

Site Planning

Archives



Batavia Community Park/School Masterplan

Batavia, Illinois

Client

Batavia Park District
Batavia School District 101
Batavia, Illinois

Service Provided

- site analysis
- conceptual plan development
- alternative concepts
- cost estimate
- public consensus process
- masterplan report



Land Design Collaborative, Inc. was hired by Batavia Park District and Batavia School District 101 to create a masterplan to serve as the foundation for the two districts to jointly acquire and develop the Mooseheart property to meet their needs for expansion.

The 150 acre site was designed to accommodate both park and school district uses as well as a natural area. Proposed facilities include an auditorium, recreation cen-

ter with pool, field house, baseball, softball, and soccer fields, tennis courts, and ample parking to accommodate users. Additionally, about 60 acres of land was set aside for commercial development.

The floodplain and wetland area in the southern area of the site will be preserved as a natural area and enhanced with native plantings and paths for environmental education purposes.



BlueCross/BlueShield of Illinois Chicago, Illinois

Client

BlueCross/BlueShield
of Illinois
Chicago, Illinois

Service Provided

alternative concepts
cost estimates
design and
construction documents
implementation planning

Design Elements

planting design
landscape development



Design services for the BlueCross/BlueShield downtown corporate facility included an inventory and evaluation of existing site conditions. This information was gathered to assist in the selection of appropriate plant materials which would create year round floral impact through color and form, as well as survive harsh urban conditions.

Following the site inventory evaluation, a planting design, incorporating new perennials with a seasonal planting program of spring bulbs, summer annuals and fall flowers, was established.

Bid documents and maintenance criteria were prepared to secure competitive bids from contractors and to assist the owner's facilities management in the care of the landscape.





Aberdare Gurnee, Illinois

Client

Lakeside Development
Corporation

Service Provided

program development
site analysis
alternative concepts
master plan
implementation planning
zoning review and analysis

Design Elements

single-family housing
open space system
wetland preservation
park and recreational
development



Located in Gurnee, Illinois, Aberdare will be developed as a mixed density residential community with open system, park and school facilities.

The proposed development will consist of 260 single family and villa units on 165 acres. Common open space, parkland, and school site will occupy approximately 50 acres, or 30% of the site. The open space system is planned to preserve extensive wooded areas, preserve natural drainage systems, and provide for storm water management. The 24 acre future junior high school site with an adjacent 5 acre park site are located in an open and accessible area for the surrounding community and will be dedicated to the local public agencies for development.

Maintaining the strong character of the site with its wooded areas and topographical relief was important in determining suitable locations for roadways and building sites. The storm water management system is designed to maintain existing wetlands and improve the water quality by employing a number of techniques, such as filtration ponds and other bio-technical systems.

Land Design Collaborative, Inc. was responsible for developing the master land plan in collaboration with the developer, civil engineer and environmental engineer.



Highland Park Public Works

Highland Park, Illinois

Client
City of
Highland Park, Illinois

Service Provided
alternative
design concepts
schematic design
cost estimates
design documents

Design Elements
landscape development



Land Design Collaborative, Inc. was retained to develop a Master Plan for the expansion of the City's Public Works facility to accommodate a new salt dome, fire training tower, a new police training facility, material storage sheds and an emergency heliport for use by the local hospital. This area would function in collaboration with the City's main facility on the east side of the river.

The site was bisected by the Skokie River, normally a small stream subject to rising to the top of its banks following heavy rains. This feature complicated the design and operation of the facility in that a direct link was needed between both sides of the river for the public works vehicles, particularly during winter. Storage locations were designed to accommodate the variable sized areas required for dynamic material storage. Further challenging the design was the new residential development to the south and east of the facility requiring screening with the use of earth berms, landscape, buildings and special fencing.

The facility and the surrounding land development has been successfully completed and in operation for a number of years.



Ravinia Station Park Highland Park, Illinois

Client

City of
Highland Park, Illinois

Service Provided

site analysis
program development
alternative
design concepts
site design
cost estimates
design and
construction documents
construction administration

Design Elements

retaining walls
special stone paving
special concrete paving
parking lot
landscape development



This historic train station, constructed in the late 19th century, was in poor condition and needed a complete renovation. The goals of the project were to improve pedestrian and vehicular circulation and create a garden setting for the station that complements Jens Jensen's historic Rosewald Memorial across the street.



The design for the station incorporates Jens Jensen's prairie style using walkways created with a finely exposed aggregate surface to mimic the sand/gravel stream beds in the ravine bottoms, flagstone and ledge rock outcroppings, and native plant materials. Extensive use of perennials and groundcovers provide year-round color and a base for integrating native tree and shrub masses and spring bulbs.

In addition to design work and construction documents and administration, LDC was involved in the Ravinia Station Park from its inception as a part of the redevelopment team, and was instrumental in coordination of the public process involved with the project.





Western Avenue Business District Urban Design Study

Highland Park, Illinois

As part of the City's overall Master Planning efforts, the Western Avenue Business District and nearby residential neighborhood were studied as a component of the North Central District Neighborhood Plan which was adopted in 2001.

sity development and single-family character of the surrounding area.

Prior to developing concepts, three charrettes with the community were held to reach consensus through dialogue with stakeholders on urban design policies. Two work sessions were also held with staff. A list of public improvements, feasible to implement in phases was developed, with recommendations for the motorized, bicycle and pedestrian circulation system, as well as the on- and off-site parking for the Western Avenue Business District. A design plan and sketch were subsequently prepared and a report was issued to the City for use in future re-development of the area.

Client

City of
Highland Park, Illinois

Service Provided

public process
urban design

Design Elements

parking
pathways
lighting
landscape
bus drop-off
kiss and ride
decorative paving



LIGHTING



Light fixtures straight pole

12-14' pedestrian scale
light existing in Highland
Park

Conceptual Design Plan





Lincolnwood Bikeway Plan

Lincolnwood, Illinois

Client
Village of Lincolnwood
Lincolnwood, Illinois

Service Provided
site analysis
development of
design guidelines
conceptual
bike path layout

Design Elements
lane striping and signage
recommendations
off-street multi-use paths
connections to
existing bikeways

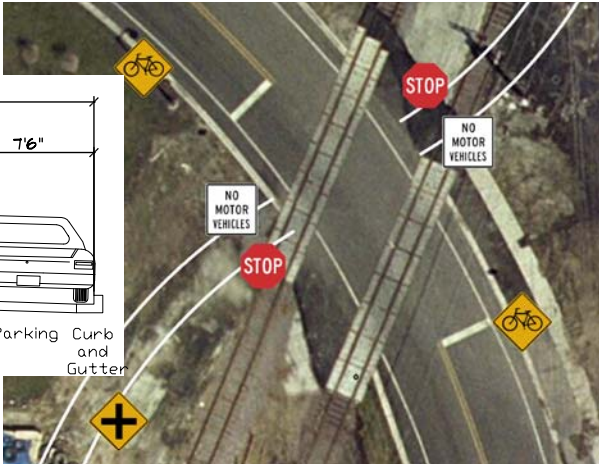
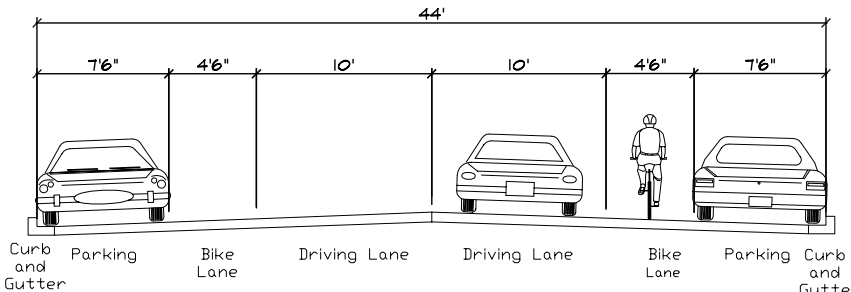


Land Design Collaborative was retained by the the Village of Lincolnwood to design a comprehensive bikeway system that would include both on-street bike lanes and off-street multi-use paths. LDC 's responsibilities included identifying desirable routes, recommending specific types of paths or lane striping, and recommending signage types. In doing so, LDC developed a set of design guidelines to be used for future bike-way projects in Lincolnwood.

A network of routes was devised that not only provided pleasant riding within Lincoln-

wood, but also made connections with both existing and planned routes in neighboring Skokie and Chicago.

LDC used a variety of strategies in analyzing and designing the system, including extensive work with a Geographic Information System (GIS). Working with the GIS allowed LDC to analyze the community on a very broad scale using aerial photography and also integrate electronic data from other sources such as the City of Chicago. This work will integrate into Lincolnwood's existing GIS and provide staff access to the study.





Tanner Trails PUD

North Aurora, Illinois

Client

MBR Development
North Aurora, Illinois

Service Provided

program development
site analysis
alternative concepts
master plan
implementation planning
zoning review and analysis

Design Elements

single-family housing
multi-family housing
open space system
commercial development
wetland preservation
park and recreational development



Located in North Aurora, Illinois, Tanner Trails will be developed as a mixed density residential community with commercial, open system, and park facilities.

The proposed development will consist of 830 single family, duplex and townhouse units on 235 acres, with a gross density of 3.53 units per acre. A central common open space and parkland system will occupy approximately 52 acres, or 22% of the site. The open space system is planned to preserve existing wetlands, provide recreation facilities, and provide a trail system throughout the development. Residential densities in the development will range from 3.19 units (single family) per acre to 9.0 units (townhouses).

Design for the storm water system will include the development of two large detention ponds that will also serve as recreational features. The retention ponds will be designed as part of the wetland system and will be maintained with native plantings.

Land Design Collaborative, Inc. was responsible for developing the master land plan in collaboration with the developer, civil engineer and environmental engineer. LDC prepared all documents and plans for the annexation and zoning approvals.

Woodfield Shopping Center/Parking Lot Rehabilitation Schaumburg, Illinois

Client

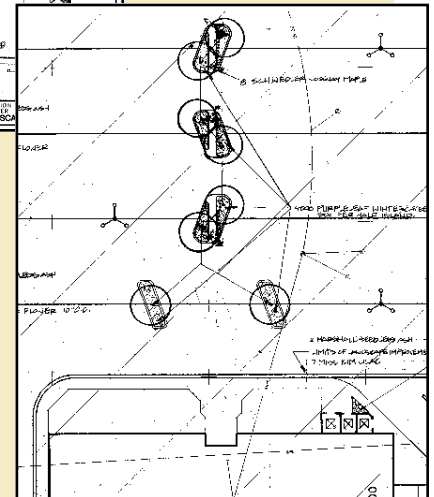
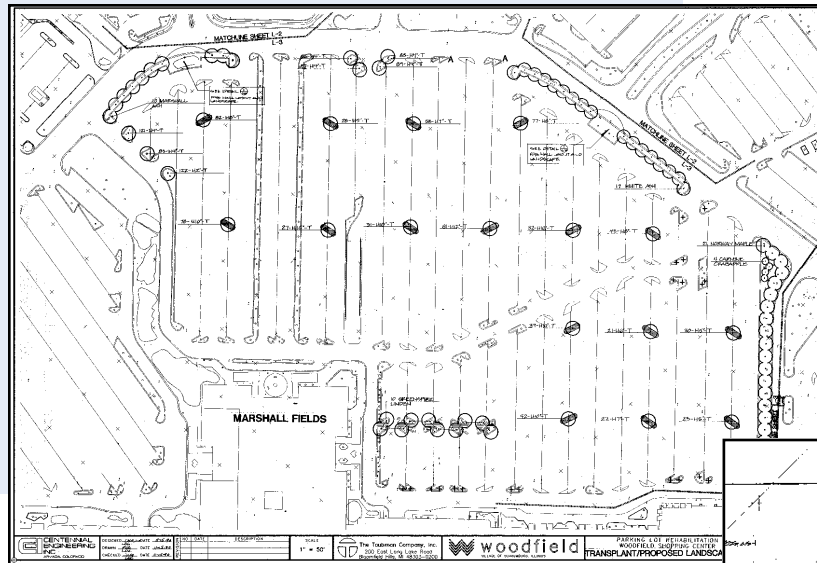
Taubman Company
Schaumburg, Illinois

Service Provided

plant list
landscape irrigation plan
landscape plan
construction observation

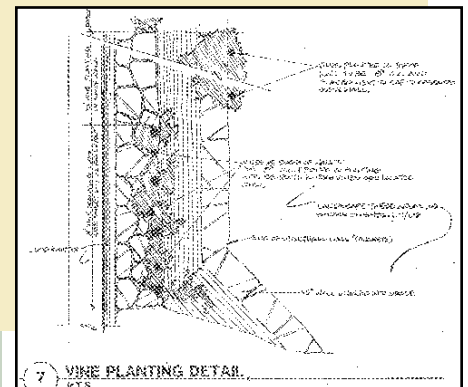
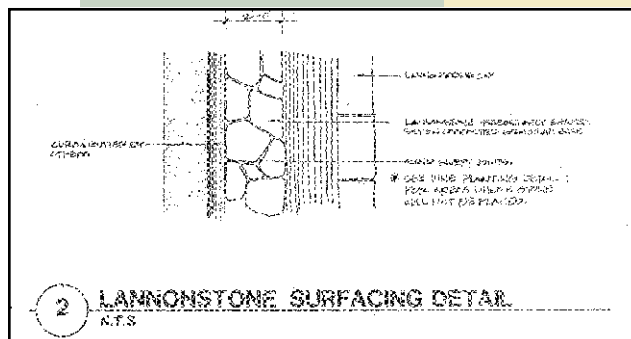
Design Elements

pedestrian walkways
landscape plants
gateway features
carriage walks



Land Design Collaborative was retained by the Taubman Company to provide services in the rehabilitation of the Woodfield Shopping Center's landscape areas in parking lots. LDC's responsibilities included the development of the gateway features at entry points that were constructed of Iannoni limestone and set in a lush plant beds. Other work included the development of special islands and median landscape including a flagstone carriage type walk to protect the plants from salt spray.

A plant list was developed to supplement existing plants that would remain and be adaptive to the harsh paved growing environment. Special planting details were developed with irrigation and underdrain systems provided. Pedestrian access was improved by creating special landscape and lighted islands in the parking lots that connected the lots to the center's main entrances. Ornamental shrubs, trees and pedestrian scale lights complemented the sidewalks provided in these special islands.



2 LANNONSTONE SURFACING DETAIL
N.T.S.

7 VINE PLANTING DETAIL
N.T.S.

Stuart's Crossing

St. Charles, Illinois

Client

Realen Homes
Hamilton Partners
St. Charles, Illinois

Service Provided

program development
site analysis
alternative concepts
master plan
implementation planning
zoning review and analysis
landscape construction
documents

Design Elements

multi-family housing
open space system
commercial development
park and recreational
development

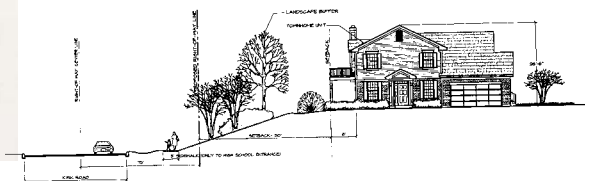


Stuart's Crossing is a Planned Unit Development consisting of multi-family residential housing, open space, and commercial.

The development comprises 35 acres of residential development with a density of 6.5 dwelling units per acre and 35 acres of commercial development.

Unique to the project is the development of the residential townhomes situated on an extensively landscaped open space system.

The commercial development is designed to complement the existing St. Charles Regional Mall development.



1 TOWNHOME PARCEL - EAST PROPERTY LINE

Scale: 1/8"=1'-0" SECTION C-C



Client

City of
St. Joseph, Michigan

Service Provided

program development

site analysis

environmental analysis

evaluation of development
potential

master plan



LDC prepared design concepts for a 30 acre marina, hotel, residential condominium and public beach development on Lake Michigan at the mouth of the St. Joseph River adjacent to the downtown.

LDC subsequently prepared the analysis of a private developer's plans for project implementation on behalf of the City.

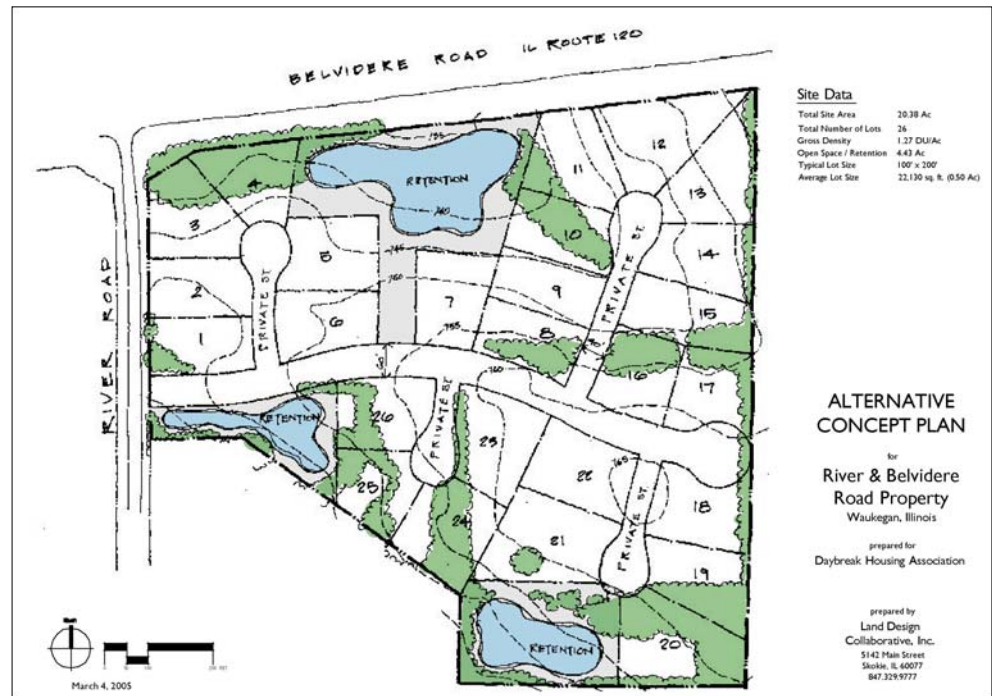
River and Belvidere Road Property Waukegan, Illinois

Client

Day Break Homeowner
Association
Waukegan, Illinois

Service Provided

site analysis
conceptual plan
development



Land Design Collaborative, Inc. was hired by the Day Break Homeowners Association to prepare an alternative concept plan for the development of a 20 acre parcel. The parcel was proposed to be annexed to the City of Waukegan and developed with 81 single-family lots averaging 7,000 square feet.

The existing Day Break Subdivision, as well as several other existing developments in the area, consists primarily of large lots in a rural setting. The Association was concerned that the proposed development of small lots would be incompatible with the existing character of the area and not in context with surrounding development.

Land Design Collaborative prepared an alternative concept plan recommending 26

single family lots averaging at least one-half acre in size. The plan provided for 20% of the parcel to be preserved as open space with retention ponds for storm water management. Existing stands of mature trees are preserved as part of the open space system and as part of the larger lot sizes. The roadway system was simplified and length of roadway substantially reduced.

The alternative concept plan provided the Association with the opportunity to object to the developer's proposed plan and to recommend an alternative. As a result, the City rejected the developer's plan and accepted the Association's recommended plan for development of the parcel.



The Sanctuary of Bull Valley

Woodstock, Illinois

Client
Knickerbocker
Properties, Inc.
Woodstock, Illinois

Service Provided
site analysis
alternative concepts
master plan
landscape
development plans
annexation and zoning
review and analysis

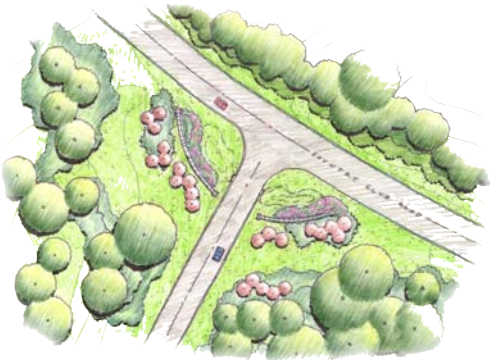
Design Elements
single family housing
villa housing
opens space system
wetland preservation
park and recreation
development



Located near Woodstock, Illinois, and adjacent to the Bull Valley Golf Course Community, The Sanctuary of Bull Valley will be developed as a mixed density residential community with an extensive open system.

The proposed development will consist of 272 single family and villa units on 300 acres. Common open space and deeded restrictive conservation easements will occupy over 140 acres, or approximately 47% of the site. The open space and restrictive easements are

planned to preserve extensive wooded areas, preserve natural drainage systems, and provide for on-site storm water management. The storm water management system will be designed to maintain existing wetlands and improve the water quality by employing a number of techniques, such as filtration ponds and other biotechnical systems. Maintaining the strong character of the site with its wooded areas and varied topographical relief was critical in determining suitable locations for roadways and building sites.



Land Design Collaborative, Inc. was responsible for developing the master land plan in collaboration with the developer, civil engineer and traffic engineer. Plans for the annexation to the City of Woodstock were prepared by LDC, as well as detail designs for signage and landscape treatments.

