	\$ 1,500	\$1,500
				Subtotal: \$ 97,954
Other Project Costs				
Contractor General Conditions (%)	1	LS	10%	\$9,795
Design Contingency (%)	1	LS	10%	\$9,795
Bid Contingency (%)	1	LS	10%	\$9,795
Construction Contingency (%)	1	LS	10%	\$9,795
Escalation	1	LS	4%	\$3,918
				Subtotal: \$43,100
				Shelter/Gazebo Total: \$ 141,054

Children's Play Area

Description	Qty.	Unit	Unit Cost	Extended Cost
earthwork and grading	4	CY	\$ 40	\$161
play events	5	EA	\$ 25,000	\$125,000
play event installation	1	40%	\$ 50,000	\$ 50,000
earthwork - play mounds	42	CY	\$ 40	\$1,680
concrete	126	SF	\$ 16	\$2,016
site furnishings - trash receptacles	2	EA	\$ 1,500	\$3,000
site furnishings - benches	3	EA	\$ 1,500	\$4,500
				Subtotal: \$ 186,357
Other Project Costs				
Contractor General Conditions (%)	1	LS	10%	\$18,636
Design Contingency (%)	1	LS	10%	\$18,636
Bid Contingency (%)	1	LS	10%	\$18,636
Construction Contingency (%)	1	LS	10%	\$18,636
Escalation	1	LS	4%	\$7,454
				Subtotal: \$ 81,997
				Children's Play Area Total: \$ 268,354

Elevated Council Ring / Outdoor Classroom

Description	Qty.	Unit	Unit Cost	Extended Cost
earthwork and grading	17	CY	\$ 40	\$693
earthwork - fill	24	CY	\$ 40	\$960
flagstone paving	300	SF	\$ 25	\$7,500
decomposed granite	242	SF	\$ 10	\$2,420
interpretive sign	1	EA	\$ 1,500	\$1,500
outcropping boulders	25	TN	\$ 850	\$21,250
				Subtotal: \$ 34,323
Other Project Costs				
Contractor General Conditions (%)	1	LS	10%	\$3,432
Design Contingency (%)	1	LS	10%	\$3,432
Bid Contingency (%)	1	LS	10%	\$3,432
Construction Contingency (%)	1	LS	10%	\$3,432
Escalation	1	LS	4%	\$1,373
				Subtotal: \$ 15,102
				Elevated Council Ring / Outdoor Classroom Total: \$ 49,424

Trails

Description	Qty.	Unit	Unit Cost	Extended Cost
earthwork and grading	375	CY	\$ 40	\$14,992
concrete	11,420	SF	\$ 16	\$182,720
concrete curb	292	LF	\$ 32	\$9,344
concrete seat wall	21	CY	\$ 850	\$17,850
seatwall cap	60	LF	\$ 125	\$7,500
interpretive sign	3	EA	\$ 1,500	\$4,500
footbridge	1	EA	\$ 20,000	\$20,000
dry stone bed basin	480	SF	\$ 30	\$14,400
limestone steps	64	LF	\$ 850	\$54,400
handrail	64	LF	\$ 150	\$9,600
outcropping boulders	10	TN	\$ 850	\$8,500
				Subtotal: \$ 343,806
Other Project Costs				
Contractor General Conditions (%)	1	LS	10%	\$34,381
Design Contingency (%)	1	LS	10%	\$34,381
Bid Contingency (%)	1	LS	10%	\$34,381
Construction Contingency (%)	1	LS	10%	\$34,381
Escalation	1	LS	4%	\$13,752
				Subtotal: \$ 151,275
				Trails Total: \$ 495,081

Labryinth and Plazas

Description	Qty.	Unit	Unit Cost	Extended Cost
earthwork and grading	5	CY	\$ 40	\$211
flagstone paving	165	SF	\$ 25	\$4,125
outcropping boulders	10	TN	\$ 850	\$8,500
hedge shrubs	60	EA	\$ 75	\$4,500
				Subtotal: \$ 17,336
Other Project Costs				
Contractor General Conditions (%)	1	LS	10%	\$1,734
Design Contingency (%)	1	LS	10%	\$1,734
Bid Contingency (%)	1	LS	10%	\$1,734
Construction Contingency (%)	1	LS	10%	\$1,734
Escalation	1	LS	4%	\$693
				Subtotal: \$ 7,628
				Labryinth and Plazas Total: \$ 24,964

Event Lawn and Arbor

Description	Qty.	Unit	Unit Cost	Extended Cost
earthwork and grading	15	CY	\$ 40	\$601
subdrainage	1	LS	\$ 20,000	\$20,000
irrigation	1	LS	\$ 20,000	\$20,000
concrete	470	SF	\$ 16	\$7,520
concrete seat wall	12	CY	\$ 850	\$10,200
seatwall cap	34	LF	\$ 125	\$4,250
arbor	1	LS	\$ 35,000	\$35,000
arbor installation	1	50%	\$ 17,500	\$17,500
arbor footings	2	CY	\$ 650	\$1,300
arbor column wraps	8	EA	\$ 5,000	\$40,000
decorative urns	4	EA	\$ 2,000	\$8,000
				Subtotal: \$ 164,371
Other Project Costs				
Contractor General Conditions (%)	1	LS	10%	\$16,437
Design Contingency (%)	1	LS	10%	\$16,437
Bid Contingency (%)	1	LS	10%	\$16,437
Construction Contingency (%)	1	LS	10%	\$16,437
Escalation	1	LS	4%	\$6,575
				Subtotal: \$ 72,323
				Event Lawn and Arbor Total: \$ 236,694

Entry Plaza

Description	Qty.	Unit	Unit Cost	Extended Cost
construction fencing	1,108	LF	\$ 7	\$7,756
tree protection fencing	200	LF	\$ 4	\$800
earthwork and grading	60	CY	\$ 40	\$2,387
specialty paving	1,868	SF	\$ 24	\$44,832
ornamental fencing	496	LF	\$ 80	\$39,680
outcropping boulders	15	TN	\$ 850	\$12,750
				Subtotal: \$ 108,205
Other Project Costs				
Contractor General Conditions (%)	1	LS	10%	\$10,820
Design Contingency (%)	1	LS	10%	\$10,820
Bid Contingency (%)	1	LS	10%	\$10,820
Construction Contingency (%)	1	LS	10%	\$10,820
Escalation	1	LS	4%	\$4,328
				Subtotal: \$ 47,610
				Entry Plaza Total: \$ 155,815

Service Drive, Utilities, and Storage Shed

Description	Qty.	Unit	Unit Cost	Extended Cost
earthwork and grading	120	CY	\$ 40	\$4,800
earthwork	672	CY	\$ 40	\$26,880
water service	1	LS	\$ 15,000	\$15,000
irrigation	1	LS	\$ 30,000	\$30,000
electrical service	1	LS	\$ 25,000	\$25,000
low voltage lighting	50	EA	\$ 1,500	\$75,000
drainage	1	LS	\$ 25,000	\$25,000
erosion control	1	LS	\$ 10,000	\$10,000
sound/security/future accomodations	1	LS	\$ 5,000	\$5,000
perimeter fence	685	LF	\$ 125	\$85,625
service gate	1	LS	\$ 6,500	\$6,500
curb removal	93	LF	\$ 5	\$465
concrete removal	82	SF	\$ 2	\$164
decomposed granite paving	475	SY	\$ 35	\$16,625
double swing service gate	2	EA	\$ 1,200	\$2,400
storage shed	1	LS	\$ 15,000	\$15,000
storage shed installation	1	50%	\$ 7,500	\$7,500
				Subtotal: \$ 350,959
Other Project Costs				
Contractor General Conditions (%)	1	LS	10%	\$35,096
Design Contingency (%)	1	LS	10%	\$35,096
Bid Contingency (%)	1	LS	10%	\$35,096
Construction Contingency (%)	1	LS	10%	\$35,096
Escalation	1	LS	4%	\$14,038
				Subtotal: \$ 154,422
				Service Drive, Utilities, and Storage Shed Total: \$ 505,381

Landscape Improvements

Description	Qty.	Unit	Unit Cost	Extended Cost
shade trees	54	EA	\$ 650	\$35,100
evergreen trees	30	EA	\$ 450	\$13,500
ornamental trees	45	EA	\$ 500	\$22,500
large deciduous shrub	100	EA	\$ 75	\$7,500
small deciduous shrub	350	EA	\$ 50	\$17,500
evergreen shrub	268	EA	\$ 65	\$17,420
ornamental grass	805	EA	\$ 25	\$20,125
perennials	2,500	EA	\$ 15	\$37,500
groundcover	1,500	EA	\$ 5	\$7,500
mulch	125	CY	\$ 50	\$6,250
turf seed and blanket	2,744	SY	\$ 4	\$10,976
				Subtotal: \$ 195,871
Other Project Costs				
Contractor General Conditions (%)	1	LS	10%	\$19,587
Design Contingency (%)	1	LS	10%	\$19,587
Bid Contingency (%)	1	LS	10%	\$19,587
Construction Contingency (%)	1	LS	10%	\$19,587
Escalation	1	LS	4%	\$7,835
				Subtotal: \$ 86,183
				Landscape Improvements Total: \$ 282,054

Total Construction Cost:	\$ 2,158,820
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Grant Project Cost Summary

Development Item	Unit Amt	Cost	Adjusted	Method
Shelter/Gazebo	1	\$ 141,054	\$ 141,000	C
Children's Play Area	1	\$ 268,354	\$ 268,400	C
Elevated Council Ring / Outdoor Classroom	1	\$ 49,424	\$ 49,400	C
Trails	1	\$ 495,081	\$ 495,000	C
Labryinth and Plazas	1	\$ 24,964	\$ 25,000	C
Event Lawn and Arbor	1	\$ 236,694	\$ 236,600	C
Entry Plaza	1	\$ 155,815	\$ 155,800	C
Service Drive, Utilities, and Storage Shed	1	\$ 505,381	\$ 505,400	C
Landscape Improvements	1	\$ 282,054	\$ 282,000	C
CPA Reporting Costs		\$ 2,600	\$ 2,600	
A/E Design Fees (survey, design, engineering, soils) 15.25%		\$ 228,300	\$ 228,300	
Potential Archaeological Survey / Testing Services		\$ -	\$ -	
Value Engineering Target		\$ (50,000)	\$ (50,000)	
Constuction Management Fees			TBD	
Total Estimated Cost		\$ 2,339,720	\$ 2,339,500	



Meeting Summary

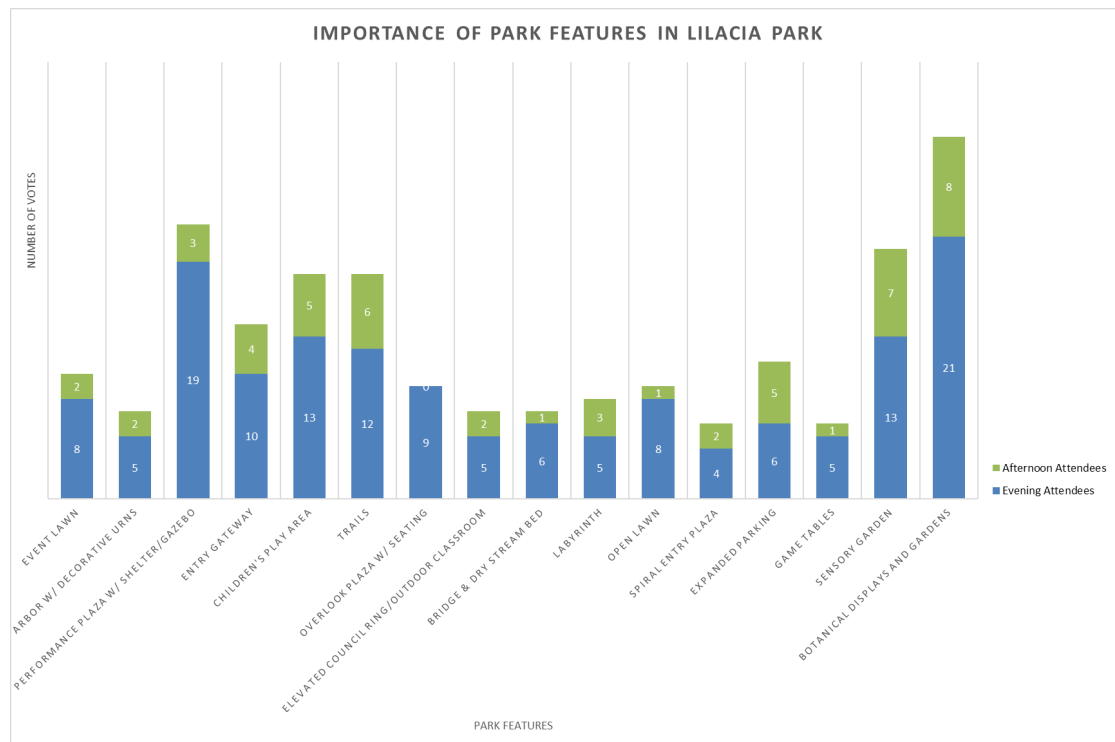
Date: July 21, 2025 (6:00 PM) and July 22, 2025 (1:30 PM)

Location: Sunset Knoll Recreation Center

RE: Lilacia Park

Purpose of Meetings: Community Input / Design Review

Two open house style meetings were offered with multiple exhibits present for review including the existing conditions, project goals, project schedule, master plan, master plan illustrations, and comparable imagery. The Lombard Park District and Hitchcock Design Group walked attendees through the exhibits and responded to open questions from the groups. We also provided comment cards asking for ranking of the proposed plan elements and offering a place for an open-ended response. The results of the comment card rankings are listed below.



The results of the open-ended comments are listed below.

1. Memorial brick plaza
2. Benches/seating
3. Ongoing maintenance should be a budget line item
4. Would the labyrinth be used?



5. Maintenance of Labyrinth
6. Appreciate design shape and layout
7. Music in gazebo = concern for neighbor(s)
8. Like the idea of not renting/reserving gazebo
9. Bubbling rock for labyrinth
10. Stargazer for kids
11. Kids garden
12. Climbing rock (like Mary Knoll)
13. Water area for kids (like stream at Arboretum)
14. Water fountain for drinking
15. Plant kaleidoscope (like at Arboretum)
16. More robust active play area to engage kids in nature
17. Water feature
18. Wood/nature focused activities (wood playhouse like at Arboretum)
19. Elevated gazebo for concert/stage
20. Excited for a space for kids to play in after school
21. Low level water play for kids
22. Natural style climbers
23. Building sticks
24. Rotating scavenger hunt elements for kids
25. Will there be pedestrian lighting?
26. How big will the trees be when planted?
27. Organic integrated seating of some kind (rock stack "benches")
28. Legacy of a quiet relaxing place for visitors
29. Parking on South side
30. Driveway for maintenance - porous surface please
31. Consider "heritage" tree
32. Restrooms needed to draw crowds for performances
33. Preservation of historic elements/plants
34. Install signs to mark historic features
35. Pollinator Area/Native plantings
36. Hide maintenance parking from neighbors and street
37. Playground since space is not served currently
38. Add fountains for dogs
39. Rethink spiral entrance
40. Shade sails
41. Less grass more plants
42. Permeable pavers
43. Companion app for Lilac species





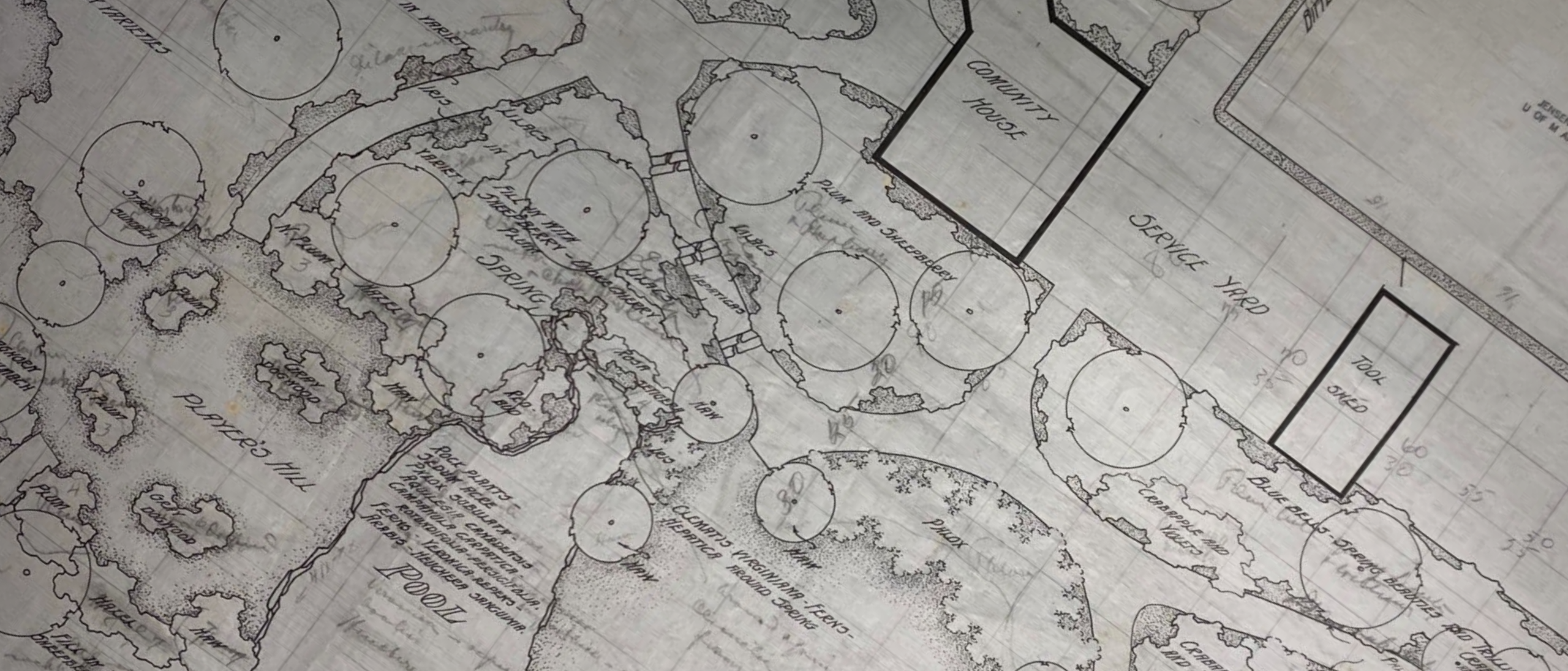
**HITCHCOCK
DESIGN GROUP**

Landscape Architecture & Planning



Lilacia Park

Lombard Park District

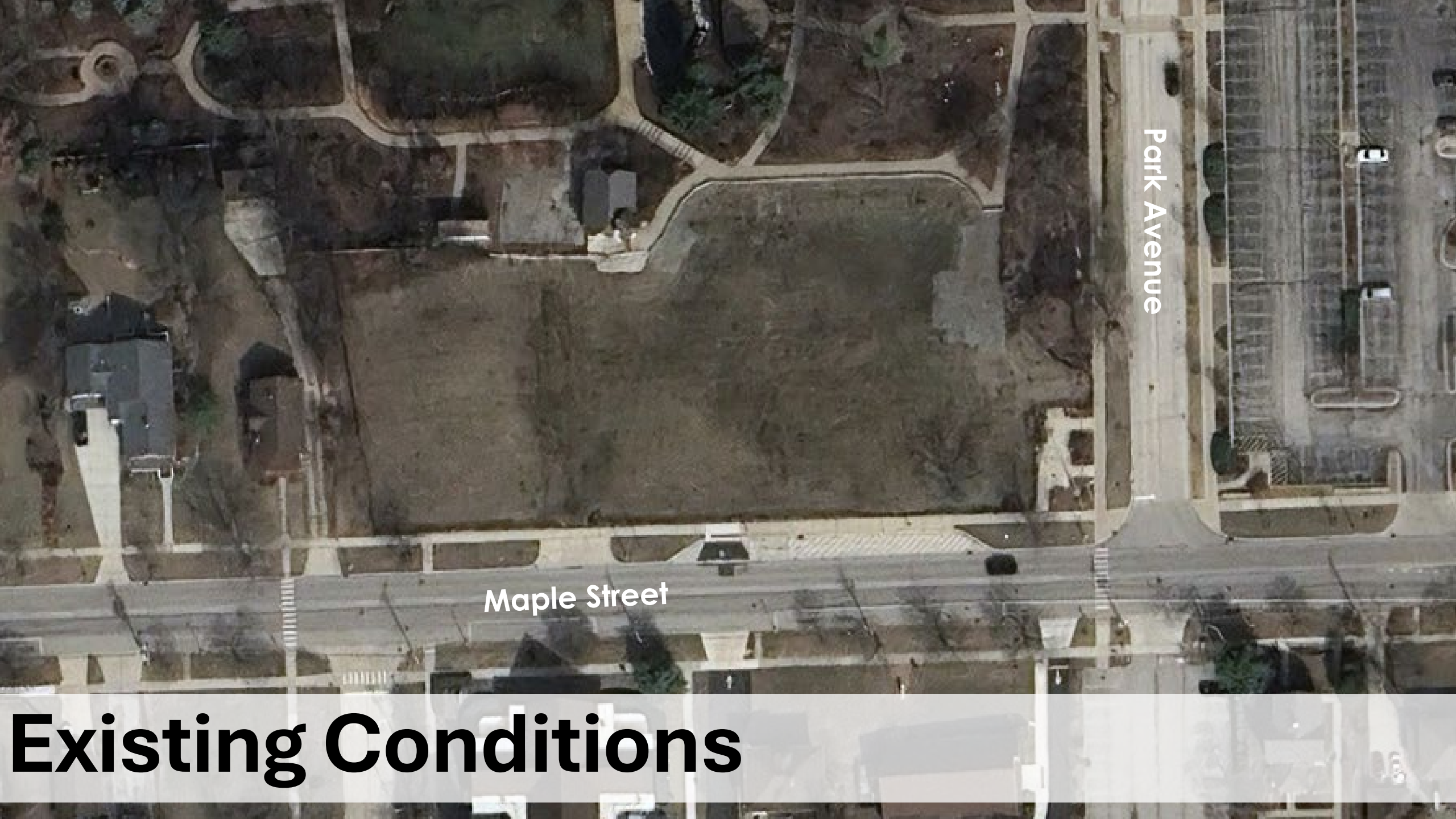


Lilacia Park - Expansion

Master Plan

- **Seamlessly knit the newly acquired property into the garden**
- **Preserve Jens Jensen / Colonel Plum Heritage**
- **Preserve overall aesthetic**
- **Maintain primarily passive park use**
- **Expand opportunities for botanical collections**
- **Connect to downtown at Southeast corner**
- **Provide amenities that assist funding**

Goals



Park Avenue

Maple Street

Existing Conditions



Existing Conditions



Existing Conditions



LEGEND

- (A)** existing historic chicken coop
- (B)** existing historic coach house
- (C)** maintenance parking
- (D)** storage shed
- (E)** evergreen collection
- (F)** event lawn
- (G)** arbor with decorative urns
- (H)** performance plaza with shelter / gazebo
- (I)** pine cone shelter
- (J)** children's play area
- (K)** sensory garden
- (L)** overlook plaza with seating
- (M)** stone steps
- (N)** elevated council ring / outdoor classroom
- (O)** bridge and dry stream bed
- (P)** labyrinth
- (Q)** open lawn
- (R)** spiral entry plaza
- (S)** trails
- (T)** expanded parking
- (U)** ornamental fence and service gate
- (V)** relocated flag poles and stone memorial
- (W)** game tables



NORTH

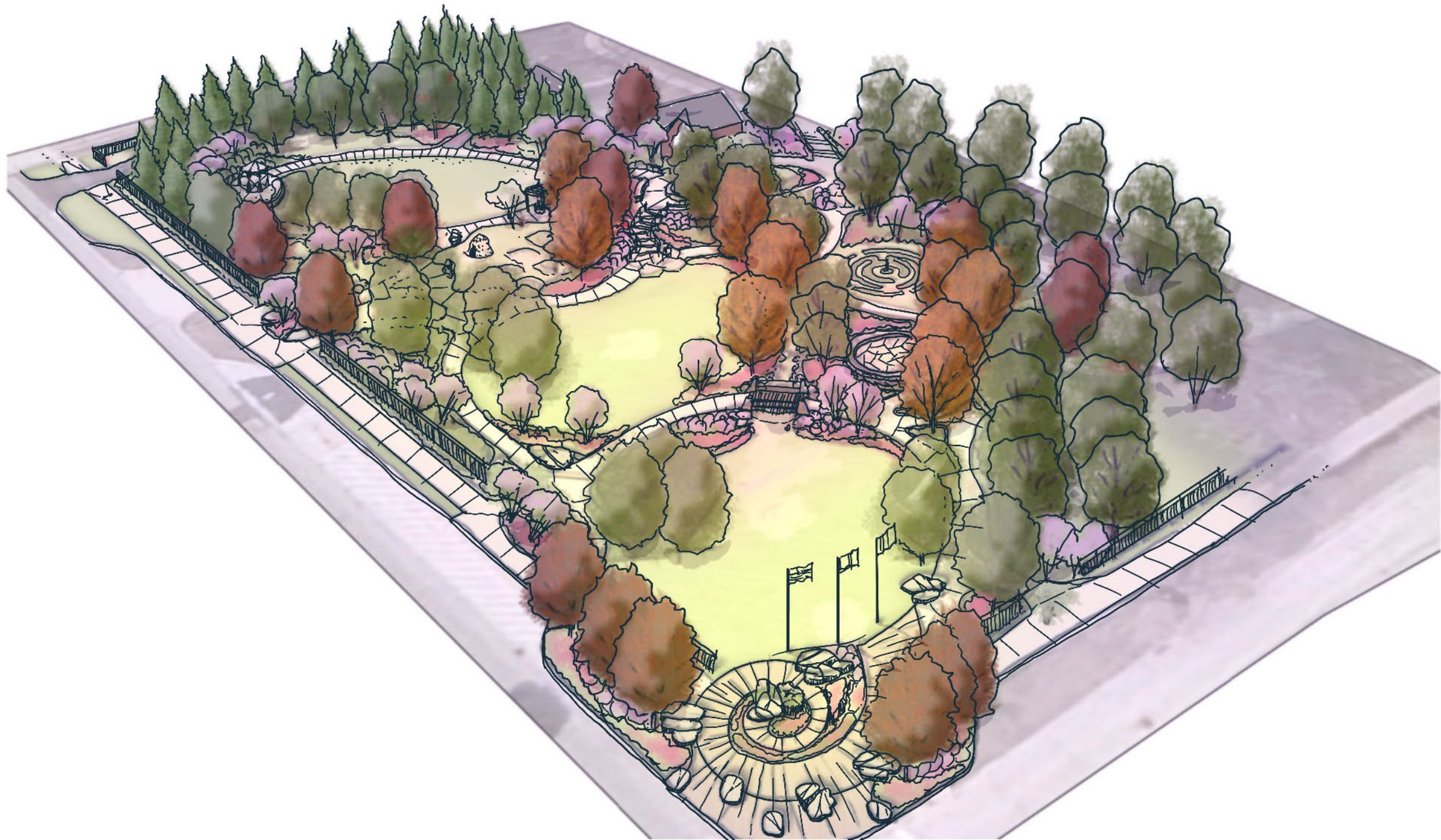
SCALE: 1" = 20'

0' 10' 20' 60'

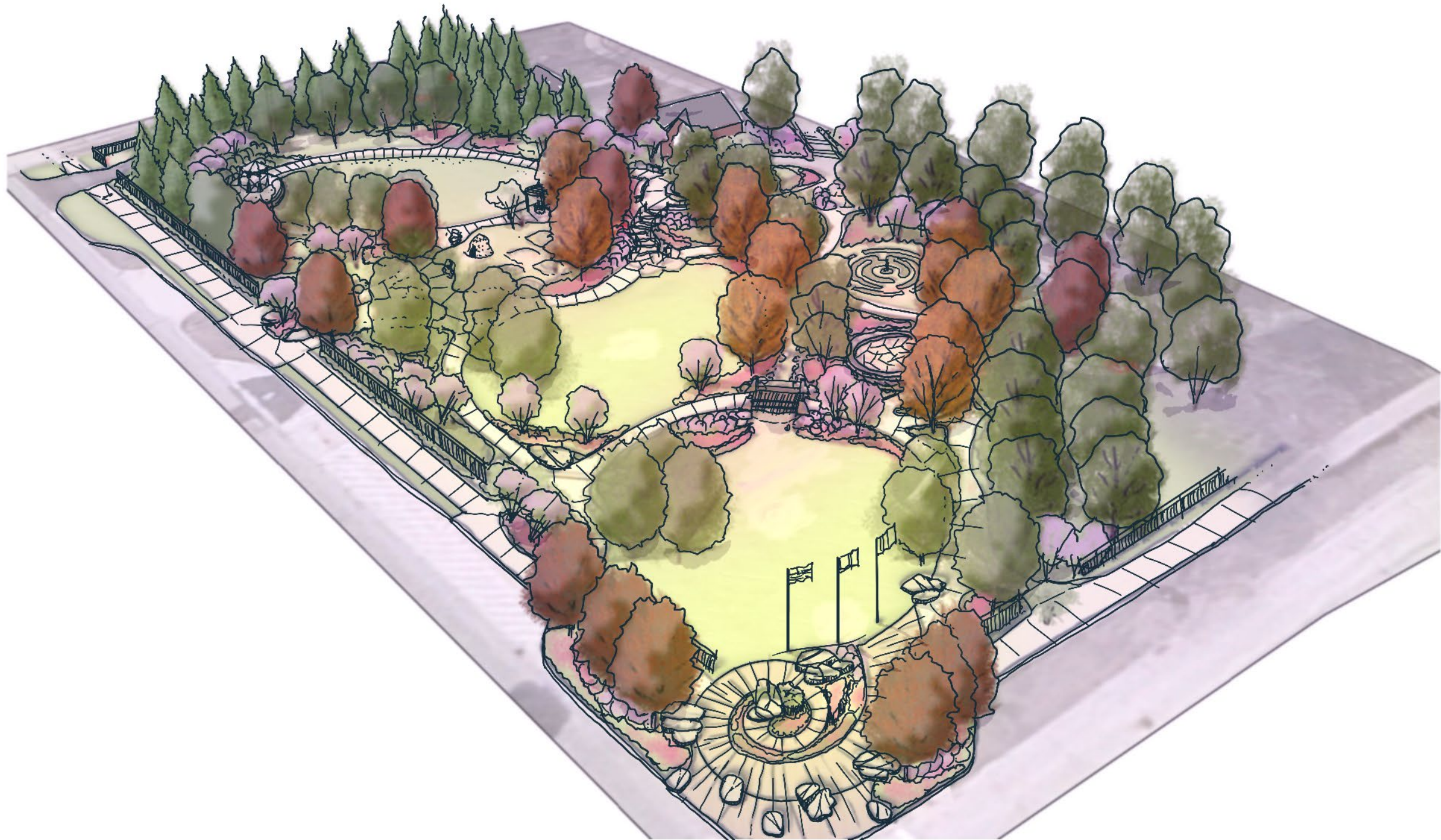
ISSUE DATE: May 9, 2025
All drawings are preliminary and subject to change
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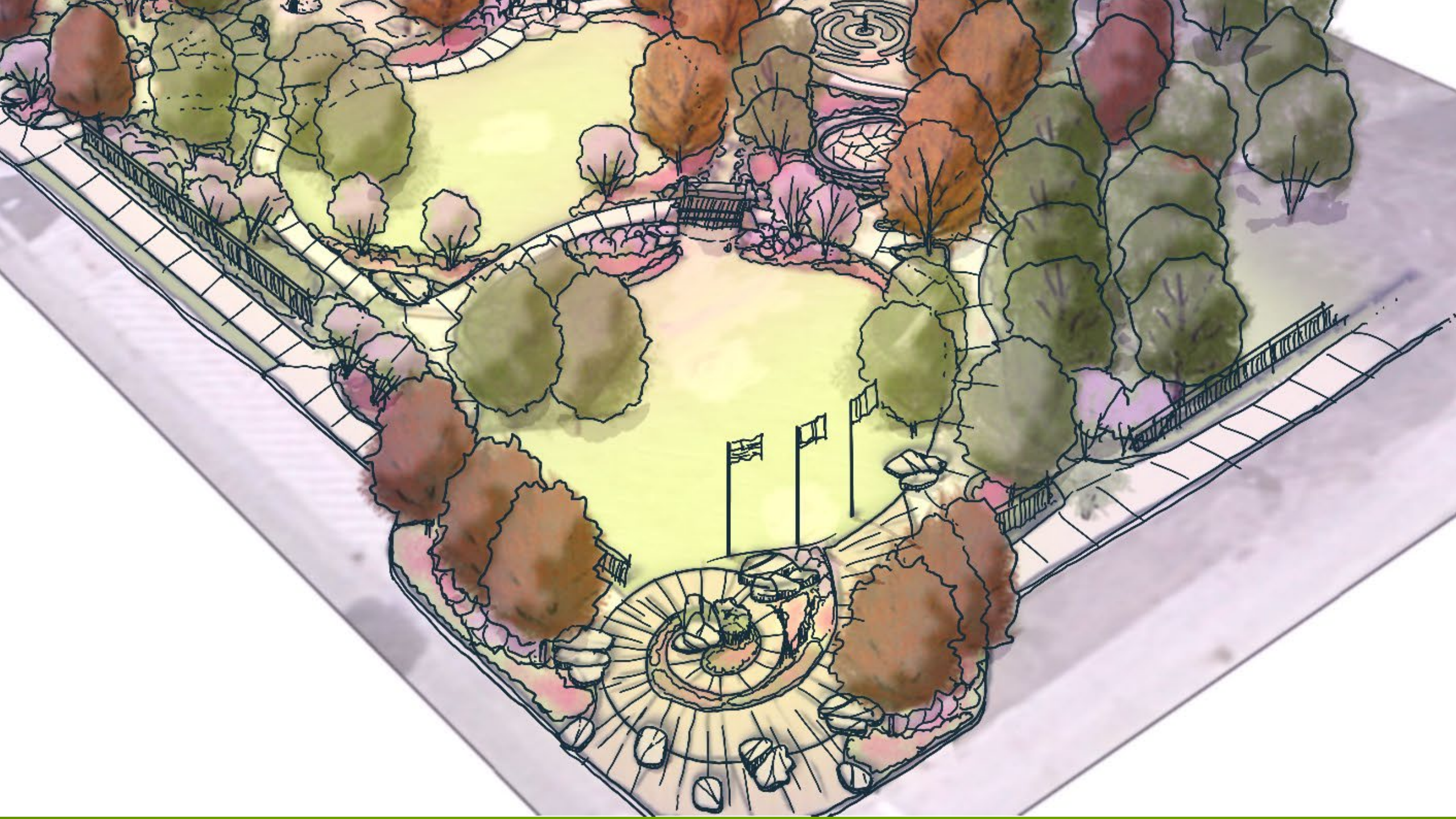


Master Plan





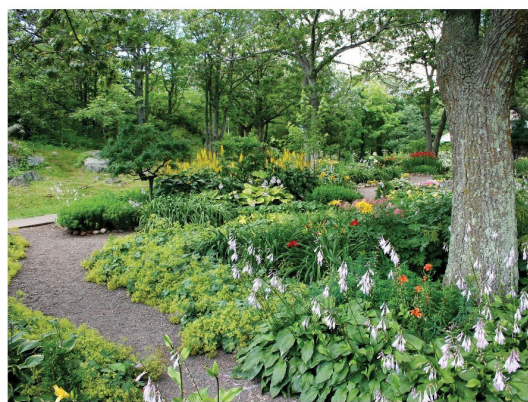




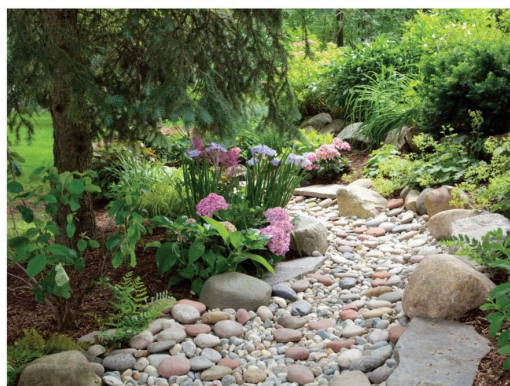
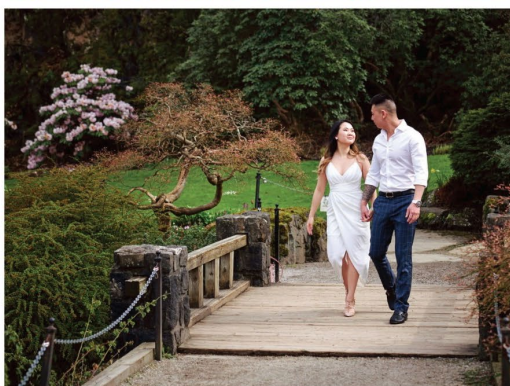
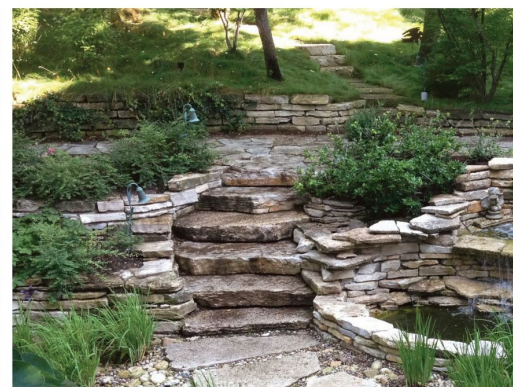








Example Imagery



Example Imagery

Grant Project Cost Summary

Development Item	Unit Amt	Cost	Adjusted
Shelter/Gazebo	1	\$ 141,054	\$ 141,000
Children's Play Area	1	\$ 268,354	\$ 268,400
Elevated Council Ring / Outdoor Classroom	1	\$ 49,424	\$ 49,400
Trails	1	\$ 495,081	\$ 495,000
Labryinth and Plazas	1	\$ 24,964	\$ 25,000
Event Lawn and Arbor	1	\$ 236,694	\$ 236,600
Entry Plaza	1	\$ 155,815	\$ 155,800
Service Drive, Utilities, and Storage Shed	1	\$ 505,381	\$ 505,400
Landscape Improvements	1	\$ 282,054	\$ 282,000
CPA Reporting Costs		\$ 2,600	\$ 2,600
A/E Design Fees (survey, design, engineering, soils) 15.25%		\$ 329,220	\$ 329,200
Potential Archaeological Survey / Testing Services		\$ -	\$ -
Total Estimated Cost		\$ 2,490,641	\$ 2,490,400

OSLAD Cost Estimate

Next Steps

Community Engagement

- July 2025
- Refinement
- Board Resolution

OSLAD Grant:

- Available July 1, 2025
- Due September 30, 2025

OSLAD (If Awarded)

- January 2026

Design, Documentation, Bidding

- February 2026-January 2027

Construction

- April 2027 – November 2028



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