



BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DISCUSSION: HOA LANDSCAPE REQUIREMENTS

AGENDA: June 16, 2026

DATE: June 8, 2026

ISSUE

Shall the Village Board discuss landscape requirements for homeowner's associations (HOA).

DISCUSSION

Staff has received complaints about dead and or missing landscaping at the entrances and throughout subdivisions on areas under the responsibility of the HOA. HOA's are required to maintain landscaping consistent with the approved landscape plan that is part of the Final PUD approval for the subdivisions. Staff began enforcement measures to address the complaints, and during this process it was brought to our attention that in some instances the approved landscape plans are not always feasible/realistic for the HOA to keep in compliance with since these are done by the developer. One HOA President expressed how costly it would be for them to bring their landscaping back into compliance from the approved landscape plan and staff agreed to bring this topic as a discussion before the Village Board to obtain direction on how the Village Board wishes to proceed with enforcement of the landscaping.

Moving forward there are a number of questions that staff needs answers on from the Board.

1. Does the Board wish to continue to enforce the original landscape plans strictly as they were originally approved?
2. If yes to above, does the Board want to allow staff to work with the HOA's and as long as they are showing progress, not issue any fines? To include if the HOA requests to bring their landscaping back into compliance in a multi-year plan?
3. Would the Board prefer to entertain the idea of allowing the HOA's to submit revised landscape plans and agreements that may be more realistic for the HOA to maintain? *(noting that all costs and agreements must be the responsibility of the HOA, and the HOA must have a landscape architect design a new landscape plan and have their attorneys draft any agreements).*

4. Would the Board prefer that staff only address HOA landscaping on a complaint based case?

If the Village Board would like to explore option 3, this can be achieved through an agreement that is approved by a Resolution. So far Staff has inspected 3 subdivisions that have approved landscape plans (Hannaford, Windsor Pointe, and Windsor West). Of these 3, 2 of them are out of compliance. The 2 subdivisions that were notified that their landscaping does not meet the approved plan, both expressed that the approved plan was not feasible for them to bring their landscaping into compliance and/or that they would begin to work on parts of it, but doing the entire thing at one time was out of their budget. Prior to staff performing landscape inspections on any of the remaining subdivisions, staff would like direction on how the Village Board wishes to enforce these old landscape plans.

COST

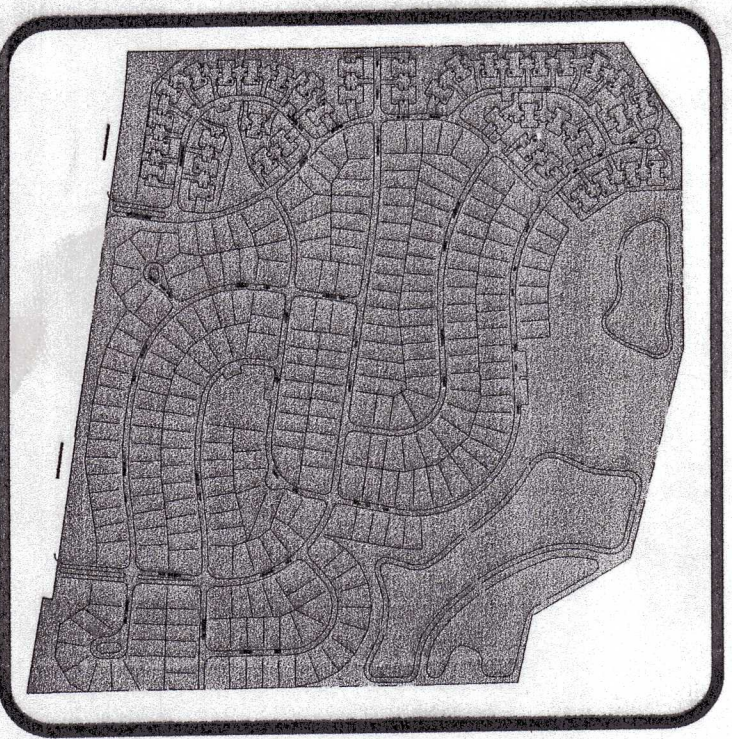
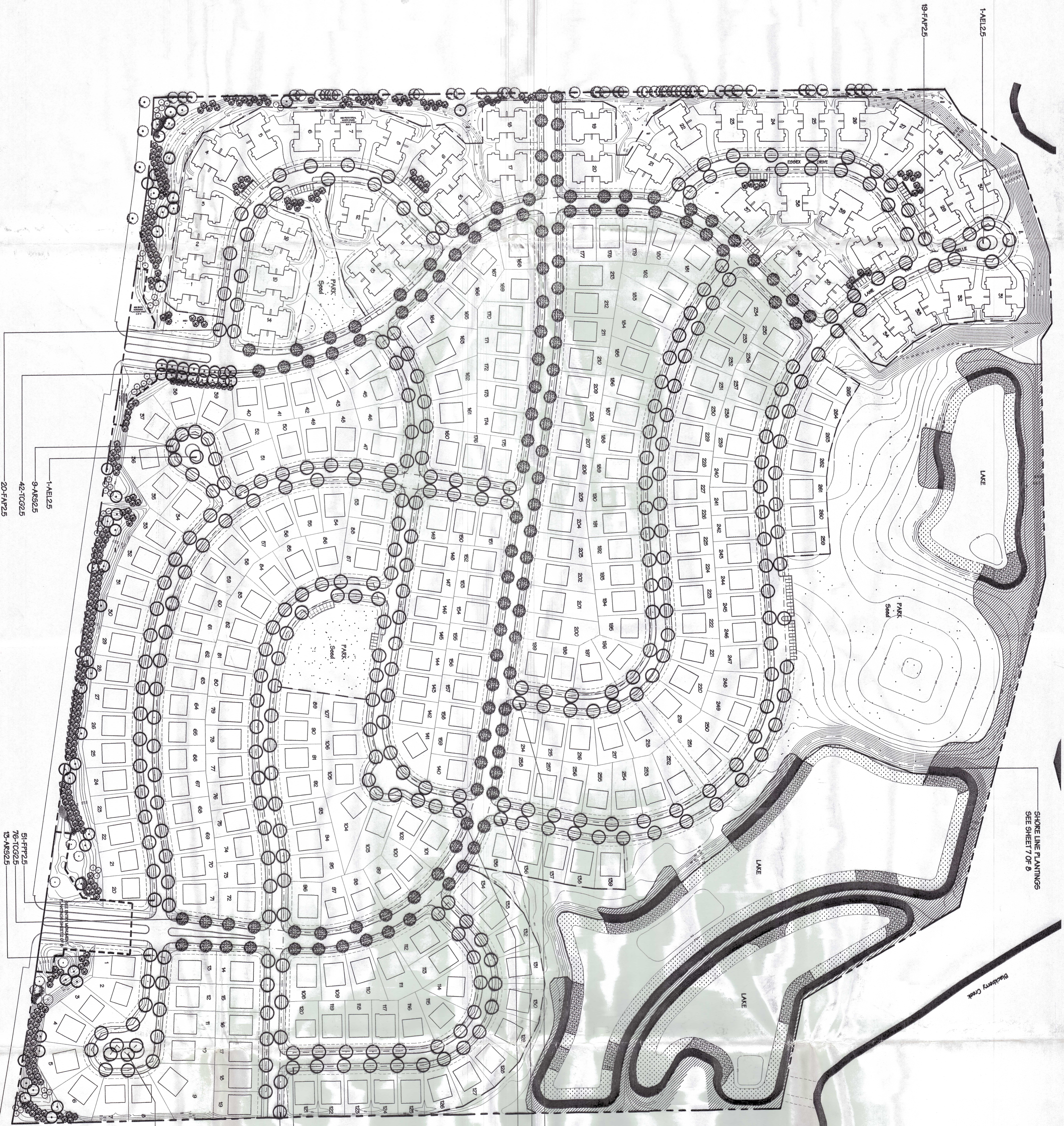
There is no cost to discuss this item.

ATTACHMENTS

Windsor Pointe Landscape Plan
Hannaford Farm Landscape Plan

RECOMMENDATION

That the Village Board discuss the issue of landscaping complaints pertaining to HOA property and provide staff with direction on the next steps they would like to take.



4-AE125
Site Key

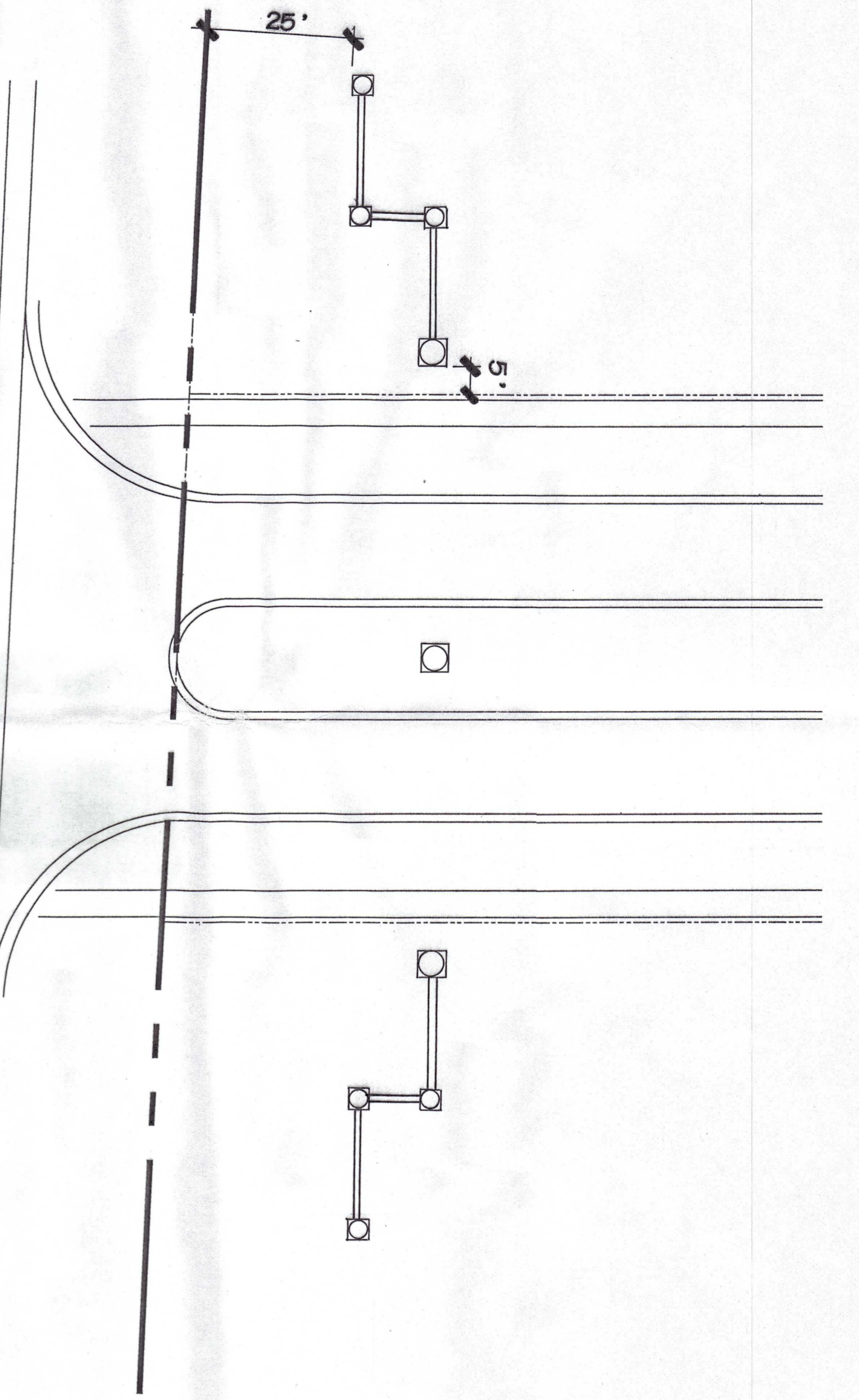
FINAL LANDSCAPE PLAN
STREET TREE PLANTING PLAN

WINDSOR POINTE
SUGAR GROVE, ILLINOIS

Wiseman - Hughes
Enterprise, Inc.
975 East 22 Street
Wheaton, Illinois
(630) 653 - 0500

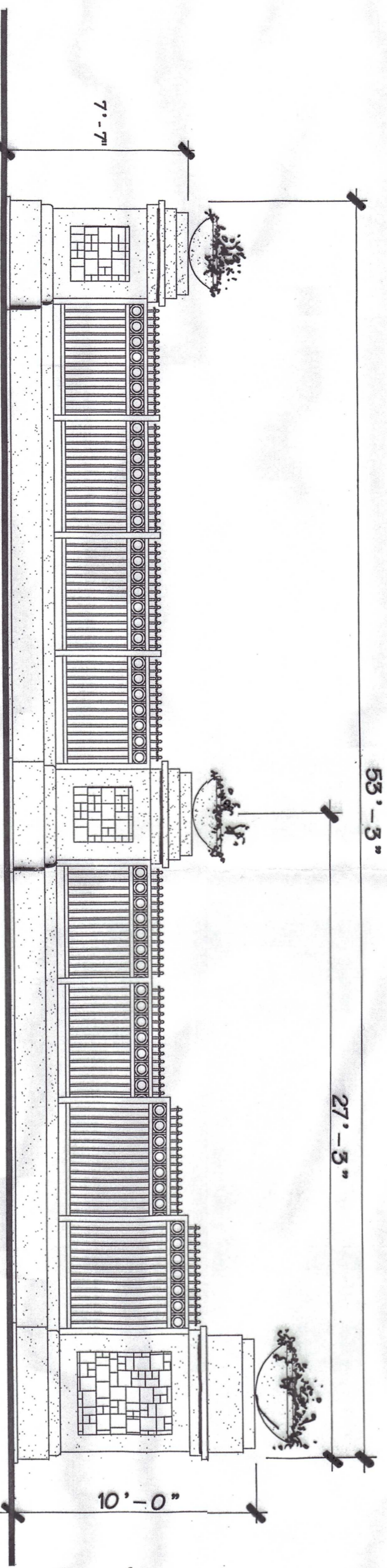
SCHOPPE DESIGN ASSOCIATES
Landscape Architecture and Land Planning
202 LOMBARDY LANE
OSWEGO, IL 60543
PH (630) 554-9775
FAX (630) 554-4667

Date	02/07/99
Scale	1" = 50'
Job	WINDSOR POINTE
Project	STREET TREE PLANTING
Sheet	1 of 8



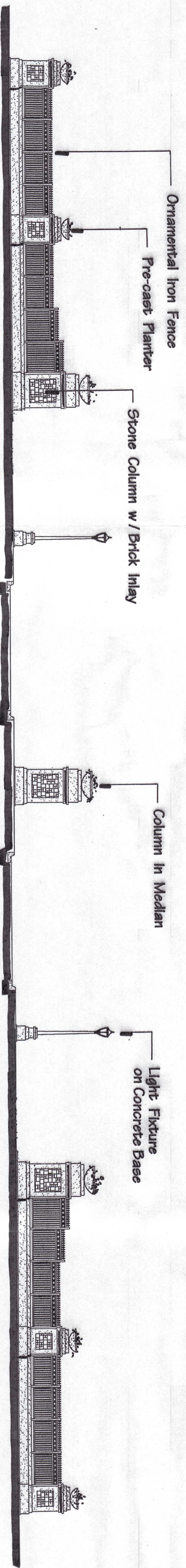
Layout and Grading Plan

scale: 1" = 20'



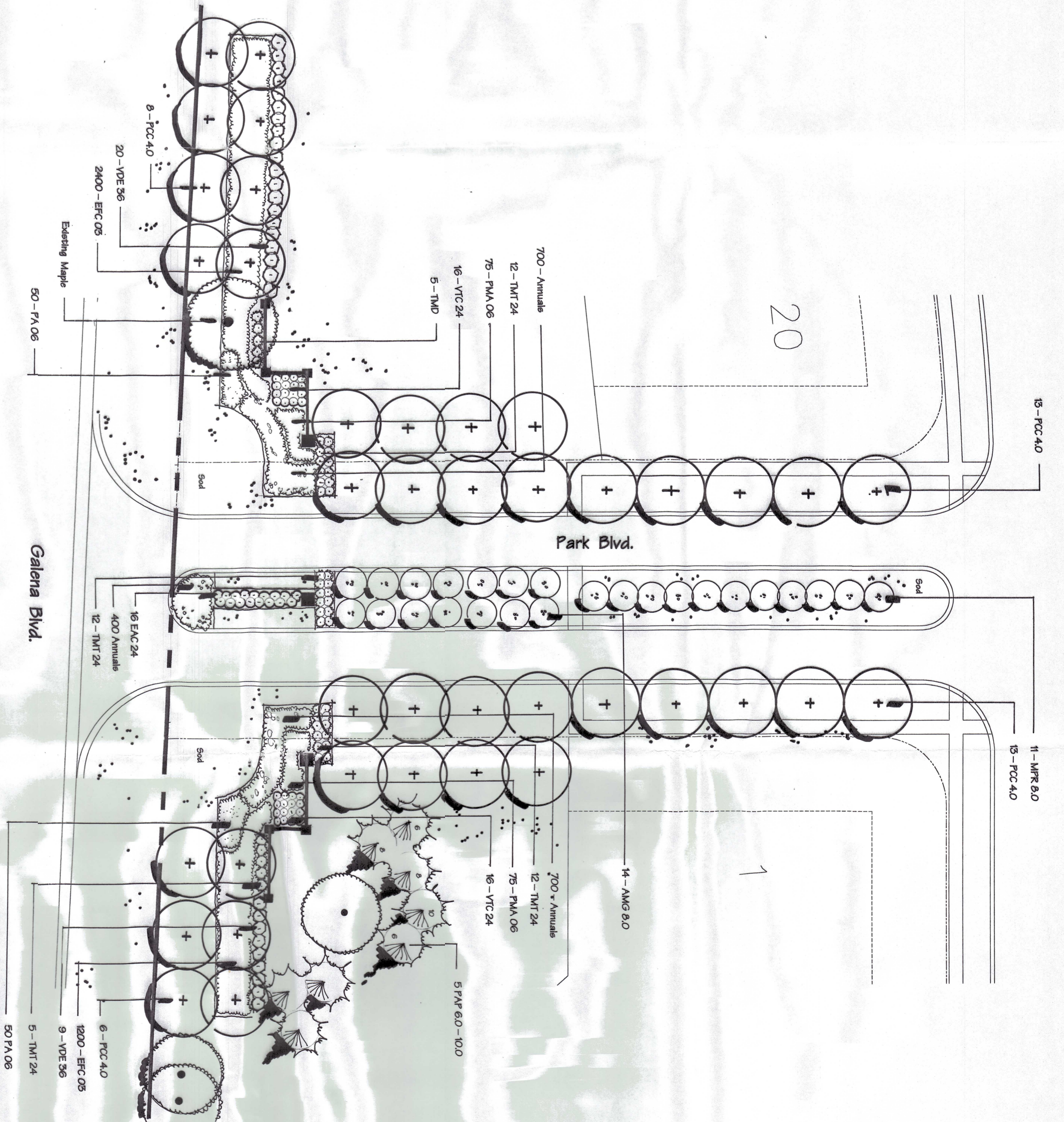
Elevation

scale: 1/2" = 1'



Section

scale: 1" = 10'



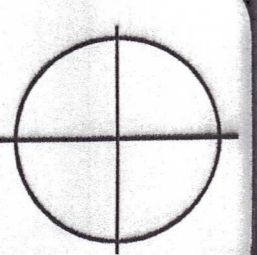
Planting Plan

scale: 1" = 20'

Note: Entry monument to be duplicated at the St. James Parkway entrance.



Site Key



FINAL LANDSCAPE PLAN
ENTRY MONUMENT

WINDSOR POINTE
SUGAR GROVE, ILLINOIS

Wiseman - Hughes
Enterprise, Inc.
975 East 22 Street
Wheaton, Illinois
(630) 653 - 0500

Prepared by:
SCHOPPE DESIGN ASSOCIATES
Landscape Architecture and Land Planning
202 LOMBARDY LANE PH (630) 554-9775
OSWEGO, IL 60543 FAX (630) 554-4667

2 of 8



3 of 8	Scale	1/8" = 1'-0"
	Date	10/20/2009
Schedules	Drawn	MM/ST/TS
	Checked	MM/ST/TS
10/20/09 SUBMITTE		

FINAL LANDSCAPE PLAN
GALENA BLVD. SCREEN

WINDSOR POINTE
SUGAR GROVE, ILLINOIS

Wiseman - Hughes
Enterprise, Inc.
975 East 22 Street
Wheaton, Illinois
(630) 653 - 0500

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Manor Homes Landscape (South)

Scale: 1" = 40'



Site Key

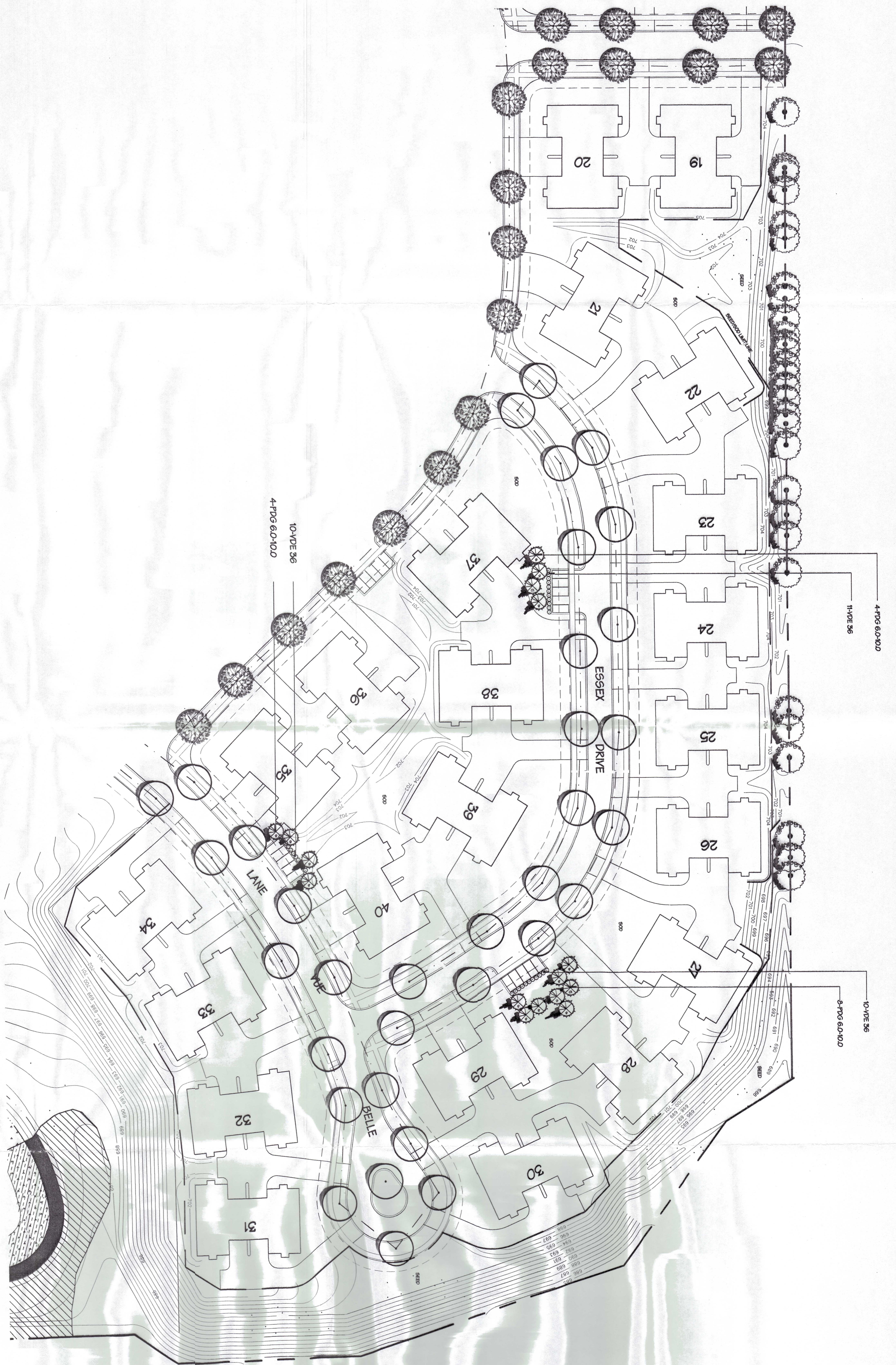
4 of 8	Date	5/20/1989
	Scale	1" = 40'
	Job	Manor Homes
	Drawn	CF
	Revs	

FINAL LANDSCAPE PLAN
MANOR HOMES - (SOUTH)

WINDSOR POINTE
SUGAR GROVE, ILLINOIS

Wiseman - Hughes
Enterprise, Inc.
975 East 22 Street
Wheaton, Illinois
(630) 653 - 0500

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Manor Homes Planting (North)

Scale: 1" = 40'



Site-Key

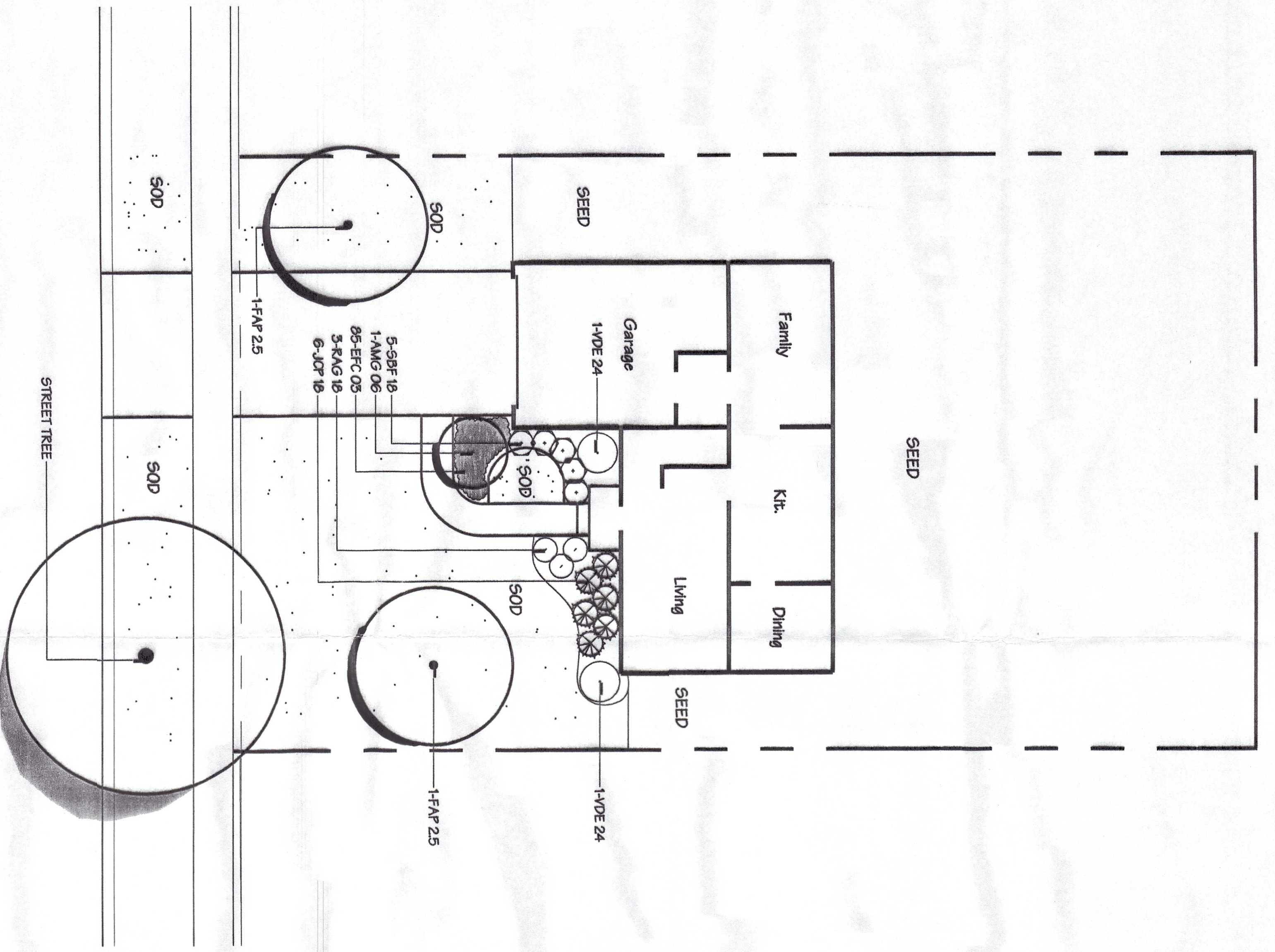
	Revisions
	DATE
	BY
	APPROVED
5 of 8	

FINAL LANDSCAPING PLAN
LANDSCAPE PLAN - (NORTH)

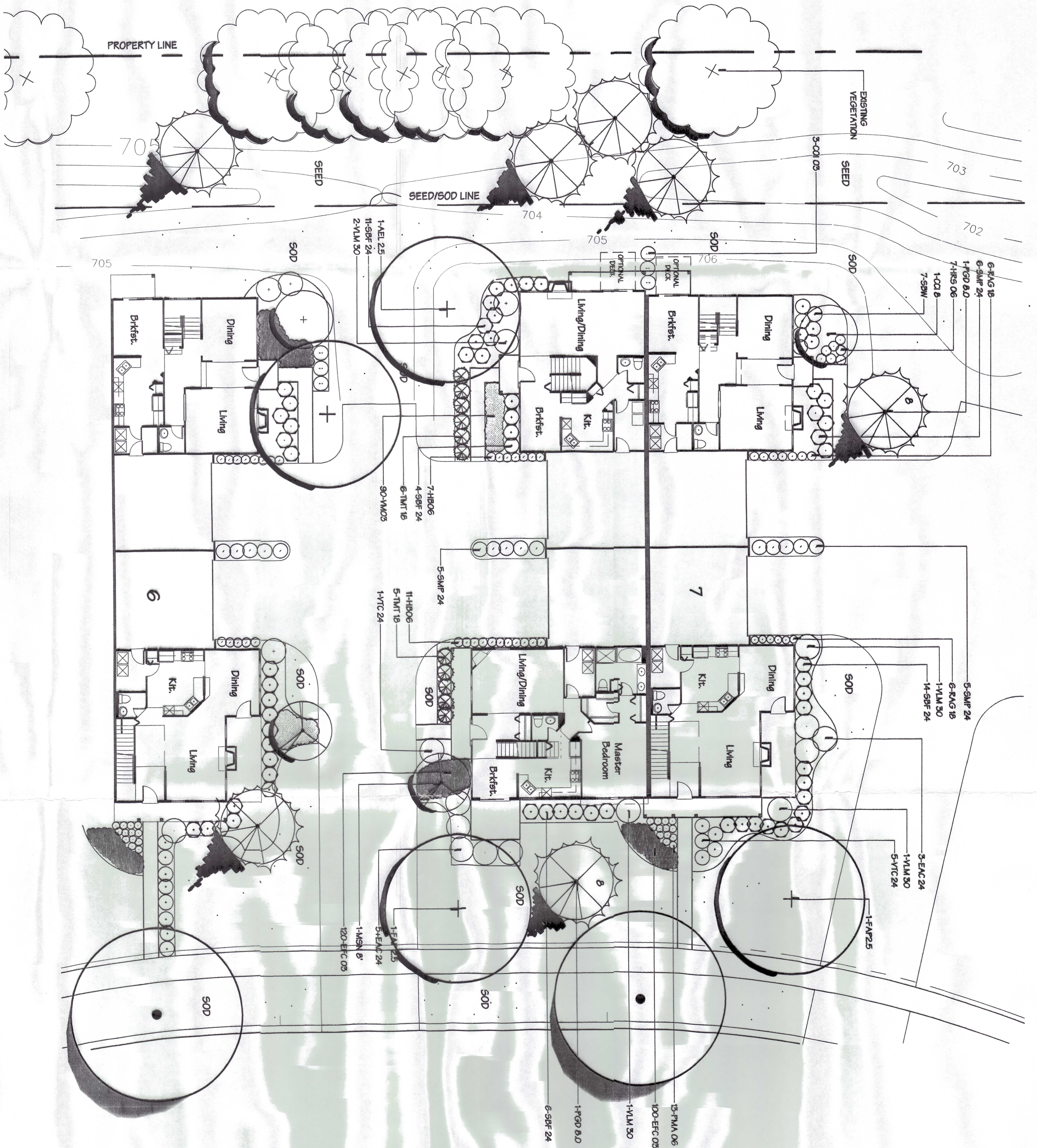
WINDSOR POINTE
SUGAR GROVE, ILLINOIS

Wiseman - Hughes
Enterprise, Inc.
975 East 22 Street
Wheaton, Illinois
(630) 653 - 0500

SCHOPPE DESIGN ASSOCIATES
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OSWEGO, IL 60543
PH (630) 554-9775
FAX (630) 554-4667



Prototypical Single Family Landscape
Scale: 1" = 10'



Prototypical Manor Homes Landscape
Scale: 1" = 10'



Site Key

	Revisions
Date: 10/20/2009 Drawn: [Name] Check: [Name] Project: [Name] Sheet: 6 of 8	

FINAL LANDSCAPE PLAN

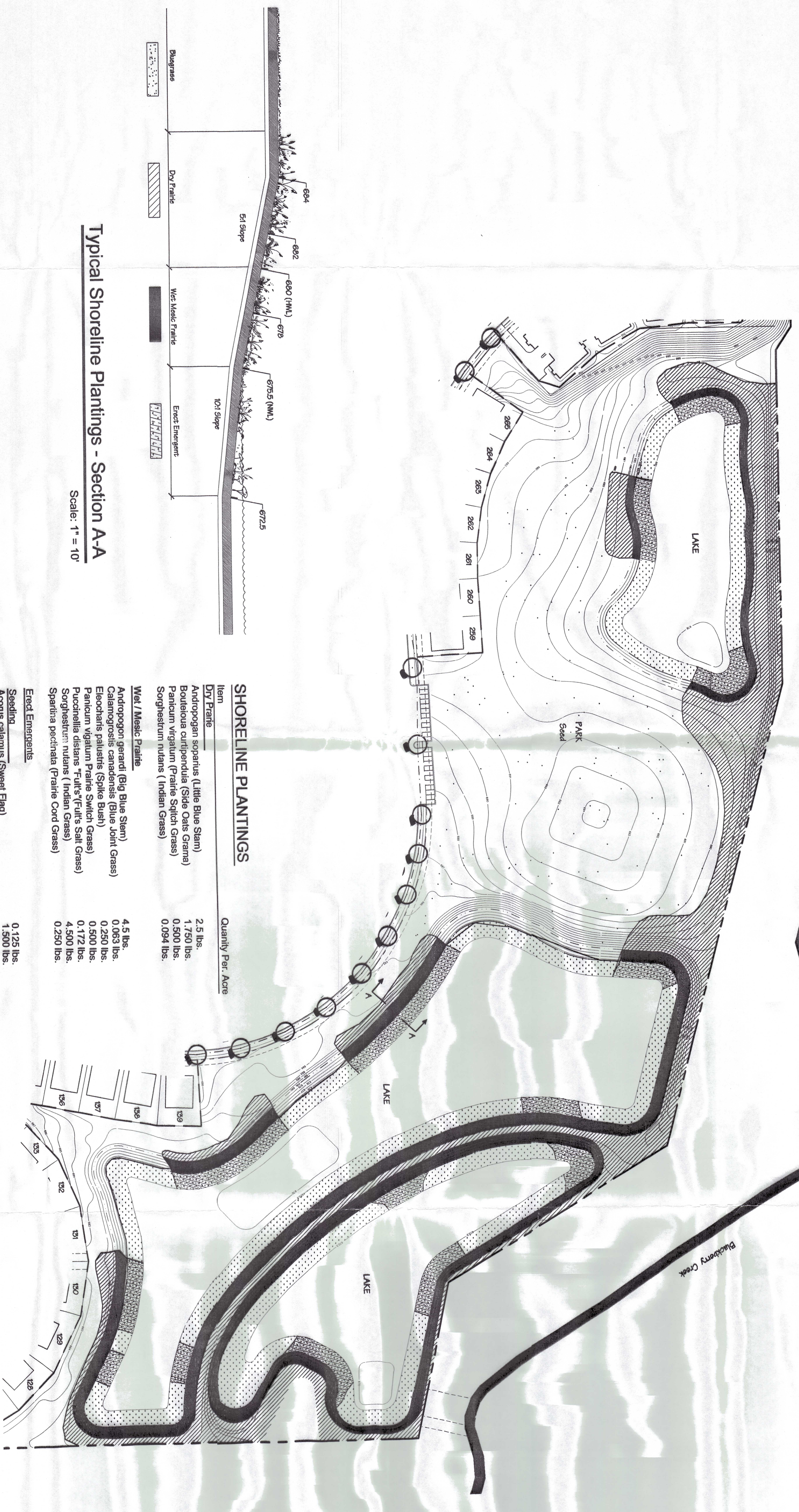
 PROTOTYPICAL LANDSCAPE PLAN

WINDSOR POINTE

 SUGAR GROVE, ILLINOIS

Wiseman - Hughes
 Enterprise, Inc.
 975 East 22 Street
 Wheaton, Illinois
 (630) 653 - 0500

Prepared by:
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Typical Shoreline Plantings - Section A-A
Scale: 1" = 10'

SHORELINE PLANTINGS

Item	Quantity Per Acre
Dry Prairie	2.5 lbs.
Andropogon scoparius (Little Blue Stem)	1,750 lbs.
Bouteloua curtipendula (Side Oats Gramma)	0,500 lbs.
Panicum virgatum (Prairie Switch Grass)	0,094 lbs.
Sorghastrum nutans (Indian Grass)	
Wet / Mesic Prairie	
Andropogon gerardii (Big Blue Stem)	4.5 lbs.
Calamagrostis canadensis (Blue Joint Grass)	0,063 lbs.
Elyochloa palustris (Spike Bush)	0,250 lbs.
Panicum virgatum (Prairie Switch Grass)	0,500 lbs.
Puccinellia distans "Falk's/Falk's Salt Grass"	0,172 lbs.
Sorghastrum nutans (Indian Grass)	4,500 lbs.
Spartina pectinata (Prairie Cord Grass)	0,250 lbs.
Erect Emergents	
Seeding	
Acorus calamus (Sweet Flag)	0,125 lbs.
Agrostis alba (Redtop)	1,300 lbs.
Allisma subcordatum (Water Plantain)	0,250 lbs.
Carex vulpionodes (Brown Fox Sedge)	0,500 lbs.
Echinochloa crusgalli (Millet)	6,375 lbs.
Eleocharis palustris (Spike Bush)	1,000 lbs.
Peltandra virginica (Arrow Arum)	1,500 lbs.
Polygonum pennsylvanicum (Pink Weed)	0,500 lbs.
Pontederia cordata (Pickerel Weed)	0,125 lbs.
Scirpus latifolia (Common Arrowhead)	0,556 lbs.
Scirpus aculeus (Hard Stem Bulrush)	1,88 lbs.
Scirpus validus (Soft Stem Bulrush)	1,000 lbs.
Sperganium eurycarpum (Bur Reed)	
Plugs¹	
Allisma subcordatum (Water Plantain)	
Eleocharis palustris (Spike Bush)	
Pontederia cordata (Pickerel Weed)	
Sagittaria latifolia (Common Arrowhead)	

NOTES:

1. Shoreline plantings which are plugged, shall be planted at the rate of 2,000 plant per acre in the designated areas. No single species shall comprise more than fifty percent of the total plantings.
2. The Dry Prairie and Wet/Mesic Prairie Zones shall also be seeded with a temporary cover crop of oats at 35 lbs./acre, prairie wild rye at 2 lbs./acre and red top at 2 lbs./acre.
3. The upland park area shall be seeded with a seed blend consisting of "Adelphi" Kentucky Bluegrass (50%), Fine Fescue (30%) and Perennial Rye (20%) at the rate of 300 lbs. per acre. In addition to this seeding a 10' wide band along the shoreline shall be seeded with red top at the rate of 5 lbs. per acre.



Site Key

Date: 5/23/1999
 Scale: 1" = 10'
 Job: Windsor Pt.
 Project: 7 of 8
 Revision: 5
 Prepared by: [Signature]

FINAL LANDSCAPE PLAN
SHORELINE PLANTINGS

WINDSOR POINTE
 SUGAR GROVE, ILLINOIS

Wiseman - Hughes
 Enterprise, Inc.
 975 East 22 Street
 Wheaton, Illinois
 (630) 653 - 0500

Prepared by:
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 Landscape Architecture and Land Planning
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 OSWEGO, IL 60543 FAX (630) 554-4667

Manor Home Common Area Landscape

Item	Description	Unit of Measure	Estimated Quantity
Shade Trees			
ARS 3.0	Acer f. "Red Sunburst"	3" C	11
FPP 3.0	Fragaria p. "Palmrose Ash"	3" C	5
Evergreen Trees			
PAP 6.0	Picea Fungus	6" H	8
PAP 8.0	Picea Spruce Colorado Spruce	8" H	13
PAP 10.0	Picea Fungus Colorado Spruce	10" H	2
PH 6.0	Pinus strobus	6" H	4
PH 8.0	Pinus nigra	8" H	9
PH 10.0	Pinus strobus	10" H	1
PGD 6.0	Populus nigra "Italica"	6" H	19
PGD 8.0	Populus nigra "Italica"	8" H	47
PGD 10.0	Populus nigra "Italica"	10" H	9
Ornamental Trees			
CC1 8.0	Catalpa c. "birmesa"	8" H	9
MF 8.0	Morus nigra "Black Mulberry"	8" H	8
Strubs			
VDE 36	Viburnum "dentatum"	36" H	32
Miscellaneous			
Seed		s.y.	
Mulch		c.y.	

Manor Home Prototype (per unit)

Item	Description	Unit of Measure	Estimated Quantity
Shade Trees			
ARS 2.5	Acer f. "Emerald Lace"	2.5 C	1
FAP 2.5	Fragaria p. "Palmrose Ash"	2.5 C	2
Evergreen Trees			
PAD 8.0	Picea glauca "Densata"	8" H	2
Black Hills Spruce			
Ornamental Trees			
CC1 8.0	Catalpa c. "birmesa"	8" H	1
MSN 8.0	Morus nigra "Black Mulberry"	8" H	1
Strubs			
CC1 30	Cornus stricta "Laciniata"	30" H	3
EAC 24	Eurolymus alata "Compacta"	24" H	8
PH 10.0	Pinus nigra	10" H	13
PH 18	Pinus nigra	18" H	12
PH 24	Pinus nigra	24" H	35
SMF 24	Styrax nigra "Falsus"	24" H	16
SBW 24	Sorbus aucuparia "Walden"	24" H	7
VLM 30	Viburnum lantana "Molokai"	30" H	5
VTC 24	Viburnum tinus "Crown of Thorns"	24" H	6
TMT 24	Taxus m. "Tadpole"	24" W	11
Perennials, Groundcover, Grasses and Annuals			
EFC 03	Eurythmus l. "vocalis"	3" pot	220
HB 06	Hieracium "Lanceolatum"	1 Gal	18
HNS 06	Hedera "Royal Standard"	1 Gal	7
VM 03	Vallisneria spiralis	3" pot	90
Miscellaneous			
Seed		s.y.	
Mulch		c.y.	

Single Family Prototype (per unit)

Item	Description	Unit of Measure	Estimated Quantity
Shade Tree			
FAP 2.5	Fragaria p. "Palmrose Ash"	2.5 C	2
Ornamental Tree			
AMS 6.0	Amelanchier x "grandiflora"	6" H	1
Strubs			
JCP 18	Juniperus c. "pfitzeri compacta"	18" W	6
RAQ 18	Rosa rugosa "Queen Elizabeth"	18" H	3
SGF 18	Syringa x "b. Froebelii"	18" H	5
VDE 24	Viburnum dentatum	24" H	2
Ground Cover			
EFC 03	Eurythmus l. "vocalis"	3" pot	85
Miscellaneous			
Seed		s.y.	
Mulch		c.y.	

Note: Final material selection is subject to availability at the time of planting.

Entry Monument Plantings

Item	Description	Unit of Measure	Estimated Quantity
Shade Trees			
PCC 4.0	Prunus c. "Chamberlain"	4.0 C	40
Evergreen Trees			
FPP 8.0	Fragaria p. "Palmrose Ash"	8" H	1
PAP 10.0	Picea Spruce Colorado Spruce	10" H	2
PAP 12.0	Picea Spruce Colorado Spruce	12" H	2
Ornamental Trees			
MPH 8.0	Morus nigra "Black Mulberry"	8" H	14
Strubs			
EAC 24	Eurolymus alata "Compacta"	24" H	16
TMT 24	Taxus m. "Tadpole"	24" H	46
VDE 36	Viburnum "dentatum"	36" H	29
VTC 24	Viburnum tinus "Crown of Thorns"	24" H	32
Perennials, Groundcover, Grasses and Annuals			
EFC 03	Eurythmus l. "vocalis"	48 pots	1800
PAO 6	Penstemon albertensis	3" pot	3600
PMA 05	Pennisetum setosifolium	1 gal	100
Miscellaneous			
Seed		s.y.	
Mulch		c.y.	

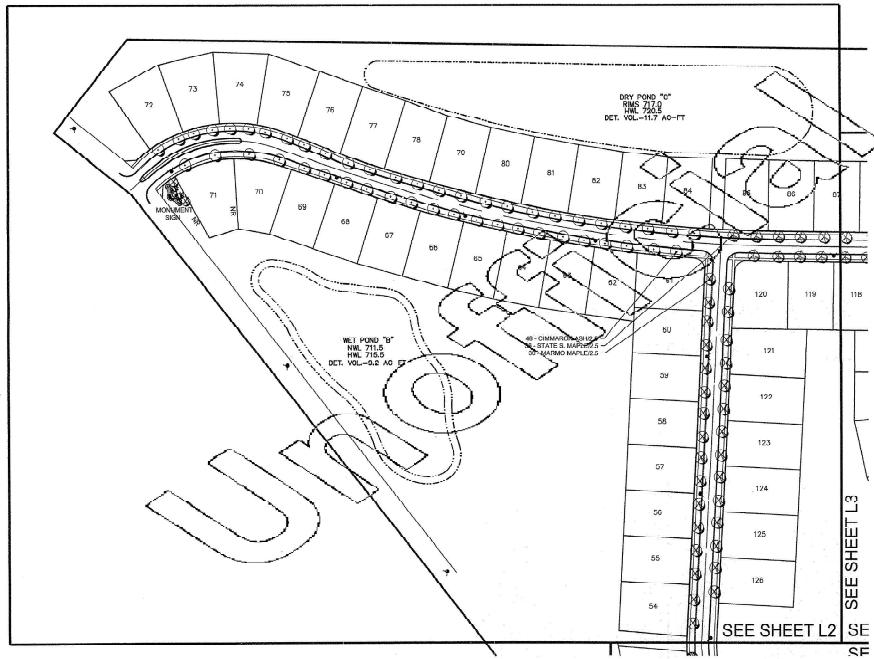
Galena Boulevard Landscape Screen

Item	Description	Unit of Measure	Estimated Quantity
Shade Trees			
ARS 3.0	Acer f. "Emerald Lace"	3" C	11
ARS 3.0	Acer f. "Red Sunburst"	3" C	6
FAP 3.0	Fragaria p. "Palmrose Ash"	3" C	3
FPP 3.0	Fragaria p. "Palmrose Ash"	3" C	6
PCC 4.0	Prunus c. "Chamberlain"	4" C	16
Evergreen Trees			
PAP 8.0	Picea Spruce Colorado Spruce	8" H	8
PAP 8.0	Picea Spruce Colorado Spruce	8" H	28
PAP 10.0	Picea Spruce Colorado Spruce	10" H	2
PH 6.0	Pinus nigra	6" H	7
PH 8.0	Pinus nigra	8" H	10
PH 10.0	Pinus nigra	10" H	7
PGD 6.0	Populus nigra "Italica"	6" H	17
PGD 8.0	Populus nigra "Italica"	8" H	71
PGD 10.0	Populus nigra "Italica"	10" H	20
Ornamental Trees			
CC1 8.0	Catalpa c. "birmesa"	8" H	6
MF 8.0	Morus nigra "Black Mulberry"	8" H	6
MPH 8.0	Morus nigra "Black Mulberry"	8" H	11
Strubs			
ADJ 30	Ardisia c. "coccinea"	30" H	28
VDE 24	Viburnum dentatum	24" H	22
VTC 24	Viburnum tinus "Crown of Thorns"	24" H	24
Perennials, Groundcover, Grasses and Annuals			
CAK 05	Calluna vulgaris "Vulgaris"	5 Gal	95
Miscellaneous			
Seed		s.y.	
Mulch		c.y.	

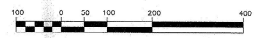
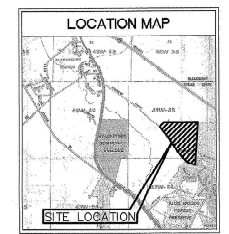
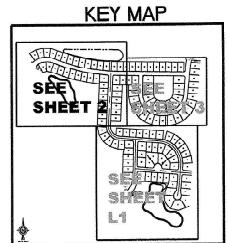
Parkway Trees

Item	Description	Unit of Measure	Estimated Quantity
Shade Trees			
ARS 2.5	Acer f. "Emerald Lace"	2.5 C	6
ARS 2.5	Acer f. "Red Sunburst"	2.5 C	88
ARS 2.5	Acer f. "Red Sunburst"	2.5 C	22
FAP 2.5	Fragaria p. "Palmrose Ash"	2.5 C	122
FPP 2.5	Fragaria p. "Palmrose Ash"	2.5 C	94
TCC 2.5	Tilia cordata "GreenGate"	2.5 C	120





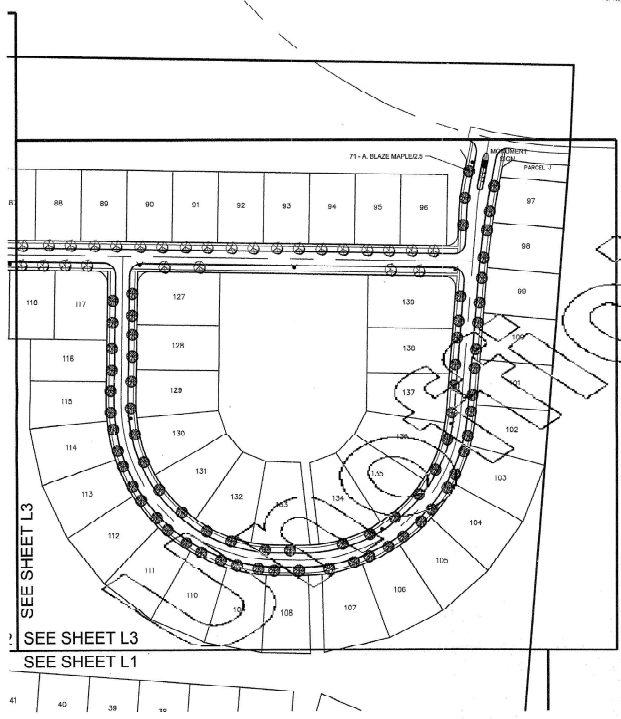
YOUR ORIGINAL
 PROJECT NO. P204K000340
 DATE: 08/16/2003
 PROJECT NO. 204K000340
 SHEET NO. 2 OF 2
 PREPARED BY: J. J. DONOHUE



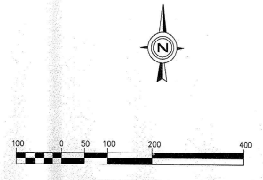
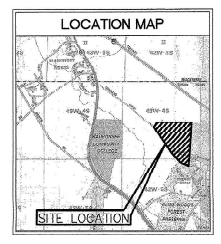
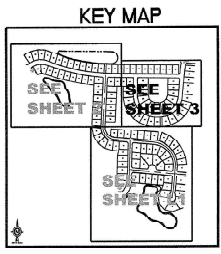
LANDSCAPE PLAN
AREA 2

DATE	
REVISED	
NO.	
Prepared For:	
Client:	Richard Properties 240 Landfield Road Burrville, IL 60310
Project Name:	HANNIFORD FARM Sugar Grove, Illinois
Prepared By:	J. J. DONOHUE D.T. DONOHUE & ASSOCIATES, L.L.C. 1000 N. WASHINGTON ST., SUITE 100 NORTHBROOK, IL 60062 PH: 847.480.1000 FAX: 847.480.1001 WWW.DONOHUE-LLC.COM
Project No.:	204K000340
Sheet No.:	2 OF 2
Scale:	1" = 10'
Project No.:	204K000340
Sheet No.:	2 OF 2

LANDSCAPE PLAN-AREA 2



FOR ORIGINAL
 DRAWING
 RECORDS AND REVISIONS
 FOR REPRODUCTION
 CONTACT THE ARCHITECT
 OR THE LANDSCAPE ARCHITECT
 SEE PERMITS, 255.00
 PROJECT 117



LANDSCAPE PLAN
 AREA 3

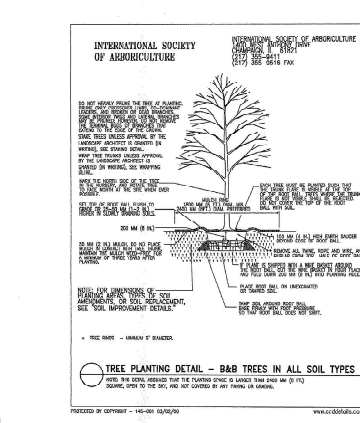
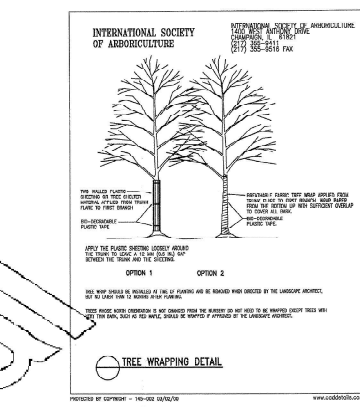
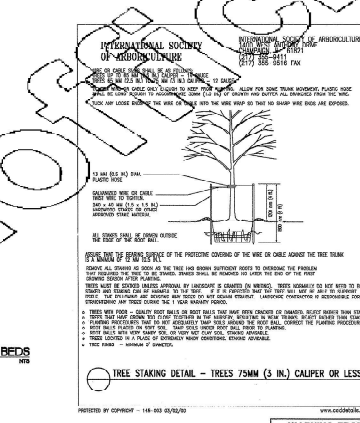
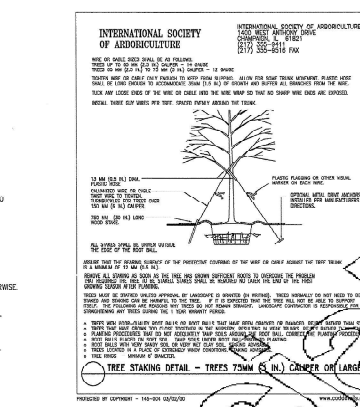
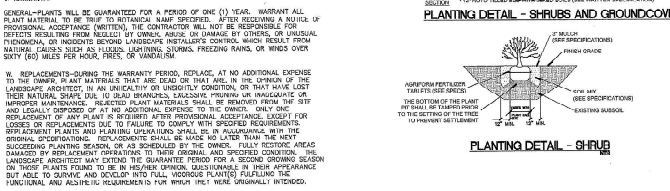
DATE	
REVISION	
NO.	
Prepared By:	
Project:	Redbud Properties 200 Laurel Road HANNFORD FARM St. Charles, Illinois
Prepared By:	D.T. DONOHUE 12 S. WILSON ST. NORTH CAROLINA, IL 60061 D.T. DONOHUE & ASSOCIATES, Ltd. P.E. 6200-0001 PACE 6/20/07 www.donohueassociates.com Landscape Architecture
DESIGNER:	D.T. DONOHUE
DRAWN BY:	D.T. DONOHUE
DATE:	SEP 15, 2008
SCALE:	1" = 100'
PROJECT NO.:	08-015
SHEET NO.:	3

L3

LANDSCAPE PLAN-AREA 3

PLANT SPECIFICATIONS:

- A. PLANT LIST: ALL SHADE TREES AND EVERGREEN TREES SHOULD BE BID IN THEIR ENTIRETY. (SEE PLANTING BETA FOR BID PREPARATION INSTRUCTIONS). CONTRACTOR TO INSTALL BLACK PLASTIC COATING ON ALL PLANT BEDS WITH A GRASS BARRIER. RECONSTRUCT TRAIL TO FIT TO BE USED ALONG WITH MANUFACTURED JUNCTION AND SO DEGREE FITTINGS AT ALL CORNERS.
- B. BIDDERS SHALL BE RESPONSIBLE FOR PERSONALLY EXAMINING THE SITE AND DETERMINING FAMILIAR WITH ITS VARIOUS CONDITIONS AND LIMITATIONS.
- C. THE CONTRACTOR SHALL PROVIDE ALL THE NECESSARY PERMITS TO FURNISH WORK UNDER HIS CONTRACT. ALL PERMIT COSTS SHALL BE INCLUDED IN HIS/BID PRICE.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS WORK ON THE PLANT AND/OR BARRIER. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS TO FURNISH WORK UNDER HIS CONTRACT. ALL PERMIT COSTS SHALL BE INCLUDED IN HIS/BID PRICE.
- E. SHOULD ANY OBTAINABLE MATERIALS SUCH AS OLD CONCRETE, ASPHALT, LIME-ROCK SUB-BASE OR OTHER DEBRIS BE ENCOUNTERED DURING PLANTING OPERATIONS, THEY SHALL BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR.
- F. THE LANDSCAPE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE WORK UNDER FINAL ACCEPTANCE.
- G. ALL CONTRACTORS AND/OR SUBCONTRACTORS SHALL EXERCISE CARE IN DIGGING AND OTHER WORK SO AS NOT TO DAMAGE EXISTING WORK INCLUDING UNDERGROUND TRENCHES AND SANITARY SYSTEMS, WATER SYSTEMS, ELECTRIC AND TELEPHONE CABLES AND ANY OTHER UNDERGROUND STRUCTURES TO BE ENCOUNTERED IN THE CONSTRUCTION PHASE. SHOULD SUCH DAMAGE OR UNDERGROUND OBSTRUCTIONS BE ENCOUNTERED WHICH INTERFERE WITH CLEAR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF SUCH DAMAGE CAUSED BY HIS WORK.
- H. GENERAL - WHERE PLANTING OCCURS IN CLOSE PROXIMITY TO OTHER SITE IMPROVEMENTS, ORIGINAL PROTECTION SHALL BE GIVEN TO ALL UTILITIES PRIOR TO COMMENCING WORK. ANY ITEMS DAMAGED DURING PLANTING OPERATIONS SHALL BE IMMEDIATELY REPAIRED TO THEIR ORIGINAL CONDITION AT NO COST TO THE OWNER.
- I. UTILITIES: HAVE ALL UNDERGROUND UTILITIES LOCATED BY SERVING AGENCIES LE "CALL IT-800-852-0323" IN THE VICINITY OF UTILITIES. MARK EXCAVATE MINIMUM 18" DEPTH OF SHOWN. UNDERGROUND UTILITIES TO BE PROTECTED BY THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE OR ALTERED POSITION OF UTILITIES CAUSED BY HIS WORK AS A RESULT OF HIS/HER FAILURE TO PROTECT THE LOCATION OF UTILITIES.
- J. PLANT NAMES CONFORM TO THE NAMES GIVEN IN "STANDARDIZED PLANT NAMES" 1942 EDITION. PLANTING OF THE ABOVE LISTED PLANTS ON NON-PAVED AREAS. NUMBER OF PLANTS TO BE PLANTED SHALL BE QUANTIFIED IN THE FINAL CONTRACT. PLANTING OF THE ABOVE LISTED PLANTS ON NON-PAVED AREAS. NUMBER OF PLANTS TO BE PLANTED SHALL BE QUANTIFIED IN THE FINAL CONTRACT.
- K. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL AT ALL TIMES PROTECT ALL MATERIALS AND WORK AGAINST INJURY FROM ANY CAUSE AND SHALL PROTECT AND MAINTAIN ALL NECESSARY UTILITIES AND SERVICES OF THE PUBLIC. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE OR ALTERED POSITION OF UTILITIES CAUSED BY HIS WORK AS A RESULT OF HIS/HER FAILURE TO PROTECT THE LOCATION OF UTILITIES.
- L. WORK INCLUDED - CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF PLANTING AND RELATED ITEMS AS SHOWN ON DRAWINGS AND IN THE SPECIFICATIONS.
- M. THE QUANTITIES LISTED IN THE PLANT LIST ARE APPROXIMATE ONLY, AND THE LANDSCAPE CONTRACTOR SHALL FURNISH AND LIST ALL THE PLANTS REQUIRED TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND IN THE SPECIFICATIONS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE OR ALTERED POSITION OF UTILITIES CAUSED BY HIS WORK AS A RESULT OF HIS/HER FAILURE TO PROTECT THE LOCATION OF UTILITIES.
- N. PLANT NAMES CONFORM TO THE NAMES GIVEN IN "STANDARDIZED PLANT NAMES" 1942 EDITION. PLANTING OF THE ABOVE LISTED PLANTS ON NON-PAVED AREAS. NUMBER OF PLANTS TO BE PLANTED SHALL BE QUANTIFIED IN THE FINAL CONTRACT. PLANTING OF THE ABOVE LISTED PLANTS ON NON-PAVED AREAS. NUMBER OF PLANTS TO BE PLANTED SHALL BE QUANTIFIED IN THE FINAL CONTRACT.
- O. GRADE AT GROUNDED HARDWOOD BARK MULCH - THE RATE OF APPLICATION SHALL BE FOR 1/4" BARK MULCH (2") OF MULCH TO BE APPLIED TO THOSE AREAS IN WHICH CONTRACTOR HAS PLANTED MATERIAL. FINAL GRADE MULCH (AFTER SETTLING OCCURS) SHOULD BE 1/2" OVER HARDWOOD BARK. A SMALL SAMPLE OF MULCH TO BE SUBMITTED TO THE LANDSCAPE CONTRACTOR FOR APPROVAL. REGULAR HARDWOOD MULCH IS NOT ACCEPTABLE.
- P. PLANTS TO BE STAVED AND BUNDLED IN ACCORDANCE WITH STAVING DETAILS. CONTRACTOR RESPONSIBLE FOR RECEIVING PLANTS AND/OR THEY HAVE BEEN BUNDLED AND WILL ALSO BE RESPONSIBLE FOR THE PLANTS GUARANTEE IF THE PLANTS DIE AS A RESULT OF BEING BUNDLED.
- Q. ALL TREES THIRTY INCHES (30") OR LARGER IN CALIBER, OR HAVING A BALL DIAMETER OF THIRTY-NINE INCHES (39") OR MORE SHALL BE STAVED AND BUNDLED ACCORDING TO THE DIMENSIONS IN DRAWING (SEE DRAWING FOR DIMENSIONS).
- R. BACK-FILL SHALL BE WATERSHED TWELVE INCHES (12") AT A TIME. AFTER BACK-FILLING IS COMPLETED, BACK-FILLING TO BE DONE IN 12" INCHES. ALL SHADE AND EVERGREEN TREES SHALL BE WATERED DAILY FOR THE FIRST SEVEN DAYS AFTER PLANTING (THREE INCH DEPTH). FOR THE PURPOSE OF PREVENTING DRAINAGE OF THE TREES BY MEANS OF EQUIPMENT, A THREE (3) INCH DEEP FOOT (3") DIAMETER MULCHED RING SHALL BE INSTALLED.
- S. BIRD PROTECTION - A TWO INCH (2") LAYER OF PEAT MOSS ALONG WITH A ONE INCH LAYER (1") OF COARSEMESH COMPOST AND A GRANULAR FERTILIZER SHALL BE APPLIED INTO THE SOIL. GRANULAR FERTILIZER, FERTILIZER AND ANNUAL BEDS MUST PRIOR TO THE INSTALLATION OF PLANTS.
- T. FERTILIZERS - THE RATE OF APPLICATION FOR DRY FERTILIZER SHALL BE 1 UNIT OF NITROGEN PER 1000 SQUARE FEET. THIS IS EQUIVALENT TO 15 LBS. OF NITROGEN PER 1000 SQUARE FEET. 600 LBS. PER ACRE NITROGEN.
- U. IRRIGATION - GENERAL PLANTS WILL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. HARRANT ALL PLANTS INSTALLED WITHIN THE WARRANTY PERIOD. CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION. CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION. CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION. CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION.
- V. REPLACEMENTS - DURING THE WARRANTY PERIOD, REPLACEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER, PLANT MATERIALS THAT ARE DEAD OR NOT IN THE CONDITION OF THE LANDSCAPE ARCHITECT IN AN UNUSUALITY OR UNUSUALITY CONDITION, OR THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DISEASES, INJURIES, OR OTHER CAUSES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT. REPLACEMENT PLANT MATERIALS SHALL BE REPLANTED FROM THE SITE AND LOCAL SOURCES AT THE CONTRACTOR'S EXPENSE TO THE OWNER. ONLY ONE (1) REPLACEMENT PER PLANT IS ALLOWED. REPLACEMENT PLANT MATERIALS SHALL BE REPLANTED FROM THE SITE AND LOCAL SOURCES AT THE CONTRACTOR'S EXPENSE TO THE OWNER. ONLY ONE (1) REPLACEMENT PER PLANT IS ALLOWED.
- W. REPLACEMENTS - DURING THE WARRANTY PERIOD, REPLACEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER, PLANT MATERIALS THAT ARE DEAD OR NOT IN THE CONDITION OF THE LANDSCAPE ARCHITECT IN AN UNUSUALITY OR UNUSUALITY CONDITION, OR THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DISEASES, INJURIES, OR OTHER CAUSES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT. REPLACEMENT PLANT MATERIALS SHALL BE REPLANTED FROM THE SITE AND LOCAL SOURCES AT THE CONTRACTOR'S EXPENSE TO THE OWNER. ONLY ONE (1) REPLACEMENT PER PLANT IS ALLOWED.



WARNING FROM JULIE

DEFONE YOU DID CALL 1-800-992-0123

The Service is Free

Urgent in 7 Days or Less

DEFONE YOU DID CALL

D. T. Donohue & Associates, Ltd.

LANDSCAPE ARCHITECTURE & PLANNING

1374 ST. CHARLES ST. SUITE 200

CHICAGO, ILL. 60607-1000

PHONE: (773) 462-1100

FAX: (773) 462-1101

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LANDSCAPE PLAN - AREA 3

L4

LANDSCAPE SPECIFICATIONS

D. T. Donohue & Associates, Ltd.

LANDSCAPE ARCHITECTURE & PLANNING

1374 ST. CHARLES ST. SUITE 200

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Prepared By:

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FAX: (773) 462-1101

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SCHEDULE OF DRAWINGS

1. OVERALL SITE PLAN
2. ENLARGED ENTRANCE PLAN
3. PHASE 1 PLAN
4. PHASE 2 PLAN
5. DETAILS AND LANDSCAPING PALLETS
6. SPECIFICATIONS

FOR LANDSCAPING PURPOSES ONLY



Hannaford Farm

**Merrill Road
Sugar Grove, Illinois**

EXHIBIT D (Landscape)

MAR 24 2004

DEVELOPED BY:
REDBUD PROPERTIES

113 NORTH BATAVIA AVENUE
BATAVIA, IL 60510

ED SALOGA BUILDERS

P.O. BOX 393
SUGAR GROVE, IL 60554

**PRELIMINARY LANDSCAPE
DEVELOPMENT PLAN**

MARCH 22, 2004

LANDSCAPING PLANS PREPARED BY:
Wallace E. Mundy
Registered Landscape Architect
License No. 157-000801
Exp. Date 8/31/2005

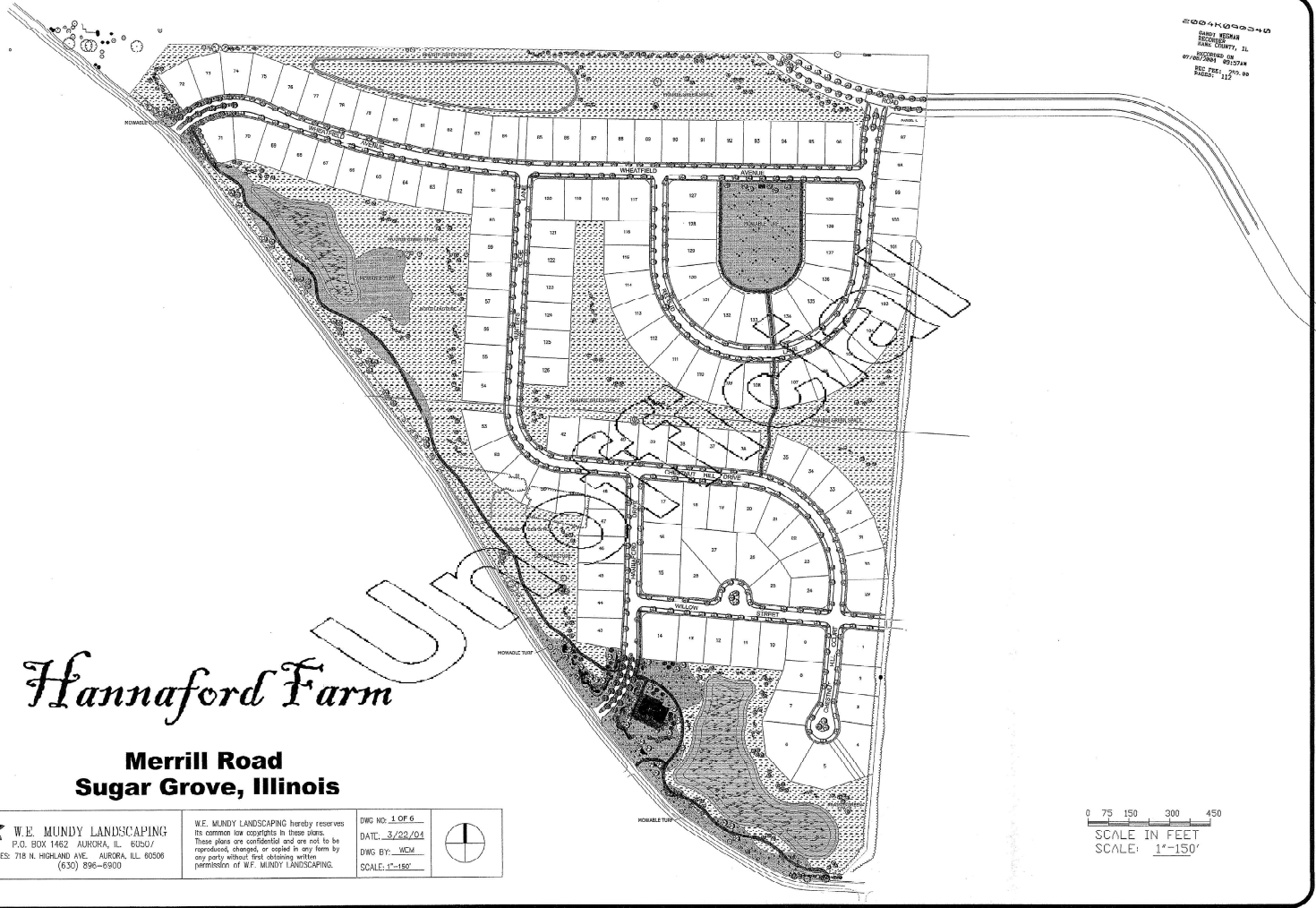
 **W.E. MUNDY LANDSCAPING**
P.O. BOX 1462 AURORA, IL 60507
OFFICES: 710 N. HIGHLAND AVE. AURORA, IL 60506
(630) 896-6900

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2004-11-09 09:23:40
STATE OF ILLINOIS
PLANNING COMMISSION
REGISTERED ON
07/02/2004 07/02/04
REG. NO. 157-000801
EXPIRES 8/31/05



2004-11-02 10:24:45
 DATE PLOTTED
 PROJECT
 HANNAFORD FARM, ILL
 SITE PLAN
 07/20/04 09:52:24
 DATE OF PLOT
 11' x 17" 00
 PAPER SIZE



Hannaford Farm

Merrill Road
Sugar Grove, Illinois

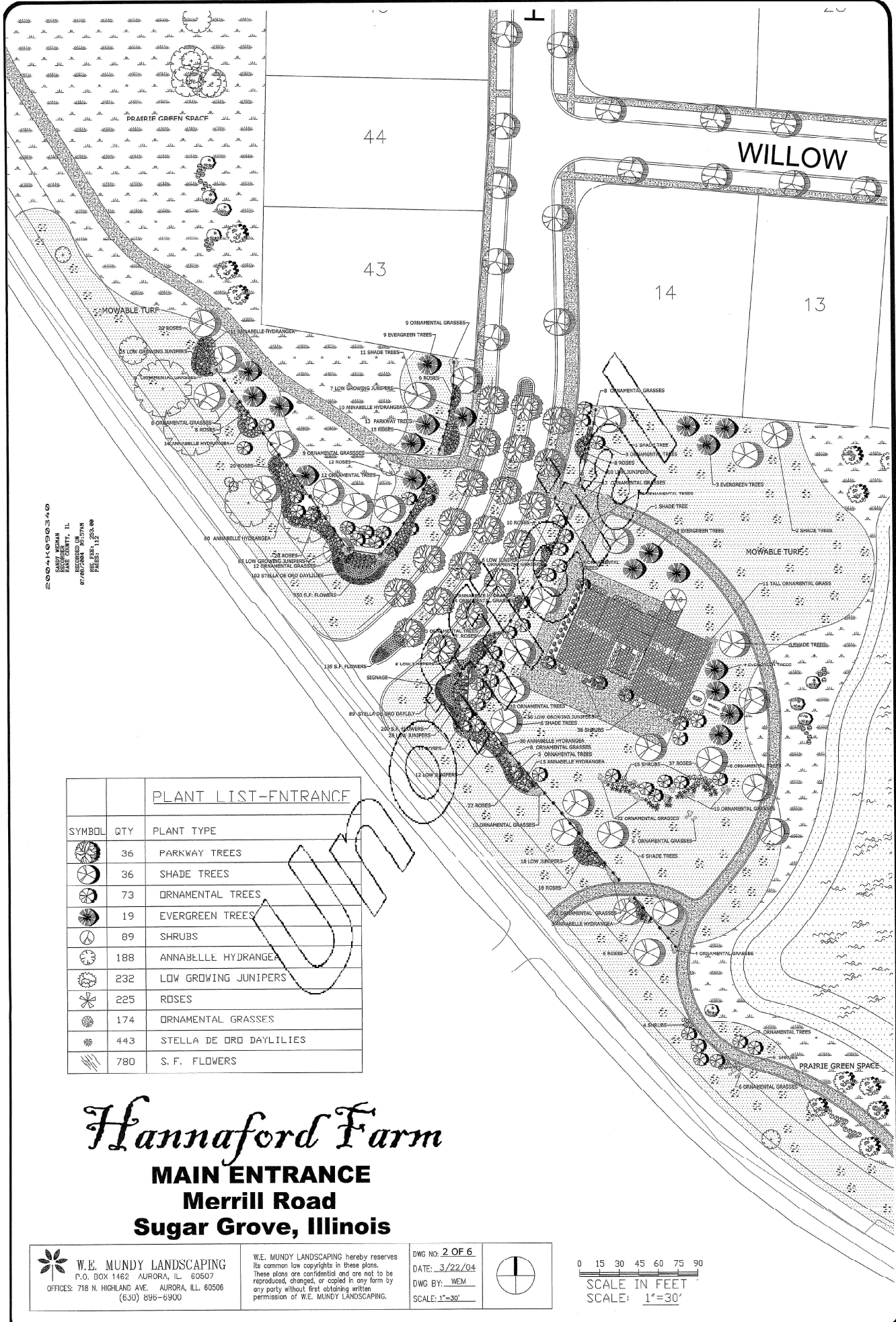

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DWG NO. 1 OF 6
 DATE: 3/22/04
 DWG BY: WCM
 SCALE: 1"=150'



0 75 150 300 450
 SCALE IN FEET
 SCALE: 1"=150'



20041009340
 SANDY MERRIN
 LANDSCAPE ARCHITECT
 HANE COUNTY, IL
 877/887-0000
 877/887-0000
 877/887-0000
 877/887-0000

PLANT LIST-FNTRANCE		
SYMBOL	QTY	PLANT TYPE
	36	PARKWAY TREES
	36	SHADE TREES
	73	ORNAMENTAL TREES
	19	EVERGREEN TREES
	89	SHRUBS
	188	ANNABELLE HYDRANGEA
	232	LOW GROWING JUNIPERS
	225	ROSES
	174	ORNAMENTAL GRASSES
	443	STELLA DE ORD DAYLILIES
	780	S. F. FLOWERS

Hannaford Farm

MAIN ENTRANCE

Merrill Road

Sugar Grove, Illinois

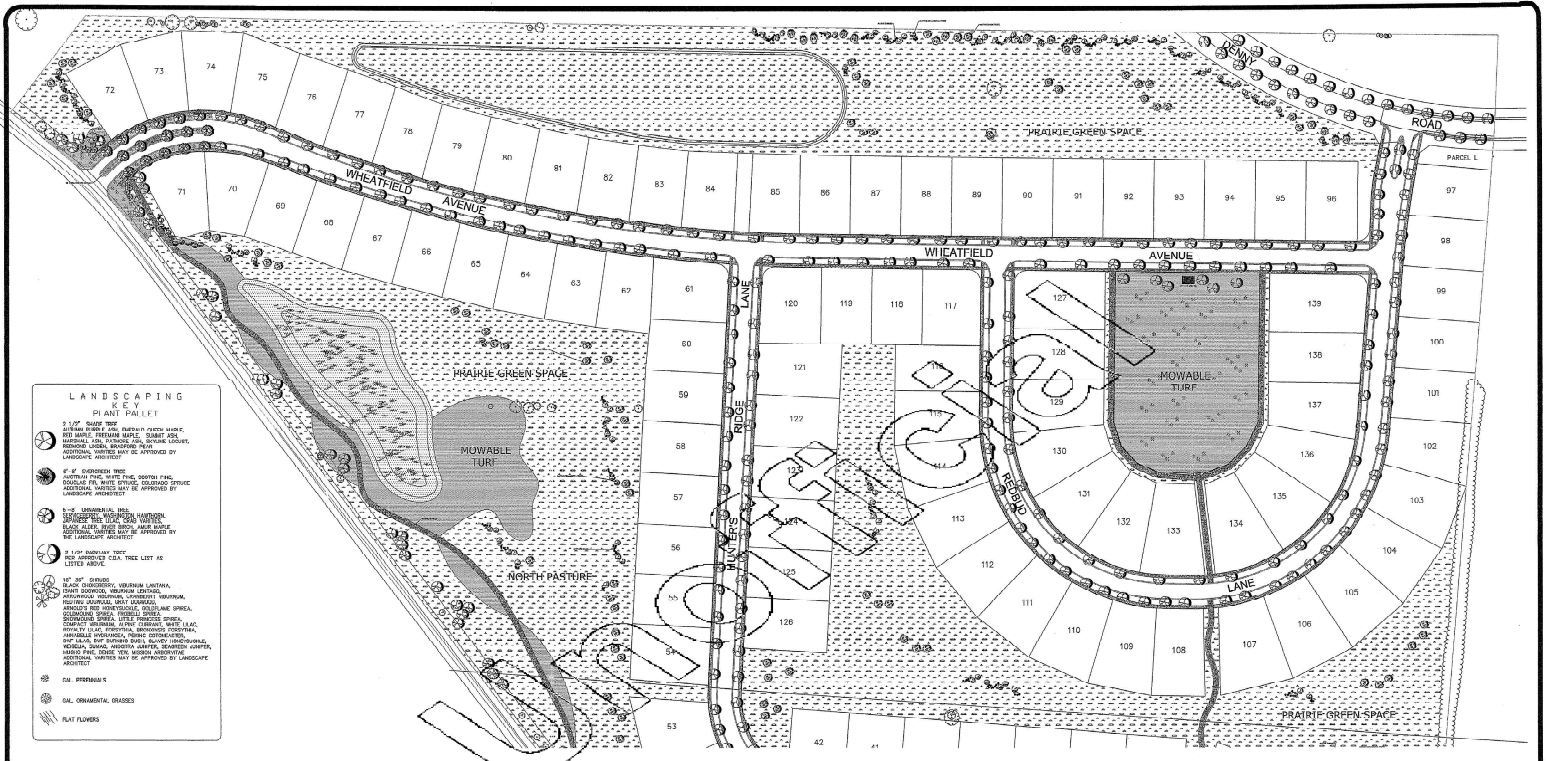
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DWG No. 2 OF 6
 DATE: 3/22/04
 DWG BY: WEM
 SCALE: 1"=30'



0 15 30 45 60 75 90
 SCALE IN FEET
 SCALE: 1"=30'



LANDSCAPING KEY
PLANT PALETTE

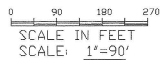
- 1" - 2" BARE ROOT
 1" - 2" BARE ROOT NATIVE TREES: WHITE BARK PINE, RED BARK PINE, WHITE PINE, SCOTCH PINE, LARCH, SPRUCE, FIR, DOUGLASS PINE, REDWOOD, JUNIPER, CEDAR, YEW, TAXUS, GINKGO, OLIVE, SYPHOCARPUS, METASEKUIA, LARIX, PINUS, QUERCUS, ILEX, RHO, SYCAMORE, FRAXINUS, NYCTAGYNIA, JUGLANS, CORYLUS, BETULA, ALNUS, SALIX, PICEA, ABIES, TSUGA, LIQUIDAMBAR, NYSSA, SORBUS, AMELANOR, MALUS, PRUNUS, SPYRAEAE, VIBURNUM, SPARGANANGUM, SYDOWIA, LINDERA, SWEETGUM, NYSSA, SORBUS, AMELANOR, MALUS, PRUNUS, SPYRAEAE, VIBURNUM, SPARGANANGUM, SYDOWIA, LINDERA, SWEETGUM.
- 3" - 4" BARE ROOT NATIVE ORNAMENTALS
 WASHINGTON HAWTHORN, SERVICEBERRY, VARIETALS TO BE ADDED.
- 18"-24" BARE ROOT NATIVE SHRUBS
 GREY DOGWOOD, ELDERBERRY, RED OSIER DOGWOOD, AMORPHOSA VIBURNUM, HAWKBIT VIBURNUM VARIETALS TO BE ADDED.

○ CAL. ORNAMENTAL GRASSES
 ○ PLANT FLOWERS

LANDSCAPING KEY
PLANT PALETTE
NATIVE PRAIRIE PLANTINGS

- 6'-8" BARE ROOT NATIVE TREES
 HACKBERRY, GREEN ASH, SWAMP WHITE OAK, BURR OAK, PEACHLEAF KILLDEER, BLACK OAK, WHITE OAK, PINEAPPLE YEW, RED CEDAR.
- 3"-4" BARE ROOT NATIVE ORNAMENTALS
 WASHINGTON HAWTHORN, SERVICEBERRY VARIETALS TO BE ADDED.
- 18"-24" BARE ROOT NATIVE SHRUBS
 GREY DOGWOOD, ELDERBERRY, RED OSIER DOGWOOD, AMORPHOSA VIBURNUM, HAWKBIT VIBURNUM VARIETALS TO BE ADDED.

2024-09-24
 SANDY HOKAN
 KANE COUNTY, IL
 82720882 08
 87/08/2884 8715/28
 SEE PLAN 11253.08
 PROJECT 11253.08



Hannaford Farm

PHASE 2

Merrill Road

Sugar Grove, Illinois

W.E. MUNDY LANDSCAPING
 P.O. BOX 1462 AURORA, IL 60507
 OFFICES: 718 N. HIGHLAND AVE. AURORA, ILL. 60006
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DWG NO. **4 OF 6**
 DATE **3/22/04**
 UNITS: **MT., MM.**
 SCALE: **1"=60'**



