LAND USE APPLICATION

VILLAGE OF LIBERTYVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
200 EAST COOK AVENUE
LIBERTYVILLE, IL 60048
(847) 918-2028
(847) 367-5148 (Fax)

DATE: 1/7/2024

REQUESTED ACTION(S) (check all that apply)

____	Comp. Plan	X	Preliminary/Final Plat
X	Comp. Plan Amendment	____	Plat of Consolidation
X	Map Amendment	____	Site Plan Permit
X	Planned Dev. (Concept/Final)	X	Special Use Permit
____	Planned Dev. (Final Amendment)	____	Text Amendment
____	Planned Dev. (Adjustment)	X	Variation
____	Planned Dev. (Master Plan)	____	Zoning Appeal
____	Planned Dev. (Master Plan Amendment)		

TO THE VILLAGE PRESIDENT, VILLAGE BOARD OF TRUSTEES AND THE ZONING BOARD OF APPEALS OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

The applicant(s) Pulte Home Company, LLC represents that they are the OWNER ____, CONTRACT PURCHASER X, LESSEE ____, AUTHORIZED AGENT ____ (please check correct term) of the following described real estate: (Insert or attach legal description of the real estate)

PROPERTY TAX IDENTIFICATION NUMBER (P.I.N. #): 11-08-100-014; 11-08-100-012; 11-08-100-036 11-08-100-035; 11-08-200-001

The property is also known as: (street address) 610 Peterson Rd, Libertyville, IL 60048 .

If someone other than the applicant(s) has the title to the property, include the name, address, trust number with beneficiaries (if applicable), and phone number of such owner(s). **A written, notarized statement from the owner(s) which acknowledges and consents to this request must be provided.**

LAND USE APPLICATION
PAGE 2

The property is now classified under the Libertyville Zoning Code and is located in the IB Institutional Buildings District.

FOR VARIATION ONLY: Please check the type of variation(s) requested:

x	Front Yard Setback	____	Sign
x	Corner Side Yard Setback	____	Fence
x	Side Yard Setback	x	Lot Coverage
x	Rear Yard Setback	x	Building Coverage
____	Perimeter Landscaped Open Space	____	Building Height
____	Other (specify) Lot Area, Lot Width		

Please attach a detailed narrative description of the requested development action(s).

applicant/representative signature

Eric Prechtel, attorney for Applicant
please print full name

445 Jackson Avenue, Naperville, IL 60540
address of applicant/representative

630-355-4600
phone number

eric@rw-attorneys.com
e-mail

NOTE! If several parties are involved with the project (i.e., architect, engineer, consultant, etc.), please attach a list including the names, addresses and phone numbers of such parties. This application must be complete before it will be accepted by the Village.

Rev. 11.2023

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON TIIE SOUTII LINE OF AND6.82 CIIAINS WEST FROM TIIE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WEST ALONGSAID SOUTH LINE, 2229.68 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1410.30 FEET; THENCE EAST 2230.38 FEET TO A POINT WHICH IS 6.82 CHAINS WEST FROM THE EAST LINE OF SAID NORTHEAST QUARTER AND 1405.2 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE FOLLOWING: (A) THE EAST 1920.68 FEET THEREOF; (B) THAT PARTTHEREOF, IF ANY, FALLING IN BROOKHILL PARK, A SUBDIVISION OF PARTS OF SECTIONS 8 AND 9, TOWNSHIPAND RANGE AFORESAID, RECORDED APRIL 24, 1925, AS DOCUMENT 256105, IN BOOK "M" OF PLATS, PAGE 100; AND ALSO (C) EXCEPTING THEREFROM THAT PART CONVEYED BY WARRANTY DEED DATED SEPTEMBER25,1967, TO THE STATE OF ILLINOIS FOR THE USE OF DEPARTMENT OF PUBLIC WORKS AND BUILDINGS DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS: BEGINNING ATTHE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE OFSAID NORTHEAST QUARTER, 309.00 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER, 74.81 FEET; THENCE WESTERLY TOWARD A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING 75.00 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAIDNORTHEAST QUARTER, 217.17 FEET TO A POINT OF CURVE TOWARD THE SOUTH; THENCE ON SAID CURVETO THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET, 91.83 FEET TO A POINT ON THE WEST LINE OF SAIDNORTHEAST QUARTER, THIS POINT BEING 74.76 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAIDNORTHEAST QUARTER; THENCE SOUTHERLY ON THE WEST LINE OF SAID NORTHEAST QUARTER, 74.76 FEETTO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS,

PARCEL 2:

THE EAST 462.0 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 1079.60 FEET THEREOF), ALL IN LAKE COUNTY, ILLINOIS.

AND

THE WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART DESCRIBED AS FOLLOWS, TO-WIT:BEGINNING AT THE SOUTH EAST CORNER OF THE SAID WEST 420.5 FEET OF THE EAST 882.50 FEET OF THESOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8; THENCE NORTHERLY ALONG THE EAST LINE OF THE SAID WEST 420:5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST1/4 OF SECTION 8 FOR A DISTANCE OF 898.19 FEET; THENCE WESTERLY ALONG A LINE TO THE WEST LINE OF THE SAID EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SECTION 8 TO A POINT WHICH IS 896.80 FEET NORTHERLY OF THE SOUTH LINE OF THE SAID NORTH WEST 1/4 OF SECTION 8 (AS MEASURED ALONG THESAID WEST LINE OF THE EAST 882.50 FEET); THENCE SOUTHERLY ALONG THE SAID WEST LINE OF THE EAST882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 896.80FEET TO THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8; THENCE EASTERLY ALONG THE SAIDSOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 420.5 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION), IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF THE EAST1/2 OF SAID NORTH WEST 1/4 WHICH IS 1755 FEET SOUTH OF THE NORTH WEST CORNER THEREOF; THENCEEAST ALONG THE SOUTH LINE OF THE NORTH 1755 FEET OF SAID EAST 1/2 OF THE NORTH WEST 1/4, A DISTANCE OF 453.98 FEET TO THE WEST LINE OF THE EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE NORTH ALONG SAID WEST LINE OF THE EAST 882.50 FEET, A DISTANCE OF 512.66 FEETTO THE NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4, 454.51 FEET TO THEWEST LINE OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4, A DISTANCE OF 513.26 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 432 FEET OF THE EAST 462 FEET OF THE SOUTH 701 FEET OF THE NORTHWEST 1/4 OF SECTION 8,TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THAT PART OF THE

NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 SAID POINT BEING 74.76 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ON THE EAST LINE OF SAID NORTHWEST 1/4, 74.76 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTHWEST 1/4, 462.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, 66.61 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH. THE RADIUS OF WHICH IS 17,263.74 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PARCEL 5:

THE WEST 420.5 FEET OF THE EAST 882.5 FEET OF THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OFSECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 1755 FEET THEREOF, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT APOINT ON THE EAST LINE OF SAID PARCEL, 66.61 FEET NORTHERLY FROM THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTHERLY ALONG SAID EAST LINE, 66.61 FEET TO THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTH WEST 1/4, 420.50 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTH WEST 1/4, 47.99 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET TO THE POINT OF BEGINNING) IN LAKE COUNTY, ILLINOIS.

PARCEL 6:

THE EAST 462.0 FEET OF THE SOUTH 1079.6 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 432.0 FEET OF THE SOUTH701.0 FEET THEREOF AND ALSO EXCEPTING ANY PART THEREOF FALLING WITHIN THE RIGHT OF WAY OFFEDERAL AID ROUTE 22 (ILLINOIS ROUTE 137)), IN LAKE COUNTY, ILLINOIS.

VILLAGE OF LIBERTYVILLE
PROPERTY OWNER'S AUTHORIZATION
FOR PC/ZBA/ARC/HPC

DATE: January 2, 2025

I, Debra Stokovich, Owner of the
Property Owner

property located at 610 Peterson Rd, Libertyville, IL 60048, do hereby
Address/Location

authorize Pulte Home Company, LLC, and its attorneys, Rosanova & Whitaker, Ltd. to represent me in the following
Authorized Agent

PC/ZBA/ARC/HPC matter(s),

Annexation, Comprehensive Plan Amendment, Zoning Map Amendment, Special Use for a Planned Development, Planned Development Concept Plan, Special Use Permit for Senior Citizen Housing, and Preliminary Plat of Subdivision
Action(s)

in the Village of Libertyville.

Barbara L. Sellers
Notary Signature

X Debra A Stok
Property Owner Signature

(SEAL)

OFFICIAL SEAL
BARBARA L SELLERS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/17/2026

Deborah A Stokovich
Property Owner Printed Name

388 St. Mary's Road in Libertyville IL 60048
Address

847-530-0573
Phone Number

Rev. 11.2023

PROPERTY OWNER'S AUTHORIZATION
FOR THE POSTING OF PUBLIC HEARING SIGNS

DATE: January 2, 2025

I, Deborah A Stokovich, Owner of the property located at 610 Peterson Rd, Libertyville, IL 60048, do hereby authorize the VILLAGE OF LIBERTYVILLE, COMMUNITY DEVELOPMENT DEPARTMENT, to post a sign(s) on the property listed above in order to comply with Section II.C. of Ordinance No. 85-O-26, which requires the POSTING OF A PUBLIC HEARING SIGN.

X Deborah A. Stokovich
Signature

Deborah A Stokovich
Printed Name

PROOF OF
SERVICE OF NOTICE
FOR PUBLIC HEARING SIGNS

VILLAGE OF LIBERTYVILLE COMMUNITY DEVELOPMENT DEPARTMENT
200 E. COOK AVENUE
LIBERTYVILLE, IL 60048-2090

I, _____, employee of the VILLAGE OF LIBERTYVILLE, COMMUNITY DEVELOPMENT DEPARTMENT, have complied with Section II.C. of Ordinance No. 85-O-26, which requires the POSTING OF A PUBLIC HEARING SIGN, for property located at _____, and filed as Case No. _____.

_____
Signature

Date Sign was Posted:_____

STATE OF ILLINOIS)
)
COUNTY OF LAKE)
)
VILLAGE OF LIBERTYVILLE)

PETITION TO THE LIBERTYVILLE VILLAGE BOARD, APPEARANCE REVIEW COMMISSION, AND PLANNING AND ZONING COMMISSION FOR DEVELOPMENT APPROVAL

THE UNDERSIGNED Petitioner, Pulte Home Company, LLC, a Michigan limited liability company ("**Petitioner**" or "**Pulte**"), as the contract purchaser of the property legally described on **Exhibit A** ("**Subject Property**"), respectfully petitions the Village of Libertyville ("**Village**") to:

(i) Annex an unincorporated 13.82-acre portion the Subject Property to the Village pursuant to a separate petition submitted by the owners of record;

(ii) Upon annexation of the Annexation Property, rezone the Subject Property to the Village's R-7 "Single-Family Attached Residential District";

(iii) Amend the Comprehensive Plan Future Land Use Map to "Single-Family Attached Residential";

(iv) Approve a Special Use for a Planned Development for the development of Greenway Chase, a one hundred thirty-four (134) unit mixed-residential development with associated deviations as more specifically detailed on **Exhibit B** ("**Requested Deviations**") and depicted on the submitted development plans;

(v) Approve a Planned Development Concept Plan;

(vi) Approve a Special Use to permit Senior Citizen Housing in the R-7 zoning district;

(vii) Approve a Preliminary Plat of Subdivision, a copy of which is attached as **Exhibit C** ("**Subdivision Plat**"); and

(viii) Approve such other relief from the Libertyville, Illinois Municipal Code ("**Village**

Code") as may be deemed necessary and appropriate to develop the Subject Property consistent with the plans submitted herewith.

In support of this Petition, the Petitioner states to the Village of Libertyville as follows:

1. SB Reserve Properties, Inc., and Illinois corporation (owner of Parcels 1, 2, 3, and 6 as legally described on Exhibit A) and SB Holdings, Ltd., an Illinois corporation (owner of Parcels 4 and 5 as legally described on Exhibit A) are the owners of the Subject Property and shall be collectively referred to as "**Owner**".

2. The Petitioner, Pulte Home Company, LLC, whose address is 1900 E. Golf Road, Suite 300, Schaumburg, IL 60173, is the contract purchaser of the Subject Property.

3. The Subject Property consists of approximately 42.11 acres of real property located north of Peterson Road/IL Route 137 and west of Milwaukee Avenue/ IL Route 21, and has a common address of 610 Peterson Rd, Libertyville, IL 60048.

4. The Subject Property is currently improved with the approximately 174-bed Libertyville Manor Extended Care facility ("**Libertyville Manor**").

5. Petitioner seeks to acquire the Subject Property to demolish Libertyville Manor and redevelop the Subject Property with sixty-four (64) single-family homes and seventy (70) age-restricted duplex units.

6. That part of the Subject Property being described as Parcels 2 and 3 on Exhibit A ("**Annexation Property**"), which comprises approximately 13.82 acres of the Subject Property, is located in unincorporated Lake County and zoned R-1 "Residential District".

7. Owner separately filed a petition for annexation of the Annexation Property to the Village.

8. That part of the Subject Property being described as Parcels 1, 4, 5, and 6 on Exhibit

A ("**Annexed Property**") is located in the Village and zoned IB "Institutional Buildings District", R-1 "Single-Family Residential District," and C-3 "General Commercial District" as depicted on the zoning exhibit attached as **Exhibit D** ("**Zoning Exhibit**").

9. Petitioner seeks to rezone the Subject Property to the R-7 "Single-family Attached Residential District" with a special use for a planned development.

10. The existing land uses surrounding the Subject Property are as follows:

a. North: R-1 "Residential District" in unincorporated Lake County – ComEd Substation.

b. East: R-1 "Single-Family Residential District" and C-3 "General Commercial District" in the Village of Libertyville – Forest Creek Subdivision (townhomes) and various commercial uses.

c. South: R-4 "Single-Family Residential District" in the Village of Libertyville – Wineberry Subdivision (single-family detached).

d. West: IB "Institutional Buildings District" in the Village of Libertyville – Victoria Park Subdivision (townhomes, 55+ age-restricted).

11. The proposed entitlement requests meet all Village and State requirements for the development of property and will facilitate the beneficial use of the Subject Property as stated below.

SUMMARY OF DEVELOPMENT

The Petitioner and builder is Pulte Home Company, LLC. Pulte is a multi-brand homebuilding company capable of serving homeowners during all phases of life. Pulte has been building homes in the Chicago area since the 1960s, bringing decades of construction and development experience to each project. Petitioner has found success building communities that

offer quality housing options designed to serve the diverse needs of the local community. Petitioner looks forward to providing new housing options for Libertyville's existing residents as well as those that would like to live in a well-respected municipality with excellent schools and park facilities.

Petitioner seeks Village approval of a mixed-use residential development consisting of sixty-four (64) single-family homes and seventy (70) age-restricted duplex units to be known as Greenway Chase ("**Greenway Chase**" or "**Development**"). The proposed Development will provide the Village with additional housing options, will help support retail uses along Peterson Road, and will complement the surrounding residential subdivisions, including the Forest Creek townhomes to the east and age-restricted townhomes in the Victoria Park subdivision to the west.

Greenway Chase has been strategically designed to prioritize large contiguous common open spaces. These common open spaces serve multiple purposes. To the north, the common open space minimizes the impact of the Development on natural features such as wetlands and wooded areas. To the east and west, common open spaces will provide a landscape buffer or transitional yard to minimize impact on surrounding development. To the south, the common open space will feature a rolling berm with new manicured landscaping that will both improve the character of the roadway frontage and serve as a buffer yard for the benefit of future residents. Within the development, common open space includes a newly dedicated park, a private amenity lawn for the age-restricted portion of the community, and a tree preservation zone. In total, forty-two percent (42%) of the area of the Subject Property will be preserved as common open space that is either dedicated to preservation, landscape enhancement, or recreational spaces designed to meet the needs of future residents. This represents 140% of the open space required under the Village's PUD standards.

There are five (5) wetland located on the Subject Property. These wetlands are primarily located along the northern perimeter of the Subject Property. The Development entirely avoids impact to jurisdictional U.S. Army Corps of Engineers' wetlands and minimizes impact to lower quality wetlands regulated by the Lake County Stormwater Management Commission (SMC). Two (2) stormwater basins are proposed within the northern section of the Subject Property, proximate to the preserved wetlands. The naturalized detention basins will both serve the stormwater needs of the Development and support the continued function of the wetlands. While the basins will be manmade, they are designed with wetland signatures and will be improved with native plantings, making them complimentary to the existing wetlands and open space to the north. Post development, the combination of the wetlands and associated native detention basins will improve drainage and water quality while creating new habitat for the benefit of the broader community.

The common open space provided by the Development will help to satisfy the recreational needs of future residents of the Development. The preserved wetlands and new native detention basins will provide passive open space for the benefit of residents. Two (2) separate amenity/park spaces are intended to provide more active recreational space within the Development. Within the age-restricted portion of the Development, a 1.41-acre private amenity space is planned. This space will feature a pedestrian pathway, yoga lawn, and outdoor seating/bench area. A separate 1.14-acre public park area has also been planned near the west entrance of the Development. This park space is anticipated to be improved with playground equipment and will be ultimately dedicated to the Village for use by the public. While the park spaces are compact, they are strategically located and appropriately sized to provide recreational opportunities for Greenway Chase residents.

The aforementioned natural features and proposed common open space guides the ultimate layout and design of the proposed Development. Of the 134 homes in the Development, ninety-three percent (93%) back up to open space! The adjacent common open space will make individual lots feel larger than their dimensions would otherwise suggest. As depicted on the Subdivision Plat, the single-family homes have been strategically placed at the west end of the Development adjacent to the Victoria Park Subdivision to the west. The duplexes have been placed in transitionary locations between the proposed single-family homes and adjacent retail uses and Forest Creek townhomes. While Greenway Chase is bound by ComEd property to the north, the ComEd property consists primarily of sprawling open space that can be reasonably anticipated to remain in its current condition. Beyond the ComEd property are the Donnelley Prairies and Oaks Preserve, Casey Trail and Greenway, and Timber Creek Park areas, which total over 300 acres. A Village easement has been provided for a potential future pathway connection from Greenway Chase to the existing pathway network in the park and open space areas to the north and northwest.

Landscape treatments will be utilized to enhance the visual appeal of the community, including a mix of parkway trees, shade trees, and shrubs. The landscape design enhancements will include decorative plantings around the perimeter of the Development. Existing landscape buffers will be preserved where feasible and enhanced throughout the perimeter of the community to create the feel of a residential enclave and separate the single-family homes from the age-restricted duplexes. Extra care has been taken to provide additional landscape buffering between the Development and Peterson Road to the south. Within the community, Pulte plans foundation landscape plantings for all of the homes. A typical foundation planting plan is included within submittal materials, but is not intended to be a controlling PUD document. Pulte intends to depict the nature of the foundation or on-lot plantings that are proposed, but wants homeowners to have

ultimate flexibility to modify plantings as may be appropriate.

The Subject Property is located in close proximity to key transportation corridors like US Route 45, Milwaukee Avenue, and I-94, and will be easily accessible via two access points off Peterson Road. Both access points will align with the subdivision entrances to the south of Peterson Road to address and avoid conflicting traffic movements and provide safe and convenient access to and from the Development. The curvilinear roadway internal to the Development will provide a more interesting streetscape and ensure homes are not all identically situated along street frontage. The streets will be dedicated to the Village and have been designed to circulate traffic efficiently and safely.

As part of the Greenway Chase development, sidewalks throughout will provide interconnectivity within the Development. The future residents will benefit from the development's proximity to shopping districts, recreational amenities, and employment centers. Within a 3-mile radius, there are a large variety of retail establishments, groceries, restaurants, entertainment opportunities, and recreational amenities. Nearby employment corridors offer future residents the additional feature of conveniently located employment opportunities.

Pulte proposes two distinct housing lines – the "**Springs Series**" (single-family homes) and the "**Landings Series**" (age-restricted duplexes). Pulte strategically identified these homes as being appropriate for the Subject Property based on both demographic trends in the Community and the direction set forth in the Village's 2030 Comprehensive Plan. According to Chicago Metropolitan Agency for Planning ("**CMAP**") data, the Village had a net loss of population between 2000 and 2022, with the Village's total population shrinking by about one percent. In that same timeframe, the Village's population of 50+ year olds grew by 10%, and as of 2022, 58.8% of Village households were 1-2 persons. Despite the aging population and small household

size of the Village, only 2.7% of the homes in the Village are duplexes. Further, the percentage of attached single-family homes in the Village's housing stock shrank over the past 15 years. At the same time, houses have been getting larger, with the share of 3-, 4-, and 5-bedroom homes all increasing, with the largest growth percentage being for homes with 5 or more bedrooms. Given the statistical data, there is a need for new housing in the Village, specifically for smaller single-family homes and duplexes as proposed for Greenway Chase.

The Springs Series homes will consist of sixty-four (64) single-family detached homes located on the west half of the Development. The Landings Series will consist of seventy (70) age-restricted duplex units (35 buildings) located along the east half of the Development.

The Springs Series single-family detached homes will consist of 30'-wide homes on a standard 41'-wide and 4,500 square foot lot. The Springs Series will offer five (5) model options ranging in size from 1,678 to 2,567 square feet, 3 to 5 bedrooms, 2.5 to 4 baths, and feature a two-car garage. The smaller footprint of the Springs Series homes will help address a gap in the Village's housing market. The architecture of the Springs Series can be characterized as modern American and will be based on traditional styling that includes farmhouse, low country, heritage, and craftsman designs. While not new to Pulte, the Springs Series was only recently introduced to the Chicago region (being first approved for Naperville's "Polo Club" subdivision) to promote lower cost options targeted at the young professional demographic. The smaller 41' lots of the Springs Series reduce development costs by requiring less road, less watermain, less sewer, and less overall infrastructure per lot. This reduction in infrastructure also translates to reduction in long-term maintenance expenses for public improvements.

As a national leader in new home construction, Pulte has first-hand knowledge of the changing dynamics in the residential real estate market. Trends toward a more "experiential"

lifestyle have affected buying patterns, particularly for younger homebuyers. Younger homebuyers are likely to avoid the maintenance and repair associated with older homes. Younger homebuyers generally prioritize amenitized common open space over large private yards. Young families tend to lead much busier lives and prioritize spending time and money on "experiential" activities rather than possessions – like a large private yard. These trends have been reflected in Pulte's residential subdivisions, particularly over the last decade, which emphasize common amenities over private yards. This shift from private space to community space lessens residents' maintenance obligations without sacrificing amenities. With less time and money spent on yard maintenance, Pulte has seen an increase in purchaser demand for housing that features more options associated with the livability of the home, including sunrooms, smart home upgrades, upgraded flooring, gourmet kitchens, and upgraded bathroom options.

In addition to the single-family detached homes in the Springs Series, Pulte also proposes its age-restricted Landings Series duplex homes to satisfy demand in the community for age-restricted housing. In the age-restricted residential market, homebuyers are interested in smaller lots, which in turn reduce homeowners' association fees for maintenance and upkeep. Age-restricted communities have gained in residential market share as our population ages. Given the trend of demographics in Libertyville, there is a need to add housing product that is specifically targeted to the aging population.

The Landings Series duplexes will vary in size from 1,577 square feet to 2,697 square feet, 2 to 4 bedrooms, and 2 to 4 baths, and will feature a two-car garage. The architecture of the duplex homes will be consistent with market trends for age-restricted communities, with low maintenance exteriors and quality materials that will withstand the test of time. These age-restricted homes will be developed in accordance with the Fair Housing Amendments Act of 1988, as amended

from time-to-time ("**FHAA**"), including, but not limited to, the provisions of the "Housing for Older Persons Act of 1995" ("**HOPA**").

As previously mentioned, the duplexes will include a separate, private outdoor amenity space consisting of approximately 1.41 acres that will feature a yoga lawn, pedestrian pathway, and seating area with benches; affording an outdoor recreational opportunity for the residents within the age-restricted community. A homeowners' association with two separate committees and budgets will be established for Greenway Chase, with each committee being responsible for either the single-family or age-restricted pod within the community. The HOA will perform maintenance on the amenity spaces, open areas, and green space areas of the Greenway Chase neighborhood. Snow removal, lawn mowing, landscape maintenance, and exterior maintenance will be provided for the age-restricted duplexes.

The proposed mixed-use residential community will be an appropriate transitional use along a principal arterial roadway corridor like Peterson Road. While the area further east along Peterson Road towards Milwaukee Avenue is generally retail/commercial, the area surrounding Greenway Chase hosts a variety of residential housing developments. Greenway Chase will complement these subdivisions, which include the Forest Creek townhomes to the east and age-restricted townhomes in the Victoria Park subdivision to the west. In addition, the proposed homes will help support the existing retail and commercial uses to the east, which are easily accessible via Peterson Road. Given the proposed Development's location and accessibility to nearby commercial uses and local parks, the Subject Property presents an excellent housing opportunity that is suitable for a variety of homebuyers, including some of the fastest growing housing segments of our population – young professionals and the 55+ demographic.

APPROVAL OF A MAP AMENDMENT REZONING THE SUBJECT PROPERTY TO R-7 AND AN AMENDMENT TO THE COMPREHENSIVE PLAN'S FUTURE LAND USE PLAN TO SINGLE-FAMILY ATTACHED RESIDENTIAL

The requested zoning map amendment from R-1 "Single-Family Residential District" and IB "Institutional Buildings District" to the R-7 Single-family Attached Residential District meets the requirements for a rezoning pursuant to Village Code Section 26-16-14.5 and is appropriate based upon the following factors:

a. The consistency of the proposed amendment with the purposes of this chapter.

The proposed map amendment (rezoning) and amendment to the Future Land Use Map ("**Future Land Use Map**") contained in the Libertyville 2030 Comprehensive Plan adopted March 23, 2021 ("**Comprehensive Plan**") (collectively, the "**Map Amendment**") are consistent with the purposes of Village Code. A stated purpose of the map amendment process is to provide a means for making changes the zoning map in light of changing, newly discovered or newly important conditions, situations or knowledge. In this case, the existing Libertyville Manor is obsolete, rendering the land value of the Subject Property greater than the value of the Subject Property as currently improved.

The Annexation Property comprising approximately 13.82 acres of the Subject Property is currently zoned R-1 "Residential District" in unincorporated Lake County. Upon its annexation to the Village, it will be automatically zoned R-1 "Single-Family Residential District."

The Annexed Property comprising the remainder of the Subject Property is zoned IB "Institutional Buildings District", R-1 "Single-Family Residential District," and C-3 "General Commercial District" in the Village of Libertyville as depicted on Exhibit D.

In addition to the existing zoning designations of the Annexation Property and Annexed Property, the Future Land Use Map contained in the Comprehensive Plan slates the future use of

the Subject Property for institutional, destination commercial corridor, and single-family attached residential ("**SFAR**"). The zoning and future land use designations are inconsistent with the proposed Development, such that upon annexation of the Annexation Property, Petitioner seeks to rezone the entire Subject Property to the Village's R-7 "Single-Family Attached Residential District" and amend the Future Land Use Map's designation to SFAR.

While commercial and retail uses exist further east and west along Peterson Road, the immediately adjacent properties have been largely developed with residential subdivisions, including the Forest Creek townhomes to the east, single-family homes in the Wineberry subdivision to the south, and age-restricted townhomes in the Victoria Park subdivision to the west. The requested Map Amendment will facilitate redevelopment of the Subject Property with a mixed-residential development. The proposed development will be consistent with trends in the market, will complement the surrounding residential uses, and will help support the commercial and retail uses in the area, providing for the Subject Property's highest and best use.

b. The existing uses and zoning classifications of properties in the vicinity of the subject property.

The proposed Map Amendment will facilitate development of the Subject Property consistent with the uses and zoning classifications of properties in the vicinity of the Subject Property. While commercial uses exist to the east and west along Peterson Road, the Subject Property is isolated from those commercial and retail uses. The Subject Property is bound by residential uses on its east, south, and west sides, such that commercial development on the Subject Property would be out of character with the trend in development.

The properties to the east are currently zoned R-1 and C-3 with Future Land Use Map designations of SFAR and destination commercial corridor. This includes the townhome

development in the Forest Creek Subdivision. The duplexes in the proposed Development have been strategically located adjacent to this townhome development to provide a logical transition between Forest Creek and the single-family detached homes in Greenway Chase. Various commercial and retail uses are located east of the Subject Property along Peterson Road, which uses the proposed Development will help support. The properties to the south of the proposed development are zoned R-4 and comprise the single-family detached homes in the Wineberry Subdivision. Finally, while the property to the west is zoned IB with a future land use designation as institutional, its use is residential and comprised of a 55+ age-restricted community commonly known as Victoria Park.

c. *The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.*

The proposed Map Amendment is consistent with the trend of development in the vicinity of the Subject Property since the Subject Property was placed in its present zoning classification. Libertyville Manor on the Subject Property was constructed in the early 1980's. While technically institutional, it is residential in nature. Since Libertyville Manor's construction, the surrounding properties have been developed with residential uses – the Forest Creek Subdivision to the east was developed in the late 1980's, the Wineberry Subdivision to the south was developed in the 1990's, and the Victoria Park Subdivision to the west was developed in the mid 2000's. The proposed Map Amendment will bring the zoning designation and Future Land Use Map designation of the Subject Property up-to-date and consistent with the proposed use and existing residential uses of the adjacent properties.

d. *The extent to which the value of the subject property is diminished by its present zoning classification.*

The value of the Subject Property is diminished by its present zoning classification. As noted, Libertyville Manor was constructed in the early 1980's but is now obsolete, rendering the land value of the Subject Property greater than the value of the Subject Property as currently improved. As such, the Petitioner has been provided with the opportunity to purchase and redevelop the Subject Property with its highest and best use as a mixed residential development. The proposed Map Amendment and Development will improve the Village's housing stock, serve under-represented demographics, and create new revenue streams through property, utility, and sales taxes. Further, the proposed Greenway Chase subdivision will provide a seamless transition between the surrounding residential uses while supporting the existing retail and commercial uses along Peterson Road.

e. The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.

The diminution in value of the Subject Property under its present zoning classification is not offset by an increase in public health, safety and welfare. As noted, the existing Libertyville Manor is obsolete and an underutilized use of the Subject Property. In comparison, Petitioner's proposed redevelopment of the Subject Property with a mixed residential use will benefit the public health, safety, and welfare of the community. The development of Greenway Chase will improve the Village's housing stock, serve under-represented demographics, and create new revenue streams through property, utility, and sales taxes. Further, the proposed Greenway Chase subdivision will provide a seamless transition between the surrounding residential uses while supporting the existing retail and commercial uses along Peterson Road.

f. The extent, if any, to which the use and enjoyment of adjacent properties would be adversely affected by the proposed amendment.

The use and enjoyment of adjacent properties will not be adversely affected by the proposed Map Amendment. As previously noted, the proposed Development is consistent with the uses of the adjacent properties, which are largely residential. The Forest Creek townhome community is situated east of the Subject Property and townhomes in the age-restricted Victoria Park townhome community are located to the west. The proposed Greenway Chase Subdivision will complement these developments and will provide a logical transition between uses. In addition, while Greenway Chase is bound by the ComEd property to the north, the ComEd property consists primarily of sprawling open space that can be reasonably anticipated to remain in its current condition. Beyond the ComEd property are the Donnelley Prairies and Oaks Preserve, Casey Trail and Greenway, and Timber Creek Park areas, which total over 300 acres. A Village easement has been provided for a potential future pathway connection from Greenway Chase to the existing pathway network in the park and open space areas to the north and northwest. Finally, the proposed Development will be an appropriate transitional use along a principal arterial roadway corridor like Peterson Road. The uses along Peterson Road become more retail and commercial in nature the further east you travel, which uses the proposed Development will help support.

g. *The extent, if any, to which the value of adjacent properties would be adversely affected by the proposed amendment.*

The value of adjacent properties will not be adversely affected by the proposed Map Amendment. To the contrary, the proposed Development and requisite Map Amendment will enhance the value of the adjacent properties. The Libertyville Manor building was constructed in the1980's, but its use is now obsolete. Petitioner now has the opportunity to purchase and redevelop the Subject Property with its highest and best use as a mixed residential development.

The surrounding area is largely residential in nature, making the proposed R-7 zoning and Map Amendment consistent with the use of the adjacent properties.

The Forest Creek subdivision to the east was developed in the late 1980's, the Wineberry subdivision to the south was developed in the 1990's, and the Victoria Park subdivision to the west was developed in the mid 2000's. Development of the Subject Property with a new, up-to-date mixed residential subdivision that is complementary to the surrounding uses will attract a variety of homebuyers, including some of the fastest growing housing segments of our population – young professionals and the 55+ demographic.

Landscape treatments will be utilized to enhance the visual appeal of the community, including a mix of parkway trees, shade trees, and shrubs. The landscape design enhancements will include decorative plantings around the perimeter of the Development to improve the character of the roadway frontage and serve as a buffer yard for the benefit of future residents. Existing landscape buffers will be preserved where feasible and enhanced throughout the perimeter of the community to create the feel of a residential enclave and separate the single-family homes from the age-restricted duplexes. Extra care has been taken to provide additional landscape buffering between the Development and Peterson Road to the south to provide an attractive roadway façade for residents and passerby's.

h. The extent, if any, to which the future orderly development of adjacent properties would be adversely affected by the proposed amendment.

The future orderly development of adjacent properties will not be adversely affected by the proposed amendment. To the contrary, the proposed zoning designation permitted by the Map Amendment will be more consistent with the trend in development of the area as compared to the existing zoning and Future Land Use Map designations. Libertyville Manor was constructed in

the early 1980's. While technically institutional, its use is residential in nature. While commercial uses exist to the east and west along Peterson Road, the Subject Property is isolated from those commercial and retail uses. The Subject Property is bound by residential uses on its east, south, and west sides, such that commercial development in this location would be out of character with the trend in development of the area. The proposed Map Amendment will provide a zoning and future land use designation consistent with the development and use of the adjacent properties and promote orderly development of the Subject Property and surrounding area.

i. The suitability of the subject property for uses permitted or specially permitted under its zoning classification.

The Subject Property is not suitable for uses permitted or specially permitted under its current zoning classification. The Subject Property is currently zoned R-1 in unincorporated Lake County and IB, R-1, and C-3 in the Village of Libertyville. The Future Land Use Map designations for the Subject Property are institutional, destination commercial corridor, and SFAR. While commercial uses exist to the east and west along Peterson Road, the Subject Property is isolated from those commercial and retail uses. The Subject Property is bound by residential uses on its east, south, and west sides, such that commercial development in this location would be out of character with the trend in development. The proposed Map Amendment will zone and designate the Subject Property in a manner consistent with the adjacent uses to promote redevelop of the Subject Property with a mixed residential community complementary of the surrounding uses.

j. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

There is adequate ingress to and egress from the Subject Property and the traffic conditions in the immediate vicinity will not be negatively affected by the proposed Map Amendment. The

Subject Property is located in close proximity to key transportation corridors like US Route 45, Milwaukee Avenue, and I-94, and will be easily accessible via two access points off Peterson Road. Both access points will align with the subdivision entrances to the south of Peterson Road to address and avoid conflicting traffic movements and provide safe and convenient access to and from the Development. The curvilinear roadway internal to the Development will be dedicated to the Village and is designed to circulate traffic efficiently and safely.

Further, a Traffic Impact Study dated December 20, 2024 ("**Traffic Study**") was completed by Lindgren, O'Hara, Aboona, Inc. ("**KLOA**") and included with the submittal material. The Traffic Study contemplates existing and proposed roadway conditions and concludes the traffic that will be generated by the proposed development will be sufficiently accommodated by the area roadway system.

k. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or specially permitted under its present and proposed zoning classification.

Adequate utilities and essential public services to the Subject Property are available to accommodate the uses permitted or specially permitted under its proposed zoning classification. Petitioner has coordinated with the Village's engineering, public utility, and public works departments to coordinate easements and associated infrastructure to ensure adequate utilities and public services are available to adequately serve Greenway Chase. Utility service necessary for the service of the subdivision will be constructed by Petitioner consistent with the Village's design standards.

l. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

Not applicable. The Libertyville Manor has been situated on the Subject Property since

the 1980's.

m. The community need for the proposed amendment and for the uses and development it would allow.

There is a community need for the proposed Map Amendment and the uses and development it would allow. The Development will consist of two distinct housing lines – the Springs Series (single-family homes) and the Landings Series (age-restricted duplexes) to satisfy market demand within the Village. According to CMAP data, the Village had a net loss of population between 2000 and 2022, with the Village's total population shrinking by about one percent. In that same timeframe, the Village's population of 50+ year olds grew by 10%, and as of 2022, 58.8% of Village households were 1-2 persons. Despite the aging population and small household size of the Village, only 2.7% of the homes in the Village are duplexes. Further, the percentage of attached single-family homes in the Village's housing stock shrank over the past 15 years. At the same time, houses have been getting larger, with the share of 3-, 4-, and 5-bedroom homes all increasing, with the largest growth percentage being for homes with 5 or more bedrooms. Given the statistical data, there is a need for new housing in the Village, specifically for smaller single-family homes and duplexes as proposed for Greenway Chase.

The Springs Series homes will consist of sixty-four (64) single-family detached homes located on the west half of the Development. The Landings Series will consist of seventy (70) age-restricted duplex units (35 buildings) located along the east half of the Development.

The Springs Series single-family detached homes will consist of 30'-wide homes on a standard 41'-wide and 4,500 square foot lot. The Springs Series will offer five (5) model options ranging in size from 1,678 to 2,567 square feet, 3 to 5 bedrooms, 2.5 to 4 baths, and feature a two-car garage. The smaller lots, slightly smaller homes, and variety of upgrades and options will meet

the diverse needs of the community. The architecture of the Springs Series can be characterized as American and will be based on traditional styling that includes farmhouse, low country, heritage, and craftsman designs. While not new to Pulte, the Springs Series was only recently introduced to the Chicago region (being first approved for Naperville's "Polo Club" subdivision) to promote lower cost options targeted at the young professional demographic. The smaller 41' lots of the Springs Series reduce development costs by requiring less road, less watermain, less sewer, and less overall infrastructure per lot. This reduction in infrastructure also translates to savings on future maintenance expenses.

As a national leader in new home construction, Pulte has first-hand knowledge of the changing dynamics in the residential real estate market. Trends toward a more "experiential" lifestyle have affected buying patterns, particularly for younger homebuyers. Younger homebuyers are likely to avoid the maintenance and repair associated with older homes. Younger homebuyers generally prioritize amenitized common open space over large private yards. Young families tend to lead much busier lives and prioritize spending time and money on "experiential" activities rather than possessions – like a large private yard. These trends have been reflected in Pulte's residential subdivisions, particularly over the last decade, which emphasize common amenities over private yards. This shift from private space to community space lessens residents' maintenance obligations without sacrificing amenities. With less time and money spent on yard maintenance, Pulte has seen an increase in purchaser demand for housing that features more options associated with the livability of the home, including sunrooms, smart home upgrades, upgraded flooring, gourmet kitchens, and upgraded bathroom options.

In addition to the single-family detached homes in the Springs Series, Pulte also proposes its age-restricted Landings Series duplex homes to satisfy demand in the community for age-

restricted housing. In the age-restricted residential market, homebuyers are interested in smaller lots, which in turn reduce homeowners' association fees for maintenance and upkeep. Age-restricted communities have gained in residential market share as our population ages. Given the trend of demographics in Libertyville, there is a need to add housing product that is specifically targeted to the aging population.

The Landings Series duplexes will vary in size from 1,577 square feet to 2,697 square feet, 2 to 4 bedrooms, and 2 to 4 baths, and will feature a two-car garage. The architecture of the duplex homes will be consistent with market trends for age-restricted communities, with low maintenance exteriors and quality materials that will withstand the test of time. These age-restricted homes will be developed in accordance with the FHAA, including, but not limited to, the provisions of the HOPA.

APPROVAL OF A SPECIAL USE FOR A PLANNED DEVELOPMENT AND APPROVAL OF A PLANNED DEVELOPMENT CONCEPT PLAN

Pursuant to Section 26-16-13.5(a) of Village Code, the approval of a Special Use Permit for a Planned Development is appropriate based on the following factors:

a. *Code and plan purposes. The proposed use and development will be in harmony with the general and specific purposes for which this chapter was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official comprehensive plan.*

The proposed use and Development will be in harmony with the general and specific purposes for which the Village Code was enacted and with the general purpose and intent of the Comprehensive Plan. A stated purpose of the Village Code is to perpetuate the existing high quality residential character of the Village by preserving established neighborhoods while

encouraging new residential development. Planned development objectives include the creation of desirable environments, efficient use of land, and promotion of a creative approach to the use of land and related physical facilities resulting in better design and development. Further, a reoccurring theme of the Comprehensive Plan is the need for diversity in housing, particularly housing that targets empty-nesters and young professionals.

The proposed Development satisfies these objectives. Petitioner seeks Village approval of a mixed-use residential development consisting of sixty-four (64) single-family homes and seventy (70) age-restricted duplex units to be known as Greenway Chase. The proposed Development will provide the Village with additional housing options, will help support retail uses along Peterson Road, and will complement the surrounding residential subdivisions.

Greenway Chase has been strategically designed to prioritize large contiguous common open spaces. These common open spaces serve multiple purposes. To the north, the common open space minimizes the impact of the Development on natural features such as wetlands and wooded areas. To the east and west, common open spaces will provide a landscape buffer or transitional yard to minimize impact on surrounding development. To the south, the common open space will feature a rolling berm with new manicured landscaping that will both improve the character of the roadway frontage and serve as a buffer yard for the benefit of future residents. Within the development, common open space includes a newly dedicated park, a private amenity lawn for the age-restricted portion of the community, and a tree preservation zone. In total, forty-two percent (42%) of the area of the Subject Property will be preserved as common open space that is either dedicated to preservation, landscape enhancement, or recreational spaces designed to meet the needs of future residents. This represents 140% of the open space required under the Village's PUD standards.

There are five (5) wetland located on the Subject Property. These wetlands are primarily located along the northern perimeter of the Subject Property. The Development entirely avoids impact to jurisdictional U.S. Army Corps of Engineers' wetlands and minimizes impact to lower quality wetlands regulated by the Lake County Stormwater Management Commission (SMC). Two (2) stormwater basins are proposed within the northern section of the Subject Property, proximate to the preserved wetlands. The naturalized detention basins will both serve the stormwater needs of the Development and support the continued function of the wetlands. While the basins will be manmade, they are designed with wetland signatures and will be improved with native plantings, making them complimentary to the existing wetlands and open space to the north. Post development, the combination of the wetlands and associated native detention basins will improve drainage and water quality while creating new habitat for the benefit of the broader community.

The common open space provided by the Development will help to satisfy the recreational needs of future residents of the Development. The preserved wetlands and new native detention basins will provide passive open space for the benefit of residents. Two (2) separate amenity/park spaces are intended to provide more active recreational space within the Development. Within the age-restricted portion of the Development, a 1.41-acre private amenity space is planned. This space will feature a pedestrian pathway, yoga lawn, and outdoor seating/bench area. A separate 1.14-acre public park area has also been planned near the west entrance of the Development. This park space is anticipated to be improved with playground equipment and will be ultimately dedicated to the Village for use by the public. While the park spaces are compact, they are strategically located and appropriately sized to provide recreational opportunities for Greenway Chase residents.

The aforementioned natural features and proposed common open space guides the ultimate layout and design of the proposed Development. Of the 134 homes in the Development, ninety-three percent (93%) back up to open space! The adjacent common open space will make individual lots feel larger than their dimensions would otherwise suggest. As depicted on the Subdivision Plat, the single-family homes have been strategically placed at the west end of the Development adjacent to the Victoria Park Subdivision to the west. The duplexes have been placed in transitionary locations between the proposed single-family homes and adjacent retail uses and Forest Creek townhomes. While Greenway Chase is bound by ComEd property to the north, the ComEd property consists primarily of sprawling open space that can be reasonably anticipated to remain in its current condition. Beyond the ComEd property are the Donnelley Prairies and Oaks Preserve, Casey Trail and Greenway, and Timber Creek Park areas, which total over 300 acres. A Village easement has been provided for a potential future pathway connection from Greenway Chase to the existing pathway network in the park and open space areas to the north and northwest.

Landscape treatments will be utilized to enhance the visual appeal of the community, including a mix of parkway trees, shade trees, and shrubs. The landscape design enhancements will include decorative plantings around the perimeter of the Development. Existing landscape buffers will be preserved where feasible and enhanced throughout the perimeter of the community to create the feel of a residential enclave and separate the single-family homes from the age-restricted duplexes. Extra care has been taken to provide additional landscape buffering between the Development and Peterson Road to the south. Within the community, Pulte plans foundation landscape plantings for all of the homes. A typical foundation planting plan is included within submittal materials, but is not intended to be a controlling PUD document. Pulte intends to depict the nature of the foundation or on-lot plantings that are proposed, but wants homeowners to have

ultimate flexibility to modify plantings as may be appropriate.

The Subject Property is located in close proximity to key transportation corridors like US Route 45, Milwaukee Avenue, and I-94, and will be easily accessible via two access points off Peterson Road. Both access points will align with the subdivision entrances to the south of Peterson Road to address and avoid conflicting traffic movements and provide safe and convenient access to and from the Development. The curvilinear roadway internal to the Development will provide a more interesting streetscape and ensure homes are not all identically situated along street frontage. The streets will be dedicated to the Village and have been designed to circulate traffic efficiently and safely.

As part of the Greenway Chase development, sidewalks throughout will provide interconnectivity within the Development. The future residents will benefit from the development's proximity to shopping districts, recreational amenities, and employment centers. Within a 3-mile radius, there are a large variety of retail establishments, groceries, restaurants, entertainment opportunities, and recreational amenities. Nearby employment corridors offer future residents the additional feature of conveniently located employment opportunities.

The Development will consist of two distinct housing lines – the "Springs Series" (single-family homes) and the "Landings Series" (age-restricted duplexes) to satisfy market demand within the Village. The Springs Series homes will consist of sixty-four (64) single-family detached homes located on the west half of the Development. The Landings Series will consist of seventy (70) age-restricted duplex units (35 buildings) located along the east half of the Development.

The proposed mixed-use residential community will be an appropriate transitional use along a principal arterial roadway corridor like Peterson Road. While the area further east along Peterson Road towards Milwaukee Avenue is generally retail/commercial, the area surrounding

Greenway Chase hosts a variety of residential housing developments. Greenway Chase will complement these subdivisions, which include the Forest Creek townhomes to the east and age-restricted townhomes in the Victoria Park subdivision to the west. In addition, the proposed homes will help support the existing retail and commercial uses to the east, which are easily accessible via Peterson Road. Given the proposed Development's location and accessibility to nearby commercial uses and local parks, the Subject Property presents an excellent housing opportunity that is suitable for a variety of homebuyers, including some of the fastest growing housing segments of our population – young professionals and the 55+ demographic.

b. *Adverse impact. The proposed use and development will not have a substantial adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.*

The proposed use and Dvelopment will not have an adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare. The proposed Development will complement the surrounding residential subdivisions, including the Forest Creek townhomes to the east and age-restricted townhomes in the Victoria Park subdivision to the west.

Libertyville Manor was constructed in the 1980's but has since become obsolete. Compared to this underutilized use of the Subject Property, Petitioner's proposed redevelopment of the Subject Property with a mixed residential use will provide an increase in the benefit to the public health, safety, and welfare of the community. The development of Greenway Chase will improve the Village's housing stock, serve under-represented demographics, and create new revenue streams through property, utility, and sales taxes.

c. *Interference with surrounding development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.*

The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring properties. The proposed Development is consistent with the uses of the adjacent properties, which are largely residential. The Forest Creek townhome community is situated east of the subject property, detached single-family homes in the Wineberry subdivision are located to the south, and townhomes in the age-restricted Victoria Park 55+ townhome community are located to the west. The proposed Greenway Chase Subdivision will complement these developments and will provide a logical transition between uses. Extra care has been taken to provide perimeter vegetation and landscaping for separation between Greenway Chase and the adjacent uses, and significant landscape buffer is provided for between the development and Peterson Road.

d. *Adequate public facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.*

The proposed Development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Public utility capacity is available to the Subject Property in sufficient volume and all utility service necessary for the service of the subdivision will be constructed by Petitioner consistent with the Village's design standards. A private trash service will utilized and tenants will keep their trash bins in their garage and bring them out on garbage day.

e. *Traffic congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through local streets and will, when required by the board of trustees, incorporate appropriate vehicular trip reduction features such as, but not limited to, pedestrian/bicycle linkages within and between land uses, the use of traffic mitigation plans, and the incorporation of elements to encourage and facilitate the use of public transportation.*

The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through local streets. The Subject Property is located in close proximity to key transportation corridors like US Route 45, Milwaukee Avenue, and I-94, and will be easily accessible via two access points off Peterson Road. Both access points will align with the subdivision entrances to the south of Peterson Road to address and avoid conflicting traffic movements and provide safe and convenient access to and from the Development. The curvilinear roadway internal to the Development will provide a more interesting streetscape and ensure homes are not all identically situated along street frontage. The streets will be dedicated to the Village and have been designed to circulate traffic efficiently and safely.

Further, a Traffic Study was completed by KLOA and was included with the submittal material. The Traffic Study contemplates existing and proposed roadway conditions and concludes the traffic that will be generated by the proposed development will be sufficiently

accommodated by the area roadway system.

f. *Destruction of significant features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.*

The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance. The existing Libertyville Manor has been situated on the Subject Property since the 1980's. Petitioner intends to demolish the facility and redevelop the Subject Property with a mixed residential use. No natural, scenic, or historic feature of significant importance are located on the Subject Property. Trees will be preserved where feasible and existing wetlands will be avoided to minimize any detrimental environmental impact. This has been accomplished by emphasizing preservation and creation of open space to be shared by future residents over the size of individual private yards. Approximately 42% of the proposed Development's acreage is dedicated to open space. While five (5) wetland sites are currently located on the Subject Property, the Development entirely avoids jurisdictional U.S. Army Corps of Engineers' wetlands and minimizes impact to those lesser quality wetlands regulated by the Lake County Stormwater Management Commission (SMC).

g. *Compliance with standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use.*

See below.

ADDITIONAL STANDARDS FOR PLANNED DEVELOPMENT APPROVAL

Pursuant to Section 26-16-13.5(b) of Village Code, the approval of a Special Use Permit for a Planned Development is appropriate based on the following additional standards:

h. *Unified ownership required.* The proposed Development meets the ownership and control requirements. Petitioner is the contract purchaser of the Subject Property.

i. *Minimum area.* The configuration of the PUD provides for a cohesive development and does not lend itself to a separate calculation of lot area.

j. *Covenants and restrictions to be enforceable by Village.* All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed, or released without the express consent of the board of trustees and that they may be enforced by the village as well as by future landowners within the proposed development.

k. *Public open space and contributions.* Per the Village's request, a 1.14-acre public park area has been planned near the west entrance of the Development. This park space is anticipated to be improved with playground equipment and will be ultimately dedicated to the Village for use by the public.

l. *Common open space.*

(i) Amount, location, and use. Two (2) separate amenity/park spaces are planned for the Development. The first consists of a 1.41-acre private amenity space for the age-restricted portion of the Development. This space will feature a pedestrian pathway, yoga lawn, and outdoor seating/bench area. A separate 1.14-acre public park area has also been planned for near the west entrance of

the Development. This park space is anticipated to be improved with playground equipment and will be ultimately dedicated to the Libertyville Park District for use by the public. While the park spaces are relatively compact, they are strategically located within distinct neighborhoods that comprise the Development to provide open lawn space, creating recreational opportunities for Greenway Chase residents.

(ii) Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved final plan.

(iii) *Ownership and maintenance.* Common open space shall be owned and maintained by a homeowners' association to be formed for the Development.

(iv) Property owners' association. Petitioner agrees the requirements set forth in Section 26-16-13.5(b)(5)d of the Village Code shall be satisfied.

(v) Landscaping and perimeter treatment. Landscape treatments will be utilized to enhance the visual appeal of the community, including a mix of parkway trees, shade trees, and shrubs. The landscape design enhancements will include decorative plantings around the perimeter of the Development as buffer between the uses. Existing landscape buffers will be preserved where feasible and enhanced throughout the perimeter of the community to create the feel of a residential enclave separate from the adjacent subdivisions and Peterson Road.

(vi) Building spacing. No part of any building shall be closer to any other building by less than ten (10) feet.

(vii) *Private streets.* All streets will be made public and dedicated to the Village.

(viii) Sidewalks. With the exception of the deviation request to waive the requirement for a sidewalk along Peterson Road, Village Code compliant sidewalks will be provided throughout the Development to provide interconnectivity within the neighborhood.

(ix) Utilities. All utilities will be installed underground.

m. *Vehicular trip reduction features.* Two (2) park/amenity sites will be located within the Development so residents do not have to leave the neighborhood for recreational opportunities. An easement will be provided for the potential future connection of Greenway Chase to the pathway network to the northwest of the Subject Property. For commuting residents, three train stations are located in the Village. The Milwaukee District North line serves both the downtown station on Milwaukee Avenue and the Prairie Crossing station on the west side of the Village, offering service north to Fox Lake and south to Chicago's Union Station. The North Central line serves a second Prairie Crossing station, offering service north to Antioch and south to Union Station, including a stop at O'Hare International Airport.

APPROVAL OF A SPECIAL USE TO PERMIT SENIOR CITIZEN HOUSING IN THE R-7 ZONING DISTRICT

Pursuant to Sections 26-4-8.3 of Village Code, a Special Use is required to permit Senior Citizen Housing in the R-7 zoning district. Pursuant to Section 26-16-9, the approval of a Special Use Permit to permit Senior Citizen Housing in the R-7 zoning district is appropriate based on the following factors:

a. Code and plan purposes. The proposed use and development will be in harmony with

the general and specific purposes for which this chapter was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official comprehensive plan.

The proposed use and Development will be in harmony with the general and specific purposes for which the Village Code was enacted and with the general purpose and intent of the Comprehensive Plan. A stated purpose of the Village Code is to perpetuate the existing high quality residential character of the Village by preserving established neighborhoods while encouraging new residential development. Further, a reoccurring theme of the Comprehensive Plan is the need for diversity in housing, particularly housing that targets empty-nesters and young professionals.

Pulte's age-restricted Landings Series duplex homes have been included as part of Greenway Chase to satisfy demand in the community for age-restricted housing. In the age-restricted residential market, homebuyers are interested in smaller lots, which in turn reduce homeowners' association fees for maintenance and upkeep. These active 55+ homeowners lead active, busy lives, choose to spend time and money on other activities, and have little interest in doing yardwork. Age-restricted communities have gained in residential market share as our population ages, and minimum lot sizes have been steadily decreasing as previously mentioned.

The Landings Series duplexes will vary in size from 1,577 square feet to 2,697 square feet, 2 to 4 bedrooms, and 2 to 4 baths, and will feature a two-car garage. The architecture of the duplex homes will be consistent with market trends for age-restricted communities, with low maintenance exteriors and quality materials that will withstand the test of time. These age-restricted homes will be developed in accordance with the FHAA, including, but not limited to, the provisions of the HOPA.

As mentioned, the duplexes will include a separate, private outdoor amenity space consisting of approximately 1.41 acres that will feature a yoga lawn, pedestrian pathway, and seating area with benches to provide residents an outdoor recreational opportunity within the age-restricted community. A homeowners' association will be established for Greenway Chase with a separate committee for the age-restricted duplex pod. The HOA will perform maintenance on the amenity spaces, open areas, and green space areas of the Greenway Chase neighborhood. Snow removal, lawn mowing, landscape maintenance, and exterior maintenance will be provided for the age-restricted duplexes.

b. Adverse impact. The proposed use and development will not have a substantial adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

The proposed use and Development will not have an adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare. Libertyville Manor was constructed in the early 1980's. Since then, its use has become obsolete, providing Petitioner with the opportunity to purchase and redevelop the Subject Property with its highest and best use as a mixed residential development. The proposed Development and use will complement the surrounding residential subdivisions, including the Forest Creek townhomes to the east and townhomes in the Victoria Park subdivision to the west. Like the proposed age-restricted duplexes, the Victoria Park townhomes are also restricted to the 55+ demographic.

In addition, perimeter vegetation will be preserved and added to provide separation between Greenway Chase and the adjacent uses. Tree preservation zones will also be utilized to provide additional buffer between the single-family and duplex homes internal to the community.

c. *Interference with surrounding development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.*

The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring properties. The proposed Development is consistent with the uses of the adjacent properties, which are largely residential. The Forest Creek townhome community is situated east of the subject property, detached single-family homes in the Wineberry subdivision are located to the south, and townhomes in the age-restricted Victoria Park 55+ townhome community are located to the west. The proposed Greenway Chase Subdivision will complement these developments and will provide a logical transition between uses. Perimeter vegetation will be preserved and added to provide separation between Greenway Chase and the adjacent uses. Tree preservation zones will also be utilized to provide additional buffer between the single-family and duplex homes internal to the community. In addition, the proposed Development will be an appropriate transitional use along a principal arterial roadway corridor like Peterson Road. The uses along Peterson Road become more retail and commercial in nature the further east you travel, which uses the proposed Development will help support.

d. *Adequate public facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and*

schools, or the applicant will provide adequately for such services.

The proposed Development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services. Public utility capacity is available to the Subject Property in sufficient volume and all utility service necessary for the service of the subdivision will be constructed by Petitioner consistent with the Village's design standards. A private trash service will utilized and tenants will keep their trash bins in their garage and bring them out on garbage day.

e. *Traffic congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through local streets and will, when required by the board of trustees, incorporate appropriate vehicular trip reduction features such as, but not limited to, pedestrian/bicycle linkages within and between land uses, the use of traffic mitigation plans, and the incorporation of elements to encourage and facilitate the use of public transportation.*

The Subject Property is located in close proximity to key transportation corridors like US Route 45, Milwaukee Avenue, and I-94, and will be easily accessible via two access points off Peterson Road. Both access points will align with the subdivision entrances to the south of Peterson Road to address and avoid conflicting traffic movements and provide safe and convenient access to and from the Development. The curvilinear roadway internal to the Development will provide a more interesting streetscape and ensure homes are not all identically situated along street frontage. The streets will be dedicated to the Village and have been designed to circulate traffic efficiently and safely.

Further, a Traffic Study was completed by KLOA and was included with the submittal material. The Traffic Study contemplates existing and proposed roadway conditions and concludes the traffic that will be generated by the proposed development will be sufficiently accommodated by the area roadway system.

f. Destruction of significant features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance. The existing Libertyville Manor has been situated on the Subject Property since the 1980's. Petitioner intends to demolish the facility and redevelop the Subject Property with a mixed residential use. No natural, scenic, or historic feature of significant importance are located on the Subject Property. Trees will be preserved where feasible and existing wetlands will be avoided to minimize any detrimental environmental impact. This has been accomplished by emphasizing preservation and creation of open space to be shared by future residents over the size of individual private yards. Approximately 42% of the proposed Development's acreage is dedicated to open space. While five (5) wetland sites are currently located on the Subject Property, the Development avoids jurisdictional U.S. Army Corps of Engineers' wetlands and minimizes impact to those lesser quality wetlands regulated by the Lake County Stormwater Management Commission (SMC).

g. Compliance with standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this chapter

authorizing such use.

Not applicable. No additional standards are required for a Special Use Permit for Senior Housing.

APPROVAL OF A PRELIMINARY PLAT OF SUBDIVISION

Petitioner seeks approval of the Preliminary Plat of Subdivision, a copy of which has been submitted herewith, to subdivide the Property to allow the construction of sixty-four (64) single-family homes and seventy (70) age-restricted duplex units. As the proposed Preliminary Plat of Subdivision is compliant with Village Code, Petitioner requests the Preliminary Plat of Subdivision be approved.

APPROVAL OF BULK REGULATION DEVIATIONS

Pursuant to Section 26-16-13.7 of Village Code, the Board of Trustees has the authority, to change, alter, vary, modify or waive any provisions of Village Zoning Code or Village Subdivision Code as they apply to an approved planned development. Approval of the requested deviations is appropriate based on the following factors:

a. *Will achieve the purposes for which planned developments may be approved pursuant to subsection 26-16-13.1;*

The requested deviations will achieve the purposes for which planned developments may be approved. Reoccurring themes highlighted in Village Code Section 26-16-13.1 include creation of a more desirable environment, efficient use of land resulting in smaller networks of utilities and streets to lower development and housing costs, the promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic

amenities, and preservation of conservation areas and open space.

As more specifically set forth on Exhibit B, Petitioner requests deviations to the bulk regulations for the R-7 zoning district and planned developments. These include deviations to lot area, lot width, building setbacks, building coverage, lot coverage, and minimum perimeter landscaping requirements. A deviation has also been requested to waive the requirement for installation of a sidewalk along Peterson Road. The requested deviations will support the development of Greenway Chase in furtherance of the above-listed objectives.

The proposed Development promotes the creative use and development of the Subject Property. Generally speaking, Petitioner's desire to preserve the natural features and provide open space and amenities within the Development guides the layout and design of Greenway Chase. Greenway Chase has been strategically designed to create larger contiguous spaces to be shared by the community that maximize open space and minimize impact to the Subject Property's wetlands, natural features, and conservation areas. This has been accomplished by emphasizing preservation and creation of open space over the size of individual private yards. The result is smaller lots, but smaller lots promote reduced maintenance, preservation and creation of open space, and creation of and park/amenity sites. The smaller lot sizes and associated deviations also reduce development costs by requiring less road, less watermain, less sewer, and less overall infrastructure per lot. This reduction in infrastructure also translates to savings on future maintenance expenses.

While Petitioner also requests a deviation to the perimeter landscaping requirements, there is ample open space and landscaping planned for the Development to provide the necessary buffering within the community and between adjacent uses. The adjacent uses to the east and west are townhomes and compatible with the proposed Development, such that there is no need to

substantially landscape between similar uses. Regardless, perimeter vegetation and landscaping will be preserved where possible and additional landscape treatments will be provided along the perimeter of the community. While Village Code requires 20' of perimeter landscaping, only 19' was possible along portions of the west perimeter due to site constraints. Petitioner has taken extra care to include additional landscaping treatments at this location to ensure separation and privacy are provided between Greenway Chase and the subdivision to the west.

Petitioner has also requested a deviation to the requirement that a sidewalk be installed along Peterson Road. While sidewalks will be installed interior to the Development, there is no need for a sidewalk along Peterson Road. No sidewalk currently exists or is planned for along Peterson Road in the general vicinity of the Subject Property, such that even if Petitioner were to install a sidewalk on the Subject Property, it would have nothing to tie into and would provide no additional benefit to residents of the Development. In lieu of a sidewalk along Peterson Road, Petitioner has provided additional landscaping along Peterson Road to provide an attractive buffer and facade along the roadway. Sidewalks and amenity space have been included within the Development for recreational opportunities. In addition, a Village easement has been provided for a potential future pathway connection from Greenway Chase to the existing pathway network in the park and open space areas to the north for an additional recreational amenity.

b. Will not violate the general purposes, goals, and objectives of this chapter and the official comprehensive plan; and

The proposed Development will not violate the general purposes, goals, and objectives of this chapter and the official comprehensive plan. A stated purpose of the Village Code is to perpetuate the existing high quality residential character of the Village by preserving established neighborhoods while encouraging new residential development. Further, a reoccurring theme of

the Comprehensive Plan is the need for diversity in housing, particularly housing that targets empty-nesters and young professionals. The proposed Development and associated deviations will help satisfy these objectives and generate creation of desirable environments, efficient use of land, and promote a creative approach to the use of land and related physical facilities resulting in better design and development. With both single-family detached and age-restricted offerings, the proposed Development will provide the Village with additional housing options that target multiple demographics, including young professionals and empty-nesters. Greenway Chase will complement the surrounding residential subdivisions, including the Forest Creek townhomes to the east and age-restricted townhomes in the Victoria Park subdivision to the west. Aside from improving the Village's housing stock, Greenway Chase will create new revenue streams through property, utility, and sales taxes.

c. Will result in a development providing compensating amenities to the village.

The proposed Development and deviations will provide compensating amenities to the Village. The proposed Development will provide the Village with additional housing options, will help support retail uses along Peterson Road, and will complement the surrounding residential subdivisions, including the Forest Creek townhomes to the east and age-restricted townhomes in the Victoria Park subdivision to the west.

In total, forty-two percent (42%) of the area of the Subject Property will be preserved as common open space, either dedicated to preservation, landscape enhancement, or recreational spaces designed to meet the needs of future residents. This represents 140% of the open space required under the Village's PUD standards. The result is that of the 134 homes in the Development, ninety-three percent (93%) back up to open space!

In addition, two (2) separate amenity/park spaces are planned for the Development. The

first consists of a 1.41-acre private amenity space for the age-restricted portion of the Development. This space will feature a pedestrian pathway, yoga lawn, and outdoor seating/bench area. A separate 1.14-acre public park area has also been planned for near the west entrance of the Development. This park space is anticipated to be improved with playground equipment and will be ultimately dedicated to the Libertyville Park District for use by the public. While the park spaces are relatively compact, they are strategically located within distinct neighborhoods that comprise the Development to provide open lawn space, creating recreational opportunities for Greenway Chase residents.

APPROVAL OF DESIGN STANDARD DEVIATIONS

Pursuant to Section 26-16-13.7 of Village Code, the Board of Trustees has the authority, to change, alter, vary, modify or waive any provisions of Village Zoning Code or Village Subdivision Code as they apply to an approved planned development. Approval of the requested deviations is appropriate based on the following factors:

a. *Will achieve the purposes for which planned developments may be approved pursuant to subsection 26-16-13.1;*

The requested deviations will achieve the purpose for which planned development may be approved. A core objective of the Village is the creation of a more desirable environment than would be possible through strict application of other Village land use regulations. To achieve this objective, Petitioner requests deviations to the Village's design standards for the R-7 zoning district. Specifically, Petitioner is requesting deviations to the anti-monotony standards and size and location of garage doors. The proposed Greenway Chase includes housing designed to meet unique market needs within the community. It has been Petitioner's experience in recent years that in the residential market, homebuyers are interested in smaller lots, reducing the time and

money spent on maintenance and upkeep of larger lots. Families lead much busier lives and choose to spend time and money on other activities and products rather than the upkeep of a large yard. Over the last ten (10) years, Pulte's residential subdivisions have emphasized common amenities over private yards.

The smaller lots provided in Greenway Chase will offer modern lifestyle layouts and amenities in a compact footprint, allowing a broader spectrum of buyers access to quality new construction in Libertyville. To cost-effectively deliver these homes, thereby reducing sale prices, deviations to the architectural design standards are required. The proposed lots will be narrower than typical developments. Given the width of the Springs Series homes, there is limited flexibility with respect to the configuration of the ground floor level. The garage door and front entrance become dominant features by means of necessity. With this, there is little leeway to generate the variety of forms and elements required by Village Code to the extent described.

In lieu of the Village Code requirements, Pulte has provided its own anti-monotony standards for the Village's approval. The proposed anti-monotony standards provide restrictions for both location of different elevations/configurations and colors to provide the community and Village with ample architectural diversity within the Development.

b. Will not violate the general purposes, goals, and objectives of this chapter and the official comprehensive plan; and

The requested deviations to the design standards will not violate the general purposes, goals, and objectives of Village Code and the official comprehensive plan. A stated objective of planned developments is the combination and coordination of architectural styles, building forms, and building relationships. Further, the Comprehensive Plan supports diversity of housing typologies at various price points to accommodate various demographics, specifically empty-

nesters and young professionals. The proposed Development and associated deviations support and work to promote these objectives within the Village.

While design standard deviations have been requested, the proposed single-family elevations provide ample diversity and housing options. The Springs Series will offer five (5) model options ranging in size from 1,678 to 2,567 square feet, 3 to 5 bedrooms, 2.5 to 4 baths, and feature a two-car garage to meet the diverse needs of the community. The architecture of the Springs Series can be characterized as modern American and will be based on traditional styling that includes farmhouse, low country, heritage, and craftsman designs to bring a new and refreshing housing option to the Village. As noted, in lieu of the Village Code requirements, Pulte has provided its own anti-monotony standards for the Village's approval. The proposed anti-monotony standards provide restrictions for both location of different elevations/configurations and home colors to provide the community and Village with ample architectural diversity within the community.

In addition, a common theme in the Comprehensive Plan is preservation and protection of existing neighborhoods. Notably, Greenway Chase has no connection or real relationship to either the Victoria Park or Forest Creek subdivisions. Given the nature of access and connectivity of Greenway Chase to the adjacent subdivisions, the requested deviations will not impair the adjacent neighborhoods and underlying purpose and intent of the design standards.

c. Will result in a development providing compensating amenities to the village.

The proposed deviations will result in a development providing compensating amenities to the Village. The proposed architectural and design standard deviations will not undercut the overall benefit of the proposed to the Village. Pulte's proposed anti-monotony standards have promoted successful developments across the Chicagoland area, providing communities with

diversity in housing while appealing to a wide range of prospective home buyers. While Petitioner could build large homes on large lots consistent with the trend of teardown activity in the Village, the 2030 Comprehensive Plan specifically identifies the need for diversity in housing product. The development of Greenway Chase will compensate for the deviations through satisfaction of the Village's goal toward diversity of housing stock.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner, Pulte Home Company, LLC, respectfully petitions the Village of Libertyville to:

(i) Annex the Annexation Property to the Village pursuant to a separate petition submitted by the owners of record;

(ii) Upon annexation of the Annexation Property, rezone the entire Subject Property to the Village's R-7 "Single-Family Attached Residential District";

(iii) Amend the Comprehensive Plan Future Land Use Map to "Single-Family Attached Residential";

(iv) Approve a Special Use for a Planned Development for the development of Greenway Chase, a one hundred thirty-four (134) unit mixed-residential development with associated deviations as more specifically detailed on Exhibit B and depicted on the submitted development plans;

(v) Approve a Planned Development Concept Plan;

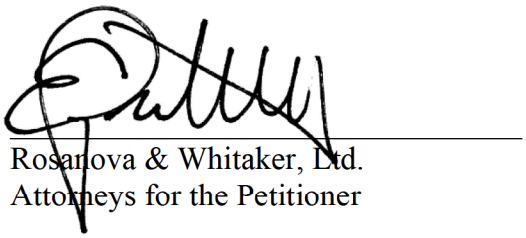
(vi) Approve a Special Use to permit Senior Citizen Housing in the R-7 zoning district;

(vii) Approve a Preliminary Plat of Subdivision; and

(viii) Approve such other relief from the Village Code as may be deemed necessary and appropriate to develop the Subject Property consistent with the plans submitted herewith.

RESPECTFULLY SUBMITTED this 10th day of January, 2025.

PETITIONER:
PULTE HOME COMPANY, LLC,
a Michigan limited liability company



Rosanova & Whitaker, Ltd.
Attorneys for the Petitioner

EXHIBIT A

LEGAL DESCRIPTION – SUBJECT PROPERTY

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF AND 6.82 CHAINS WEST FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE, 2229.68 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1410.30 FEET; THENCE EAST 2230.38 FEET TO A POINT WHICH IS 6.82 CHAINS WEST FROM THE EAST LINE OF SAID NORTHEAST QUARTER AND 1405.2 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE FOLLOWING: (A) THE EAST 1920.68 FEET THEREOF; (B) THAT PART THEREOF, IF ANY, FALLING IN BROOKHILL PARK, A SUBDIVISION OF PARTS OF SECTIONS 8 AND 9, TOWNSHIP AND RANGE AFORESAID, RECORDED APRIL 24, 1925, AS DOCUMENT 256105, IN BOOK "M" OF PLATS, PAGE 100; AND ALSO (C) EXCEPTING THEREFROM THAT PART CONVEYED BY WARRANTY DEED DATED SEPTEMBER 25,1967, TO THE STATE OF ILLINOIS FOR THE USE OF DEPARTMENT OF PUBLIC WORKS AND BUILDINGS DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 309.00 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER, 74.81 FEET; THENCE WESTERLY TOWARD A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING 75.00 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, 217.17 FEET TO A POINT OF CURVE TOWARD THE SOUTH; THENCE ON SAID CURVE TO THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET, 91.83 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, THIS POINT BEING 74.76 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE WEST LINE OF SAID NORTHEAST QUARTER, 74.76 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS,

PARCEL 2:

THE EAST 462.0 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 1079.60 FEET THEREOF), ALL IN, LAKE COUNTY, ILLINOIS. AND THE WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE

NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTH EAST CORNER OF THE SAID WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8; THENCE NORTHERLY ALONG THE EAST LINE OF THE SAID WEST 420:5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 898.19 FEET; THENCE WESTERLY ALONG A LINE TO THE WEST LINE OF THE SAID EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SECTION 8 TO A POINT WHICH IS 896.80 FEET NORTHERLY OF THE SOUTH LINE OF THE SAID NORTH WEST 1/4 OF SECTION 8 (AS MEASURED ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET); THENCE SOUTHERLY ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 896.80 FEET TO THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8; THENCE EASTERLY ALONG THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 420.5 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION), IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4 WHICH IS 1755 FEET SOUTH OF THE NORTH WEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 1755 FEET OF SAID EAST 1/2 OF THE NORTH WEST 1/4, A DISTANCE OF 453.98 FEET TO THE WEST LINE OF THE EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE NORTH ALONG SAID WEST LINE OF THE EAST 882.50 FEET, A DISTANCE OF 512.66 FEET TO THE NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4, 454.51 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4, A DISTANCE OF 513.26 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 432 FEET OF THE EAST 462 FEET OF THE SOUTH 701 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 SAID POINT BEING 74.76 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ON THE EAST LINE OF SAID NORTHWEST 1/4, 74.76 FEET TO THE SOUTHEAST

CORNER THEREOF; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTHWEST 1/4, 462.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, 66.61 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH. THE RADIUS OF WHICH IS 17,263.74 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PARCEL 5:

THE WEST 420.5 FEET OF THE EAST 882.5 FEET OF THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 1755 FEET THEREOF, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID PARCEL, 66.61 FEET NORTHERLY FROM THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE SOUTHERLY ALONG SAID EAST LINE, 66.61 FEET TO THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTH WEST 1/4, 420.50 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTH WEST 1/4, 47.99 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET TO THE POINT OF BEGINNING) IN LAKE COUNTY, ILLINOIS.

PARCEL 6:

THE EAST 462.0 FEET OF THE SOUTH 1079.6 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 432.0 FEET OF THE SOUTH 701.0 FEET THEREOF AND ALSO EXCEPTING ANY PART THEREOF FALLING WITHIN THE RIGHT OF WAY OF FEDERAL AID ROUTE 22 (ILLINOIS ROUTE 137)), IN LAKE COUNTY, ILLINOIS.

EXHIBIT B
REQUESTED DEVIATIONS

Bulk Regulation Deviation(s):

- Section 26-4-8.5(b) for a reduction of the minimum lot area requirements of single-family attached and detached dwelling units.
- Section 26-4-8.5(c) for a reduction of the minimum lot width requirements of single-family attached and detached dwelling units.
- Section 26-4-8.5(d) for a reduction of the minimum front, interior side, corner side, and rear setback requirements of single-family attached and detached dwelling units.
- Section 26-4-8.5(e) for an increase of the maximum building coverage requirements of single-family attached and detached dwelling units.
- Section 26-4-8.5(f) for an increase of the maximum lot coverage requirements of single-family attached and detached dwelling units.
- Section 26-16-13.5(b)(5)(c) for a reduction in the minimum depth of the perimeter landscaped open space.
- Section 26-16-13.5(b)(5)(h) to waive the requirement that a sidewalk shall be provided along each side of every street in or abutting a planned development.

Design Standard Deviation(s):

- Section 26-4-8.4(a)(1) exterior design standards to approve Petitioner's Anti-Monotony Code and Elevation and Color Package Restrictions.
- Section 26-4-8.4(a)(4) to permit garage door(s) on a single-family home to constitute more than 30% of the area of the front face of the dwelling to which such garage is attached.
- Section 26-4-8.4(a)(4) to permit garage door(s) on a single-family home to be oriented on the zoning lot so that the garage door(s) face the front or corner property lines abutting the public right-of-way.

EXHIBIT C
SUBDIVISION PLAT

PRELIMINARY PLAT OF SUBDIVISION
GREENWAY CHASE

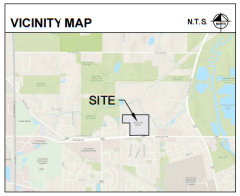
THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Plat Prepared For:
Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048

VICINITY MAP N.T.S.



SURVEY NOTES:

Underground utilities shown hereon are from record drawings obtained from the Village of Libertyville and the engineer of record and the surveyor cannot guarantee the locations of said utilities, except those that are observed on the surface at the time of this survey.

Measurements are made in feet and decimal feet, measurements shown in parentheses ex.(100.00') are record dimensions.

This service meets the Illinois minimum requirements for a boundary and topographic survey.

Field work was completed on October 30, 2024.

Parking Summary: There are 159 parking spaces and 5 handicapped parking spaces.

Iron Pipes set at all corners unless otherwise denoted.

AREA SUMMARY

PARCEL 1:	413,510 SQ.FT.	9.493 AC.
PARCEL 2:	368,588 SQ.FT.	8.461 AC.
PARCEL 3:	233,588 SQ.FT.	5.362 AC.
PARCEL 4:	271,940 SQ.FT.	6.243 AC.
PARCEL 5:	352,772 SQ.FT.	8.099 AC.
PARCEL 6:	193,703 SQ.FT.	4.447 AC.
TOTAL AREA:	1,834,101 SQ.FT.	42.105 AC.

REFERENCE DATUM

North American Vertical Datum 1988

Benchmark #1 Elevation = 755.97'

Chiseled square cut on east side of concrete traffic signal post at the Northwest corner of the intersection of N. Prospect Ave. and the entrance to Baytowne Shopping Square (Southeast corner of site).

Benchmark #2 Elevation = 759.02'

Chiseled square cut on south edge of concrete light pole base at the Northwest corner of site.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 17097C0161K, for Lake County, Illinois and incorporated areas, both dated September 18, 2013, this property is located within

Zone AE defined as "Special Flood Hazard Areas" Areas determined to be within the 1.0% annual chance flood plain with base flood elevations established.

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NORTH

BASIS OF BEARINGS

North American Datum of 1983 (2011)
Illinois State Plane East Zone (1201)

Copyright © 2025
Kimley-Horn and Associates, Inc.
All rights reserved

LINE TABLE		
NO.	BEARING	LENGTH
L1	S61°06'44"E	63.97'
L2	N88°50'17"E	48.71'
L3	N89°40'35"E	52.78'
L4	N74°47'13"E	28.14'
L6	S61°06'44"E	36.47'
L7	S89°49'18"E	7.91'
L8	N88°50'17"E	37.24'
L9	N88°50'17"E	11.25'
L10	N89°40'35"E	52.56'
L11	S89°49'18"E	9.67'
L12	N36°19'42"W	13.48'
L13	N80°56'26"W	40.67'
L14	S86°14'27"W	44.97'
L15	S45°50'35"W	44.97'
L16	S06°55'23"W	44.79'
L17	S33°18'16"E	44.79'
L18	S44°58'21"E	33.09'
L19	S73°57'04"E	33.85'
L20	S42°59'38"E	39.49'
L21	S26°04'16"E	46.46'
L22	N50°38'08"W	6.45'
L23	N52°52'49"W	36.59'
L24	N59°05'49"W	33.91'
L25	N64°57'35"W	31.55'
L26	N71°11'08"W	39.07'
L27	N77°52'51"W	34.56'
L28	N84°11'50"W	35.96'

LINE TABLE		
NO.	BEARING	LENGTH
L29	N85°06'47"W	41.09'
L30	N84°35'59"W	41.11'
L31	N84°35'59"W	41.11'
L32	N84°35'59"W	41.10'
L33	S85°03'05"W	43.51'
L34	S71°43'26"W	43.51'
L35	S57°27'00"W	48.36'
L36	S43°05'42"W	44.10'
L37	S29°04'21"W	46.23'
L38	S14°43'03"W	46.23'
L39	S02°03'26"W	36.16'
L40	S09°24'30"E	36.16'
L41	S21°40'27"E	44.07'
L42	N89°54'57"E	3.84'
L43	N89°54'57"E	28.42'
L44	N89°54'57"E	18.84'
L45	S89°47'29"E	18.72'
L46	S89°47'29"E	37.18'
L47	S70°37'01"E	13.14'
L48	N50°38'44"W	14.55'
L49	N14°52'55"W	40.79'
L51	S61°06'44"E	36.51'
L52	N88°50'17"E	44.39'
L53	N88°50'17"E	4.53'
L54	S89°40'35"W	53.00'
L55	N16°55'51"E	32.09'

CURVE TABLE				
NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	100.75'	29.63'	N08°18'22"W	29.52'
C2	100.75'	11.81'	N20°05'14"W	11.80'
C3	250.00'	103.21'	N11°39'41"W	102.48'
C4	199.91'	137.60'	N19°38'04"E	134.90'
C5	180.00'	123.90'	S70°21'54"E	121.47'
C6	150.00'	120.27'	S51°49'05"W	117.07'
C7	150.00'	75.75'	S14°22'57"W	74.94'
C8	175.00'	119.54'	S19°47'07"W	117.23'
C9	100.00'	88.39'	S64°40'38"W	85.54'
C10	270.00'	141.61'	S76°08'14"E	139.99'
C11	270.00'	123.00'	N76°38'24"E	121.94'
C12	270.00'	293.01'	N32°30'01"E	278.84'
C13	284.95'	36.95'	N03°51'43"W	36.93'
C14	303.29'	79.72'	N14°31'33"W	79.49'
C15	434.50'	151.62'	N32°08'08"W	150.85'
C16	100.00'	45.14'	N12°42'58"W	44.76'
C17	135.75'	8.84'	N01°43'55"W	8.84'
C18	180.00'	12.87'	N72°44'18"E	12.87'
C19	180.00'	41.85'	N64°01'46"E	41.75'
C20	180.00'	59.44'	N47°54'33"E	59.17'
C21	300.00'	32.53'	S64°13'06"E	32.51'
C22	300.00'	75.89'	S74°34'16"E	75.69'
C23	300.00'	48.93'	S86°29'24"E	48.87'
C24	299.98'	22.21'	N87°34'07"E	22.21'
C25	299.17'	84.01'	N77°24'30"E	83.73'

CURVE TABLE				
NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C26	70.00'	31.60'	N12°42'58"W	31.33'
C27	130.00'	16.46'	N03°24'43"W	16.45'
C28	130.00'	42.22'	N16°20'38"W	42.04'
C29	300.00'	85.06'	N49°47'58"E	84.78'
C30	300.00'	79.28'	N34°08'20"E	79.05'
C31	300.00'	78.46'	N19°02'31"E	78.24'
C32	298.89'	53.86'	N06°23'47"E	53.79'
C33	332.78'	49.20'	N04°29'27"W	49.16'
C34	345.88'	79.14'	N15°15'21"W	78.97'
C35	464.50'	80.93'	N27°07'37"W	80.83'
C36	464.50'	80.44'	N37°04'45"W	80.34'
C37	65.00'	50.19'	N65°06'23"W	48.96'
C38	65.00'	60.68'	S66°01'34"W	58.50'
C39	65.00'	28.74'	S26°36'44"W	28.51'
C40	65.00'	60.75'	S12°49'50"E	58.56'
C41	65.00'	75.44'	S72°51'15"E	71.28'
C42	65.00'	35.50'	N58°15'04"E	35.06'
C43	404.50'	12.76'	N41°11'51"W	12.76'
C44	404.50'	128.15'	N31°13'04"W	127.62'
C45	273.29'	37.55'	N18°06'53"W	37.52'
C46	131.29'	52.41'	S78°30'24"W	52.06'
C47	130.00'	62.53'	S53°08'06"W	61.93'
C48	210.00'	39.69'	N56°03'36"W	39.63'
C49	210.00'	46.27'	N67°47'08"W	46.17'
C50	210.00'	46.16'	N80°23'41"W	46.07'

CURVE TABLE				
NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C51	210.00	12.43'	N88°23'17"W	12.43'
C52	60.00'	26.23'	S77°23'31"W	26.02'
C53	60.00'	30.07'	S50°30'47"W	29.75'
C54	60.00'	30.07'	S21°48'11"W	29.75'
C55	60.00'	30.07'	S06°54'25"E	29.75'
C56	60.00'	41.98'	S41°18'26"E	41.13'
C57	60.00'	124.34'	N59°16'54"E	103.25'
C58	150.00	80.27'	N74°46'14"W	79.31'
C59	196.73	30.14'	N53°59'27"W	30.11'
C60	229.91	20.20'	S36°50'10"W	20.20'
C61	229.91	37.70'	S29°37'14"W	37.66'
C62	229.91	37.70'	S20°13'28"W	37.66'
C63	229.91	37.70'	S10°49'41"W	37.66'
C64	229.91	24.86'	S03°01'58"W	24.84'
C65	279.94	33.42'	S03°15'06"E	33.40'
C66	279.94	37.74'	S10°31'59"E	37.71'
C67	100.00	31.30'	N08°47'53"W	31.17'
C68	180.00	60.69'	N09°36'05"E	60.41'
C69	240.00	84.06'	S71°08'47"E	83.63'
C70	240.00	41.81'	S86°10'17"E	41.76'
C71	240.02	42.18'	N84°39'26"E	42.12'
C72	240.00	143.47'	N62°29'52"E	141.34'
C73	240.00	143.45'	N28°14'54"E	141.33'
C74	240.00	40.39'	N06°18'16"E	40.34'
C75	254.95	6.83'	N00°56'06"W	6.83'
C76	70.00'	61.88'	S64°40'38"W	59.88'
C77	145.41	96.75'	S20°14'56"W	94.98'
C78	169.91	18.82'	S36°10'48"W	18.81'
C79	169.91	91.76'	S17°32'06"W	90.65'
C80	169.91	6.45'	S00°58'36"W	6.45'
C81	205.00	14.20'	S37°22'11"W	14.20'
C82	207.85	40.30'	S29°45'11"W	40.24'
C83	205.00	35.48'	S19°09'45"W	35.44'
C84	205.00	41.48'	S08°24'27"W	41.41'
C85	205.00	8.57'	S01°24'49"W	8.57'
C86	120.00	156.88'	N37°20'01"E	145.95'
C87	220.06	76.81'	S09°50'12"E	76.42'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.163	7,087
2	0.104	4,510
3	0.104	4,513
4	0.107	4,656
5	0.289	12,569
6	0.248	10,793
7	0.249	10,866
8	0.304	13,262
9	0.303	13,186
10	0.270	11,773
11	0.274	11,947
12	0.266	11,592
13	0.247	10,765
14	0.247	10,750
15	0.262	11,429
16	0.269	11,716
17	0.263	11,466
18	0.265	11,534
19	0.247	10,750
20	0.247	10,749
21	0.247	10,760
22	0.326	14,208
23	0.345	15,046
24	0.342	14,883
25	0.295	12,849
26	0.385	16,767

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
27	0.255	11,112
28	0.378	16,465
29	0.135	5,895
30	0.104	4,510
31	0.104	4,510
32	0.104	4,510
33	0.104	4,510
34	0.104	4,510
35	0.104	4,510
36	0.104	4,510
37	0.104	4,510
38	0.104	4,510
39	0.104	4,510
40	0.124	5,409
41	0.147	6,395
42	0.147	6,407
43	0.147	6,396
44	0.105	4,571
45	0.108	4,723
46	0.112	4,885
47	0.116	5,044
48	0.167	7,257
49	0.174	7,583
50	0.174	7,583
51	0.146	6,365
52	0.158	6,901

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
53	0.120	5,247
54	0.187	8,130
55	0.104	4,509
57	0.104	4,510
58	0.104	4,510
59	0.104	4,510
60	0.129	5,607
61	0.118	5,156
62	0.124	5,382
63	0.137	5,976
64	0.126	5,500
65	0.114	4,949
66	0.104	4,510
67	0.104	4,510
68	0.104	4,510
69	0.104	4,510
70	0.104	4,510
71	0.104	4,510
72	0.112	4,899
73	0.123	5,371
74	0.112	4,859
75	0.113	4,912
76	0.107	4,658
77	0.321	14,003
78	0.281	12,223
79	0.262	11,401

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
80	0.311	13,556
81	0.311	13,551
82	0.267	11,635
83	0.274	11,925
84	0.247	10,747
85	0.246	10,732
86	0.248	10,823
87	0.310	13,515
88	0.106	4,635
91	0.118	5,130
92	0.129	5,610
93	0.129	5,610
94	0.109	4,744
95	0.109	4,753
97	0.158	6,865
98	0.113	4,902
99	0.104	4,519
OUTLOT A	14.339	624,598
OUTLOT B	1.008	43,910
OUTLOT C	1.141	49,687
OUTLOT D	1.409	61,390
ROADWAY	6.556	285,569

SHEET DETAIL INDEX

SHEET 1	TITLE, LINE-CURVE, AREA TABLE SHEET
SHEETS 2-3	BOUNDARY AND EXISTING CONDITIONS DETAIL SHEETS
SHEETS 4-5	PROPOSED LOT GEOMETRY AND IMPROVEMENTS
SHEET 6	APPROVAL CERTIFICATES AND LEGAL DESCRIPTION SHEET

GRAPHIC SCALE IN FEET
60 0 30 60 120
1"=60' @ 24"X36"

No.	DATE	REVISION DESCRIPTION
1		.

Kimley»Horn
420' Winfield Road, Warrenville, Illinois 60555 Tel. No. (630) 487-5550
DESIGN FIRM # 184002012-0006 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=60'	MGJ	BAS	01/06/25	168247001	1 OF 6

I:\168247001\CAD\Plat\Preliminary Plat\168247001_PLAT_PRELIMINARY.dwg, 1/6/2025 10:58:59 AM, DAVID.JASTAWAY, Adobe PDF

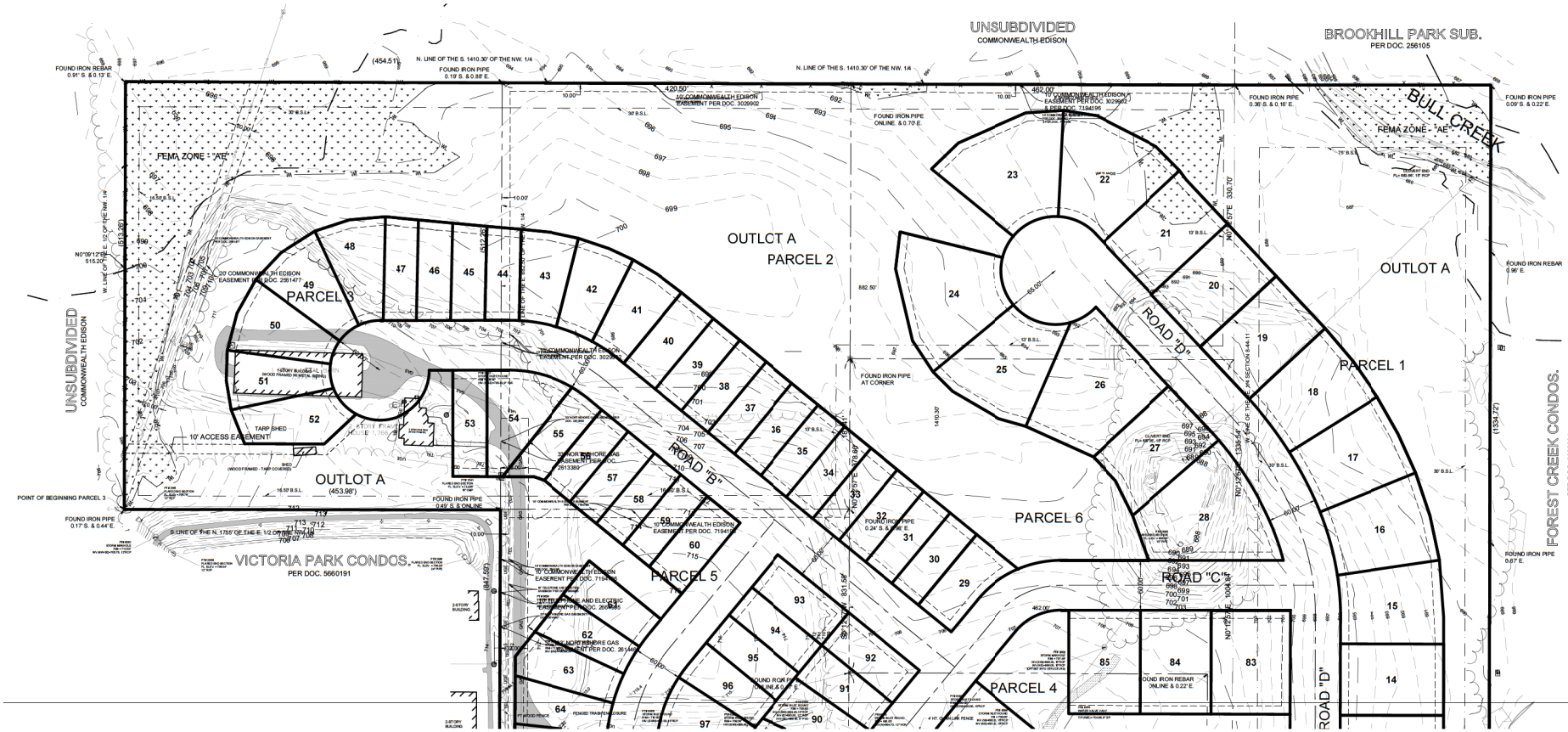
PRELIMINARY PLAT OF SUBDIVISION
GREENWAY CHASE

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Plat Prepared For:
Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048



BASIS OF BEARINGS

North American Datum of 1983 (2011)
Illinois State Plane East Zone (1201)

GRAPHIC SCALE IN FEET
60 0 30 60 120
1"=60' @ 24"X36"

No.	DATE	REVISION DESCRIPTION
1		.

Kimley»Horn
420' Winfield Road
Warrenville, Illinois 60555
Tel. No. (630) 487-5550
DESIGN FIRM # 184002012-0006
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=60'	MGJ	BAS	01/06/25	168247001	2 OF 6

Copyright © 2025
Kimley-Horn and Associates, Inc.
All rights reserved

DWG NAME: C:\CES\LIVE\ACAD 2025\PLTLE_LIBERTYVILLE_IL\DESIGN\CIVIL\SURVEY DESIGN\PRELIM PLAT - 168247001 SHEETS + LINES - PLOTTED BY: STEPH_BRAD - 01/06/25 8:52 AM LAST SAVED: 01/06/25 8:43 AM

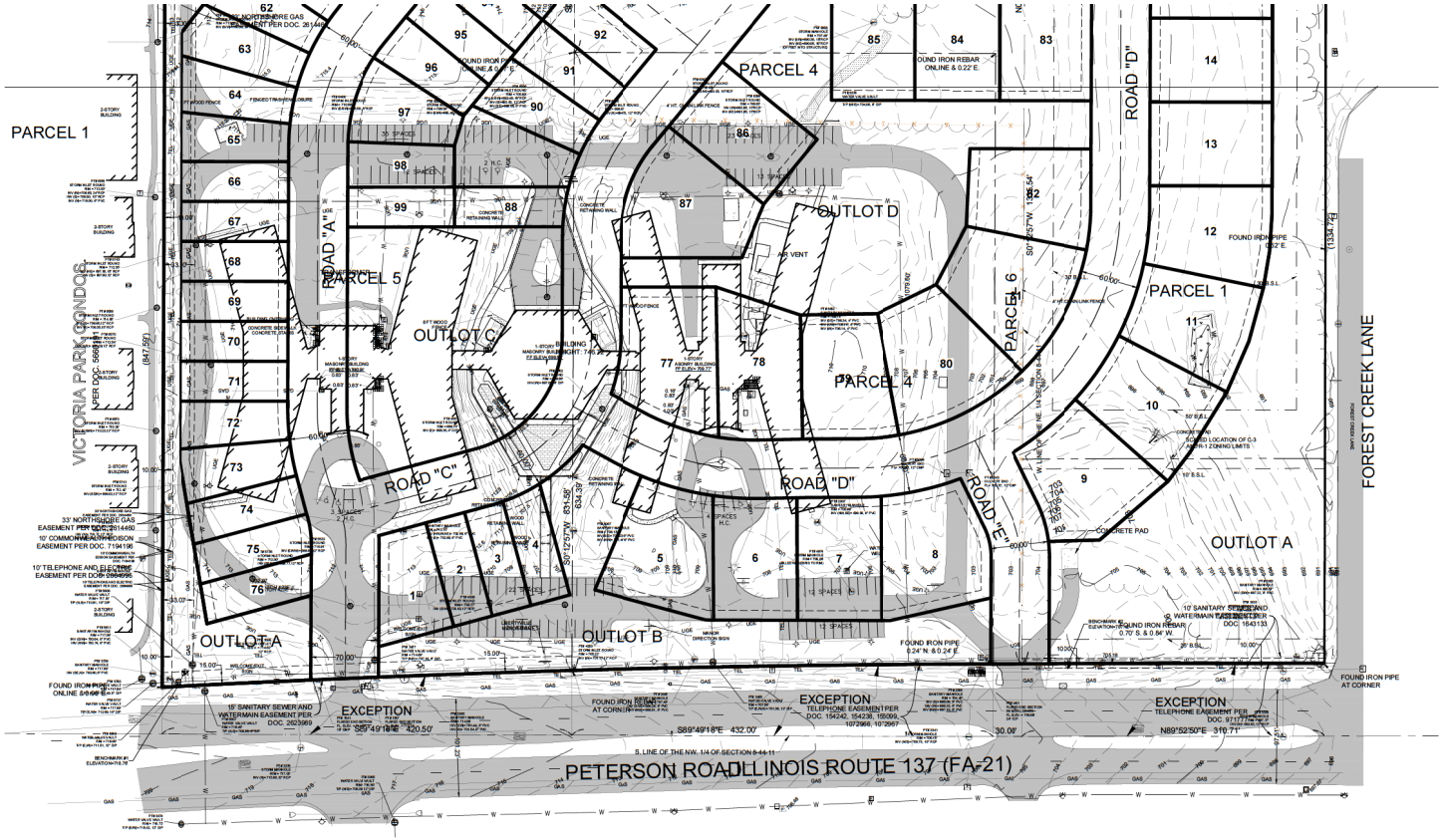
PRELIMINARY PLAT OF SUBDIVISION
GREENWAY CHASE

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Plat Prepared For:
Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048



Copyright © 2025
Kimley-Horn and Associates, Inc.
All rights reserved

No.	DATE	REVISION DESCRIPTION
1		

Kimley»Horn
420' Winfield Road
Warrenville, Illinois 60555
Tel. No. (630) 487-5550
DESIGN FIRM # 184002012-0006
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=60'	MGJ	BAS	01/06/25	168247001	3 OF 6

2025.10.08 - 8:30:43 AM JEFFREY
I:\DESIGN\CIVIL\PLAT\LIBERTYVILLE, IL

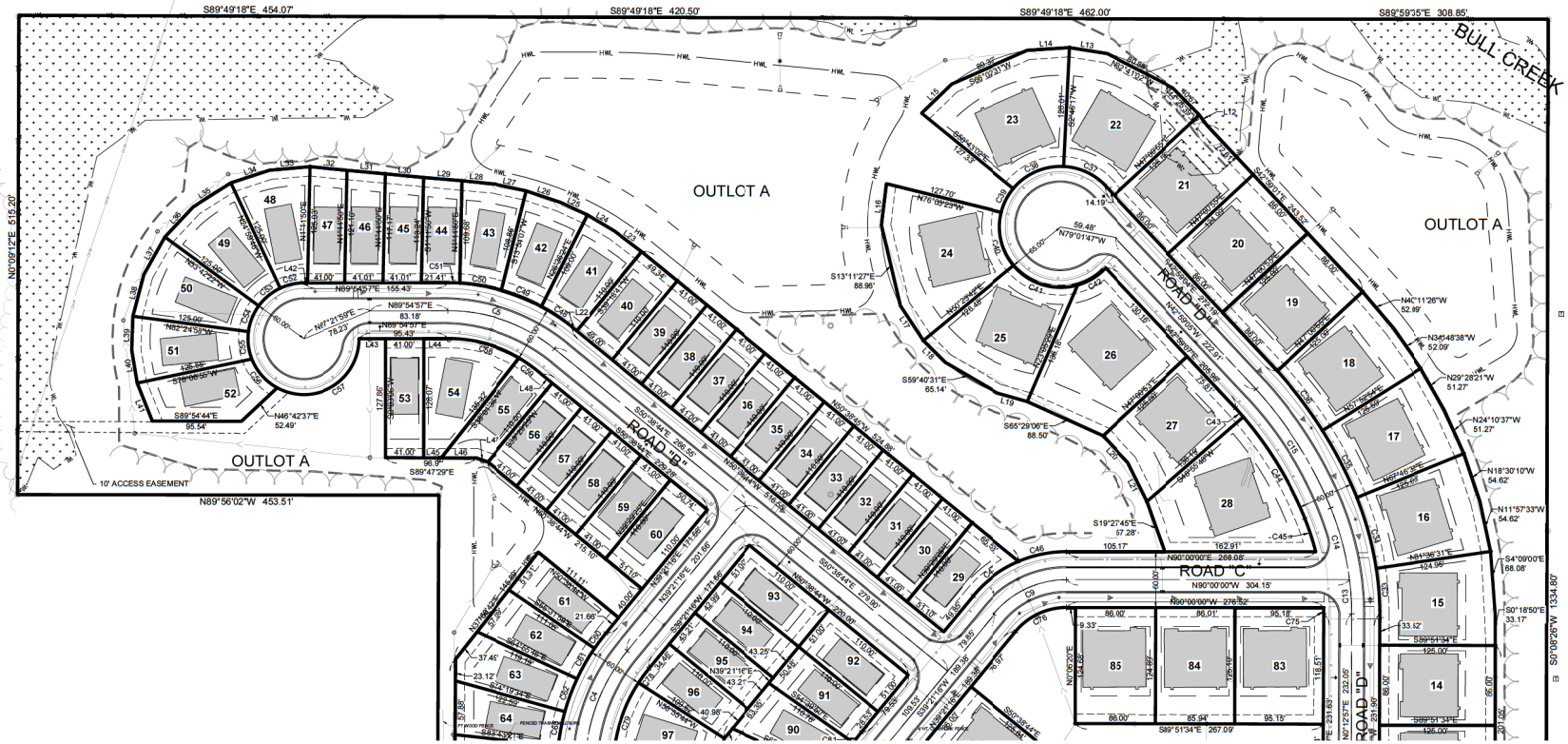
PRELIMINARY PLAT OF SUBDIVISION
GREENWAY CHASE

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Plat Prepared For:
Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048


S89°49'18"E 454.07'
S89°49'18"E 420.50'
S89°49'18"E 462.00'
S89°59'35"E 308.85'
BULL CREEK
OUTLOT A
OUTLOT A
OUTLOT A
ROAD "A"
ROAD "B"
ROAD "C"
ROAD "D"
10' ACCESS EASEMENT
N89°56'02"W 453.51'
N0°05'12"E 515.20'
S0°08'26"W 1334.80'
S89°47'29"E 98.9'
S89°51'34"E 267.09'
N0°12'57"E 232.05'
S89°54'44"E 65.54'
N46°42'37"E 52.49'
S13°11'27"E 88.96'
S59°40'31"E 65.14'
S65°29'06"E 88.50'
S19°27'45"E 97.28'
N90°00'00"E 268.08'
N90°00'00"W 304.15'
N90°00'00"W 276.52'
N89°54'57"E 155.43'
N89°54'57"E 83.18'
N89°54'57"E 95.43'
N6°21'59"E 76.23'
N89°54'44"W 226.55'
N89°54'44"W 271.90'
N89°54'44"W 220.00'
N89°54'44"W 324.86'
N89°54'44"W 117.66'
N89°21'16"E 201.66'
N39°21'16"E 43.21'
N0°05'16"E 114.00'
N0°05'16"W 114.00'
S39°21'16"W 198.38'
S39°21'16"W 198.38'
S0°05'16"E 114.00'
S0°05'16"E 114.00'
N0°05'16"E 114.00'
N0°05'16"W 114.00

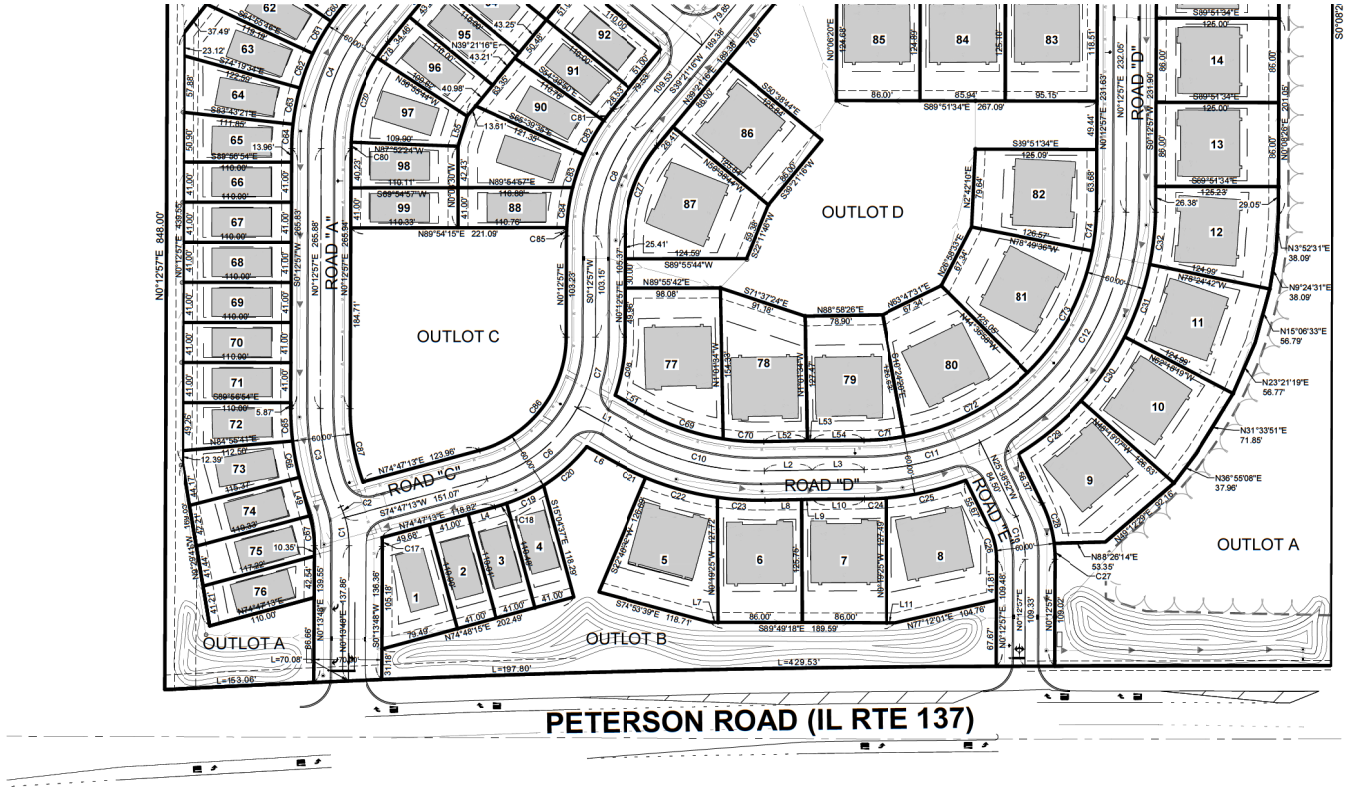
Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Plat Prepared For:
Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048

PRELIMINARY PLAT OF SUBDIVISION
GREENWAY CHASE

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.



BASIS OF BEARINGS

North American Datum of 1983 (2011)
Illinois State Plane East Zone (1201)

GRAPHIC SCALE IN FEET
60 0 30 60 120
1"=60' @ 24"X36"

No.	DATE	REVISION DESCRIPTION
1		

Kimley»Horn
420 Winfield Road
Warrenville, Illinois 60555
Tel. No. (630) 487-5550
DESIGN FIRM # 184002012-0006
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=60'	MGJ	BAS	01/06/25	168247001	3 OF 6

Copyright © 2025
Kimley-Horn and Associates, Inc.
All rights reserved

PRELIMINARY PLAT OF SUBDIVISION
GREENWAY CHASE

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Plat Prepared For:
Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048

OWNER'S CONSENT

STATE OF _____)
)SS
COUNTY OF _____)

THE UNDERSIGNED, _____, HEREBY CERTIFIES THAT HE/SHE/THEY/IT IS THE HOLDER OF THE LEGAL TTLE OF ALL OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN. THIS IS TO ALSO CERTIFY THAT_____

AS OWNER OF THE PROPERTY DESCRIBED AS _____AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT	
ALL	GRADE SCHOOL DISTRICT NO.	70 (LIBERTYVILLE)
	HIGH SCHOOL DISTRICT NO.	128 (LIBERTYVILLE)
	JUNIOR COLLEGE DISTRICT NO.	CO3532 (LAKE CO. COMM. COLL.)

DATED THIS ____ DAY OF _____, A.D., 20___.

BY: _____

BY: _____

NOTARY PUBLIC

STATE OF _____)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____

OF _____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY AC FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF _____, A.D., 20___.

_____
NOTARY PUBLIC

COMMONWEALTH EDISON AND SBC EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC ILLINOIS, A.K.A. AMERITECH ILLINOIS,
A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSEN OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING. SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

VILLAGE ENGINEER/PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____, VILLAGE PLAT OFFICER/ENGINEER OF THE VILLAGE OF LIBERTYVILLE, DO HEREBY CERTIFY THAT ALL PROVISIONS PERTAINING TO THE LIBERTYVILLE SUBDIVISION ORDINANCE, INSOFAR AS THEY PERTAIN TO THE ACCOMPANYING PLAT, HAVE BEEN SATISFACTORILY COMPLIED WITH.

ATTESTED TO THIS _____ DAY OF _____, AD 20__.

_____
VILLAGE PLAT OFFICER/ENGINEER VILLAGE OF LIBERTYVILLE

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, LLINOIS AT A MEETING, HELD THIS _____ DAY OF _____, AD 20__

_____
VILLAGE PRESIDENT

_____
PRINTED NAME

_____
VILLAGE CLERK

_____
PRINTED NAME

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS AT A MEE'ING, HELD THIS _____DAY OF _____, AD 20__.

_____
CHAIRMAN

_____
PRINTED NAME

_____
SECRETARY

_____
PRINTED NAME

PERPETUAL EASEMENT

A PERPETUAL EASEMENT APPURTENANT IS HEREBY GRANTED TO THE VILLAGE OF LIBERTYVILLE, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED AS PUBLIC UTILITY AND/OR DRAINAGE EASEMENT (P.U. & D.E.) ON THIS PLAT FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING AND REPLACING WATER MAINS, SANITARY SEWER LINES, FORCE MAIN LINES, STORM SEWER LINES, PIPES, STREET LIGHT POWER CABLES, DITCHES, SWALES, STORM WATER DETENTION FACILITIES, AND ANY OTHER VILLAGE UTILITIES, TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, WET WELLS, LIFT STATIONS, FIRE HYDRANTS, VALVE VAULTS, STREET LIGHTING EQUIPMENT AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE ABOVE DESCRIBED REAL ESTATE WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER MANAGEMENT, STREET LIGHTING AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSE OF PROVIDING INGRESS TO AND EGRESS FROM ALL OF THE LOTS IN THE SUBDIVISION FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES WHATSOEVER. IN NO EVENT SHALL ANY PERMANENT BUILDING BE PLACED UPON THE SAID EASEMENT AREAS, BUT THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREIN GRANTED.

NORTHERN ILLINOIS GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NI-GAS") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NI-GAS' FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NI-GAS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "*CONDOMINIUM PROPERTY ACT*", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS.

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORT-I, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF AND 6.82 CHAINS WEST FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE, 2229.68 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1410.30 FEET; THENCE EAST 2230.38 FEET TO A POINT WHICH IS 6.82 CHAINS WEST FROM THE EAST LINE OF SAID NORTHEAST QUARTER AND 1405.2 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH TO THE PLACE OF BEGINNING (EXCEPTING THEREFFOM THE FOLLOWING: (A) THE EAST 1920.68 FEET THEREOF; (B) THAT PART THEREOF, IF ANY, FALLING IN BROOKHILL PARK, A SUBDIVISION OF PARTS OF 3ECTIONS 8 AND 9, TOWNSHIP AND RANGE AFORESAID, RECORDED APRIL 24, 1925, AS DOCUMENT 256105, INBOOK "M" OF PLATS, PAGE 100; AND ALSO (C) EXCEPTING THEREFROM THAT PART CONVEYED BY WARRANTY DEED DATED SEPTEMBER 25,1967, TO THE STATE OF ILLINOIS FOR THE USE OF DEPARTMENT OF PUBLIC WORKS AND BUILDINGS DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAD NORTHEAST QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 309.40 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER, 74.81 FEET; THENCE WESTERLY TOWARD A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING 75.00 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, 217.17 FEET TO A POINT OF CURVE TOWARD THE SOUTH; THENCE ON SAID CURVE TO THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET, 91.83 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, THIS POINT BEING 74.76 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE WEST LINE OF SAID NORTHEAST QUARTER, 74.76 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS,

PARCEL 2:

THE EAST 462.0 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THEEAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 1079.60 FEET THEREOF), ALL IN LAKE COUNTY, ILLINOIS. AND THE WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART DESCRIBED AS FOLLOWS, TO-WIT; BEGINNING AT THE SOUTH EAST CORNER OF THE SAID WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8; THENCE NORTHERLY ALONG THE EAST LINE OF THE SAID WEST 420:5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.:0 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 898.19 FEET; THENCE WESTERLY ALONG A LINE TO THE WEST LINE OF THE SAID EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SECTION 8 TO A POINT WHICH IS 896.80 FEET NORTHERLY (THE SOUTH LINE OF THE SAID NORTH WEST 1/4 OF SECTION 8 (AS MEASURED ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET); THENCE SOUTHERLY ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET OF THE SOUTH 1410.:0 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 896.80 FEET TO THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTON 8; THENCE EASTERLY ALONG THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 420.5 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION), IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST 1/2 OF T-IE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4 WHICH IS 1755 FEET SOUTH OF THE NORTH WES" CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 1755 FEET OF SAID EAST 1/2 OF THE NORTH WEST 1/4, A DISTANCE OF 453.98 FEET TO THE WEST LINE OF THE EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE NORTH ALONG SAID WEST LINE OF THE EAST 882.50 FEET, A DISTANCE OF 512.66 FEET TO THE NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4, 454.51 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4, A DISTANCE OF 513.26 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 432 FEET OF THE EAST 462 FEET OF THE SOUTH 701 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 SAID POINT BEING 74.76 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ON THE EAST LINE OF SAID NORTHWEST 1/4, 74.76 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTHWEST 1/4, 462.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, 66.61 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH. THE RADIUS OF WHICH IS 17,263.74 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PARCEL 5:

THE WEST 420.5 FEET OF THE EAST 882.5 FEET OF THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 1755 FEET THEREOF, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID PARCEL, 66.61 FEET NORTHERLY FROM THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE SOUTHERLY ALONG SAID EAST LINE, 66.61 FEET TO THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTH WEST 1/4, 420.50 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTH WEST :/4, 47.99 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET TO THE POINT OF BEGINNING) IN LAKE COUNTY, ILLINOIS.

PARCEL 6:

THE EAST 462.0 FEET OF THE SOUTH 1079.6 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 432.0 FEET OF THE SOUTH 701.0 FEET THEREOF, AND ALSO EXCEPTING ANY PART THEREOF FALLING WITHIN THE RIGHT OF WAY OF FEDERAL AID ROUTE 22 (ILLINOIS ROUTE 137)), IN LAKE COUNTY, ILLINOIS.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN "HAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____

DIRECTOR OF HIGHWAYS
REGION ONE ENGINEER

LAKE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

THIS INSTRUMENT NUMBER_____WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS, THIS_____DAY OF_____, A.D., 20____, AT_____O'CLOCK___M.

_____
RECORDER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ATTACHED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATED THIS _____ DAY OF _____, A.D., 20___.

BY: _____
COUNTY CLERK

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, BRADLEY A. STROHL, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE VILLAGE OF LIBERTYVILLE, ILLINOIS, TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. SHALL SHOW PROPER IDENTIFICATION AND PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF SAID PLAT.

DATED THIS ____ DAY OF _____, A.D. 20___.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686
LICENSE EXPIRES: NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184002012-0006
EXPIRES APRIL 30, 2025

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY KIMLEY-HORN, INC., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY:

LEGAL DESCRIPTION OF PROPERTY BEING SUBDIVIDED INCLUDED HEREON

SUBDIVIDED PROPERTY CONTAINS 42.105 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

½ DIAMETER BY 24" LONG IRON PIPES WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LIBERTYVILLE, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____,A.D. 20___.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686
LICENSE EXPIRES: NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184002012-0006
EXPIRES APRIL 30, 2025

BASIS OF BEARINGS

North American Datum of 1983 (2011)
Illinois State Plane East Zone (1201)

NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1"=60' @ 24"X36"

No.	DATE	REVISION DESCRIPTION
1		.

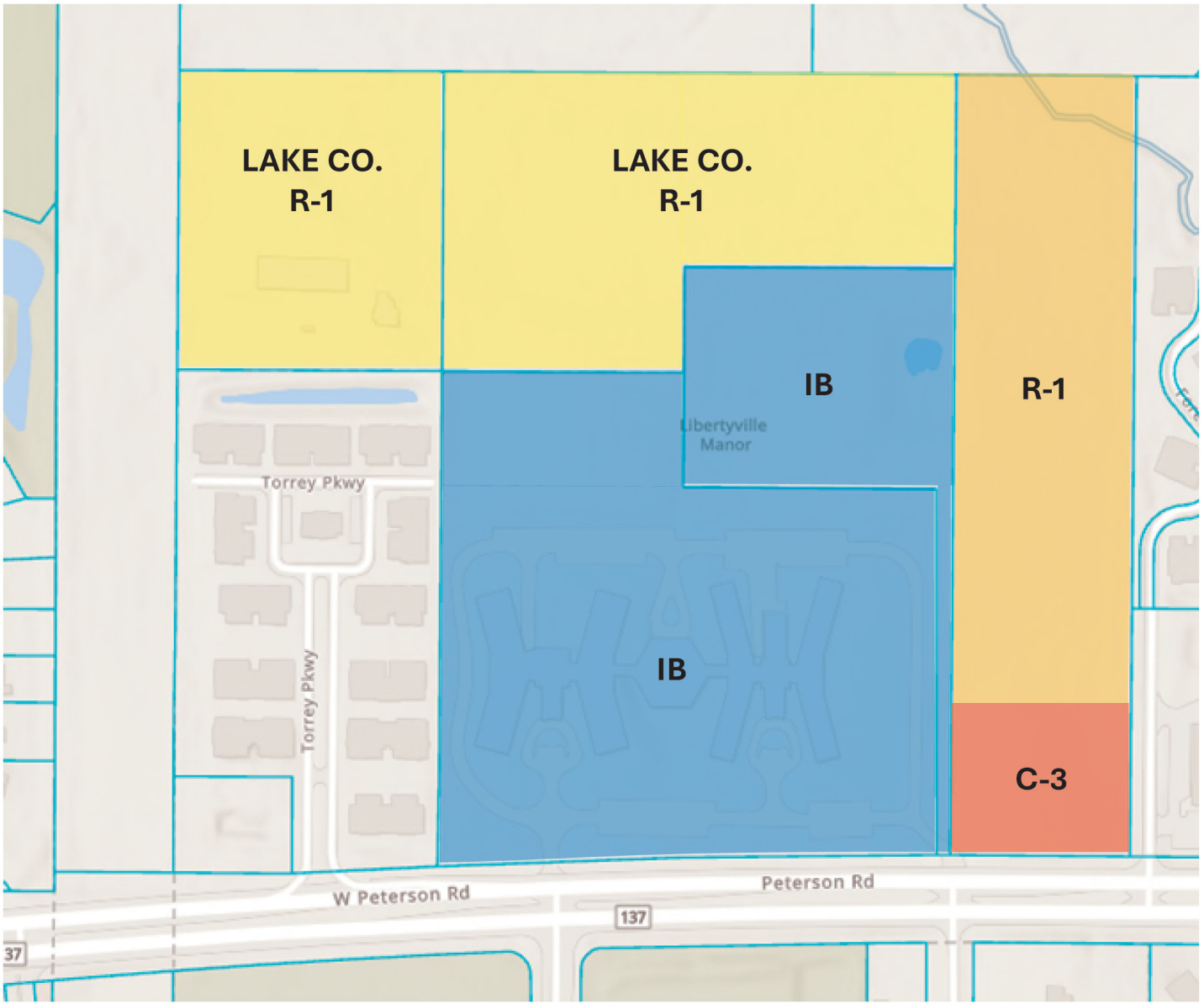
Kimley»Horn
420' Winfield Road
Warrenville, Illinois 60555
Tel. No. (630) 487-5550
DESIGN FIRM # 184002012-0006
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=60'	MGJ	BAS	01/06/25	168247001	6 OF 6

Copyright © 2025
Kimley-Horn and Associates, Inc.
All rights reserved

PLOTTED BY: Mary Jo Gallagher 1/6/2025 - 2:26 PM
FILE: L:\Projects\168247001 - Greenway Chase\Civil\Plat\Preliminary Plat\168247001 - PRELIMINARY PLAT OF SUBDIVISION.dwg

EXHIBIT D
ZONING EXHIBIT


LAKE CO.
R-1
LAKE CO.
R-1
IB
R-1
Libertyville
Manor
Torrey Pkwy
Torrey Pkwy
IB
C-3
W Peterson Rd
Peterson Rd
137
37

STATE OF ILLINOIS)
) **SS.**
COUNTY OF LAKE)

PETITION FOR ANNEXATION

TO: Mayor & Village Board
Village of Libertyville
Lake County, Illinois

Now comes the undersigned Petitioner, **SB Reserve Properties, Inc.**, an Illinois corporation (the "**Petitioner**"), which is the sole and exclusive owner of record of the approximately 13.82 acres of land located at 610 Peterson Rd, Libertyville, IL 60048, said land being located in unincorporated Lake County, Illinois and legally described as set forth on **Exhibit A**, attached hereto and made a part hereof (the "**Property**"). Petitioner hereby requests that the Property be annexed to the **Village of Libertyville**, Illinois (the "**Village**"), subject to the terms of a mutually agreeable annexation agreement.

In support of this Petition for Annexation, the Petitioner hereby swears to the following under oath and penalty of perjury:

1. SB Reserve Properties, Inc., an Illinois corporation, is the sole owner of the Property legally described on Exhibit A;
2. The Property is unincorporated and is not presently located in the jurisdiction of any other municipality;
3. The Property is contiguous to the Village of Libertyville, lies within the planning jurisdiction of the Village of Libertyville, and is identified in the Village's Comprehensive Plan for development within the corporate limits of the Village of Libertyville; and
4. There are no electors residing on the Property.

WHEREFORE, The Petitioner hereby respectfully requests that the Village take such action as is necessary and appropriate to annex the Property to the Village of Libertyville, subject to the mutually agreed upon terms of an annexation agreement, which annexation agreement shall: i) be drawn by and between the Village of Libertyville and Pulte Home Company, LLC, a Michigan limited liability company or its assignee ("**Developer**"); ii) become effective only upon Developer's acquisition of the Property; iii) set forth the terms upon which the Property shall be annexed to the Village of Libertyville; and iv) set forth such other rights and obligations with respect to the Property as the Village and Developer may mutually agree.

Dated this 2nd day of January, 2025

PETITIONER:

SB Reserve Properties, Inc., an Illinois corporation

By _____

Deborah A Stokovich, Principal
SB Reserve Properties Inc.

Signed and sworn to before me on this 2nd day of January, 2025

(Seal)

OFFICIAL SEAL
BARBARA L SELLERS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/17/2026

_____
Notary Public

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

ANNEXATION LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4 WHICH IS 1755 FEET SOUTH OF THE NORTH WEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 1755 FEET OF SAID EAST 1/2 OF THE NORTH WEST 1/4, A DISTANCE OF 453.98 FEET TO THE WEST LINE OF THE EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE NORTH ALONG SAID WEST LINE OF THE EAST 882.50 FEET, A DISTANCE OF 512.66 FEET TO THE NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4, 454.51 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4, A DISTANCE OF 513.26 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 462.0 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 1079.60 FEET THEREOF), ALL IN, LAKE COUNTY, ILLINOIS. AND THE WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTH EAST CORNER OF THE SAID WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8; THENCE NORTHERLY ALONG THE EAST LINE OF THE SAID WEST 420:5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 898.19 FEET; THENCE WESTERLY ALONG A LINE TO THE WEST LINE OF THE SAID EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SECTION 8 TO A POINT WHICH IS 896.80 FEET NORTHERLY OF THE SOUTH LINE OF THE SAID NORTH WEST 1/4 OF SECTION 8 (AS MEASURED ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET); THENCE SOUTHERLY ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 896.80 FEET TO THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8; THENCE EASTERLY ALONG THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 420.5 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION), IN LAKE COUNTY, ILLINOIS.

PINS: 11-08-100-014, 11-08-100-012

ANNEXATION LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4 WHICH IS 1755 FEET SOUTH OF THE NORTH WEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 1755 FEET OF SAID EAST 1/2 OF THE NORTH WEST 1/4, A DISTANCE OF 453.98 FEET TO THE WEST LINE OF THE EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE NORTH ALONG SAID WEST LINE OF THE EAST 882.50 FEET, A DISTANCE OF 512.66 FEET TO THE NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4, 454.51 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4, A DISTANCE OF 513.26 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 462.0 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 1079.60 FEET THEREOF), ALL IN, LAKE COUNTY, ILLINOIS. AND THE WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTH EAST CORNER OF THE SAID WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8; THENCE NORTHERLY ALONG THE EAST LINE OF THE SAID WEST 420:5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 898.19 FEET; THENCE WESTERLY ALONG A LINE TO THE WEST LINE OF THE SAID EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SECTION 8 TO A POINT WHICH IS 896.80 FEET NORTHERLY OF THE SOUTH LINE OF THE SAID NORTH WEST 1/4 OF SECTION 8 (AS MEASURED ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET); THENCE SOUTHERLY ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 896.80 FEET TO THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8; THENCE EASTERLY ALONG THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 420.5 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION), IN LAKE COUNTY, ILLINOIS.

PINS: 11-08-100-014, 11-08-100-012

LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF AND 6.82 CHAINS WEST FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE, 2229.68 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1410.30 FEET; THENCE EAST 2230.38 FEET TO A POINT WHICH IS 6.82 CHAINS WEST FROM THE EAST LINE OF SAID NORTHEAST QUARTER AND 1405.2 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE FOLLOWING: (A) THE EAST 1920.68 FEET THEREOF; (B) THAT PART THEREOF, IF ANY, FALLING IN BROOKHILL PARK, A SUBDIVISION OF PARTS OF SECTIONS 8 AND 9, TOWNSHIP AND RANGE AFORESAID, RECORDED APRIL 24, 1925, AS DOCUMENT 256105, IN BOOK "M" OF PLATS, PAGE 100; AND ALSO (C) EXCEPTING THEREFROM THAT PART CONVEYED BY WARRANTY DEED DATED SEPTEMBER 25,1967, TO THE STATE OF ILLINOIS FOR THE USE OF DEPARTMENT OF PUBLIC WORKS AND BUILDINGS DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 309.00 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER, 74.81 FEET; THENCE WESTERLY TOWARD A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING 75.00 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, 217.17 FEET TO A POINT OF CURVE TOWARD THE SOUTH; THENCE ON SAID CURVE TO THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET, 91.83 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, THIS POINT BEING 74.76 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE WEST LINE OF SAID NORTHEAST QUARTER, 74.76 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS,

PARCEL 2:

THE EAST 462.0 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 1079.60 FEET THEREOF), ALL IN, LAKE COUNTY, ILLINOIS. AND THE WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTH EAST CORNER OF THE SAID WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8; THENCE NORTHERLY ALONG THE EAST LINE OF THE SAID WEST 420:5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR

A DISTANCE OF 898.19 FEET; THENCE WESTERLY ALONG A LINE TO THE WEST LINE OF THE SAID EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SECTION 8 TO A POINT WHICH IS 896.80 FEET NORTHERLY OF THE SOUTH LINE OF THE SAID NORTH WEST 1/4 OF SECTION 8 (AS MEASURED ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET); THENCE SOUTHERLY ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 896.80 FEET TO THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8; THENCE EASTERLY ALONG THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 420.5 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION), IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4 WHICH IS 1755 FEET SOUTH OF THE NORTH WEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 1755 FEET OF SAID EAST 1/2 OF THE NORTH WEST 1/4, A DISTANCE OF 453.98 FEET TO THE WEST LINE OF THE EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE NORTH ALONG SAID WEST LINE OF THE EAST 882.50 FEET, A DISTANCE OF 512.66 FEET TO THE NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4, 454.51 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4, A DISTANCE OF 513.26 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 432 FEET OF THE EAST 462 FEET OF THE SOUTH 701 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 SAID POINT BEING 74.76 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ON THE EAST LINE OF SAID NORTHWEST 1/4, 74.76 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTHWEST 1/4, 462.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, 66.61 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH. THE RADIUS OF WHICH IS 17,263.74 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PARCEL 5:

THE WEST 420.5 FEET OF THE EAST 882.5 FEET OF THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 1755 FEET THEREOF,

(EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID PARCEL, 66.61 FEET NORTHERLY FROM THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE SOUTHERLY ALONG SAID EAST LINE, 66.61 FEET TO THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTH WEST 1/4, 420.50 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTH WEST 1/4, 47.99 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET TO THE POINT OF BEGINNING) IN LAKE COUNTY, ILLINOIS.

PARCEL 6:

THE EAST 462.0 FEET OF THE SOUTH 1079.6 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 432.0 FEET OF THE SOUTH 701.0 FEET THEREOF AND ALSO EXCEPTING ANY PART THEREOF FALLING WITHIN THE RIGHT OF WAY OF FEDERAL AID ROUTE 22 (ILLINOIS ROUTE 137)), IN LAKE COUNTY, ILLINOIS.

THE FISCAL TAX REVENUES ASSOCIATED WITH THE PROPOSED GREENWAY CHASE DEVELOPMENT

To

PULTEGROUP, INC.

From

GRUEN GRUEN + ASSOCIATES
Urban Economists, Market Strategists & Land Use/Public Policy Analysts

January 2025

C1680

Gruen Gruen + Associates

THE FISCAL TAX REVENUES ASSOCIATED WITH THE PROPOSED GREENWAY CHASE DEVELOPMENT

To

PULTEGROUP, INC.

From

GRUEN GRUEN + ASSOCIATES
Urban Economists, Market Strategists & Land Use/Public Policy Analysts

January 2025

C1680

©2025 Gruen Gruen + Associates. Do not reproduce without written permission from Gruen Gruen + Associates.

TABLE OF CONTENTS

Chapter		Page
I	INTRODUCTION AND KEY FINDINGS AND CONCLUSIONS	1
	INTRODUCTION	1
	KEY FINDINGS AND CONCLUSIONS	1
	Increased Housing Opportunities and Total Household Income	1
	Estimated Annual Property Tax Revenue	1
	Estimated Increase in Annual Property Tax Revenue Over Existing Land Use	2
	Estimated Total Annual Revenue to Village of Libertyville	2
	Village Revenue Resulting from Greenway Chase Development	2
	METHODOLOGICAL APPROACH	3
	2025 CONSTANT DOLLARS	3
II	BASELINE ASSUMPTIONS AND PROJECT CHARACTERISTICS	4
	INTRODUCTION	4
	DEMOGRAPHIC AND ECONOMIC PROFILE OF LIBERTYVILLE	4
	GREENWAY CHASE PROJECT CHARACTERISTICS AND ASSUMPTIONS	5
	Project Population	6
III	FORECAST OF VILLAGE REVENUE	7
	INTRODUCTION	7
	PROPERTY TAX REVENUE	9
	STATE INCOME AND USE TAX	10
	SALES TAX	10
	ELECTRIC UTILITY TAX	12
	CABLE FRANCHISE FEES	13

TABLE OF CONTENTS, Continued

Chapter **Page**

III

TELECOMMUNICATIONS TAX 14

MOTOR FUEL TAX 15

APPENDIX A: TOTAL ANNUAL PROPERTY TAX REVENUE FOR ALL TAXING ENTITIES 16

LIST OF TABLES

Table		Page
I-1	Estimated Annual Revenues Generated by the Proposed Greenway Chase Development at Build-out for Village of Libertyville	2
II-1	Baseline Demographic and Employment Estimates for the Village of Libertyville	4
II-2	Residential Development Assumptions and Characteristics	5
II-3	Projected Greenway Chase Population at Build-out	6
III-1	Estimated Annual Revenues Generated by Proposed Greenway Chase Development at Build-out for Village of Libertyville	8
III-2	Estimated Annual Property Tax Revenue at Build-out	9
III-3	Estimated Annual State Income and Use Tax Revenue Generated by Greenway Chase Development at Build-out	10
III-4	Estimated Annual Sales Tax Revenue Attributable to Households within the Greenway Chase Development at Build-out	11
III-5	Estimated Annual Electricity Tax Revenue Generated by Greenway Chase Development at Build-out	12
III-6	Estimated Annual Cable Franchise Fee Revenue Generated by Greenway Chase Development at Build-out	13
III-7	Estimated Annual Telecommunications Tax Revenue Generated by Greenway Chase Development at Build-out	14
III-8	Estimated Annual Motor Fuel Tax Fund Revenue Generated by Greenway Chase Development at Build-out	15
A-1	Total Annual Property Tax Revenue Estimate by Taxing District	16

CHAPTER I

INTRODUCTION AND KEY FINDINGS AND CONCLUSIONS

INTRODUCTION

This report summarizes the evaluation by Gruen Gruen + Associates ("GG+A") of the fiscal benefits of the proposed Greenway Chase development ("Greenway Chase") on the Village of Libertyville. Greenway Chase is proposed to include 64 for-sale detached single-family housing units and 70 age-restricted duplex housing units for a total of 134 housing units at 610 Peterson Road in Libertyville. An existing obsolete rehabilitation center - Libertyville Manor Rehabilitation and Healthcare Center- is in process of closing. The existing building improvements will be demolished.

A portion of the property not already within Libertyville's jurisdiction is anticipated to be annexed into the Village of Libertyville.

Because the fiscal impact analysis addresses long-term rather than short-term fiscal effects of the proposed development on the Village's General and other funds, the analysis excludes fee revenue associated with infrastructure or other capital items. Revenues collected on a cost-recovery basis and other fees-for-service (e.g., permit and plan checking fees, and inspection fees, etc.) are assumed to be set at rates that will adequately offset municipal costs.

To evaluate the fiscal benefits associated with Greenway Chase, GG+A estimated the annual revenue likely to be generated by the proposed development at build-out for the Village of Libertyville General Fund, Motor Fuel Tax Fund, and Capital Projects Funds.

KEY FINDINGS AND CONCLUSIONS

Increased Housing Opportunities and Total Household Income

In addition to providing expanded housing opportunities in Libertyville and replacing an obsolete land use that will be demolished the proposed Greenway Chase development will generate fiscal (tax revenues) benefits to the Village of Libertyville. The fiscal benefits associated with Greenway Chase are summarized below and described in more detail in the body of this report.

The occupants of the housing units are estimated to add total annual income to the household base of Libertyville of $23,128,400.

Estimated Annual Property Tax Revenue

At build-out, GG+A estimates the Greenway Chase development will generate annual property tax revenue of over $860,000 for the Libertyville School District #70; and approximately $768,400 of annual property tax revenue for the Community High School District #128. Appendix A of this report summarizes these estimates. The proposed

development is estimated to generate annual property tax revenue of $191,400 for the Village of Libertyville. As summarized in Appendix A, the proposed Greenway Chase development is estimated to generate total property tax revenue of approximately $2,225,000 for all taxing districts. The single-family units are estimated to account for approximately $1,024,000 of the total property tax revenue. The age-restricted duplex units are estimated to account for approximately $1,201,000 of the total property tax revenue.

Estimated Increase in Annual Property Tax Revenue Over Existing Land Use

The 2023 property taxes of the existing property were $160,510. According to the Lake County Assessor, 2024 total assessed value is $2,296,756 compared to a much higher assessed value of $27,624,400 for the proposed Greenway Chase development.

Estimated Total Annual Revenue to Village of Libertyville

As described more fully below, upon full build-out, Greenway Chase is forecast to generate approximately $389,300 of annual revenue for the Village of Libertyville. This equates to approximately $2,905 per housing unit.

Village Revenue Resulting from Greenway Chase Development

Table I-1 presents a summary of the annual revenues estimated to be generated by the proposed Greenway Chase development at build-out for the Village of Libertyville.

TABLE I-1

Estimated Annual Revenues Generated by the Proposed Greenway Chase Development at Build-Out for Village of Libertyville[1]

Revenue	$	% of Total
Property Tax	191,400	49.2
State Income and Use Tax	66,700	17.1
Sales Tax[2]	91,100	23.4
Electric Utility Tax	13,600	3.5
Cable Franchise Fees	5,800	1.5
Telecommunications Tax	7,000	1.8
Motor Fuel Tax[3]	13,700	3.5
TOTAL	**389,300**	**100.0**

[1]Figures have been rounded.
[2] Includes non-home rule sales tax revenue.
[3] Includes Transportation Renewal Fund distribution from State of Illinois.

Sources: Village of Libertyville; Gruen Gruen + Associates.

Upon full build-out, Greenway Chase is forecast to generate approximately $389,300 of annual revenue for the Village of Libertyville. This equates to approximately $2,905 per housing unit.

Estimated property tax revenue of $191,400 is expected to comprise approximately 49 percent of all revenue generated by the planned Greenway Chase development. Annual state income and use tax revenue of $66,700 is forecast to comprise an additional 17 percent of total revenue upon full build-out. Annual sales tax revenue of $91,100 is forecast to comprise over 23 percent of revenue upon full build-out. Other revenues totaling $40,100 include electric utility tax ($13,600), cable franchise fees ($5,800), telecommunication tax ($7,000), and motor fuel tax ($13,700) are forecast to comprise 10.3 percent of annual revenue.

METHODOLOGICAL APPROACH

This fiscal analysis is based on a review of the Village of Libertyville 2024-2025 fiscal year budget and information obtained from representatives of PulteGroup, Inc., and a review and analysis of secondary data sources. Property tax rate information was obtained from the Lake County Treasurer's and Lake County Clerk's website about current assessments, property tax rates, and existing allocations to taxing districts. This information was necessary to estimate future property tax revenue for the Village of Libertyville General Fund.

GG+A drew on the specific characteristics of the proposed development (e.g., property values) to estimate revenues such as property taxes and sales taxes which are affected by the development characteristics. The specific methodologies used to estimate each revenue item are discussed in the appropriate sections of this report. We have assumed the current tax and fee structures will remain constant. No estimates of the number of households new to Libertyville as opposed to relocating to the project from within Libertyville are available. The impacts presented in this report are made on a gross basis. To the extent households within Libertyville relocate to the development, this will free up housing at other locations in Libertyville which can be expected to be re-occupied given the limited inventory of available housing units in Libertyville.[1]

2025 CONSTANT DOLLARS

All cost and revenue projections in this report are expressed in constant 2025 dollars. That is, the possible effects of inflation or deflation on revenues in the future are not quantified.

[1] According to Zillow's website as of January 10, 2025, only 41 homes are for sale in Libertyville.

CHAPTER II

BASELINE ASSUMPTIONS AND PROJECT CHARACTERISTICS

INTRODUCTION

This chapter summarizes the baseline demographic assumptions for the Village of Libertyville upon which some revenue estimates are based. It also describes the anticipated characteristics of the proposed Greenway Chase development program, households attracted to occupy the housing units, household size, and per-unit market value estimates.

DEMOGRAPHIC AND ECONOMIC PROFILE OF LIBERTYVILLE

Table II-1 shows the baseline demographic and employment estimates for the Village of Libertyville upon which some revenue estimates are based.

TABLE II-1

Baseline Demographic and Employment Estimates for the Village of Libertyville

	2023[1] #
Total Population	20,493
Households	7,573
Average Household Size	2.64
Total Employment (Jobs Estimated for Non-resident Workers)	14,382
Total Resident Equivalents[2]	27,684

[1] Population and household estimates are from 2023 American Community Survey, 5-Year Estimates. Employment estimates are for 2022.
[2] Assumes two jobs located in the Village generate the same revenues as one resident.

Sources: U.S. Census Bureau; U.S. Census Bureau Longitudinal Employer- Household Dynamic, OnTheMap; Gruen Gruen + Associates.

According to the U.S. Census Bureau, the Village of Libertyville's population was estimated at about 20,493 in 2023. The number of occupied housing units, or households, is estimated at approximately 7,573. The average household size in the Village of Libertyville is estimated at 2.64 persons per household. According to data from the U.S. Census Bureau, the number of jobs in the Village of Libertyville held by workers which reside outside of the Village of Libertyville in 2022 (most recent year available) total approximately 14,382 jobs. To estimate a resident equivalent upon which some revenues are calculated, it is assumed that two jobs equal the equivalent of one resident. Total resident equivalents are estimated at 27,684 in the Village of Libertyville.

GREENWAY CHASE PROJECT CHARACTERISTICS AND ASSUMPTIONS

We have relied upon the information PulteGroup, Inc. provided about the project characteristics including number and type of units, and average sale price per unit. Table II-2 summarizes the anticipated characteristics of the planned residential units.

TABLE II-2

Residential Development Assumptions and Characteristics

DETACHED SINGLE-FAMILY RESIDENTIAL:	
Age-Restricted Duplexes	70
Single-Family Housing Units	64
Number of Total Units	134
Number of Two-Bedroom Units (Age-Restricted Duplexes)	70
Number of Three-Bedroom Units (Single-Family Housing Units)	64
Average Household Size (Persons) for Single-Family Housing Units[1]	2.987
Average Household Size (Persons) for Age-Restricted Duplexes	1.741
Average Sale Price Per Age-Restricted Duplex Unit	$674,990
Average Sale Price per Single Family Housing Unit	$620,000
Average Household Income[2]	$172,600

[1] Average household size from Pulte Group based on municipal code estimates of population per dwelling unit

[2] Weighted average household income of duplexes and single-family housing units based on assumptions: (a) 20% down payment, (b) 30-year mortgage at 7% annual interest, and (c) monthly mortgage payments equal to 24% of before-tax income.

Sources: PulteGroup, Inc.; Village of Libertyville; U.S. Census Bureau; Gruen Gruen + Associates.

The development is planned to include 64 for-sale detached single-family housing units consisting of three-bedroom units. The age-restricted duplex units are anticipated to consist of two bedrooms. The average household size for the single-family units is anticipated to be 2.987 and the average household size for the age-restricted duplexes is anticipated to be 1.741. According to PulteGroup, Inc., the average sales prices are expected to be $674,990 for age-restricted duplexes (which will include options for basements and an upstairs level with guest suite) and $599,990 to $639,990 for detached single-family housing units. The average sales price per single-family housing unit is estimated at $620,000.

As summarized in Table II-2, the average household income of project households is estimated at $172,600.[2] Empty-nesters 55 years and older are the anticipated primary type of buyers for the duplex homes. A move-up buyer wanting to be within the boundaries of the Libertyville Community High School District 128 is expected to comprise the primary demand segment for the detached single-family housing units.

Project Population

Based on the estimates of household size, Table II-3 summarizes the expected residential population upon full build-out.

TABLE II-3

Projected Greenway Chase Population at Build-out

	#
Number of Units	134
Average Household Size[1]	2.34 persons
Estimated Population of Greenway Chase at Build-out	313
[1]Weighted average household size of duplexes and single-family homes.	
Sources: PulteGroup, Inc.; Gruen Gruen + Associates.	

At full build-out, based on an average household size assumption of 2.34 persons per household, the proposed Greenway Chase project is expected to include a total population of 313 residents.

[2] According to the U.S. Census Bureau, average household income in 2023 for Libertyville residents is estimated at $214,676. S1901: Income in the Past 12 Months ... - Census Bureau Table

CHAPTER III

FORECAST OF VILLAGE REVENUE

INTRODUCTION

This chapter presents a forecast of Village of Libertyville revenue estimated to result from the development and occupancy of Greenway Chase. The following sources of revenue are estimated:

- Property tax - The assessed value of new development will generate property tax revenue for the General Fund;
- Income and use taxes – The State of Illinois redistributes income taxes and sales use taxes to municipalities on a per capita basis;
- Sales tax - The sale of taxable retail goods to households living in Greenway Chase will generate revenue for the General Fund through the one percent local sales tax rate shared by the State of Illinois. The Village of Libertyville also imposes a non-home rule sales tax of 1.5 percent to fund capital projects;
- Electric utility tax – The Village imposes taxes on the use of electricity (based on kilowatt usage);
- Cable franchise fees - The Village of Libertyville imposes a franchise tax on cable and gas service providers;
- Telecommunications tax – The Village imposes a 6.0 percent telecommunications tax on the use of telecommunications; and
- Motor fuel tax – The Village receives a share of the State-imposed tax on gasoline which is deposited into the Motor Fuel Tax Fund.

Table III-1 presents a summary of the annual revenues estimated to be generated by the proposed Greenway Chase development at build-out for the Village of Libertyville.

TABLE III-1

Estimated Annual Revenues Generated by the Proposed Greenway Chase Development at Build-Out for Village of Libertyville[1]

Revenue	$	% of Total
Property Tax	191,400	49.2
State Income and Use Tax	66,700	17.1
Sales Tax[2]	91,100	23.4
Electric Utility Tax	13,600	3.5
Cable Franchise Fees	5,800	1.5
Telecommunications Tax	7,000	1.8
Motor Fuel Tax[3]	13,700	3.5
TOTAL	**389,300**	**100.0**

[1]Figures have been rounded.
[2] Includes non-home rule sales tax revenue.
[3] Includes Transportation Renewal Fund distribution from State of Illinois.

Sources: Village of Libertyville; Gruen Gruen + Associates.

Upon full build-out, Greenway Chase is forecast to generate approximately $389,300 of annual revenue for the Village of Libertyville. This equates to $2,905 per housing unit.

Annual property tax revenue of $191,400 is expected to comprise approximately 48 percent of all revenue generated by the planned Greenway Chase development. Annual state income and use tax revenue of $66,700 percent is forecast to comprise an additional 17 percent of revenue upon full build-out. Annual sales tax revenue of $91,100 is forecast to comprise 23 percent of revenue upon full build-out. Other revenues totaling $40,100 include electric utility tax ($13,600), cable franchise fees ($5,800), telecommunication tax ($7,000), and motor fuel tax ($13,700) are forecast to comprise 10.3 percent of annual revenue.

PROPERTY TAX REVENUE

Table III-2 presents an estimate of annual property tax revenue at build-out of the planned Greenway Chase project for the Village of Libertyville.

TABLE III-2

Estimated Annual Property Tax Revenue at Build-out[1]

	Detached Single-Family $	Age-Restricted Duplexes $	Total $
Estimated Market Value[2]	39,680,000	47,249,300	86,929,300
Equalized Assessed Value[3]	12,714,700	14,909,800	27,624,500
Annual Property Tax Revenue @ Build-out[4]	**88,100**	**103,300**	**191,400**

[1] Figures are rounded.
[2] Detached single-family units based on an average sales price of $620,000 and age-restricted duplexes based on an average sales price of $674,990.
[3] Equalized assessed value is calculated at 33.33% of market value. Adjusted equalized assessed value factor of 1.0000. Net of homeowner's exemption of $8,000 per unit for all units and senior's exemption of $8,000 per unit for one-half of duplex units which are age-restricted to 55+ years. The senior's exemption of $8,000 in Lake County is only for residents who are 65+ years.
[4] Village of Libertyville 2023 property tax rate is $0.692776 per $100 of equalized assessed value.

Sources: PulteGroup, Inc.; Lake County Assessor; Village of Libertyville Fiscal Year 2024-2025 Budget; Gruen Gruen + Associates.

At build-out, the residential market value of the planned Greenway Chase development is estimated at $86,929,300. At build-out, the equalized assessed value (net of homeowner's exemption on all units and senior's exemption on a portion of the duplex units) of the residential development is estimated to total $27,64,500. Based on the 2023 property tax rate, annual property tax revenue for the Village of Libertyville General Fund at build-out is estimated to total $191,400.

STATE INCOME AND USE TAX

The State of Illinois redistributes income and use tax to municipalities on a per capita basis. As summarized in Table III-3, according to the Village Budget and the Illinois Municipal league, the redistribution is estimated at $171.00 per Village resident for income tax and $42.18 per Village resident for use tax.[3]

TABLE III-3

Estimated Annual State Income and Use Tax Revenue Generated by Greenway Chase Development at Build-out

	Annual
State Income and Use Tax Revenue Per Capita	$213.18[1]
Estimated Number of Greenway Chase Residents	313
Tax Revenue @ Build-out	**$66,725**

[1] Based on Illinois Municipal League revenue estimates for Municipal Fiscal Year 2025.

Sources : Village of Libertyville; Illinois Municipal League; Gruen Gruen + Associates.

At build-out, the proposed Greenway Chase development is estimated to include 313 residents. Annual state income and use tax revenue to the Village of Libertyville General Fund, then, is estimated to total approximately $66,700 ($213.18 tax revenue per capita multiplied by number of residents).

SALES TAX

The Village of Libertyville receives State of Illinois sales tax revenue equal to one percent of taxable purchases within the Village. The Village of Libertyville also imposes a 1.0 percent non-home rule sales tax and a 0.5 percent special non-home rule sales tax. The non-home rule sales tax is not charged on titled goods (i.e., cars and trailers), nor does it apply to most groceries and medicines.

[3] Illinois Municipal League, Revenue Estimates, State Shared Municipal Revenues, file.cfm (iml.org)

Table III-4 summarizes the estimate of sales tax revenue associated with households of the Greenway Chase development.

TABLE III-4

Estimated Annual Sales Tax Revenue
Attributable to Residents of the Greenway Chase Development at Build-out

	Annual
Sales Tax Revenue[1]	$8,058,101
Number of Libertyville Resident Equivalents	27,684
Tax Revenue Per Resident Equivalent	$291.07
Estimated Number of Greenway Chase Resident Equivalents (Residential Population)	313
Tax Revenue @ Build-out	**$91,106**

[1] Based on Village's FY 2024-2025 budget. Sales tax revenue estimate of $8,058,101 comprises $4,000,000 General Fund for non-automotive/agriculture/manufacturer retail categories and non-home rule sales tax revenue of $4,058,101.

Sources: Village of Libertyville; Gruen Gruen + Associates.

To estimate the sales tax revenue attributable to residents of the proposed Greenway Chase development, we used a per resident equivalent estimate by dividing the 2024-2025 budgeted sales tax revenue of $8,058,101 by the estimated 27,684 resident equivalents (residents and one-half of workers) in the Village of Libertyville. This results in an average resident equivalent sales tax revenue estimate of $291. The sales tax revenue estimate comprises $4,000,000 of General Fund sales tax revenue for non-automotive/agricultural/manufacturers categories (i.e., approximately 40 percent of the budgeted General Fund sales tax revenue of $10 million is for retail categories such as general merchandise, food, eating & drinking, apparel, furniture & household, lumber/building materials, and drugs and miscellaneous). Non-home rule sales tax revenue budgeted at $4,058,101 is also included in the $8,058,101 sales tax revenue estimate upon which a sales tax revenue per resident equivalent estimate is made.

Multiplying the per resident equivalent sales tax revenue estimate of $291 by the 313 resident equivalents (residential population) of the proposed Greenway Chase development at build-out results in annual sales tax revenue of approximately $91,100.

According to the Illinois Municipal League, Libertyville has estimated it would lose $750,000 to $800,000 from the elimination of the one percent grocery tax if Libertyville does not vote to extend the tax. A later article quoted the Mayor indicating the loss of annual revenue would total $850,000.[4] Using the higher figure the potential loss of grocery tax revenue equates to

[4] file.cfm Estimated Annual Financial Impact of the Proposed Elimination of the 1% Grocery Tax on Illinois' Municipalities; Mayors suggest grocery tax elimination was for 'good headline' in election year | WGIL 93.7 FM - 1400 AM.

$30.70 per resident equivalent. Given the estimated population of the Greenway Chase development of 313, the sales tax revenue attributable to the occupants of the proposed development could potentially be about $9,600 less than shown on Table III-4.

ELECTRIC UTILITY TAXES

The Village imposes an electric tax based on the kilowatt usage of electric. Table III-5 presents an estimate of the annual electric tax revenue generated by the residents of the proposed Greenway Chase development.

TABLE III-5

Estimated Annual Electric Utility Tax Revenue Generated by Greenway Chase Development at Build-out

	Annual
Electric Utility Tax Revenue[1]	$1,200,000
Number of Libertyville Resident Equivalents	27,684
Tax Revenue Per Resident Equivalent	$43.35
Estimated Number of Greenway Chase Resident Equivalents (Residential Population)	313
Tax Revenue @ Build-out	**$13,567**

[1] Based on Village's FY 2024-2025 budget.

Sources: Village of Libertyville; Gruen Gruen + Associates.

To estimate the electric utility tax revenue attributable to residents of the proposed Greenway Chase development, we used a per resident equivalent estimate by dividing the 2024-2025 budgeted electric utility tax revenue of $1,200,000 by the estimated 27,684 resident equivalents (residents and one-half of workers) in the Village of Libertyville. This results in an average resident equivalent utility tax revenue estimate of $43.35. Multiplying the per resident equivalent estimate by the 313 resident equivalents (residential population) of the proposed Greenway Chase development at build-out results in annual electric utility tax revenue of approximately $13.,600



CABLE FRANCHISE FEES

Table III-6 summarizes the forecast of cable franchise fee revenue generated by households of the Greenway Chase development.

TABLE III-6

**Estimated Annual Cable Franchise Fee Revenue
Generated by Greenway Chase Development at Build-out**

	Annual
Cable Franchise Fee Revenue[1]	$330,000
Number of Libertyville Households	7,573
Cable Franchise Fee Revenue Per Household	$43.58
Number of Greenway Chase Households @ Build-out	134
Tax Revenue @ Build-out	**$5,839**

[1] Based on Village's Fiscal Year 2024-2025 budget.

Sources: Village of Libertyville; Gruen Gruen + Associates.

Utilizing a per-household approach, we estimate the franchise cable franchise fee revenue associated with the development of Greenway Chase. We use budgeted cable franchise fee revenues budgeted for the 2024 2025 fiscal year which total $330,000. On a per household basis, this equates to $43.58 per household in the Village of Libertyville.

Multiplying the per household estimate by the anticipated 134 households of Greenway Chase produces an estimate of total annual cable franchise fee revenue at build-out of approximately $5,800.

TELECOMMUNICATIONS TAX

The Village imposes a telecommunications tax of 6.0 percent on the use of telecommunications. Table III-7 presents an estimate of the annual telecommunications tax revenue generated by the households of the proposed Greenway Chase development.

TABLE III-7

Estimated Annual Telecommunications Tax Revenue Generated by Greenway Chase Development at Build-out

	Annual
Telecommunications Tax Revenue	$396,000
Number of Libertyville Households	7,573
Telecommunications Tax Revenue Per Household	$52.29
Number of Greenway Chase Households @ Build-out	134
Tax Revenue @ Build-out	**$7,007**

Sources: Village of Libertyville; Gruen Gruen + Associates.

To estimate the telecommunications tax revenue attributable to households of the proposed Greenway Chase development, we derived a per household estimate by dividing the 2024-2025 budgeted telecommunications tax revenue of $396,000 by the estimated 7,573 households in the Village of Libertyville. This results in an average household telecommunications tax revenue estimate of $52.29. Multiplying the per household estimate by the 134 households of the proposed Greenway Chase development at build-out results in annual telecommunications tax revenue of approximately $7,000.

MOTOR FUEL TAX

The Village receives a share of the State-imposed tax on gasoline which is accounted for in the Village's Motor Fuel Tax Fund. In 2019, the State doubled the cost of motor fuel taxes which are placed in a Transportation Renewal Fund. Motor fuel taxes and Transportation Renewal Funds are distributed to municipalities on a per capita basis. The Illinois Municipal League estimates municipal distributions for municipal fiscal year 2025 of $22.53 per capita for motor fuel tax and $21.07 per capita for Transportation Renewal Fund.

Table III-8 presents an estimate of the annual motor fuel tax revenue (including Transportation Renewal Fund revenue) generated by the residential population of the proposed Greenway Chase development.

TABLE III-8

Estimated Annual Motor Fuel Tax Fund Revenue Generated by Greenway Chase Development at Build-out

	Annual
Motor Fuel Tax Fund Revenue Per Capita[1]	$43.60
Estimated Number of Greenway Chase Residents	313
Tax Revenue @ Build-out	**$13,647**

[1] Based on Illinois Municipal League revenue estimates for Municipal Fiscal Year 2025 of $22.53 per capita for motor fuel taxes and $21.07 per capita for Transportation Renewal Fund.

Sources: Village of Libertyville; Illinois Municipal League; Gruen Gruen + Associates.

At build-out, the proposed Greenway Chase development is estimated to include 313 residents. Annual motor fuel tax revenue (including Transportation Renewal Fund revenue) to the Village of Libertyville is estimated to total nearly $13,700.

APPENDIX A

TOTAL ANNUAL PROPERTY TAX REVENUE FOR ALL TAXING ENTITIES

Table A-1 presents the estimated total property tax r3evenue associated with the project at build-out and the property tax estimated to apply to the single-family housing units and the age-restricted duplex units.

TABLE A-1

Total Annual Property Tax Revenue Estimate by Taxing District

Taxing District	Single-Family Units $	Age-Restricted Duplex Units $	Total Development $
College Of Lake County	37,413	43,872	81,284
Community High School District 128	353,709	414,775	768,484
Cook Memorial Public Library District	36,346	42,621	78,966
County Of Lake	74,540	87,409	161,949
Forest Preserve	21,356	25,043	46,398
Libertyville School District #70	395,930	464,284	860,214
Road And Bridge Libertyville	7,863	9,221	17,084
Township Of Libertyville	8,733	10,240	18,973
Village of Libertyville	88,084	103,291	191,375
TOTAL PROPERTY TAXES[1]	1,023,973	1,200,755	2,224,728

[1]Based on 2023 property tax rate for Village of Libertyville and 2023 property tax rate for other taxing districts.

Sources: Lake County Treasurer; Gruen Gruen + Associates.

Total property taxes are estimated at nearly $2,225,000 from the development for all taxing entities. The single-family units are estimated to account for approximately $1,024,000 of the total property tax revenue. The age-restricted duplex units are estimated to account for approximately $1,201,000 of the total property tax revenue.

Gruen Gruen + Associates (GG+A) is a firm of economists, sociologists, statisticians and market, financial and fiscal analysts. Developers, public agencies, attorneys and others involved in real estate asset management utilize GG+A research and consulting to make and implement investment, marketing, product, pricing and legal support decisions. The firm's staff has extensive experience and special training in the use of demographic analysis, survey research, econometrics, psychometrics and financial analysis to describe and forecast markets for a wide variety of real estate projects and economic activities.

Since its founding in 1970, GG+A has pioneered the integration of behavioral research and econometric analysis to provide a sound foundation for successful land use policy and economic development actions. GG+A has also pioneered the use of economic, social and fiscal impact analysis. GG+A impact studies accurately and comprehensively portray the effects of public and private real estate developments, land use plans, regulations, annexations and assessments on the affected treasuries, taxpayers, consumers, other residents and property owners.

San Francisco:	Denver:	Chicago:
(415) 433-7598	(720) 583-2056	(847) 317-0634

www.ggassoc.com

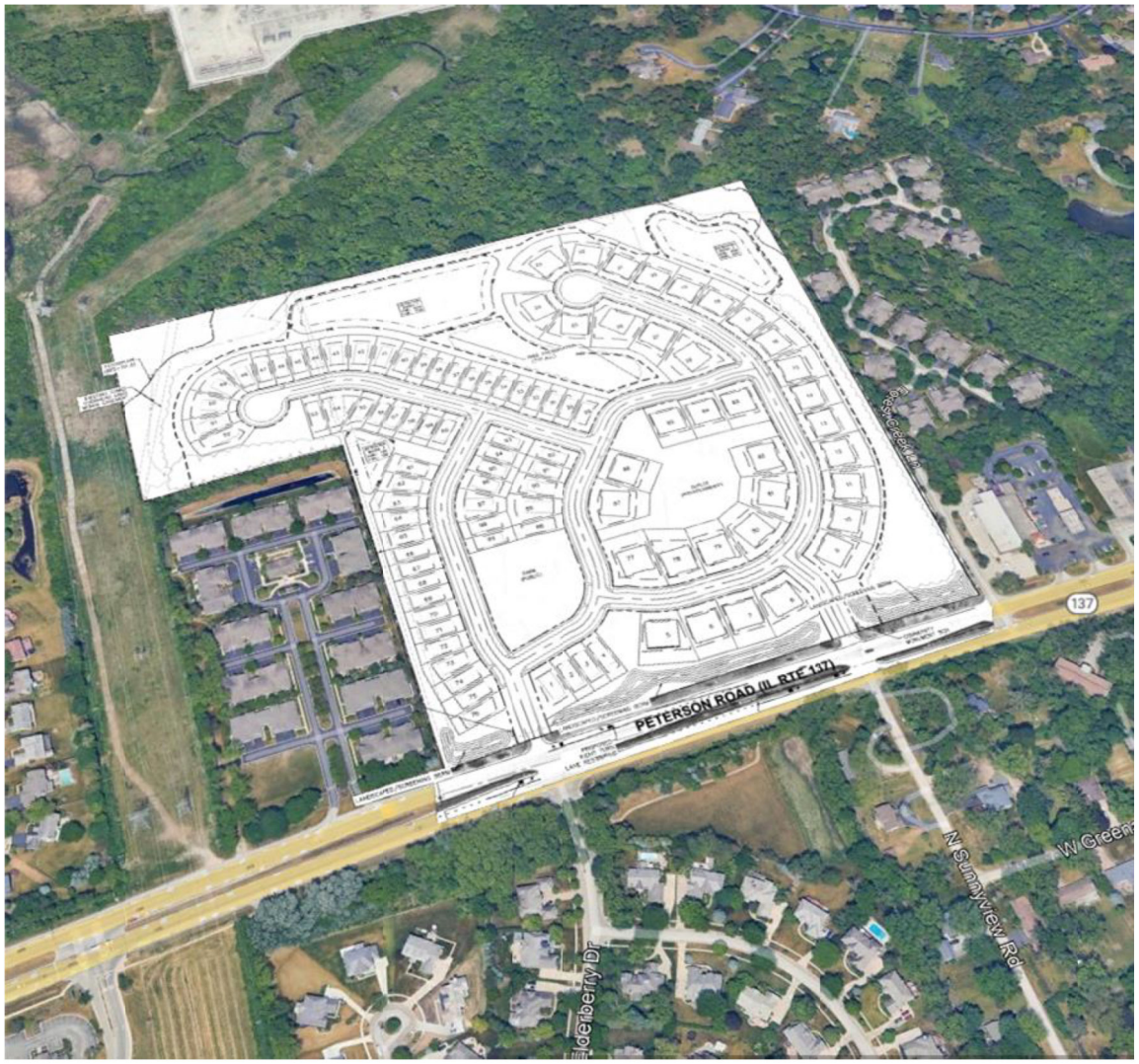
APPLYING KNOWLEDGE, CREATING RESULTS, ADDING VALUE

Libertyville Manor Proposed Redevelopment

Product & Elevations

Pulte HOMES

December 2024



Libertyville Product Distribution

Spring Series
64 Single Family Homes



Landings Series
70 Duplex Homes

Libertyville Product Matrix

Spring Series – Single Family

	Square Footage	Bedrooms	Bathrooms	Garage
Harrison	1,678-1,827	3	2.5	2
Gordon	1,852 – 1,999	3-4	2.5 - 3.5	2
Nelson	2,104 – 2,244	3-4	2.5 - 3	2
Sienna	2,156 – 2,300	3	2.5	2
Rybrook	2,421 – 2,567	3-5	2.5-4	2

Landings Series – Duplex (55+)

	Square Footage	Bedrooms	Bathrooms	Garage
Provence	1,577 – 2,697	2 - 4	2 - 4	2

Example Only - Proprietary and Confidential

Landing Series

Landings Series – Provence



Front Elevation A – Base Plan

No Lofts

Front wall of garages includes two foot offset

0 2 4 8 16 FEET

Example Only - Proprietary and Confidential

Landings Series – Provence



Front Elevation A – Loft/Loft

Loft option on both sides

Front wall of garages includes two foot offset

0 2 4 8 16 FEET

Example Only - Proprietary and Confidential

Landings Series – Provence



Front Elevation A – Base/Loft

Loft option on one side only

Front wall of garages includes two foot offset

0 2 4 8 16 FEET

Example Only - Proprietary and Confidential

Landings Series – Provence



Left Elevation A – Base

0 2 4 8 16 FEET

Example Only - Proprietary and Confidential

Landings Series – Provence



Left Elevation A – Base Near Unit / Sunroom Option Far Unit

0 2 4 8 16 FEET

Example Only - Proprietary and Confidential

Landings Series – Provence



Right Elevation A – Sunroom + Café Bay Option

0 2 4 8 16 FEET

Example Only - Proprietary and Confidential

Landings Series – Provence



Right Elevation A – Sunroom + Café Bay + Loft Option

0 2 4 8 16 FEET

Example Only - Proprietary and Confidential

Landings Series – Provence



Rear Elevation A – Sunroom Option

0 2 4 8 16 FEET

Base Plan

Example Only - Proprietary and Confidential

Landings Series – Provence



Rear Elevation A – Sunroom + Loft Option

Loft Option

0 2 4 8 16 FEET

Example Only - Proprietary and Confidential

Landings Series – Provence



Rear Elevation A – Base + Loft Option

0 2 4 8 16 FEET

Base Plan

Example Only - Proprietary and Confidential

Landings Series – Provence



Front Elevation B – Base Plan

No Lofts

Front wall of garages includes two foot offset

0 2 4 8 16 FEET

Example Only - Proprietary and Confidential

Landings Series – Provence



Front Elevation C – Base Plan

No Lofts

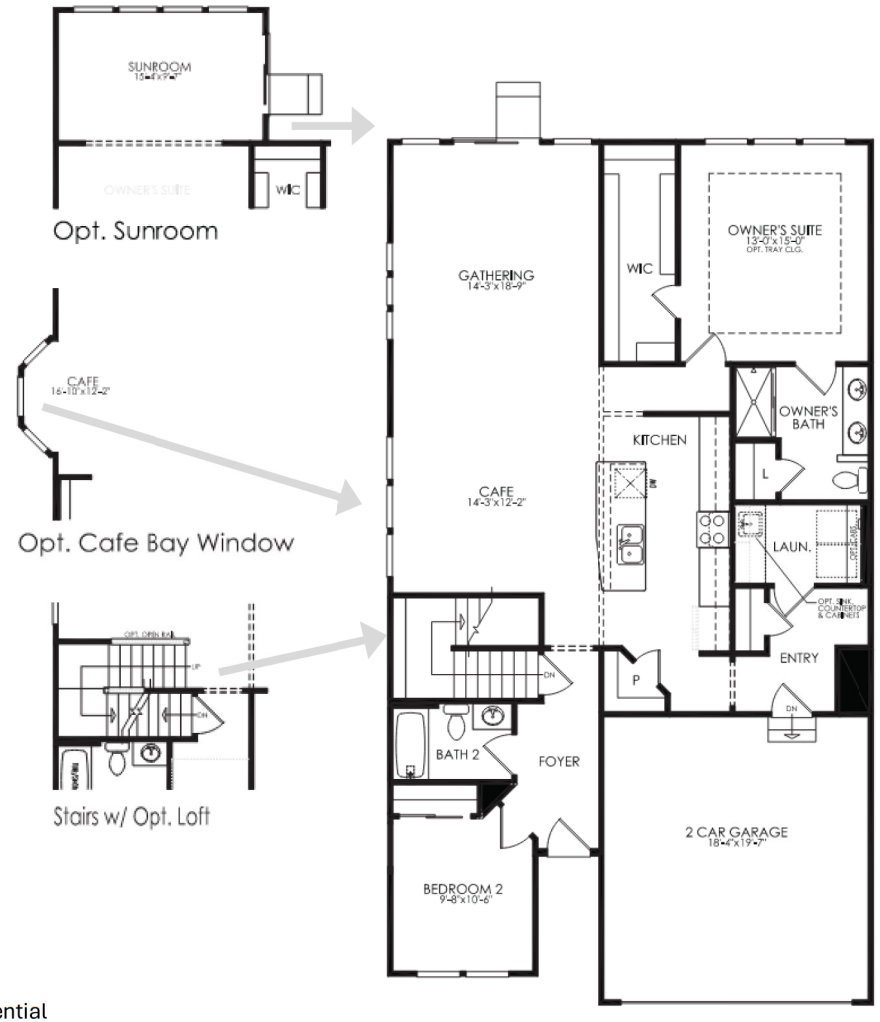
Front wall of garages includes two foot offset

0 2 4 8 16 FEET

Example Only - Proprietary and Confidential

Provence

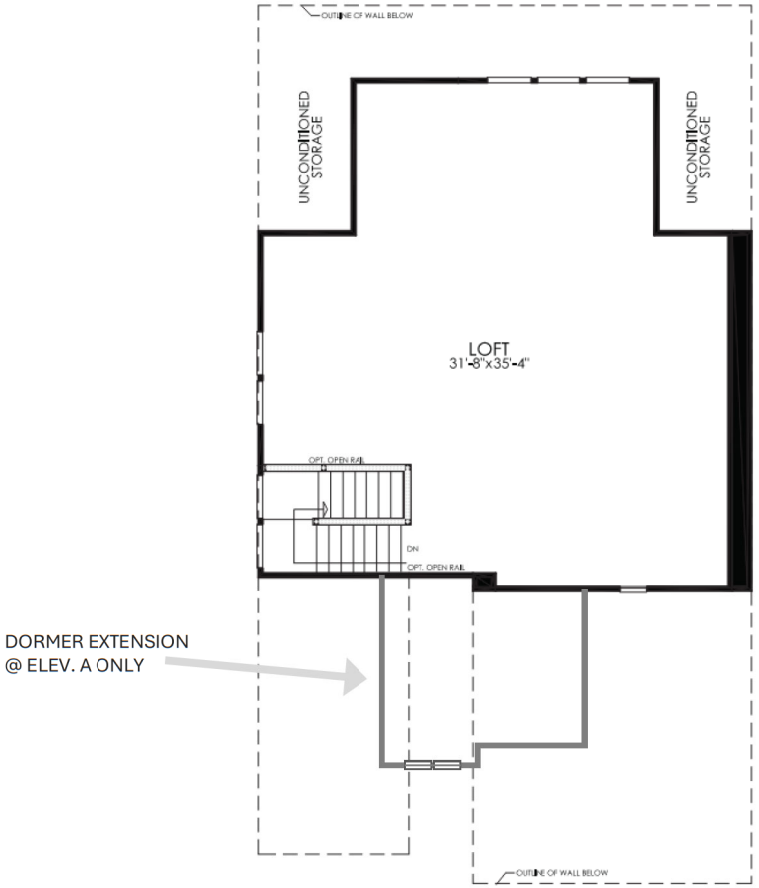
First Floor & Structural Options



Example Only - Proprietary and Confidential

Provence

Optional Loft





Opt. Loft with Bedroom and Bath

Example Only - Proprietary and Confidential

Provence

Color Packages

VW-119-W-M
(Premium)



VW-125-W-M



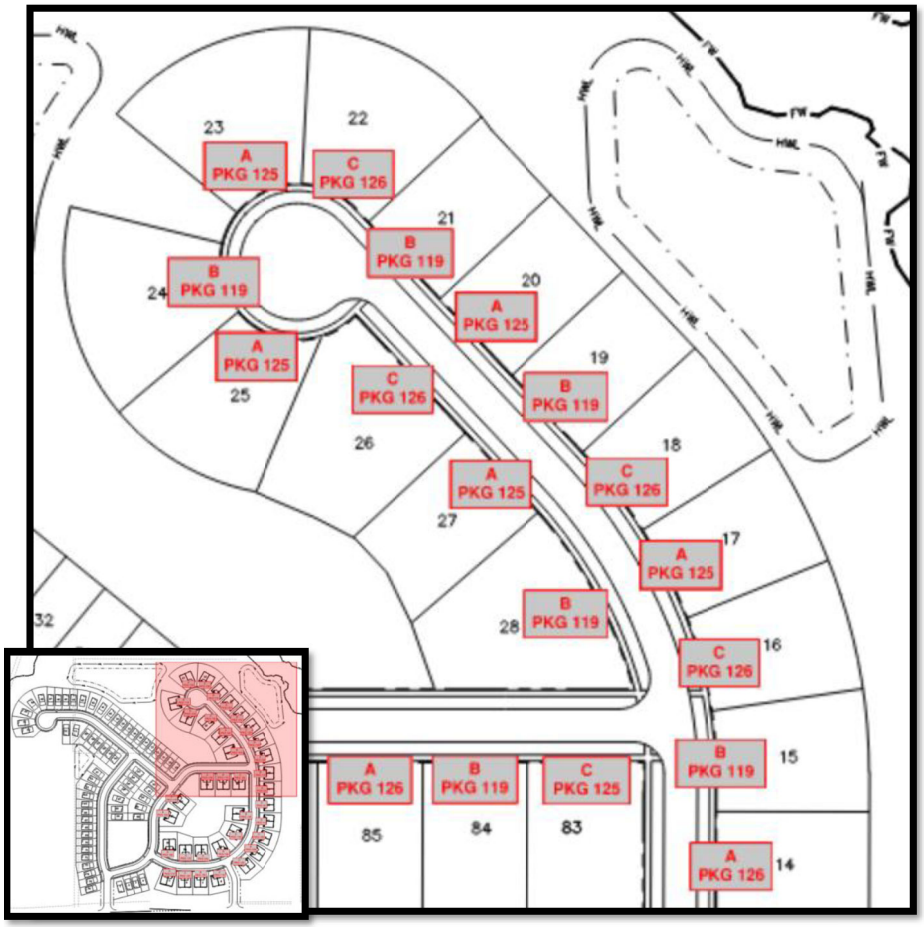
VW-126-W-M

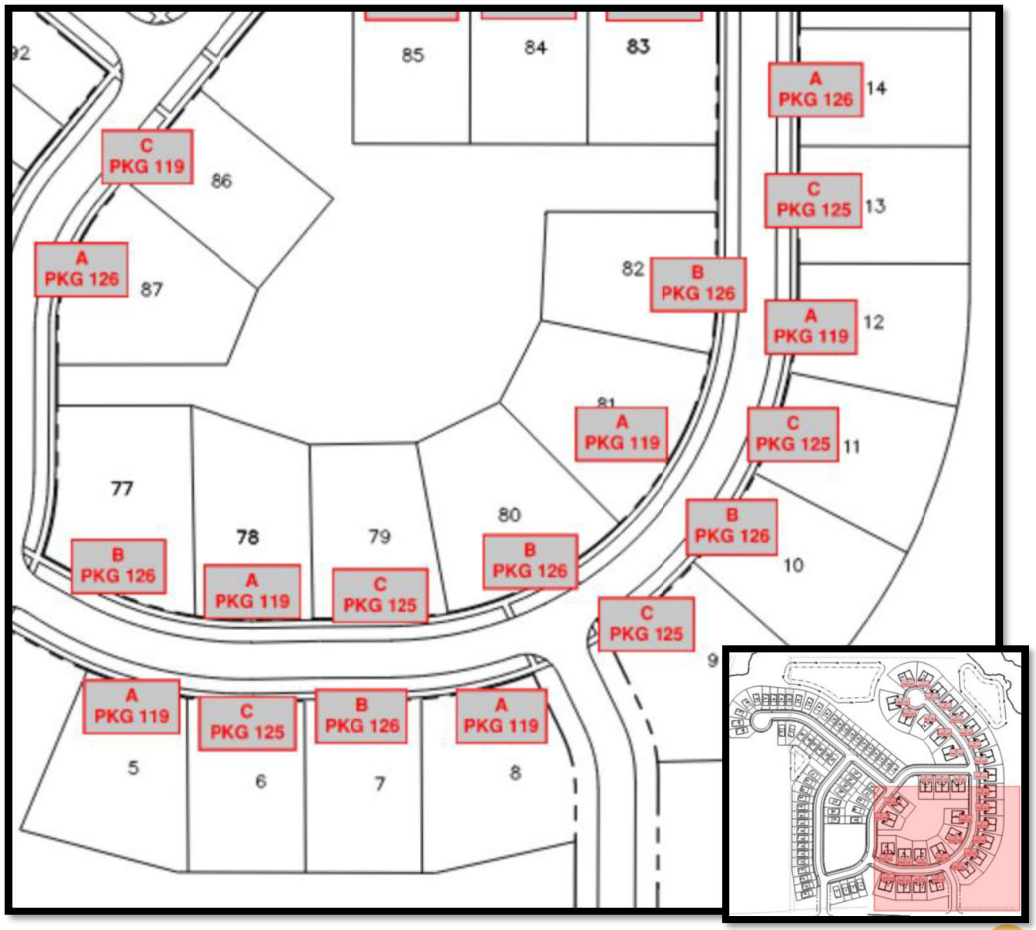


Example Only - Proprietary and Confidential

Provence

Elevation and Color Package Assignments per Homesite





Example Only - Proprietary and Confidential

Spring Series

Spring Series – Harrison



Example Only - Proprietary and Confidential

The Harrison

Elevation Examples





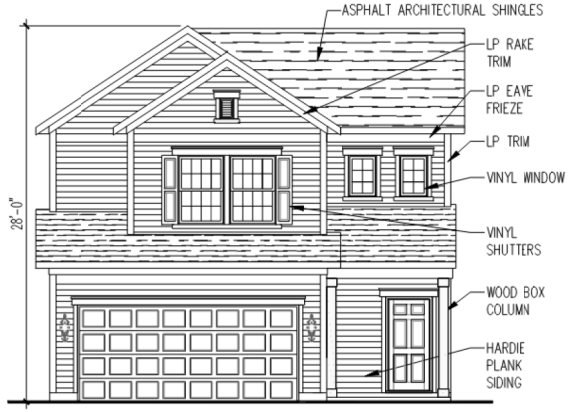




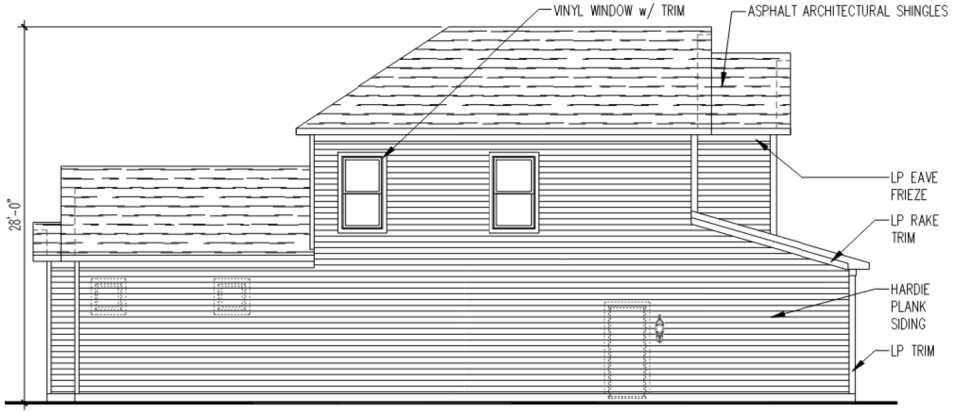
Example Only - Proprietary and Confidential

The Harrison

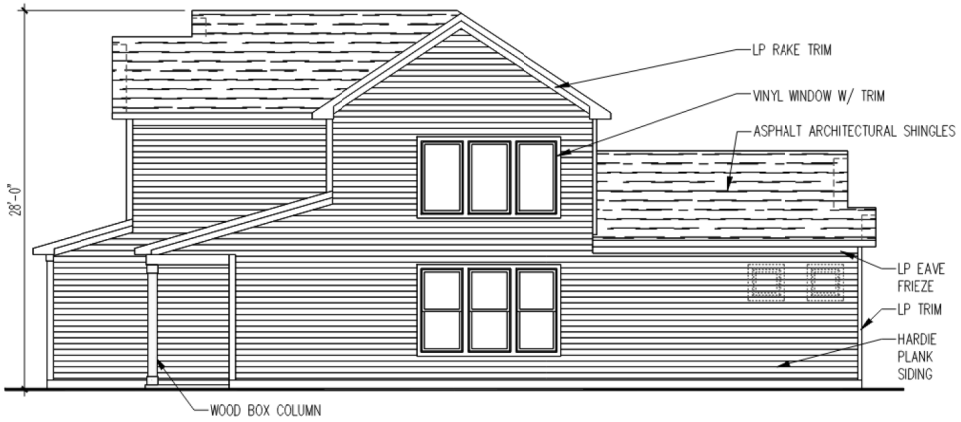
Base Elevations – HR201



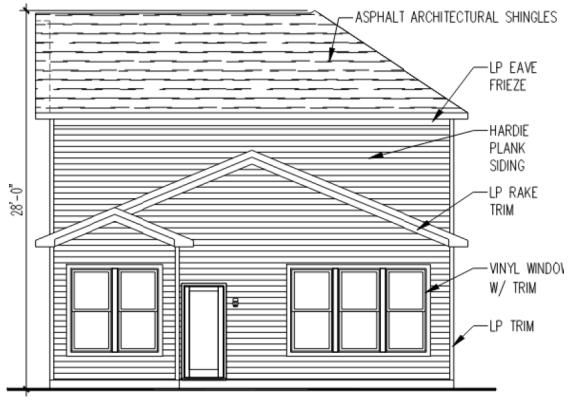
FRONT ELEVATION - HR201



LEFT ELEVATION



RIGHT ELEVATION

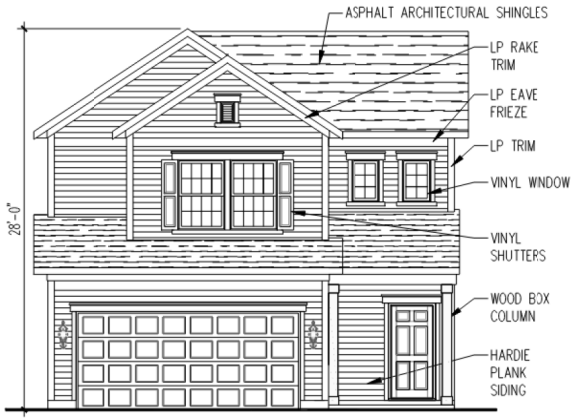


REAR ELEVATION

EXAMPLE ONLY
Proprietary and confidential

The Harrison

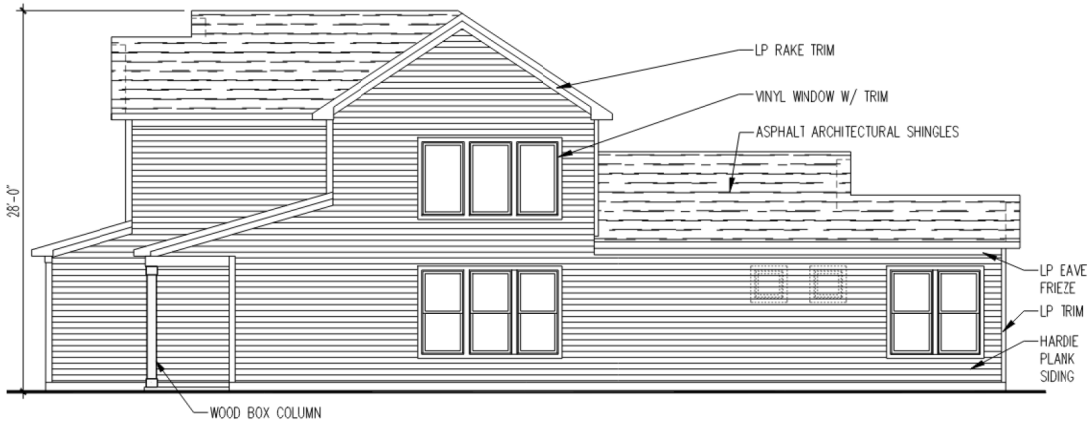
Elevations – HR201 with Sunroom



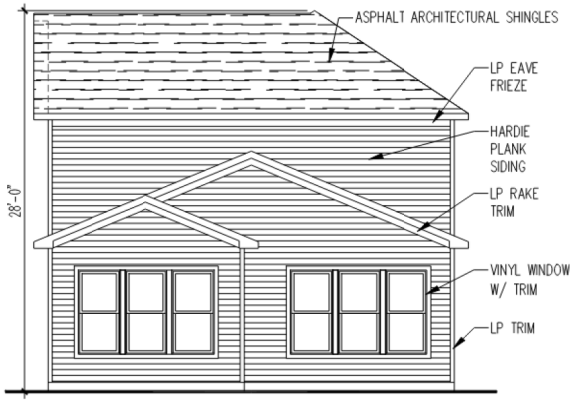
FRONT ELEVATION - HR201



LEFT ELEVATION



RIGHT ELEVATION

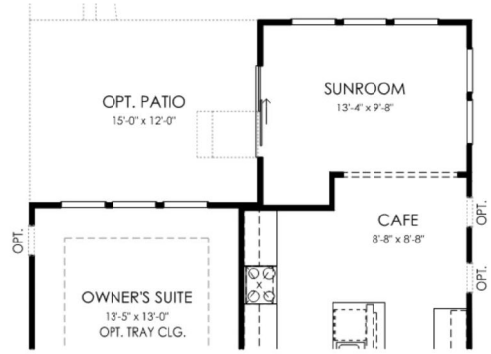


REAR ELEVATION

EXAMPLE ONLY
Proprietary and confidential

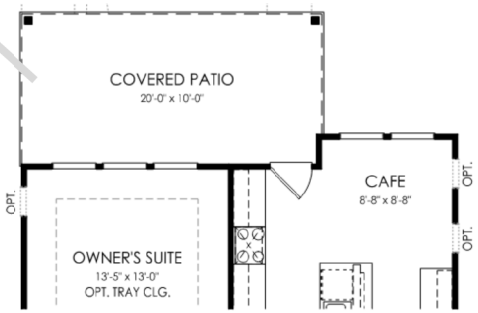
The Harrison

First Floor & Structural Options



Sunroom Option



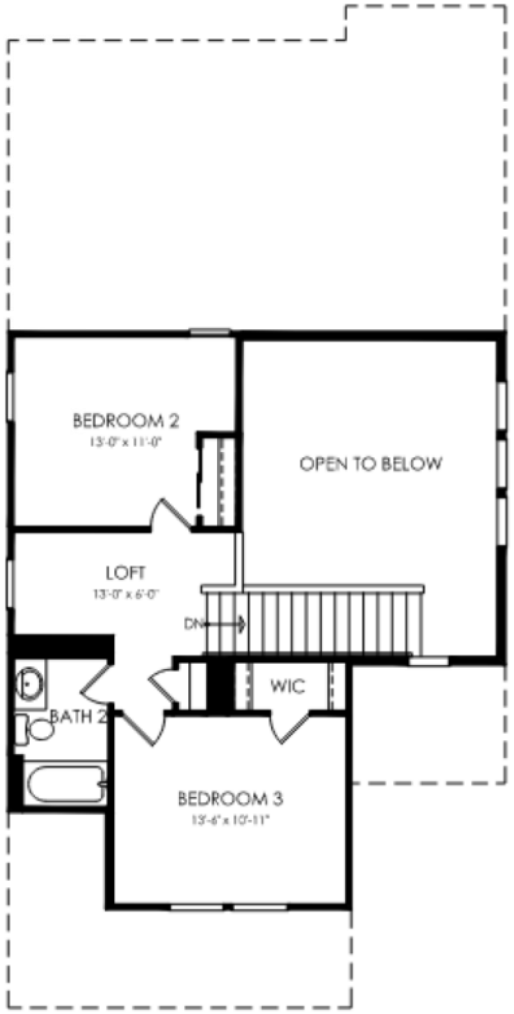


Covered Patio Option

Example Only - Proprietary and Confidential

The Harrison

Second Floor & Structural Options



Example Only - Proprietary and Confidential

Spring Series – The Gordon



Example Only - Proprietary and Confidential

The Gordon

Elevation Examples





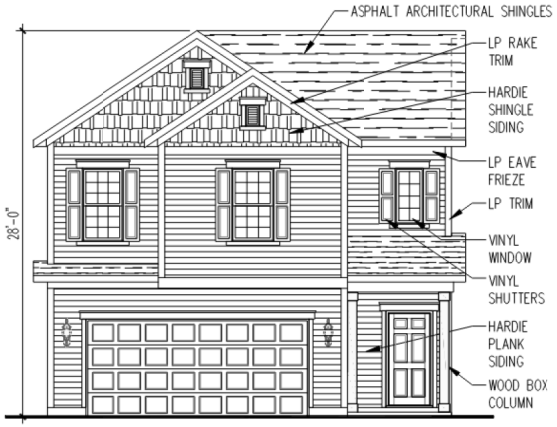




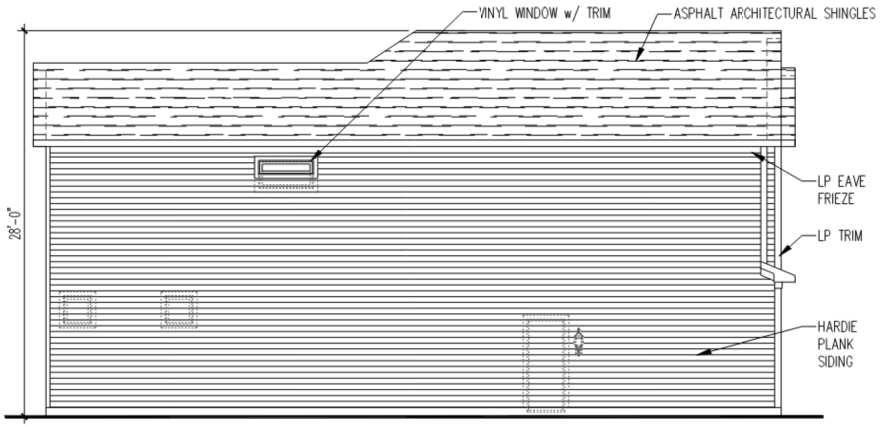
Example Only - Proprietary and Confidential

The Gordon

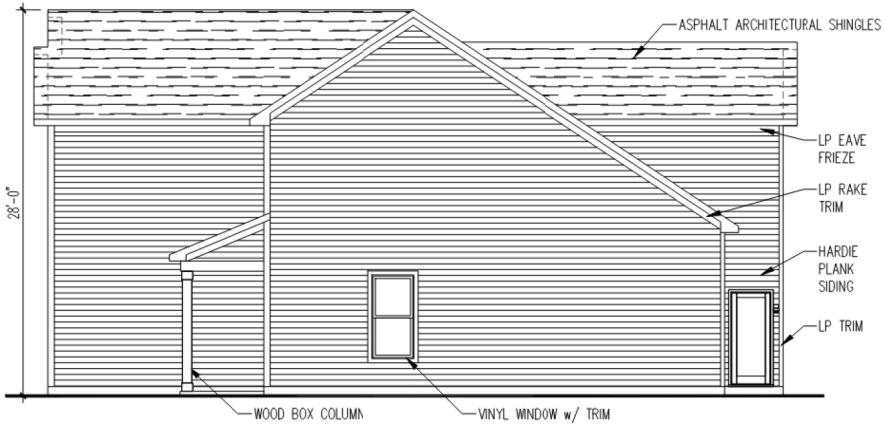
Base Elevations – HR201



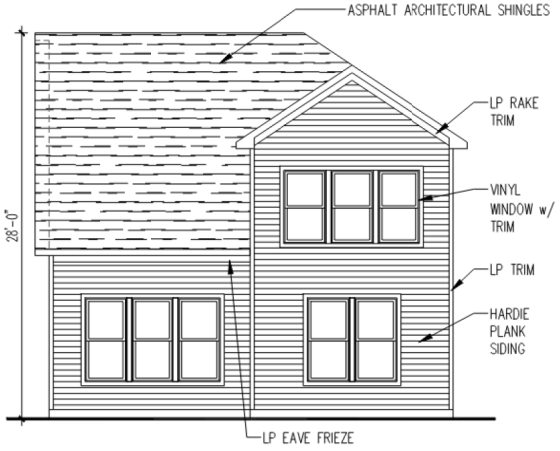
FRONT ELEVATION - HR201



LEFT ELEVATION



RIGHT ELEVATION

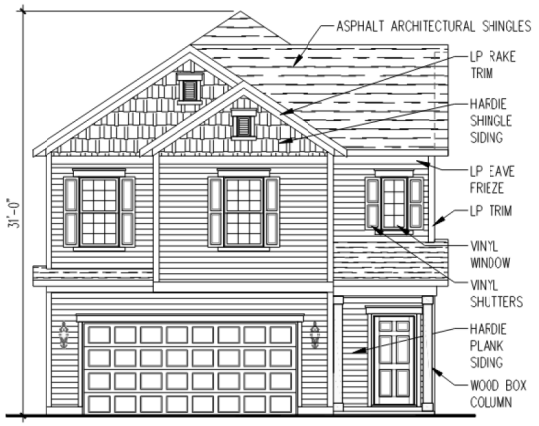


REAR ELEVATION

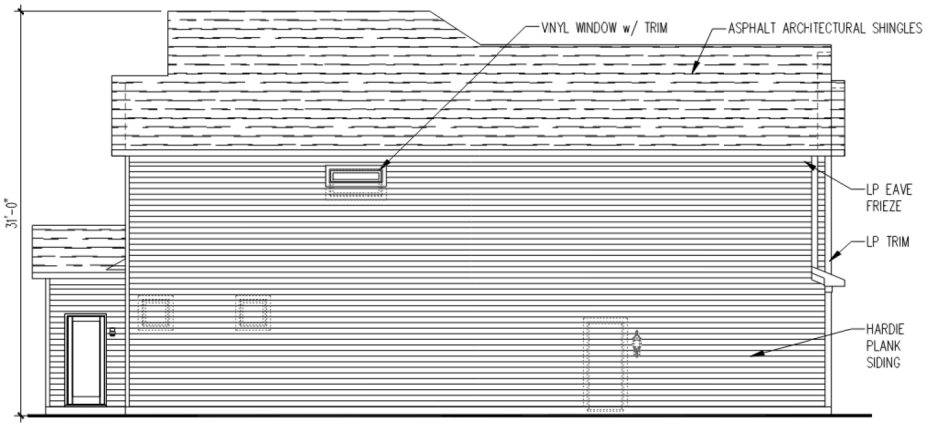
EXAMPLE ONLY
Proprietary and confidential

The Gordon

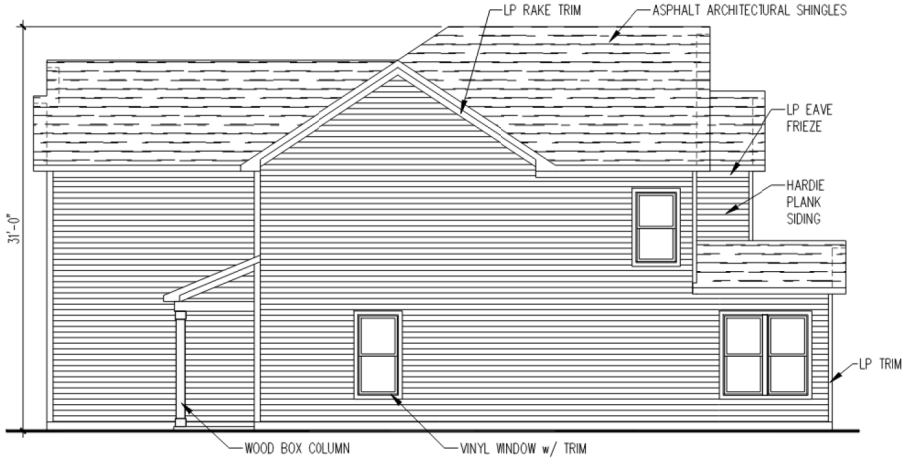
Elevations – HR201 with Sunroom & Bedroom 4



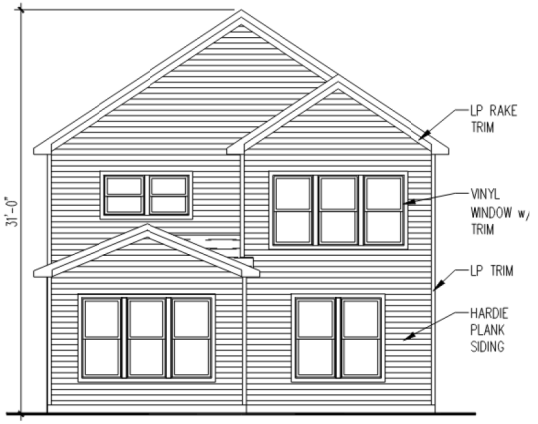
FRONT ELEVATION - HR201



LEFT ELEVATION



RIGHT ELEVATION

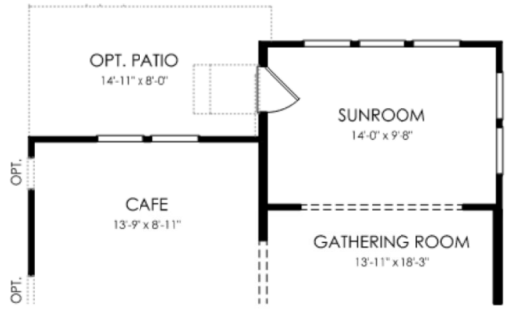


REAR ELEVATION

EXAMPLE ONLY
Proprietary and confidential

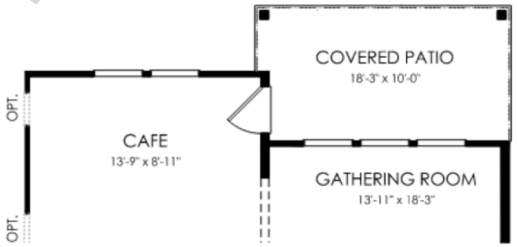
The Gordon

First Floor & Structural Options



Sunroom Option





Covered Patio Option

Example Only - Proprietary and Confidential

The Gordon

Second Floor & Structural Options



Game Room Option





Bedroom 4 w/ Bath 4 Option

Example Only - Proprietary and Confidential

Spring Series – The Nelson



Example Only - Proprietary and Confidential

The Nelson

Elevation Examples





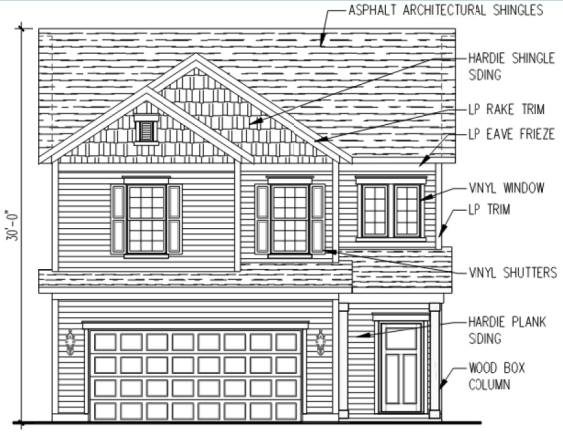




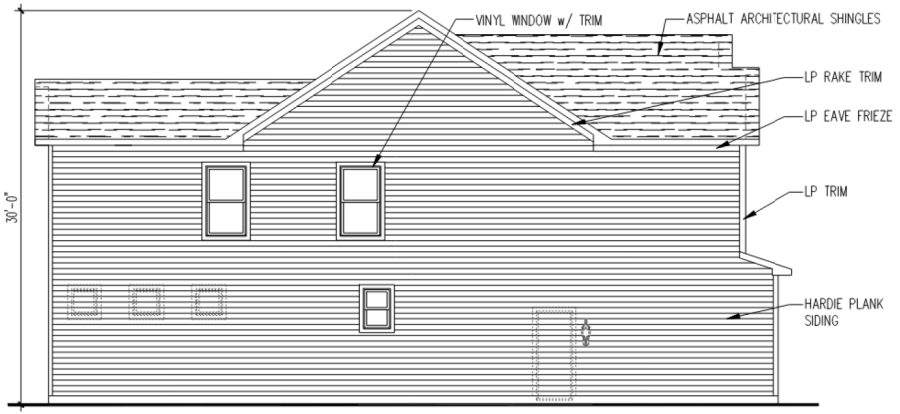
Example Only - Proprietary and Confidential

The Nelson

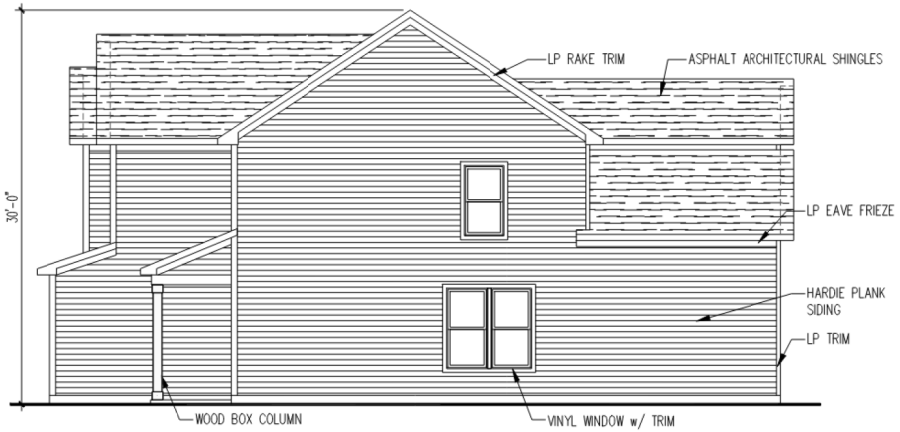
Base Elevations – HR201



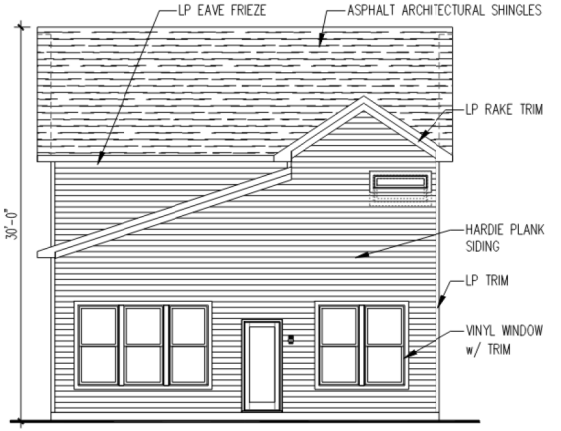
FRONT ELEVATION - HR201



LEFT ELEVATION



RIGHT ELEVATION

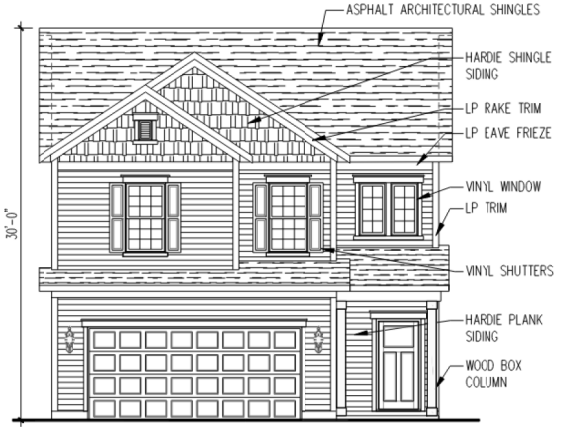


REAR ELEVATION

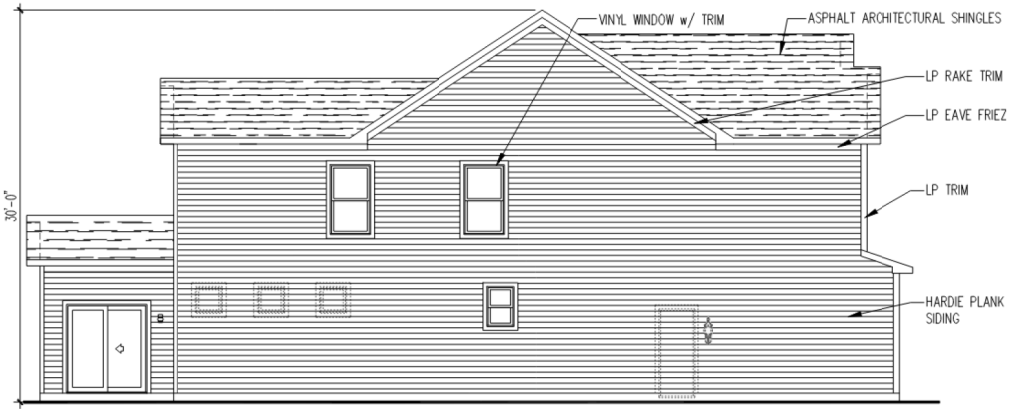
EXAMPLE ONLY
Proprietary and confidential

The Nelson

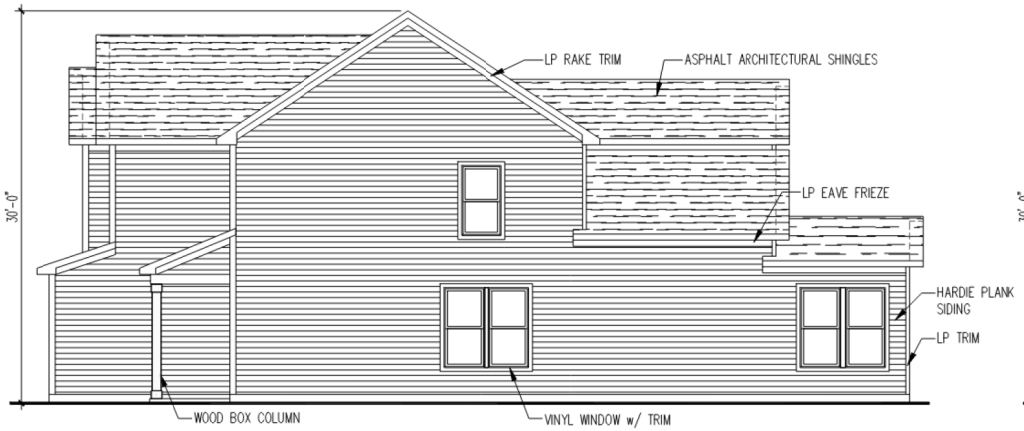
Elevations – HR201 with Sunroom



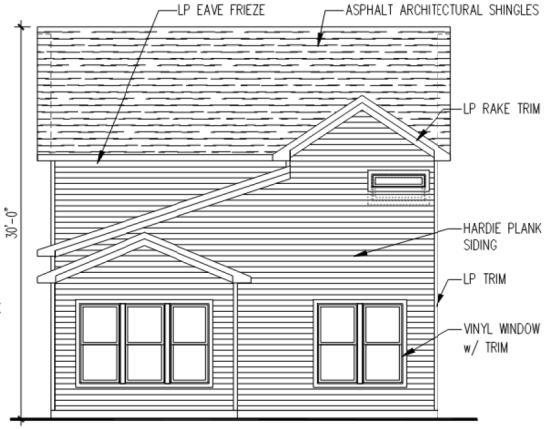
FRONT ELEVATION - HR201



LEFT ELEVATION



RIGHT ELEVATION

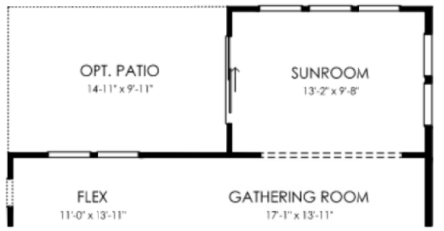


REAR ELEVATION

EXAMPLE ONLY
Proprietary and confidential

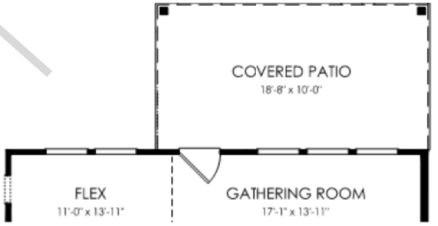
The Nelson

First Floor & Structural Options



Sunroom Option



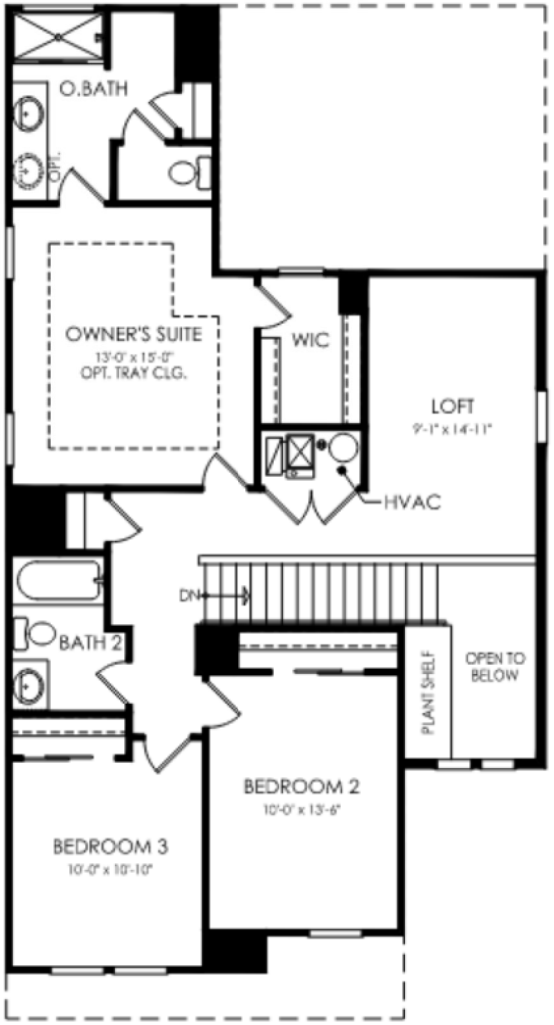


Covered Patio Option

Example Only - Proprietary and Confidential

The Nelson

Second Floor & Structural Options



Example Only - Proprietary and Confidential

Spring Series – The Sienna



Example Only - Proprietary and Confidential

The Sienna

Elevation Examples





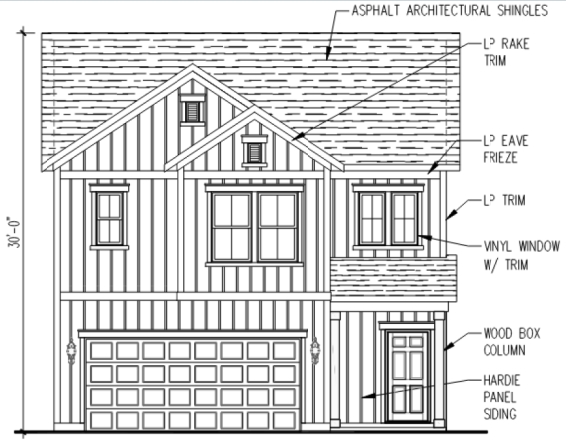




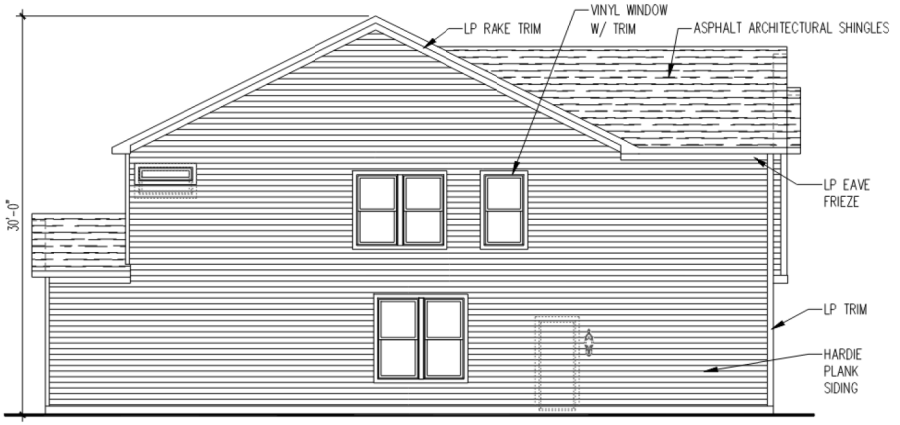
Example Only - Proprietary and Confidential

The Sienna

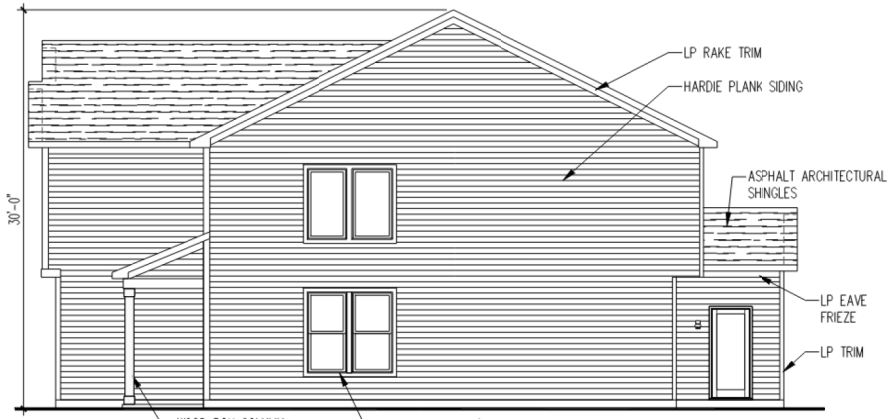
Base Elevations – FH201



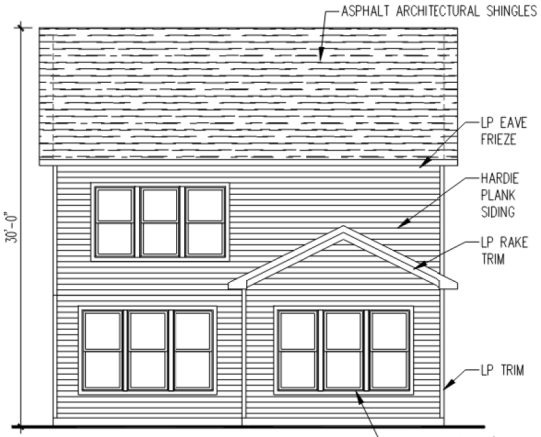
FRONT ELEVATION - FH201



LEFT ELEVATION



RIGHT ELEVATION

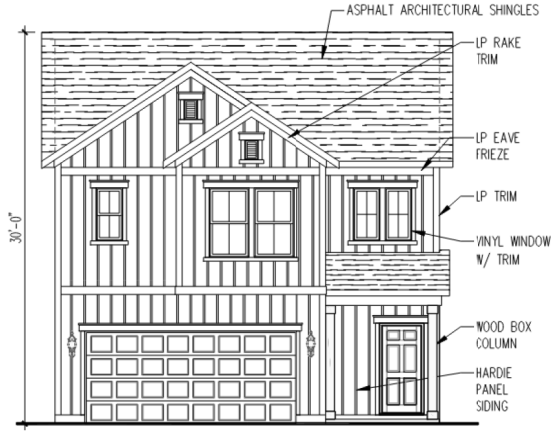


REAR ELEVATION

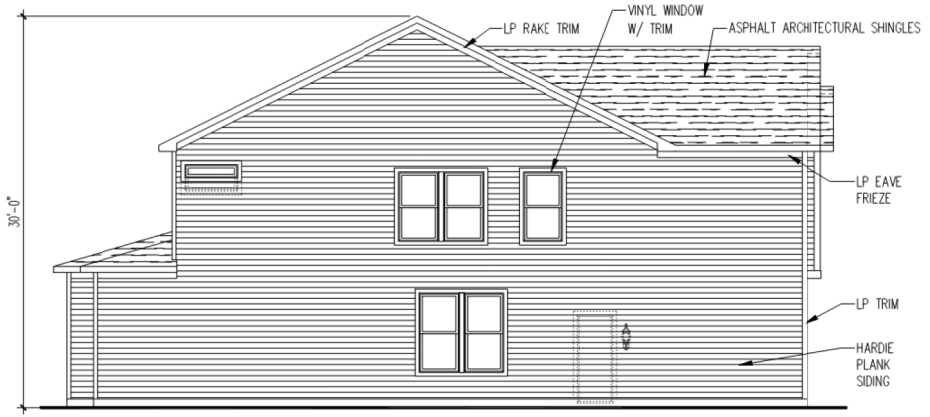
EXAMPLE ONLY
Proprietary and confidential

The Sienna

Elevations – FH201 with Sunroom



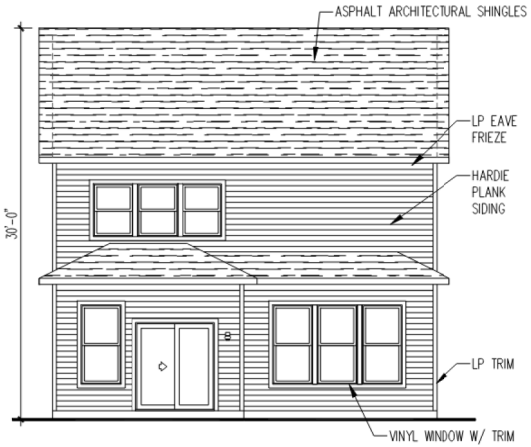
FRONT ELEVATION - FH201



LEFT ELEVATION



RIGHT ELEVATION

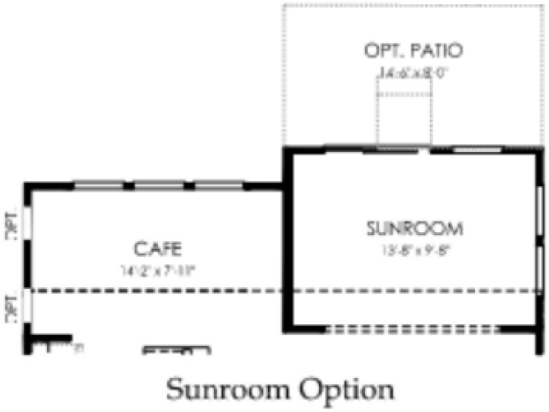


REAR ELEVATION

EXAMPLE ONLY
Proprietary and confidential

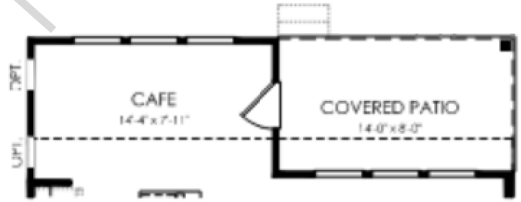
The Sienna

First Floor & Structural Options



Sunroom Option



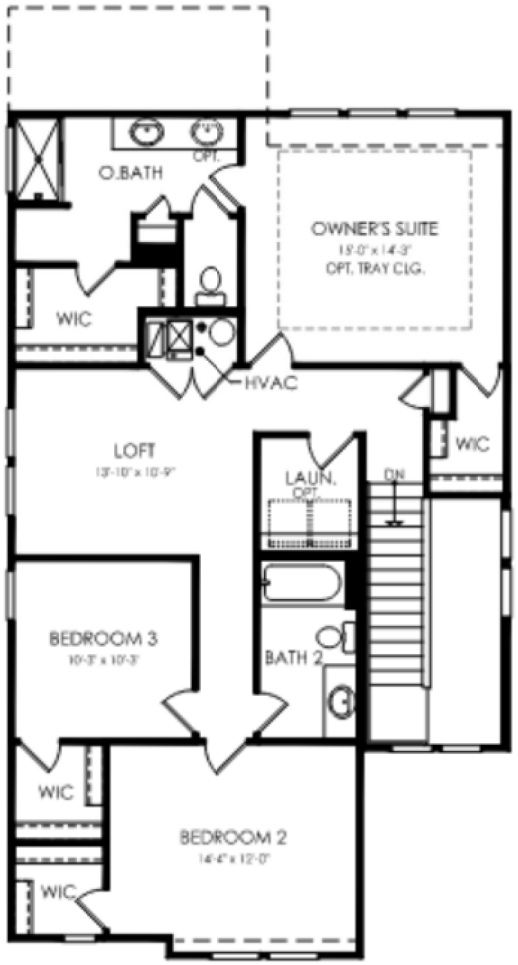


Covered Patio Option

Example Only - Proprietary and Confidential

The Sienna

Second Floor & Structural Options



Example Only - Proprietary and Confidential

Spring Series – The Rybrook



Example Only - Proprietary and Confidential

The Rybrook

Elevation Examples





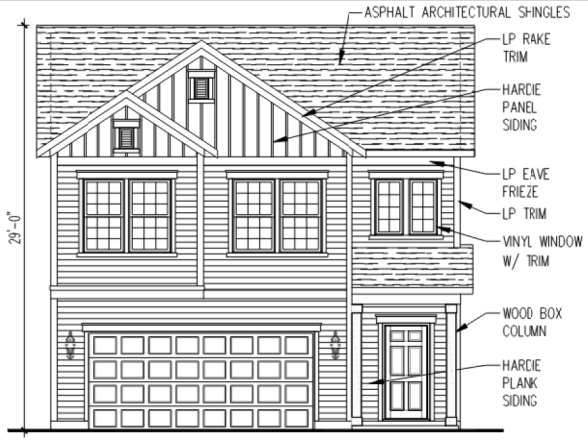




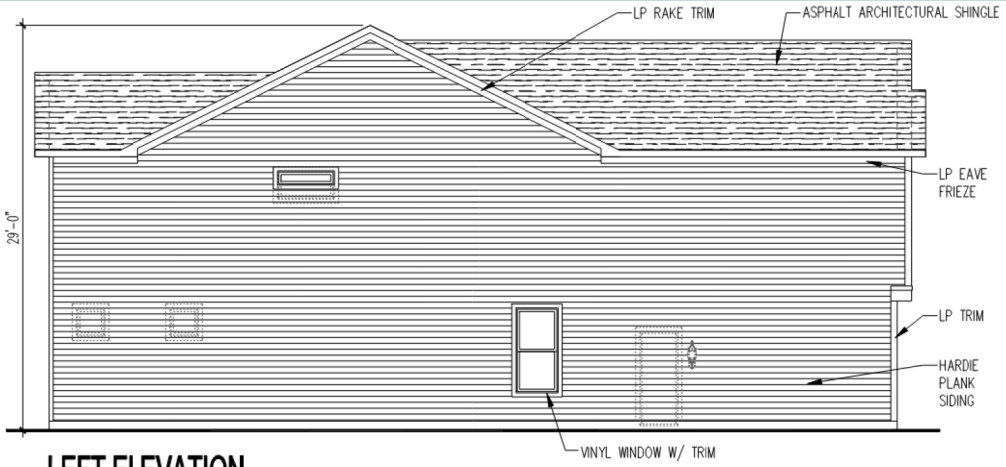
Example Only - Proprietary and Confidential

The Rybrook

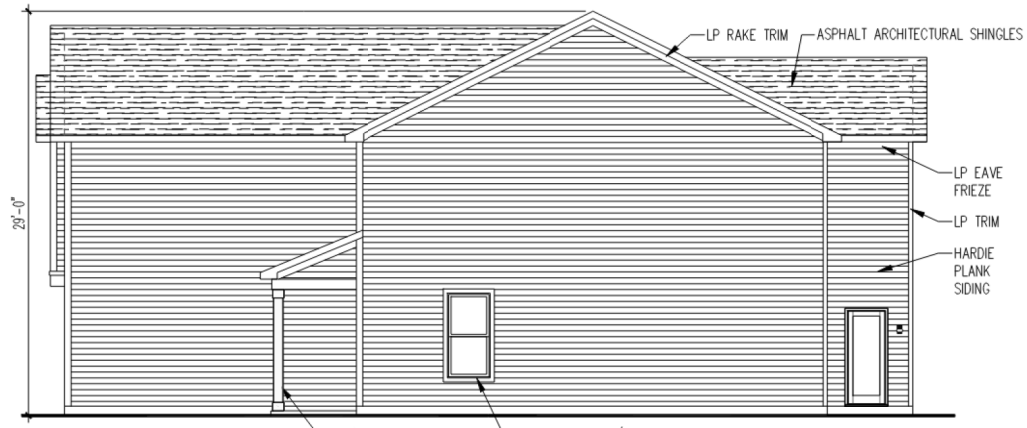
Base Elevations – HR201



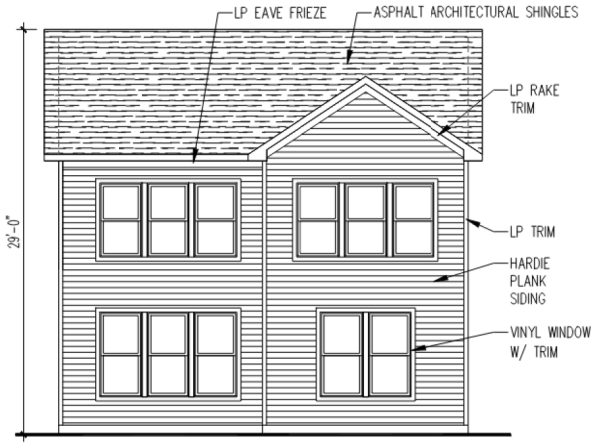
FRONT ELEVATION - HR201



LEFT ELEVATION



RIGHT ELEVATION

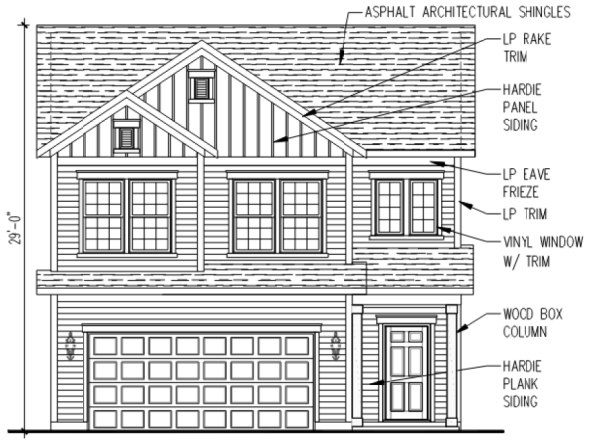


REAR ELEVATION

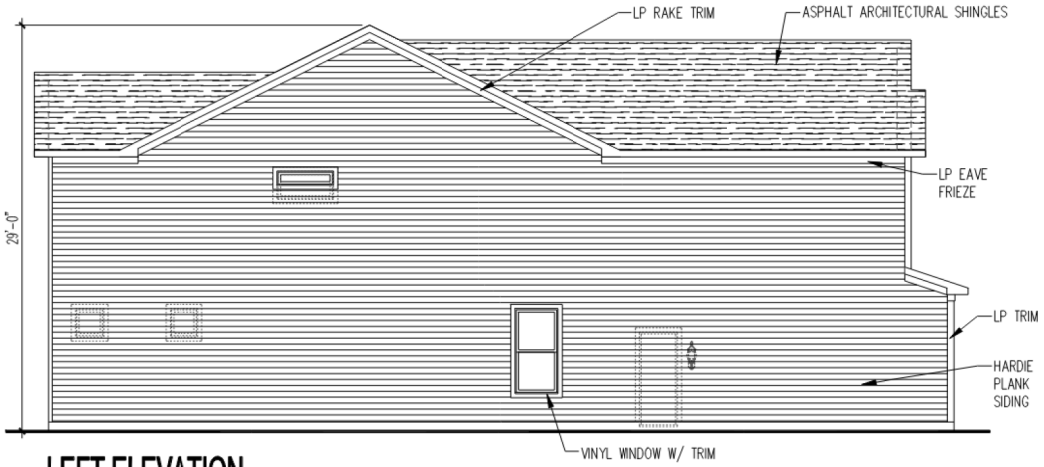
EXAMPLE ONLY
Proprietary and confidential

The Rybrook

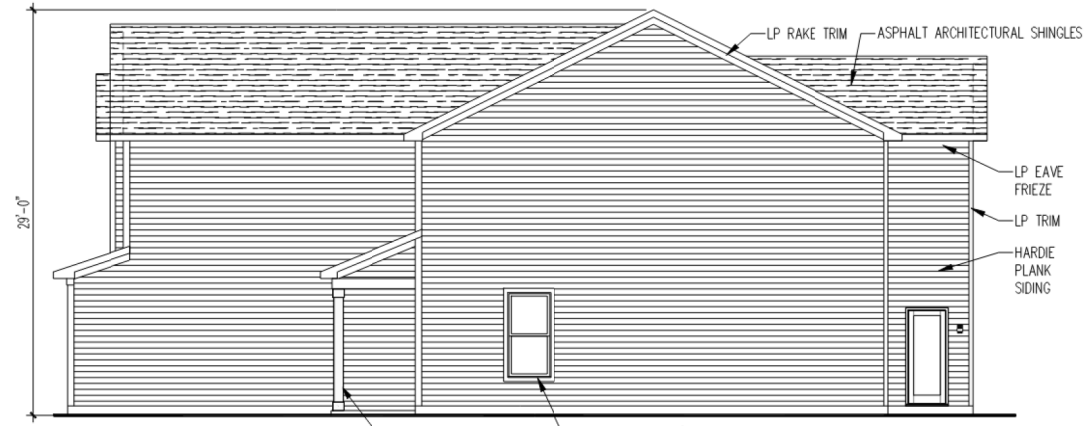
Elevations – HR201 with Sunroom



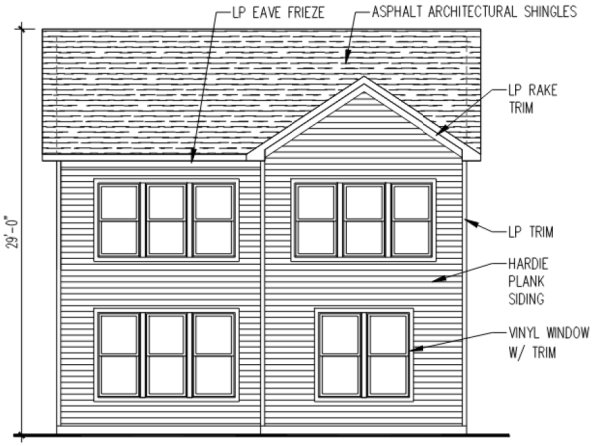
FRONT ELEVATION - HR201



LEFT ELEVATION



RIGHT ELEVATION

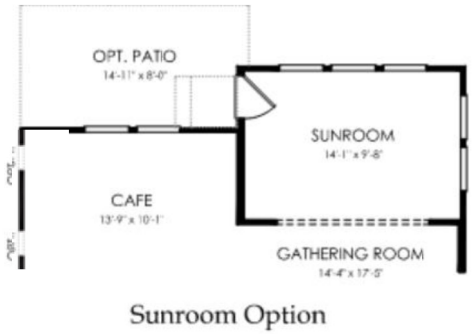


REAR ELEVATION

EXAMPLE ONLY
Proprietary and confidential

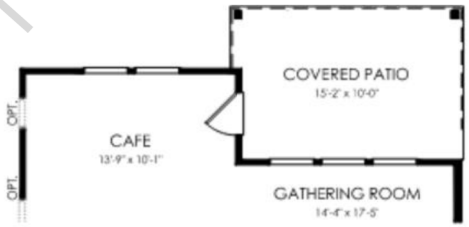
The Rybrook

First Floor & Structural Options



Sunroom Option





Covered Patio Option

Example Only - Proprietary and Confidential

The Rybrook

Second Floor & Structural Options





Bedroom 4 w/
Bath 4 Option

Example Only - Proprietary and Confidential

Pulte Monotony Code

Elevation and Color Package Restrictions

1. Singe Family Detached Communities
   a. The following criteria apply to homes on straight or curved streets, cul-de-sacs, and corner lots.
      i. No house shall have the same <u>configuration</u> that is within one (1) house on either side <u>or</u> on any of the three houses most directly across the street from the subject house. Additionally, the house directly behind a <u>corner</u> subject house is included in these criteria.
      ii. No house shall have the same <u>color package</u> that is within one (1) house on either side <u>or</u> on any house across the street from the subject house. Additionally, the house directly behind a corner subject house is included in these criteria.
2. Definitions
   a. Configuration – a combination of product type, elevation, exterior materials (siding or masonry), or color package. Synonymous with “elevation”
   b. Color package – a combination of siding, masonry, trim/gutter, accents, and roof colors incorporated into the exterior finishes of a single house.

Pulte's Monotony Code: Elevation Restriction		
X	Sold Home	X
STREET		
X	X	X

Pulte's Monotony Code: Color Package		
X	Sold Home	X
STREET		
	X	

Example Only - Proprietary and Confidential

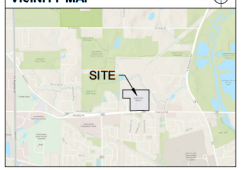
ALTA / NSPS LAND TITLE SURVEY

Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Survey Prepared For:
Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048

VICINITY MAP N.T.S.



ZONING:

Pursuant to the Village of Libertyville, Illinois Zoning Code and Zoning Map the site is currently zoned as Zone (IB): Institutional Building District, (C-3) General Commercial District, and (R-1) Single Family residential District. Lake County Zoning R-1 residential District. Refer to the Village of Libertyville and Lake County code library web page for additional details.

26-8-3.5. Bulk, space, and yard requirements. The bulk, space, and yard regulations for the IB Institutional Buildings District are as follows:

(a) *Maximum building height.* The maximum height of a principal structure in the IB Institutional Buildings District shall not exceed five (5) stories or sixty (60) feet; provided, however that a height in excess of five (5) stories or sixty (60) feet, but in no event more than one hundred five (105) feet, may be permitted by the board of trustees in granting a planned development approval in the IB Institutional Buildings District, pursuant to section 26-16-13. Special perimeter landscaped open space requirements set forth in subsection 26-13-2.1(e) shall apply to structures in excess of forty (40) feet in height.

Publicly owned antennas and antenna support structures may extend to such height as the village administrator may approve as necessary to carry out the public function in question.

(b) *Minimum lot area.* The minimum lot area for the IB Institutional Buildings District is eighty thousand (80,000) square feet. Structures containing dwellings shall provide a minimum lot area of eighty thousand (80,000) square feet or two thousand (2,000) square feet per dwelling unit, whichever is greater.
The minimum lot area and width requirements apply only to uses established, and to enlargements and expansions of such uses undertaken, after the effective date of this chapter. An institutional building or use established prior to the effective date of this chapter shall not be considered to be nonconforming by reason of any failure to comply with these requirements, but shall be allowed to continue on its existing zoning lot or any expansion thereof zoned or rezoned for institutional buildings and uses.

(c) *Minimum lot width.* The minimum lot width for the IB Institutional Buildings District is one hundred twenty (120) feet

(d) *Minimum yards.* There are no minimum yard requirements for the IB Institutional Buildings District. However, perimeter landscaped open space shall be provided along every lot line for all uses located in the IB Institutional Buildings District in accordance with the requirements of section 26-13-2.

(e) *Maximum floor area ratio.* The maximum floor area ratio for the IB Institutional Buildings District is 0.75.
The floor area ratio requirements apply only to structures erected after the effective date of this chapter; provided, however, that no structure existing on such effective date shall be enlarged or expanded in violation of this regulation.

(f) *Maximum lot coverage.* The maximum lot coverage for the IB Institutional Buildings District is sixty-five (65) percent

Lake County Zoning

§ 151.088 E, ESTATE AND R-1 RESIDENTIAL DISTRICTS.

(A) Description. The E, Estate and R-1 Districts are intended to accommodate low-density, large-lot residential development and to ensure the protection of areas that develop in such a manner. These districts are a higher density version of the very-low density RE District. Like the RE District, the E and R-1 Districts are expected to accommodate only a very small amount o the county's overall housing needs. These districts primarily serve those households who desire to live in low-density estate areas and are willing to assume the costs of doing so. Because of the relatively sparse population in E-zoned and R-1-zoned areas, the county will not give high priority to the provision of public services in the areas. Instead, public service provision by the county will be concentrated in areas where more intense future development is called for by the Regional Framework Plan. The low densities permitted in the E and R-1 Districts generally permit (in accordance with applicable Lake County Health Department rules; see Chapter 171) on-site, individual sewage disposal systems and wells, thereby reducing the need for inefficient public expenditures. The E and R-1 Districts are intended to implement and correspond to the Regional Framework Plan's "Residential-Medium Lot" future land use designation.

(B) Uses. Uses are allowed in the E and R-1 Districts in accordance with the use table of § 151.111.

(C) Dimensional standards. All development in the E and R-1 Districts is subject to the density and dimensional standards of §§151.125 through 151.132.

(a) (Ord., § 5.4, passed 10-13-2009)

Table 151.125(1) Lists the following R-1 District Bulk restrictions.

Maximum Density (Units per Acre): 0.80
Minimum Lot Size: 40,000 sq.ft.
Minimum Lot Width: 130 Ft.
Minimum Yard Setbacks:
Street: 30 Ft.
Side (Min/Total): 13 Ft. / 33 Ft.
Rear Yard: 30 Ft.
Maximum ISR: 0.20
Max. Height: 40 Ft.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 17097C0161K, for Lake County, Illinois and incorporated areas, both dated September 18, 2013, this property is located within

Zone AE defined as "Special Flood Hazard Areas" Areas determined to be within the 1.0% annual chance food plain with base flood elevations established.

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on he part of the surveyor.

AREA SUMMARY

PARCEL 1:	413,510 SQ.FT.	9.493 AC.
PARCEL 2:	368,588 SQ.FT.	8.461 AC.
PARCEL 3:	233,588 SQ.FT.	5.362 AC.
PARCEL 4:	271,940 SQ.FT.	6.243 AC.
PARCEL 5:	352,772 SQ.FT.	8.099 AC.
PARCEL 6:	193,703 SQ.FT.	4.447 AC.
TOTAL AREA:	1,834,101 SQ.FT.	42.105 AC.

SURVEY NOTES:

The surveyed property does not appear to be in use as a dump, sump or sanitary landfill.

No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.

No wetland markings were observed at the time of survey. Wetland locations are shown per survey provided by client.

There are no known proposed changes in street right-of-way lines.

Subject site has direct access to Peterson Road (I.-137) at 2 locations shown hereon.

Underground utilities shown hereon are from record drawings obtained from the Village of Libertyville and the engineer of record and the surveyor cannot gurantee the locations of said utilities, except those that are observed on the surface at the time of this survey.

No cemeteries or burial grounds were observed at the time of survey.

Measurements are made in feet and decimal feet, measurements shown in parentheses ex.(100.00') are record dimensions.

This service meets the Illinois minimum requirements for a boundary and topographic survey.

Field work was completed on October 30, 2024.

Parking Summary: There are 159 parking spaces and 5 handicapped parking spaces.

Iron Pipes set at all corners unless otherwise denoted.

TITLE NOTES:
(Pursuant to Commitment for Title Insurance, issued by Chicago Title Insurance Company, Commitment No. 24GSD13309BLP, effective date August 19, 2024.)

Schedule B Part II, Title Exception Table

	EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABIE	NOTATION
	(01-24)	N/A	General Exceptions	No	No Comment
	Q-25	1294309, 1295788, 2403640, 2385272	Subject to Sewer - Water Tap Ordinace	No	Blanket
	R-26	N/A	Subject to Rght of Ways for drainage tiles, feeders, laterals, and underground pipes, if any.	No	Blanket
S	S-27	N/A	Subject to Rghts of adjoining and contiguous owners to have maintanined the uninterrupted flow of the waters of any stream which may flow on or through the Land	Yes	As Shown
T	T-28	2613380	Subject to North Shore Gas Easement	Yes	As Shown
U	U-29	2561477	Subject to CommonWealth Edison Easement	Yes	As Shown
V	V-30	3029902	Subject to CommonWealth Edison Easement	Yes	As Shown
W	W-31	7194196	Subject to CommonWealth Edison Easement	Yes	As Shown
X	X-32	1643133	Subject to Sanitary Sewer Easement	Yes	As Shown
Y	Y-33	971777	Subject to Illinois Bell Telephone Easement	Yes	As Shown
Z	Z-34	213506	Subject to State of Illinois Dedication	Yes	As Shown
AA	AA-35	154242	Subject to Cicago Telephone Co. Easement	Yes	As Shown
AB	AB-36	156099	Subject to Cicago Telephone Co. Easement	Yes	As Shown
AD	AC-37	218743	State of Illinois Dedication - (Dedication lies entirely witnin the south half of Feterson Rd. (IL-137).)	No	Lies within R/W
AE	AD-38	212510	Subject to State of Illinois Dedication	Yes	As Shown
	AE-38	1072967	Subject to Illinois Bell Telephone Easement	Yes	As Shown
	AG-40	2409135	Subject to Annexation Ordinance	No	Blanket
	AH-41	2409134	Subject to Annexation Ordinance	No	Blanket
AI	AI-42	2623989	Subject to Water main and Sanitary Sewer Easement	Yes	As Shown
AJ	AJ-43	2614460	Subject to North Shore Gas Easement	Yes	As Shown
AK	AK-44	2664995	Subject to CommonWealth Edison Easement	Yes	As Shown
AL	AL-45	N/A	Subject to rights of the State of Illinois and the adjoining owners in and to that part of the land herein falling within State Route No. 21.	Yes	As Shown
	AM-46	N/A	Rights of adjoining owners to parking, roadways, and walkways as shown on Survey dated April 16, 1994 prepared by Chamberlin/Massee Engineering	N/A	Document not provided to Surveyor
AC	AN-47	N/A	Rights of adjoining owners of land lying West of and adjoining the land to the maintenance of the brick building situate on the West line of the land as shown on Survey dated April 26, 1994 prepared by Chamberlin/Massee Engineering	N/A	Document not provided to Surveyor
AP	AO-48	154238	Subject to Cicago Telephone Co. Easement	Yes	As Shown
AQ	AP-49	1072966	Subject to Illinois Bell Telephone Easement	Yes	As Shown
	AQ-50	211904	Subject to State of Illinois Dedication	Yes	As Shown
	AR-51	7906543	Subject to Environmental Notice	No	Blanket

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF AND 6.82 CHAINS WEST FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE, 2229.68 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1410.30 FEET; THENCE EAST 2230.38 FEET TO A POINT WHICH IS 6.82 CHAINS WEST FROM THE EAST LINE OF SAID NORTHEAST QUARTER AND 1405.2 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE FOLLOWING: (A) THE EAST 1920.68 FEET THEREOF; (B) THAT PART THEREOF, IF ANY, FALLING IN BROOKHILL PARK, A SUBDIVISION OF PARTS OF SECTIONS 8 AND 9, TOWNSHIP AND RANGE AFORESAID, RECORDED APRIL 24, 1925, AS DOCUMENT 256105, IN BOOK "M" OF PLATS, PAGE 100; AND ALSO (C) EXCEPTING THEREFROM THAT PART CONVEYED BY WARRANTY DEED DATED SEPTEMBER 25,1967, TO THE STATE OF ILLINOIS FOR THE USE OF DEPARTMENT OF PUBLIC WORKS AND BUILDINGS DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 309.30 FEET; THENCE WESTERLY PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER, 74.81 FEET; THENCE WESTERLY TOWARD A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING 75.00 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, 217.17 FEET TO A POINT OF CURVE TOWARD THE SOUTH; THENCE ON SAID CURVE TO THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET, 91.83 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, THIS POINT BEING 74.76 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE WEST LINE OF SAID NORTHEAST QUARTER, 74.76 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS,

PARCEL 2:

THE EAST 462.0 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 1079.60 FEET THEREOF), ALL IN LAKE COUNTY, ILLINOIS. AND THE WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTH EAST CORNER OF THE SAID WEST 420.5 FEET OF THE EAST 882.50 TEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8; THENCE NORTHERLY ALONG THE EAST LINE OF THE SAID WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 898.19 FEET; THENCE WESTERLY ALONG A LINE TO THE WEST LINE OF THE SAID EAST 882.50 TEET OF THE NORTH WEST 1/4 OF SECTION 8 TO A POINT WHICH IS 896.80 FEET NORTHERLY OF THE SOUTH LINE OF THE SAID NORTH WEST 1/4 OF SECTION 8 (AS MEASURED ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET); THENCE SOUTHERLY ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET OF THE SOUT+ 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 896.80 FEET TO THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8; THENCE EASTERLY ALONG THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 420.5 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION), IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4 WHICH IS 1755 FEET SOUTH OF THE NORTH WEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 1755 FEET OF SAID EAST 1/2 OF THE NORTH WEST 1/4, A DISTANCE OF 448.98 FEET TO THE WEST LINE OF THE EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE NORTH ALONG SAID WEST LINE OF THE EAST 882.50 FEET, A DIS'ANCE OF 512.66 FEET TO THE NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4, 454.51 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4, A DISTANCE OF 513.26 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 432 FEET OF THE EAST 462 FEET OF THE SOUTH 701 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 SAID POINT BEING 74.76 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ON THE EAST LINE OF SAID NORTHWEST 1/4, 74.76 FEET TO THE SOUTH-EAST CORNER THEREOF; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTHWEST 1/4, 462.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, 66.61 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH. THE RADIUS OF WHICH IS 17,263.74 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PARCEL 5:

THE WEST 420.5 FEET OF THE EAST 882.5 FEET OF THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 1755 FEET THEREOF, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID PARCEL, 66.61 FEET NORTHERLY FROM THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE SOUTHERLY ALONG SAID EAST LINE, 66.61 FEET TO THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTH WEST 1/4, 420.50 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTH WEST 1/4, 47.99 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET TO THE POINT OF BEGINNING) IN LAKE COUNTY, ILLINOIS.

PARCEL 6:

THE EAST 462.0 FEET OF THE SOUTH 1079.6 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 432.0 FEET OF THE SOUTH 701.0 FEET THEREOF AND ALSO EXCEPTING ANY PART THEREOF FALLING WITHIN THE RIGHT OF WAY OF FEDERAL AID ROUTE 22 (ILLINOIS ROUTE 137)), IN LAKE COUNTY, ILLINOIS.

SURVEYORS CERTIFICATION:

To:
Pulte Home7 Company, LLC
Lender To Come
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,6(b),7(a)(b1)(c),8,9,11(b),14,16,17,18 and 19 o' Table A thereof. The field work was completed on September 27, 2024.

FOR REVIEW ONLY

Bradley A. Strohl Dated: November 8, 2024
Professional Land Surveyor No. 3686
My License Expires 11/30/26
Kimley-Horn and Associates, Inc.
4201 Winfield Road, Suite 600
Warrenville, IL 60555
Ph. 331-209-0476
brad.strohl@kimley-horn.com





BASIS OF BEARINGS

North American Datum of 1983 (2011)
Illinois State Plane East Zone (1201)

GRAPHIC SCALE IN FEET
50 0 25 50 100
1"=50' @ 24"X36"

No.	DATE	REVISION DESCRIPTION
1		.

Kimley»Horn
4201 Winfield Road
Warrenville, Illinois 60555
Tel. No. (630) 487-5550
DESIGN FIRM # 184002012-0006
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=60'	MGJ	BAS	11/08/24	168247001	1 OF 3

Copyright © 2024
Kimley-Horn and Associates, Inc.
All rights reserved

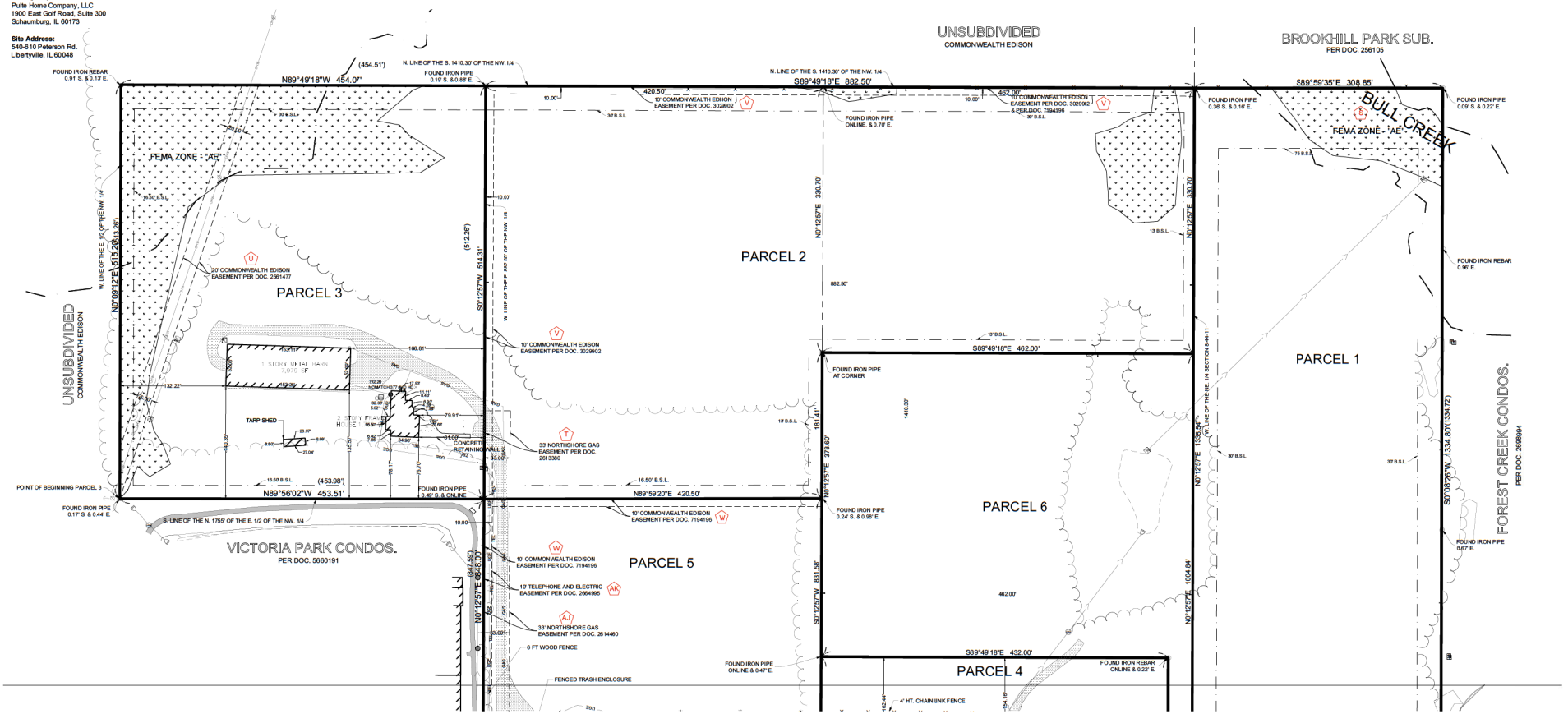
DWG NAME: K:\CHI_LIB\VIS\BASE\000_PLAT_LIBERTYVILLE_IL\2168\DESIGN\CADD\SURVEY\SURVEY DESIGN\ALTA - 168247001.DWG PLOTTED BY: STROHL, BRAD 11/11/2024 8:33 AM LAST SAVED: 11/8/2024 2:42 PM

ALTA / NSPS LAND TITLE SURVEY

Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Survey Prepared For:
Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048



LEGEND

BOUNDARY SYMBOLS	
○	FOUND IRON PIPE
—	FOUND IRON REBAR
⊡	FOUND CONCRETE MONUMENT
ELECTRIC SYMBOLS	
☼	LIGHT POLE W/ ARM
☼	POWER POLE W/ LIGHT
⊥	POWER POLE W/ TRANSFORMER
⊥	GUY WIRE ANCHOR
○	UTILITY POLE
E	ELECTRIC METER
E	ELECTRIC BOX
CONTROL SYMBOLS	
▲	SURVEY BENCHMARK
COMMUNICATIONS SYMBOLS	
○	TELECOM. MANHOLE
▲	TELECOM. PEDESTAL
GAS SYMBOLS	
○	GAS VENT
G	GAS VALVE
G	GAS METER
WATER SYMBOLS	
W	WATER VALVE VAULT
○	WATER VALVE
⊥	FIRE HYDRANT
▲	WATER UTILITY MARKER
SANITARY SYMBOLS	
S	SANITARY MANHOLE
○	SANITARY SEWER CLEAN OUT
STORM SYMBOLS	
○	STORM MANHOLE
⊠	STORM CULVERT END
⊠	STORM FLARED END SECTION
□	STORM INLET
□	STORM INLET - SLOTTED
▦	STORM INLET - RECTANGULAR
MISC. SYMBOLS	
○	RISE (DECIDUOUS)

HATCH LEGEND

	BUILDING OUTLINE AREA
	CONCRETE AREA
	ASPHALT PAVEMENT AREA
	GRAVEL AREA
	PAVER AREA
	WETLAND AREA

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	BUILDING SETBACK
	PROPERTY SETBACK
	ROAD CENTERLINE
W	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
TEL	UNDERGROUND TELEPHONE LINE
	FENCE
	EDGE OF TREELINE

NORTH

BASIS OF BEARINGS

North American Datum of 1983 (2011)
Illinois State Plane East Zone (1201)

GRAPHIC SCALE IN FEET
60 0 30 60 120
1"=60' @ 24"X36"

No.	DATE	REVISION DESCRIPTION
1		

Kimley»Horn
4201 Winfield Road
Warrenville, Illinois 60555
Tel. No. (630) 487-5550
DESIGN FIRM # 184002012-0006
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=100'	MGJ	BAS	11/08/24	168247001	2 OF 3

Copyright © 2024
Kimley-Horn and Associates, Inc.
All rights reserved

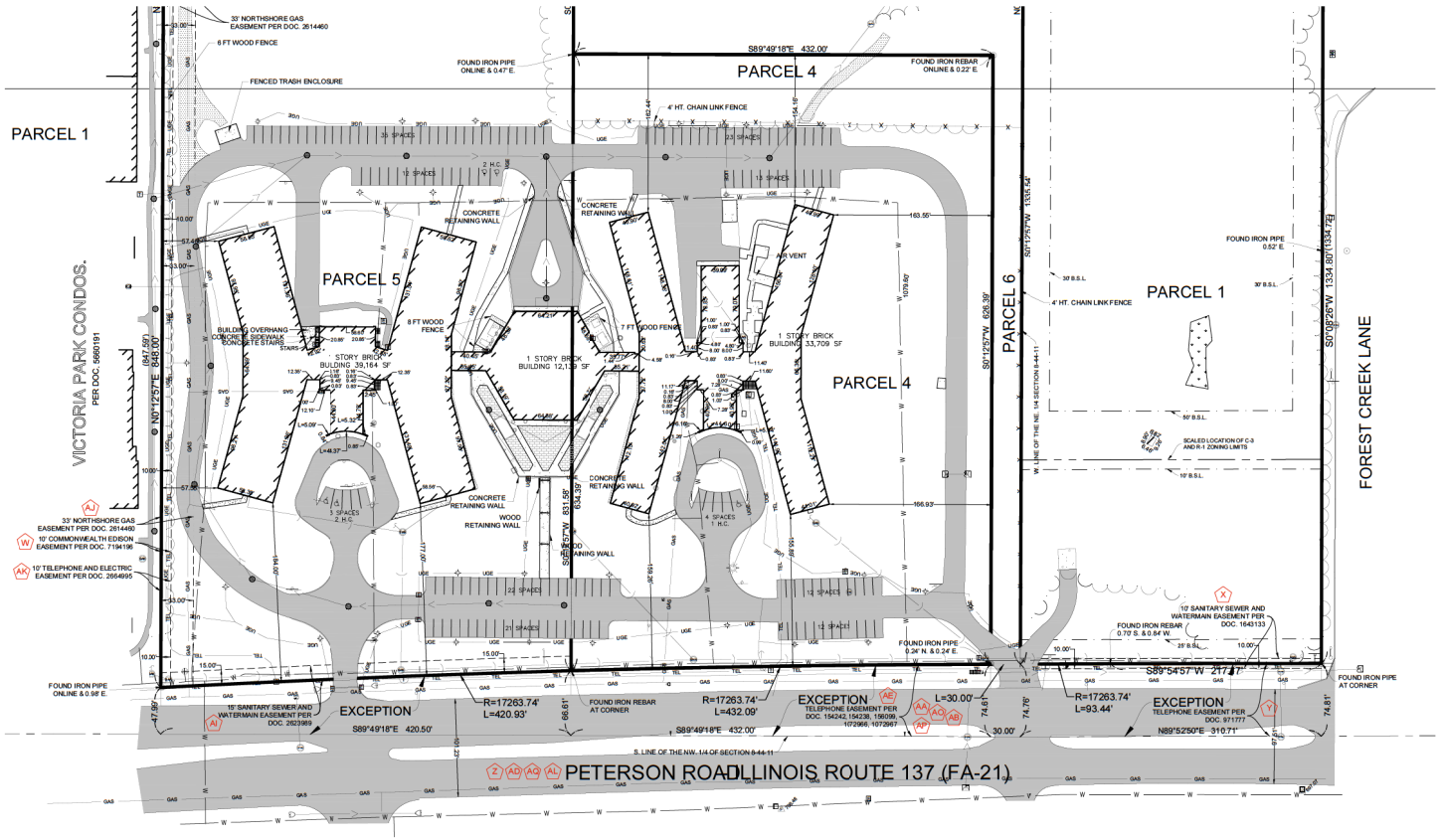
DWG NAME: K:\CHI_LIB\VISION\PROJ\PULTE_LIBERTYVILLE_IL\218336\ENGINEERING\SURVEY\SURVEY DESIGN\ALTA - 168247001 SHEETS-3.DWG PLOTTED BY: STRICHL, BRAD | 11/7/2024 4:39 PM LAST SAVED: 11/7/2024 3:42 PM

ALTA / NSPS LAND TITLE SURVEY

Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Survey Prepared For:
Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048



LEGEND

BOUNDARY SYMBOLS
FOUND IRON PIPE
FOUND IRON REBAR
FOUND CONCRETE MONUMENT
ELECTRIC SYMBOLS
LIGHT POLE W/ ARM
POWER POLE W/ LIGHT
POWER POLE W/ TRANSFORMER
GUY WIRE ANCHOR
UTILITY POLE
ELECTRIC METER
ELECTRIC BOX
CONTROL SYMBOLS
SURVEY BENCHMARK
COMMUNICATIONS SYMBOLS
TELECOM MANHOLE
TELECOM PEDESTAL
GAS SYMBOLS
GAS VENT
GAS VALVE
GAS METER
WATER SYMBOLS
WATER VALVE VAULT
WATER VALVE
FIRE HYDRANT
WATER UTILITY MARKER
SANITARY SYMBOLS
SANITARY MANHOLE
SANITARY SEWER CLEAN OUT
STORM SYMBOLS
STORM MANHOLE
STORM CULVERT END
STORM FLARED END SECTION
STORM INLET
STORM INLET - B-HIVE
STORM INLET - RECTANGULAR
MISC. SYMBOLS
TREE (DECIDUOUS)

HATCH LEGEND

	BUILDING OUTLINE AREA
	CONCRETE AREA
	ASPHALT PAVEMENT AREA
	GRAVEL AREA
	PAVER AREA
	WETLAND AREA

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	BUILDING SETBACK
	PROPERTY SETBACK
	ROAD CENTERLINE
W	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
TEL	UNDERGROUND TELEPHONE LINE
	FENCE
	EDGE OF TREELINE

BASIS OF BEARINGS

North American Datum of 1983 (2011)
Illinois State Plane East Zone (1201)

GRAPHIC SCALE IN FEET
60 0 30 60 120
1"=60' @ 24"X36"

No.	DATE	REVISION DESCRIPTION
1		

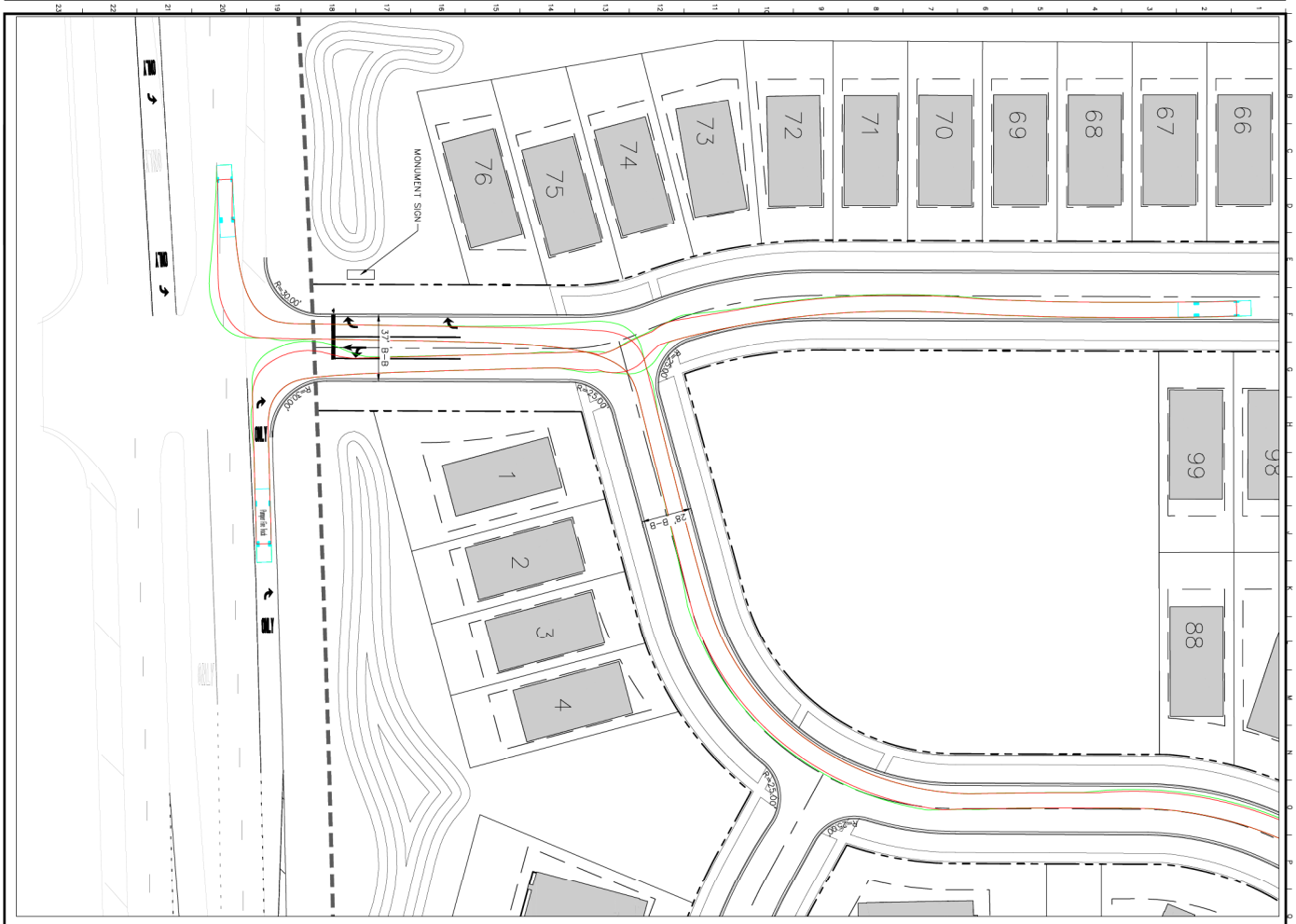
Kimley»Horn
4201 Winfield Road
Warrenville, Illinois 60555
Tel. No. (630) 487-5550
DESIGN FIRM # 184002012-0006
www.kimley-horn.com

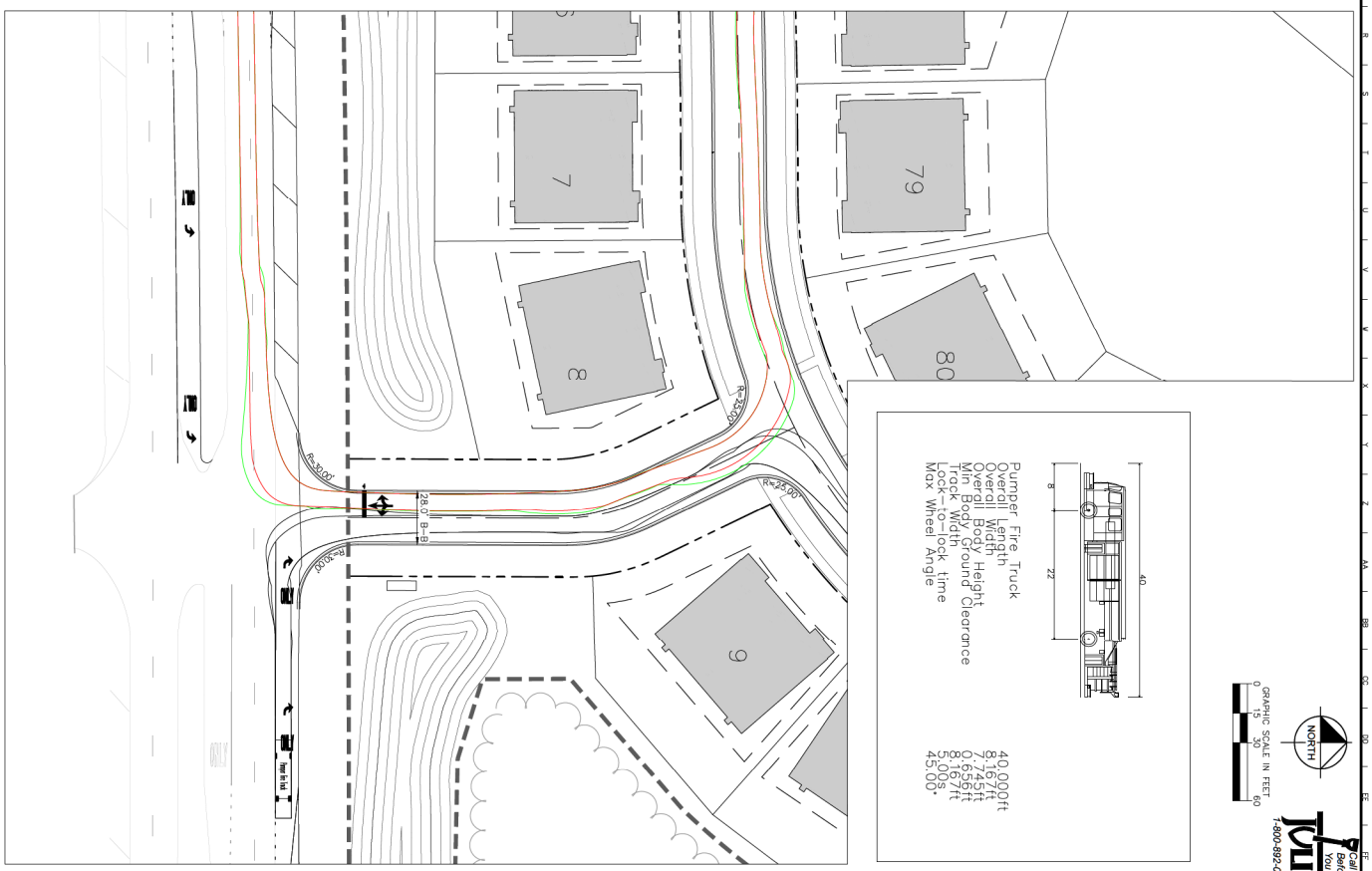
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=100'	MGJ	BAS	11/08/24	168247001	3 OF 3

Copyright © 2024
Kimley-Horn and Associates, Inc.
All rights reserved

DWG NAME: K:\CHI_LIB\EVIR\ACAD\00_PULTE_LIBERTYVILLE_E321835\00ACADD\SURVEY\SURVEY DESIGN\ALTA - 168247001 SHEETS 3 DWG PLOTTED BY: STROHL, BRAD | 11/7/2024 3:42 PM LAST SAVED: 11/7/2024 3:42 PM

Drawing name: K:\CHS_LDEV\168247001_Pulte_Libertyville_IL\2 Design\CAD\Exhibits\168247001-Autoturn.dwg EXHIBIT Jan 03, 2025 9:39am by: KiaraTR.Moller
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





Pumper Fire Truck
Overall Length 40.000ft
Overall Width 8.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.656ft
Track Width 5.000ft
Lock-to-lock time 45.00s
Max Wheel Angle

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Call Before You Dig
JULIE
1-800-892-0123

EXH.1	GREENWAY CHASE 610 PETERSON ROAD LIBERTYVILLE, IL 60048	FIRETRUCK AUTOTURN EXHIBIT	PULTE HOME COMPANY, LLC	SCALE: AS NOTED DESIGNED BY: INS DRAWN BY: KTRM CHECKED BY: RNM	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 570 LAKE COOK ROAD, SUITE 200 DEERFIELD, IL 60015 PHONE: 847-260-7804 WWW.KIMLEY-HORN.COM	No. REVISIONS DATE BY

SHEET NUMBER
KHA PROJECT NO. 168247001
ORIGINAL ISSUE: 01/03/2025

Drawing name: K:\CHS_LDEV\168247001_Pulte_Libertyville_IL\2 Design\CAD\Exhibits\168247001-Autoturn.dwg EXHIBIT (2) Jan 03, 2025 9:39am by: KiaraTR-Moller
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





Pumper Fire Truck
Overall Length 40.000ft
Overall Width 8.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.656ft
Track Width 6.000ft
Lock-to-lock time 45.00°
Max Wheel Angle

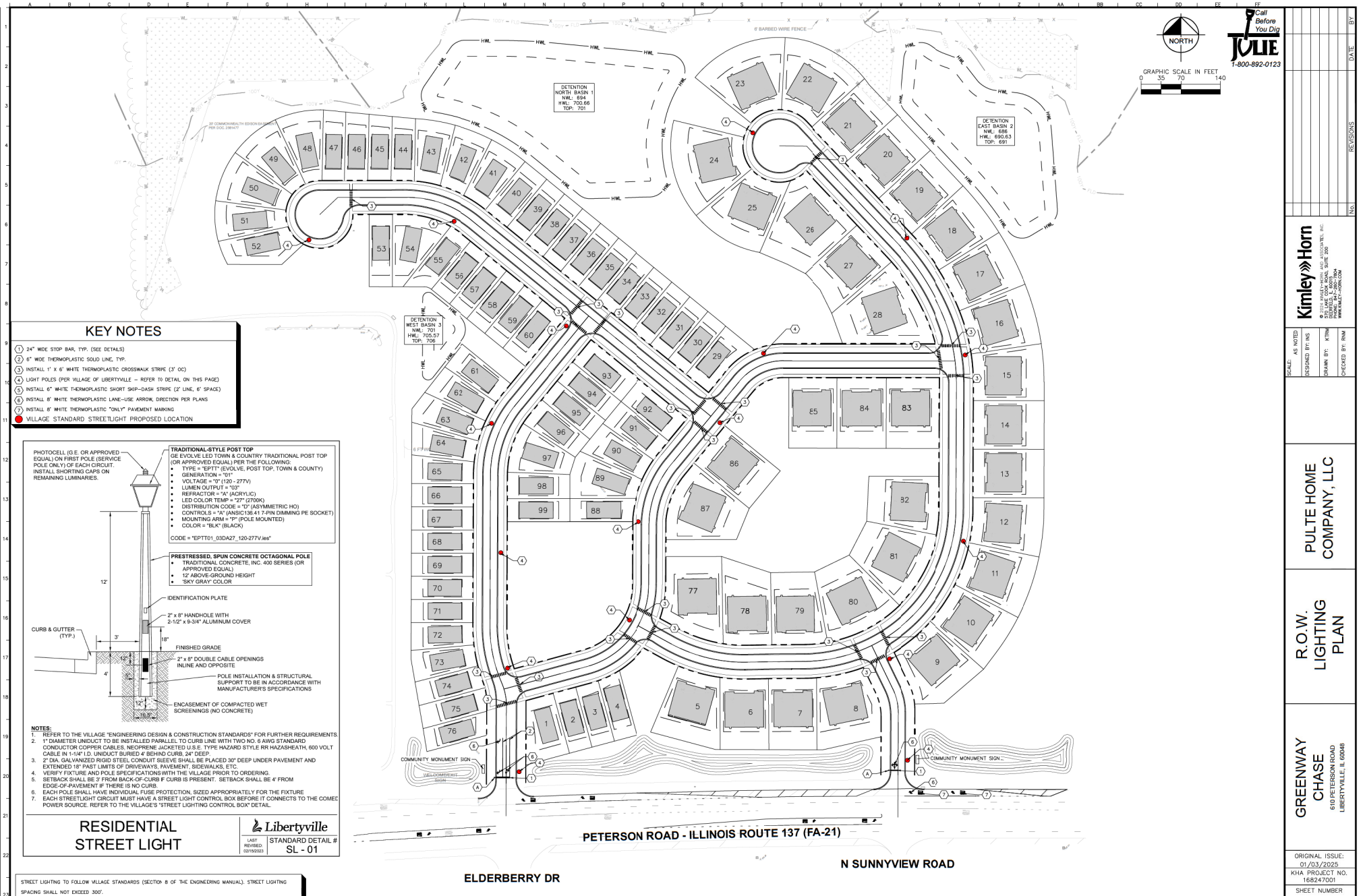
GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Call Before You Dig
811 or 1-800-892-0123

EXH.2	GREENWAY CHASE 610 PETERSON ROAD LIBERTYVILLE, IL 60048	FIRETRUCK AUTOTURN EXHIBIT	PULTE HOME COMPANY, LLC	SCALE: AS NOTED DESIGNED BY: INS DRAWN BY: KTRM CHECKED BY: RNM	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 570 LAKE COOK ROAD, SUITE 200 DEERFIELD, IL 60015 PHONE: 847-260-7804 WWW.KIMLEY-HORN.COM	No. REVISIONS DATE BY

SHEET NUMBER
KHA PROJECT NO. 168247001
ORIGINAL ISSUE: 01/03/2025



KEY NOTES

1. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
2. 6" WIDE THERMOPLASTIC SOLID LINE, TYP.
3. INSTALL 1' X 6' WHITE THERMOPLASTIC CROSSWALK STRIPE (3' OC)
4. LIGHT POLES (PER VILLAGE OF LIBERTYVILLE – REFER TO DETAIL ON THIS PAGE)
5. INSTALL 6" WHITE THERMOPLASTIC SHORT SKIP–DASH STRIPE (2' LINE, 6' SPACE)
6. INSTALL 8' WHITE THERMOPLASTIC LANE–USE ARROW, DIRECTION PER PLANS
7. INSTALL 8' WHITE THERMOPLASTIC "ONLY" PAVEMENT MARKING

VILLAGE STANDARD STREETLIGHT PROPOSED LOCATION

TRADITIONAL-STYLE POST TOP
GE EVOLVE LED TOWN & COUNTRY TRADITIONAL POST TOP (OR APPROVED EQUAL) PER THE FOLLOWING:
- TYPE = "EPTT" (EVOLVE, POST TOP, TOWN & COUNTY)
- GENERATION = "01"
- VOLTAGE = "D" (120 - 277V)
- LUMEN OUTPUT = "03"
- REFRACTOR = "A" (ACRYLIC)
- LED COLOR TEMP = "27" (2700K)
- DISTRIBUTION CODE = "D" (ASYMMETRIC HO)
- CONTROLS = "A" (ANSIC136.41 7-PIN DIMMING PE SOCKET)
- MOUNTING ARM = "P" (POLE MOUNTED)
- COLOR = "BLK" (BLACK)

CODE = "EPTT01_03DA27_120-277V.ies"

PRESTRESSED, SPUN CONCRETE OCTAGONAL POLE
- TRADITIONAL CONCRETE, INC. 400 SERIES (OR APPROVED EQUAL)
- 12' ABOVE-GROUND HEIGHT
- 'SKY GRAY' COLOR

NOTES:
1. REFER TO THE VILLAGE "ENGINEERING DESIGN & CONSTRUCTION STANDARDS" FOR FURTHER REQUIREMENTS.
2. 1" DIAMETER UNIDUCT TO BE INSTALLED PARALLEL TO CURB LINE WITH TWO NO. 6 AWG STANDARD CONDUCTOR COPPER CABLES, NEOPRENE JACKETED U.S.E. TYPE HAZARD STYLE RR HAZASHEATH, 600 VOLT CABLE IN 1-1/4" I.D. UNIDUCT BURIED 4' BEHIND CURB, 24" DEEP.
3. 2" DIA. GALVANIZED RIGID STEEL CONDUIT SLEEVE SHALL BE PLACED 30" DEEP UNDER PAVEMENT AND EXTENDED 18" PAST LIMITS OF DRIVEWAYS, PAVEMENT, SIDEWALKS, ETC.
4. VERIFY FIXTURE AND POLE SPECIFICATIONS WITH THE VILLAGE PRIOR TO ORDERING.
5. SETBACK SHALL BE 3' FROM BACK-OF-CURB IF CURB IS PRESENT. SETBACK SHALL BE 4' FROM EDGE-OF-PAVEMENT IF THERE IS NO CURB.
6. EACH POLE SHALL HAVE INDIVIDUAL FUSE PROTECTION, SIZED APPROPRIATELY FOR THE FIXTURE
7. EACH STREETLIGHT CIRCUIT MUST HAVE A STREET LIGHT CONTROL BOX BEFORE IT CONNECTS TO THE COMED POWER SOURCE. REFER TO THE VILLAGE'S "STREET LIGHTING CONTROL BOX" DETAIL.

RESIDENTIAL STREET LIGHT

Libertyville

LAST REVISED: 02/15/2023

STANDARD DETAIL # SL - 01

STREET LIGHTING TO FOLLOW VILLAGE STANDARDS (SECTION B OF THE ENGINEERING MANUAL). STREET LIGHTING SPACING SHALL NOT EXCEED 300'.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
10 S. LASALLE STREET, SUITE 2000
CHICAGO, IL 60603-1004
PHONE: 312-600-1900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

PULTE HOME COMPANY, LLC

R.O.W. LIGHTING PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
EXH.

Drawing name: K:\CHS_LIB\KTM\168247001_Zhu_Libertyville_LV\2 Design\CAD\Exhibits\168247001-Signage Striping & Lighting Plan Exhibit.dwg, Sign Exhibit, Jan 03, 2025 11:41am, by: KtranTMiller
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SHEET NUMBER
EX.

LOT COVERAGE EXHIBIT
SINGLE-FAMILY & DUPLEX PRODUCTS

PULTE -LIBERTYVILLE

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200, DEERFIELD, IL 60015
PHONE: 847-260-7804 WWW.KIMLEY-HORN.COM

SINGLE FAMILY LOTS	CODE MAX	REQUIRED MAX
INTERIOR	45	50
CORNER	40	45

DUPLEX LOTS	CODE MAX	REQUIRED MAX
INTERIOR	50	55
CORNER	45	50

Plotted By: —— January 3, 2023 11:24:30 AM P:\Civil_Libby\168247001_Pulte_Libertyville_ILS\Design\Civil\Planning\168247001-Lot Coverage Exhibit.dwg
The document, copies or electronic files and design presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Docusign Envelope ID: EBDD38A6-A710-47D5-8324-6E13DF18D26E

Natural Resource Information Report Application

McHenry-Lake County Soil and Water Conservation District

1648 S. Eastwood Dr., Woodstock, IL 60098 Voice: (815) 338-0099 www.mchenryswcd.org

For office use only

File Number:_____ - _____ - _____ Date Received:_____ 20_____

Fee:_____ (*Please make check payable to McHenry-Lake County SWCD.*)

The McHenry-Lake County SWCD has thirty (30) days to complete this report after receipt of **ALL** the following items and after presentation to SWCD Board of Directors at their regularly scheduled meeting: Board meetings are scheduled for the first Tuesday of each month at the SWCD office.

Application Check List

Plat of Survey: [X] **Petition:** [X] **Fee:** [X]
Tentative plat: [X] **Intensive Soil Survey:** [ ] **Tile Investigation:** [ ]
Certified Wetland Determination/Delineation: [ ]

Processing of the NRI report will not begin until all of the required items have been received by the MLCSWCD (office unless otherwise indicated by SWCD Staff)

Fee: **Full report:** $400.00 for 1-3 acres and $25.00 for each additional acre or part thereof.
Letter: $100.00 *SWCD will determine when letter or full report format will be necessary.*

Petitioner's Name: Pulte Home Company, LLC, a Michigan limited liability company **Phone:** (630) 237 -3181

Address: 1900 E. Golf Rd., Suite 300, Schaumburg, IL 60173

Contact Person: Nicholas Andriano **Phone:** (630)237 -3181

Address: 1900 E. Golf Rd., Suite 300, Schaumburg, IL 60173

Email Address: nicholas.andriano@pultegroup.com

Parcel Index Number(s): (1) 11 -08 -100 -014 (2) 11 -08 -100 -012 11-08-100-035 and 11-08-200-001
(3) 11 -08 -100 -036 Aggregate parcel size 42.105 (acres)

Current Zoning: IB Institutional Buildings **Requested Zoning:** R-7 Single Family Attached

Description of Zoning Request: Annexation, rezoning, special use for a planned development with associated variances

Proposed Improvements:

- [ ] Dwellings on Slabs
- [X] Dwellings with Basements
- [ ] Commercial Buildings
- [X] Park/Playground Areas
- [X] Conservation Easements
- [X] Common Open Space
- [X] Sewers
- [ ] Individual Wells
- [X] Community Water
- [ ] Septic Systems
- [X] Drainage Ditches/Swales
- [ ] Wet Retention Basin
- [X] Storm Sewers
- [X] Dry Detention Basin
- [ ] Other_____

Unit of Government Responsible: **County of McHenry** [ ] **County of Lake** [ ]
City/Town of Libertyville

Is the parcel within 1 mile of a Village or City Boundary? **Yes** [X] **No** [ ]

If yes, which (City/Town/Village)? Libertyville

It is understood that filing this application allows a district representative the right to conduct an onsite investigation of the parcel(s) described above. Furthermore, this report becomes subject to the Freedom of Information Act after presentation to the District Board of directors at their regularly scheduled meeting.

Contact person or Petitioner's signature: DocuSigned by: Ty Morris 8AABA3E38BA1479... **Date:** / /20

MAP OF TERRITORY TO BE ANNEXED

TO THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS

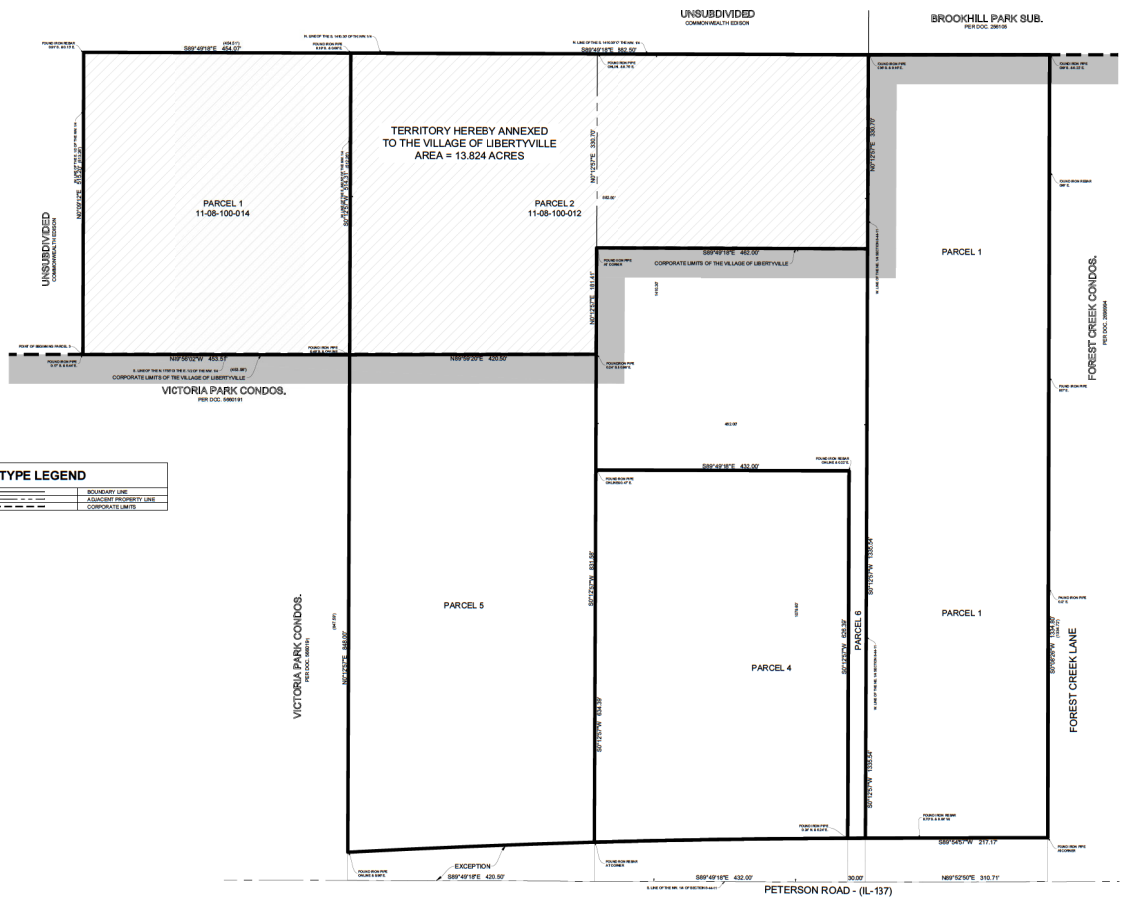
THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN

Tax PINs:
11-08-100-014 (Parcel 1)
11-08-100-012 (Parcel 2)

Survey Prepared For:
Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048

BASIS OF BEARINGS
North American Datum of 1983 (2011)
Illinois State Plane East Zone (1201)



HATCH LEGEND

	EXISTING CORPORATE LIMITS OF THE VILLAGE OF LIBERTYVILLE
	HEREBY ANNEXED TO THE VILLAGE OF LIBERTYVILLE

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	CORPORATE LIMITS

AREA OF ANNEXATION

PARCEL 1:	233,588 SQ.FT.	5.362 AC.
PARCEL 2:	368,588 SQ.FT.	8.461 AC.
TOTAL AREA:	602,176 SQ.FT .	13.824 AC.

LEGAL DESCRIPTION OF TERRITORY TO BE ANNEXED

PARCEL 1:

THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4 WHICH IS 1755 FEET SOUTH OF THE NORTH WEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 1755 FEET OF SAID EAST 1/2 OF THE NORTH WEST 1/4, A DISTANCE OF 453.98 FEET TO THE WEST LINE OF THE EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE NORTH ALONG SAID WEST LINE OF THE EAST 882.50 FEET, A DISTANCE OF 512.66 FEET TO THE NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4, 454.51 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4, A DISTANCE OF 513.26 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 462.0 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 1079.60 FEET THEREOF), ALL IN LAKE COUNTY, ILLINOIS. AND THE WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTH EAST CORNER OF THE SAID WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8; THENCE NORTHERLY ALONG THE EAST LINE OF THE SAID WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 898.19 FEET; THENCE WESTERLY ALONG A LINE TO THE WEST LINE OF THE SAID EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SECTION 8 TO A POINT WHICH IS 896.80 FEET NORTHERLY OF THE SOUTH LINE OF THE SAID NORTH WEST 1/4 OF SECTION 8 (AS MEASURED ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET); THENCE SOUTHERLY ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 896.80 FEET TO THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8; THENCE EASTERLY ALONG THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 420.5 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION), IN LAKE COUNTY, ILLINOIS.

SURVEY NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. COMPARE THIS MAP, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS MAP IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCE'S, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN
4. BOUNDARY LINES HAVE BEEN SHOWN HEREON BASED ON AN ALTA/NSPS LAND TITLE PREPARED BY KIMLEY HORN & ASSOC. COMPLETED NOVEMBER 8, 2024

SURVEYORS CERTIFICATION:

STATE OF ILLINOIS

DUPAGE COUNTY

THIS IS TO CERTIFY THAT WE, KIMLEY-HORN & ASSOC. HAVE PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF ANNEXING SAID PROPERTY INTO THE VILLAGE OF LIBERTYVILLE AND THAT PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

DATED THIS 20TH DAY OF DECEMBER, A.D. 2024

Brad S. Strohl
Professional Land Surveyor No. 3686
Kimley-Horn and Associates, Inc.
4201 Winfield Road, Suite 600
Warrenville, IL 60555
Ph. 331-207-4823
Brad.Strohl@kimley-horn.com

GRAPHIC SCALE IN FEET
100 0 50 100 200
1"=100' @ 24"X36"

No.	DATE	REVISION DESCRIPTION
1	1/6/25	REVISED TAX PINS

Kimley»Horn
4201 Winfield Road
Warrenville, Illinois 60555
Tel. No. (630) 487-5550
DESIGN FIRM # 184002012-0006
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=100'	MGJ	BAS	12/18/24	168247001	1 OF 1

Copyright © 2025
Kimley-Horn and Associates, Inc.
All rights reserved

DWG NAME: P:\CIVIL\168247001_PULTE_LIBERTYVILLE_ILS_DESIGN\CADS\SURVEY\SURVEY DESIGN\PLAT\ANNEXATION-168247001.DWG PLOTTED BY: STROHL, BRAD 1/6/2025 3:26 PM LAST SAVED: 1/6/2025 3:26 PM

PRELIMINARY ENGINEERING PLANS

GREENWAY CHASE

610 PETERSON ROAD
LIBERTYVILLE, IL 60048

Call Before You Dig
JULIE
1-800-892-0123

UTILITY AND GOVERNING AGENCY CONTACTS

PUBLIC WORKS DEPARTMENT
VILLAGE OF LIBERTYVILLE
118 W COOK AVENUE
LIBERTYVILLE, IL 60048
TEL: (847) 918-2100
CONTACT: JEFF COOPER PE, CPESC
EMAIL: JCOOPER@LIBERTYVILLE.COM

WATER & SANITARY SEWER SERVICE
VILLAGE OF LIBERTYVILLE
118 W COOK AVENUE
LIBERTYVILLE, IL 60048
TEL: (847) 918-2007

STORM SEWER SERVICE
VILLAGE OF LIBERTYVILLE
118 W COOK AVENUE
LIBERTYVILLE, IL 60048
TEL: (847) 918-2100

FIRE DEPARTMENT
VILLAGE OF LIBERTYVILLE
1551 N MILWAUKEE AVENUE
LIBERTYVILLE, IL 60048
TEL: (847) 362-5664

ROADWAY AUTHORITY
ILLINOIS DEPARTMENT OF TRANSPORTATION
201 WEST CENTER CCURT
SCHAUMBURG, IL 60196
TEL: (847) 705-4147

POWER COMPANY
COMED
TEL: (800) 334-7661

NATURAL GAS COMPANY
NORTH SHORE GAS
TEL: (847) 263-4613
CONTACT: KRISTINE KAWA
EMAIL: KRISTINE.KAWA@NORTHSHOREGASDELIVERY.COM

TELEPHONE
AT&T
TEL: (800) 225-5288

PROJECT TEAM

DEVELOPER
PULTE HOME COMPANY, LLC
1900 EAST GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
TEL: (630) 201-3411
EMAIL: TY.MORRIS@PULTEGROUP.COM
CONTACT: TY MORRIS

GEOTECH
TESTING SERVICE CORPORATION
457 E GUNDERSEN
CAROL STREAM, IL 60188
TEL: (630) 784-4088
CONTACT: SAMUEL J. PATRICK, P.E.

TRAFFIC ENGINEER
KLOA
9575 WEST HIGGINS ROAD, SUITE 400
ROSEMONT, IL 60018
TEL: (847) 518-9990
CONTACT: JAVIER MILLAN

ENVIRONMENTAL ENGINEER
DK ENVIRONMENTAL SERVICES
245 MARKET STREET, SUITE 100
JOHNSTOWN, PA 15901
TEL: (814) 243-1927
CONTACT: DANIEL J. KRLL

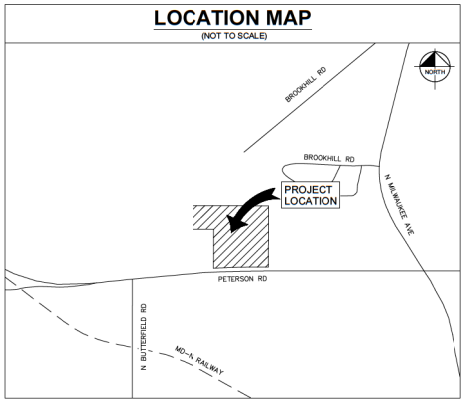
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK RD, SUITE 200
DEERFIELD, IL 60015
TEL: (331) 425-8036
EMAIL: RYAN.MARTIN@KIMLEY-HORN.COM
CONTACT: RYAN MARTIN, P.E.
EMAIL: IAN.SPENCE@KIMLEY-HORN.COM
CONTACT: IAN SPENCE, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK RD, SUITE 200
DEERFIELD, IL 60015
TEL: (847) 260-7804
EMAIL: DANIEL.GROVE@KIMLEY-HORN.COM
CONTACT: DANIEL GROVE, PLA AICP LEED AP
EMAIL: AMANDA.MCABEE@KIMLEY-HORN.COM
CONTACT: AMANDA MCABEE, PLA

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
TEL: (331) 209-0476
EMAIL: BRAD.STROHL@KIMLEY-HORN.COM
CONTACT: BRAD STROHL, PLS

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	OVERALL SITE PLAN
C3.0	OVERALL GRADING & DRAINAGE PLAN
C3.1	PRELIMINARY GRADING & DRAINAGE PLAN
C3.2	PRELIMINARY GRADING & DRAINAGE PLAN
C3.3	PRELIMINARY GRADING & DRAINAGE PLAN
C3.4	PRELIMINARY GRADING & DRAINAGE PLAN
C3.5	PRELIMINARY GRADING & DRAINAGE PLAN
C3.6	PRELIMINARY GRADING & DRAINAGE PLAN
C4.0	UTILITY PLAN

LOCATION MAP
(NOT TO SCALE)



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015-5964
PHONE: 847-520-9200
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

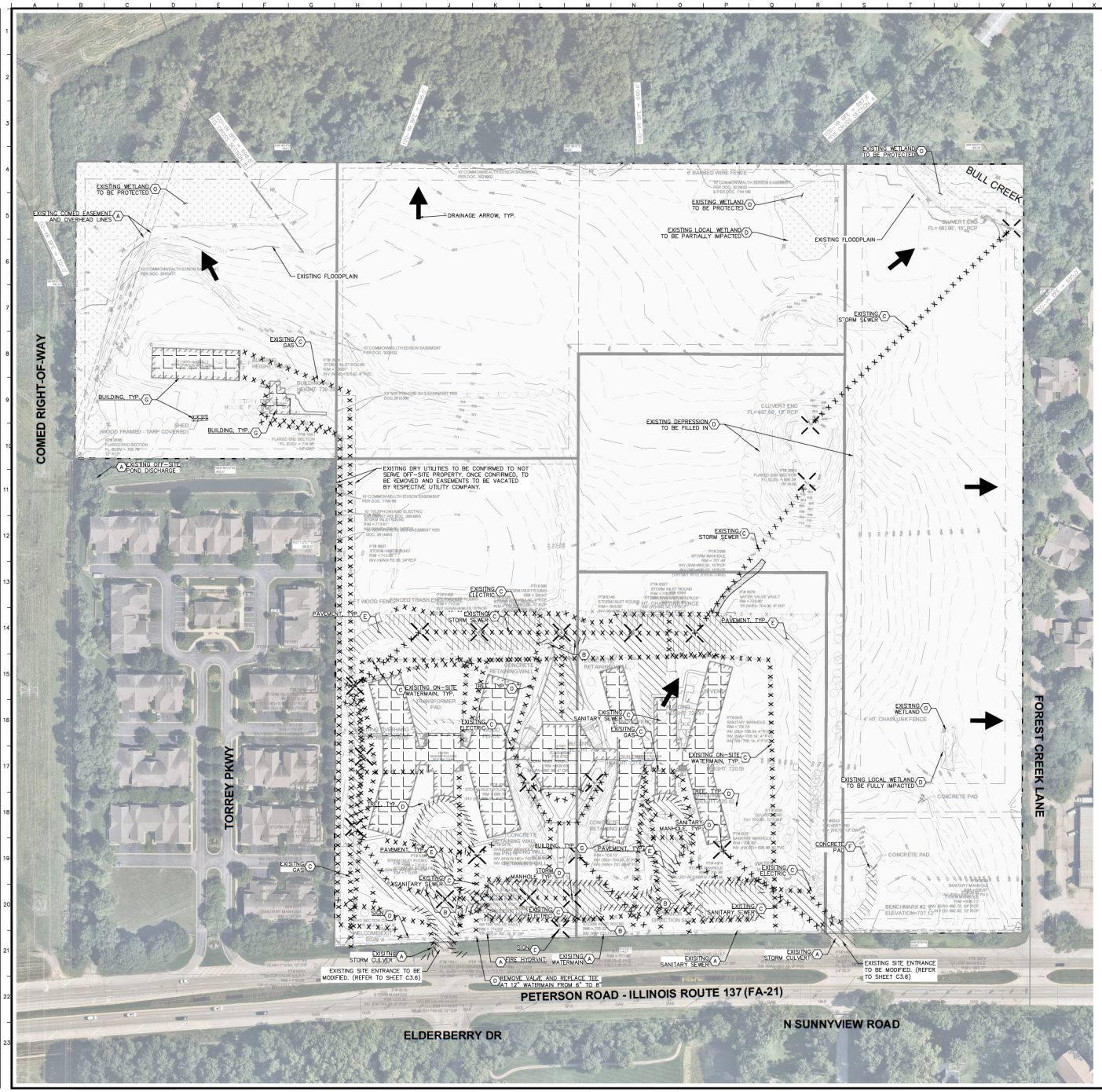
PULTE HOME COMPANY, LLC

COVER SHEET

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
C0.0

Drawing name: K:\CHS_LIAD\168247001_Pulte_Libertyville_LV3 Design\CAD\PlanSheets\C0.0 COVER SHEET.dwg C0.0 Jan 06, 2025 11:03am by dana.peterson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

Call Before You Dig
JULIE
1-800-892-0123

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OF CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTRO, MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED, AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTRO, REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS H HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
16. TREE CLEARING OPERATIONS MUST BE COMPLETED PRIOR TO IMPLEMENTATION OF EROSION CONTROL MEASURES. SELECTIVE TREE CLEARING OPERATIONS IN PRESERVED AREAS MUST BE COMPLETED PRIOR TO IMPLEMENTATION OF EROSION CONTRO, MEASURES.

DEMOLITION LEGEND

A		ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
B	////	CURB REMOVAL
C	X X	UTILITY REMOVAL
D		ITEM TO BE REMOVED
E		FULL-DEPTH ASPHALT PAVEMENT REMOVAL
F		CONCRETE REMOVAL
G		BUILDING REMOVAL
H		ASPHALT 1.5" MILL
I		REMOVE & REPLACE IN-KIND
J		SAWCUT LINE
K		FENCE REMOVAL
L		ABANDON UTILITY IN PLACE
M		TREE PROTECTION FENCING
N		EXISTING 100-YR BASE FLOOD ELEVATION
O		EXISTING WETLAND

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 EASTLAKE AVENUE, SUITE 200
PHONE: (847) 520-9964
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

PULTE HOME COMPANY, LLC

EXISTING CONDITIONS & DEMOLITION PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
C1.0

Drawing name: K:\CHS_LIB\KTB\247001_Pulte_Libertyville_LV\2 Design\CAD\PlanSheets\C1.0 EXISTING CONDITIONS & DEMOLITION PLAN.dwg C1.0 Jan 09, 2025 - 11:04am by derek.peterson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

Call Before You Dig
JULIE
1-800-892-0123

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. REFER TO LANDSCAPE ARCHITECT PLANS FOR MONUMENT SIGN DETAILS.

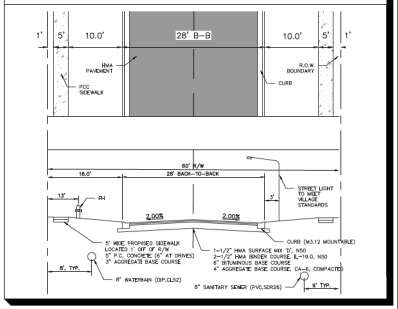
PROPERTY SUMMARY TABLE

SITE AREA	= 42.11	ACRES
R/W DEDICATON	= 6.55	ACRES
LOT AREA (CUMULATIVE)	= 17.69	ACRES
PARK DISTRICT DEDICATION	= 1.14	ACRES
PRIVATE AMENITY SPACE	= 1.41	ACRES
OPEN SPACE/DETENTION	= 2.92	ACRES
OPEN SPACE/UNDISTURBED AREA	= 12.40	ACRES
TOTAL LOTS PROVIDED	= 99	LOTS
UNIT COUNT	= 134	UNITS
ZONING SUMMARY:		
EXISTING ZONNG DISTRICT	= MIXED (IB/R1/C3/UNINCORPORATED)	
PROPOSED ZONING DISTRICT	= R-7 PUD	
SINGLE FAMILY (41' X 110')	= 64	UNITS
GREENWAY CHASE SPRINGS		
FRONT YARD SETBACK	= 20	FEET
REAR YARD SETBACK	= 20	FEET
CORNER SIDE YARD SETBACK	= 15	FEET
SIDE YARD SETBACK	= 5	FEET*
*(MINIMUM 10 FT BUILDING SEPARATION)		
DUPLEXES (86' X 125')	= 70	UNITS
GREENWAY CHASE LANDINGS		
FRONT YARD SETBACK	= 20	FEET
REAR YARD SETBACK	= 30	FEET
CORNER SIDE YARD SETBACK	= 15	FEET
SIDE YARD SETBACK	= 6	FEET*
*(MINIMUM 12 FT BUILDING SEPARATION)		
MAXIMUM BUILDING COVERAGE SINGLE FAMILY	= 45%	
MAXIMUM IMPERVIOUS COVERAGE SINGLE FAMILY	= 50%	
MAXIMUM BUILDING COVERAGE DUPLEX	= 50%	
MAXIMUM IMPERVIOUS COVERAGE DUPLEX	= 55%	

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17097C0161K EFFECTIVE DATE 8/19/2013, A PORTION OF THE SITE IS LOCATED IN ZONE 'AE' WITH A VARYING BASE FLOOD ELEVATION RANGING FROM 701.0 ON THE WEST SIDE TO 684.0 ON THE EAST SIDE, AS NOTED HEREIN. THE ROMAINDER OF THE SITE IS LOCATED WITHIN ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD).

TYPICAL ROADWAY CROSS-SECTION



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 CORPORATE WOODS PARKWAY, SUITE 200
VERNON HILLS, IL 60061-3104
PHONE: 847-520-9104
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

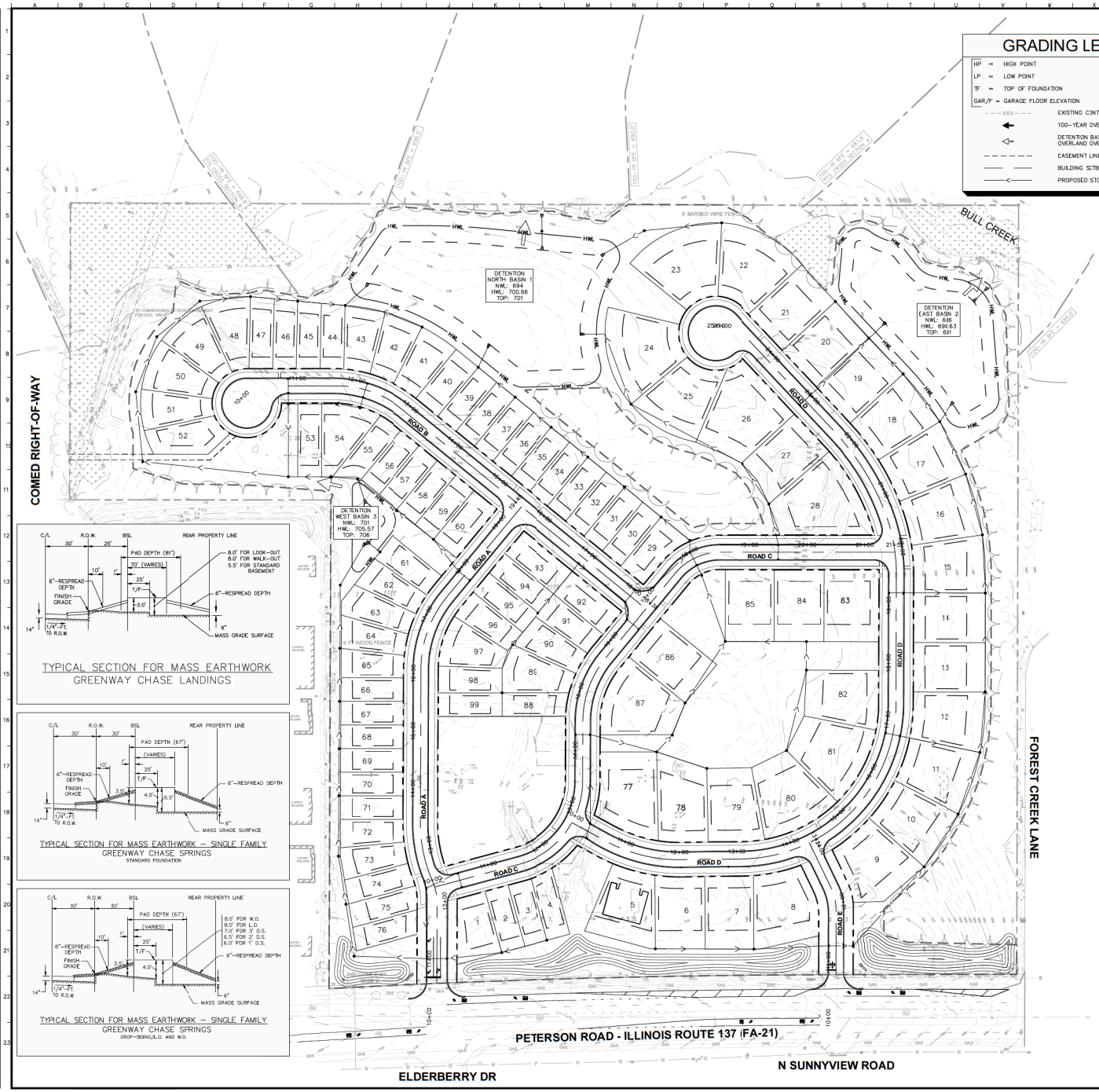
PULTE HOME COMPANY, LLC

OVERALL SITE PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
C2.0

Drawing name: K:\VHS_LIB01\168247000_Pulte_Libertyville_LV3 Design\CAD\PlanSheets\C2.0 SITE PLAN.dwg C2.0 Jan 09, 2025 - 11:04am by derek.peterson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRADING LEGEND

- HP = HIGH POINT
- LP = LOW POINT
- TF = TOP OF FOUNDATION
- GAR/F = GARAGE FLOOR ELEVATION
- EXISTING CONTOUR
- 100-YEAR OVERLAND OVERFLOW ROUTE
- DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
- EASEMENT LINE
- BUILDING SETBACK LINE
- PROPOSED STORM SEWER LINE

NORTH

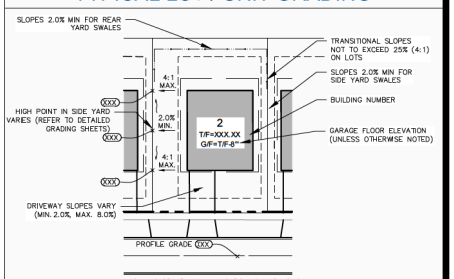
GRAPHIC SCALE IN FEET
0 40 80 160

Call Before You Dig
JULIE
1-800-892-0123

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES IDENTIFIED WITHIN THE TOPOGRAPHIC EXHIBIT AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.25' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
5. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, EXCEPT FOR WITHIN THE DETENTION BASIN OR FOR LANDSCAPE SCREENING BERMS.
6. MINIMUM SLOPE SHALL BE 2% ON ALL PRIVATE LOTS.
7. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
8. CONTRACTOR TO MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS, UNLESS OTHERWISE NOTED AS GRADING LIMITS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO GRADING.
9. WINDOW WELLS ARE NOT ALLOWED ALONG SIDE YARD OVERLAND FLOOD ROUTES.
10. ALL DISTURBED AREAS SHALL BE RESTORED WITH MINIMUM 6-INCHES OF TOPSOIL AND SEEDED, UNLESS OTHERWISE NOTED.
11. SUMP PUMP CONNECTIONS TO THE REAR YARD STORM SEWER ARE REQUIRED FOR ALL LOTS.
12. DRIVEWAY SLOPES FROM RIGHT-OF-WAY SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 8%. FINAL HOUSE LOCATION TO BE SET BACK UP TO 5' FROM BUILDING SETBACK LINE IF REQUIRED TO MEET MAXIMUM DRIVEWAY SLOPE.
13. ALL DRAIN TILE ENCOUNTERED DURING MASS GRADING / UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
14. DO NOT INTERRUPT DRAINAGE FROM OFF-SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
15. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO GRADING.

TYPICAL LOT / UNIT GRADING



*NOTE: SLOPE BETWEEN TWO POINTS MARKED ON GRADING PLAN SHOULD BE UNIFORM. THERE SHOULD BE NO CHANGE IN SLOPE OR REVERSAL OF SLOPE BETWEEN MARKED POINTS ON THE GRADING PLAN.

TYPICAL SECTION FOR MASS EARTHWORK
GREENWAY CHASE LANDINGS

TYPICAL SECTION FOR MASS EARTHWORK – SINGLE FAMILY
GREENWAY CHASE SPRINGS
STANDARD FOUNDATION

TYPICAL SECTION FOR MASS EARTHWORK – SINGLE FAMILY
GREENWAY CHASE SPRINGS
DROP-SIDING/L.O. AND W.O.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 CORPORATE WOODS PARKWAY, SUITE 200
VERNON HILLS, IL 60061-3104
PHONE: 847-520-9104
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

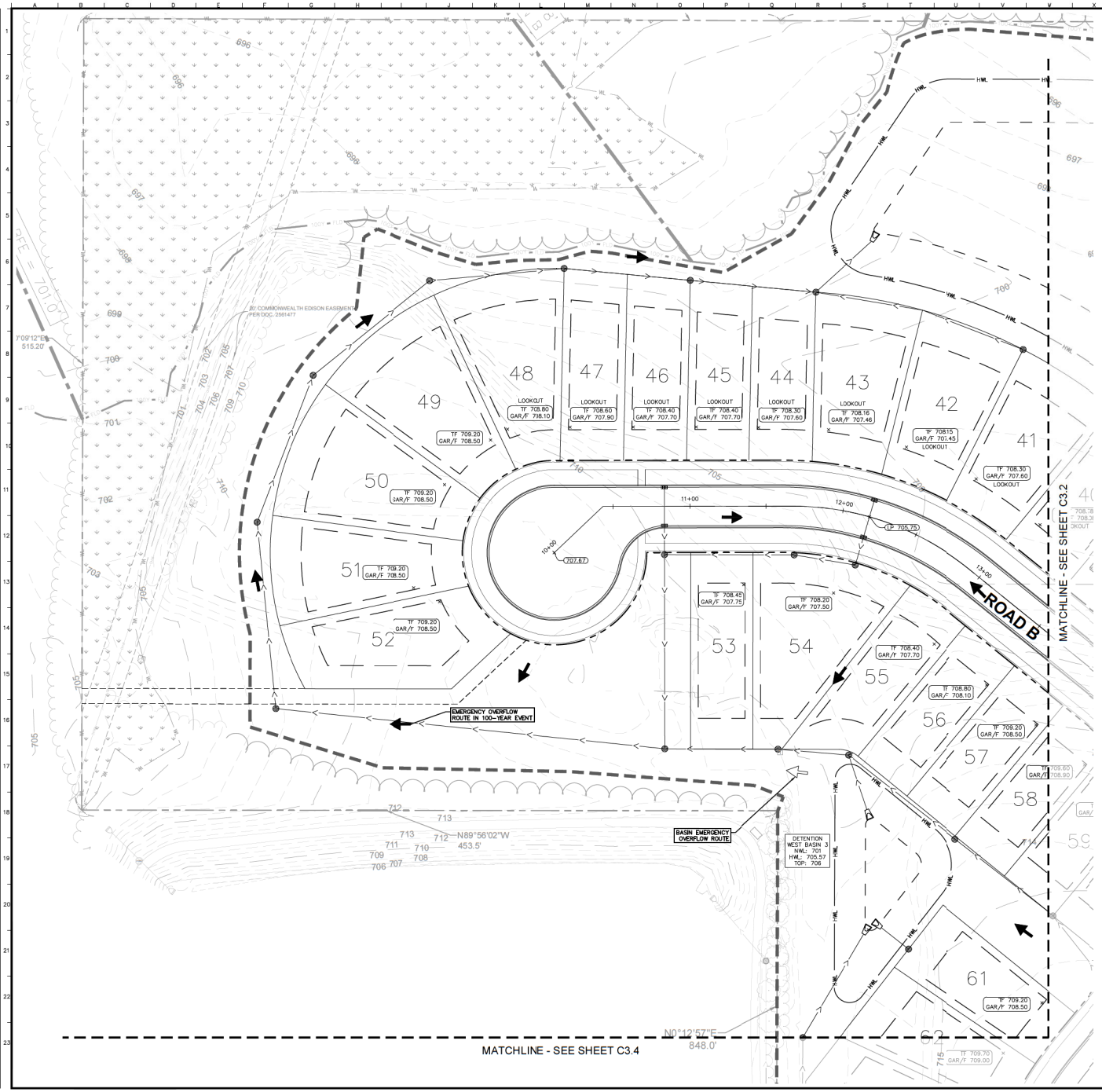
PULTE HOME COMPANY, LLC

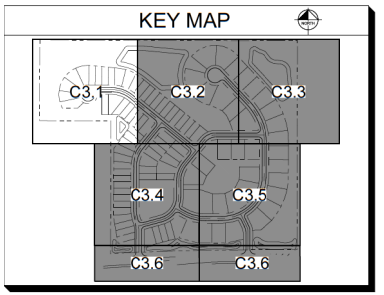
OVERALL GRADING & DRAINAGE PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
C3.0

Drawing name: K:\VPS_LIB\CH\168247000_Pulte_Libertyville_LV\2 Design\CAD\PlanSheets\C3.0 GRADING & DRAINAGE PLAN.dwg C3.0 Jan 09, 2025 11:04am by derek.peterson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

GRADING NOTES

1. REFER TO SHEET C3.0 FOR ALL GRADING AND DRAINAGE NOTES AND SYMBOL LEGEND.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 LAKE BLUFF ROAD, SUITE 200
PHONE: 847-520-9264
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

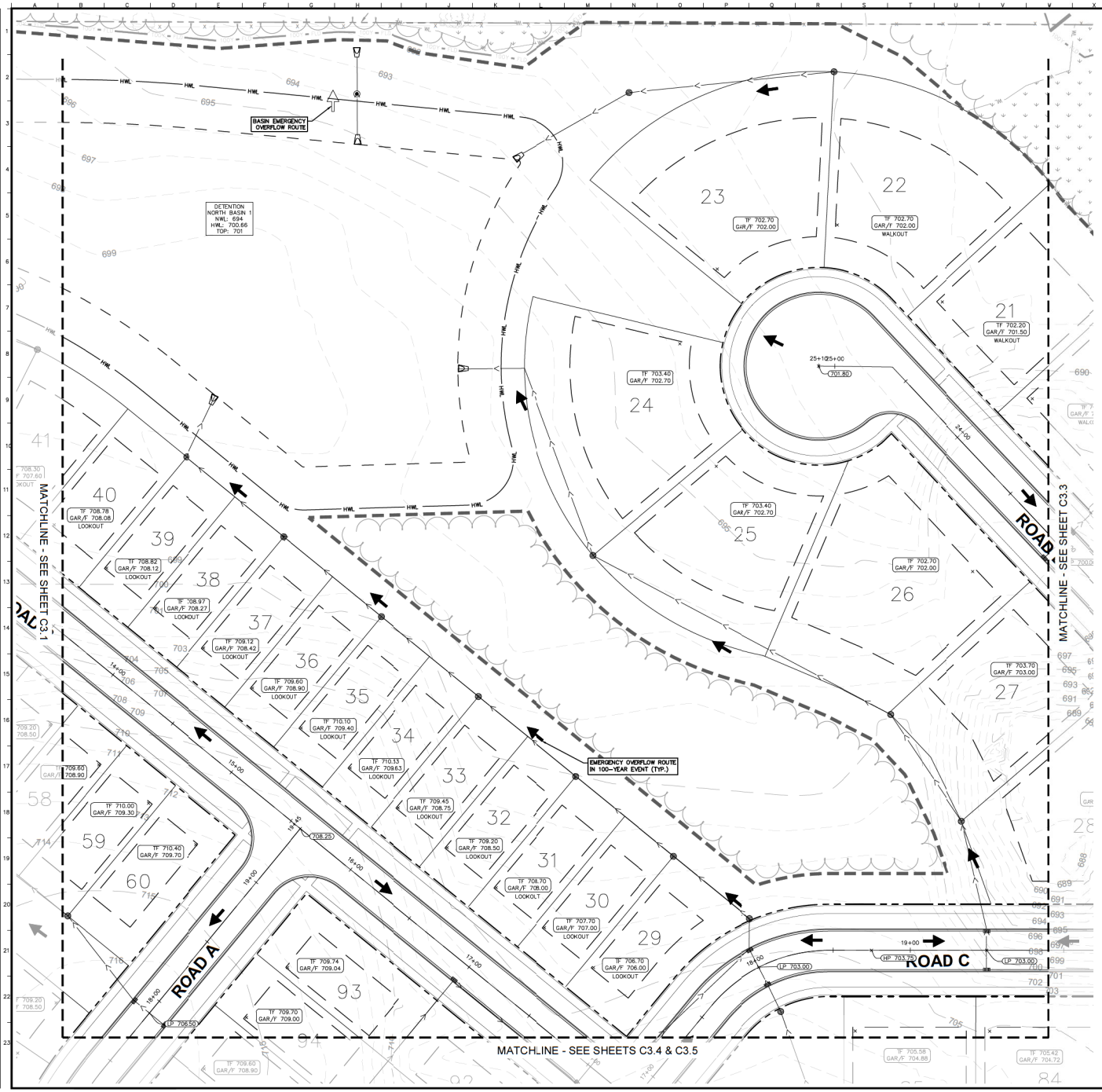
PULTE HOME COMPANY, LLC

PRELIMINARY GRADING & DRAINAGE PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
C3.1

Drawing name: K:\CHS_LIB01\168247001_Pulte_Libertyville_2_LV_Design\CAD\PlanSheets\C3.1 DETAILED GRADING & DRAINAGE PLAN.dwg C3.1 Jan 09, 2025 11:05am by derek.peterson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

GRADING NOTES

1. REFER TO SHEET C3.0 FOR ALL GRADING AND DRAINAGE NOTES AND SYMBOL LEGEND.

KEY MAP



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 LAKE BLUFF ROAD, SUITE 200
PHONE: 847-607-1904
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

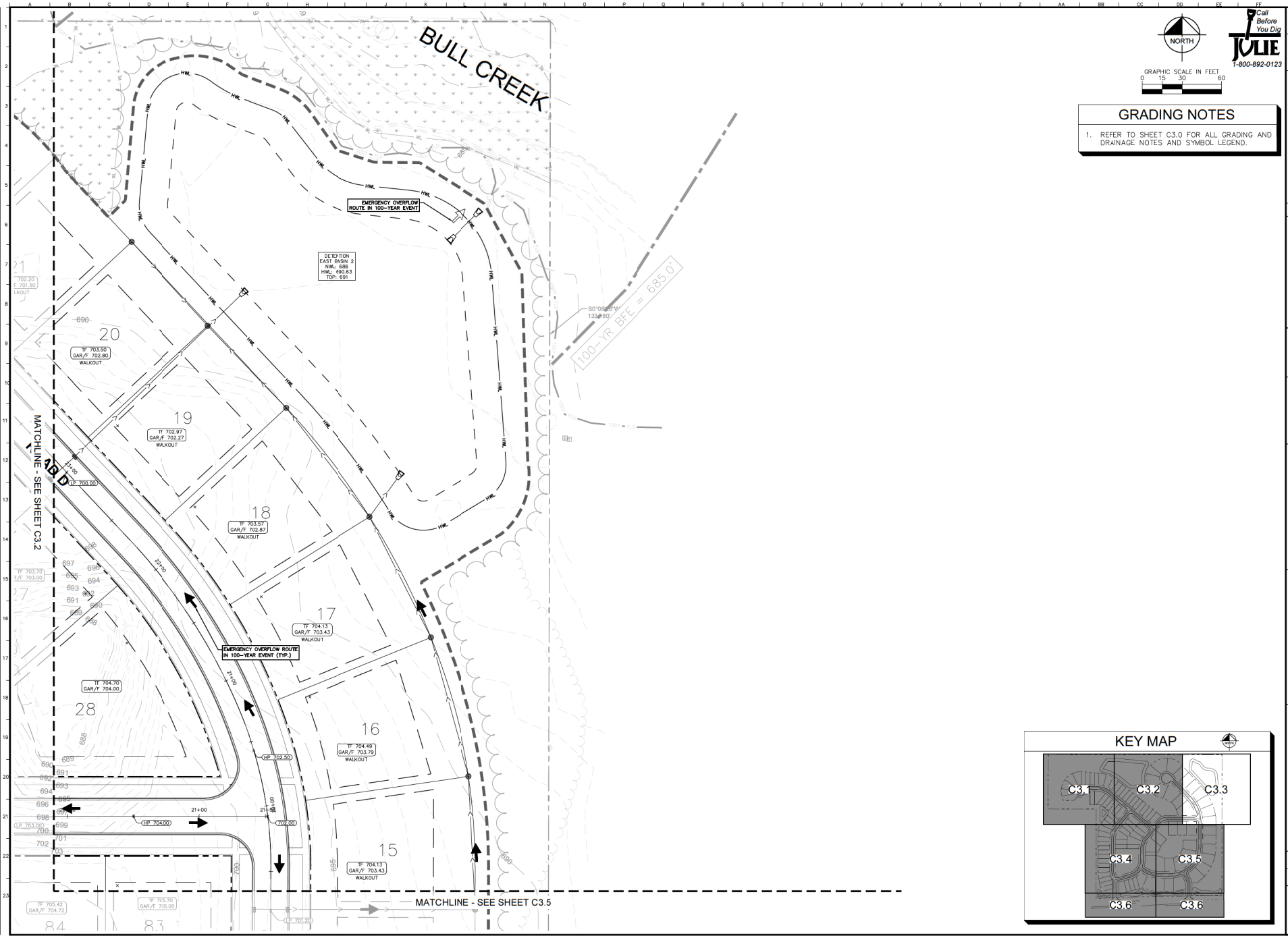
PULTE HOME COMPANY, LLC

PRELIMINARY GRADING & DRAINAGE PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
C3.2

Drawing name: K:\CHS_LIB01\168247001_Pulte_Libertyville_LV3 Design\CAD\PlanSheets\C3.1 DETAILED GRADING & DRAINAGE PLAN.dwg C3.2 Jan 09, 2025 11:05am by derek.peterson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRADING NOTES

1. REFER TO SHEET C3.0 FOR ALL GRADING AND DRAINAGE NOTES AND SYMBOL LEGEND.

Call Before You Dig
JULIE
1-800-892-0123

KEY MAP

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
9 CUBA HOLLOW ROAD, SUITE 200
DUBUQUE, IA 52003
PHONE: 563-600-1864
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

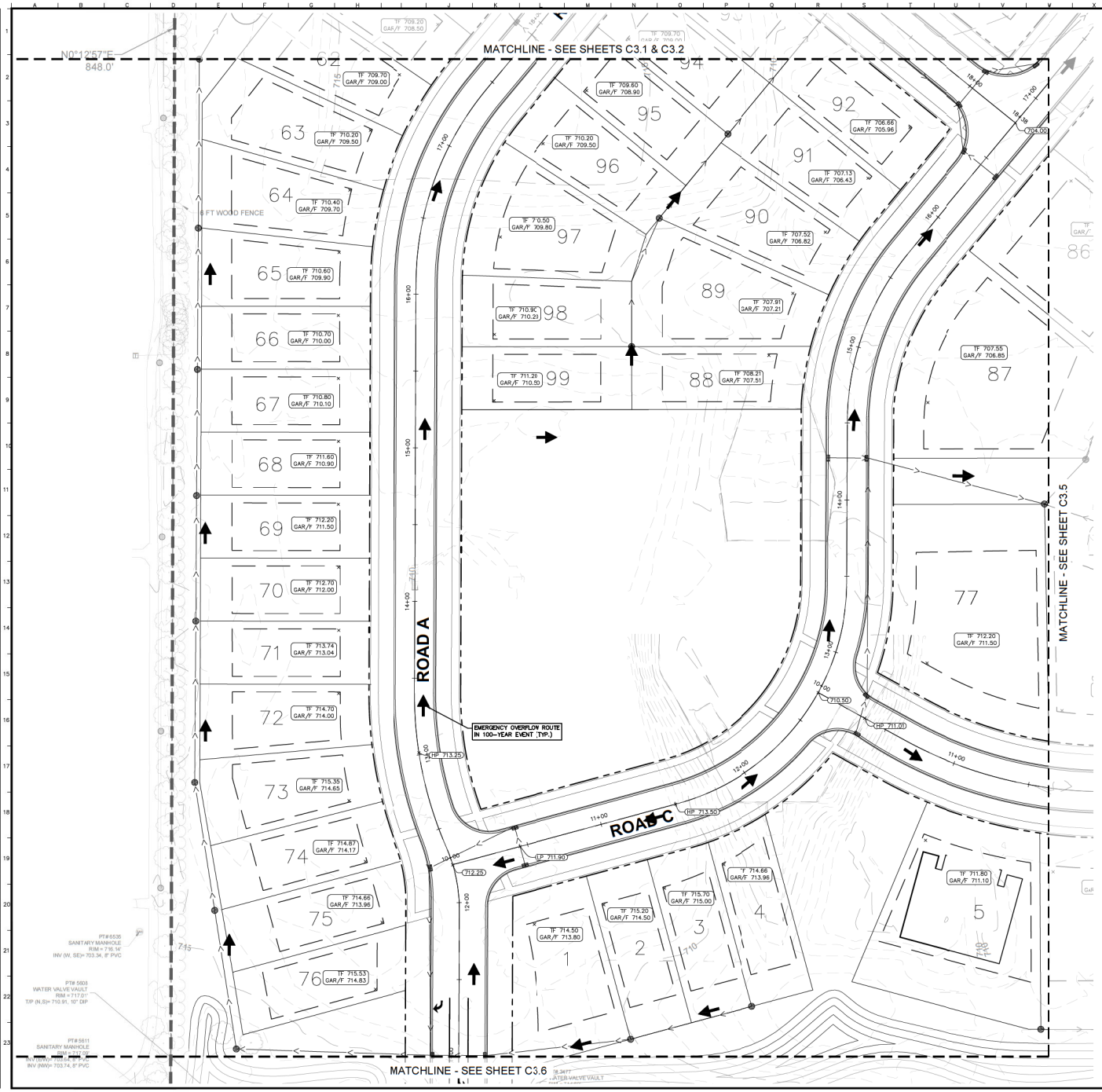
PULTE HOME COMPANY, LLC

PRELIMINARY GRADING & DRAINAGE PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
C3.3

Drawing name: K:\CHS_LIB01\168247000_Pulte_Libertyville_2_V3 Design\CAD\PlanSheets\C3.1 DETAILED GRADING & DRAINAGE PLAN.dwg C3.3 Jan 06, 2025 11:05am by derek.peterson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

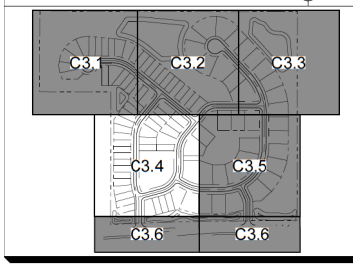
GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

GRADING NOTES

1. REFER TO SHEET C3.0 FOR ALL GRADING AND DRAINAGE NOTES AND SYMBOL LEGEND.

KEY MAP



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN, INC.
767 LAKE BARRINGTON ROAD, SUITE 200
BARRINGTON, IL 60010-7804
PHONE: 847-520-9264
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

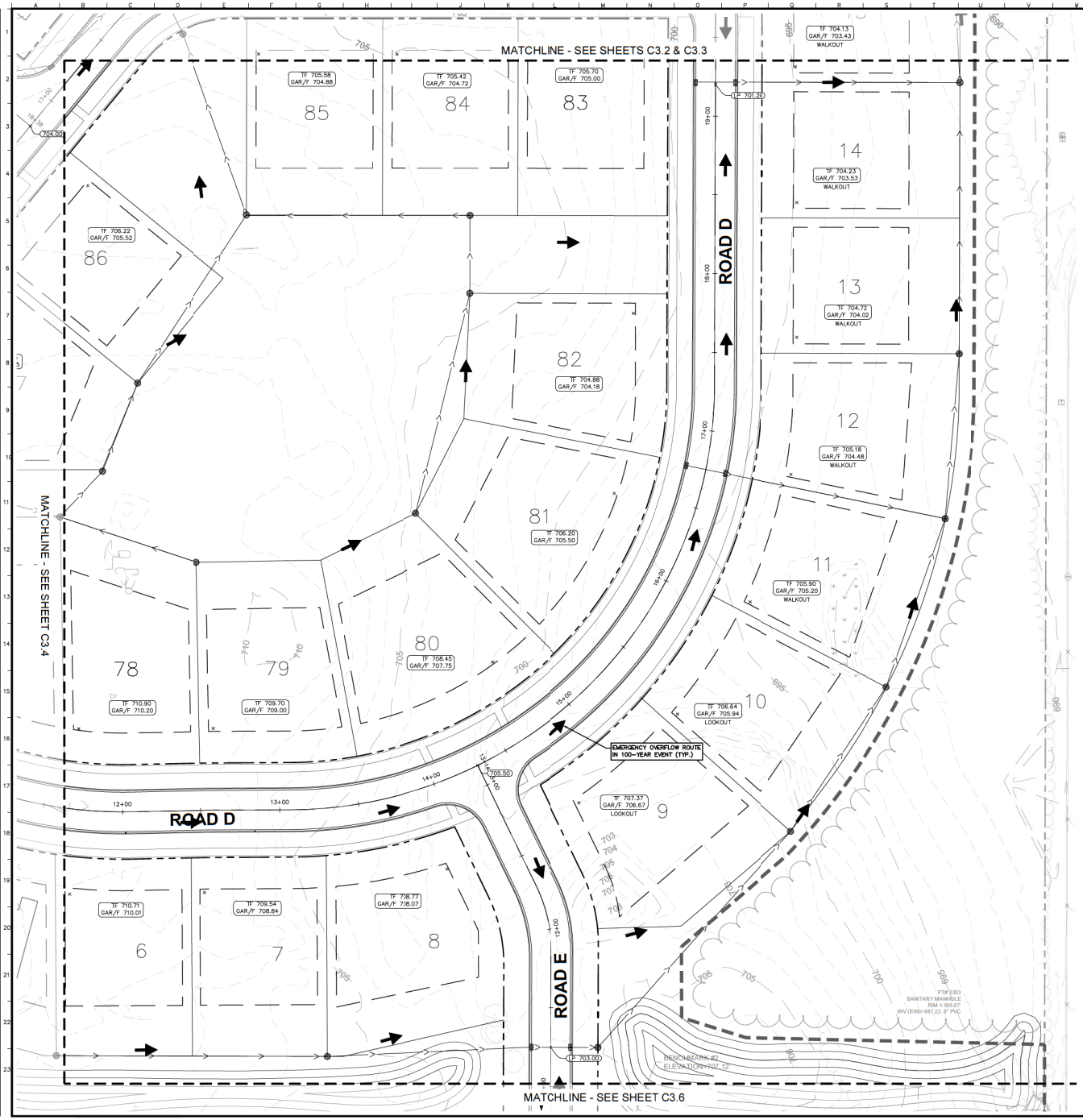
PULTE HOME COMPANY, LLC

PRELIMINARY GRADING & DRAINAGE PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
C3.4

Drawing name: K:\CHS_LIB01\168247000_Pulte_Libertyville_2_V3 Design\CAD\PlanSheets\C3.1 DETAILED GRADING & DRAINAGE PLAN.dwg C3.4 Jan 09, 2025 11:05am by derek.peterson
This document, together with concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley»Horn and Associates, Inc. shall be without liability to Kimley»Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

GRADING NOTES

1. REFER TO SHEET C3.0 FOR ALL GRADING AND DRAINAGE NOTES AND SYMBOL LEGEND.

KEY MAP



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 LAKE BLUFF ROAD, SUITE 200
PHONE: 847-520-9464
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

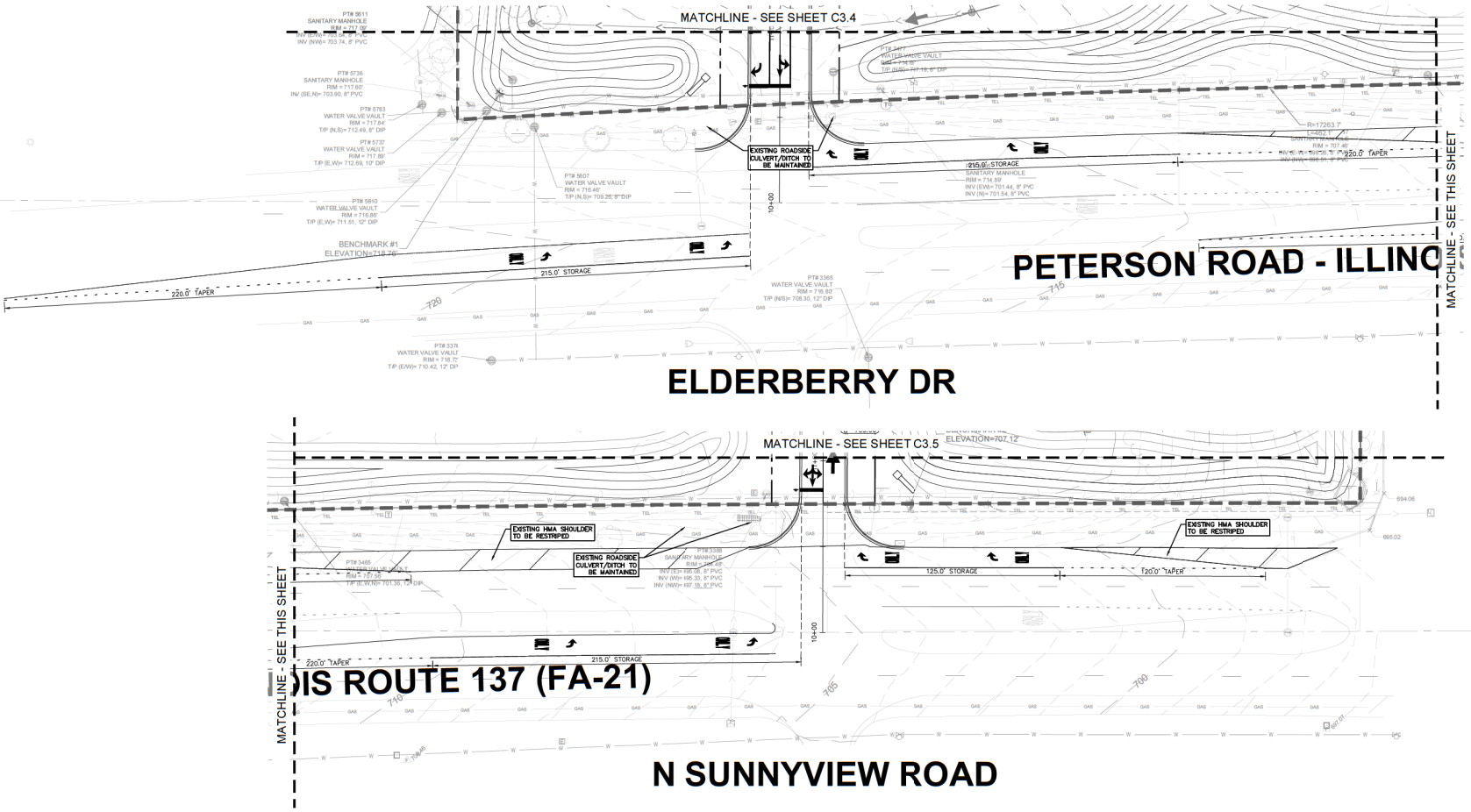
PULTE HOME COMPANY, LLC

PRELIMINARY GRADING & DRAINAGE PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
C3.5

Drawing name: K:\CHS_LIB\168247000_Pulte_Libertyville_2_V3 Design\CAD\PlanSheets\C3.1 DETAILED GRADING & DRAINAGE PLAN.dwg C3.5 Jan 09, 2025 11:05am by derek.peterson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

KEY MAP



GRADING NOTES

1. REFER TO SHEET C3.0 FOR ALL GRADING AND DRAINAGE NOTES AND SYMBOL LEGEND.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 CORPORATE WOODS PARKWAY, SUITE 200
VERNON HILLS, IL 60061
PHONE: 847-520-9864
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

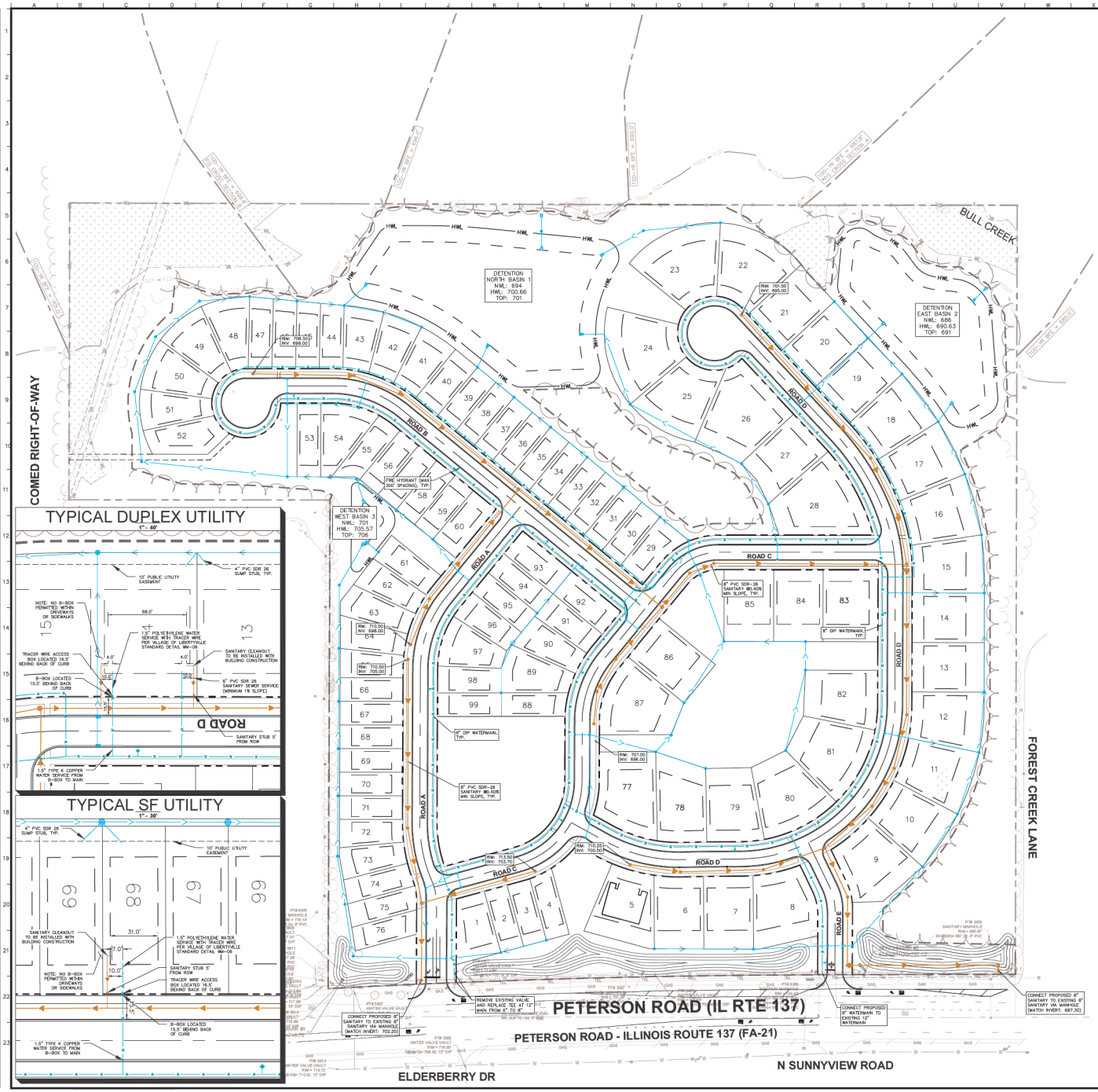
PULTE HOME COMPANY, LLC

PRELIMINARY GRADING & DRAINAGE PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
C3.6

Drawing name: K:\CHS_LIB\CV\168247001_Julie_Libertyville_2_V3 Design\CAD\PlanSheets\C3.1 DETAILED GRADING & DRAINAGE PLAN.dwg C3.6 Jan 09, 2025 11:08am by derek.peterson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



TYPICAL DUPLEX UTILITY

1" = 40'

TYPICAL SF UTILITY

1" = 30'

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

Call Before You Dig
JULIE
1-800-892-0123

UTILITY LEGEND

- EX. WATER LINE
- EX. STORM SEWER LINE
- EX. SANITARY SEWER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE/STRUCTURE
- EX. STORM INLET/CATCH BASIN
- EX. OVERHEAD ELECTRIC LINE
- EX. LIGHT POLE
- EX. WETLAND MARKER
- EX. WATER VALVE
- EX. SANITARY CLEANOUT
- PROPOSED UNDERGROUND ELECTRIC LINE
- GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (M3.12 C&G USE NEENAH R-3501-E2) (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED FLARED END SECTION (ALL REQUIRED GRATING PER IDOT STANDARDS 542301, 542306, 542311)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED TRENCH BACKFILL
- PROPOSED LIGHT POLE
- RIP RAP (SEE DETAILS)

UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATIONS AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
9 CORPORATE DRIVE, SUITE 200, ORLAND PARK, IL 60462
PHONE: 708-675-1540
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

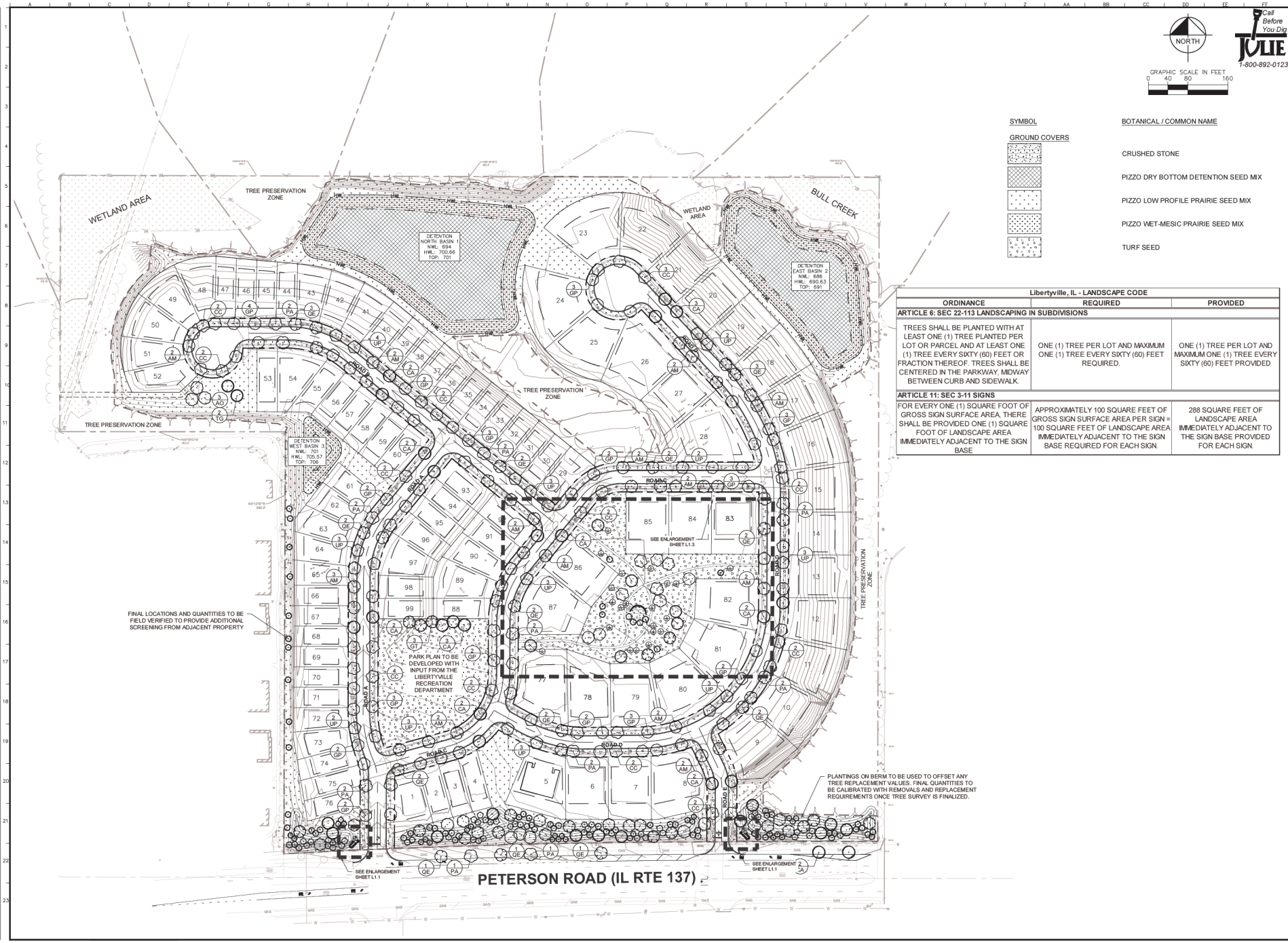
PULTE HOME COMPANY, LLC

UTILITY PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
C4.0

Drawing name: K:\CHI_LIDEV\168247000-Pulte_Libertyville_2\2 Design\CAD\PlanSheets\C05 UTILITY PLAN.dwg Jan 03, 2025 11:06am by derek.peterson
This document, together with concepts and designs presented herein, as an instrument of service, is intended for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley»Horn and Associates, Inc. shall be without liability to Kimley»Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

Call Before You Dig
JULIE
1-800-892-0123

SYMBOL	BOTANICAL / COMMON NAME
GROUND COVERS	
	CRUSHED STONE
	PIZZO DRY BOTTOM DETENTION SEED MIX
	PIZZO LOW PROFILE PRAIRIE SEED MIX
	PIZZO WET-MESIC PRAIRIE SEED MIX
	TURF SEED

Libertyville, IL - LANDSCAPE CODE		
ORDINANCE	**REQUIRED**	**PROVIDED**
ARTICLE 6: SEC 22-113 LANDSCAPING IN SUBDIVISIONS		
TREES SHALL BE PLANTED WITH AT LEAST ONE (1) TREE PLANTED PER LOT OR PARCEL AND AT LEAST ONE (1) TREE EVERY SIXTY (60) FEET OR FRACTION THEREOF. TREES SHALL BE CENTERED IN THE PARKWAY, MIDWAY BETWEEN CURB AND SIDEWALK.	ONE (1) TREE PER LOT AND MAXIMUM ONE (1) TREE EVERY SIXTY (60) FEET REQUIRED.	ONE (1) TREE PER LOT AND MAXIMUM ONE (1) TREE EVERY SIXTY (60) FEET PROVIDED
ARTICLE 11: SEC 3-11 SIGNS		
FOR EVERY ONE (1) SQUARE FOOT OF GROSS SIGN SURFACE AREA, THERE SHALL BE PROVIDED ONE (1) SQUARE FOOT OF LANDSCAPE AREA IMMEDIATELY ADJACENT TO THE SIGN BASE	APPROXIMATELY 100 SQUARE FEET OF GROSS SIGN SURFACE AREA PER SIGN = 100 SQUARE FEET OF LANDSCAPE AREA IMMEDIATELY ADJACENT TO THE SIGN BASE REQUIRED FOR EACH SIGN.	288 SQUARE FEET OF LANDSCAPE AREA IMMEDIATELY ADJACENT TO THE SIGN BASE PROVIDED FOR EACH SIGN.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-607-7504
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

PULTE HOME COMPANY, LLC

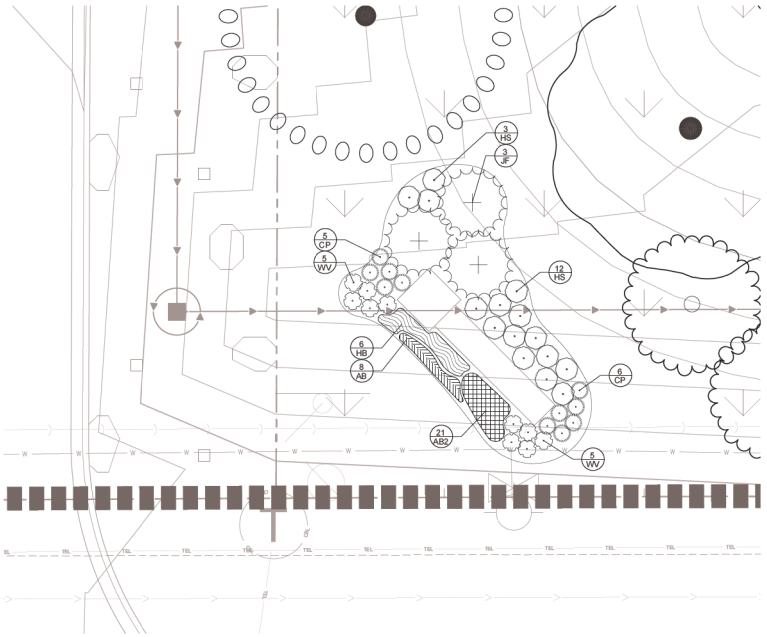
LANDSCAPE PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
L1.0

Drawing name: K:\CHI_LIEC\168247001_Pulte Libertyville IL\3_Design\CAD\PlanSheets\L1.0 LANDSCAPE PLAN.dwg L1.0 Jan 09, 2025 - 11:37am by dandyhoff
This document, together with the concepts and designs incorporated herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.







GRAPHIC SCALE IN FEET
0 2.5 5 10

Call Before You Dig
JULIE
1-800-892-0123

PLANT SCHEDULE WEST SIGN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
SHRUBS						
	HS	15	DIERVILLA X SPLENDENS 'EL MADRIGAL' / FIREFLY NIGHTGLOW BUSH HONEYSUCKLE	-	SEE PLAN	10" HT. MIN.
	WV	10	WEIGELA FLORIDA 'VERWEIG' / MY MONET® WEIGELA	-	SEE PLAN	6" HT. MIN.
EVERGREEN SHRUBS						
	JF	3	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	-	SEE PLAN	24" HT. MIN.
ORNAMENTAL GRASSES						
	CP	11	CENCHRUS ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	SEE PLAN	6" HT. MIN.
SHRUB AREAS						
	AB2	21	ACHILLEA MILLEFOLIUM `BALVINOLET` / NEW VINTAGE™ VIOLET COMMON YARROW	1 GAL.	SEE PLAN	6" HT. MIN.
	AB	8	AMSONIA X 'BLUE ICE' / BLUE ICE BLUESTAR	1 GAL.	SEE PLAN	6" HT. MIN.
	HB	6	HEUCHERA X 'BLACK BEAUTY' / BLACK BEAUTY CORAL BELLS	1 GAL.	SEE PLAN	6" HT. MIN.

PLANT SCHEDULE EAST SIGN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
SHRUBS						
	HS	15	DIERVILLA X SPLENDENS 'EL MADRIGAL' / FIREFLY NIGHTGLOW BUSH HONEYSUCKLE	-	SEE PLAN	10" HT. MIN.
	WV	10	WEIGELA FLORIDA 'VERWEIG' / MY MONET® WEIGELA	-	SEE PLAN	6" HT. MIN.
EVERGREEN SHRUBS						
	JF	3	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	-	SEE PLAN	24" HT. MIN.
ORNAMENTAL GRASSES						
	CP	11	CENCHRUS ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	SEE PLAN	6" HT. MIN.
SHRUB AREAS						
	AB2	21	ACHILLEA MILLEFOLIUM `BALVINOLET` / NEW VINTAGE™ VIOLET COMMON YARROW	1 GAL.	SEE PLAN	6" HT. MIN.
	AB	8	AMSONIA X 'BLUE ICE' / BLUE ICE BLUESTAR	1 GAL.	SEE PLAN	6" HT. MIN.
	HB	6	HEUCHERA X 'BLACK BEAUTY' / BLACK BEAUTY CORAL BELLS	1 GAL.	SEE PLAN	6" HT. MIN.

NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-520-7504
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

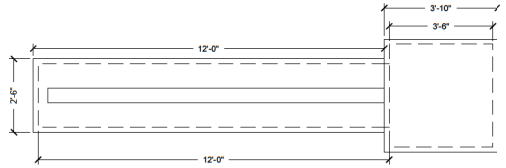
PULTE HOME COMPANY, LLC

SIGNAGE LANDSCAPE

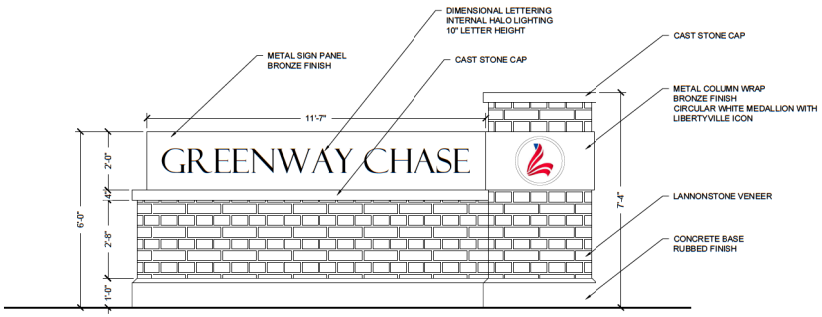
GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
L1.1

Drawing name: K:\CHI_LIEC\168247001_Pulte Libertyville LLC_Design\CAD\PlanSheets\L1.0 LANDSCAPE PLAN.dwg L1.1 Jan 06, 2025 - 1:37pm kyle.thorn.pdf
The documents and the concepts and designs incorporated therein, as instruments of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



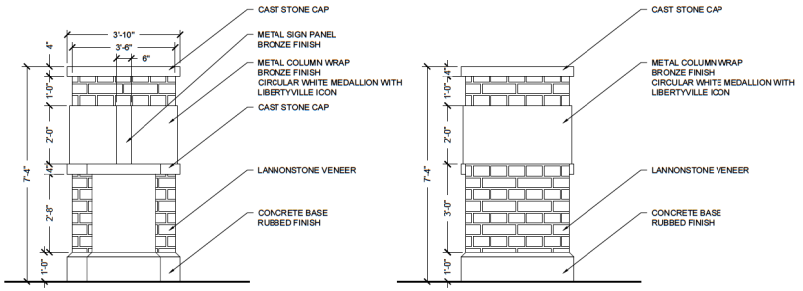
PLAN



ELEVATION

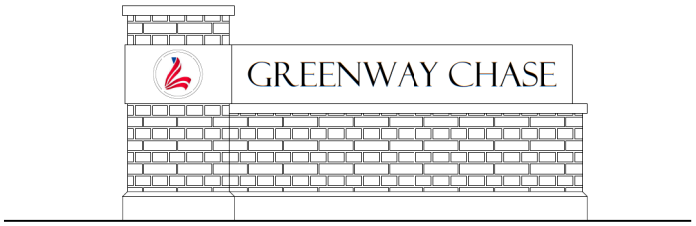
01 WEST MONUMENT SIGN - FRONT ELEVATION AND PLAN

1/2" = 1'-0"



02 WEST MONUMENT SIGN - SIDE ELEVATIONS

1/2" = 1'-0"



03 EAST MONUMENT SIGN - FRONT ELEVATION

1/2" = 1'-0"

NORTH

GRAPHIC SCALE IN FEET
0 ### # ##

Call Before You Dig
JULIE
1-800-892-0123

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
9755 LAKE COOK ROAD, SUITE 200
DES PLAINES, IL 60016
PHONE: 847-390-7504
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

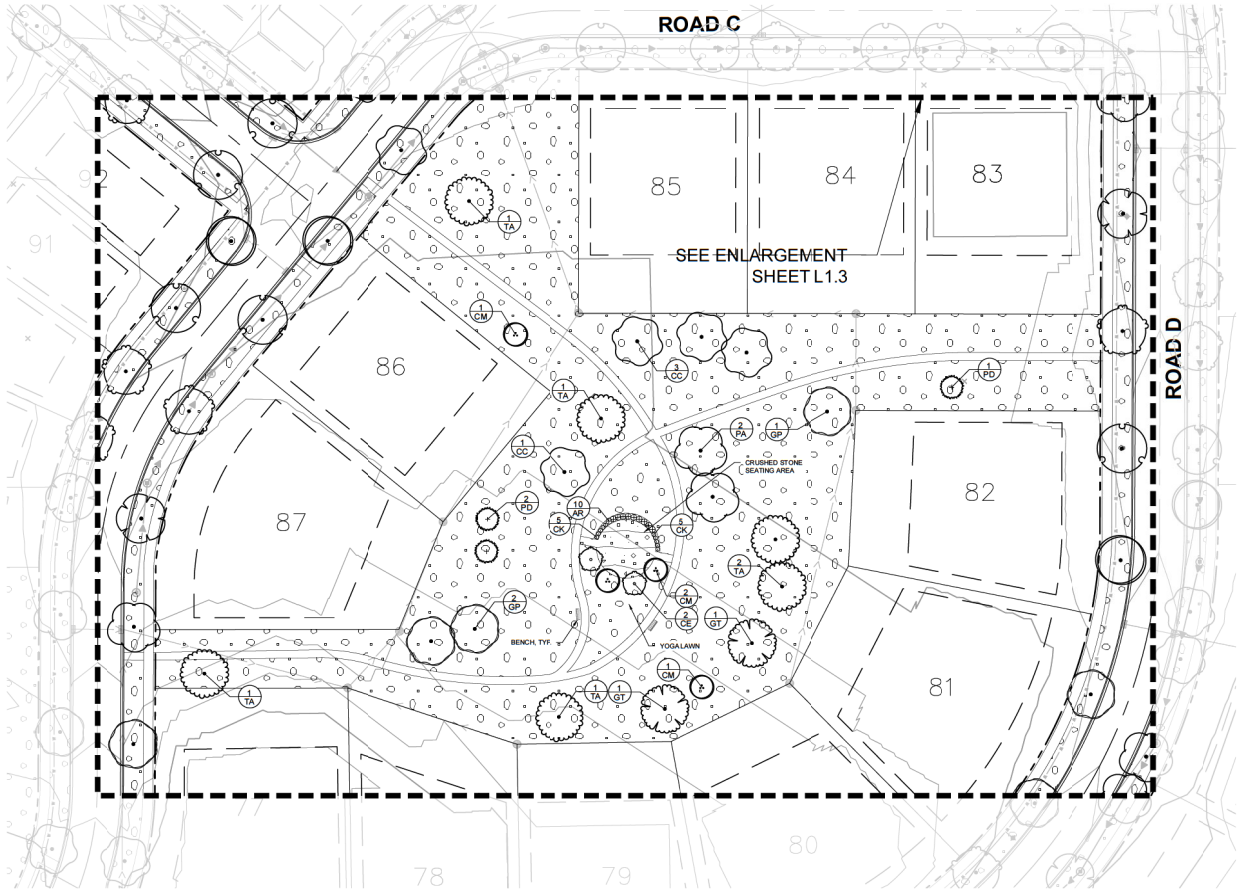
PULTE HOME COMPANY, LLC

SIGNAGE PLAN AND DETAILS

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
L1.2

Drawing name: K:\CHI_LIB\KHA\168247001_Pulte Libertyville\L1.2 Design\CAD\Plotting\L1.2 LANDSCAPE PLAN.dwg L1.2 Jan 09, 2025 - 11:07am by dschroff
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
3730 LAKE COOK ROAD, SUITE 200
MORTON GROVE, IL 60053
PHONE: 847-520-7504
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

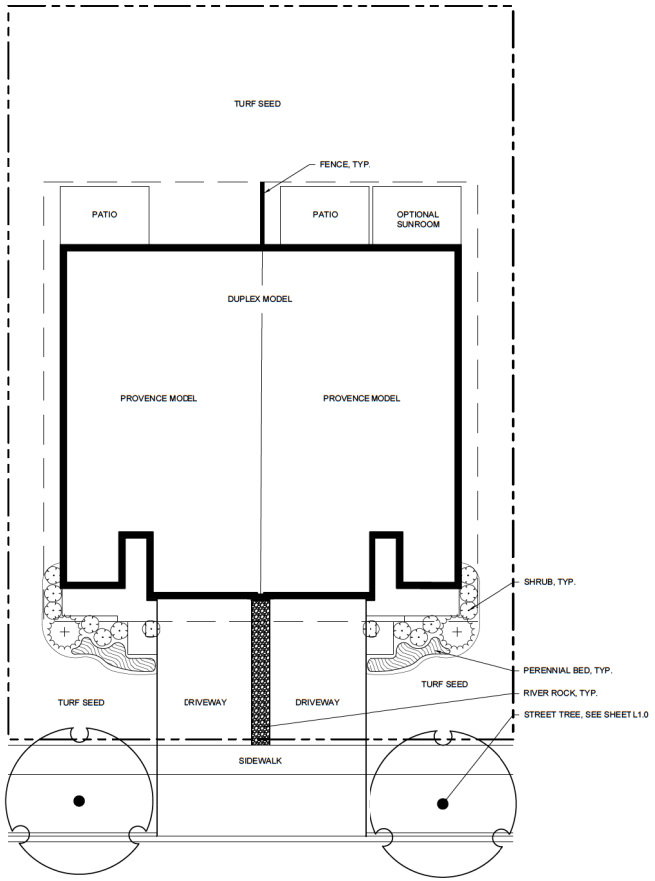
PULTE HOME COMPANY, LLC

PARK ENLARGEMENT

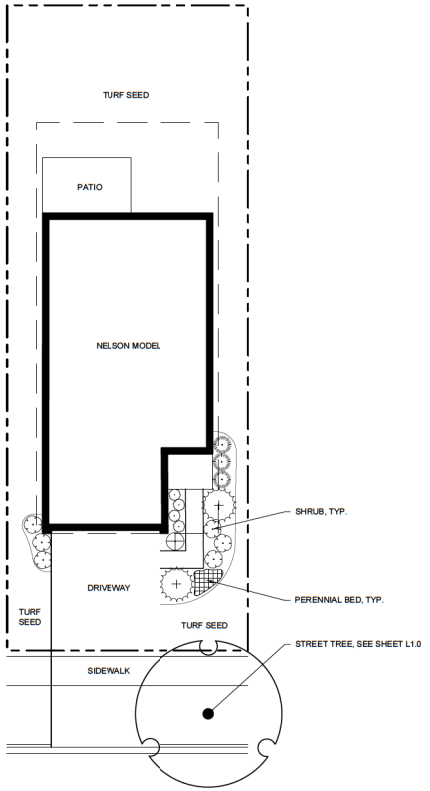
GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE:
01/03/2025
KHA PROJECT NO.
168247001
SHEET NUMBER
L1.3

Drawing name: K:\CHS_LIB\KHGRAPHICS_Active Libraries\Rev 13.3 Design\CAD\Plotting\L1.0 LANDSCAPE PLAN.dwg, L1.3, Jan 09, 2025 - 11:07am, by dsinclair
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DUPLEX FAMILY HOME FOUNDATION PLANTING PROTOTYPE



SINGLE FAMILY HOME FOUNDATION PLANTING PROTOTYPE

GRAPHIC SCALE IN FEET
0 5 10 20

Call Before You Dig
JULIE
1-800-892-0123

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
3730 LAKE COOK ROAD, SUITE 200
MORTON GROVE, IL 60053
PHONE: 847-967-7504
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

PULTE HOME COMPANY, LLC

BUILDING FOUNDATION PROTOTYPES

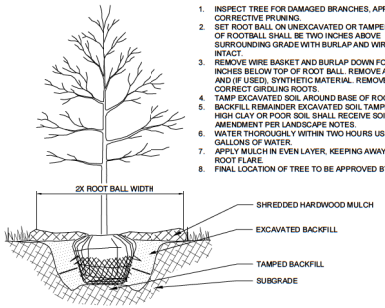
GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
L1.4

Drawing name: K:\CHI_LIB\KHA\168247001_Pulte Libertyville\L1.0 Design\CAD\Plotting\L1.0 LANDSCAPE PLAN.dwg L1.4 Jan 09, 2025 - 11:07am by dsinkoff
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

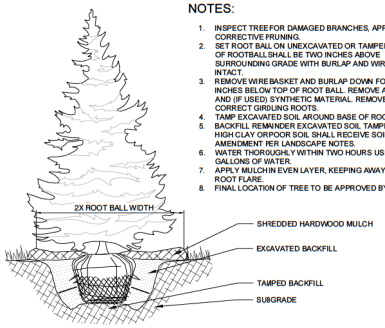


1 TREE PLANTING

NTS

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED) SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY ORPOOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCHIN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



2 EVERGREEN TREE PLANTING

NTS

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTI, ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLAN" MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

3 LANDSCAPE NOTES

NTS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CANOPY TREES						
	AM	28	ACER MIYABEI 'MORTON' / STATE STREET™ MIYABE MAPLE	B & B	2.5" CAL. MIN.	
	AO	7	AESCULUS GLABRA / OHIO BUCKEYE	B & B	2.5" CAL. MIN.	
	CA	19	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2.5" CAL. MIN.	
	CC	31	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY	B & B	2.5" CAL. MIN.	
	GP	41	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	B & B	2.5" CAL. MIN.	
	GT	11	GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST	B & B	2.5" CAL. MIN.	
	GD	14	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5" CAL. MIN.	
	PA	20	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	2.5" CAL. MIN.	
	QE	25	QUERCUS X 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B & B	2.5" CAL. MIN.	
	TA	6	TILIA AMERICANA / AMERICAN LINDEN	B & B	2.5" CAL. MIN.	
	TG	12	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL. MIN.	
	UP	31	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	B & B	2.5" CAL. MIN.	
EVERGREEN TREES						
	JE	22	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	B & B	-	6' HT. MIN.
	PA2	16	PICEA ABIES / NORWAY SPRUCE	B & B	-	6' HT. MIN.
	PD	25	PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE	B & B	-	6' HT. MIN.
	PF	15	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B	-	6' HT. MIN.
	TT	11	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	B & B	-	6' HT. MIN.
	TI	8	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B	-	6' HT. MIN.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
ORNAMENTAL TREES						
	CE	14	CERCIS CANADENSIS / EASTERN REDBUD	B & B	-	6' HT. MIN.
	CM	17	CORNUS MAS / CORNELIAN CHERRY MULTI-STEM	B & B	-	6' HT. MIN.
	MP	11	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	B & B	-	6' HT. MIN.
SHRUBS						
	HS	30	DIERVILLA X SPLENDENS 'EL MADRIGAL' / FIREFLY NIGHTGLOW BUSH HONEYSUCKLE	-	SEE PLAN	10" HT. MIN.
	WV	20	WEIGELA FLORIDA 'VERWEIG' / MY MONET® WEIGELA	-	SEE PLAN	6" HT. MIN.
EVERGREEN SHRUBS						
	JF	6	JUNIPERUS CHINENSIS 'SEA GREEN / SEA GREEN JUNIPER	-	SEE PLAN	24" HT. MIN.
ORNAMENTAL GRASSES						
	AR	10	ANDROPOGON GERARDII 'RED OCTOBER' / RED OCTOBER BIG BLUESTEM	-	SEE PLAN	12" HT MIN
	CK	10	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	-	SEE PLAN	12" HT MIN
	CP	22	CENCHRUS ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	-	SEE PLAN	6" HT. MIN.
SHRUB AREAS						
	AB2	42	ACHILLEA MILLEFOLIUM 'BALVINOLET' / NEW VINTAGE™ VIOLET COMMON YARROW	1 GAL.	SEE PLAN	6" HT. MIN.
	AB	16	AMSONIA X 'BLUE ICE' / BLUE ICE BLUESTAR	1 GAL.	SEE PLAN	6" HT. MIN.
	HB	12	HEUCHERA X 'BLACK BEAUTY' / BLACK BEAUTY CORAL BELLS	1 GAL.	SEE PLAN	6" HT. MIN.

SYMBOL	BOTANICAL / COMMON NAME
GROUND COVERS	
	CRUSHED STONE
	PIZZO DRY BOTTOM DETENTION SEED MIX
	PIZZO LOW PROFILE PRAIRIE SEED MIX
	PIZZO WET-MESIC PRAIRIE SEED MIX
	TURF SEED

Call Before You Dig JULIE 1-800-892-0123

NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-520-7504
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: INS | DRAWN BY: KTRM | CHECKED BY: RNM

PULTE HOME COMPANY, LLC

LANDSCAPE NOTES AND DETAILS

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
L2.0

Drawing name: K:\CHI_LIEB\168247001_Pulte\Liberty\Civil\L2.0 Design\CAD\Plotting\L2.0 LANDSCAPE PLAN.dwg L2.0 Jan 09, 2025 - 11:07am Ivy Montgomery
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Pizzo NATIVE PLANT NURSERY

Pizzo Native Plant Nursery, LLC • 10729 Pine Road • Leland, IL 60531 • Phone: 815-981-8000 • www.pizzonursery.com

Low Profile Prairie Seed Mix (Dry-Mesic Soils)

MIX STATISTICS

Base Mix Without Supplemental Plugs

Average Mix Height (ft)	2.6
Median Mix Height (ft)	2.6
Species Heights (# of Occurrences in Mix)	1.5' (1), 2' (3), 3' (11), 4' (10), 5' (2)
Number of Native Species in Mix	27
Native FQI	35.1
Native Mean C Value	3.8
Native Mean W Value	1.1
National Wetland Category	FACU
Lbs/Acre of Native Seed	24.4
Seeds per Square Foot	127.6
Percent of Mix (by Seed Count) Requiring Stratification	56.1%

Designed for sunny areas that are mesic to dry for most of the growing season. Composed of a diverse collection of shorter-profile prairie grass and wildflower species, this mix is ideal for areas where taller vegetation is not appropriate. Averaging 2.6' in height by seed count, with over 56% wildflowers, this mix provides an array of blooms from April through October. When installed and managed correctly, this mix typically begins flowering in the second growing season, starting with the yellow blooms of annual Partridge Pea and biennial Black-Eyed Susan. An additional colorful matrix of perennial species appears in the succeeding 3 to 5 years.

Grasses, Sedges, & Rushes

CODE	SCIENTIFIC NAME	COMMON NAME	C-VALUE	W-VALUE	WETNESS	HEIGHT Min-Max	HEIGHT Typical	BLOOM COLOR	BLOOM TIME A	M	J	J	A	S	O	SEEDS/OZ	OZ/ACRE	LB/ACRE	% OF MIX by Weight	% OF MIX by Seed Count	GERMINATION	TOP SOW
BOUCUR	*Bouteloua curtipendula*	Side-oats Grama	8	5	UPL	1.5-2.5'	2	N/A								6,000	128.00	8.00	32.75%	13.62%	N/A	
CARICK	*Carex bicknellii*	Copper-shouldered Oval Sedge	10	3	FACU	1.5-2.5'	2	N/A								17,000	6.00	0.38	1.54%	1.84%	CM-60	
CARVUL	*Carex brevior*	Plains Oval Sedge	4	0	FAC	1-3'	2	N/A								25,000	4.00	0.25	1.02%	2.09%	CM-60	
CAROLE	*Carex molesta*	Field Oval Sedge	2	0	FAC	1-2.5'	2	N/A								25,000	2.00	0.13	0.51%	0.96%	CM-60	
ELYCAN	*Elymus canadensis*	Canada Wild Rye	4	-3	FACU	3-5'	5	N/A								5,200	52.00	2.00	8.19%	2.99%	N/A	
JUNDUD	*Juncus dudleyi*	Dudley's Rush	4	-3	FACW	1-3.5'	2	N/A								3,200,000	0.125	0.01	0.03%	7.20%	CM-90	
PANVIR	*Panicum virgatum*	Switch Grass	5	0	FAC	3-6'	5	N/A								14,000	8.00	0.50	2.03%	2.02%	N/A	
SCHSCO	*Schizachyrium scoparium*	Little Bluestem	5	3	FACU	2-3'	3	N/A								15,000	48.00	3.00	12.28%	12.96%	N/A	
																Grass/Sedge Subtotals			14.25#	58.36%	43.81%	

Wildflowers

CODE	SCIENTIFIC NAME	COMMON NAME	C-VALUE	W-VALUE	WETNESS	HEIGHT Min-Max	HEIGHT Typical	BLOOM COLOR	BLOOM TIME A	M	J	J	A	S	O	SEEDS/OZ	OZ/ACRE	LB/ACRE	% OF MIX by Weight	% OF MIX by Seed Count	GERMINATION	TOP SOW
ALLCER	*Allium cernuum*	Nodding Onion	7	3	FACU	1-2'	1.5	Purple								7,600	3.00	0.19	0.77%	0.61%	CM-60	
AMOCAN	*Amorpha canescens*	Lead Plant	9	5	UPL	1-3.5'	3	Purple								16,000	2.00	0.13	0.51%	0.58%	CM-10, H, I	
ASCTUB	*Asclepias tuberosa*	Butterfly Weed	7	5	UPL	1-2.5'	2	Orange								1,500	15.00	1.00	4.09%	1.24%	CM-30	
BAPALB	*Baptisia alba*	White Wild Indigo	8	3	FACU	3-6'	4	White								1,700	2.50	0.16	0.64%	0.08%	CM-10, H, I	
CHAFAS	*Chamaecrista fasciculata*	Partridge Pea	5	3	FACU	4"-3'	2	Yellow								4,700	16.00	1.00	4.09%	0.78%	CM-10, H, I	
CORLAN	*Coreopsis lanceolata*	Sand Coreopsis	5	3	FACU	1.5-3'	2	Yellow								20,000	6.00	0.38	1.54%	2.16%	CM-30	
CORPAL	*Coreopsis palmata*	Prairie Coreopsis	6	5	UPL	1-2.5'	2	Yellow								12,000	8.00	0.50	2.03%	1.29%	CM-60, M	
DALPUR	*Dalea purpurea*	Purple Prairie Clover	9	5	UPL	1-3'	2	Purple								18,000	8.00	0.50	2.05%	2.59%	L1	
ECHPAL	*Echinacea pallida*	Pale Purple Coneflower	8	5	UPL	2-3'	3	Purple								4,300	16.00	1.00	4.09%	1.50%	CM-30 or M	
ECHPUR	*Echinacea purpurea*	Purple Coneflower	3	5	UPL	2-3'	4	Purple								6,800	6.00	0.38	1.54%	0.73%	N/A	
ERYYUC	*Eryngium yuccifolium*	Rattlesnake Master	9	0	FAC	2-5'	4	White								7,500	12.00	0.75	2.50%	0.62%	CM-60	
EUPCOR	*Eupatorium coelestis*	Flowering Spurge	9	0	UPL	2-3'	3	Purple								11,000	4.00	0.25	1.02%	0.58%	CM-30	
HELHEL	*Helianthus helianthoides*	Early Sunflower	5	3	FACU	3-5'	5	Yellow								6,300	6.00	0.38	1.54%	0.68%	CM-30	
LESCAP	*Lespedeza capitata*	Round-headed Bush Clover	4	3	FACU	2-3'	4	Green								8,000	4.00	0.25	1.02%	0.58%	CM-10, H, I, J	
LIAASP	*Liatris aspera*	Button Blazing Star	6	5	UPL	2-3'	3	Purple								16,000	3.00	0.19	0.77%	0.86%	CM-60	
LIAPYC	*Liatris pycnostachya*	Prairie Blazing Star	8	0	FAC	3-4'	4	Purple								15,000	4.00	0.25	0.77%	1.03%	CM-60	
MONFIS	*Monarda fistulosa*	Wild Bergamot	4	3	FACU	2.5-4'	4	Purple								70,000	2.00	0.13	0.51%	2.52%	N/A	
PARINT	*Parthenium integrifolium*	Wild Quinine	8	5	UPL	2-3.5'	3	White								7,000	8.00	0.50	2.05%	0.58%	CM-60	
PLMRIC	*Penstemon digitalis*	Foxglove Beardtongue	4	0	FAC	2-3'	3	White								130,000	2.00	0.13	0.51%	4.68%	CM-30, H	
PYCTEN	*Pycnanthemum tenuifolium*	Slender Mountain Mint	2	3	FACW	1-3'	2	White								175,000	0.25	0.02	0.06%	1.70%	N/A	
RATPIN	*Ratibida pinnata*	Yellow Coneflower	4	5	UPL	3-5'	4	Yellow								30,000	4.00	0.25	1.03%	2.16%	CM-30	
RUDFUL	*Rudbeckia fulgida*	Orange Coneflower	8	-5	OBL	2-4'	3	Orange								15,000	4.00	0.25	1.03%	1.08%	CM-60	
RUDHIR	*Rudbeckia hirta*	Black-eyed Susan	1	3	FACU	2-3'	2	Yellow								92,000	8.00	0.50	2.05%	13.25%	CM-30	
SOLUNI	*Solidago ulmifolia*	Elm-leaf Goldenrod	5	5	UPL	1-3'	2	Yellow								190,000	0.50	0.03	0.13%	2.61%	CM-60	
SOLRIG	*Solidago rigida*	Stiff Goldenrod	4	3	FACU	2-5'	4	Yellow								41,000	1.00	0.06	0.26%	0.74%	CM-60	
SYMERI	*Symphyotrichum ericoides*	Heath Aster	5	3	FACU	1-3'	2	White								200,000	1.00	0.06	0.26%	3.60%	N/A	
SYMLAE	*Symphyotrichum laeve*	Smooth Blue Aster	5	3	FACU	1.5-3'	2	Blue								53,000	1.00	0.06	0.26%	0.99%	N/A	
SYMNOV	*Symphyotrichum novae-angliae*	New England Aster	4	-3	FACW	3-5'	4	Purple								86,000	0.50	0.03	0.13%	0.59%	CM-90	
TRADEN	*Tradescantia ohiensis*	Ohio Spiderwort	2	3	FACU	2-4'	3	Blue								8,000	12.00	0.75	3.08%	1.51%	CM-120 or M, G	
VERSTR	*Verbena stricta*	Hoary Vervain	4	5	UPL	3-5'	2	Blue								28,000	2.00	0.13	0.51%	1.01%	CM-60	
ZIZAUR	*Zizia aurea*	Golden Alexanders	7	0	FAC	1-2.5'	2	Yellow								11,000	16.00	1.00	4.09%	3.17%	CM-60 or M, G	
																Wildflower Subtotals			10.17#	41.64%	56.19%	
																Mix TOTALS			24.43#	100.00%	100.00%	

Pizzo NATIVE PLANT NURSERY

Pizzo Native Plant Nursery, LLC • 10729 Pine Road • Leland, IL 60531 • Phone: 815-981-8000 • www.pizzonursery.com

Dry-Bottom Detention Basin Seed Mix (Mesic-Wet Soils at the Bottom of Basins or Swales)

MIX STATISTICS

Base Mix Without Supplemental Plugs

Average Mix Height (ft)	3.2
Median Mix Height (ft)	3.2
Species Heights (# of Occurrences in Mix)	1.5' (1), 2' (3), 3' (8), 4' (16), 5' (8), 6' (2), 7' (2), 8' (1)
Number of Native Species in Mix	41
Native FQI	32.2
Native Mean C Value	4.3
Native Mean W Value	-1.9
National Wetland Category	FACW
Lbs/Acre of Native Seed	30.5
Seeds per Square Foot	330.4
Percent of Mix (by Seed Count) Requiring Stratification	66.1%

Designed for sunny areas that flood periodically for short periods of time, ranging from 24-48 hours, but remain mesic to dry for most of the growing season. It is composed of species that tolerate fluctuating water levels and poor water quality, and is ideal for planting in the bottom of dry-bottom detention basins, within the "Bounce Zone" on detention basin slopes, dry-bottom bioswales, large rain gardens, and within open floodplains. This is a medium height prairie with an average height of 3.4' by seed count, and about 23% of seeds typically averaging 5.0' high or more. While this mix does provide flowering species from April-October, it is designed to be a bit graminoid heavy (particularly long-term) with nearly 66% of seeds being grass and sedge species. The mix is designed in this fashion to ensure excellent erosion control when used in stormwater applications.

Grasses, Sedges, & Rushes

CODE	SCIENTIFIC NAME	COMMON NAME	C-VALUE	W-VALUE	WETNESS	HEIGHT Min-Max	HEIGHT Typical	BLOOM COLOR	BLOOM TIME A	M	J	J	A	S	O	SEEDS/OZ	OZ/ACRE	LB/ACRE	% OF MIX by Weight	% OF MIX by Seed Count	GERMINATION	TOP SOW
ANDGER	*Andropogon gerardii*	Big Bluestem	5	0	FAC	4-8'	7	N/A								10,000	64.00	4.00	13.33%	4.44%	N/A	
CAREBB	*Carex bebbii*	Bebb's Oval Sedge	8	-5	OBL	1-3'	2	N/A								34,000	2.00	0.13	0.42%	0.47%	CM-60	
CARBRE	*Carex brevior*	Plains Oval Sedge	4	0	FAC	1-3'	2	N/A								25,000	4.00	0.25	0.83%	0.81%	CM-60	
CARCRIS	*Carex cristatella*	Crested Oval Sedge	4	-3	FACW	3-4'	3	N/A								58,000	1.00	0.06	0.21%	0.40%	CM-60	
CARHYS	*Carex hystericina*	Porcupine Sedge	5	-5	OBL	1-2.5'	2	N/A								30,000	2.00	0.13	0.42%	0.42%	CM-60	
CAROLE	*Carex molesta*	Field Oval Sedge	2	0	FAC	1-2.5'	2	N/A								25,000	3.00	0.19	0.63%	0.52%	CM-60	
CROCOP	*Carex scoparia*	Lance-fruited Oval Sedge	7	-3	FACW	1-3'	2	N/A								84,000	1.00	0.06	0.21%	0.58%	CM-60	
GRYLAP	*Carex vulpinoidea*	Brown Fox Sedge	2	-3	FACW	1.5-3.5'	3	N/A								100,000	8.00	0.50	1.67%	5.55%	CM-60	
ELYVIR	*Elymus virginicus*	Virginia Wild Rye	4	-3	FACW	3-5'	4	N/A								5,000	16.00	1.00	3.33%	1.11%	CM-60	
ELYCAN	*Elymus canadensis*	Canada Wild Rye	4	-3	FACU	3-5'	5	N/A								5,200	32.00	2.00	6.67%	3.15%	N/A	
ELYVIR	*Elymus virginicus*	Virginia Wild Rye	4	-3	FACW	3-5'	4	N/A								5,200	48.00	3.00	10.00%	3.40%	N/A	
JUNDUD	*Juncus dudleyi*	Dudley's Rush	4	-3	FACW	1-3.5'	2	N/A								3,200,000	1.00	0.06	0.21%	22.21%	CM-60	
PANVIR	*Panicum virgatum*	Switch Grass	5	0	FAC	3-6'	5	N/A								14,000	80.00	5.00	16.67%	7.77%	N/A	
SCHSCO	*Schizachyrium scoparium*	Little Bluestem	5	3	FACU	2-3'	3	N/A								15,000	64.00	4.00	13.33%	6.66%	N/A	
SCIATR	*Scirpus atrovirens*	Dark green Bulrush	4	-5	OBL	2-6'	5	N/A								460,000	1.00	0.06	0.21%	3.19%	CM-60 or M	
SCIVIP	*Scirpus cyperinus*	Wool Grass	5	-5	OBL	3-6'	5	N/A								1,700,000	6.50	0.03	0.13%	5.90%	CM-60 or M	
SORNUT	*Sorghastrum nutans*	Indian Grass	5	3	FACU	3-7'	6	N/A								10,000	16.00	1.00	3.33%	1.33%	N/A	
																Grass/Sedge Subtotals			20.84#	69.48%	64.94%	

Wildflowers

CODE	SCIENTIFIC NAME	COMMON NAME	C-VALUE	W-VALUE	WETNESS	HEIGHT Min-Max	HEIGHT Typical	BLOOM COLOR	BLOOM TIME A	M	J	J	A	S	O	SEEDS/OZ	OZ/ACRE	LB/ACRE	% OF MIX by Weight	% OF MIX by Seed Count	GERMINATION	TOP SOW
ALLCER	*Allium cernuum*	Nodding Onion	7	3	FACU	1-2'	1.5	Purple								7,600	4.00	0.25	0.83%	0.21%	CM-60	
ASCINC	*Asclepias incarnata*	Swamp Milkweed	4	-5	OBL	3-6'	4	Pink								4,800	24.00	1.50	5.00%	0.80%	CM-30	
CHAFAS	*Chamaecrista fasciculata*	Partridge Pea	5	3	FACU	4"-2'	2	Yellow								2,700	16.00	1.00	3.33%	0.30%	CM-10, H, I	
CORTRI	*Coreopsis tripteris*	Tall Coreopsis	5	0	FAC	3-8'	7	Yellow								14,000	6.00	0.38	1.25%	0.58%	CM-60	
DESILL	*Desmodium canadense*	Showy Tick-Trefoil	4	3	FACU	3-6'	4	Purple								5,500	4.00	0.25	0.83%	0.15%	L1	
EUPPUR	*Eupatorium purpureum*	Purple Coneflower	5	0	UPL	2-5'	4	Purple								6,800	8.00	0.50	1.67%	0.37%	N/A	
ERYYUC	*Eryngium yuccifolium*	Rattlesnake Master	9	0	FAC	2-5'	4	White								7,500	12.00	0.75	2.50%	0.62%	CM-60	
EUPPER	*Eupatorium perfoliatum*	Boneset	4	-5	OBL	3-4'	4	White								160,000	2.50	0.16	0.53%	0.54%	CM-30	
EUPSER4	*Eupatorium serotinum*	Late-flowering Boneset	4	-3	FACW	3-4'	4	White								300,000	1.00	0.06	0.21%	2.49%	CM-30	
EUTMAC	*Eutrochium maculatum*	Spotted Joe Pye Weed	4	-5	OBL	3-6'	5	Pink								95,000	2.00	0.13	0.42%	1.32%	CM-30	
HELAUT	*Helenium autumnale*	Sneezeweed	5	-3	FACW	2-5'	4	Yellow								130,000	3.00	0.19	0.63%	2.73%	N/A	
EUPHYP	*Kuhnia eupatorioides*	False Boneset	6	5	UPL	1-3.5'	3	Cream								32,000	4.00	0.25	0.83%	0.89%	N/A	
LIAPYC	*Liatris pycnostachya*	Prairie Blazing Star	8	0	FAC	3-4'	4	Purple								15,000	4.00	0.25	0.83%	0.33%	CM-60	
LIASPI	*Liatris spicata*	Marsh Blazing Star	6	0	FAC	3-5'	5	Purple								11,000	2.00	0.13	0.42%	0.15%	CM-60	
MONFIS	*Monarda fistulosa*	Wild Bergamot	4	3	FACU	2.5-4'	4	Purple								70,000	4.00	0.25	0.83%	1.94%	N/A	
PENDIG	*Penstemon digitalis*	Foxglove Beardtongue	4	0	FAC	2-3'	3	White								130,000	4.00	0.25	0.83%	3.61%	CM-30, G	
PHYVIR	*Physostegia virginiana*	Obedient Plant	4	-3	FACW	2-4'	3	Pink								11,000	2.00	0.13	0.42%	0.15%	CM-60	
PYCVIR	*Pycnanthemum virginianum*	Virginia Mountain Mint	5	-3	FACW	1-4'	3	White								220,000	2.00	0.13	0.42%	3.05%	N/A	
RUDHIR	*Rudbeckia hirta*	Black-eyed Susan	1	3	FACU	2-3'	2	Yellow								92,000	8.00	0.50	1.67%	5.15%	CM-30	
RUDSUB	*Rudbeckia subtomentosa*	Sweet Black-eyed Susan	9	3	FACU	3-6'	5	Yellow								43,000	1.00	0.06	0.21%	0.30%	CM-30	
SILLAC	*Silphium laciniatum*	Compass Plant	5	5	UPL	6-12'	8	Yellow								660	6.00	0.38	1.25%	0.04%	CM-60	
SILTER	*Silphium terebinthinaceum*	Prairie Dock	5	0	FAC	4-10'	9	Yellow								1,600	3.00	0.19	0.63%	0.01%	CM-60	
SOLRIG	*Solidago rigida*	Riddell's Goldenrod	7	-5	OBL	2-4'	3	Yellow								93,000	0.50	0.03	0.08%	0.51%	CM-60	
SOLRIG	*Solidago rigida*	Stiff Goldenrod	4	3	FACU	2-5'	4	Yellow								41,000	4.00	0.25	0.83%	0.26%	CM-60	
SYMNOV	*Symphyotrichum novae-angliae*	New England Aster	4	-3	FACW	3-5'	4	Purple								86,000	3.00	0.19	0.63%	0.56%	CM-90	
THAFEN	*Thalictrum dasycarpum*	Purple Meadow Rue	5	-3	FACW	3-7'	6	Cream								11,000	4.00	0.25	0.83%	0.15%	CM-60, G	
VERHAS	*Verbena hastata*	Blue Vervain	4	-3	FACW	3-6'	5	Blue								93,000	4.00	0.25	0.83%	2.58%	CM-30	
VERNOV	*Vernonia fasciculata*	Common Ironweed	5	-3	FACW	3-6'	5	Purple								24,000	4.00	0.25	0.83%	0.67%	CM-90	
ZIZAUR	*Zizia aurea*	Golden Alexanders	7	0	FAC	1-2.5'	2	Yellow								11,000	12.00	0.75	2.50%	0.82%	CM-60 or M, G	
																Wildflower Subtotals			9.15#	30.52%	35.06%	
																Mix TOTALS			30.00#	100.00%	100.00%	

Pizzo NATIVE PLANT NURSERY

Pizzo Native Plant Nursery, LLC • 10729 Pine Road • Leland, IL 60531 • Phone: 815-981-8000 • www.pizzonursery.com

Wet-Mesic Prairie Seed Mix (Wet-Mesic Soils)

MIX STATISTICS

Base Mix Without Supplemental Plugs

Average Mix Height (ft)	3.0
Median Mix Height (ft)	4.0
Species Heights (# of Occurrences in Mix)	1.5' (1), 2' (8), 3' (10), 4' (14), 5' (7), 6' (2), 7' (2), 8' (1), 9' (1)
Number of Native Species in Mix	46
Native FQI	32.0
Native Mean C Value	4.7
Native Mean W Value	-1.2
National Wetland Category	FACW
Lbs/Acre of Native Seed	15.8
Seeds per Square Foot	210.5
Percent of Mix (by Seed Count) Requiring Stratification	70.1%

Designed for sunny areas that are moist to wet; however, they may dry out completely in the height of summer, or more extensively in particularly dry years. Most of the species in this mix can take consistently saturated soils, while about 1/3 of the species are adapted to facultative upland conditions. Over 43% of this mix is a diverse composition of wildflowers that bloom from April through October resulting in a medium to tall prairie with an average height of 3.0' by seed count, and less than 10% of species typically averaging 5.0' high or more at maturity.

Grasses, Sedges, & Rushes

CODE	SCIENTIFIC NAME	COMMON NAME	C-VALUE	W-VALUE	WETNESS	HEIGHT Min-Max	HEIGHT Typical	BLOOM COLOR	BLOOM TIME A	M	J	J	A	S	O	SEEDS/OZ	OZ/ACRE	LB/ACRE	% OF MIX by Weight	% OF MIX by Seed Count	GERMINATION	TOP SOW
CALCAN	*Calamagrostis canadensis*	Blue Joint Grass	3	-5	OBL	2-5'	4	N/A								280,000	0.75	0.05	0.30%	2.25%	N/A	
CARBEE	*Carex brevior*	Plains Oval Sedge	4	0	FAC	1-3'	2	N/A								25,000	2.00	0.13	0.78%	0.63%	CM-60	
CARCRIS	*Carex cristatella*	Crested Oval Sedge	4	-3	FACW	2-4'	3	N/A								58,000	1.50	0.09	0.59%	0.95%	CM-60	
CARMOL	*Carex molesta*	Field Oval Sedge	2	0	FAC	1-2.5'	2	N/A								25,000	4.00	0.25	1.58%	1.09%	CM-60	
CAROSC	*Carex scoparia*	Lance-fruited Oval Sedge	7	-3	FACW	1-3'	2	N/A								84,000	2.00	0.13	0.78%	1.83%	CM-60	
CASTIP	*Carex stipata*	Common Fox Sedge	3	-5	OBL	1.5-3'	3	N/A								34,000	2.00	0.13	0.78%	0.74%	CM-60	
CAVULF	*Carex vulpinoidea*	Brown Fox Sedge	2	-3	FACW	1.5-3.5'	3	N/A								100,000	4.00	0.25	1.58%	4.38%	CM-60	
ELEPAL	*Eleocharis palustris*	Great Spike Rush	2	-5	OBL	1-3.5'	2	N/A								51,000	1.00	0.06	0.40%	0.56%	CM-60	
ELYVIR	*Elymus virginicus*	Virginia Wild Rye	4	-3	FACW	2.5-4'	4	N/A								4,200	40.00	2.50	15.80%	2.20%	N/A	
GLYSTR	*Glyceria striata*	Fowl Manna Grass	4	-5	OBL	2-3.5'	3	N/A								90,000	2.00	0.13	0.78%	1.96%	N/A	
JUNDUD	*Juncus dudleyi*	Dudley's Rush	4	-3	FACW	1-2.5'	2	N/A								3,200,000	1.00	0.06	0.40%	34.91%	CM-60	
PANVIR	*Panicum virgatum*	Switch Grass	5	0	FAC	3-6'	4	N/A								14,000	16.00	1.00	6.32%	2.44%	N/A	
SCIATR	*Scirpus atrovirens*	Dark green Bulrush	4	-5	OBL	2-6'	5	N/A								460,000	0.50	0.03	0.20%	5.02%	CM-60 or M	
SPAPEC	*Spartina pectinata*	Cord Grass	4	-3	FACW	3-9'	7	N/A								6,600	32.00	2.00	12.66%	2.30%	N/A	
																Grass/Sedge Subtotals			7.27#	45.38%	56.90%	

Wildflowers

CODE	SCIENTIFIC NAME	COMMON NAME	C-VALUE	W-VALUE	WETNESS	HEIGHT Min-Max	HEIGHT Typical	BLOOM COLOR	BLOOM TIME A	M	J	J	A	S	O	SEEDS/OZ	OZ/ACRE	LB/ACRE	% OF MIX by Weight	% OF MIX by Seed Count	GERMINATION	TOP SOW
ALLCER	*Allium cernuum*	Nodding Onion	7	3	FACU	1-2'	1.5	Purple								7,600	12.00	0.75	4.76%	0.99%	CM-60	
ASCINC	*Asclepias incarnata*	Swamp Milkweed	4	-5	OBL	3-6'	4	Pink								4,800	6.00	0.38	2.37%	0.55%	CM-30	
BIDCER	*Bidens cernua*	Nodding Bur Marigold	5	-5	OBL	1-3'	3	Yellow								21,000	1.50	0.09	0.59%	0.34%	CM-60	
SOLAST	*Boltonia asteroides*	False Aster	4	-5	OBL	3-5'	4	White								150,000	0.50	0.03	0.20%	0.47%	CM-60	
CHAFAS	*Chamaecrista fasciculata*	Partridge Pea	5	3	FACU	4"-2'	2	Yellow								2,700	16.00	1.00	6.32%	0.47%	CM-10, H, I	
CORTRI	*Coreopsis tripteris*	Tall Coreopsis	5	0	FAC	3-8'	7	Yellow								14,000	4.00	0.25	1.58%	0.61%	CM-60	
DESCAN	*Desmodium canadense*	Showy Tick-Trefoil	4	0	FAC	3-6'	4	Purple								5,500	3.00	0.19	1.18%	0.18%	L1	
DESILL	*Desmodium illinoense*	Illinois Tick-Trefoil	4	5	UPL	2-5'	3	Purple								67,000	1.50	0.09	0.59%	1.10%	CM-60	
ECHPUR	*Echinacea purpurea*	Purple Coneflower	3	5	UPL	2-5'	4	Purple								6,600	4.00	0.25	1.58%	0.29%	N/A	
ERYYUC	*Eryngium yuccifolium*	Rattlesnake Master	9	0	FAC	2-5'	4	White								7,500	10.00	0.63	3.95%	1.31%	CM-60	
EUPPER	*Eupatorium perfoliatum*	Boneset	4	-5	OBL	3-4'	4	White								160,000	0.25	0.02	0.10%	0.44%	CM-30	
EUTDAC	*Eutrochium dubium*	Coastal Plain Joe Pye Weed	4	-5	OBL	4-6'	5	Purple								95,000	0.50	0.03	0.20%	0.83%	CM-30	
EUTMAC	*Eutrochium maculatum*	Spotted Joe Pye Weed	4	-5	OBL	3-6'	5	Pink								95,000	0.50	0.03	0.20%	0.52%	CM-30	
HELAUT	*Helenium autumnale*	Sneezeweed	5	-3	FACW	2-5'	4	Yellow								130,000	1.00	0.06	0.40%	1.42%	N/A	
LIAPYC	*Liatris pycnostachya*	Prairie Blazing Star	8	0	FAC	2-4'	4	Purple								15,000	6.00	0.38	2.37%	0.72%	CM-60	
LIASPI	*Liatris spicata*	Marsh Blazing Star	6	0	FAC	3-5'	5	Purple								11,000	3.00	0.19	1.18%	0.27%	CM-60	
MONFIS	*Monarda fistulosa*	Wild Bergamot	4	3	FACU	2.5-4'	4	Purple								70,000	4.00	0.25	1.58%	3.05%	N/A	
PENDIG	*Penstemon digitalis*	Foxglove Beardtongue	4	0	FAC	2-3'	3	White								130,000	3.00	0.19	1.18%	2.84%	CM-30, G	
PYCVIR	*Pycnanthemum virginianum*	Virginia Mountain Mint	5	-3	FACW	1-4'	3	White								220,000	2.00	0.13	0.78%	4.80%	N/A	
RUDHIR	*Rudbeckia hirta*	Black-eyed Susan	1	3	FACU	2-3'	2	Yellow								92,000	8.00	0.50	3.16%	13.25%	CM-30	
RUDSUB	*Rudbeckia subtomentosa*	Sweet Black-eyed Susan	9	3	FACU	3-6'	5	Yellow								43,000	2.00	0.13	0.78%	0.94%	CM-30	
RUDTRI	*Rudbeckia triloba*	Brown-eyed Susan	3	3	FACU	2-4'	3	Yellow								34,000	2.00	0.13	0.78%	1.74%	CM-30	
SILLAC	*Silphium laciniatum*	Compass Plant	5	5	UPL	6-12'	8	Yellow								660	6.00	0.38	2.37%	0.04%	CM-60

PRELIMINARY PLAT OF SUBDIVISION
GREENWAY CHASE

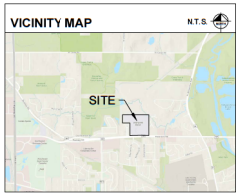
THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Plat Prepared For:
Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048

VICINITY MAP N.T.S.



SURVEY NOTES:

Underground utilities shown hereon are from record drawings obtained from the Village of Libertyville and the engineer of record and the surveyor cannot guarantee the locations of said utilities, except those that are observed on the surface at the time of this survey.

Measurements are made in feet and decimal feet, measurements shown in parentheses ex.(100.00') are record dimensions.

This service meets the Illinois minimum requirements for a boundary and topographic survey.

Field work was completed on October 30, 2024.

Parking Summary: There are 159 parking spaces and 5 handicapped parking spaces.

Iron Pipes set at all corners unless otherwise denoted.

AREA SUMMARY

PARCEL 1:	413,510 SQ.FT.	9.493 AC.
PARCEL 2:	368,588 SQ.FT.	8.461 AC.
PARCEL 3:	233,588 SQ.FT.	5.362 AC.
PARCEL 4:	271,940 SQ.FT.	6.243 AC.
PARCEL 5:	352,772 SQ.FT.	8.099 AC.
PARCEL 6:	193,703 SQ.FT.	4.447 AC.
TOTAL AREA:	1,834,101 SQ.FT.	42.105 AC.

REFERENCE DATUM

North American Vertical Datum 1988

Benchmark #1 Elevation = 755.97'

Chiseled square cut on east side of concrete traffic signal post at the Northwest corner of the intersection of N. Prospect Ave. and the entrance to Baytowne Shopping Square (Southeast corner of site).

Benchmark #2 Elevation = 759.02'

Chiseled square cut on south edge of concrete light pole base at the Northwest corner of site.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 17097C0161K, for Lake County, Illinois and incorporated areas, both dated September 18, 2013, this property is located within

Zone AE defined as "Special Flood Hazard Areas" Areas determined to be within the 1.0% annual chance flood plain with base flood elevations established.

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NORTH

BASIS OF BEARINGS

North American Datum of 1983 (2011)
Illinois State Plane East Zone (1201)

Copyright © 2025
Kimley-Horn and Associates, Inc.
All rights reserved

LINE TABLE		
NO.	BEARING	LENGTH
L1	S61°06'44"E	63.97'
L2	N88°50'17"E	48.71'
L3	N89°40'35"E	52.78'
L4	N74°47'13"E	28.14'
L6	S61°06'44"E	36.47'
L7	S89°49'18"E	7.91'
L8	N88°50'17"E	37.24'
L9	N88°50'17"E	11.25'
L10	N89°40'35"E	52.56'
L11	S89°49'18"E	9.67'
L12	N36°19'42"W	13.48'
L13	N80°56'26"W	40.67'
L14	S86°14'27"W	44.97'
L15	S45°50'35"W	44.97'
L16	S06°55'23"W	44.79'
L17	S33°18'16"E	44.79'
L18	S44°58'21"E	33.09'
L19	S73°57'04"E	33.85'
L20	S42°59'38"E	39.49'
L21	S26°04'16"E	46.46'
L22	N50°38'08"W	6.45'
L23	N52°52'49"W	36.59'
L24	N59°05'49"W	33.91'
L25	N64°57'35"W	31.55'
L26	N71°11'08"W	39.07'
L27	N77°52'51"W	34.56'
L28	N84°11'50"W	35.96'

LINE TABLE		
NO.	BEARING	LENGTH
L29	N85°06'47"W	41.09'
L30	N84°35'59"W	41.11'
L31	N84°35'59"W	41.11'
L32	N84°35'59"W	41.10'
L33	S85°03'05"W	43.51'
L34	S71°43'26"W	43.51'
L35	S57°27'00"W	48.36'
L36	S43°05'42"W	44.10'
L37	S29°04'21"W	46.23'
L38	S14°43'03"W	46.23'
L39	S02°03'26"W	36.16'
L40	S09°24'30"E	36.16'
L41	S21°40'27"E	44.07'
L42	N89°54'57"E	3.84'
L43	N89°54'57"E	28.42'
L44	N89°54'57"E	18.84'
L45	S89°47'29"E	18.72'
L46	S89°47'29"E	37.18'
L47	S70°37'01"E	13.14'
L48	N50°38'44"W	14.55'
L49	N14°52'55"W	40.79'
L51	S61°06'44"E	36.51'
L52	N88°50'17"E	44.39'
L53	N88°50'17"E	4.53'
L54	S89°40'35"W	53.00'
L55	N16°55'51"E	32.09'

CURVE TABLE				
NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	100.75'	29.63'	N08°18'22"W	29.52'
C2	100.75'	11.81'	N20°05'14"W	11.80'
C3	250.00'	103.21'	N11°39'41"W	102.48'
C4	199.91'	137.60'	N19°38'04"E	134.90'
C5	180.00'	123.90'	S70°21'54"E	121.47'
C6	150.00'	120.27'	S51°49'05"W	117.07'
C7	150.00'	75.75'	S14°22'57"W	74.94'
C8	175.00'	119.54'	S19°47'07"W	117.23'
C9	100.00'	88.39'	S64°40'38"W	85.54'
C10	270.00'	141.61'	S76°08'14"E	139.99'
C11	270.00'	123.00'	N76°38'24"E	121.94'
C12	270.00'	293.01'	N32°30'01"E	278.84'
C13	284.95'	36.95'	N03°51'43"W	36.93'
C14	303.29'	79.72'	N14°31'33"W	79.49'
C15	434.50'	151.62'	N32°08'08"W	150.85'
C16	100.00'	45.14'	N12°42'58"W	44.76'
C17	135.75'	8.84'	N01°43'55"W	8.84'
C18	180.00'	12.87'	N72°44'18"E	12.87'
C19	180.00'	41.85'	N64°01'46"E	41.75'
C20	180.00'	59.44'	N47°54'33"E	59.17'
C21	300.00'	32.53'	S64°13'06"E	32.51'
C22	300.00'	75.89'	S74°34'16"E	75.69'
C23	300.00'	48.93'	S86°29'24"E	48.87'
C24	299.98'	22.21'	N87°34'07"E	22.21'
C25	299.17'	84.01'	N77°24'30"E	83.73'

CURVE TABLE				
NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C26	70.00'	31.60'	N12°42'58"W	31.33'
C27	130.00'	16.46'	N03°24'43"W	16.45'
C28	130.00'	42.22'	N16°20'38"W	42.04'
C29	300.00'	85.06'	N49°47'58"E	84.78'
C30	300.00'	79.28'	N34°08'20"E	79.05'
C31	300.00'	78.46'	N19°02'31"E	78.24'
C32	298.89'	53.86'	N06°23'47"E	53.79'
C33	332.78'	49.20'	N04°29'27"W	49.16'
C34	345.88'	79.14'	N15°15'21"W	78.97'
C35	464.50'	80.93'	N27°07'37"W	80.83'
C36	464.50'	80.44'	N37°04'45"W	80.34'
C37	65.00'	50.19'	N65°06'23"W	48.96'
C38	65.00'	60.68'	S66°01'34"W	58.50'
C39	65.00'	28.74'	S26°36'44"W	28.51'
C40	65.00'	60.75'	S12°49'50"E	58.56'
C41	65.00'	75.44'	S72°51'15"E	71.28'
C42	65.00'	35.50'	N58°15'04"E	35.06'
C43	404.50'	12.76'	N41°11'51"W	12.76'
C44	404.50'	128.15'	N31°13'04"W	127.62'
C45	273.29'	37.55'	N18°06'53"W	37.52'
C46	131.29'	52.41'	S78°30'24"W	52.06'
C47	130.00'	62.53'	S53°08'06"W	61.93'
C48	210.00'	39.69'	N56°03'36"W	39.63'
C49	210.00'	46.27'	N67°47'08"W	46.17'
C50	210.00'	46.16'	N80°23'41"W	46.07'

CURVE TABLE				
NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C51	210.00	12.43'	N88°23'17"W	12.43'
C52	60.00'	26.23'	S77°23'31"W	26.02'
C53	60.00'	30.07'	S50°30'47"W	29.75'
C54	60.00'	30.07'	S21°48'11"W	29.75'
C55	60.00'	30.07'	S06°54'25"E	29.75'
C56	60.00'	41.98'	S41°18'26"E	41.13'
C57	60.00'	124.34'	N59°16'54"E	103.25'
C58	150.00	80.27'	N74°46'14"W	79.31'
C59	196.73	30.14'	N53°59'27"W	30.11'
C60	229.91	20.20'	S36°50'10"W	20.20'
C61	229.91	37.70'	S29°37'14"W	37.66'
C62	229.91	37.70'	S20°13'28"W	37.66'
C63	229.91	37.70'	S10°49'41"W	37.66'
C64	229.91	24.86'	S03°01'58"W	24.84'
C65	279.94	33.42'	S03°15'06"E	33.40'
C66	279.94	37.74'	S10°31'59"E	37.71'
C67	100.00	31.30'	N08°47'53"W	31.17'
C68	180.00	60.69'	N09°36'05"E	60.41'
C69	240.00	84.06'	S71°08'47"E	83.63'
C70	240.00	41.81'	S86°10'17"E	41.76'
C71	240.02	42.18'	N84°39'26"E	42.12'
C72	240.00	143.47'	N62°29'52"E	141.34'
C73	240.00	143.45'	N28°14'54"E	141.33'
C74	240.00	40.39'	N06°18'16"E	40.34'
C75	254.95	6.83'	N00°56'06"W	6.83'
C76	70.00'	61.88'	S64°40'38"W	59.88'
C77	145.41	96.75'	S20°14'56"W	94.98'
C78	169.91	18.82'	S36°10'48"W	18.81'
C79	169.91	91.76'	S17°32'06"W	90.65'
C80	169.91	6.45'	S00°58'36"W	6.45'
C81	205.00	14.20'	S37°22'11"W	14.20'
C82	207.85	40.30'	S29°45'11"W	40.24'
C83	205.00	35.48'	S19°09'45"W	35.44'
C84	205.00	41.48'	S08°24'27"W	41.41'
C85	205.00	8.57'	S01°24'49"W	8.57'
C86	120.00	156.88'	N37°20'01"E	145.95'
C87	220.06	76.81'	S09°50'12"E	76.42'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.163	7,087
2	0.104	4,510
3	0.104	4,513
4	0.107	4,656
5	0.289	12,569
6	0.248	10,793
7	0.249	10,866
8	0.304	13,262
9	0.303	13,186
10	0.270	11,773
11	0.274	11,947
12	0.266	11,592
13	0.247	10,765
14	0.247	10,750
15	0.262	11,429
16	0.269	11,716
17	0.263	11,466
18	0.265	11,534
19	0.247	10,750
20	0.247	10,749
21	0.247	10,760
22	0.326	14,208
23	0.345	15,046
24	0.342	14,883
25	0.295	12,849
26	0.385	16,767

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
27	0.255	11,112
28	0.378	16,465
29	0.135	5,895
30	0.104	4,510
31	0.104	4,510
32	0.104	4,510
33	0.104	4,510
34	0.104	4,510
35	0.104	4,510
36	0.104	4,510
37	0.104	4,510
38	0.104	4,510
39	0.104	4,510
40	0.124	5,409
41	0.147	6,395
42	0.147	6,407
43	0.147	6,396
44	0.105	4,571
45	0.108	4,723
46	0.112	4,885
47	0.116	5,044
48	0.167	7,257
49	0.174	7,583
50	0.174	7,583
51	0.146	6,365
52	0.158	6,901

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
53	0.120	5,247
54	0.187	8,130
55	0.104	4,509
57	0.104	4,510
58	0.104	4,510
59	0.104	4,510
60	0.129	5,607
61	0.118	5,156
62	0.124	5,382
63	0.137	5,976
64	0.126	5,500
65	0.114	4,949
66	0.104	4,510
67	0.104	4,510
68	0.104	4,510
69	0.104	4,510
70	0.104	4,510
71	0.104	4,510
72	0.112	4,899
73	0.123	5,371
74	0.112	4,859
75	0.113	4,912
76	0.107	4,658
77	0.321	14,003
78	0.281	12,223
79	0.262	11,401

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
80	0.311	13,556
81	0.311	13,551
82	0.267	11,635
83	0.274	11,925
84	0.247	10,747
85	0.246	10,732
86	0.248	10,823
87	0.310	13,515
88	0.106	4,635
91	0.118	5,130
92	0.129	5,610
93	0.129	5,610
94	0.109	4,744
95	0.109	4,753
97	0.158	6,865
98	0.113	4,902
99	0.104	4,519
OUTLOT A	14.339	624,598
OUTLOT B	1.008	43,910
OUTLOT C	1.141	49,687
OUTLOT D	1.409	61,390
ROADWAY	6.556	285,569

SHEET DETAIL INDEX

SHEET 1	TITLE, LINE-CURVE, AREA TABLE SHEET
SHEETS 2-3	BOUNDARY AND EXISTING CONDITIONS DETAIL SHEETS
SHEETS 4-5	PROPOSED LOT GEOMETRY AND IMPROVEMENTS
SHEET 6	APPROVAL CERTIFICATES AND LEGAL DESCRIPTION SHEET

GRAPHIC SCALE IN FEET
60 0 30 60 120
1"=60' @ 24"X36"

No.	DATE	REVISION DESCRIPTION
1		.

Kimley»Horn
420' Winfield Road, Warrenville, Illinois 60555 Tel. No. (630) 487-5550
DESIGN FIRM # 184002012-0006 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=60'	MGJ	BAS	01/06/25	168247001	1 OF 6

I:\168247001\CAD\Plat\Preliminary Plat\168247001_PLAT_PRELIMINARY.dwg, 1/6/2025 10:58:59 AM, DAVID.JASTAWAY, Adobe PDF

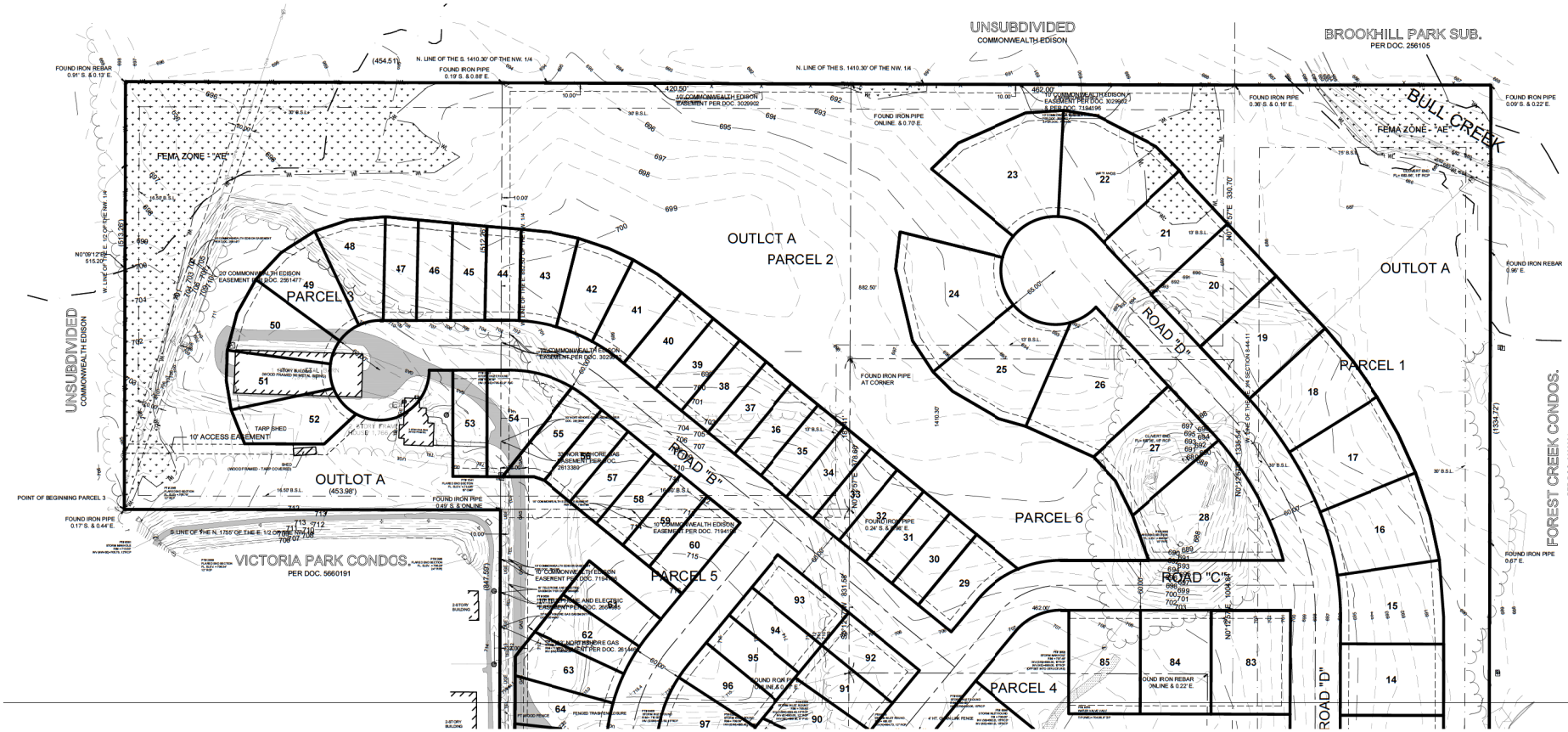
PRELIMINARY PLAT OF SUBDIVISION
GREENWAY CHASE

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Plat Prepared For:
Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048



BASIS OF BEARINGS

North American Datum of 1983 (2011)
Illinois State Plane East Zone (1201)

GRAPHIC SCALE IN FEET
60 0 30 60 120
1"=60' @ 24"X36"

No.	DATE	REVISION DESCRIPTION
1		.

Kimley»Horn
420' Winfield Road
Warrenville, Illinois 60555
Tel. No. (630) 487-5550
DESIGN FIRM # 184002012-0006
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=60'	MGJ	BAS	01/06/25	168247001	2 OF 6

Copyright © 2025
Kimley-Horn and Associates, Inc.
All rights reserved

DWG NAME: C:\CES\LIVE\ACAD 2025\PLTLE_LIBERTYVILLE_IL\DESIGN\CIVIL\SURVEY DESIGN\PRELIM PLAT - 168247001 SHEETS + LINES - PLOTTED BY: STEPH_BRAD - 01/06/25 8:52 AM LAST SAVED: 01/06/25 8:43 AM

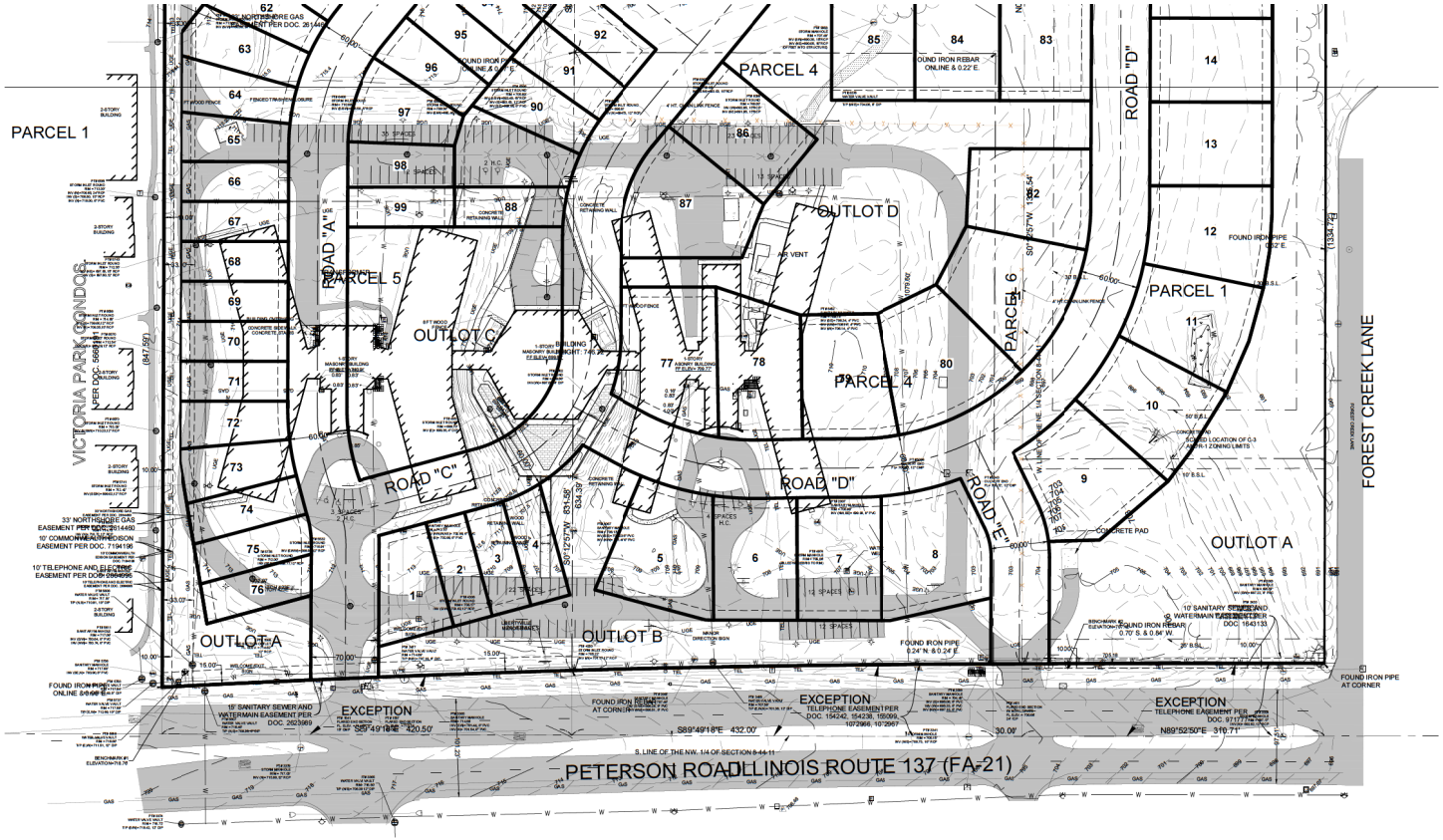
PRELIMINARY PLAT OF SUBDIVISION
GREENWAY CHASE

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Plat Prepared For:
Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048



Copyright © 2025
Kimley-Horn and Associates, Inc.
All rights reserved

No.	DATE	REVISION DESCRIPTION
1		

Kimley»Horn
420' Winfield Road
Warrenville, Illinois 60555
Tel. No. (630) 487-5550
DESIGN FIRM # 184002012-0006
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=60'	MGJ	BAS	01/06/25	168247001	3 OF 6

2025.10.08 - 8:30:43 AM JEFFREY
I:\DESIGN\CIVIL\PLAT\LIBERTYVILLE, IL

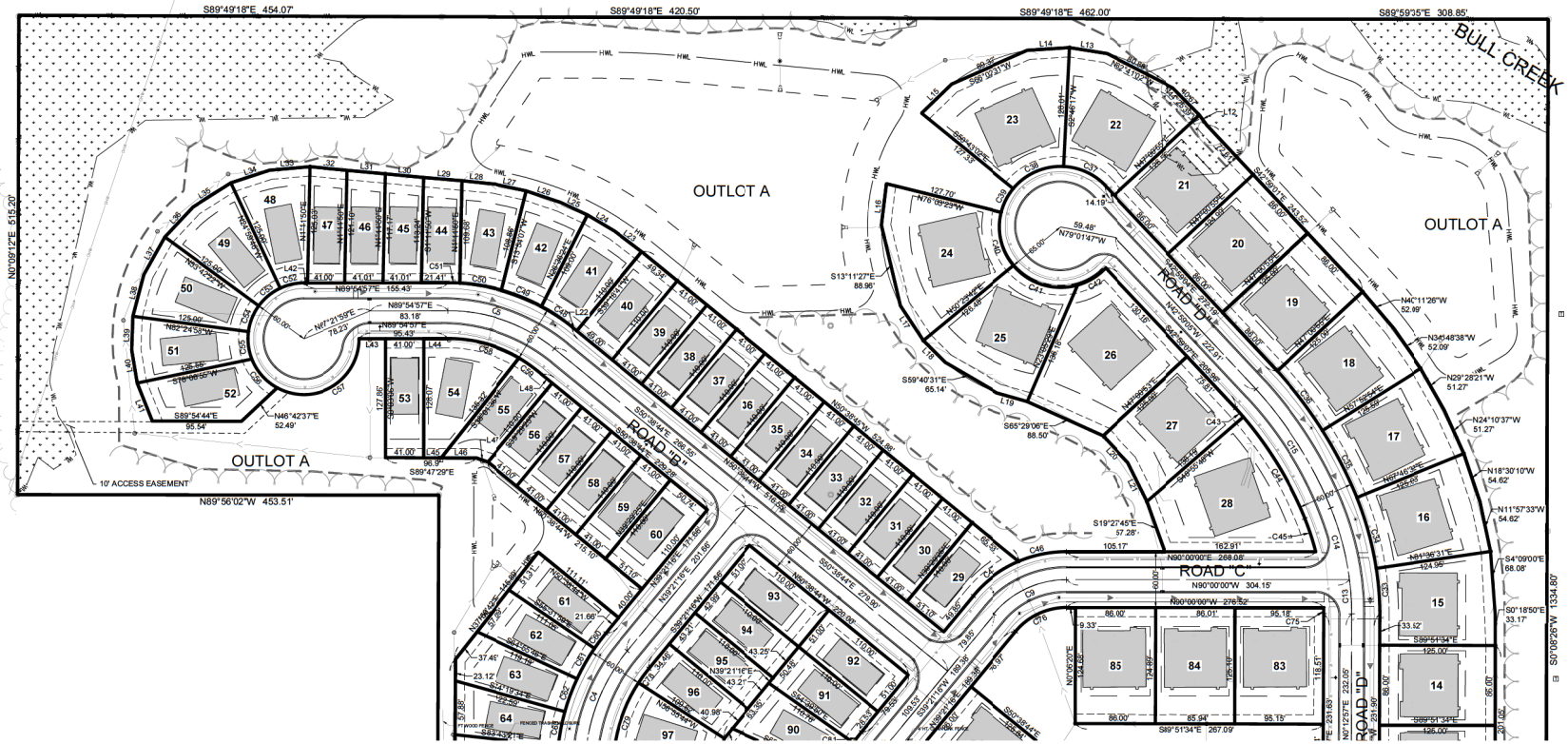
PRELIMINARY PLAT OF SUBDIVISION
GREENWAY CHASE

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Plat Prepared For:
Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048


S89°49'18"E 454.07'
S89°49'18"E 420.50'
S89°49'18"E 462.00'
S89°59'35"E 308.85'
BULL CREEK
OUTLOT A
OUTLOT A
OUTLOT A
ROAD "A"
ROAD "B"
ROAD "C"
ROAD "D"
10' ACCESS EASEMENT
N89°56'02"W 453.51'
N0°05'12"E 515.20'
S0°08'26"W 1334.80'
S89°47'29"E 98.9'
S89°51'34"E 267.09'
N0°12'57"E 232.05'
S89°54'44"E 65.54'
N46°42'37"E 52.49'
S13°11'27"E 88.96'
S59°40'31"E 65.14'
S65°29'06"E 88.50'
S19°27'45"E 97.28'
N90°00'00"E 268.08'
N90°00'00"W 304.15'
N90°00'00"W 276.52'
N89°54'57"E 155.43'
N89°54'57"E 83.18'
N89°54'57"E 95.43'
N6°21'59"E 76.23'
N89°54'44"W 226.55'
N89°54'44"W 271.90'
N89°54'44"W 220.00'
N89°54'44"W 324.86'
N89°54'44"W 117.66'
N89°21'16"E 201.66'
N39°21'16"E 43.21'
N0°05'16"E 114.00'
N0°05'16"W 114.00'
S39°21'16"W 198.38'
S39°21'16"W 198.38'
S0°05'16"E 114.00'
S0°05'16"E 114.00'
N0°05'16"E 114.00'
N0°05'16"W 114.00

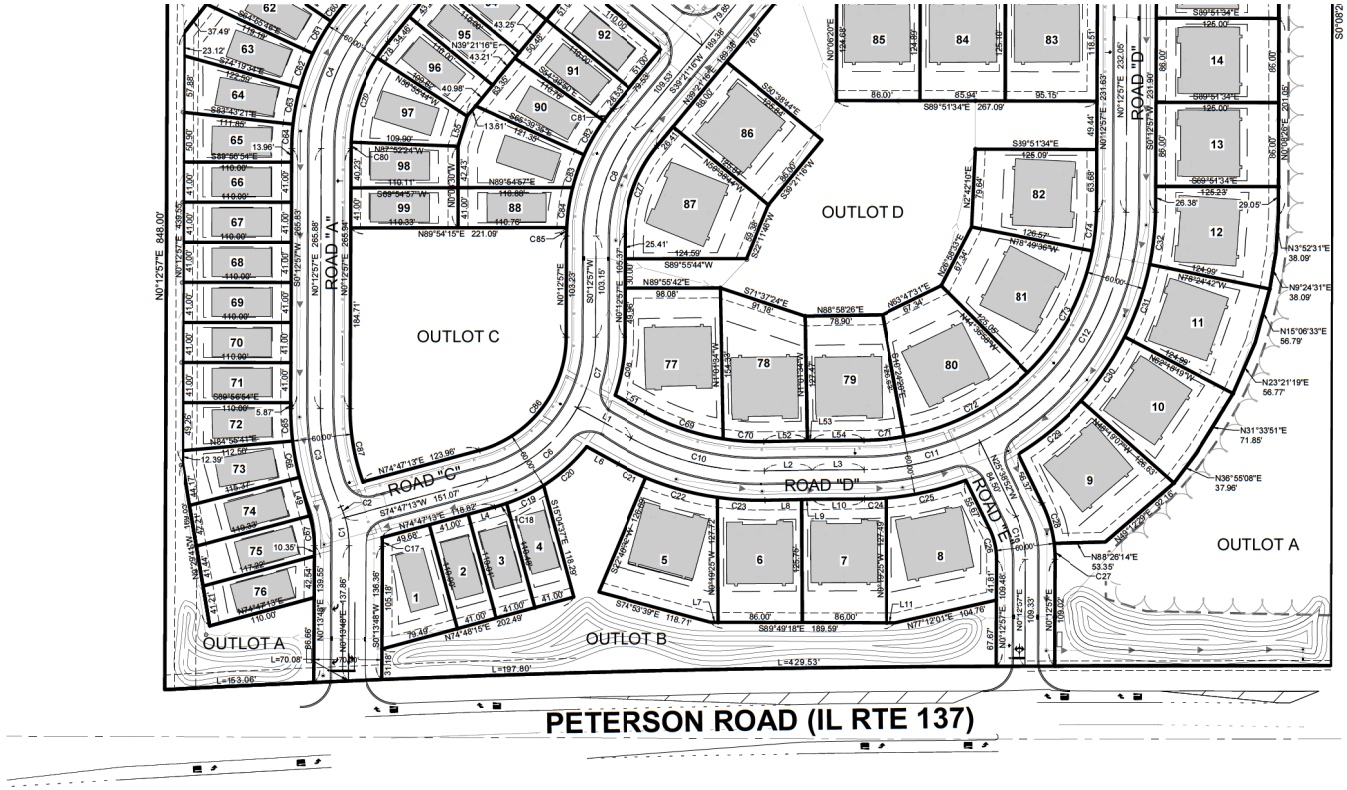
Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Plat Prepared For:
Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048

PRELIMINARY PLAT OF SUBDIVISION
GREENWAY CHASE

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.



BASIS OF BEARINGS

North American Datum of 1983 (2011)
Illinois State Plane East Zone (1201)

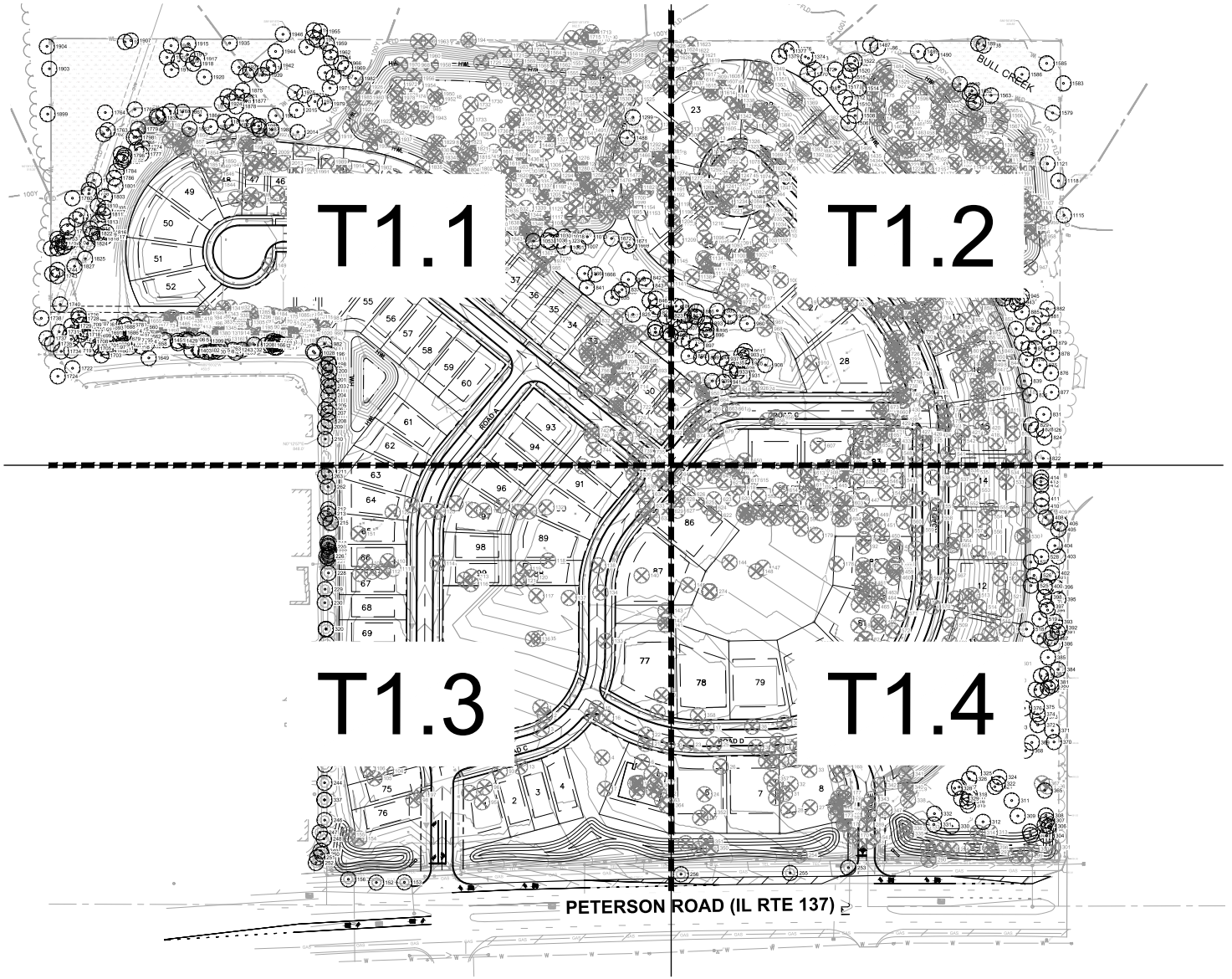
GRAPHIC SCALE IN FEET
60 0 30 60 120
1"=60' @ 24"X36"

No.	DATE	REVISION DESCRIPTION
1		

Kimley»Horn
420 Winfield Road
Warrenville, Illinois 60555
Tel. No. (630) 487-5550
DESIGN FIRM # 184002012-0006
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=60'	MGJ	BAS	01/06/25	168247001	3 OF 6

Copyright © 2025
Kimley-Horn and Associates, Inc.
All rights reserved



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-7564
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

PULTE HOME COMPANY, LLC

TREE PRESERVATION PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
T1.0

Drawing name: K:\CHI_LDD\168247001 - Pulte Libertyville, IL\2 Design\CAD\Plans\T1.0_TREE PRESERVATION PLAN.dwg Feb 03, 2025 - 11:47am - Ian Dahlgren
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TREE PRESERVATION NOTES

1. ALL TREES ARE TO BE PRESERVED UNLESS OTHERWISE NOTED.
2. FINAL LAYOUT OF TREE PRESERVATION FENCING IS TO BE DETERMINED IN THE FIELD.
3. REFER TO SHEET T1.5 FOR TREE TABULATION DATA.
4. REFER TO SHEET T1.5 FOR VILLAGE OF LIBERTYVILLE STANDARD TREE PROTECTION DETAIL AND REQUIREMENTS.

TREE PRESERVATION LEGEND

EXISTING TREE TO BE PRESERVED
SEE TREE PROTECTION DETAIL ON SHEET T1.5
ASSOCIATED TREE ID #

EXISTING TREE TO BE REMOVED
SEE TREE TABULATION DATA ON SHEET T1.5
ASSOCIATED TREE ID #

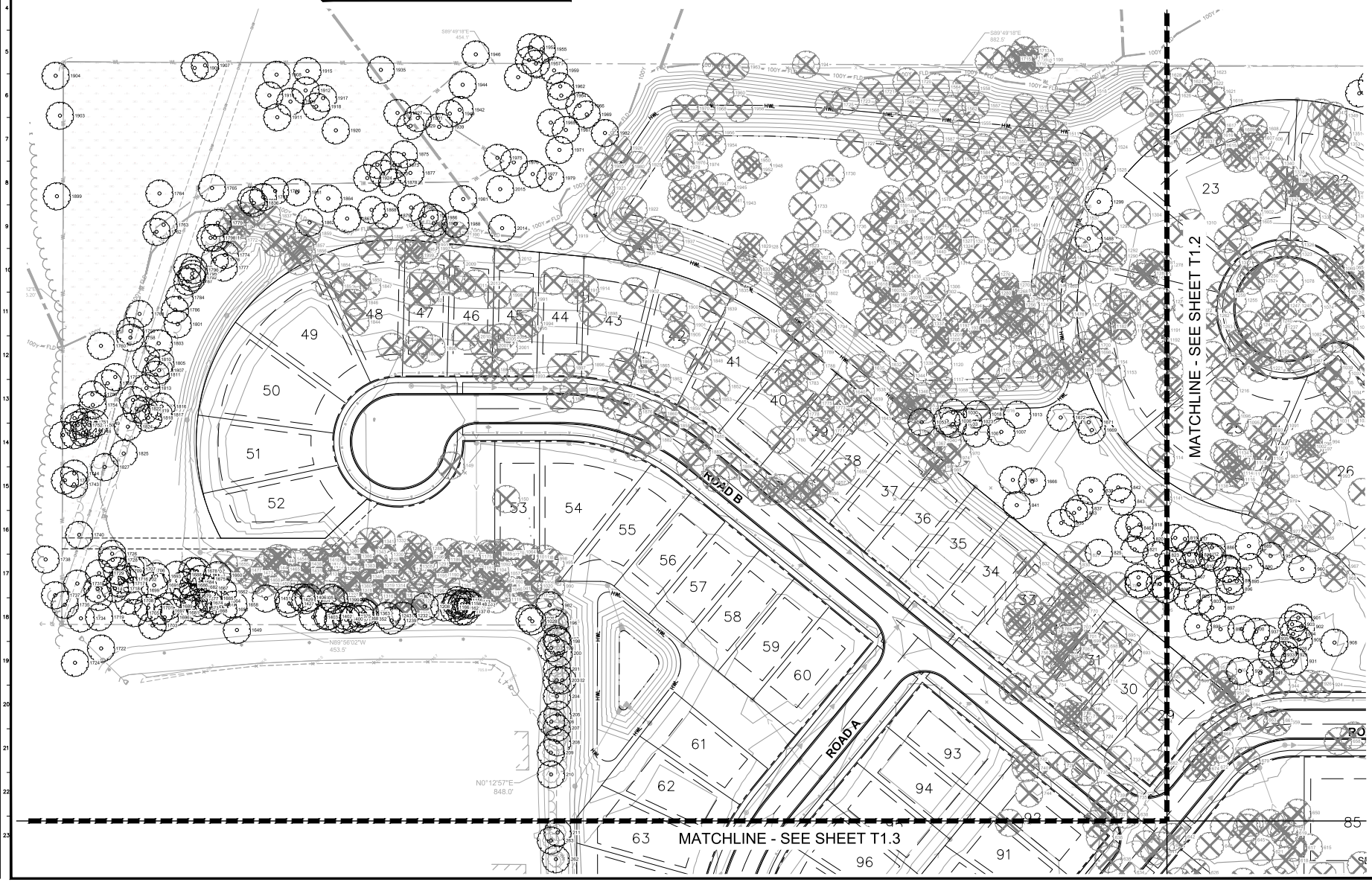
TREE PROTECTION FENCE
SEE TREE PROTECTION DETAIL ON SHEET T1.5

TREE PRESERVATION NOTES

1. CONTRACTOR TO FURNISH AND INSTALL TEMPRORARY TREE PROTECTION FENCE, TYP. SEE DETAIL ON SHEET T1.5
2. EXISTING TREE TO BE PRESERVED
3. EXISTING WOODLAND TO BE PRESERVED
4. EXISTING TREE TO BE REMOVED

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-7564
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

PULTE HOME COMPANY, LLC

TREE PRESERVATION PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
T1.1

Drawing name: K:\CHI_LDD\168247001 - Pulte Libertyville, LLC - Greenway Chase\Engineering\LLD TREE PRESERVATION PLAN.dwg T1.1 Feb 03, 2025 11:49am Ivy Zandstra
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TREE PRESERVATION NOTES

1. ALL TREES ARE TO BE PRESERVED UNLESS OTHERWISE NOTED.
2. FINAL LAYOUT OF TREE PRESERVATION FENCING IS TO BE DETERMINED IN THE FIELD.
3. REFER TO SHEET T1.5 FOR TREE TABULATION DATA.
4. REFER TO SHEET T1.5 FOR VILLAGE OF LIBERTYVILLE STANDARD TREE PROTECTION DETAIL AND REQUIREMENTS.

TREE PRESERVATION LEGEND

EXISTING TREE TO BE PRESERVED
SEE TREE PROTECTION DETAIL ON SHEET T1.5
ASSOCIATED TREE ID #

EXISTING TREE TO BE REMOVED
SEE TREE TABULATION DATA ON SHEET T1.5
ASSOCIATED TREE ID #

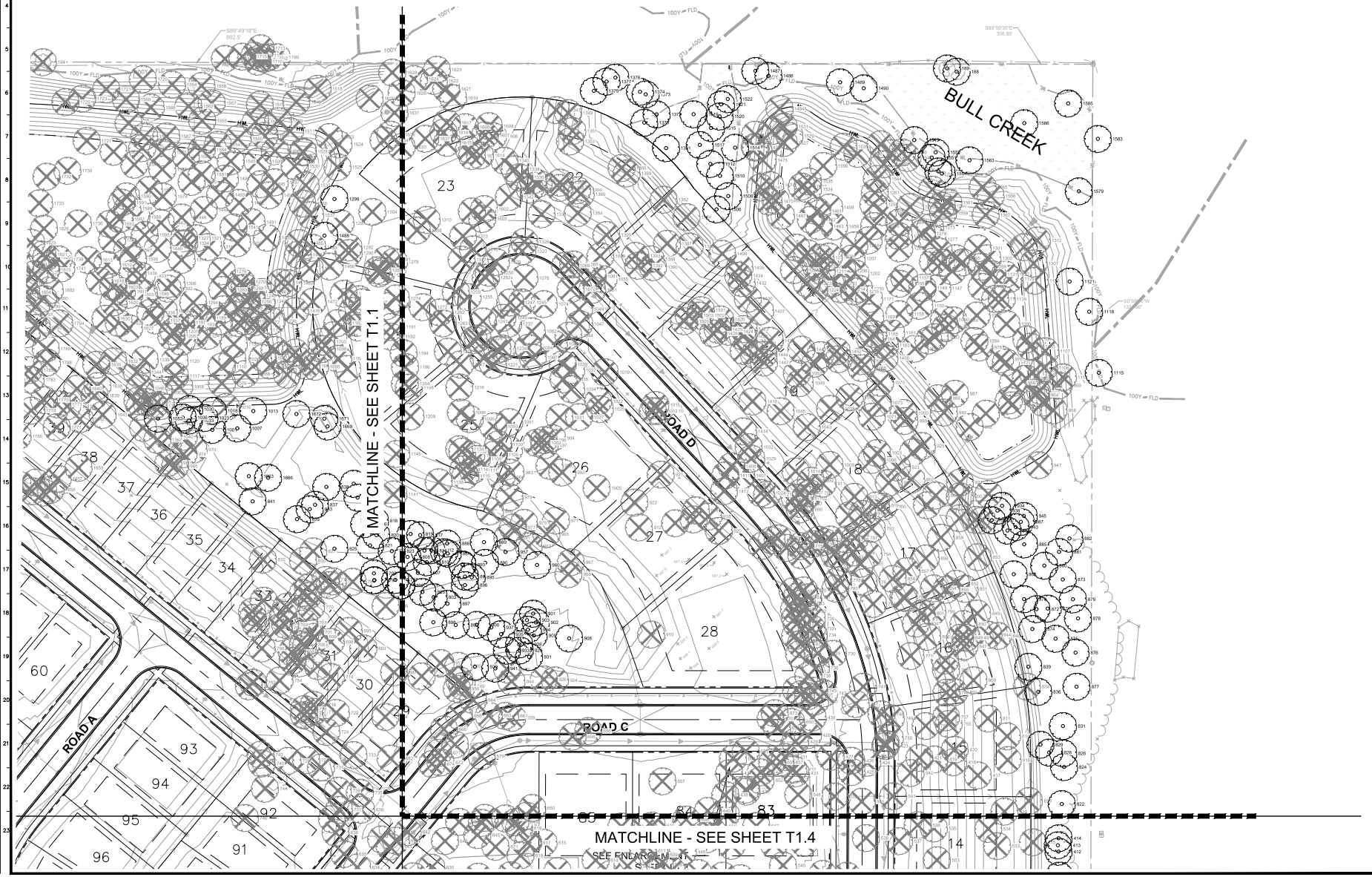
TREE PROTECTION FENCE
SEE TREE PROTECTION DETAIL ON SHEET T1.5

TREE PRESERVATION NOTES

1. CONTRACTOR TO FURNISH AND INSTALL TEMPRORARY TREE PROTECTION FENCE, TYP. SEE DETAIL ON SHEET T1.5
2. EXISTING TREE TO BE PRESERVED
3. EXISTING WOODLAND TO BE PRESERVED
4. EXISTING TREE TO BE REMOVED

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-7564
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

PULTE HOME COMPANY, LLC

TREE PRESERVATION PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
T1.2

Drawing name: K:\CHI_LDD\168247001 - Pulte Libertyville\LD\Design\CAD\Plan\Sheets\T1.2 TREE PRESERVATION PLAN.dwg, T1.2, Feb 03, 2025, 11:10am, Ian Donaldson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TREE PRESERVATION NOTES

1. ALL TREES ARE TO BE PRESERVED UNLESS OTHERWISE NOTED.
2. FINAL LAYOUT OF TREE PRESERVATION FENCING IS TO BE DETERMINED IN THE FIELD.
3. REFER TO SHEET T1.5 FOR TREE TABULATION DATA.
4. REFER TO SHEET T1.5 FOR VILLAGE OF LIBERTYVILLE STANDARD TREE PROTECTION DETAIL AND REQUIREMENTS.

TREE PRESERVATION LEGEND

EXISTING TREE TO BE PRESERVED
SEE TREE PROTECTION DETAIL ON SHEET T1.5
ASSOCIATED TREE ID #

EXISTING TREE TO BE REMOVED
SEE TREE TABULATION DATA ON SHEET T1.5
ASSOCIATED TREE ID #

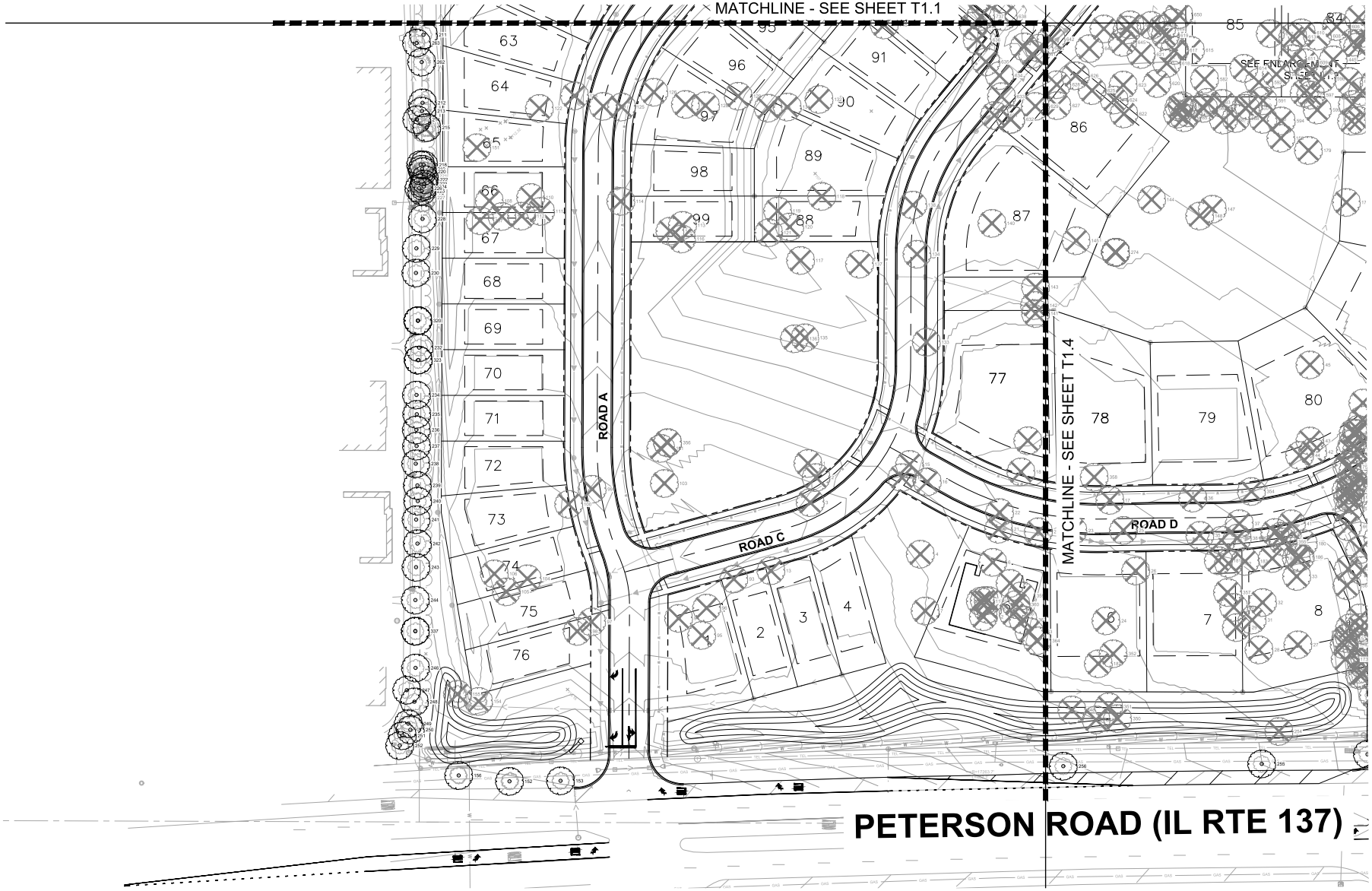
TREE PROTECTION FENCE
SEE TREE PROTECTION DETAIL ON SHEET T1.5

TREE PRESERVATION NOTES

1. CONTRACTOR TO FURNISH AND INSTALL TEMPRORARY TREE PROTECTION FENCE, TYP. SEE DETAIL ON SHEET T1.5
2. EXISTING TREE TO BE PRESERVED
3. EXISTING WOODLAND TO BE PRESERVED
4. EXISTING TREE TO BE REMOVED

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-7564
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

PULTE HOME COMPANY, LLC

TREE PRESERVATION PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
T1.3

Drawing name: K:\CHI_CIVIL\168247001 - Pulte Libertyville, IL\2 Design\CAD\Plan Sheets\T1.3 TREE PRESERVATION PLAN.dwg Feb 03, 2025 - 11:47am Ian Donaldson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TREE PRESERVATION NOTES

1. ALL TREES ARE TO BE PRESERVED UNLESS OTHERWISE NOTED.
2. FINAL LAYOUT OF TREE PRESERVATION FENCING IS TO BE DETERMINED IN THE FIELD.
3. REFER TO SHEET T1.5 FOR TREE TABULATION DATA.
4. REFER TO SHEET T1.5 FOR VILLAGE OF LIBERTYVILLE STANDARD TREE PROTECTION DETAIL AND REQUIREMENTS.

TREE PRESERVATION LEGEND

EXISTING TREE TO BE PRESERVED
SEE TREE PROTECTION DETAIL ON SHEET T1.5
ASSOCIATED TREE ID #

EXISTING TREE TO BE REMOVED
SEE TREE TABULATION DATA ON SHEET T1.5
ASSOCIATED TREE ID #

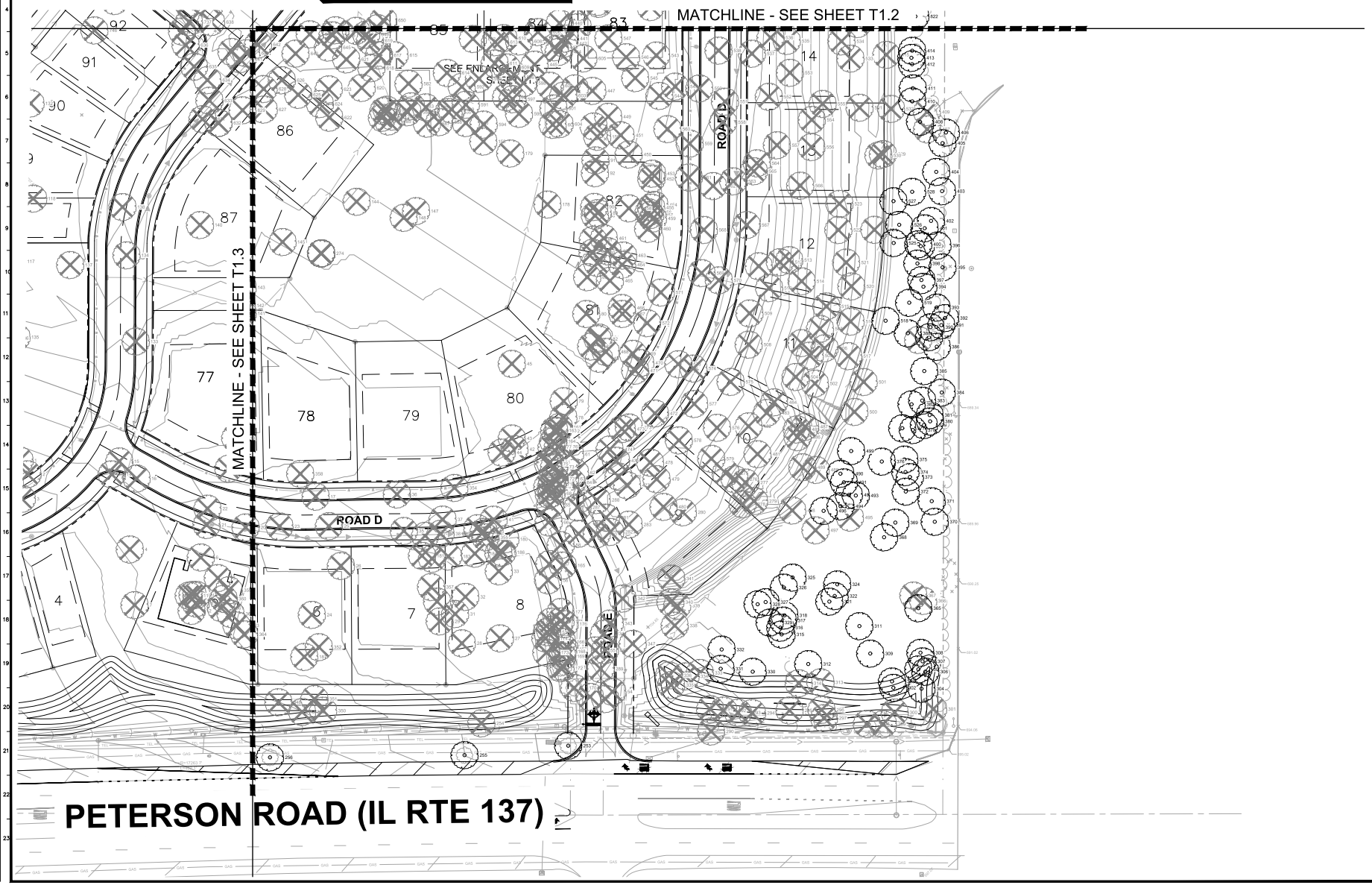
TREE PROTECTION FENCE
SEE TREE PROTECTION DETAIL ON SHEET T1.5

TREE PRESERVATION NOTES

1. CONTRACTOR TO FURNISH AND INSTALL TEMPRORARY TREE PROTECTION FENCE, TYP. SEE DETAIL ON SHEET T1.5
2. EXISTING TREE TO BE PRESERVED
3. EXISTING WOODLAND TO BE PRESERVED
4. EXISTING TREE TO BE REMOVED

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-7564
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

PULTE HOME COMPANY, LLC

TREE PRESERVATION PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
T1.4

Drawing name: K:\CHS_DOC\168247001 - Pulte Libertyville, IL\3 Design\CAD\Plotting\KLD TREE PRESERVATION PLAN.dwg T1.4 Feb 03, 2025 11:43am Ian Donlon
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TREE PRESERVATION NOTES

FLORA AND ROOT PROTECTION:

1. EXISTING TREES NOT IN DIRECT CONFLICT WITH CONSTRUCTION SHALL BE SAVED AND PROTECTED, UNLESS SPECIFIED TO BE REMOVED. REMOVE TREES ONLY AFTER APPROVAL BY OWNER IN ACCORDANCE WITH LATEST EDITION OF ANSI A300 – TREE CARE OPERATIONS – TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE – STANDARD PRACTICES. PRUNE TREES ONLY AFTER APPROVAL BY OWNER IN ACCORDANCE WITH LATEST EDITION OF ANSI A300 – TREE CARE OPERATIONS – TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE – STANDARD PRACTICES WITH ADDITION OF VILLAGE OF LIBERTYVILLE ORDINANCE.

PROTECTION DURING CONSTRUCTION ACTIVITIES:

1. TREE PROTECTION FENCE SHALL BE ERECTED AROUND, MINIMALLY, THE DISTANCE OF DRIPLINE OF THE TREE TO BE PROTECTED. TREE PROTECTION FENCE SHALL BE A MINIMUM OF FOUR FEET WOOD SLAT OR CHAINLINK FENCE ATTACHED TO 6' MINIMUM "T" – STEEL POSTS, DRIVEN AT LEAST 2' INTO GROUND AT 6' INTERVALS OR APPROVED EQUIVALENT.
2. TREE PROTECTION SIGNAGE SHALL BE LAMINATED OR OTHERWISE WEATHERPROOF AND PRINTED IN BOLD TEXT SO AS TO BE EASILY READ FROM A DISTANCE OF 20 FEET. WORDING ON SIGNAGE SHALL BE PROVIDED IN BOTH ENGLISH AND SPANISH. SIGNS SHALL BE PLACED EVERY 30' ALONG PROTECTION FENCE.
3. NO OTHER CONSTRUCTION ACTIVITY MAY OCCUR ON SITE UNTIL TREE PRESERVATION FENCING HAS BEEN INSTALLED AND APPROVED.
4. ALL CONSTRUCTION ACTIVITY WITHIN THE AREAS FENCED OFF AROUND THE TREES SHALL BE PROHIBITED. THIS SHALL INCLUDE , BUT NOT LIMITED TO, THE FOLLOWING ACTIVITIES:
   - 4.1. PARKING OR DRIVING EQUIPMENT, MACHINERY OR VEHICLES OF ANY TYPE.
   - 4.2. STORAGE OF ANY CONSTRUCTION MATERIALS, EQUIPMENT, STOCKPILING, EXCAVATION OR FILL: SOIL, GRAVEL, ETC.
   - 4.3. DUMPING OF ANY CHEMICALS, WASH–OUT MATERIALS FROM CLEANING EQUIPMENT, CONCRETE OR MORTAR REMAINDER, TRASH, GARBAGE, OR DEBRIS OF ANY KIND.
   - 4.4. TRENCHING, GRADING OR CONSTRUCTION IN THE ROOT AREA.
5. FENCING SHALL REMAIN IN PLACE AND BE CONTINUOUSLY MAINTAINED FOR DURATION OF CONSTRUCTION.
6. ROOT PRUNING SHALL BE PERFORMED WHENEVER GRADES OUTSIDE THE TREE PROTECTION AREA BUT WITHIN THE AN AREA TWICE THE HEIGHT OF THE TREE WILL BE LOWERED.

PROTECTION DURING REMOVAL OF EXISTING MATERIALS WITHIN THE DRIPLINE:

1. EXTRA CARE IS TO BE TAKEN DURING THE REMOVAL OF EXISTING MATERIALS WITHIN THE DRIPLINE TO PREVENT BREAKAGE OF ANY ROOTS WITHIN THE DRIPLINE (ROOT ZONE) OF ANY FLORA. VOLATIONS OF THESE BASIC POLICIES AND PROCEDURES MAY RESULT IN FINES BEING LEVIED AGAINST THE OFFENDING PARTY. ADDITIONALLY, NEGLIGENT ACTS MAY RESULT IN THE POTENTIAL CATASTROPHIC FAILURE OF THE AFFECTED FLORA LEADING TO INJURY, PROPERTY DAMAGE OR LOSS OF LIFE FOR WHICH THE OFFENDING PARTY SHALL BE HELD RESPONSIBLE.
2. DRIPLINE (ROOT ZONE) DIMENSIONS ARE DEFINED BY SIZE CLASSIFICATION OF FLORA.
3. NO ROOTS ARE TO BE BROKEN WITH EQUIPMENT DURING REMOVAL OF EXISTING WALKS, CURBS OR ANY OTHER FACILITIES, UNLESS ROOTS ARE FIRST 'PRE–CUT' ON THE TREE SIDE OF THE EXCAVATION. ROOTS ARE TO BE CUT WITH SHARP TOOLS, SUCH AS, CHAIN SAWS, HANDSAWS, LOPPERS, OR OTHER. EQUIPMENT BREAKAGE OF ROOTS DAMAGES MORE OF THE ROOT THAN NECESSARY AND CREATES UNSEEN FRACTURES BEYOND THE SOIL WALL. SEE FIGURES–2A–2B.
4. PRE–CUTTING OF ROOTS WILL ONLY BE PERMISSIBLE IN SITUATIONS WHERE IT IS IMPOSSIBLE TO EITHER ELEVATE FINAL PAVED GRADE TO LAY ATOP ROOTS, REDUCE PAVED WIDTH TO ACCEPTABLE SPECIFICATIONS WHILE AVOIDING ROOT INTERFERENCE OR ADHERE TO DIRECTIONAL BORING SPECIFICATIONS.
5. ABOVE GROUND PORTIONS OF FLORA ARE TO BE PROTECTED FROM CONTACT WITH ANY EQUIPMENT OR MATERIALS. CONSTRUCTION FENCING SHOULD BE PLACED AT THE PERIMETER OF THE AREA TO BE PROTECTED TO HELP PREVENT UNNECESSARY DAMAGE
6. NO CONCRETE OR OTHER FOREIGN MATERIALS SHALL BE PLACED DIRECTLY AGAINST CUT PORTIONS OF ROOTS OR WITHIN 6' OF CUT PORTIONS.
7. THERE SHALL BE FOUR(4) CLASSIFICATIONS OF ROOT SIZES ACCORDING TO THE SIZE OF THE MAIN STEM OF ANY PARTICULAR FLORA.

   CLASS 1: ROOT DIAMETER = 20–25% OF MAIN STEM DIAMETER
   CLASS 2: ROOT DIAMETER = 15–20% OF MAIN STEM DIAMETER
   CLASS 3: ROOT DIAMETER = 10–15% OF MAIN STEM DIAMETER
   CLASS 4: ROOT DIAMETER = 1–10% OF MAIN STEM DIAMETER
   NO MORE THAN ONE (1) CLASS 1 ROOT MAY BE CUT FROM ANY GIVEN FLORA
   NO MORE THAN TWO (2) CLASS 2 ROOTS MAY BE CUT FROM ANY GIVEN FLORA
   NO MORE THAN FOUR (4) CLASS 3 ROOTS MAY BE CUT FROM ANY GIVEN FLORA
   NO LIMIT FOR CLASS 4 ROOTS

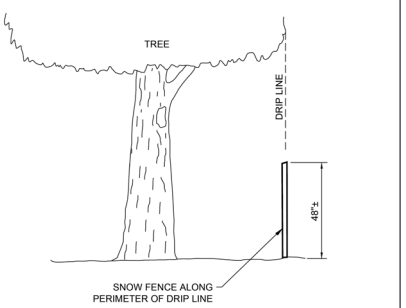
8. ROOT REMOVAL IN EXCESS OF THE ABOVE SPECIFICATIONS MAY RESULT IN THE REQUIRED REMOVAL AND REPLACEMENT OF THE AFFECTED FLORA BY THE OFFENDING PARTY.
9. NOT MORE THAN ONE SIDE OF ANY FLORA MAY SUFFER CUT ROOTS.
10. EXCAVATED SOIL SHALL BE PLACED ON THE SIDE OF THE CUT OPPOSITE THE TREE.
11. NO ROOTS GREATER THAN 2.5% OF THE TRUNK DIAMETER OF FLORA MAY BE CUT OR GROUND OFF AT THE TRUNK OF ANY FLORA.
12. NO ROOTS SHALL BE CUT WITHIN 24" OF THE TRUNK OF ANY FLORA OR WITHIN THE STRUCTURAL CRITICAL ROOTING DISTANCE, WHICHEVER IS LARGER.

CLEAN CUTTING AND BACKFILLING ROOTS:

1. ALL PRE–CUT AND/OR DAMAGED ROOTS SHALL BE CLEAN CUT WITH THE APPROPRIATE SHARP TOOL PRIOR TO BACK–FILLING OF SOIL.
2. ALL CUT ROOTS MUST BE CLEAN CUT PERPENDICULAR TO THE NATURAL DIRECTION OF ROOT GROWTH AT THE POINT WHERE THE CUT IS TO OCCUR.
3. ALL CLEAN CUTS SHALL OCCUR ON THE TREE SIDE OF THE ROOT BEYOND A POINT WHERE ALL ROOT TISSUES HAVE BEEN DAMAGED. SEE FIGURES 3A–3B.
4. ALL DAMAGED ROOTS SHALL BE BACK–FILLED WITH TOPSOIL WITHIN 60 MINUTES OF BEING CLEAN CUT.
5. ALL DAMAGED ROOTS MUST HAVE AT LEAST 6' CLEARANCE FROM ALL PERMANENT CONSTRUCTION MATERIALS EXCEPT TOPSOIL.
6. ALL ROOT DAMAGED FLORA MUST BE HEAVILY WATERED WITHIN 24 HOURS OF BACK–FILLING.

GRADE CHANGE SPECIFICATIONS:

1. ELEVATING THE FINAL GRADE SHOULD BE CONSIDERED IN ALL SITUATIONS WHERE THE DIAMETER OF THE TRUNK OF VALUABLE FLORA EXCEEDS 10' AND THE LOCATION OF THE WORK TO BE PERFORMED IS WITHIN THE DRIPLINE, AND/OR, THE TRUNK DIAMETER DOES NOT EXCEED THE WIDTH OF THE EXISTING TREE LAWN, AND/OR WHEN DIRECTIONAL BORING IS IMPRACTICAL OR IMPOSSIBLE.
2. WHEN FINAL GRADES ARE TO BE ELEVATED ABOVE EXISTING GRADES, EXTRA CARE IS TO BE TAKEN DURING REMOVAL OF EXISTING MATERIALS, I.E., BACKHOES SHOULD 'SCRAPE' OR 'LIFT' CONCRETE AWAY FROM ROOTS RATHER THAN 'SCOOP UP' CONCRETE, OR CONCRETE SHOULD BE BROKEN WITH A JACKHAMMER AND REMOVED MANUALLY, ETC.
3. GRADE ELEVATIONS IN EXCESS OF 12' DEPTH SHALL REQUIRE ADHERENCE TO THE ATTACHED TREE WELL SPECIFICATIONS.
4. WHEN ELEVATING GRADE LESS THAN 12', NOT MORE THAN 20% OF THE SURFACE AREA WITHIN THE DRIPLINE OF ANY FLORA MAY BE PAVED OR COMPACTED WITH ANY MACHINERY.
5. UNDAMAGED ROOTS SHOULD BE COVERED WITH AT LEAST 2' OF SAND OR SOIL BASE PRIOR TO INSTALLATION OF A GRAVEL BASE OR THE POURING OF CONCRETE.
6. FORM STAKES SHOULD BE AT LEAST 10' FROM THE TRUNK OF FLORA.
7. ELEVATION SHOULD BE HIGH ENOUGH TO PREVENT ROOT CUTTING FOR INSTALLATION OF FORMS.

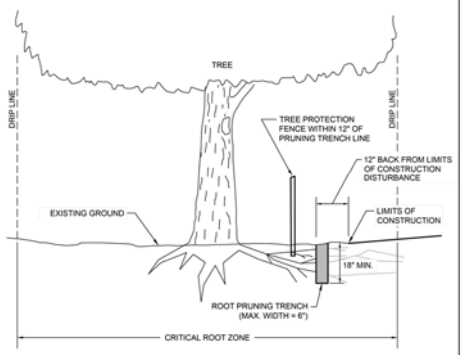


NOTES:

1. EXISTING TREES TO BE PROTECTED SHALL HAVE SNOW FENCE INSTALLED AT THE DRIP LINE OF THE TREE TO PREVENT THE STOCKPILING OF EXCAVATED OR CONSTRUCTION MATERIALS UNDER THE TREE, AND PROHIBIT VEHICULAR TRAFFIC OR EXCESSIVE FOOT TRAFFIC WITHIN THE DRIP LINE.
2. SNOW FENCE SHALL BE WEBBED HDPE CONSTRUCTION FENCING, COLORED ORANGE AND SUPPORTED WITH STEEL "TEE" POSTS SET AT MAX. 15' INTERVALS, OR AS REQUIRED TO MAINTAIN THE FENCE IN AN UPRIGHT POSITION THROUGHOUT THE TERM OF CONSTRUCTION.
3. TREES THAT MAY BE DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED IN A MANNER ACCEPTABLE TO THE VILLAGE.

TREE PROTECTION FENCING

Libertyville — LAST REVISED: 02/15/2023 — STANDARD DETAIL # EROS - 04



NOTES:

1. EXACT LOCATION OF ROOT PRUNING TO BE AS SPECIFIED BY ENGINEER OR APPOINTED REPRESENTATIVE OF THE VILLAGE OF LIBERTYVILLE PARKS DIVISION.
2. ROOT PRUNING TRENCH SHALL BE BACKFILLED IMMEDIATELY FOLLOWING COMPLETION OF PRUNING ACTIVITIES. TRENCH SHALL BE COVERED WITH A MINIMUM OF 3" MULCH.
3. ROOT PRUNING ACTIVITIES AND THE PLACEMENT OF PROTECTIVE FENCING SHALL BE COORDINATED SO THAT BOTH SHALL BE COMPLETED AT EACH LOCATION WITHIN A 48-HOUR PERIOD.
4. UNDER NO CIRCUMSTANCES SHALL CONSTRUCTION PROCEED PRIOR TO THE COMPLETION OF ROOT PRUNING AND THE PLACEMENT OF PROTECTIVE FENCING, NOR SHALL FENCING BE REMOVED WITHOUT PRIOR AUTHORIZATION FROM THE ENGINEER OR PARKS DIVISION REPRESENTATIVE.

TREE ROOT PRUNING

Libertyville — LAST REVISED: 02/15/2023 — STANDARD DETAIL # EROS - 05

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREEGROUP	STATUS
1	HONEYLOCUST	Gleditsia triacanthos	9	3	B	TO REMOVE
2	HONEYLOCUST	Gleditsia triacanthos	7	3	B	TO REMOVE
3	APPLE-CRABSPP	Malus spp	10	4	A	TO REMOVE
4	OAK-PIN	Quercus palustris	30	4	B	TO REMOVE
5	MAPLE-SILVER	Acer saccharinum	24	3	B	TO REMOVE
6	SPRUCE-BLUE	Picea pungens	17	3	B	TO REMOVE
7	MAPLE-SILVER	Acer saccharinum	26	4	B	TO REMOVE
8	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
9	MAPLE-SILVER	Acer saccharinum	12	4	B	TO REMOVE
10	EASTERN REDCEDAR	Juniperus virginiana	6	3	D	TO REMOVE
11	MAPLE-SILVER	Acer saccharinum	38	3	B	TO REMOVE
12	MAPLE-SILVER	Acer saccharinum	36	3	B	TO REMOVE
13	SPRUCE-WHITE	Picea glauca	6	3	B	TO REMOVE
14	HONEYLOCUST	Gleditsia triacanthos	10	3	B	TO REMOVE
15	HONEYLOCUST	Gleditsia triacanthos	10	3	B	TO REMOVE
16	EASTERN REDCEDAR	Juniperus virginiana	4	3	D	TO REMOVE
17	HONEYLOCUST	Gleditsia triacanthos	34	3	B	TO REMOVE
18	APPLE-CRABSPP	Malus spp	9	4	A	TO REMOVE
19	HONEYLOCUST	Gleditsia triacanthos	20	3	B	TO REMOVE
20	HONEYLOCUST	Gleditsia triacanthos	19	3	B	TO REMOVE
21	HONEYLOCUST	Gleditsia triacanthos	14	3	B	TO REMOVE
22	APPLE-CRABSPP	Malus spp	11	4	A	TO REMOVE
23	APPLE-CRABSPP	Malus spp	11	4	A	TO REMOVE
24	SPRUCE-BLUE	Picea pungens	23	2	B	TO REMOVE
25	APPLE-CRABSPP	Malus spp	12	3	A	TO REMOVE
26	HAWTHORN-SPP	Crataegus spp	8	3	A	TO REMOVE
27	MAPLE-SILVER	Acer saccharinum	23	3	B	TO REMOVE
28	SPRUCE-BLUE	Picea pungens	17	3	B	TO REMOVE
29	SPRUCE-BLUE	Picea pungens	15	3	B	TO REMOVE
30	SPRUCE-BLUE	Picea pungens	14	3	B	TO REMOVE
31	SPRUCE-BLUE	Picea pungens	12	4	B	TO REMOVE
32	MULBERRY-SPP	Morus spp	24	4	D	TO REMOVE
33	CHERRY-BLACK	Prunus serotina	17	4	C	TO REMOVE
34	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
35	SPRUCE-BLUE	Picea pungens	12	3	B	TO REMOVE
36	COTTONWOOD	Populus deltoides	42	4	C	TO REMOVE
37	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
38	BOXELDER	Acer negundo	11	4	C	TO REMOVE
39	HACKBERRY	Celtis occidentalis	21	3	A	TO REMOVE
40	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
41	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
42	MAPLE-SILVER	Acer saccharinum	22	3	B	TO REMOVE
43	MAPLE-SILVER	Acer saccharinum	23	3	B	TO REMOVE
44	CHERRY-BLACK	Prunus serotina	23	3	C	TO REMOVE
45	WALNUT-BLACK	Juglans nigra	30	4	B	TO REMOVE

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREEGROUP	STATUS
46	MAPLE-SILVER	Acer saccharinum	20	4	B	TO REMOVE
49	MAPLE-SILVER	Acer saccharinum	13	3	B	TO REMOVE
50	MAPLE-SILVER	Acer saccharinum	17	4	B	TO REMOVE
51	MAPLE-SILVER	Acer saccharinum	21	3	B	TO REMOVE
52	SPRUCE-BLUE	Picea pungens	13	3	B	TO REMOVE
53	SPRUCE-BLUE	Picea pungens	19	3	B	TO REMOVE
54	SPRUCE-BLUE	Picea pungens	11	3	B	TO REMOVE
55	BOXELDER	Acer negundo	12	4	C	TO REMOVE
56	MAPLE-SILVER	Acer saccharinum	14	5	B	TO REMOVE
57	MAPLE-SILVER	Acer saccharinum	11	4	B	TO REMOVE
58	MAPLE-SILVER	Acer saccharinum	30	5	B	TO REMOVE
59	MAPLE-SILVER	Acer saccharinum	10	5	B	TO REMOVE
60	BOXELDER	Acer negundo	15	4	C	TO REMOVE
61	MAPLE-SILVER	Acer saccharinum	13	3	B	TO REMOVE
62	MAPLE-SILVER	Acer saccharinum	16	3	B	TO REMOVE
63	MAPLE-SILVER	Acer saccharinum	11	3	B	TO REMOVE
64	MAPLE-SILVER	Acer saccharinum	7	4	B	TO REMOVE
65	MAPLE-SILVER	Acer saccharinum	16	3	B	TO REMOVE
66	MAPLE-SILVER	Acer saccharinum	21	3	B	TO REMOVE
67	MAPLE-SILVER	Acer saccharinum	13	3	B	TO REMOVE
68	MAPLE-SILVER	Acer saccharinum	16	3	B	TO REMOVE
69	MAPLE-SILVER	Acer saccharinum	16	3	B	TO REMOVE
70	MAPLE-SILVER	Acer saccharinum	12	3	B	TO REMOVE
71	MAPLE-SILVER	Acer saccharinum	12	3	B	TO REMOVE
72	MAPLE-SILVER	Acer saccharinum	8	3	B	TO REMOVE
73	MAPLE-SILVER	Acer saccharinum	10	4	B	TO REMOVE
74	MAPLE-SILVER	Acer saccharinum	21	3	B	TO REMOVE
75	MAPLE-SILVER	Acer saccharinum	20	3	B	TO REMOVE
76	MAPLE-SILVER	Acer saccharinum	6	4	B	TO REMOVE
77	MAPLE-SILVER	Acer saccharinum	13	4	B	TO REMOVE
78	BOXELDER	Acer negundo	13	4	C	TO REMOVE
79	BOXELDER	Acer negundo	27	4	C	TO REMOVE
80	MULBERRY-SPP	Morus spp	24	4	D	TO REMOVE
81	BOXELDER	Acer negundo	14	4	C	TO REMOVE
82	CHERRY-BLACK	Prunus serotina	25	4	C	TO REMOVE
83	BOXELDER	Acer negundo	12	4	C	TO REMOVE
84	BOXELDER	Acer negundo	13	4	C	TO REMOVE
85	MULBERRY-SPP	Morus spp	20	4	D	TO REMOVE
86	WALNUT-BLACK	Juglans nigra	17	3	B	TO REMOVE
87	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
88	BOXELDER	Acer negundo	13	4	C	TO REMOVE
89	BOXELDER	Acer negundo	9	4	C	TO REMOVE
90	BOXELDER	Acer negundo	7	4	C	TO REMOVE
91	BOXELDER	Acer negundo	21	4	C	TO REMOVE
92	BOXELDER	Acer negundo	19	4	C	TO REMOVE
93	SPRUCE-BLUE	Picea pungens	2	3	B	TO REMOVE
94	SPRUCE-BLUE	Picea pungens	19	5	B	TO REMOVE
95	SPRUCE-BLUE	Picea pungens	16	5	B	TO REMOVE
96	SPRUCE-BLUE	Picea pungens	11	3	B	TO REMOVE
97	SPRUCE-BLUE	Picea pungens	15	4	B	TO REMOVE
98	SPRUCE-BLUE	Picea pungens	16	4	B	TO REMOVE
99	MAPLE-RED	Acer rubrum	6	3	B	TO REMOVE
100	APPLE-CRABSPP	Malus spp	5	4	A	TO REMOVE
101	EASTERN REDCEDAR	Juniperus virginiana	12	2	D	TO REMOVE
102	HONEYLOCUST	Gleditsia triacanthos	18	3	B	TO REMOVE
103	MAPLE-JAPANESE	Acer japonicum	2	3	A	TO REMOVE
104	SPRUCE-BLUE	Picea pungens	17	4	B	TO REMOVE
105	SPRUCE-BLUE	Picea pungens	24	4	B	TO REMOVE
106	SPRUCE-BLUE	Picea pungens	16	4	B	TO REMOVE
107	SPRUCE-BLUE	Picea pungens	16	4	B	TO REMOVE
108	SPRUCE-BLUE	Picea pungens	12	4	B	TO REMOVE
109	SPRUCE-BLUE	Picea pungens	16	4	B	TO REMOVE
110	SPRUCE-BLUE	Picea pungens	11	4	B	TO REMOVE
111	SPRUCE-BLUE	Picea pungens	17	4	B	TO REMOVE
112	SPRUCE-BLUE	Picea pungens	19	4	B	TO REMOVE
113	SPRUCE-BLUE	Picea pungens	16	4	B	TO REMOVE
114	SPRUCE-BLUE	Picea pungens	18	3	B	TO REMOVE
115	SPRUCE-BLUE	Picea pungens	17	4	B	TO REMOVE
116	SPRUCE-BLUE	Picea pungens	18	4	B	TO REMOVE
117	SPRUCE-BLUE	Picea pungens	11	4	B	TO REMOVE
118	SPRUCE-BLUE	Picea pungens	16	3	B	TO REMOVE
119	SPRUCE-BLUE	Picea pungens	10	4	B	TO REMOVE
120	SPRUCE-BLUE	Picea pungens	10	4	B	TO REMOVE
121	SPRUCE-BLUE	Picea pungens	10	5	B	TO REMOVE
122	SPRUCE-BLUE	Picea pungens	16	3	B	TO REMOVE
123	SPRUCE-BLUE	Picea pungens	17	3	B	TO REMOVE
124	SPRUCE-BLUE	Picea pungens	15	4	B	TO REMOVE
125	SPRUCE-BLUE	Picea pungens	16	5	B	TO REMOVE
126	SPRUCE-BLUE	Picea pungens	17	3	B	TO REMOVE
127	SPRUCE-BLUE	Picea pungens	18	5	B	TO REMOVE
128	SPRUCE-BLUE	Picea pungens	18	4	B	TO REMOVE
129	SPRUCE-BLUE	Picea pungens	16	3	B	TO REMOVE
130	SPRUCE-BLUE	Picea pungens	17	3	B	TO REMOVE
131	SPRUCE-BLUE	Picea pungens	17	4	B	TO REMOVE
132	SPRUCE-BLUE	Picea pungens	16	3	B	TO REMOVE
133	SPRUCE-WHITE	Picea glauca	2	3	B	TO REMOVE
134	SPRUCE-NORWAY	Picea abies	16	2	B	TO REMOVE
135	SPRUCE-BLUE	Picea pungens	3	3	B	TO REMOVE
136	SPRUCE-NORWAY	Picea abies	2	3	B	TO REMOVE
137	HONEYLOCUST	Gleditsia triacanthos	14	3	B	TO REMOVE
138	SPRUCE-BLUE	Picea pungens	16	3	B	TO REMOVE
140	SPRUCE-BLUE	Picea pungens	8	3	B	TO REMOVE
141	SPRUCE-WHITE	Picea glauca	2	4	B	TO REMOVE
142	SPRUCE-WHITE	Picea glauca	2	4	B	TO REMOVE

Drawing name: K:\LIVE_LOCK\NEWTON_Park Libertyville\L1.2 Design\CAD\Plotting\L1.0_TREE PRESERVATION PLAN.dwg, 7/1.5, Feb 03, 2025, 11:40am, Ian Sandrowe
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-7564
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

PULTE HOME COMPANY, LLC

TREE PRESERVATION PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
T1.5

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE GROUP	STATUS
143	SPRUCE-WHITE	Picea glauca	2	4	B	TO REMOVE
144	BOXELDER	Acer negundo	27	4	C	TO REMOVE
145	SPRUCE-NORWAY	Picea abies	3	3	B	TO REMOVE
146	HONEYLOCUST	Gleditsia triacanthos	6	3	B	TO REMOVE
147	SPRUCE-BLUE	Picea pungens	15	5	B	TO REMOVE
148	SPRUCE-BLUE	Picea pungens	15	5	B	TO REMOVE
149	EASTERN REDCEDAR	Juniperus virginiana	14	2	D	TO REMOVE
150	SPRUCE-BLUE	Picea pungens	4	3	B	TO REMOVE
151	SPRUCE-BLUE	Picea pungens	14	3	B	TO REMOVE
152	MAPLE-MIYABEI	Acer miyabei 'Morton'	10	3	A	TO SAVE
153	MAPLE-MIYABEI	Acer miyabei 'Morton'	4	3	A	TO SAVE
154	SPRUCE-BLUE	Picea pungens	15	4	B	TO REMOVE
155	SPRUCE-BLUE	Picea pungens	16	3	B	TO REMOVE
156	MAPLE-MIYABEI	Acer miyabei 'Morton'	7	3	A	TO SAVE
158	SPRUCE-NORWAY	Picea abies	25	2	B	TO REMOVE
159	CHERRY-BLACK	Prunus serotina	17	4	C	TO REMOVE
160	MULBERRY-SPP	Morus spp	13	4	D	TO REMOVE
161	BOXELDER	Acer negundo	16	4	C	TO REMOVE
162	MAPLE-SILVER	Acer saccharinum	17	3	B	TO REMOVE
163	BOXELDER	Acer negundo	9	4	C	TO REMOVE
164	MAPLE-SILVER	Acer saccharinum	21	3	B	TO REMOVE
165	WALNUT-BLACK	Juglans nigra	20	3	B	TO REMOVE
166	MAPLE-SILVER	Acer saccharinum	18	3	B	TO REMOVE
167	MAPLE-SILVER	Acer saccharinum	8	3	B	TO REMOVE
168	MAPLE-SILVER	Acer saccharinum	9	3	B	TO REMOVE
169	MAPLE-SILVER	Acer saccharinum	9	3	B	TO REMOVE
170	SPRUCE-BLUE	Picea pungens	14	3	B	TO REMOVE
171	MAPLE-SILVER	Acer saccharinum	20	3	B	TO REMOVE
172	MAPLE-SILVER	Acer saccharinum	12	3	B	TO REMOVE
173	MAPLE-SILVER	Acer saccharinum	18	4	B	TO REMOVE
174	MAPLE-SILVER	Acer saccharinum	11	3	B	TO REMOVE
175	MAPLE-SILVER	Acer saccharinum	14	3	B	TO REMOVE
176	MAPLE-SILVER	Acer saccharinum	8	4	B	TO REMOVE
177	MAPLE-SILVER	Acer saccharinum	14	3	B	TO REMOVE
178	APPLE-CHINESPP	Malus spp	21	4	A	TO REMOVE
179	SPRUCE-NORWAY	Picea abies	22	2	B	TO REMOVE
180	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
181	BOXELDER	Acer negundo	11	4	C	TO REMOVE
182	BOXELDER	Acer negundo	21	4	C	TO REMOVE
183	MAPLE-SILVER	Acer saccharinum	24	2	B	TO REMOVE
184	CHERRY-BLACK	Prunus serotina	13	4	C	TO REMOVE
185	BOXELDER	Acer negundo	14	4	C	TO REMOVE
186	MAPLE-SILVER	Acer saccharinum	39	2	B	TO REMOVE
187	HONEYLOCUST	Gleditsia triacanthos	3	4	D	TO REMOVE
188	OAK-PIN	Quercus palustris	35	3	B	TO SAVE
189	CHERRY-BLACK	Prunus serotina	21	4	C	TO SAVE
190	COTTONWOOD	Populus deltoides	35	3	C	TO REMOVE
191	COTTONWOOD	Populus deltoides	28	3	C	TO REMOVE
192	COTTONWOOD	Populus deltoides	13	3	C	TO REMOVE
193	COTTONWOOD	Populus deltoides	22	3	C	TO REMOVE
194	CHERRY-BLACK	Prunus serotina	24	4	C	TO REMOVE
195	CHERRY-BLACK	Prunus serotina	9	5	C	TO REMOVE
196	BUCKTHORN	Rhamnus cathartica	10	4	D	TO SAVE
197	BUCKTHORN	Rhamnus cathartica	13	4	D	TO SAVE
198	CHERRY-BLACK	Prunus serotina	10	3	C	TO SAVE
199	PINE-AUSTRIAN	Pinus nigra	8	3	C	TO SAVE
200	CHERRY-BLACK	Prunus serotina	15	4	C	TO SAVE
201	MULBERRY-SPP	Morus spp	8	3	D	TO SAVE
202	BOXELDER	Acer negundo	15	3	C	TO SAVE
203	CHERRY-BLACK	Prunus serotina	22	4	A	TO SAVE
204	APPLE-CHINESPP	Malus spp	16	4	A	TO SAVE
205	CHERRY-BLACK	Prunus serotina	11	4	C	TO SAVE
206	PINE-AUSTRIAN	Pinus nigra	11	3	C	TO SAVE
207	BUCKTHORN	Rhamnus cathartica	18	4	D	TO SAVE
208	CHERRY-BLACK	Prunus serotina	28	4	C	TO SAVE
209	PINE-AUSTRIAN	Pinus nigra	11	3	C	TO SAVE
210	PINE-AUSTRIAN	Pinus nigra	16	2	C	TO SAVE
211	CHERRY-BLACK	Prunus serotina	32	4	C	TO SAVE
212	CHERRY-BLACK	Prunus serotina	20	4	C	TO SAVE
213	BOXELDER	Acer negundo	19	3	C	TO SAVE
214	ASH-GREEN	Fraxinus pennsylvanica	12	3	D	TO SAVE
215	BOXELDER	Acer negundo	21	3	C	TO SAVE
216	CHERRY-BLACK	Prunus serotina	18	5	C	TO REMOVE
217	BOXELDER	Acer negundo	18	3	C	TO SAVE
218	CHERRY-BLACK	Prunus serotina	23	4	C	TO SAVE
219	CHERRY-BLACK	Prunus serotina	19	4	C	TO SAVE
220	CHERRY-BLACK	Prunus serotina	7	4	C	TO SAVE
221	CHERRY-BLACK	Prunus serotina	12	5	C	TO REMOVE
222	CHERRY-BLACK	Prunus serotina	17	4	C	TO SAVE
223	BUCKTHORN	Rhamnus cathartica	5	3	D	TO SAVE
224	BUCKTHORN	Rhamnus cathartica	7	3	D	TO SAVE
225	BUCKTHORN	Rhamnus cathartica	9	3	D	TO SAVE
226	MULBERRY-SPP	Morus spp	9	3	D	TO SAVE
227	BUCKTHORN	Rhamnus cathartica	16	5	D	TO REMOVE
228	CHERRY-BLACK	Prunus serotina	35	4	C	TO SAVE
229	PINE-SCOTCH	Pinus sylvestris	14	3	C	TO SAVE
230	PINE-SCOTCH	Pinus sylvestris	14	3	C	TO SAVE
231	PINE-AUSTRIAN	Pinus nigra	11	2	C	TO SAVE
232	PINE-AUSTRIAN	Pinus nigra	12	2	C	TO SAVE
233	PINE-AUSTRIAN	Pinus nigra	11	3	C	TO SAVE
234	PINE-AUSTRIAN	Pinus nigra	12	3	C	TO SAVE
235	PINE-AUSTRIAN	Pinus nigra	11	2	C	TO SAVE
236	PINE-AUSTRIAN	Pinus nigra	14	2	C	TO SAVE
237	SPRUCE-BLUE	Picea pungens	2	3	B	TO SAVE
238	SPRUCE-BLUE	Picea pungens	12	2	B	TO SAVE
239	SPRUCE-BLUE	Picea pungens	10	2	B	TO SAVE
240	SPRUCE-BLUE	Picea pungens	10	2	B	TO SAVE
241	PINE-AUSTRIAN	Pinus nigra	16	2	C	TO SAVE
242	SPRUCE-BLUE	Picea pungens	9	2	B	TO SAVE
243	SPRUCE-BLUE	Picea pungens	6	3	B	TO SAVE
244	PINE-AUSTRIAN	Pinus nigra	15	2	C	TO SAVE
245	PINE-SCOTCH	Pinus sylvestris	13	2	C	TO SAVE
246	SPRUCE-NORWAY	Picea abies	15	2	C	TO SAVE
247	SPRUCE-NORWAY	Picea abies	18	3	B	TO SAVE
248	SPRUCE-NORWAY	Picea abies	12	3	B	TO SAVE
249	ARBORVITAE	Thuja occidentalis	2	3	C	TO SAVE
250	ARBORVITAE	Thuja occidentalis	2	3	C	TO SAVE
251	PINE-AUSTRIAN	Pinus nigra	10	3	C	TO SAVE
252	SPRUCE-BLUE	Picea pungens	12	3	B	TO SAVE
253	EASTERN REDCEDAR	Juniperus virginiana	11	3	D	TO SAVE
254	APPLE-CHINESPP	Malus spp	13	3	A	TO REMOVE
255	MAPLE-MIYABEI	Acer miyabei 'Morton'	4	4	A	TO SAVE
256	MAPLE-MIYABEI	Acer miyabei 'Morton'	5	4	A	TO SAVE
262	AMERICAN REDBUD	Cercis canadensis	2	3	A	TO SAVE
263	SPRUCE-NORWAY	Picea abies	1	3	B	TO SAVE
264	HONEYLOCUST	Gleditsia triacanthos	4	3	B	TO REMOVE
266	ARBORVITAE	Thuja occidentalis	6	3	C	TO REMOVE
267	ARBORVITAE	Thuja occidentalis	6	3	C	TO REMOVE
268	ARBORVITAE	Thuja occidentalis	6	3	C	TO REMOVE
269	ARBORVITAE	Thuja occidentalis	2	3	C	TO REMOVE
270	ARBORVITAE	Thuja occidentalis	2	3	C	TO REMOVE
271	AMERICAN REDBUD	Cercis canadensis	2	4	A	TO REMOVE

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE GROUP	STATUS
272	BOXELDER	Acer negundo	14	4	C	TO REMOVE
273	HACKBERRY	Celtis occidentalis	19	2	A	TO REMOVE
274	BOXELDER	Acer negundo	14	4	C	TO REMOVE
275	PINE-WHITE	Pinus strobus	13	3	B	TO REMOVE
276	PINE-WHITE	Pinus strobus	16	3	B	TO REMOVE
277	PINE-WHITE	Pinus strobus	19	3	B	TO REMOVE
278	ARBORVITAE	Thuja occidentalis	12	4	C	TO REMOVE
279	ARBORVITAE	Thuja occidentalis	10	3	C	TO REMOVE
280	MAPLE-SILVER	Acer saccharinum	42	3	B	TO REMOVE
281	CHERRY-BLACK	Prunus serotina	17	4	C	TO REMOVE
282	BOXELDER	Acer negundo	23	4	C	TO REMOVE
283	BOXELDER	Acer negundo	17	4	C	TO REMOVE
284	ELM-AMERICAN	Ulmus americana	9	4	C	TO REMOVE
285	CHERRY-BLACK	Prunus serotina	15	4	C	TO REMOVE
286	BOXELDER	Acer negundo	10	4	C	TO REMOVE
287	MAPLE-SILVER	Acer saccharinum	12	3	B	TO REMOVE
288	BOXELDER	Acer negundo	16	4	C	TO REMOVE
289	BOXELDER	Acer negundo	25	4	C	TO REMOVE
290	MULBERRY-SPP	Morus spp	43	4	D	TO REMOVE
291	SPRUCE-BLUE	Picea pungens	15	3	B	TO REMOVE
292	SPRUCE-BLUE	Picea pungens	12	4	B	TO REMOVE
293	SPRUCE-BLUE	Picea pungens	11	3	B	TO REMOVE
294	SPRUCE-BLUE	Picea pungens	13	3	B	TO REMOVE
295	SPRUCE-BLUE	Picea pungens	14	3	B	TO REMOVE
296	EASTERN REDCEDAR	Juniperus virginiana	7	3	D	TO REMOVE
297	MULBERRY-SPP	Morus spp	11	3	D	TO REMOVE
298	MULBERRY-SPP	Morus spp	15	4	D	TO REMOVE
299	MULBERRY-SPP	Morus spp	25	4	D	TO REMOVE
300	MULBERRY-SPP	Morus spp	14	4	D	TO REMOVE
301	CHERRY-BLACK	Prunus serotina	13	3	C	TO REMOVE
302	MAPLE-SILVER	Acer saccharinum	29	2	B	TO SAVE
303	MAPLE-SILVER	Acer saccharinum	25	2	B	TO SAVE
304	MAPLE-SILVER	Acer saccharinum	20	2	B	TO SAVE
305	ELM-AMERICAN	Ulmus americana	22	2	C	TO SAVE
306	MAPLE-SILVER	Acer saccharinum	11	3	B	TO SAVE
307	CHERRY-BLACK	Prunus serotina	16	4	C	TO SAVE
308	BOXELDER	Prunus serotina	8	4	C	TO SAVE
309	CHERRY-BLACK	Prunus serotina	17	4	C	TO SAVE
311	CHERRY-BLACK	Prunus serotina	26	4	C	TO SAVE
312	MULBERRY-SPP	Morus spp	11	4	D	TO SAVE
313	WALNUT-BLACK	Juglans nigra	14	3	B	TO REMOVE
314	HACKBERRY	Celtis occidentalis	3	3	A	TO SAVE
315	MULBERRY-SPP	Morus spp	15	4	D	TO SAVE
316	EASTERN REDCEDAR	Juniperus virginiana	13	3	D	TO SAVE
317	EASTERN REDCEDAR	Juniperus virginiana	11	3	D	TO SAVE
318	EASTERN REDCEDAR	Juniperus virginiana	8	3	D	TO SAVE
319	EASTERN REDCEDAR	Juniperus virginiana	1	3	D	TO SAVE
320	EASTERN REDCEDAR	Juniperus virginiana	1	3	D	TO SAVE
321	MAPLE-SILVER	Acer saccharinum	18	3	B	TO SAVE
322	CHERRY-BLACK	Prunus serotina	22	3	C	TO SAVE
323	SPRUCE-NORWAY	Picea abies	1	3	B	TO SAVE
324	BOXELDER	Acer negundo	16	4	C	TO SAVE
325	WALNUT-BLACK	Juglans nigra	7	3	B	TO SAVE
326	WALNUT-BLACK	Juglans nigra	11	3	B	TO SAVE
327	MULBERRY-SPP	Morus spp	10	4	D	TO SAVE
328	MULBERRY-SPP	Morus spp	9	4	D	TO SAVE
329	WALNUT-BLACK	Juglans nigra	8	3	B	TO SAVE
330	CHERRY-BLACK	Prunus serotina	25	4	C	TO SAVE
331	MULBERRY-SPP	Morus spp	12	3	D	TO SAVE
332	CHERRY-BLACK	Prunus serotina	37	4	C	TO SAVE
333	CHERRY-BLACK	Prunus serotina	18	4	C	TO REMOVE
334	CHERRY-BLACK	Prunus serotina	15	4	C	TO REMOVE
335	CHERRY-BLACK	Prunus serotina	23	4	C	TO REMOVE
336	CHERRY-BLACK	Prunus serotina	17	4	C	TO REMOVE
337	EASTERN REDCEDAR	Juniperus virginiana	1	3	D	TO SAVE
338	CHERRY-BLACK	Prunus serotina	22	4	C	TO REMOVE
339	MAPLE-SILVER	Acer saccharinum	34	2	B	TO REMOVE
340	MAPLE-SILVER	Acer saccharinum	39	2	B	TO REMOVE
341	MAPLE-SILVER	Acer saccharinum	33	2	B	TO REMOVE
342	BOXELDER	Acer negundo	25	4	C	TO REMOVE
343	MAPLE-SILVER	Acer saccharinum	46	1	B	TO REMOVE
344	BOXELDER	Acer negundo	16	4	C	TO REMOVE
345	CHERRY-BLACK	Prunus serotina	23	4	C	TO REMOVE
347	HACKBERRY	Celtis occidentalis	9	3	A	TO REMOVE
348	ARBORVITAE	Thuja occidentalis	21	3	C	TO REMOVE
349	ARBORVITAE	Thuja occidentalis	14	3	C	TO REMOVE
350	ARBORVITAE	Thuja occidentalis	11	3	C	TO REMOVE
351	ARBORVITAE	Thuja occidentalis	12	3	C	TO REMOVE
352	BIRCH-WHITE	Betula papyrifera	15	3	C	TO REMOVE
354	CHERRY-BLACK	Prunus serotina	21	4	C	TO REMOVE
355	CHERRY-BLACK	Prunus serotina	14	4	C	TO REMOVE
356	LILAC-TREE	Syringa spp	13	3	A	TO REMOVE
357	SPRUCE-BLUE	Picea pungens	14	3	B	TO REMOVE
358	APPLE-CHINESPP	Malus spp	7	4	A	TO REMOVE
359	ARBORVITAE	Thuja occidentalis	11	3	C	TO REMOVE
360	ARBORVITAE	Thuja occidentalis	9	3	C	TO REMOVE
361	ARBORVITAE	Thuja occidentalis	11	3	C	TO REMOVE
362	ARBORVITAE	Thuja occidentalis	14	3	C	TO REMOVE
363	ARBORVITAE	Thuja occidentalis	14	3	C	TO REMOVE
364	ARBORVITAE	Thuja occidentalis	11	3	C	TO REMOVE
365	CHERRY-BLACK	Prunus serotina	10	4	C	TO SAVE
366	ASH-WHITE	Fraxinus americana	16	5	D	TO REMOVE
367	ELM-AMERICAN	Ulmus americana	16	5	C	TO REMOVE
368	MAPLE-SILVER	Acer saccharinum	22	3	B	TO SAVE
369	CHERRY-BLACK	Prunus serotina	18	3	C	TO SAVE
370	WALNUT-BLACK	Juglans nigra	19	3	B	TO SAVE
371	BOXELDER	Acer negundo	14	3	C	TO SAVE
372	MAPLE-SILVER	Acer saccharinum	35	3	B	TO SAVE
373	BOXELDER	Acer negundo	15	3	C	TO SAVE
374	MAPLE-SILVER	Acer saccharinum	17	3	B	TO SAVE
375	MAPLE-SILVER	Acer saccharinum	21	3	B	TO SAVE
376	CHERRY-BLACK	Prunus serotina	7	3	C	TO SAVE
377	MAPLE-SILVER	Acer saccharinum	10	3	B	TO SAVE
378	CHERRY-BLACK	Prunus serotina	6	3	C	TO SAVE
379	CHERRY-BLACK	Prunus serotina	9	3	C	TO SAVE
380	WALNUT-BLACK	Juglans nigra	6	3	B	TO SAVE
381	CHERRY-BLACK	Prunus serotina	10	3	C	TO SAVE
382	CHERRY-BLACK	Prunus serotina	13	3	C	TO SAVE
383	MULBERRY-SPP	Morus spp	9	3	D	TO SAVE
384	CHERRY-BLACK	Prunus serotina	6	3	C	TO SAVE
385	BOXELDER	Acer negundo	12	3	C	TO SAVE
386	CHERRY-BLACK	Prunus serotina	16	3	C	TO SAVE
387	ELM-AMERICAN	Ulmus americana	16	3	C	TO SAVE
388	CHERRY-BLACK	Prunus serotina	16	3	C	TO SAVE
389	CHERRY-BLACK	Prunus serotina	7	5	C	TO REMOVE
390	CHERRY-BLACK	Prunus serotina	18	3	C	TO SAVE
391	CHERRY-BLACK	Prunus serotina	6	3	C	TO SAVE
392	CHERRY-BLACK	Prunus serotina	10	3	C	TO SAVE
393	BUCKTHORN	Rhamnus cathartica	9	4	D	TO SAVE
394	BOXELDER	Acer negundo	12	3	C	TO SAVE
395	WALNUT-BLACK	Juglans nigra	16	2	B	TO SAVE
396	BOXELDER	Acer negundo	13	3	C	TO SAVE

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE GROUP	STATUS
397	CHERRY-BLACK	Prunus serotina	11	3	C	TO SAVE
398	CHERRY-BLACK	Prunus serotina	13	4	C	TO SAVE
399	CHERRY-BLACK	Prunus serotina	11	4	C	TO SAVE
400	BOXELDER	Acer negundo	15	3	C	TO SAVE
401	CHERRY-BLACK	Prunus serotina	14	3	C	TO SAVE
402	CHERRY-BLACK	Prunus serotina	8	4	C	TO SAVE
403	BOXELDER	Acer negundo	16	4	C	TO SAVE
404	WALNUT-BLACK	Juglans nigra	16	2	B	TO SAVE
405	BOXELDER	Acer negundo	16	3	C	TO SAVE
406	MAPLE-SILVER	Acer saccharinum	21	2	B	TO SAVE
407	BOXELDER	Acer negundo	6	5	C	TO REMOVE
408	BOXELDER	Acer negundo	12	4	C	TO SAVE
409	BOXELDER	Acer negundo	12	5	C	TO REMOVE
410	CHERRY-BLACK	Prunus serotina	9	3	C	TO SAVE
411	MAPLE-SILVER	Acer saccharinum	24	2	B	TO SAVE
412	CHERRY-BLACK	Prunus serotina	13	3	C	TO SAVE
413	CHERRY-BLACK	Prunus serotina	10	3	C	TO SAVE
414	CHERRY-BLACK	Prunus serotina	11	3	C	TO SAVE
415	CHERRY-BLACK	Prunus serotina	18	3	C	TO REMOVE
416	MAPLE-SILVER	Acer saccharinum	23	3	B	TO REMOVE
417	CHERRY-BLACK	Prunus serotina	12	3	C	TO REMOVE
418	BOXELDER	Acer negundo	6	3	C	TO REMOVE
419	CHERRY-BLACK	Prunus serotina	11	3	C	TO REMOVE
420	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
421	BOXELDER	Acer negundo	7	3	C	TO REMOVE
422	CHERRY-BLACK	Prunus serotina	10	5	C	TO REMOVE
423	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
424	CHERRY-BLACK	Prunus serotina	19	3	C	TO REMOVE
425	BOXELDER	Acer negundo	6	3	C	TO REMOVE
426	MAPLE-SILVER	Acer saccharinum	16	2	B	TO REMOVE
427	BOXELDER	Acer negundo	10	4	C	TO REMOVE
428	MAPLE-SILVER	Acer saccharinum	16	5	B	TO REMOVE
429	BOXELDER	Acer negundo	12	4	C	TO REMOVE
430	WALNUT-BLACK	Juglans nigra	16	2	B	TO REMOVE
431	BOXELDER	Acer negundo	9	3	C	TO REMOVE
432	CHERRY-BLACK	Prunus serotina	12	3	C	TO REMOVE
433	BOXELDER	Acer negundo	10	5	C	TO REMOVE
434	CHERRY-BLACK	Prunus serotina	18	5	C	TO REMOVE
435	CHERRY-BLACK	Prunus serotina	33	3	C	TO REMOVE
436	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
437	ELM-AMERICAN	Ulmus americana	21	3	C	TO REMOVE
438	BOXELDER	Acer negundo	9	3	C	TO REMOVE
439	BOXELDER	Acer negundo	10	3	C	TO REMOVE
440	MAPLE-SILVER	Acer saccharinum	6	4	C	TO REMOVE
441	ELM-AMERICAN	Ulmus americana	15	2	C	TO REMOVE
442	MAPLE-SUGAR	Acer saccharum	18	2	B	TO REMOVE
443	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
444	CHERRY-BLACK	Prunus serotina	11	3	C	TO REMOVE
445	CHERRY-BLACK	Prunus serotina	11	3	C	TO REMOVE
446	MAPLE-SILVER	Acer saccharinum	16	2	B	TO REMOVE
447	CHERRY-BLACK	Prunus serotina	32	4	C	TO REMOVE
448	BOXELDER	Acer negundo	16	4	C	TO REMOVE
449	BOXELDER	Acer negundo	10	3	C	TO REMOVE
450	MULBERRY-SPP	Morus spp	6	5	D	TO REMOVE
451	MULBERRY-SPP	Morus spp	12	4	D	TO REMOVE
452	CHERRY-BLACK	Prunus serotina	36	4	C	TO REMOVE
453	CHERRY-BLACK	Prunus serotina	23	4	C	TO REMOVE
454	BOXELDER	Acer negundo	6	4	C	TO REMOVE
455	CHERRY-BLACK	Prunus serotina	26	3	C	TO REMOVE
456	BOXELDER	Acer negundo	7	3	C	TO REMOVE
457	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
458	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
459	CHERRY-BLACK	Prunus serotina	18	3	C	TO REMOVE
460	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
461	CHERRY-BLACK	Prunus serotina	20	5	C	TO REMOVE
462	BOXELDER	Acer negundo	20	4	C	TO REMOVE
463	CHERRY-BLACK	Prunus serotina	15	3	C	TO REMOVE
464	CHERRY-BLACK	Prunus serotina	20	2	C	TO REMOVE
465	MAPLE-SUGAR	Acer saccharum	17	2	B	TO REMOVE
466	CHERRY-BLACK	Prunus serotina	18	4	C	TO REMOVE
467	CHERRY-BLACK	Prunus serotina	14	4	C	TO REMOVE
468	CHERRY-BLACK	Prunus serotina	23	4	C	TO REMOVE
469	MULBERRY-SPP	Morus spp	11	4	D	TO REMOVE
470	MULBERRY-SPP	Morus spp	9	3	D	TO REMOVE
471	MULBERRY-SPP	Morus spp	11	3	D	TO REMOVE
472	BOXELDER	Acer negundo	19	4	C	TO REMOVE
473	BOXELDER	Acer negundo	10	3	C	TO REMOVE
474	WALNUT-BLACK	Juglans nigra	19	2	B	TO REMOVE
475	BOXELDER	Acer negundo	19	3	C	TO REMOVE
476	CHERRY-BLACK	Prunus serotina	15	2	C	TO REMOVE
477	BOXELDER	Acer negundo	11	5	C	TO REMOVE
478	WALNUT-BLACK	Juglans nigra	11	3	B	TO REMOVE
479	CHERRY-BLACK	Prunus serotina	13	3	C	TO REMOVE
480	CHERRY-BLACK	Prunus serotina	19	3	C	TO REMOVE
481	BOXELDER	Acer negundo	7	3	C	TO REMOVE
482	CHERRY-BLACK	Prunus serotina	18	4	C	TO REMOVE
483	CHERRY-BLACK	Prunus serotina	22	3	C	TO REMOVE
484	ELM-AMERICAN	Ulmus americana	11	2	C	TO REMOVE
485	COTTONWOOD	Populus deltoides	28	2	C	TO REMOVE
486	MAPLE-SILVER	Acer saccharinum	22	3	B	TO REMOVE
487	ELM-AMERICAN	Ulmus americana	18	3	C	TO REMOVE
488	MAPLE-SILVER	Acer saccharinum	36	3	B	TO REMOVE
489	BOXELDER	Acer negundo	10	3	C	TO REMOVE
490	CHERRY-BLACK	Prunus serotina	18	3	C	TO SAVE
491	MAPLE-SILVER	Acer saccharinum	16	3	B	TO SAVE
492	MAPLE-SILVER	Acer saccharinum	16	3	B	TO SAVE
493	MAPLE-SILVER	Acer saccharinum	16	3	B	TO SAVE
494	BOXELDER	Acer negundo	14	3	C	TO SAVE
495	CHERRY-BLACK	Prunus serotina	19	5	C	TO REMOVE
496	CHERRY-BLACK	Prunus serotina	20	3	C	TO SAVE
497	CHERRY-BLACK	Prunus serotina	12	3	C	TO SAVE
498	AILANTHUS	Ailanthus altissima	11	2	D	TO REMOVE
499	MAPLE-SILVER	Acer saccharinum	22	2	B	TO SAVE
500	CHERRY-BLACK	Prunus serotina	12	3	C	TO REMOVE
501	BOXELDER	Acer negundo	12	3	C	TO REMOVE
502	MAPLE-SILVER	Acer saccharinum	23	3	B	TO REMOVE
503	COTTONWOOD	Populus deltoides	23	2	C	TO REMOVE
504	COTTONWOOD	Populus deltoides	24	3	C	TO REMOVE
505	COTTONWOOD	Populus deltoides	22	3	C	TO REMOVE
506	COTTONWOOD	Populus deltoides	23	2	C	TO REMOVE
507	COTTONWOOD	Populus deltoides	34	1	C	TO REMOVE
508	WALNUT-BLACK	Juglans nigra	18	1	B	TO REMOVE
509	WALNUT-BLACK	Juglans nigra	9	2	B	TO REMOVE
510	MAPLE-SILVER	Acer saccharinum	32	3	B	TO REMOVE
511	CHERRY-BLACK	Prunus serotina	23	4	C	TO REMOVE
512	CHERRY-BLACK	Prunus serotina	24	3	C	TO REMOVE
513	CHERRY-BLACK	Prunus serotina	24	5	C	TO REMOVE
514	MAPLE-SILVER	Acer saccharinum	15	3	B	TO REMOVE
515	MAPLE-SILVER	Acer saccharinum	18	3	B	TO REMOVE
516	MAPLE-SILVER	Acer saccharinum	25	3	B	TO REMOVE
517	BOXELDER	Acer negundo	14	3	C	TO REMOVE
518	MAPLE-SILVER	Acer saccharinum	21	2	B	TO SAVE

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE GROUP	STATUS
519	BOXELDER	Acer negundo	18	3	C	TO SAVE
520	CHERRY-BLACK	Prunus serotina	31	3	C	TO REMOVE
521	BOXELDER	Acer negundo	12	3	C	TO REMOVE
522	MAPLE-SILVER	Acer saccharinum	16	3	B	TO REMOVE
523	CHERRY-BLACK	Prunus serotina	23	4	C	TO REMOVE
524	BOXELDER	Acer negundo	13	4	C	TO REMOVE
525	CHERRY-BLACK	Prunus serotina	11	3	C	TO SAVE

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREEGROUP	STATUS
639	WALNUT- BLACK	Juglans nigra	17	2	B	TO REMOVE
640	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
641	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
642	CHERRY-BLACK	Prunus serotina	10	5	C	TO REMOVE
643	BOXELDER	Acer negundo	6	3	C	TO REMOVE
644	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
645	CHERRY-BLACK	Prunus serotina	8	4	C	TO REMOVE
646	CHERRY-BLACK	Prunus serotina	10	2	C	TO REMOVE
647	BOXELDER	Acer negundo	7	3	C	TO REMOVE
648	BOXELDER	Acer negundo	20	3	C	TO REMOVE
649	BOXELDER	Acer negundo	8	3	C	TO REMOVE
650	BOXELDER	Acer negundo	15	4	C	TO REMOVE
651	ELM-AMERICAN	Ulmus americana	7	3	C	TO REMOVE
652	CHERRY-BLACK	Prunus serotina	18	5	C	TO REMOVE
653	ELM-AMERICAN	Ulmus americana	6	3	C	TO REMOVE
654	WALNUT- BLACK	Juglans nigra	15	2	B	TO REMOVE
655	WALNUT- BLACK	Juglans nigra	16	2	B	TO REMOVE
656	ELM-SPP	Ulmus spp	8	3	B	TO REMOVE
657	CHERRY-BLACK	Prunus serotina	15	5	C	TO REMOVE
658	ASH-GREEN	Fraxinus pennsylvanica	16	3	D	TO REMOVE
659	CHERRY-BLACK	Prunus serotina	11	3	C	TO REMOVE
660	MAPLE-SUGAR	Acer saccharum	22	2	B	TO REMOVE
661	MAPLE-SILVER	Acer saccharinnum	44	2	B	TO REMOVE
662	BOXELDER	Acer negundo	9	3	C	TO REMOVE
663	CHERRY-BLACK	Prunus serotina	9	3	C	TO REMOVE
664	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
665	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
666	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
667	CHERRY-BLACK	Prunus serotina	15	2	C	TO REMOVE
668	CHERRY-BLACK	Prunus serotina	14	3	C	TO REMOVE
669	CHERRY-BLACK	Prunus serotina	12	3	C	TO REMOVE
670	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
671	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
672	BOXELDER	Acer negundo	11	4	C	TO REMOVE
673	WALNUT- BLACK	Juglans nigra	13	4	B	TO REMOVE
674	MAPLE-SUGAR	Acer saccharum	24	2	B	TO REMOVE
675	CHERRY-BLACK	Prunus serotina	17	3	C	TO REMOVE
676	ELM-SIBERIAN	Ulmus pumila	16	4	D	TO REMOVE
677	CHERRY-BLACK	Prunus serotina	14	3	C	TO REMOVE
678	CHERRY-BLACK	Prunus serotina	14	4	C	TO REMOVE
679	MAPLE-SUGAR	Acer saccharum	21	1	B	TO REMOVE
680	BOXELDER	Acer negundo	21	3	C	TO REMOVE
681	MULBERRY-SPP	Morus spp	16	3	D	TO REMOVE
682	BOXELDER	Acer negundo	11	4	C	TO REMOVE
683	BOXELDER	Acer negundo	15	4	C	TO REMOVE
684	WALNUT- BLACK	Juglans nigra	26	3	B	TO REMOVE
685	MULBERRY-SPP	Morus spp	9	3	D	TO REMOVE
686	COTTONWOOD	Populus deltoides	16	2	C	TO REMOVE
687	WALNUT- BLACK	Juglans nigra	24	3	B	TO REMOVE
688	MULBERRY-SPP	Morus spp	7	4	D	TO REMOVE
689	COTTONWOOD	Populus deltoides	12	3	C	TO REMOVE
690	BOXELDER	Acer negundo	22	4	C	TO REMOVE
691	COTTONWOOD	Populus deltoides	30	3	C	TO REMOVE
692	COTTONWOOD	Populus deltoides	12	2	C	TO REMOVE
693	ELM-SIBERIAN	Ulmus pumila	26	4	D	TO REMOVE
694	COTTONWOOD	Populus deltoides	15	3	C	TO REMOVE
695	BOXELDER	Acer negundo	16	4	C	TO REMOVE
696	BOXELDER	Acer negundo	10	3	C	TO REMOVE
697	MULBERRY-SPP	Morus spp	9	3	D	TO REMOVE
698	BOXELDER	Acer negundo	15	4	C	TO REMOVE
699	BOXELDER	Acer negundo	11	4	C	TO REMOVE
700	MULBERRY-SPP	Morus spp	6	3	D	TO REMOVE
701	MAPLE-SILVER	Acer saccharinum	11	3	B	TO REMOVE
702	MULBERRY-SPP	Morus spp	6	3	D	TO REMOVE
703	BOXELDER	Acer negundo	14	4	C	TO REMOVE
704	CHERRY-BLACK	Prunus serotina	18	4	C	TO REMOVE
705	CHERRY-BLACK	Prunus serotina	14	4	C	TO REMOVE
706	MAPLE-SUGAR	Acer saccharum	8	3	B	TO REMOVE
707	CHERRY-BLACK	Prunus serotina	16	4	C	TO REMOVE
708	BOXELDER	Acer negundo	11	4	C	TO REMOVE
709	BOXELDER	Acer negundo	18	4	C	TO REMOVE
710	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
711	BOXELDER	Acer negundo	13	4	C	TO REMOVE
712	CHERRY-BLACK	Prunus serotina	13	3	C	TO REMOVE
713	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
714	WALNUT- BLACK	Juglans nigra	10	3	B	TO REMOVE
715	BOXELDER	Acer negundo	6	4	C	TO REMOVE
716	MAPLE-SUGAR	Acer saccharum	14	2	B	TO REMOVE
717	CHERRY-BLACK	Prunus serotina	15	3	C	TO REMOVE
718	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
719	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
720	MULBERRY-SPP	Morus spp	17	4	D	TO REMOVE
721	CHERRY-BLACK	Prunus serotina	15	3	C	TO REMOVE
722	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
723	CHERRY-BLACK	Prunus serotina	11	3	C	TO REMOVE
724	BOXELDER	Acer negundo	12	4	C	TO REMOVE
725	CHERRY-BLACK	Prunus serotina	16	5	C	TO REMOVE
726	MULBERRY-SPP	Morus spp	16	3	D	TO REMOVE
727	CATALPA	Catalpa speciosa	21	3	B	TO REMOVE
728	WALNUT- BLACK	Juglans nigra	13	3	B	TO REMOVE
729	MAPLE-SILVER	Acer saccharinnum	18	3	B	TO REMOVE
730	BOXELDER	Acer negundo	13	3	C	TO REMOVE
731	WALNUT- BLACK	Juglans nigra	13	3	B	TO REMOVE
732	CHERRY-BLACK	Prunus serotina	17	3	C	TO REMOVE
733	WALNUT- BLACK	Juglans nigra	16	3	B	TO REMOVE
734	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
735	WALNUT- BLACK	Juglans nigra	21	2	B	TO REMOVE
736	CHERRY-BLACK	Prunus serotina	31	4	C	TO REMOVE
737	WALNUT- BLACK	Juglans nigra	18	3	B	TO REMOVE
738	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
739	WALNUT- BLACK	Juglans nigra	13	3	B	TO REMOVE
740	CHERRY-BLACK	Prunus serotina	15	4	C	TO REMOVE
741	OAK-WHITE	Quercus alba	16	4	A	TO REMOVE
742	CHERRY-BLACK	Prunus serotina	22	4	C	TO REMOVE
743	BOXELDER	Acer negundo	6	4	C	TO REMOVE
744	CHERRY-BLACK	Prunus serotina	26	4	C	TO REMOVE
745	BOXELDER	Acer negundo	8	4	C	TO REMOVE
746	MAPLE-SILVER	Acer saccharinnum	36	3	B	TO REMOVE
747	WALNUT- BLACK	Juglans nigra	19	2	B	TO REMOVE
748	CHERRY-BLACK	Prunus serotina	13	4	C	TO REMOVE
749	CHERRY-BLACK	Prunus serotina	13	4	C	TO REMOVE
750	CHERRY-BLACK	Prunus serotina	13	4	C	TO REMOVE
751	BOXELDER	Acer negundo	12	4	C	TO REMOVE
752	CHERRY-BLACK	Prunus serotina	17	4	C	TO REMOVE
753	MULBERRY-SPP	Morus spp	6	3	D	TO REMOVE
754	BOXELDER	Acer negundo	13	4	C	TO REMOVE
755	CHERRY-BLACK	Prunus serotina	25	3	C	TO REMOVE
756	MAPLE-SILVER	Acer saccharinnum	33	2	B	TO REMOVE
757	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
758	BOXELDER	Acer negundo	17	4	C	TO REMOVE
759	BOXELDER	Acer negundo	18	4	C	TO REMOVE
760	COTTONWOOD	Populus deltoides	25	3	C	TO REMOVE

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREEGROUP	STATUS
761	BOXELDER	Acer negundo	22	4	C	TO REMOVE
762	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
763	BOXELDER	Acer negundo	25	4	C	TO REMOVE
764	CHERRY-BLACK	Prunus serotina	21	3	C	TO REMOVE
765	BOXELDER	Acer negundo	16	4	C	TO REMOVE
766	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
767	CHERRY-BLACK	Prunus serotina	15	3	C	TO REMOVE
768	BOXELDER	Acer negundo	14	4	C	TO REMOVE
769	BOXELDER	Acer negundo	10	4	C	TO REMOVE
770	BOXELDER	Acer negundo	11	4	C	TO REMOVE
771	MULBERRY-SPP	Morus spp	16	4	D	TO REMOVE
772	BOXELDER	Acer negundo	15	4	C	TO REMOVE
773	BOXELDER	Acer negundo	15	4	C	TO REMOVE
774	MAPLE-SILVER	Acer saccharinnum	23	1	B	TO REMOVE
775	BOXELDER	Acer negundo	17	4	C	TO REMOVE
776	CHERRY-BLACK	Prunus serotina	16	2	C	TO REMOVE
777	BOXELDER	Acer negundo	13	4	C	TO REMOVE
778	BOXELDER	Acer negundo	12	3	C	TO REMOVE
779	BOXELDER	Acer negundo	14	4	C	TO REMOVE
780	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
781	BOXELDER	Acer negundo	23	4	C	TO REMOVE
782	CHERRY-BLACK	Prunus serotina	15	4	C	TO REMOVE
783	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
784	CHERRY-BLACK	Prunus serotina	20	2	C	TO REMOVE
785	CHERRY-BLACK	Prunus serotina	9	3	C	TO REMOVE
786	CHERRY-BLACK	Prunus serotina	14	4	C	TO REMOVE
787	CHERRY-BLACK	Prunus serotina	20	4	C	TO REMOVE
788	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
789	BOXELDER	Acer negundo	13	4	C	TO REMOVE
790	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
791	BOXELDER	Acer negundo	11	4	C	TO REMOVE
792	CHERRY-BLACK	Prunus serotina	13	4	C	TO REMOVE
793	BOXELDER	Acer negundo	10	4	C	TO REMOVE
794	CHERRY-BLACK	Prunus serotina	24	4	C	TO REMOVE
795	BOXELDER	Acer negundo	22	4	C	TO REMOVE
796	CHERRY-BLACK	Prunus serotina	8	4	C	TO REMOVE
797	BOXELDER	Acer negundo	10	4	C	TO REMOVE
798	CHERRY-BLACK	Prunus serotina	20	4	C	TO REMOVE
799	BOXELDER	Acer negundo	9	4	C	TO REMOVE
800	ELM-SIBERIAN	Ulmus pumila	18	3	C	TO REMOVE
801	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
802	BOXELDER	Acer negundo	8	4	C	TO REMOVE
803	BOXELDER	Acer negundo	11	4	C	TO REMOVE
804	BOXELDER	Acer negundo	14	4	C	TO REMOVE
805	BOXELDER	Acer negundo	12	4	C	TO REMOVE
806	CHERRY-BLACK	Prunus serotina	8	4	C	TO REMOVE
807	CHERRY-BLACK	Prunus serotina	8	4	C	TO REMOVE
808	BOXELDER	Acer negundo	16	4	C	TO REMOVE
809	APPLE-CRABSPP	Malus spp	7	4	A	TO REMOVE
810	BOXELDER	Acer negundo	11	4	C	TO REMOVE
811	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
812	BOXELDER	Acer negundo	18	4	C	TO REMOVE
813	BOXELDER	Acer negundo	13	4	C	TO REMOVE
814	MAPLE-SILVER	Acer saccharinnum	40	3	B	TO REMOVE
815	BOXELDER	Acer negundo	16	3	C	TO REMOVE
816	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
817	BOXELDER	Acer negundo	18	4	C	TO REMOVE
818	BOXELDER	Acer negundo	27	4	C	TO REMOVE
819	CHERRY-BLACK	Prunus serotina	23	4	C	TO REMOVE
820	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
821	BOXELDER	Acer negundo	11	4	C	TO REMOVE
822	BOXELDER	Acer negundo	15	3	C	TO REMOVE
823	BOXELDER	Acer negundo	11	4	C	TO REMOVE
824	CHERRY-BLACK	Prunus serotina	12	3	C	TO REMOVE
825	CHERRY-BLACK	Prunus serotina	16	4	C	TO REMOVE
826	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
827	BOXELDER	Acer negundo	23	4	C	TO REMOVE
828	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
829	APPLE-CRABSPP	Malus spp	7	3	A	TO REMOVE
830	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
831	CHERRY-BLACK	Prunus serotina	19	3	C	TO REMOVE
832	MULBERRY-SPP	Morus spp	12	3	D	TO REMOVE
833	CHERRY-BLACK	Prunus serotina	7	3	C	TO REMOVE
834	HACKBERRY	Celtis occidentalis	6	5	A	TO REMOVE
835	CHERRY-BLACK	Prunus serotina	8	3	C	TO REMOVE
836	BOXELDER	Acer negundo	8	3	C	TO REMOVE
837	CHERRY-BLACK	Prunus serotina	7	3	C	TO REMOVE
838	MULBERRY-SPP	Morus spp	11	3	D	TO REMOVE
839	MAPLE-SILVER	Acer saccharinnum	11	2	B	TO REMOVE
840	CHERRY-BLACK	Prunus serotina	16	4	C	TO REMOVE
841	BOXELDER	Acer negundo	42	3	C	TO REMOVE
842	CHERRY-BLACK	Prunus serotina	23	4	C	TO REMOVE
843	CHERRY-BLACK	Prunus serotina	23	4	C	TO REMOVE
844	CHERRY-BLACK	Prunus serotina	10	2	C	TO REMOVE
845	BOXELDER	Acer negundo	8	3	C	TO REMOVE
846	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
847	CHERRY-BLACK	Prunus serotina	9	3	C	TO REMOVE
848	CHERRY-BLACK	Prunus serotina	6	4	C	TO REMOVE
849	BOXELDER	Acer negundo	11	4	C	TO REMOVE
850	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
851	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
852	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
853	BOXELDER	Acer negundo	10	3	C	TO REMOVE
854	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
855	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
856	CHERRY-BLACK	Prunus serotina	13	4	C	TO REMOVE
857	CHERRY-BLACK	Prunus serotina	19	4	C	TO REMOVE
858	CHERRY-BLACK	Prunus serotina	13	4	C	TO REMOVE
859	CHERRY-BLACK	Prunus serotina	12	3	C	TO REMOVE
860	BOXELDER	Acer negundo	13	4	C	TO REMOVE
861	COTTONWOOD	Populus deltoides	16	4	C	TO REMOVE
862	COTTONWOOD	Populus deltoides	24	2	C	TO REMOVE
863	COTTONWOOD	Populus deltoides	26	2	C	TO REMOVE
864	COTTONWOOD	Populus deltoides	23	2	C	TO REMOVE
865	COTTONWOOD	Populus deltoides	25	2	C	TO REMOVE
866	COTTONWOOD	Populus deltoides	23	2	C	TO REMOVE
867	COTTONWOOD	Populus deltoides	47	3	C	TO SAVE
868	COTTONWOOD	Populus deltoides	21	3	C	TO SAVE
869	BOXELDER	Acer negundo	8	3	C	TO SAVE
870	MAPLE-SILVER	Acer saccharinnum	11	4	C	TO SAVE
871	MAPLE-SILVER	Acer saccharinnum	18	3	B	TO SAVE
872	MAPLE-SILVER	Acer saccharinnum	14	3	B	TO SAVE
873	COTTONWOOD	Populus deltoides	33	2	C	TO SAVE
874	CHERRY-BLACK	Prunus serotina	10	3	C	TO SAVE
875	CHERRY-BLACK	Prunus serotina	10	3	C	TO SAVE
876	CHERRY-BLACK	Prunus serotina	17	3	C	TO SAVE
877	CHERRY-BLACK	Prunus serotina	13	3	C	TO SAVE
878	BOXELDER	Acer negundo	11	4	C	TO SAVE
879	CHERRY-BLACK	Prunus serotina	11	4	C	TO SAVE
880	BOXELDER	Acer negundo	10	3	C	TO SAVE
881	COTTONWOOD	Populus deltoides	23	2	C	TO SAVE
882	COTTONWOOD	Populus deltoides	15	3	C	TO SAVE

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREEGROUP	STATUS
883	BOXELDER	Acer negundo	13	4	C	TO REMOVE
884	MULBERRY-SPP	Morus spp	9	4	D	TO SAVE
885	MAPLE-SUGAR	Acer saccharum	23	2	B	TO SAVE
886	MULBERRY-SPP	Morus spp	7	4	D	TO SAVE
887	COTTONWOOD	Populus deltoides	13	2	C	TO REMOVE
888	BOXELDER	Acer negundo	20	4	C	TO REMOVE
889	MULBERRY-SPP	Morus spp	9	4	D	TO SAVE
890	BOXELDER	Acer negundo	14	4	C	TO SAVE
891	BOXELDER	Acer negundo	25	4	C	TO REMOVE
892	BOXELDER	Acer negundo	18	3	C	TO SAVE
893	BOXELDER	Acer negundo	13	4	C	TO SAVE
894	BOXELDER	Acer negundo	11	4	C	TO SAVE
895	BOXELDER	Acer negundo	10	4	C	TO SAVE
896	CHERRY-BLACK	Prunus serotina	14	3	C	TO SAVE
897	BOXELDER	Acer negundo	15	4	C	TO SAVE
898	BOXELDER	Acer negundo	14	4	C	TO SAVE
899	ELM-SIBERIAN	Ulmus pumila	22	4	D	TO SAVE
900	WALNUT- BLACK	Juglans nigra	17	3	B	TO SAVE
901	BOXELDER	Acer negundo	20	4	C	TO SAVE
902	BOXELDER	Acer negundo	17	4	C	TO SAVE
903	BOXELDER	Acer negundo	13	4	C	TO SAVE
904	BOXELDER	Acer negundo	8	4	C	TO SAVE
905	BOXELDER	Acer negundo	17	4	C	TO SAVE
906	MULBERRY-SPP	Morus spp	24	3	D	TO REMOVE
907	MULBERRY-SPP	Morus spp	6	3	D	TO REMOVE
908	WALNUT- BLACK	Juglans nigra	15	3	B	TO SAVE
909	MULBERRY-SPP	Morus spp	7	3	D	TO REMOVE
910	WILLOW-SPP	Salix spp	8	3	C	TO REMOVE
911	MULBERRY-SPP	Morus spp	8	4	D	TO REMOVE
912	COTTONWOOD	Populus deltoides	20	3	C	TO REMOVE
913	MULBERRY-SPP	Morus spp	10	4	D	TO REMOVE
914	COTTONWOOD	Populus deltoides	16	4	C	TO REMOVE
915	MULBERRY-SPP	Morus spp	6	3	D	TO REMOVE
916	COTTONWOOD	Populus deltoides	14	3	C	TO REMOVE
917	COTTONWOOD	Populus deltoides	10	3	C	TO REMOVE
918	COTTONWOOD	Populus deltoides	15	3	C	TO REMOVE
919	BOXELDER	Acer negundo	12	4	C	TO REMOVE
920	COTTONWOOD	Populus deltoides	23	3	C	TO REMOVE
921	ELM-SIBERIAN	Ulmus pumila	9	4	D	TO REMOVE
922	ELM-SIBERIAN	Ulmus pumila	14	4	D	TO REMOVE
923	ELM-AMERICAN	Ulmus americana	10	3	C	TO REMOVE
924	CHERRY-BLACK	Prunus serotina	12	3	C	TO REMOVE
925	MULBERRY-SPP	Morus spp	12	3	D	TO REMOVE
926	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
927	COTTONWOOD	Populus deltoides	12	2	C	TO REMOVE
928	BOXELDER	Acer negundo	10	4	C	TO SAVE
929	BOXELDER	Acer negundo	12	4	C	TO SAVE
930	MAPLE-SILVER	Acer saccharinnum	13	3	C	TO SAVE
931	CHERRY-BLACK	Prunus serotina	13	4	C	TO SAVE
932	COTTONWOOD	Populus deltoides	12	3	C	TO REMOVE
933	BOXELDER	Acer negundo	11	4	C	TO SAVE
934	ELM-AMERICAN	Ulmus americana	10	2	C	TO SAVE
935	CHERRY-BLACK	Prunus serotina	21	3	C	TO SAVE
936	ELM-AMERICAN	Ulmus americana	7	3	C	TO REMOVE
937	CHERRY-BLACK	Prunus serotina	12	4	C	TO SAVE
938	COTTONWOOD	Populus deltoides	48	3	C	TO SAVE
939	CHERRY-BLACK	Prunus serotina	14	4	C	TO SAVE
940	COTTONWOOD	Populus deltoides	22	3	C	TO REMOVE
941	CHERRY-BLACK	Prunus serotina	15	4	C	TO SAVE
942	CHERRY-BLACK	Prunus serotina	12	4	C	TO SAVE
943	COTTONWOOD	Populus deltoides	15	3	C	TO SAVE
944	BOXELDER	Acer negundo	11	4	C	TO REMOVE
945	MAPLE-SILVER	Acer saccharinnum	6	3	B	TO SAVE
946	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
947	EASTERN REDCEDAR	Juniperus virginiana	13	3	D	TO REMOVE
948	BOXELDER	Acer negundo	11	4	C	TO REMOVE
949	BOXELDER	Acer negundo	6	4	C	TO REMOVE
950	BOXELDER	Acer negundo	11	4	C	TO REMOVE
951	CHERRY-BLACK	Prunus serotina	8	4	C	TO REMOVE
952	MAPLE-SILVER	Acer saccharinum	20	3	B	TO REMOVE
953	BLACK LOCUST	Robinia pseudoacacia	10	3	C	TO REMOVE
954	CHERRY-BLACK	Prunus serotina	9	3	C	TO REMOVE
955	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
956	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
957	BOXELDER	Acer negundo	13	4	C	TO REMOVE
958	CHERRY-BLACK	Prunus serotina	12	3	C	TO REMOVE
959	ELM-AMERICAN	Ulmus americana	10	3	C	TO REMOVE
960	WILLOW-SPP	Salix spp	23	4	C	TO SAVE
961	CHERRY-BLACK	Prunus serotina	11	3	C	TO REMOVE
962	BOXELDER	Acer negundo	7	4	C	TO REMOVE
963	CHERRY-BLACK	Prunus serotina	8	3	C	TO REMOVE
964	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
965	BOXELDER	Acer negundo	17	4	C	TO REMOVE
966	WALNUT- BLACK	Juglans nigra	6	3	B	TO REMOVE
967	WILLOW-SPP	Salix spp	26	4	C	TO REMOVE
968	BOXELDER	Acer negundo	11	4	C	TO REMOVE
969	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
970	BOXELDER	Acer negundo	14	4	C	TO REMOVE
971	BOXELDER	Acer negundo	6	4	C	TO REMOVE
972	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
973	CHERRY-BLACK	Prunus serotina	7	3	C	TO REMOVE
974	CHERRY-BLACK	Prunus serotina	7	3	C	TO REMOVE
975	BOXELDER	Acer negundo	17	4	C	TO REMOVE
976	BOXELDER	Acer negundo	6	4	C	TO REMOVE
977	BOXELDER	Acer negundo	8	4	C	TO REMOVE
978	CHERRY-BLACK	Prunus serotina	9	3	C	TO REMOVE
979	BOXELDER	Acer negundo	16	4	C	TO REMOVE
980	CHERRY-BLACK	Prunus serotina	19	3	C	TO REMOVE
981	MULBERRY-SPP	Morus spp	7	4	D	TO REMOVE
982	ASH-GREEN	Fraxinus pennsylvanica	8	4	D	TO SAVE
983	BOXELDER	Acer negundo	12	4	C	TO REMOVE
984	CHERRY-BLACK	Prunus serotina	6	4	C	TO REMOVE
985	BOXELDER	Acer negundo	25	4	C	TO REMOVE
986	BOXELDER	Acer negundo	15	4	C	TO REMOVE
987	ELM-AMERICAN	Ulmus americana	12	2	C	TO REMOVE
988	ELM-AMERICAN	Ulmus americana	11	2	C	TO REMOVE
989	BOXELDER	Acer negundo	13	4	C	TO REMOVE
990	CHERRY-BLACK	Prunus serotina	11	3	C	TO REMOVE
991	BOXELDER	Acer negundo	10	2	C	TO REMOVE
992	MULBERRY-SPP	Morus spp	6	3	D	TO REMOVE
993	MULBERRY-SPP	Morus spp	11	4	D	TO REMOVE
994	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
995	MULBERRY-SPP	Morus spp	5	3	D	TO REMOVE
996	CHERRY-BLACK	Prunus serotina	7	4	C	TO REMOVE
997	CHERRY-BLACK	Prunus serotina	8	4	C	TO REMOVE
998	MULBERRY-SPP	Morus spp	13	4	D	TO REMOVE
999	COTTONWOOD	Populus deltoides	16	3	C	TO REMOVE
1000	COTTONWOOD	Populus deltoides	15	3	C	TO REMOVE
1001	BOXELDER	Acer negundo	13	4	C	TO SAVE
1002	BOXELDER	Acer negundo	21	4	C	TO REMOVE
1003	COTTONWOOD	Populus deltoides	23	2	C	TO REMOVE
1004	BOXELDER	Acer negundo	18	4	C	TO REMOVE

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREEGROUP	STATUS
1005	WILLOW-SPP	Salix spp	27	4	C	TO REMOVE
1006	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
1007	BOXELDER	Acer negundo	12	3	C	TO SAVE
1008	BOXELDER	Acer negundo	13	4	C	TO REMOVE
1009	COTTONWOOD	Populus deltoides	26	2	C	TO REMOVE
1010	COTTONWOOD	Populus deltoides	17	3	C	TO REMOVE
1011	BOXELDER	Acer negundo	14	4	C	TO REMOVE
1012	COTTONWOOD	Populus deltoides	13	3	C	TO REMOVE
1013	BOXELDER	Acer negundo	29	4	C	TO SAVE
1014	MULBERRY-SPP	Morus spp	6	3	D	TO REMOVE
1015	COTTONWOOD	Populus deltoides	18	3	C	TO REMOVE
1016	BOXELDER	Acer negundo	17	4	C	TO REMOVE
1017	CHERRY-BLACK	Prunus serotina	20	4	C	TO REMOVE
1018	BOXELDER	Acer negundo	13	4	C	TO SAVE
1019	COTTONWOOD	Populus deltoides	23	3	C	TO REMOVE
1020	CHERRY-BLACK	Prunus serotina	13	4	C	TO REMOVE

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE GROUP	STATUS
1126	CHERRY-BLACK	Prunus serotina	8	3	C	TO REMOVE
1127	BOXELDER	Acer negundo	10	4	C	TO REMOVE
1128	BOXELDER	Acer negundo	13	4	C	TO REMOVE
1129	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
1130	MULBERRY-SPP	Morus spp	6	3	D	TO SAVE
1131	CHERRY-BLACK	Prunus serotina	8	4	C	TO REMOVE
1132	BOXELDER	Acer negundo	19	4	C	TO REMOVE
1133	CHERRY-BLACK	Prunus serotina	7	4	C	TO REMOVE
1134	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
1135	COTTONWOOD	Populus deltoides	11	3	C	TO REMOVE
1136	ELM-AMERICAN	Ulmus americana	14	2	C	TO REMOVE
1137	MAPLE-SILVER	Acer saccharinum	13	3	B	TO SAVE
1138	BOXELDER	Acer negundo	21	4	C	TO REMOVE
1139	CHERRY-BLACK	Prunus serotina	11	2	C	TO REMOVE
1140	CHERRY-BLACK	Prunus serotina	8	4	C	TO REMOVE
1141	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
1142	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
1143	CHERRY-BLACK	Prunus serotina	6	4	C	TO SAVE
1144	CHERRY-BLACK	Prunus serotina	6	4	C	TO SAVE
1145	WALNUT-BLACK	Juglans nigra	15	3	B	TO REMOVE
1146	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
1147	ELM-AMERICAN	Ulmus americana	6	3	C	TO REMOVE
1148	CHERRY-BLACK	Prunus serotina	11	3	C	TO SAVE
1149	COTTONWOOD	Populus deltoides	10	3	C	TO REMOVE
1150	COTTONWOOD	Populus deltoides	16	2	C	TO REMOVE
1151	CHERRY-BLACK	Prunus serotina	6	4	C	TO REMOVE
1152	BOXELDER	Acer negundo	10	3	C	TO REMOVE
1153	BOXELDER	Acer negundo	16	4	C	TO REMOVE
1154	CHERRY-BLACK	Prunus serotina	14	3	C	TO REMOVE
1155	COTTONWOOD	Populus deltoides	21	2	C	TO REMOVE
1156	BOXELDER	Acer negundo	17	3	C	TO SAVE
1157	EASTERN REDCEDAR	Juniperus virginiana	6	3	D	TO REMOVE
1158	CHERRY-BLACK	Prunus serotina	11	3	C	TO SAVE
1159	APPLE-CRABSPP	Malus spp	11	5	A	TO REMOVE
1160	MAPLE-SILVER	Acer saccharinum	20	1	B	TO REMOVE
1161	COTTONWOOD	Populus deltoides	6	3	C	TO REMOVE
1162	CHERRY-BLACK	Prunus serotina	7	4	C	TO SAVE
1163	ELM-AMERICAN	Ulmus americana	9	3	C	TO REMOVE
1164	COTTONWOOD	Populus deltoides	8	4	C	TO REMOVE
1165	COTTONWOOD	Populus deltoides	8	3	C	TO REMOVE
1166	MAPLE-SILVER	Acer saccharinum	17	3	B	TO SAVE
1167	CHERRY-BLACK	Prunus serotina	9	3	C	TO REMOVE
1168	CHERRY-BLACK	Prunus serotina	9	3	C	TO REMOVE
1169	COTTONWOOD	Populus deltoides	7	3	C	TO REMOVE
1170	MULBERRY-SPP	Morus spp	17	4	D	TO REMOVE
1171	COTTONWOOD	Populus deltoides	13	3	C	TO REMOVE
1172	BOXELDER	Acer negundo	8	4	C	TO REMOVE
1173	CHERRY-BLACK	Prunus serotina	9	3	C	TO REMOVE
1174	MAPLE-SILVER	Acer saccharinum	14	3	B	TO REMOVE
1175	CHERRY-BLACK	Prunus serotina	11	3	C	TO REMOVE
1176	CHERRY-BLACK	Prunus serotina	11	3	C	TO REMOVE
1177	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
1178	CHERRY-BLACK	Prunus serotina	22	4	C	TO REMOVE
1179	CHERRY-BLACK	Prunus serotina	16	4	C	TO REMOVE
1180	MAPLE-SILVER	Acer saccharinum	30	2	B	TO REMOVE
1181	CHERRY-BLACK	Prunus serotina	15	4	C	TO REMOVE
1182	MAPLE-SILVER	Acer saccharinum	16	3	B	TO REMOVE
1183	CHERRY-BLACK	Prunus serotina	7	5	C	TO REMOVE
1184	MAPLE-SILVER	Acer saccharinum	17	3	B	TO REMOVE
1185	MAPLE-SILVER	Acer saccharinum	16	2	B	TO REMOVE
1186	CHERRY-BLACK	Prunus serotina	8	3	C	TO REMOVE
1187	CHERRY-BLACK	Prunus serotina	15	3	C	TO REMOVE
1188	MAPLE-SILVER	Acer saccharinum	24	3	B	TO REMOVE
1189	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
1190	MAPLE-SILVER	Acer saccharinum	28	3	B	TO REMOVE
1191	BOXELDER	Acer negundo	10	4	C	TO REMOVE
1192	BOXELDER	Acer negundo	12	4	C	TO REMOVE
1193	BOXELDER	Acer negundo	21	4	C	TO REMOVE
1194	CHERRY-BLACK	Prunus serotina	13	3	C	TO REMOVE
1195	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
1196	BOXELDER	Acer negundo	14	4	C	TO REMOVE
1197	BOXELDER	Acer negundo	9	3	C	TO REMOVE
1198	WALNUT-BLACK	Juglans nigra	13	3	B	TO REMOVE
1199	MAPLE-SILVER	Acer saccharinum	21	3	B	TO REMOVE
1200	COTTONWOOD	Populus deltoides	11	3	C	TO REMOVE
1201	CHERRY-BLACK	Prunus serotina	15	2	C	TO REMOVE
1202	COTTONWOOD	Populus deltoides	10	4	C	TO REMOVE
1203	CHERRY-BLACK	Prunus serotina	11	5	C	TO REMOVE
1204	BOXELDER	Acer negundo	10	4	C	TO REMOVE
1205	MAPLE-SILVER	Acer saccharinum	18	3	B	TO REMOVE
1206	COTTONWOOD	Populus deltoides	9	4	C	TO REMOVE
1207	COTTONWOOD	Populus deltoides	4	4	C	TO REMOVE
1208	CHERRY-BLACK	Prunus serotina	15	3	C	TO REMOVE
1209	BOXELDER	Acer negundo	23	4	C	TO REMOVE
1210	COTTONWOOD	Populus deltoides	10	4	C	TO REMOVE
1211	COTTONWOOD	Populus deltoides	12	4	C	TO REMOVE
1212	BOXELDER	Acer negundo	17	5	C	TO REMOVE
1213	CHERRY-BLACK	Prunus serotina	12	3	C	TO REMOVE
1214	COTTONWOOD	Populus deltoides	11	4	C	TO REMOVE
1215	COTTONWOOD	Populus deltoides	6	4	C	TO REMOVE
1216	BOXELDER	Acer negundo	22	3	C	TO REMOVE
1217	BOXELDER	Acer negundo	10	4	C	TO REMOVE
1218	BOXELDER	Acer negundo	9	5	C	TO REMOVE
1219	BOXELDER	Acer negundo	18	3	C	TO REMOVE
1220	COTTONWOOD	Populus deltoides	5	4	C	TO REMOVE
1221	BOXELDER	Acer negundo	11	4	C	TO REMOVE
1222	MAPLE-SILVER	Acer saccharinum	6	5	B	TO REMOVE
1223	ELM-AMERICAN	Ulmus americana	12	4	C	TO REMOVE
1224	COTTONWOOD	Populus deltoides	12	3	C	TO REMOVE
1225	CHERRY-BLACK	Prunus serotina	10	5	C	TO REMOVE
1226	MAPLE-SILVER	Acer saccharinum	25	2	B	TO REMOVE
1227	BOXELDER	Acer negundo	18	3	C	TO REMOVE
1228	BOXELDER	Acer negundo	11	4	C	TO REMOVE
1229	BOXELDER	Acer negundo	11	4	C	TO REMOVE
1230	COTTONWOOD	Populus deltoides	16	3	C	TO REMOVE
1231	BOXELDER	Acer negundo	12	4	C	TO REMOVE
1232	HAWTHORN-COCKSPUR	Crataegus crus-galli	4	3	A	TO SAVE
1233	COTTONWOOD	Populus deltoides	14	4	C	TO REMOVE
1234	BOXELDER	Acer negundo	17	4	C	TO REMOVE
1235	ELM-AMERICAN	Ulmus americana	10	2	C	TO REMOVE
1236	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
1237	BOXELDER	Acer negundo	13	4	C	TO REMOVE
1238	COTTONWOOD	Populus deltoides	9	3	C	TO REMOVE
1239	MULBERRY-SPP	Morus spp	7	3	D	TO SAVE
1240	BOXELDER	Acer negundo	14	4	C	TO REMOVE
1241	BOXELDER	Acer negundo	15	4	C	TO REMOVE
1242	MAPLE-SILVER	Acer saccharinum	13	2	B	TO REMOVE
1243	CHERRY-BLACK	Prunus serotina	11	4	C	TO SAVE
1244	COTTONWOOD	Populus deltoides	6	3	C	TO REMOVE
1245	BOXELDER	Acer negundo	17	4	C	TO REMOVE
1246	MAPLE-SILVER	Acer saccharinum	16	3	B	TO REMOVE
1247	BOXELDER	Acer negundo	12	4	C	TO REMOVE

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE GROUP	STATUS
1248	MAPLE-SILVER	Acer saccharinum	20	1	B	TO REMOVE
1249	CHERRY-BLACK	Prunus serotina	18	4	C	TO REMOVE
1250	BOXELDER	Acer negundo	16	3	C	TO REMOVE
1251	MAPLE-SILVER	Acer saccharinum	19	3	B	TO REMOVE
1252	BOXELDER	Acer negundo	11	4	C	TO REMOVE
1253	COTTONWOOD	Populus deltoides	10	4	C	TO REMOVE
1254	CHERRY-BLACK	Prunus serotina	6	5	C	TO REMOVE
1255	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
1256	MAPLE-SILVER	Acer saccharinum	21	2	B	TO REMOVE
1257	COTTONWOOD	Populus deltoides	10	3	C	TO REMOVE
1258	COTTONWOOD	Populus deltoides	11	3	C	TO REMOVE
1259	BOXELDER	Acer negundo	13	4	C	TO REMOVE
1260	MAPLE-SILVER	Acer saccharinum	22	2	B	TO REMOVE
1261	COTTONWOOD	Populus deltoides	6	4	C	TO REMOVE
1262	MAPLE-SILVER	Acer saccharinum	19	4	B	TO REMOVE
1263	BOXELDER	Acer negundo	9	4	C	TO REMOVE
1264	COTTONWOOD	Populus deltoides	10	3	C	TO REMOVE
1265	MAPLE-SILVER	Acer saccharinum	22	3	B	TO REMOVE
1266	COTTONWOOD	Populus deltoides	9	3	C	TO REMOVE
1267	COTTONWOOD	Populus deltoides	6	4	C	TO REMOVE
1268	BOXELDER	Acer negundo	20	3	C	TO REMOVE
1269	COTTONWOOD	Populus deltoides	11	3	C	TO REMOVE
1270	BOXELDER	Acer negundo	8	4	C	TO REMOVE
1271	CHERRY-BLACK	Prunus serotina	13	3	C	TO REMOVE
1272	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
1273	CHERRY-BLACK	Prunus serotina	6	4	C	TO REMOVE
1274	MAPLE-SILVER	Acer saccharinum	24	2	B	TO REMOVE
1275	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
1276	MAPLE-SILVER	Acer saccharinum	21	4	B	TO REMOVE
1277	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
1278	BOXELDER	Acer negundo	10	4	C	TO REMOVE
1279	COTTONWOOD	Populus deltoides	12	3	C	TO REMOVE
1280	CHERRY-BLACK	Prunus serotina	8	3	C	TO REMOVE
1281	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
1282	COTTONWOOD	Populus deltoides	9	3	C	TO REMOVE
1283	CHERRY-BLACK	Prunus serotina	14	4	C	TO REMOVE
1284	COTTONWOOD	Populus deltoides	10	3	C	TO REMOVE
1285	BOXELDER	Acer negundo	18	4	C	TO REMOVE
1286	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
1287	COTTONWOOD	Populus deltoides	8	3	C	TO REMOVE
1288	BOXELDER	Acer negundo	8	4	C	TO REMOVE
1289	COTTONWOOD	Populus deltoides	10	3	C	TO REMOVE
1290	CHERRY-BLACK	Prunus serotina	22	4	C	TO REMOVE
1291	MAPLE-SILVER	Acer saccharinum	10	5	B	TO REMOVE
1292	BOXELDER	Acer negundo	7	4	C	TO REMOVE
1293	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
1294	MAPLE-SILVER	Acer saccharinum	41	3	B	TO REMOVE
1295	COTTONWOOD	Populus deltoides	15	4	C	TO REMOVE
1296	MAPLE-SILVER	Acer saccharinum	13	3	B	TO REMOVE
1297	MAPLE-SILVER	Acer saccharinum	17	3	B	TO REMOVE
1298	ELM-AMERICAN	Ulmus americana	6	3	C	TO REMOVE
1299	BOXELDER	Acer negundo	25	2	C	TO SAVE
1300	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
1301	COTTONWOOD	Populus deltoides	9	3	C	TO REMOVE
1302	MAPLE-SILVER	Acer saccharinum	18	4	B	TO REMOVE
1303	BOXELDER	Acer negundo	11	4	C	TO REMOVE
1304	MAPLE-SILVER	Acer saccharinum	25	3	B	TO REMOVE
1305	CHERRY-BLACK	Prunus serotina	7	4	C	TO REMOVE
1306	MAPLE-SILVER	Acer saccharinum	11	4	B	TO REMOVE
1307	COTTONWOOD	Populus deltoides	11	2	C	TO REMOVE
1308	BOXELDER	Acer negundo	11	4	C	TO REMOVE
1309	COTTONWOOD	Populus deltoides	6	3	C	TO REMOVE
1310	BOXELDER	Acer negundo	17	4	C	TO REMOVE
1311	CHERRY-BLACK	Prunus serotina	14	3	C	TO REMOVE
1312	COTTONWOOD	Populus deltoides	10	2	C	TO REMOVE
1313	BOXELDER	Acer negundo	19	4	C	TO REMOVE
1314	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
1315	BOXELDER	Acer negundo	17	3	C	TO REMOVE
1316	CHERRY-BLACK	Prunus serotina	8	4	C	TO REMOVE
1317	BOXELDER	Acer negundo	12	4	C	TO REMOVE
1318	MAPLE-SILVER	Acer saccharinum	32	3	B	TO REMOVE
1319	CHERRY-BLACK	Prunus serotina	15	3	C	TO REMOVE
1320	CHERRY-BLACK	Prunus serotina	20	3	C	TO REMOVE
1321	CHERRY-BLACK	Prunus serotina	9	3	C	TO REMOVE
1322	MAPLE-SILVER	Acer saccharinum	12	3	C	TO REMOVE
1323	BOXELDER	Acer negundo	14	4	C	TO REMOVE
1324	MAPLE-SILVER	Acer saccharinum	42	2	B	TO REMOVE
1325	MAPLE-SILVER	Acer saccharinum	8	3	B	TO REMOVE
1326	BOXELDER	Acer negundo	21	4	C	TO REMOVE
1327	CHERRY-BLACK	Prunus serotina	17	3	C	TO REMOVE
1328	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
1329	MAPLE-SILVER	Acer saccharinum	21	2	B	TO REMOVE
1330	CHERRY-BLACK	Prunus serotina	6	4	C	TO REMOVE
1331	MAPLE-SILVER	Acer saccharinum	22	2	B	TO REMOVE
1332	MAPLE-SILVER	Acer saccharinum	25	3	B	TO REMOVE
1333	MAPLE-SILVER	Acer saccharinum	9	3	B	TO REMOVE
1334	MAPLE-SILVER	Acer saccharinum	22	2	B	TO REMOVE
1335	MAPLE-SILVER	Acer saccharinum	22	3	B	TO REMOVE
1336	MAPLE-SILVER	Acer saccharinum	32	2	B	TO REMOVE
1337	CHERRY-BLACK	Prunus serotina	17	3	C	TO REMOVE
1338	BOXELDER	Acer negundo	15	4	C	TO REMOVE
1339	BOXELDER	Acer negundo	12	4	C	TO REMOVE
1340	MAPLE-SILVER	Acer saccharinum	13	3	B	TO REMOVE
1341	MAPLE-SILVER	Acer saccharinum	18	3	B	TO REMOVE
1342	BOXELDER	Acer negundo	11	4	C	TO REMOVE
1343	CHERRY-BLACK	Prunus serotina	8	3	C	TO REMOVE
1344	MAPLE-SILVER	Acer saccharinum	28	2	B	TO REMOVE
1345	MAPLE-SILVER	Acer saccharinum	24	3	B	TO REMOVE
1346	MAPLE-SILVER	Acer saccharinum	32	3	B	TO REMOVE
1347	BOXELDER	Acer negundo	14	4	C	TO REMOVE
1348	MAPLE-SILVER	Acer saccharinum	14	3	B	TO REMOVE
1349	BOXELDER	Acer negundo	18	4	C	TO REMOVE
1350	MAPLE-SILVER	Acer saccharinum	19	3	B	TO REMOVE
1351	BOXELDER	Acer negundo	15	4	C	TO REMOVE
1352	CHERRY-BLACK	Prunus serotina	9	4	C	TO SAVE
1353	BOXELDER	Acer negundo	15	4	C	TO REMOVE
1354	MAPLE-SILVER	Acer saccharinum	6	3	C	TO REMOVE
1355	BOXELDER	Acer negundo	13	4	C	TO REMOVE
1356	BOXELDER	Acer negundo	21	4	C	TO REMOVE
1357	BOXELDER	Acer negundo	10	4	C	TO REMOVE
1358	BOXELDER	Acer negundo	13	4	C	TO REMOVE
1359	BOXELDER	Acer negundo	11	4	C	TO REMOVE
1360	BOXELDER	Acer negundo	12	4	C	TO REMOVE
1361	MAPLE-SILVER	Acer saccharinum	16	3	B	TO REMOVE
1362	BOXELDER	Acer negundo	13	4	C	TO REMOVE
1363	BOXELDER	Acer negundo	7	3	C	TO SAVE
1364	BOXELDER	Acer negundo	19	4	C	TO REMOVE
1365	BOXELDER	Acer negundo	15	4	C	TO REMOVE
1366	BOXELDER	Acer negundo	8	4	C	TO REMOVE
1367	BOXELDER	Acer negundo	15	4	C	TO REMOVE
1368	BOXELDER	Acer negundo	11	3	C	TO SAVE
1369	BOXELDER	Acer negundo	8	4	C	TO REMOVE

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE GROUP	STATUS
1370	ELM-AMERICAN	Ulmus americana	12	3	C	TO SAVE
1371	MAPLE-SILVER	Acer saccharinum	10	4	B	TO SAVE
1372	COTTONWOOD	Populus deltoides	12	3	C	TO SAVE
1373	BOXELDER	Acer negundo	21	4	C	TO SAVE
1374	BOXELDER	Acer negundo	11	4	C	TO SAVE
1375	MAPLE-SILVER	Acer saccharinum	13	3	B	TO SAVE
1376	BOXELDER	Acer negundo	15	4	C	TO SAVE
1377	BOXELDER	Acer negundo	9	4	C	TO SAVE
1378	BOXELDER	Acer negundo	12	3	C	TO REMOVE
1379	BOXELDER	Acer negundo	17	4	C	TO SAVE
1380	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
1381	BOXELDER	Acer negundo	11	4	C	TO SAVE
1382	MAPLE-SILVER	Acer saccharinum	36	1	B	TO REMOVE
1383	BOXELDER	Acer negundo	8	3	C	TO REMOVE
1384	MAPLE-SILVER	Acer saccharinum	45	1	B	TO REMOVE
1385	BOXELDER	Acer negundo	7	4	C	TO REMOVE
1386	MAPLE-SILVER	Acer saccharinum	24	4	B	TO REMOVE
1387	BOXELDER	Acer negundo	12	4	C	TO REMOVE
1388	BOXELDER	Acer negundo	13	4	C	TO REMOVE
1389	CHERRY-BLACK	Prunus serotina	13	3	C	TO REMOVE
1390	BOXELDER	Acer negundo	8	4	C	TO REMOVE
1391	CHERRY-BLACK	Prunus serotina	6	5	C	TO REMOVE
1392	WALNUT-BLACK	Juglans nigra	18	3	B	TO REMOVE
1393	BOXELDER	Acer negundo	11	4	C	TO REMOVE
1394	MAPLE-SILVER	Acer saccharinum	16	3	B	TO REMOVE
1395	BOXELDER	Acer negundo	20	3	C	TO REMOVE
1396	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
1397	CHERRY-BLACK	Prunus serotina	8	5	C	TO REMOVE
1398	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
1399	CHERRY-BLACK	Prunus serotina	9	3	C	TO SAVE
1400	BOXELDER	Acer negundo	22	4	C	TO SAVE
1401	CHERRY-BLACK	Prunus serotina	11	3	C	TO SAVE
1402	BOXELDER	Acer negundo	11	4	C	TO SAVE
1403	BOXELDER	Acer negundo	6	4	C	TO SAVE
1404	MAPLE-SILVER	Acer saccharinum	15	4	B	TO SAVE
1405	CHERRY-BLACK	Prunus serotina	7	3	C	TO SAVE
1406	CHERRY-BLACK	Prunus serotina	11	4	C	TO SAVE
1407	COTTONWOOD	Populus deltoides	12	3	C	TO REMOVE
1408	COTTONWOOD	Populus deltoides	12	2	C	TO REMOVE
1409	CHERRY-BLACK	Prunus serotina	8	4	C	TO REMOVE
1410	CHERRY-BLACK	Prunus serotina	11	3	C	TO REMOVE
1411	MULBERRY-SPP	Morus spp	12	3	D	TO REMOVE
1412	ELM-AMERICAN	Ulmus americana	10	2	C	TO REMOVE
1413	CHERRY-BLACK	Prunus serotina	11	3	C	TO REMOVE
1414	COTTONWOOD	Populus deltoides	16	3	C	TO REMOVE
1415	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
1416	COTTONWOOD	Populus deltoides	24	3	C	TO REMOVE
1417	CHERRY-BLACK	Prunus serotina	6	4	C	TO REMOVE
1418	BOXELDER	Acer negundo	25	4	C	TO REMOVE
1419	COTTONWOOD	Populus deltoides	15	2	C	TO REMOVE
1420	COTTONWOOD	Populus deltoides	13	4	C	TO REMOVE
1421	COTTONWOOD	Populus deltoides	12	4	C	TO REMOVE
1422	COTTONWOOD	Populus deltoides	15	3	C	TO REMOVE
1423	COTTONWOOD	Populus deltoides	6	3	C	TO REMOVE
1424	COTTONWOOD	Populus deltoides	18	2	C	TO REMOVE
1425	COTTONWOOD	Populus deltoides	16	3	C	TO REMOVE
1426	COTTONWOOD	Populus deltoides	24	1	C	TO REMOVE
1427	CHERRY-BLACK	Prunus serotina	12	4	C	TO SAVE
1428	COTTONWOOD	Populus deltoides	38	3	C	TO REMOVE
1429	BOXELDER	Acer negundo	23	3	C	TO REMOVE
1430	BOXELDER	Acer negundo	19	4	C	TO REMOVE
1431	BOXELDER	Acer negundo	8	3	C	TO REMOVE
1432	BOXELDER	Acer negundo	10	4	C	TO REMOVE
1433	CHERRY-BLACK	Prunus serotina	11	3	C	TO REMOVE
1434	BOXELDER	Acer negundo	13	4	C	TO REMOVE
1435	BOXELDER	Acer negundo	16	4	C	TO REMOVE
1436	MAPLE-SILVER	Acer saccharinum	17	2	B	TO REMOVE
1437	MULBERRY-SPP	Morus spp	14	4	D	TO REMOVE
1438	MAPLE-SILVER	Acer saccharinum	30	3	B	TO REMOVE
1439	BOXELDER	Acer negundo	6	4	C	TO REMOVE
1440	MAPLE-SILVER	Acer saccharinum	32	2	B	TO REMOVE
1441	MAPLE-SILVER	Acer saccharinum	15	3	B	TO REMOVE
1442	APPLE-CRABSPP	Malus spp	7	3	A	TO REMOVE
1443	MAPLE-SILVER	Acer saccharinum	32	2	B	TO REMOVE
1444	BOXELDER	Acer negundo	6	3	C	TO REMOVE
1445	CHERRY-BLACK	Prunus serotina	17	3	C	TO REMOVE
1446	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
1447	BOXELDER	Acer negundo	7	3	C	TO REMOVE
1448	MAPLE-SILVER	Acer saccharinum	8	3	B	TO REMOVE
1449	MAPLE-SILVER	Acer saccharinum	14	3	B	TO REMOVE
1450	MAPLE-SILVER	Acer saccharinum	11	4	B	TO REMOVE
1451	MAPLE-SILVER	Acer saccharinum	16	3	B	TO SAVE
1452	APPLE-CRABSPP	Malus spp	6	3	A	TO REMOVE
1453	BOXELDER	Acer negundo	8	4	C	TO REMOVE
1454	CHERRY-BLACK	Prunus serotina	14	3	C	TO REMOVE
1455	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
1456	APPLE-CRABSPP	Malus spp	6	3	A	TO REMOVE
1457	CHERRY-BLACK	Prunus serotina	16	4	C	TO REMOVE
1458	COTTONWOOD	Populus deltoides	11	3	C	TO REMOVE
1459	COTTONWOOD	Populus deltoides	11	3	C	TO REMOVE
1460	MAPLE-SILVER	Acer saccharinum	27	3	B	TO REMOVE
1461	COTTONWOOD	Populus deltoides	11	3	C	TO REMOVE
1462	COTTONWOOD	Populus deltoides	11	4	C	TO REMOVE
1463	COTTONWOOD	Populus deltoides	11	4	C	TO REMOVE
1464	CHERRY-BLACK	Prunus serotina	11	2	C	TO REMOVE
1465	BOXELDER	Acer negundo	7	5	C	TO REMOVE
1466	MAPLE-SILVER	Acer saccharinum	12	3	B	TO REMOVE
1467	COTTONWOOD	Populus deltoides	11	4	C	TO REMOVE
1468	MAPLE-SILVER	Acer saccharinum	15	3	B	TO REMOVE
1469	COTTONWOOD	Populus deltoides	11	4	C	TO REMOVE
1470	COTTONWOOD	Populus deltoides	13	4	C	TO REMOVE
1471	COTTONWOOD	Populus deltoides	10	4	C	TO REMOVE
1472	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
1473	BOXELDER	Acer negundo	19	3	C	TO REMOVE
1474	COTTONWOOD	Populus deltoides	12	4	C	TO REMOVE
1475	COTTONWOOD	Populus deltoides	10	4	C	TO REMOVE
1476	MAPLE-SILVER	Acer saccharinum	22	4	B	TO REMOVE
1477	MAPLE-SILVER	Acer saccharinum	26	2	B	TO REMOVE
1478	COTTONWOOD	Populus deltoides	10	5	C	TO REMOVE
1479	COTTONWOOD	Populus deltoides	12	4	C	TO REMOVE
1480	COTTONWOOD	Populus deltoides	11	4	C	TO REMOVE
1481	MAPLE-SILVER	Acer saccharinum	18	3	B	TO REMOVE
1482	COTTONWOOD	Populus deltoides	11	3	C	TO REMOVE
1483	CHERRY-BLACK	Prunus serotina	14	3	C	TO REMOVE
1484	BOXELDER	Acer negundo	9	5	C	TO REMOVE
1485	MAPLE-SILVER	Acer saccharinum	26	2	B	TO REMOVE
1486	OAK-RED	Quercus rubra	16	3	A	TO SAVE
1487	COTTONWOOD	Populus deltoides	12	3	C	TO SAVE
1488	MAPLE-SILVER	Acer saccharinum	24	2	B	TO SAVE
1489	WALNUT-BLACK	Juglans nigra	10	2	B	TO SAVE
1490	HACKBERRY	Celtis occidentalis	16	2	A	TO SAVE
1491	MAPLE-SILVER	Acer saccharinum	22	2	B	TO REMOVE

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE GROUP	STATUS
1492	CHERRY-BLACK	Prunus serotina	21	4	C	TO REMOVE
1493	BOXELDER	Acer negundo	11	4	C	TO REMOVE
1494	CHERRY-BLACK	Prunus serotina	16	2	C	TO REMOVE
1495	MAPLE-SILVER	Acer saccharinum	11	3	B	TO REMOVE
1496	MAPLE-SILVER	Acer saccharinum	16	3	B	TO REMOVE
1497	MAPLE

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREEGROUP	STATUS
1614	MAPLE-SILVER	Acer saccharinum	18	3	B	TO REMOVE
1615	BOXELDER	Acer negundo	19	4	C	TO REMOVE
1616	BOXELDER	Acer negundo	23	4	C	TO REMOVE
1617	BOXELDER	Acer negundo	10	4	C	TO REMOVE
1618	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
1619	BOXELDER	Acer negundo	14	4	C	TO REMOVE
1620	CHERRY-BLACK	Prunus serotina	6	4	C	TO REMOVE
1621	BOXELDER	Acer negundo	12	4	C	TO REMOVE
1622	BOXELDER	Acer negundo	21	4	C	TO REMOVE
1623	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
1624	CHERRY-BLACK	Prunus serotina	14	4	C	TO REMOVE
1625	MAPLE-SILVER	Acer saccharinum	24	2	B	TO REMOVE
1626	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
1627	CHERRY-BLACK	Prunus serotina	6	4	C	TO REMOVE
1628	MULBERRY-SPP	Morus spp	10	4	D	TO REMOVE
1629	BOXELDER	Acer negundo	23	3	C	TO REMOVE
1630	BOXELDER	Acer negundo	8	4	C	TO REMOVE
1631	BOXELDER	Acer negundo	13	4	C	TO REMOVE
1632	MAPLE-SILVER	Acer saccharinum	17	3	B	TO REMOVE
1633	MAPLE-SILVER	Acer saccharinum	28	2	B	TO REMOVE
1634	CHERRY-BLACK	Prunus serotina	14	4	C	TO REMOVE
1635	BOXELDER	Acer negundo	10	4	C	TO REMOVE
1636	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
1637	BOXELDER	Acer negundo	14	4	C	TO REMOVE
1638	MAPLE-SILVER	Acer saccharinum	19	4	B	TO REMOVE
1639	MAPLE-SILVER	Acer saccharinum	15	3	B	TO REMOVE
1640	MAPLE-SILVER	Acer saccharinum	20	3	B	TO REMOVE
1641	MAPLE-SILVER	Acer saccharinum	31	2	B	TO REMOVE
1642	BOXELDER	Acer negundo	14	3	C	TO REMOVE
1643	MAPLE-SILVER	Acer saccharinum	7	3	B	TO REMOVE
1644	BOXELDER	Acer negundo	17	4	C	TO REMOVE
1645	BOXELDER	Acer negundo	7	4	C	TO REMOVE
1646	BOXELDER	Acer negundo	17	4	C	TO REMOVE
1647	BOXELDER	Acer negundo	19	4	C	TO REMOVE
1648	BOXELDER	Acer negundo	10	4	C	TO REMOVE
1649	WALNUT-BLACK	Juglans nigra	6	3	B	TO SAVE
1650	BOXELDER	Acer negundo	6	4	C	TO REMOVE
1651	BOXELDER	Acer negundo	16	4	C	TO REMOVE
1652	MAPLE-SILVER	Acer saccharinum	12	3	B	TO SAVE
1653	BOXELDER	Acer negundo	16	4	C	TO REMOVE
1654	BOXELDER	Acer negundo	11	4	C	TO REMOVE
1655	MAPLE-SILVER	Acer saccharinum	22	3	B	TO REMOVE
1656	BOXELDER	Acer negundo	15	4	C	TO REMOVE
1657	BOXELDER	Acer negundo	7	4	C	TO REMOVE
1658	BOXELDER	Acer negundo	9	4	C	TO SAVE
1659	MULBERRY-SPP	Morus spp	31	4	D	TO REMOVE
1660	MAPLE-SILVER	Acer saccharinum	16	3	B	TO SAVE
1661	CHERRY-BLACK	Prunus serotina	11	3	C	TO SAVE
1662	MAPLE-SILVER	Acer saccharinum	13	3	B	TO SAVE
1663	BOXELDER	Acer negundo	30	4	C	TO SAVE
1664	MAPLE-SILVER	Acer saccharinum	8	3	B	TO SAVE
1665	MAPLE-SILVER	Acer saccharinum	8	3	B	TO SAVE
1666	WALNUT-BLACK	Juglans nigra	17	3	B	TO SAVE
1667	MAPLE-SILVER	Acer saccharinum	20	3	B	TO SAVE
1668	MAPLE-SILVER	Acer saccharinum	12	3	B	TO SAVE
1669	BOXELDER	Acer negundo	8	4	C	TO SAVE
1670	MAPLE-SILVER	Acer saccharinum	10	3	B	TO SAVE
1671	BOXELDER	Acer negundo	19	4	C	TO SAVE
1672	HACKBERRY	Celtis occidentalis	15	3	A	TO SAVE
1673	MAPLE-SILVER	Acer saccharinum	23	3	B	TO SAVE
1674	MAPLE-SILVER	Acer saccharinum	13	3	B	TO SAVE
1675	MAPLE-SILVER	Acer saccharinum	10	3	B	TO SAVE
1676	BOXELDER	Acer negundo	15	4	C	TO REMOVE
1677	CHERRY-BLACK	Prunus serotina	16	3	C	TO SAVE
1678	CHERRY-BLACK	Prunus serotina	6	4	C	TO SAVE
1679	MAPLE-SILVER	Acer saccharinum	6	4	B	TO SAVE
1680	BOXELDER	Acer negundo	13	4	C	TO REMOVE
1681	MAPLE-SILVER	Acer saccharinum	13	3	B	TO SAVE
1682	MAPLE-SILVER	Acer saccharinum	10	3	B	TO SAVE
1683	MAPLE-SILVER	Acer saccharinum	9	4	B	TO REMOVE
1684	MAPLE-SILVER	Acer saccharinum	17	2	B	TO SAVE
1685	MAPLE-SILVER	Acer saccharinum	21	3	B	TO REMOVE
1686	MAPLE-SILVER	Acer saccharinum	6	4	B	TO SAVE
1687	BOXELDER	Acer negundo	13	4	C	TO REMOVE
1688	MAPLE-SILVER	Acer saccharinum	24	3	B	TO SAVE
1689	MAPLE-SILVER	Acer saccharinum	16	3	B	TO SAVE
1690	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
1691	CHERRY-BLACK	Prunus serotina	12	3	C	TO SAVE
1692	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
1693	MAPLE-SILVER	Acer saccharinum	12	3	B	TO SAVE
1694	CHERRY-BLACK	Prunus serotina	13	4	C	TO REMOVE
1695	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
1696	BOXELDER	Acer negundo	19	4	C	TO REMOVE
1697	MAPLE-SILVER	Acer saccharinum	17	2	B	TO SAVE
1698	MAPLE-SILVER	Acer saccharinum	29	3	B	TO REMOVE
1699	CHERRY-BLACK	Prunus serotina	16	4	C	TO SAVE
1700	CHERRY-BLACK	Prunus serotina	9	3	C	TO REMOVE
1701	CHERRY-BLACK	Prunus serotina	19	4	C	TO SAVE
1702	MAPLE-SILVER	Acer saccharinum	15	2	B	TO SAVE
1703	MAPLE-SILVER	Acer saccharinum	16	3	B	TO SAVE
1704	BOXELDER	Acer negundo	12	4	C	TO REMOVE
1705	BOXELDER	Acer negundo	12	3	C	TO SAVE
1706	MAPLE-SILVER	Acer saccharinum	24	3	B	TO SAVE
1707	MAPLE-SILVER	Acer saccharinum	22	3	B	TO SAVE
1708	MAPLE-SILVER	Acer saccharinum	23	3	B	TO SAVE
1709	MAPLE-SILVER	Acer saccharinum	10	3	B	TO SAVE
1710	COTTONWOOD	Populus deltoides	16	3	C	TO REMOVE
1711	COTTONWOOD	Populus deltoides	16	3	C	TO REMOVE
1712	MAPLE-SILVER	Acer saccharinum	23	3	B	TO SAVE
1713	COTTONWOOD	Populus deltoides	20	3	C	TO REMOVE
1714	MAPLE-SILVER	Acer saccharinum	21	3	B	TO SAVE
1715	COTTONWOOD	Populus deltoides	35	3	C	TO REMOVE
1716	MAPLE-SILVER	Acer saccharinum	12	3	B	TO SAVE
1717	MAPLE-SILVER	Acer saccharinum	17	3	B	TO SAVE
1718	MAPLE-SILVER	Acer saccharinum	12	3	B	TO SAVE
1719	WALNUT-BLACK	Juglans nigra	14	2	B	TO SAVE
1720	CHERRY-BLACK	Prunus serotina	18	4	C	TO REMOVE
1721	MAPLE-SILVER	Acer saccharinum	15	4	B	TO REMOVE
1722	BOXELDER	Acer negundo	9	3	C	TO SAVE
1723	CHERRY-BLACK	Prunus serotina	14	5	C	TO REMOVE
1724	MAPLE-SILVER	Acer saccharinum	10	3	B	TO SAVE
1725	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
1726	MAPLE-SILVER	Acer saccharinum	16	3	B	TO SAVE
1727	MAPLE-SILVER	Acer saccharinum	36	3	B	TO SAVE
1728	MAPLE-SILVER	Acer saccharinum	11	3	B	TO SAVE
1729	MAPLE-SILVER	Acer saccharinum	9	4	B	TO SAVE
1730	MAPLE-SILVER	Acer saccharinum	32	3	B	TO REMOVE
1731	MAPLE-SILVER	Acer saccharinum	21	2	B	TO SAVE
1732	MAPLE-SILVER	Acer saccharinum	22	3	B	TO REMOVE
1733	BOXELDER	Acer negundo	9	4	C	TO REMOVE
1734	WALNUT-BLACK	Juglans nigra	17	3	B	TO SAVE
1735	ELM-AMERICAN	Ulmus americana	13	4	C	TO SAVE

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREEGROUP	STATUS
1736	MAPLE-SILVER	Acer saccharinum	23	2	B	TO REMOVE
1737	BOXELDER	Acer negundo	16	4	C	TO SAVE
1738	ELM-AMERICAN	Ulmus americana	9	3	C	TO SAVE
1739	CHERRY-BLACK	Prunus serotina	13	4	C	TO SAVE
1740	WALNUT-BLACK	Juglans nigra	13	4	B	TO SAVE
1741	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
1742	BOXELDER	Acer negundo	8	4	C	TO SAVE
1743	MAPLE-SILVER	Acer saccharinum	30	3	B	TO SAVE
1744	MAPLE-SILVER	Acer saccharinum	24	2	B	TO SAVE
1745	MAPLE-SILVER	Acer saccharinum	32	4	B	TO SAVE
1746	MAPLE-SILVER	Acer saccharinum	18	3	B	TO SAVE
1747	MAPLE-SILVER	Acer saccharinum	10	3	B	TO SAVE
1748	MAPLE-SILVER	Acer saccharinum	11	3	B	TO SAVE
1749	MAPLE-SILVER	Acer saccharinum	22	3	B	TO SAVE
1750	MAPLE-SILVER	Acer saccharinum	24	3	B	TO SAVE
1751	MAPLE-SILVER	Acer saccharinum	17	3	B	TO SAVE
1752	MAPLE-SILVER	Acer saccharinum	23	3	B	TO SAVE
1753	MAPLE-SILVER	Acer saccharinum	18	3	B	TO SAVE
1754	MAPLE-SILVER	Acer saccharinum	17	3	B	TO SAVE
1755	MAPLE-SILVER	Acer saccharinum	8	4	B	TO SAVE
1756	MAPLE-SILVER	Acer saccharinum	35	3	B	TO SAVE
1757	BOXELDER	Acer negundo	12	4	C	TO SAVE
1758	ELM-AMERICAN	Ulmus americana	19	3	C	TO SAVE
1759	BOXELDER	Acer negundo	8	3	C	TO SAVE
1760	BOXELDER	Acer negundo	10	3	C	TO SAVE
1761	ELM-AMERICAN	Ulmus americana	27	2	C	TO SAVE
1762	BOXELDER	Acer negundo	13	3	C	TO SAVE
1763	BOXELDER	Acer negundo	8	3	C	TO SAVE
1764	POPULAR-WHITE	Populus alba	10	3	C	TO SAVE
1765	BOXELDER	Acer negundo	13	4	C	TO SAVE
1766	BOXELDER	Acer negundo	14	4	C	TO SAVE
1767	BOXELDER	Acer negundo	12	3	C	TO SAVE
1768	BOXELDER	Acer negundo	7	3	C	TO SAVE
1769	COTTONWOOD	Populus deltoides	27	2	C	TO REMOVE
1770	BOXELDER	Acer negundo	6	4	C	TO REMOVE
1771	BOXELDER	Acer negundo	31	4	C	TO REMOVE
1772	COTTONWOOD	Populus deltoides	10	3	C	TO REMOVE
1773	MAPLE-SILVER	Acer saccharinum	12	4	B	TO REMOVE
1774	COTTONWOOD	Populus deltoides	19	2	C	TO SAVE
1775	MAPLE-SILVER	Acer saccharinum	12	4	B	TO REMOVE
1776	BOXELDER	Acer negundo	6	4	C	TO REMOVE
1777	BOXELDER	Acer negundo	6	4	C	TO SAVE
1778	MAPLE-SILVER	Acer saccharinum	36	3	B	TO REMOVE
1779	BOXELDER	Acer negundo	12	3	C	TO SAVE
1780	BOXELDER	Acer negundo	28	4	C	TO REMOVE
1781	BOXELDER	Acer negundo	9	3	C	TO SAVE
1782	BOXELDER	Acer negundo	7	4	C	TO REMOVE
1783	MAPLE-SILVER	Acer saccharinum	11	3	B	TO REMOVE
1784	BOXELDER	Acer negundo	7	3	C	TO SAVE
1785	MAPLE-SILVER	Acer saccharinum	47	2	B	TO REMOVE
1786	BOXELDER	Acer negundo	9	3	C	TO SAVE
1787	BOXELDER	Acer negundo	17	3	C	TO SAVE
1788	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
1789	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
1790	BOXELDER	Acer negundo	12	3	C	TO SAVE
1791	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
1792	BOXELDER	Acer negundo	6	3	C	TO SAVE
1793	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
1794	APPLE-CRABSPP	Malus spp	10	4	A	TO REMOVE
1795	ELM-AMERICAN	Ulmus americana	10	3	C	TO SAVE
1796	BOXELDER	Acer negundo	8	3	C	TO SAVE
1797	MAPLE-SILVER	Acer saccharinum	28	2	B	TO REMOVE
1798	BOXELDER	Acer negundo	11	3	C	TO SAVE
1799	MAPLE-SILVER	Acer saccharinum	11	3	B	TO REMOVE
1800	MAPLE-SILVER	Acer saccharinum	16	3	B	TO REMOVE
1801	BOXELDER	Acer negundo	9	3	C	TO SAVE
1802	MAPLE-SILVER	Acer saccharinum	13	3	B	TO REMOVE
1803	MULBERRY-SPP	Morus spp	17	3	D	TO SAVE
1804	MAPLE-SILVER	Acer saccharinum	20	3	B	TO REMOVE
1805	COTTONWOOD	Populus deltoides	17	2	C	TO SAVE
1806	MAPLE-SILVER	Acer saccharinum	26	3	B	TO REMOVE
1807	MAPLE-SILVER	Acer saccharinum	14	3	B	TO SAVE
1808	CHERRY-BLACK	Prunus serotina	13	4	C	TO REMOVE
1809	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
1810	MULBERRY-SPP	Morus spp	12	4	D	TO SAVE
1811	MULBERRY-SPP	Morus spp	8	3	D	TO SAVE
1812	MAPLE-SILVER	Acer saccharinum	25	3	B	TO REMOVE
1813	BOXELDER	Acer negundo	6	3	C	TO SAVE
1814	MULBERRY-SPP	Morus spp	12	3	D	TO SAVE
1815	MAPLE-SILVER	Acer saccharinum	24	3	B	TO REMOVE
1816	BOXELDER	Acer negundo	11	3	C	TO SAVE
1817	BOXELDER	Acer negundo	15	3	C	TO SAVE
1818	BOXELDER	Acer negundo	9	3	C	TO SAVE
1819	BOXELDER	Acer negundo	14	3	C	TO SAVE
1820	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
1821	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
1822	MAPLE-SILVER	Acer saccharinum	9	3	B	TO SAVE
1823	BOXELDER	Acer negundo	9	4	C	TO REMOVE
1824	MULBERRY-SPP	Morus spp	11	3	D	TO SAVE
1825	BOXELDER	Acer negundo	13	3	C	TO SAVE
1826	CHERRY-BLACK	Prunus serotina	21	4	C	TO REMOVE
1827	BOXELDER	Acer negundo	17	3	C	TO SAVE
1828	CHERRY-BLACK	Prunus serotina	20	4	C	TO REMOVE
1829	MAPLE-SILVER	Acer saccharinum	17	3	B	TO REMOVE
1830	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
1831	BOXELDER	Acer negundo	13	3	C	TO REMOVE
1832	COTTONWOOD	Populus deltoides	17	2	C	TO REMOVE
1833	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
1834	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
1835	MAPLE-SILVER	Acer saccharinum	34	3	B	TO REMOVE
1836	BOXELDER	Acer negundo	10	4	C	TO SAVE
1837	BOXELDER	Acer negundo	10	3	C	TO REMOVE
1838	COTTONWOOD	Populus deltoides	23	2	C	TO REMOVE
1839	CHERRY-BLACK	Prunus serotina	15	3	C	TO REMOVE
1840	BOXELDER	Acer negundo	9	3	C	TO REMOVE
1841	MAPLE-SILVER	Acer saccharinum	12	3	B	TO REMOVE
1842	COTTONWOOD	Populus deltoides	24	2	C	TO REMOVE
1843	COTTONWOOD	Populus deltoides	16	3	C	TO REMOVE
1844	COTTONWOOD	Populus deltoides	16	2	C	TO REMOVE
1845	MAPLE-SILVER	Acer saccharinum	22	3	B	TO REMOVE
1846	CHERRY-BLACK	Prunus serotina	11	3	C	TO REMOVE
1847	BOXELDER	Acer negundo	12	3	C	TO REMOVE
1848	BOXELDER	Acer negundo	15	4	C	TO REMOVE
1849	BOXELDER	Acer negundo	16	3	C	TO REMOVE
1850	BOXELDER	Acer negundo	16	2	C	TO REMOVE
1851	MULBERRY-SPP	Morus spp	6	3	D	TO REMOVE
1852	MAPLE-SILVER	Acer saccharinum	18	3	B	TO REMOVE
1853	MAPLE-SILVER	Acer saccharinum	34	2	B	TO REMOVE

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREEGROUP	STATUS
1854	MAPLE-SILVER	Acer saccharinum	32	3	B	TO REMOVE
1855	MAPLE-SILVER	Acer saccharinum	35	3	B	TO REMOVE
1856	COTTONWOOD	Populus deltoides	6	3	C	TO REMOVE
1857	COTTONWOOD	Populus deltoides	10	3	C	TO REMOVE
1858	BOXELDER	Acer negundo	10	4	C	TO REMOVE
1859	BOXELDER	Acer negundo	19	3	C	TO REMOVE
1860	WALNUT-BLACK	Juglans nigra	8	4	B	TO REMOVE
1861	BOXELDER	Acer negundo	18	3	C	TO SAVE
1862	BOXELDER	Acer negundo	17	3	C	TO SAVE
1863	MAPLE-SILVER	Acer saccharinum	27	3	B	TO REMOVE
1864	CHERRY-BLACK	Prunus serotina	18	3	C	TO SAVE
1865	MAPLE-SILVER	Acer saccharinum	32	3	B	TO REMOVE
1866	MAPLE-SILVER	Acer saccharinum	29	4	B	TO REMOVE
1867	BOXELDER	Acer negundo	13	4	C	TO SAVE
1868	CHERRY-BLACK	Prunus serotina	11	3	C	TO SAVE
1869	MAPLE-SILVER	Acer saccharinum	45	3	B	TO REMOVE
1870	CHERRY-BLACK	Prunus serotina	6	4	C	TO SAVE
1871	CHERRY-BLACK	Prunus serotina	6	4	C	TO SAVE
1872	CHERRY-BLACK	Prunus serotina	15	4	C	TO REMOVE
1873	CHERRY-BLACK	Prunus serotina	11	3	C	TO SAVE
1874	WALNUT-BLACK	Juglans nigra	11	3	B	TO REMOVE
1875	CHERRY-BLACK	Prunus serotina	7	3	C	TO SAVE
1876	CHERRY-BLACK	Prunus serotina	15	4	C	TO REMOVE
1877	CHERRY-BLACK	Prunus serotina	13	3	C	TO REMOVE
1878	CHERRY-BLACK	Prunus serotina	8	3	C	TO REMOVE
1879	BOXELDER	Acer negundo	13	3	C	TO SAVE
1880	BOXELDER	Acer negundo	10	4	C	TO REMOVE
1881	BOXELDER	Acer negundo	14	2	C	TO REMOVE
1882	BOXELDER	Acer negundo	12	4	C	TO REMOVE
1883	BOXELDER	Acer negundo	18	4	C	TO REMOVE
1884	BOXELDER	Acer negundo	6	4	C	TO REMOVE
1885	BOXELDER	Acer negundo	24	4	C	TO REMOVE
1886	CHERRY-BLACK	Prunus serotina	13	4	C	TO REMOVE
1887	CHERRY-BLACK	Prunus serotina	17	3	C	TO REMOVE
1888	BOXELDER	Acer negundo	11	4	C	TO REMOVE
1889	MAPLE-SILVER	Acer saccharinum	49	2	B	TO REMOVE
1890	MAPLE-SILVER	Acer saccharinum	25	3	B	TO REMOVE
1891	MAPLE-SILVER	Acer saccharinum	26	4	B	TO REMOVE
1892	MAPLE-SILVER	Acer saccharinum	22	4	B	TO REMOVE
1893	BOXELDER	Acer negundo	27	4	C	TO REMOVE
1894	MAPLE-NORWAY	Acer platanoides	25	3	B	TO REMOVE
1895	BOXELDER	Acer negundo	20	4	C	TO REMOVE
1896	BOXELDER	Acer negundo	22	4	C	TO REMOVE
1897	CHERRY-BLACK	Prunus serotina	16	4	C	TO REMOVE
1898	BOXELDER	Acer negundo	24	4	C	TO REMOVE
1899	BOXELDER	Acer negundo	4	3	C	TO SAVE
1900	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
1901	BOXELDER	Acer negundo	14	4	C	TO REMOVE
1902	MAPLE-SILVER	Acer saccharinum	31	4	B	TO REMOVE
1903	WILLOW-SPP	Salix spp	11	4	C	TO SAVE
1904	CHERRY-BLACK	Prunus serotina	9	3	C	TO SAVE
1905	CHERRY-BLACK	Prunus serotina	7	4	C	TO REMOVE
1906	ELM-AMERICAN	Ulmus americana	10	3	C	TO SAVE
1907	MAPLE-SILVER	Acer saccharinum	30	3	B	TO SAVE
1908	BOXELDER	Acer negundo	18	4	C	TO SAVE
1909	BOXELDER	Acer negundo	17	4	C	TO SAVE
1910	BOXELDER	Acer negundo	16	4	C	TO SAVE
1911	BOXELDER	Acer negundo	11	4	C	TO SAVE
1912	BOXELDER	Acer negundo	18	4	C	TO SAVE
1913	CHERRY-BLACK	Prunus serotina	7	4	C	TO REMOVE
1914	CHERRY-BLACK	Prunus serotina	7	4	C	TO REMOVE
1915	CHERRY-BLACK	Prunus serotina	10	4	C	TO SAVE
1916	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
1917	BOXELDER	Acer negundo	17	4	C	TO SAVE
1918	CHERRY-BLACK	Prunus serotina	13	4	C	TO SAVE
1919	BOXELDER	Acer negundo	14	4	C	TO REMOVE
1920	APPLE-CRABSPP	Malus spp	10	4	A	TO SAVE
1921	MAPLE-SILVER	Acer saccharinum	26	3	B	TO REMOVE
1922	MAPLE-SILVER	Acer saccharinum	13	3	B	TO REMOVE
1923	MAPLE-SILVER	Acer saccharinum	12	3	B	TO REMOVE
1924	BOXELDER	Acer negundo	16	4	C	TO SAVE
1925	MAPLE-SILVER	Acer saccharinum	15	3	B	TO REMOVE
1926	BOXELDER	Acer negundo	9	4	C	TO REMOVE
1927	COTTONWOOD	Populus deltoides	16	3	C	TO SAVE
1928	CHERRY-BLACK	Prunus serotina	19	4	C	TO REMOVE
1929	WILLOW-SPP	Salix spp	17	3	C	TO SAVE
1930	MAPLE-SILVER	Acer saccharinum	14	4	B	TO REMOVE
1931	COTTONWOOD	Populus deltoides	24	2	C	TO SAVE
1932	MAPLE-SILVER	Acer saccharinum	32	3	B	TO REMOVE
1933	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
1934	BOXELDER	Acer negundo	11	4	C	TO REMOVE
1935	BOXELDER	Acer negundo	21	3	C	TO SAVE
1936	MAPLE-SILVER	Acer saccharinum	12	3	B	TO REMOVE
1937	MAPLE-SILVER	Acer saccharinum	10	3	B	TO REMOVE
1938	MAPLE-SILVER	Acer saccharinum	21	3	B	TO REMOVE
1939	WILLOW-SPP	Salix spp	16	3	C	TO SAVE
1940	COTTONWOOD	Populus deltoides	10	3	C	TO SAVE
1941	MAPLE-SILVER	Acer saccharinum	28	3	B	TO REMOVE
1942	WILLOW-SPP	Salix spp	13	3	C	TO SAVE
1943	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
1944	BOXELDER	Acer negundo	13	4	C	TO REMOVE
1945	CHERRY-BLACK	Prunus serotina	16	4	C	TO REMOVE
1946	WALNUT-BLACK	Juglans nigra	16	2	B	TO SAVE
1947	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
1948	MAPLE-SILVER	Acer saccharinum	40	2	B	TO REMOVE
1949	CHERRY-BLACK	Prunus serotina	9	4	C	TO SAVE
1950	CHERRY-BLACK	Prunus serotina	14	4	C	TO REMOVE
1951	BOXELDER	Acer negundo	9	3	C	TO SAVE
1952	BOXELDER	Acer negundo	11	4	C	TO REMOVE
1953	BOXELDER	Acer negundo	18	3	C	TO SAVE
1954	CHERRY-BLACK	Prunus serotina	15	3	C	TO REMOVE
1955	BOXELDER	Acer negundo	9	3	C	TO SAVE
1956	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
1957	BOXELDER	Acer negundo	6	4	C	TO SAVE
1958	MAPLE-SILVER	Acer saccharinum	31	2	B	TO REMOVE
1959	CHERRY-BLACK	Prunus serotina	12	3	C	TO SAVE
1960	BOXELDER	Acer negundo	17	4	C	TO REMOVE
1961	CHERRY-BLACK	Prunus serotina	19	4	C	TO REMOVE
1962	CHERRY-BLACK	Prunus serotina	17	4	C	TO SAVE
1963	CHERRY-BLACK	Prunus serotina	24	3	C	TO REMOVE
1964	CHERRY-BLACK	Prunus serotina	16	3	C	TO SAVE
1965	BOXELDER	Acer negundo	15	4	C	TO SAVE
1966	BOXELDER	Acer negundo	15	4	C	TO SAVE
1967	CHERRY-BLACK	Prunus serotina	27	4	C	TO SAVE
1968	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
1969	BOXELDER	Acer negundo	11	3	C	TO SAVE
1970	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
1971	CHERRY-BLACK	Prunus serotina	18	4	C	TO SAVE
1972	MAPLE-SILVER	Acer saccharinum	32	2	B	TO REMOVE
1973	WALNUT-BLACK	Juglans nigra	18	3	B	TO SAVE
1974	BOXELDER	Acer negundo	15	4	C	TO REMOVE
1975	WALNUT-BLACK	Juglans nigra	18	3	B	TO SAVE

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREEGROUP	STATUS
1976	CHERRY-BLACK	Prunus serotina	8	4	C	TO REMOVE
1977	BOXELDER	Acer negundo	16	3	C	TO SAVE
1978	CHERRY-BLACK	Prunus serotina	14	4	C	TO REMOVE
1979	BOXELDER	Acer negundo	7	4	C	TO SAVE
1980	MAPLE-SILVER	Acer saccharinum	16	3	B	TO REMOVE
1981	BOXELDER	Acer negundo	16	4	C	TO SAVE
1982	MAPLE-SILVER	Acer saccharinum	38	2	B	TO SAVE
1983	BOXELDER	Acer negundo	10	4	C	TO SAVE
1984	CHERRY-BLACK	Prunus serotina	30	3	C	TO SAVE
1985	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
1986	CHERRY-BLACK	Prunus serotina	10	3	C	TO SAVE
1987	BOXELDER	Acer negundo	9	4	C	TO RE

PRELIMINARY PLAT OF SUBDIVISION
GREENWAY CHASE

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Plat Prepared For:
Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048

OWNER'S CONSENT

STATE OF _____)
)SS
COUNTY OF _____)

THE UNDERSIGNED, _____, HEREBY CERTIFIES THAT HE/SHE/THEY/IT IS THE HOLDER OF THE LEGAL TTLE OF ALL OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN. THIS IS TO ALSO CERTIFY THAT_____

AS OWNER OF THE PROPERTY DESCRIBED AS _____AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT	
ALL	GRADE SCHOOL DISTRICT NO.	70 (LIBERTYVILLE)
	HIGH SCHOOL DISTRICT NO.	128 (LIBERTYVILLE)
	JUNIOR COLLEGE DISTRICT NO.	CO3532 (LAKE CO. COMM. COLL.)

DATED THIS ____ DAY OF _____, A.D., 20___.

BY: _____

BY: _____

NOTARY PUBLIC

STATE OF _____)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____

OF _____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY AC FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF _____, A.D., 20___.

_____
NOTARY PUBLIC

COMMONWEALTH EDISON AND SBC EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC ILLINOIS, A.K.A. AMERITECH ILLINOIS,
A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSEN OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING. SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

VILLAGE ENGINEER/PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____, VILLAGE PLAT OFFICER/ENGINEER OF THE VILLAGE OF LIBERTYVILLE, DO HEREBY CERTIFY THAT ALL PROVISIONS PERTAINING TO THE LIBERTYVILLE SUBDIVISION ORDINANCE, INSOFAR AS THEY PERTAIN TO THE ACCOMPANYING PLAT, HAVE BEEN SATISFACTORILY COMPLIED WITH.

ATTESTED TO THIS _____ DAY OF _____, AD 20__.

_____
VILLAGE PLAT OFFICER/ENGINEER VILLAGE OF LIBERTYVILLE

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, LLINOIS AT A MEETING, HELD THIS _____ DAY OF _____, AD 20__

_____
VILLAGE PRESIDENT

_____
PRINTED NAME

_____
VILLAGE CLERK

_____
PRINTED NAME

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS AT A MEE'ING, HELD THIS _____DAY OF _____, AD 20__.

_____
CHAIRMAN

_____
PRINTED NAME

_____
SECRETARY

_____
PRINTED NAME

PERPETUAL EASEMENT

A PERPETUAL EASEMENT APPURTENANT IS HEREBY GRANTED TO THE VILLAGE OF LIBERTYVILLE, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED AS PUBLIC UTILITY AND/OR DRAINAGE EASEMENT (P.U. & D.E.) ON THIS PLAT FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING AND REPLACING WATER MAINS, SANITARY SEWER LINES, FORCE MAIN LINES, STORM SEWER LINES, PIPES, STREET LIGHT POWER CABLES, DITCHES, SWALES, STORM WATER DETENTION FACILITIES, AND ANY OTHER VILLAGE UTILITIES, TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, WET WELLS, LIFT STATIONS, FIRE HYDRANTS, VALVE VAULTS, STREET LIGHTING EQUIPMENT AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE ABOVE DESCRIBED REAL ESTATE WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER MANAGEMENT, STREET LIGHTING AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSE OF PROVIDING INGRESS TO AND EGRESS FROM ALL OF THE LOTS IN THE SUBDIVISION FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES WHATSOEVER. IN NO EVENT SHALL ANY PERMANENT BUILDING BE PLACED UPON THE SAID EASEMENT AREAS, BUT THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREIN GRANTED.

NORTHERN ILLINOIS GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NI-GAS") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NI-GAS' FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NI-GAS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "*CONDOMINIUM PROPERTY ACT*", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS.

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORT-I, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF AND 6.82 CHAINS WEST FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE, 2229.68 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1410.30 FEET; THENCE EAST 2230.38 FEET TO A POINT WHICH IS 6.82 CHAINS WEST FROM THE EAST LINE OF SAID NORTHEAST QUARTER AND 1405.2 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH TO THE PLACE OF BEGINNING (EXCEPTING THEREFFOM THE FOLLOWING: (A) THE EAST 1920.68 FEET THEREOF; (B) THAT PART THEREOF, IF ANY, FALLING IN BROOKHILL PARK, A SUBDIVISION OF PARTS OF 3ECTIONS 8 AND 9, TOWNSHIP AND RANGE AFORESAID, RECORDED APRIL 24, 1925, AS DOCUMENT 256105, INBOOK "M" OF PLATS, PAGE 100; AND ALSO (C) EXCEPTING THEREFROM THAT PART CONVEYED BY WARRANTY DEED DATED SEPTEMBER 25,1967, TO THE STATE OF ILLINOIS FOR THE USE OF DEPARTMENT OF PUBLIC WORKS AND BUILDINGS DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAD NORTHEAST QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 309.40 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER, 74.81 FEET; THENCE WESTERLY TOWARD A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING 75.00 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, 217.17 FEET TO A POINT OF CURVE TOWARD THE SOUTH; THENCE ON SAID CURVE TO THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET, 91.83 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, THIS POINT BEING 74.76 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE WEST LINE OF SAID NORTHEAST QUARTER, 74.76 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS,

PARCEL 2:

THE EAST 462.0 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THEEAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 1079.60 FEET THEREOF), ALL IN LAKE COUNTY, ILLINOIS. AND THE WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART DESCRIBED AS FOLLOWS, TO-WIT; BEGINNING AT THE SOUTH EAST CORNER OF THE SAID WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8; THENCE NORTHERLY ALONG THE EAST LINE OF THE SAID WEST 420:5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.:0 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 898.19 FEET; THENCE WESTERLY ALONG A LINE TO THE WEST LINE OF THE SAID EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SECTION 8 TO A POINT WHICH IS 896.80 FEET NORTHERLY (THE SOUTH LINE OF THE SAID NORTH WEST 1/4 OF SECTION 8 (AS MEASURED ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET); THENCE SOUTHERLY ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET OF THE SOUTH 1410.:0 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 896.80 FEET TO THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTON 8; THENCE EASTERLY ALONG THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 420.5 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION), IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST 1/2 OF T-IE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4 WHICH IS 1755 FEET SOUTH OF THE NORTH WES" CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 1755 FEET OF SAID EAST 1/2 OF THE NORTH WEST 1/4, A DISTANCE OF 453.98 FEET TO THE WEST LINE OF THE EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE NORTH ALONG SAID WEST LINE OF THE EAST 882.50 FEET, A DISTANCE OF 512.66 FEET TO THE NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4, 454.51 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4, A DISTANCE OF 513.26 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 432 FEET OF THE EAST 462 FEET OF THE SOUTH 701 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 SAID POINT BEING 74.76 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ON THE EAST LINE OF SAID NORTHWEST 1/4, 74.76 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTHWEST 1/4, 462.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, 66.61 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH. THE RADIUS OF WHICH IS 17,263.74 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PARCEL 5:

THE WEST 420.5 FEET OF THE EAST 882.5 FEET OF THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 1755 FEET THEREOF, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID PARCEL, 66.61 FEET NORTHERLY FROM THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE SOUTHERLY ALONG SAID EAST LINE, 66.61 FEET TO THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTH WEST 1/4, 420.50 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTH WEST :/4, 47.99 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET TO THE POINT OF BEGINNING) IN LAKE COUNTY, ILLINOIS.

PARCEL 6:

THE EAST 462.0 FEET OF THE SOUTH 1079.6 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 432.0 FEET OF THE SOUTH 701.0 FEET THEREOF, AND ALSO EXCEPTING ANY PART THEREOF FALLING WITHIN THE RIGHT OF WAY OF FEDERAL AID ROUTE 22 (ILLINOIS ROUTE 137)), IN LAKE COUNTY, ILLINOIS.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN "HAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____
DIRECTOR OF HIGHWAYS
REGION ONE ENGINEER

LAKE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

THIS INSTRUMENT NUMBER_____WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS, THIS_____DAY OF_____, A.D., 20____, AT_____O'CLOCK___M.

_____
RECORDER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ATTACHED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATED THIS _____ DAY OF _____, A.D., 20___.

BY: _____
COUNTY CLERK

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, BRADLEY A. STROHL, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE VILLAGE OF LIBERTYVILLE, ILLINOIS, TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. SHALL SHOW PROPER IDENTIFICATION AND PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF SAID PLAT.

DATED THIS ____ DAY OF _____, A.D. 20___.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686
LICENSE EXPIRES: NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184002012-0006
EXPIRES APRIL 30, 2025

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY KIMLEY-HORN, INC., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY:

LEGAL DESCRIPTION OF PROPERTY BEING SUBDIVIDED INCLUDED HEREON

SUBDIVIDED PROPERTY CONTAINS 42.105 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

½ DIAMETER BY 24" LONG IRON PIPES WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LIBERTYVILLE, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____,A.D. 20___.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686
LICENSE EXPIRES: NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184002012-0006
EXPIRES APRIL 30, 2025

BASIS OF BEARINGS
North American Datum of 1983 (2011)
Illinois State Plane East Zone (1201)

NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1"=60' @ 24"X36"

No.	DATE	REVISION DESCRIPTION
1		.

Kimley»Horn
420' Winfield Road
Warrenville, Illinois 60555
Tel. No. (630) 487-5550
DESIGN FIRM # 184002012-0006
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=60'	MGJ	BAS	01/06/25	168247001	6 OF 6

Copyright © 2025
Kimley-Horn and Associates, Inc.
All rights reserved

PLOTTED BY: Mary Jo Gallagher 1/6/2025 - 2:26 PM
FILE: L:\Projects\168247001\Design\Civil\Plat\Preliminary Plat\168247001 PRELIMINARY PLAT.dwg


PETERSON ROAD (fl. RTE 137)
137
N Sunnyview Rd



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

Call Before You Dig
JULIE
1-800-892-0123

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. REFER TO LANDSCAPE ARCHITECT PLANS FOR MONUMENT SIGN DETAILS.

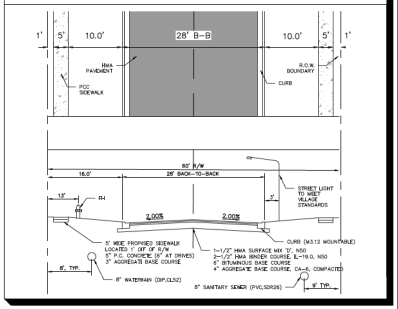
PROPERTY SUMMARY TABLE

SITE AREA	= 42.11	ACRES
R/W DEDICATON	= 6.55	ACRES
LOT AREA (CUMULATIVE)	= 17.69	ACRES
PARK DISTRICT DEDICATION	= 1.14	ACRES
PRIVATE AMENITY SPACE	= 1.41	ACRES
OPEN SPACE/DETENTION	= 2.92	ACRES
OPEN SPACE/UNDISTURBED AREA	= 12.40	ACRES
TOTAL LOTS PROVIDED	= 99	LOTS
UNIT COUNT	= 134	UNITS
ZONING SUMMARY:		
EXISTING ZONNG DISTRICT	= MIXED (IB/R1/C3/UNINCORPORATED)	
PROPOSED ZONING DISTRICT	= R-7 PUD	
SINGLE FAMILY (41' X 110')	= 64	UNITS
GREENWAY CHASE SPRINGS		
FRONT YARD SETBACK	= 20	FEET
REAR YARD SETBACK	= 20	FEET
CORNER SIDE YARD SETBACK	= 15	FEET
SIDE YARD SETBACK	= 5	FEET*
*(MINIMUM 10 FT BUILDING SEPARATION)		
DUPLEXES (86' X 125')	= 70	UNITS
GREENWAY CHASE LANDINGS		
FRONT YARD SETBACK	= 20	FEET
REAR YARD SETBACK	= 30	FEET
CORNER SIDE YARD SETBACK	= 15	FEET
SIDE YARD SETBACK	= 6	FEET*
*(MINIMUM 12 FT BUILDING SEPARATION)		
MAXIMUM BUILDING COVERAGE SINGLE FAMILY	= 45%	
MAXIMUM IMPERVIOUS COVERAGE SINGLE FAMILY	= 50%	
MAXIMUM BUILDING COVERAGE DUPLEX	= 50%	
MAXIMUM IMPERVIOUS COVERAGE DUPLEX	= 55%	

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17097C0161K EFFECTIVE DATE 8/19/2013, A PORTION OF THE SITE IS LOCATED IN ZONE 'AE' WITH A VARYING BASE FLOOD ELEVATION RANGING FROM 701.0 ON THE WEST SIDE TO 684.0 ON THE EAST SIDE, AS NOTED HEREIN. THE ROMAINDER OF THE SITE IS LOCATED WITHIN ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD).

TYPICAL ROADWAY CROSS-SECTION



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 CORPORATE WOODS PARKWAY, SUITE 200
VERNON HILLS, IL 60061-3104
PHONE: 847-520-9104
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

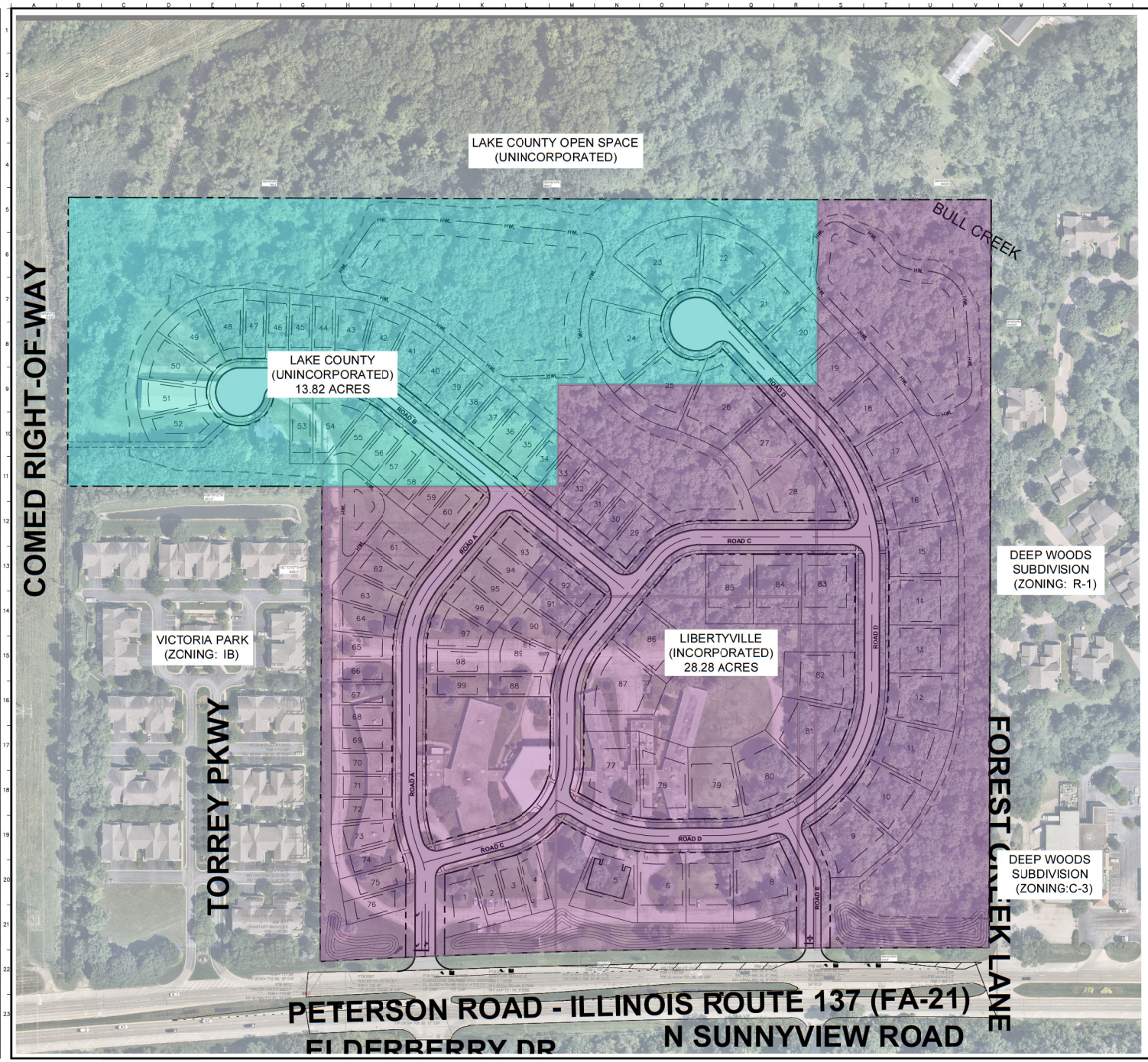
PULTE HOME COMPANY, LLC

OVERALL SITE PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
C2.0

Drawing name: K:\VHS_LIB01\168247000_Pulte_Libertyville_LV3 Design\CAD\PlanSheets\C2.0 SITE PLAN.dwg C2.0 Jan 09, 2025 - 11:04am by derek.peterson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

Call Before You Dig
JULIE
1-800-892-0123

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN, INC.
10 S. LASALLE STREET, SUITE 3300
CHICAGO, IL 60603-1004
PHONE: 312-862-2000
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

PULTE HOME COMPANY, LLC

UNINCORPORATED ZONING EXHIBIT

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
EXH.

Drawing name: K:\VHS_LIVE\K\168247000_Pulte_Libertyville_LV_2 Design\CAD\Exhibits\168247001 - Unincorporated Zoning Exhibit.dwg CJD Jan 09, 2025 - 9:43am by: derek.petersen
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

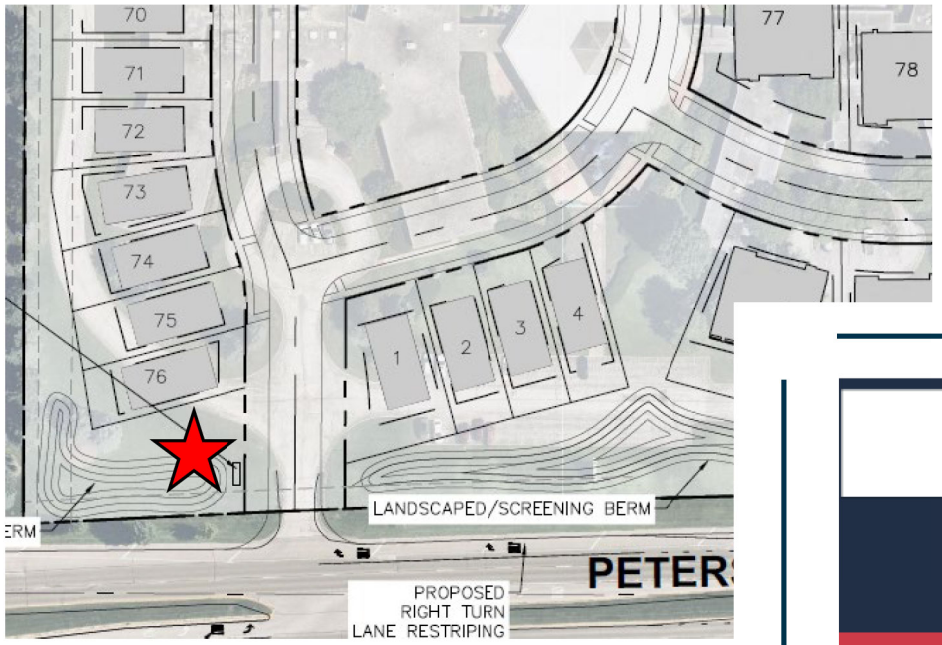
Greenway Chase - Libertyville

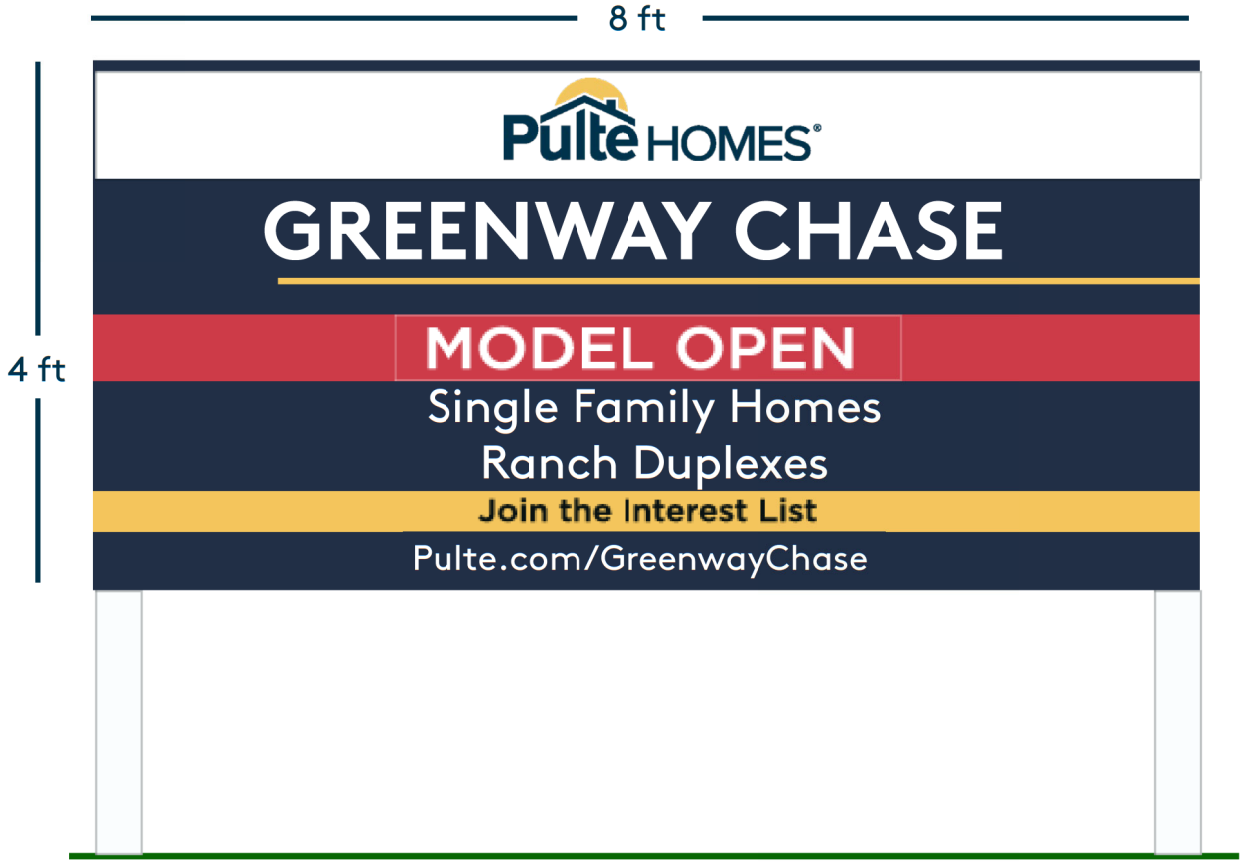
Proposed Signage Plan

December 13, 2024

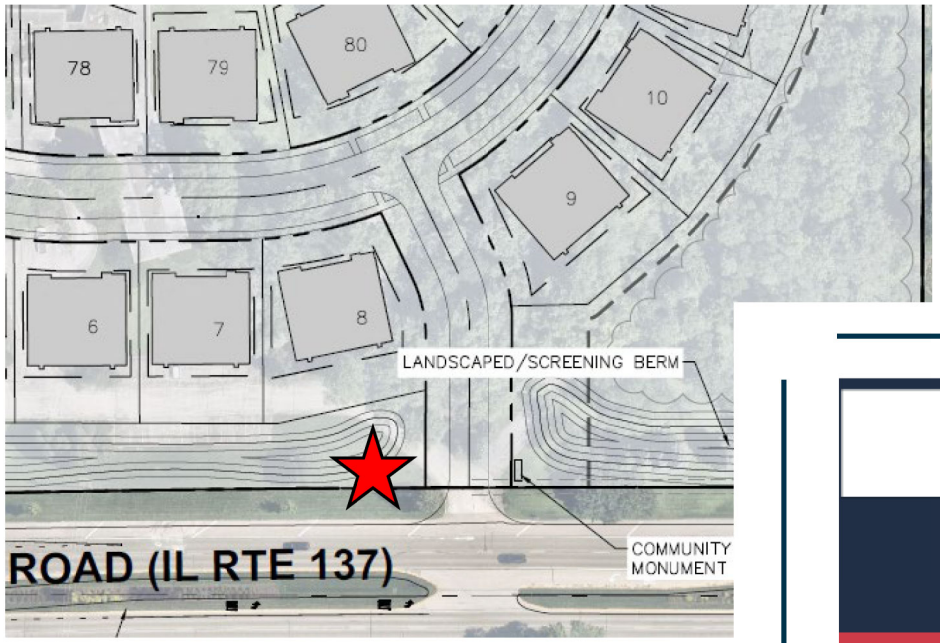
Confidential and Proprietary

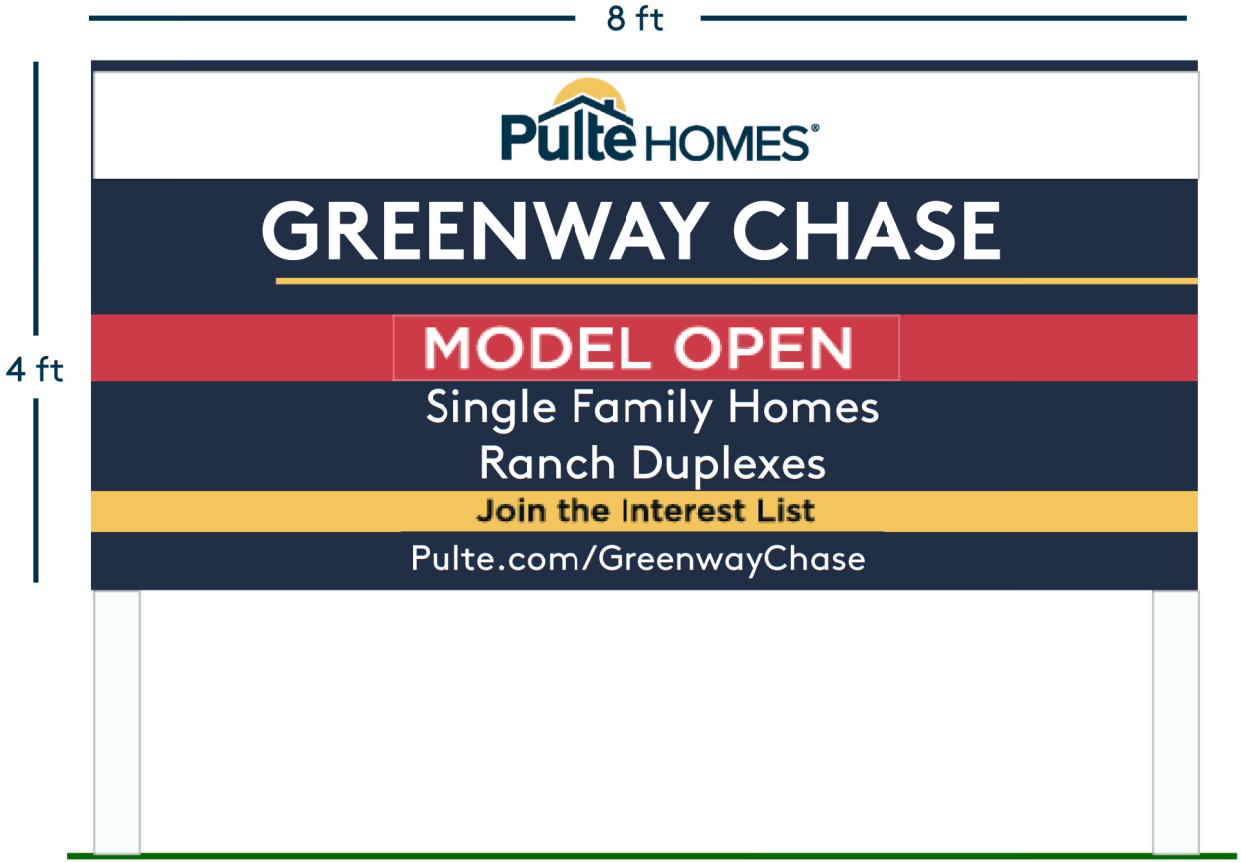
Entrance Billboard on Peterson Road



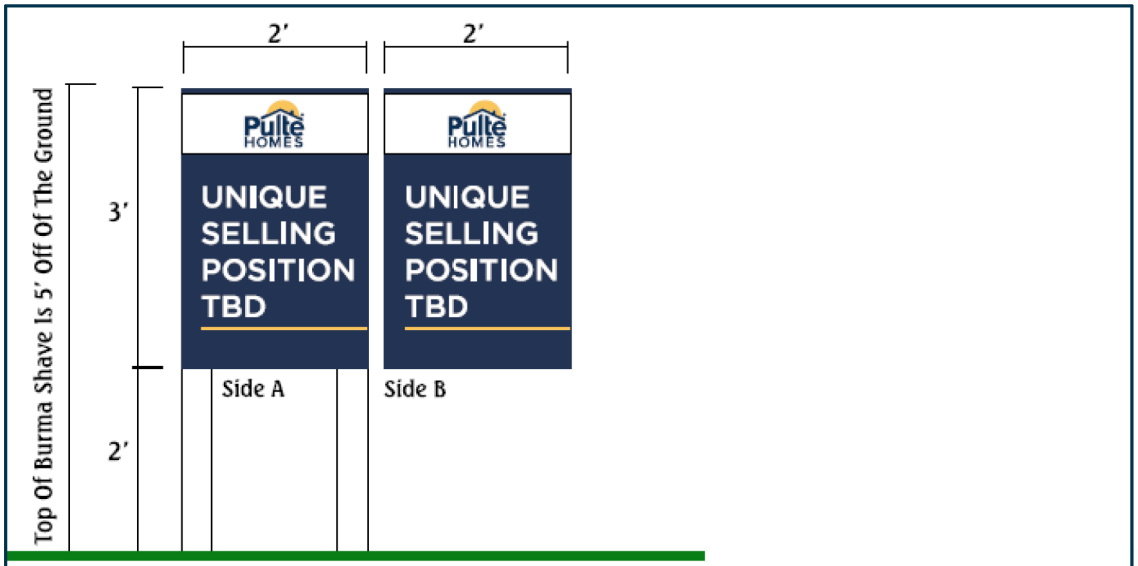


Entrance Billboard on Peterson Road





Burma Shaves Along Peterson Road

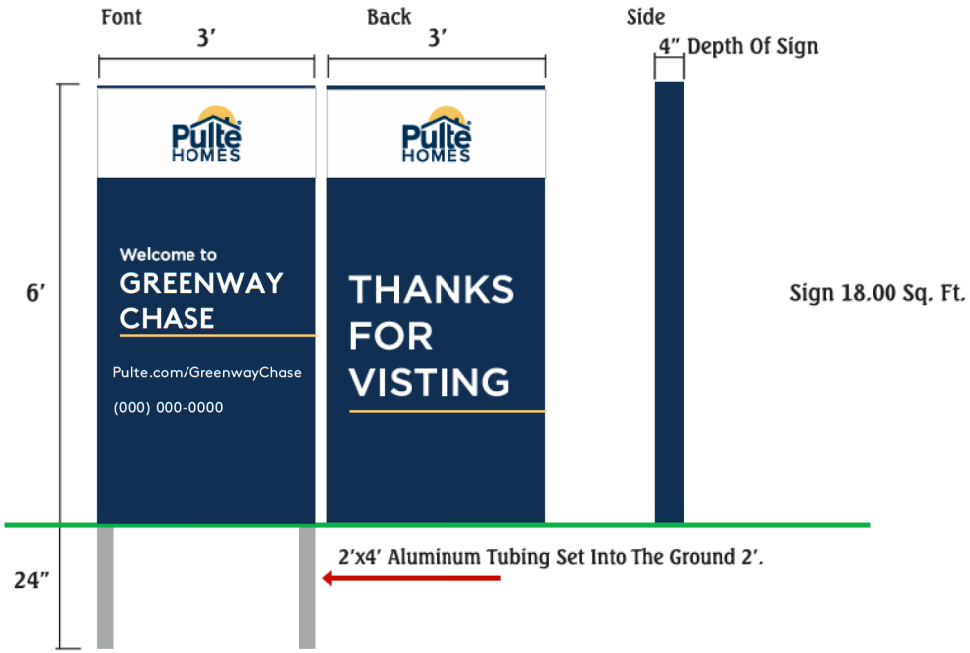


3'x2' Double Sided Burma Shaves.
3/8" MDO Painted Ronan Dark Blue w/White Vinyl, Dark Yellow Vinyl & Digital Vinyl.
MDO Mounted To (2) Wooden 4"x4" Post Painted White.
Qty: 8 (16 Faces)



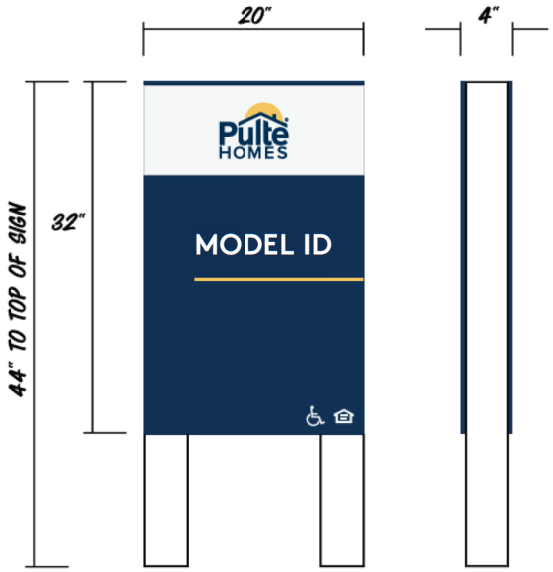
Model Signage – Homesite TBD

Square Footage Of Sign Is 18 SQ. FT.



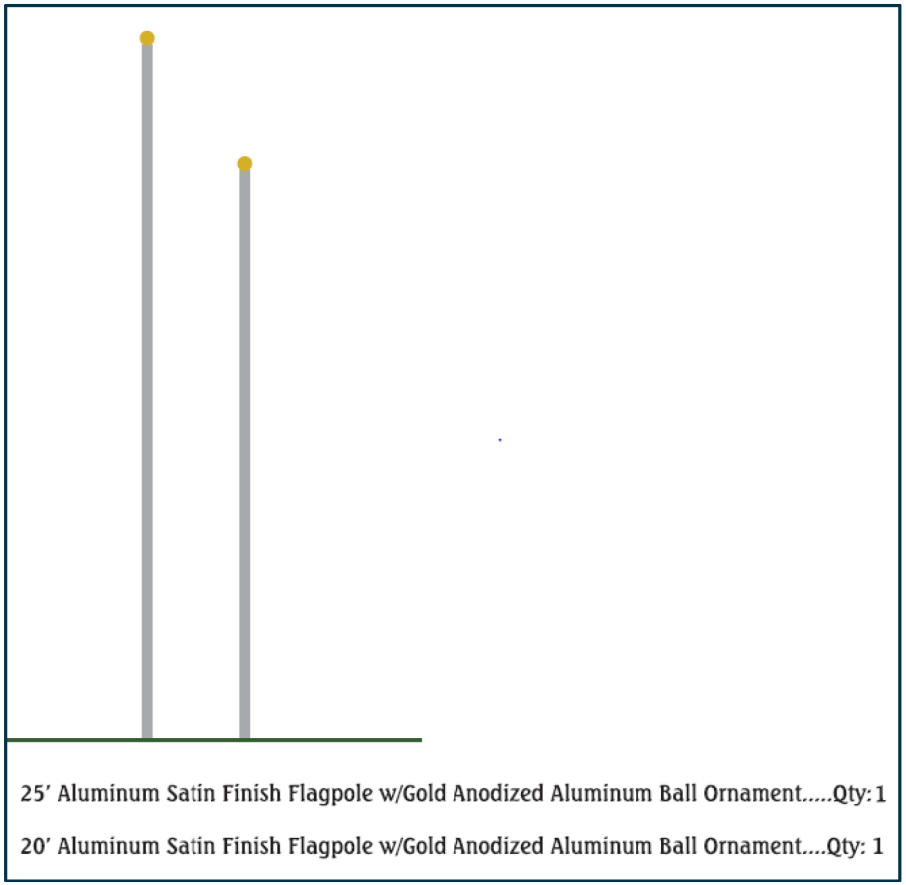
6′x3′ Custom Made Aluminum Box Sign w/Aluminum Tubing Frame. Sign Is 4″ Deep w/Front & Back Faces Made Out Of .063 Aluminum Painted PMS 540. White Vinyl & Digitally Printed Vinyl Logo Applied To The Front & Back Of The Sign.
Qty: 1

Welcome Sign to be placed on front lawn of model home



Model ID sign to be placed next to front stoop of model home

Model Signage – Homesite TBD (cont.)

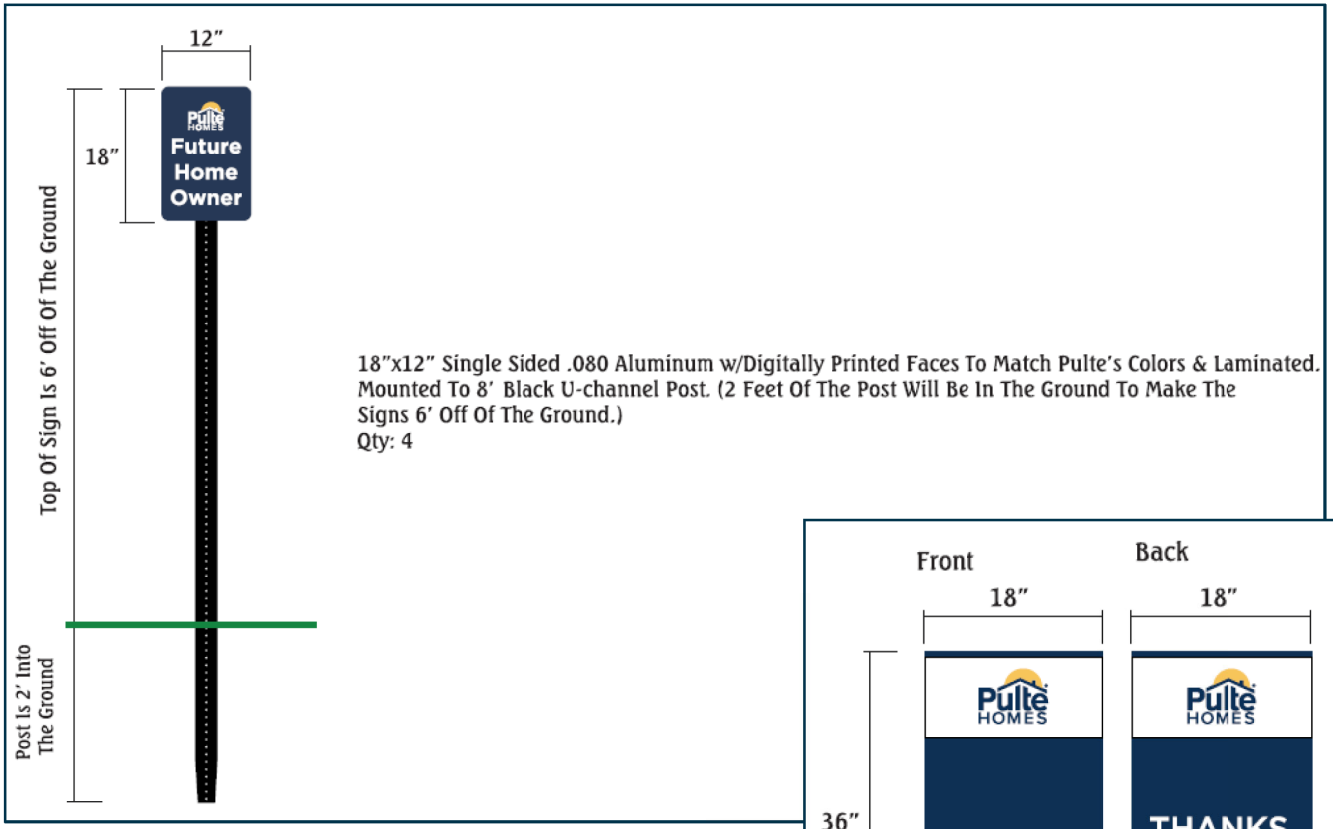


25' Aluminum Satin Finish Flagpole w/Gold Anodized Aluminum Ball Ornament.....Qty: 1

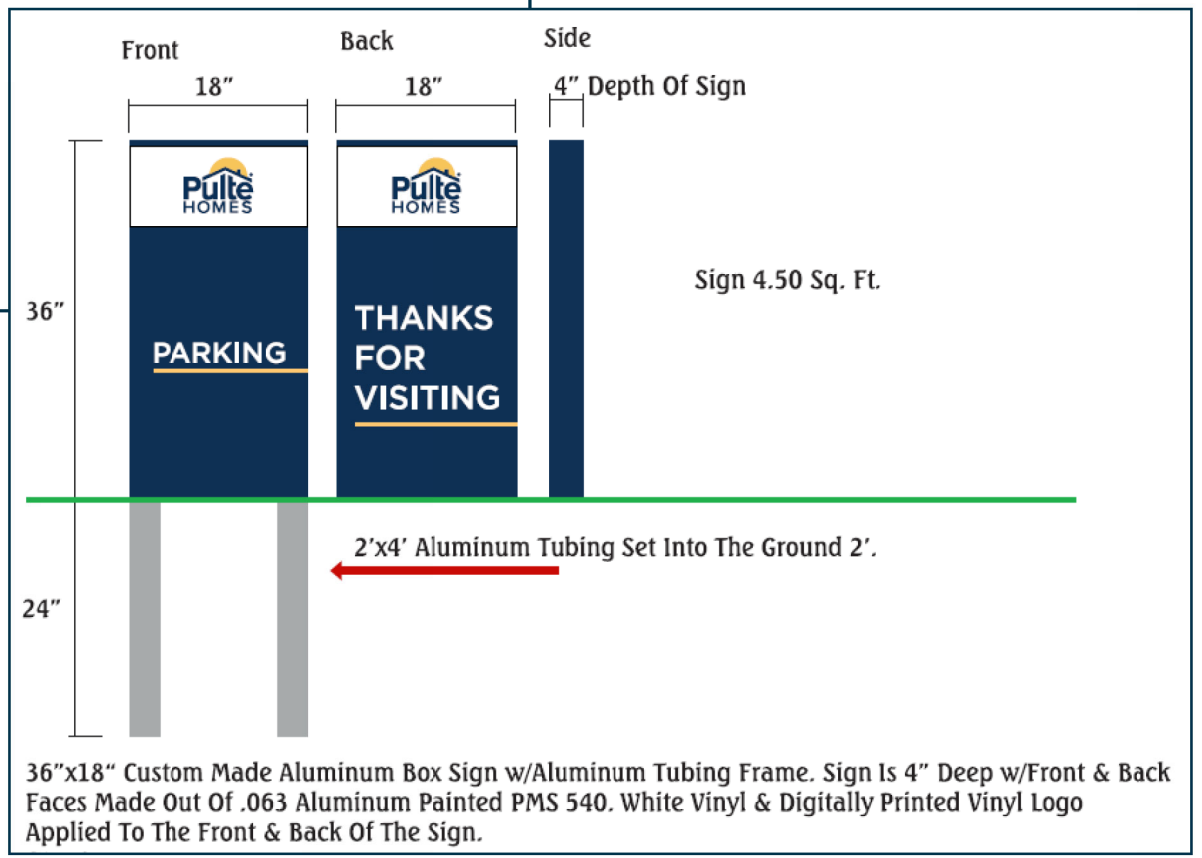
20' Aluminum Satin Finish Flagpole w/Gold Anodized Aluminum Ball Ornament....Qty: 1

Flagpoles to be placed behind the Welcome Sign in front of model. The 25' pole will fly the American flag while the 20' pole will fly the Pulte flag.

Parking Signage – Homesite TBD



Future Homeowner Parking signs to be placed in front of parking spots.



Parking Sign to be placed at entrance to parking lot/area.

Confidential and Proprietary



Pulte HOMES

GREENWAY CHASE | MONUMENT CONCEPT

LIBERTYVILLE, ILLINOIS

JANUARY 2, 2025

0' 1' 2' 4'

Kimley»Horn

Illinois Department of
Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
http://dnr.state.il.us

JB Pritzker, Governor
Natalie Phelps Finnie, Director

October 16, 2024

Ryan Martin
Ryan Martin
570 Lake Cook Road Suite 200
Deerfield, IL 60015

RE: Residential Community Libertyville
Project Number(s): 2504971
County: Lake

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

However, the Department recommends
• All lighting should be fully shielded fixtures that emit no light upward.
• Only "warm-white" or filtered LEDs (CCT < 3,000 K; S/P ratio < 1.2) should be used to minimize blue emission.
• Only light the exact space with the amount (lumens) needed to meet highway safety requirement.
• If LEDs are to be used, avoid the temptation to over-light based on the higher luminous efficiency of LEDs.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Adam Rawe

Illinois Department of
Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
http://dnr.state.il.us

JB Pritzker, Governor

Natalie Phelps Finnie, Director

Adam Rawe
Division of Ecosystems and Environment
217-785-5500

Illinois Department of Natural Resources
JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Lake County
Libertyville
Demolition and New Construction, Residential Development
610 Peterson Rd.

IEPA, SHPO Log #008102124

November 12, 2024

Ryan Martin
Kimley-Horn and Associates, Inc.
4201 Winfield Road #600
Warrenville, IL 60555

This letter is to inform you that we have reviewed the information provided concerning the referenced project.

Our review of the records indicates that no historic, architectural, or archaeological sites exist within the project area.

Please retain this letter in your files as evidence of compliance with Section 4 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.). This clearance remains in effect for two years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Remains Protection Act (20 ILCS 3440).

If you have any further questions, please contact Steve Dasovich, Cultural Resources Manager, at 217/782-7441 or at Steve.Dasovich@illinois.gov.

Sincerely,

Carey L. Mayer

Carey L. Mayer, AIA
Deputy State Historic Preservation Officer

DRAINAGE MEMORANDUM

To: Village of Libertyville

From: Ryan Martin, P.E.
Ian Spence, P.E.
Kimley-Horn and Associates, Inc.

Date: January 3, 2025

Re: ***Proposed 42-Acre Townhome Community***
610 Peterson Road – North of Elderberry Drive & Peterson Road
Libertyville, Illinois

Introduction

Kimley-Horn and Associates, Inc., serves as the engineering consultant for Pulte Home Company, LLC, who is proposing to develop approximately 42 acres into a residential community. The sitework includes demolition of existing buildings/pavement, grading, stormwater management facilities, water, sanitary sewer, paving, landscaping, and construction of single-family homes and duplexes.

This memo assesses the post-development runoff in accordance with the stormwater regulations of Lake County and the Village of Libertyville. This memo summarizes the preliminary stormwater calculations for the site and is not intended to be a comprehensive design of all final engineering requirements. The objective is to illustrate that the proposed site layout can adequately handle the necessary stormwater detention volume and adhere to the prescribed release rates mandated by regulations. Analysis of the proposed stormwater detention basins were conducted using HydroCAD Version 10.20-5c.

1. Existing Conditions

The existing site is currently about 10.5 acres of developed land that is used for extended care facilities. The remaining site is primarily undeveloped wooded area and has remained largely undisturbed since before 1990. It is bound by Peterson Road to the south, Victoria Park housing complex and COMED right-of-way to the West, unincorporated Lake County land to the north, and Forest Creek housing complex and a business park to the east.

The site generally drains from south to north. Runoff captured from the developed area is captured via existing storm infrastructure and is conveyed to an existing constructed basin. Runoff from the IDOT right-of-way (Peterson Road) is directed east via a drainage ditch. A drainage ditch will be maintained in the proposed conditions.

A wetland map was initially pulled from U.S. Fish and Wildlife Service National Wetlands Inventory and was then supplemented with a delineated wetland map prepared by DK Environmental Services, Inc. (see **Exhibit 1**). There are multiple wetlands identified on site. This development will cause impacts to the existing wetlands and will likely require permitting from Lake County Stormwater

Commission. Additional information regarding the jurisdiction and allowable wetland impacts will be provided by the client's wetland consultant in a subsequent submittal.

A majority of the site is classified by FEMA as Zone X, an area of minimal flood hazard. However, the northeast and northwest corners are classified by FEMA as Zone AE, special flood hazard areas (see **Exhibit 1)**.

A soils survey was obtained from the Natural Resources Conservation Service (NRCS), which shows that the majority of the site is underlain with Varna silt loam (group C) and Pella silty clay loam (group B/D). See **Exhibit 1** for a detailed breakdown of the soil groups. The existing conditions is modelled with consideration to the existing soil groups.

1.1 Existing Depressional Storage (Constructed Basin)

As noted, review of the existing site topography determined that there is an existing, constructed depressional storage area that is drained to the northeast corner of the project site via a 15-inch diameter storm sewer. While we feel that this would not fall under the classification of a depressional storage area, we feel that this is a constructed storage basin that will be disturbed during the future site development. As part of our existing site analysis, it was determined that the storage basin provides 1.88 ac-ft of stormwater storage. This lost stormwater storage will be maintained and provided within a proposed stormwater management basin. See **Exhibit 2** for details.

1.2 Pre-1992 Impervious Surface

A portion of the site is currently developed with a building and associated parking lots. The previously disturbed area equates to approximately 5.66 acres of impervious surface. Per section 300.06 of the Lake County Watershed Development Ordinance, this area is exempt from current stormwater detention requirements.

Table 1 summarizes the Pre-1992 impervious surface associated with each proposed condition sub-watershed delineation. The existing impervious area is calculated as a combination of existing building, sheds, gravel, concrete, brick pavement, and asphalt pavement. See **Exhibit 2** for details.

Table 1: Pre-1992 Impervious Surface Summary

	Sub catchment A	Sub catchment B	Sub catchment C
Existing Impervious Area	0.44 Ac	3.29 Ac	2.93 Ac
Actual Area	3.30 Ac	20.79 Ac	11.24 Ac
Theoretical Area*	2.86 Ac	17.50 Ac	9.31 Ac

*Refers to the area required for detention volume sizing less the existing impervious area on-site. See Page 5 for details.

1.3 Federal Emergency Management Agency Regulatory Floodplain

The Federal Emergency Management Agency (FEMA) Regulatory Flood Insurance Rate Map (FIRM) for Bull Creek was reviewed with respect to the updated site-specific topography. The flood profile was obtained from the FEMA Flood Insurance Study (FIS); specifically, FIS Profile 036P of Bull Creek Tributary. The portion of Bull Creek, immediately north of the development site has FEMA Zone AE regulatory floodplain that extends from Buckley Road crossing east towards North Milwaukee Avenue. The effective floodplain elevations relative to this site are included in Table 2 below. See **Exhibit 2** for details.

Table 2: FEMA FIS Regulatory Floodplain Elevations		
	10-Yr	100-Yr
A	686.50	687.80
B	697.90	698.80
C	706.00	707.00
Basin 1 Outfall	689.00	690.00
Basin 2 Outfall	683.80	684.80

The floodplain elevations listed on Table 2 were delineated using a combination of the site-specific topography and 2017 Lake County aerial topography. When comparing the floodplain limits and elevation to both topographic sources, it was determined that the FEMA floodplain shown on the effective FIRM By Map is understated when compared to the delineation using the site-specific topography. The floodplain limits have been updated and are shown throughout the engineering plans and within the existing and proposed conditions exhibits. See **Exhibit 2** and **Exhibit 3** for details.

Our proposed site plan shows no disturbance to the existing regulatory floodplain associated with the construction of the stormwater management basin. As a preventive measure, an extends of grading delineation has been proposed 5’ off of the existing floodplain delineation. Compensatory storage will not be required within the stormwater management basin.

2. Proposed Conditions

The proposed development will consist of three drainage areas and three stormwater detention basins that will be required to capture runoff from the site. All drainage will be routed to the basins via storm sewer or overland flow. After being collected in the detention basins, drainage will be released at or below the maximum allowable release rate to the existing wetlands and flooplains and ultimately continue flow northeast of the property.

The proposed stormwater management system will be designed to meet the requirements of the WDO. Stormwater management, compensatory storage, runoff volume reduction and water quality standards will all be met as part of the final design. As part of the preliminary engineering design, the stormwater management basins were designed per the following:

- Maximum percent impervious for duplex & single-family lots to be 55% & 50% respectively
- Time of Concentration: 15 minutes
- 2-year and 100-year rainfall events per Illinois State Water Survey Bulletin 75
- Allowable release rate of 0.04 cfs/acre for the 2-year, 24-hour, rainfall event
- Allowable release rate of 0.15 cfs/acre for the 100-year, 24-hour, rainfall event
- Natively planted grass bottoms to provide water quality benefit and runoff volume reduction

The runoff curve numbers for the site have been calculated utilizing TR-55 methodology as well as the Village of Libertyville standards for lot coverage. Refer to Table 3 below for summary of the areas used to calculate composite curve numbers.

Table 3: Curve Number Calculations

Coverage Type	**Pervious ROW**	**Impervious ROW**	Total (per 10 LF)	
Area	230	370	600	
CN Value	80	98	91	per LF
Roadway ROW Area:	**6.17**	Ac		
Coverage Type	**Single Family (64)**	**Duplex (70)**		
Area	7.75	9.94	17.69	Ac
Calculated Max % Impervious	50.00%	55.00%		
CN Value	89	89.9	89.5	per Lot
Lot Coverages Area:	**17.69**	Ac		
Coverage Type	**Pervious**	**Impervious**		
Outlots, Parks, Landscape Buffer Areas	7.75	0		
Stormwater Management Areas	3.72			
CN Value	80	98		
Additional Outlots and Greenspace	**11.47**	Ac		
Composite Area	**35.33**	Ac		
Composite CN Value (Lots)	**87**	CN		

As noted in the calculation above, a curve number of 80 has been calculated for the stormwater management areas, as well as for out lots, parks, and landscape buffers on site. The composite CN value for the site is 87.

As noted, the development parcel had approximately 5.66 acres of existing impervious area. This area will be excluded from any required stormwater detention calculations per the WDO. Refer to Table 4 for summary of the tributary areas used in determining the required stormwater storage volume. See **Exhibit 3** for details.

Table 4: Stormwater Management Basins Hydrologic Parameters

Sub Basin ID	Total Tributary Area	Pre 1992 Impervious Area	Area used to determine stormwater detention	Runoff Curve Number	Time of Concentration
	Acres	Acres	Acres	(CN)	(Hrs)
A	3.30	0.44	2.86	87	.25
B	20.79	3.29	17.50	87	.25
C	11.24	1.93	9.31	87	.25

Stormwater detention calculations were performed using HydroCAD Version 10.20-5c. The required volume was determined using both the 2-year and 100-year allowable release rates and Lake County Bulletin 75 effective rainfall data. The current configuration routes stormwater management Basin 3 to Basin 1 at the northern limits of the development. Basin 1 is sized to meet the allowable release rate of the developable area of both Sub catchments A and B. Stormwater management Basin 2 is sized for the tributary area associated with the subbasin C.

The required volume is based off the *Proposed Conditions – Theoretical Model.* The theoretical model is utilized to calculate the required storage volume less the existing impervious area. Once the required storage volume was determined, a *Proposed Conditions – Actual Model* was performed to ensure the actual area (additional existing impervious area) tributary towards each basin is released at the appropriate net allowable release. The orifice sizes and high-water levels associated with the *Proposed Conditions – Actual Model* shall be considered the design / construction parameters. Refer to table 5 and table 6 below for a breakdown of Theoretical & Actual volumes and release rates. See **Exhibit 3** for details.

Table 5: Stormwater Management Analysis Summary – Volume

	Actual Area	Theoretical Area	Theoretical 2 Yr	Actual 2 Year	Theoretical 100 Yr	Plus (+) Volume SF	Actual 100 YR
Allowable Release (0.15 cfs/ac)	*Acres*	*Acres*	*AC-FT*	*AC-FT*	*AC-FT*	*AC-FT*	*AC-FT*
A	3.30	2.86	N/A	N/A	N/A	N/A	N/A
B	20.79	17.50	2.76	3.25	8.97	9.12	11.00
C	11.24	9.31	1.27	1.52	4.17	4.21	5.00
Total Site Release	35.33	29.67	**4.03**	**4.77**	**13.14**	**13.34**	**16.00**
		A + B Combined:					

Table 6: Stormwater Management Analysis Summary – Release Rates

	Actual Area	Theoretical Area	Theoretical 100 Yr	Theoretical 2 Yr	Actual 100 Yr	Actual 2 Yr
Allowable Release (0.15 cfs/ac)	*Acres*	*Acres*	*CFS*	*CFS*	*CFS*	*CFS*
A	3.30	2.86	0.43	0.11	0.50	0.13
B	20.79	17.50	2.62	0.70	3.12	0.83
C	11.24	9.31	1.40	0.37	1.69	0.45
Total Site Release	35.33	29.67	**4.45**	**1.19**	**5.30**	**1.41**
		A + B Combined:	3.05	0.81	3.61	0.96

2.1 Lake County WDO Detention Volume Safety Factor

Per Lake County WDO Section 508.01, additional detention volume has been provided to accommodate the detention volume safety factor. In this stormwater management, the ratio of existing impervious to proposed on-site tributary drainage area is utilized to calculate the required safety factor of 1.028. The detention volume safety factor has been applied to the *Proposed Conditions – Theoretical Model* and is represented in the aforementioned Table 5. The proposed basins. See below Table 7 for the breakdown.

Table 7: Detention Volume Safety Factor Calculations

	Onsite	Offsite	Ratio of off-site / on-site	0.05 of Ratio	Safety Factor
A	3.30	0.44	0.155	0.008	1.008
B	20.79	3.29	0.188	0.009	1.009
C	11.24	5.66	0.207	0.010	1.010
			0.551	0.028	**1.028**

2.2. Proposed Compensatory Storage

As previously mentioned, an existing detention facility or depressional storage area will be impacted and filled as part of the proposed development. Based on our analysis, it was determined that there are approximately 1.88 ac-ft of existing storage displaced as part of the development. Since this is a depression, compensatory storage will be compensated at a 1:1 ratio.

Basin 1 proposes to provide an additional 1.88 ac-ft of storage that will compensate for the lost existing storage. To access the compensatory storage, the 100-year restrictor in Basin 1 will be reduced from 5.7-inch diameter to 5.2-inch diameter. This will allow the basin to fill to a High-Water Level (HWL) of 700.66 ft and access both the required stormwater detention volume and existing compensatory storage.

Conclusion

Stormwater management for the proposed improvements has been preliminarily designed in accordance with the stormwater regulations of Lake County and the Village of Libertyville. There are no anticipated adverse impacts to the existing downstream drainage system as a result of the proposed improvements.

During final engineering, the proposed storm sewer network will be sized appropriately to convey the 10-year storm event in accordance with the Village of Libertyville Code of Ordinances. Emergency overflow routes will be sized for the 100-year event and detailed in Final Engineering.

Exhibit 1 – Maps

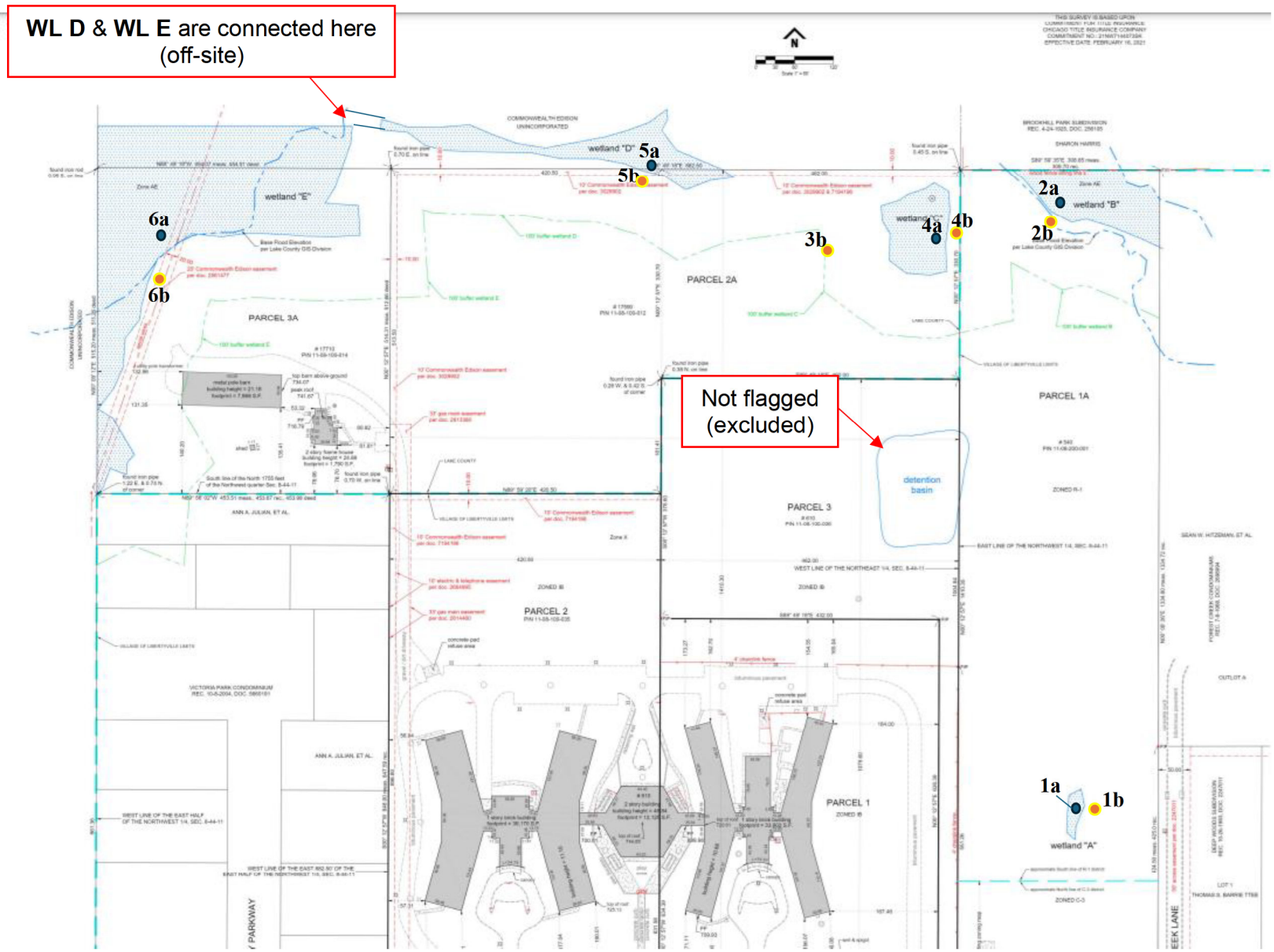
DKES WETLANDS MAP

FEMA FLOODPLAIN MAP

FEMA FIS PROFILE

NRCS SOILS MAP

Wetland Boundaries & Data Point Locations – Field Reconnaissance 10.8.2024 (UPD)



SUMMARY/NOTES:

- Wetland **A** through **E** re-flagged on 10.8.2024 (5 wetland areas total)
- Wetlands **A** and **C** are isolated wetlands wholly on-site under Lake County SMC jurisdiction
- Detention Basin not flagged (excluded from wetland regulation)
- USACE jurisdictional Wetlands **B**, **D,** and **E** extend off-site to the north and are part of the Bull Creek ADID wetland complex #94 (Liberty Prairie)

National Flood Hazard Layer FIRMette

FEMA

87°59'3"W 42°18'51"N



87°58'25"W 42°18'25"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, A0, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

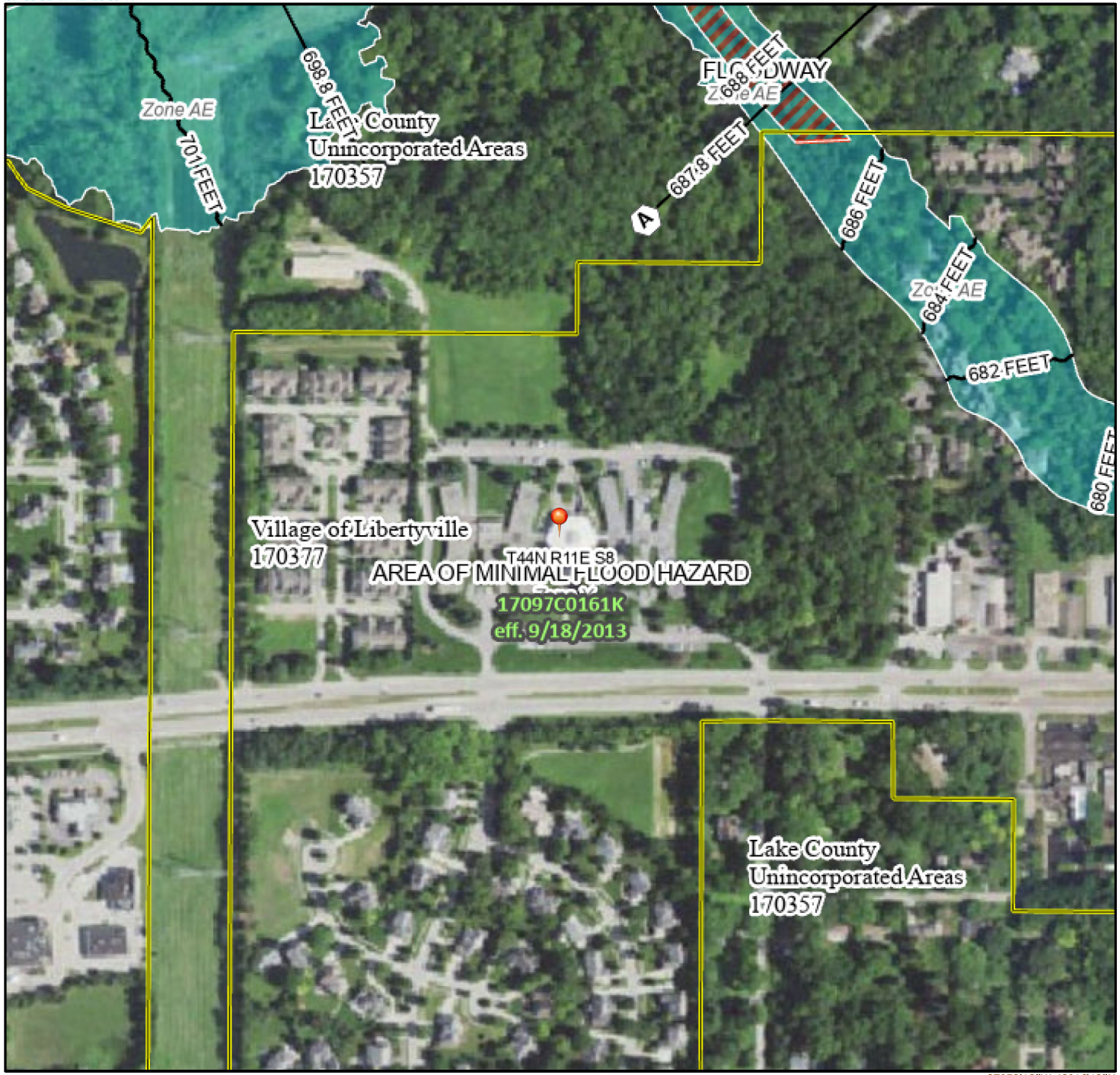
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/25/2024 at 7:27 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette

FEMA

87°58'51"W 42°18'39"N



87°58'13"W 42°18'12"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/17/2024 at 9:59 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FEDERAL EMERGENCY MANAGEMENT AGENCY

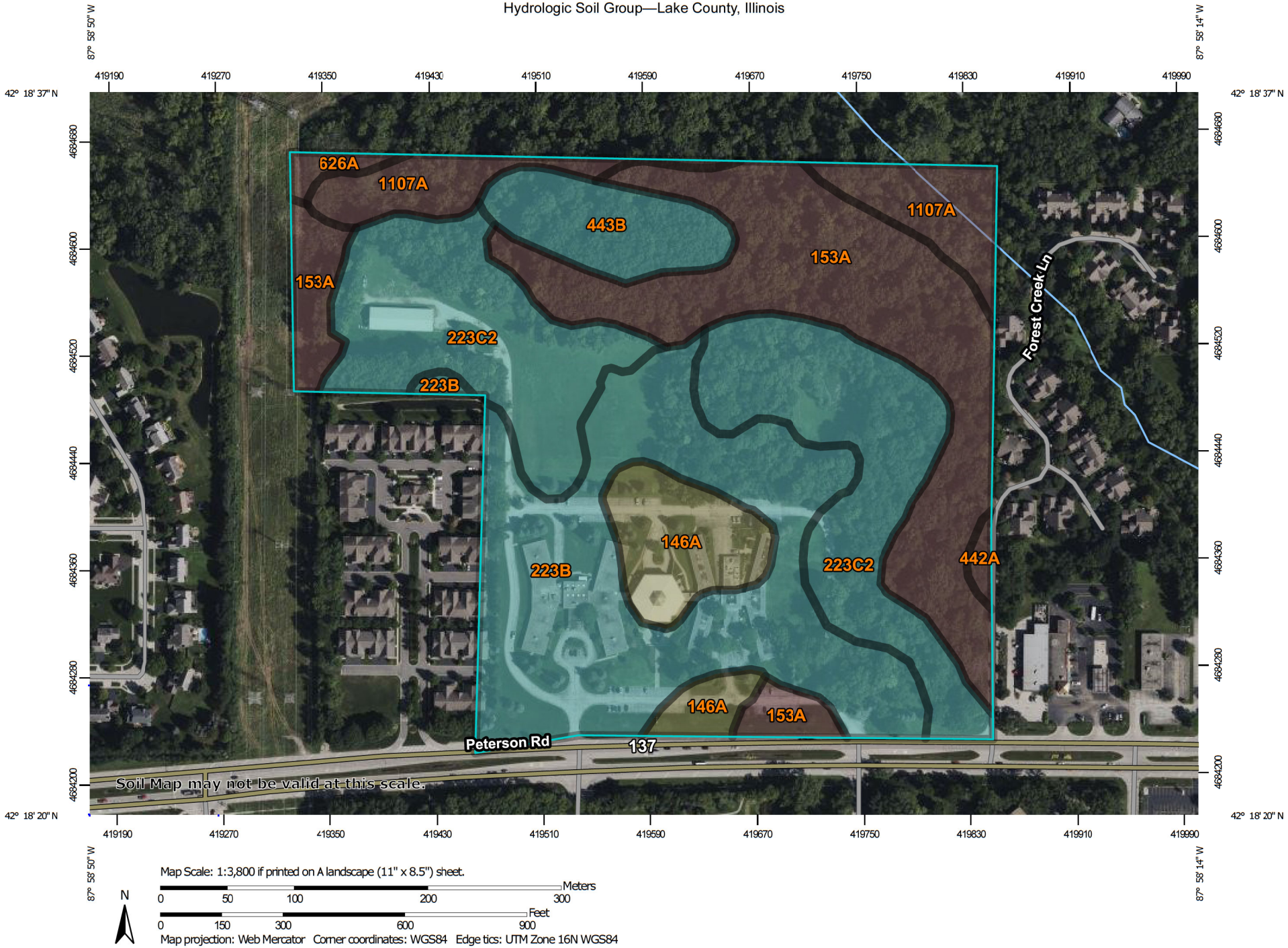
LAKE COUNTY, IL

AND INCORPORATED AREAS

036P

FLOOD PROFILES

BULL CREEK TRIBUTARY



Map Scale: 1:3,800 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County, Illinois
Survey Area Data: Version 19, Aug 21, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 19, 2022—Sep 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
146A	Elliott silt loam, 0 to 2 percent slopes	C/D	3.3	6.9%
153A	Pella silty clay loam, 0 to 2 percent slopes	B/D	11.7	24.8%
223B	Varna silt loam, 2 to 4 percent slopes	C	12.9	27.1%
223C2	Varna silt loam, 4 to 6 percent slopes, eroded	C	12.8	27.0%
442A	Mundelein silt loam, 0 to 2 percent slopes	B/D	0.2	0.5%
443B	Barrington silt loam, 2 to 4 percent slopes	C	2.6	5.5%
626A	Kish loam, 0 to 2 percent slopes	B/D	0.4	0.8%
1107A	Sawmill silty clay loam, undrained, cool, 0 to 2 percent slopes, frequently flooded	B/D	3.5	7.4%
Totals for Area of Interest			**47.4**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

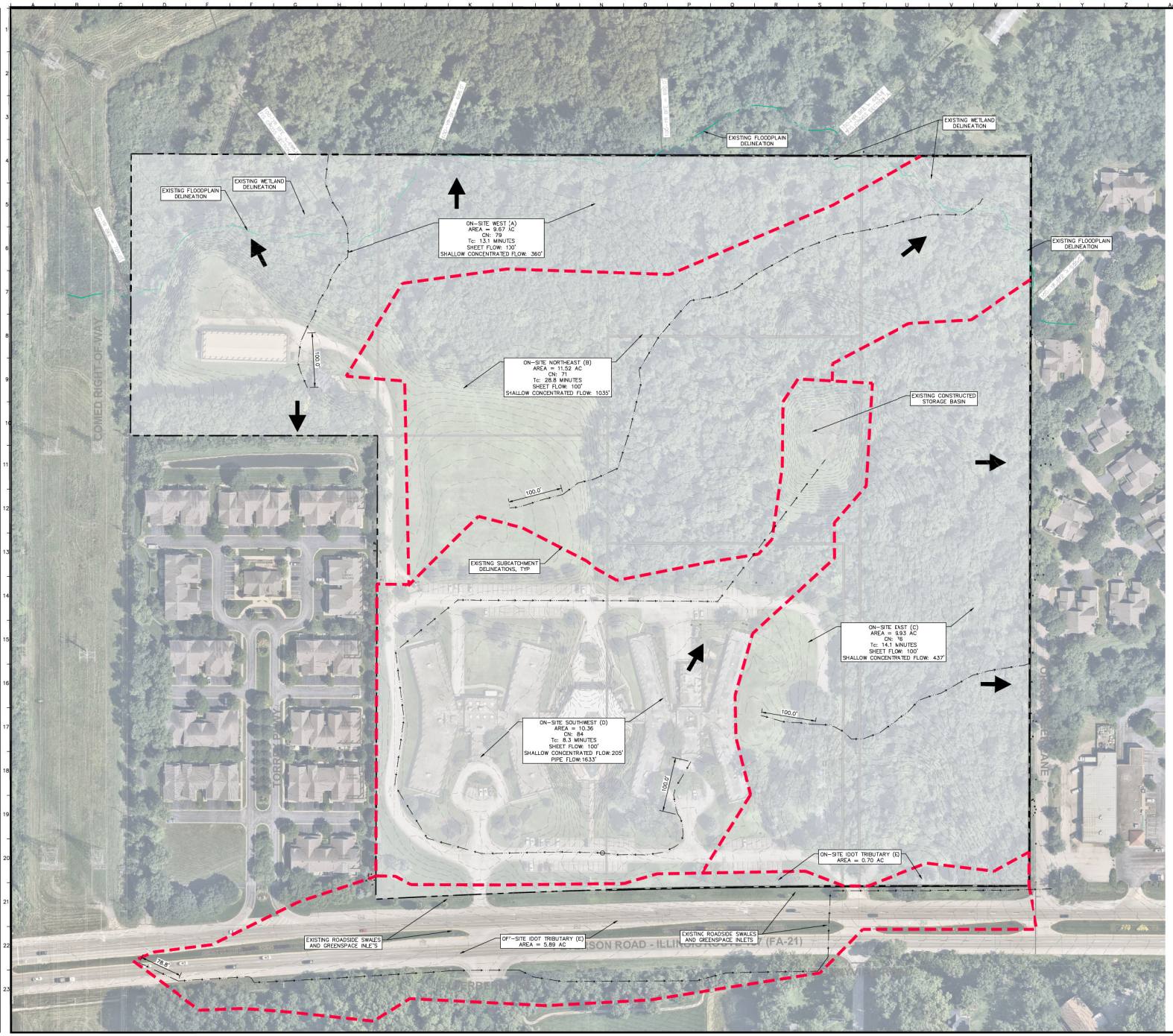
Tie-break Rule: Higher

Exhibit 2 – Existing Conditions Exhibits & Models

EXISTING CONDITIONS EXHIBIT

EXISTING CONDITIONS HYDROCAD MODEL

EXISTING (PRE 1992) IMPERVIOUS AREA CONDITIONS MODEL



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

Call Before You Dig
JULIE
1-800-892-0123

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 CORPORATE WOODS PARKWAY, SUITE 200
VERNON HILLS, IL 60061-3104
PHONE: 847-573-8900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

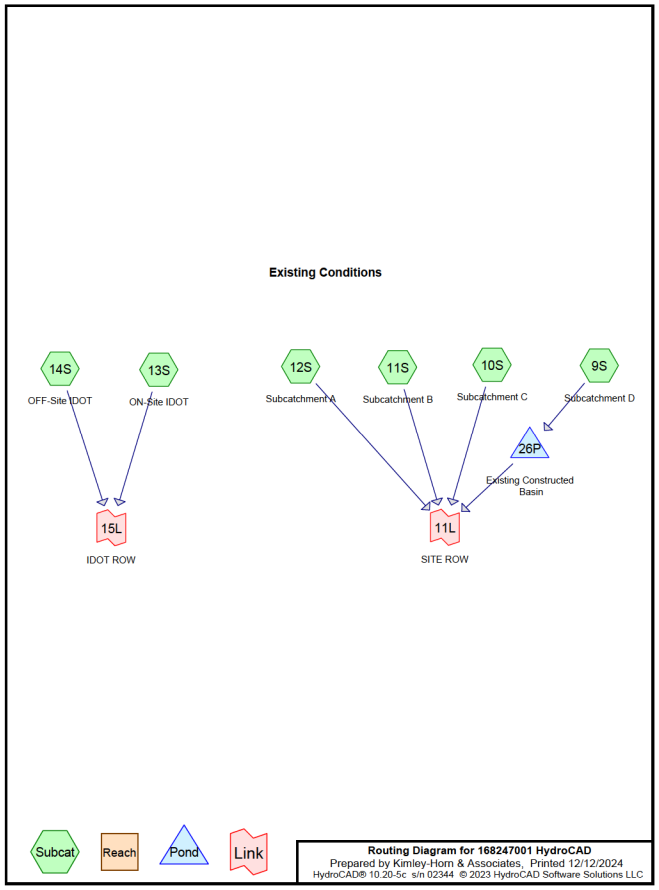
PULTE GROUP

EXISTING DRAINAGE CONDITIONS EXHIBIT

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 12/11/2024
KHA PROJECT NO. 168247001
SHEET NUMBER
EXH.

Drawing name: K:\VHS_LIVE\168247001_Pulte_Libertyville_LV\2 Design\CAD\Exhibits\168247001-Existing Drainage Conditions.dwg EXH Dec 12, 2024 10:30am by Ian.Spence
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	002YR-024.00HR	Huff 0-10sm	3Q	Scale	24.00	1	3.34	2
2	100YR-024.00HR	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2

Summary for Subcatchment 9S: Subcatchment D

[47] Hint: Peak is 103% of capacity of segment #3

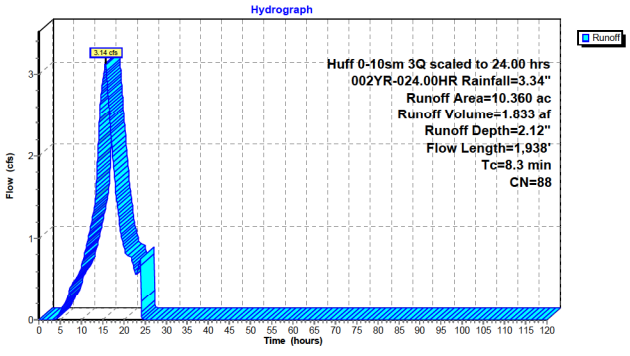
Runoff = 3.14 cfs @ 15.70 hrs, Volume= 1.833 af, Depth= 2.12"
Routed to Pond 26P : Existing Constructed Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
4.340	98	
6.020	80	>75% Grass cover, Good, HSG D
10.360	88	Weighted Average
6.020		58.11% Pervious Area
4.340		41.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.4	100	0.0180	1.18		**Sheet Flow,** n= 0.013 P2= 3.34"
1.3	205	0.0170	2.65		**Shallow Concentrated Flow, Shallow Conc** Paved Kv= 20.3 fps
3.0	685	0.0052	3.87	3.04	**Pipe Channel, RCP_Round 12"** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011 Concrete pipe, straight & clean
2.6	948	0.0097	6.13	7.52	**Pipe Channel, RCP_Round 15"** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 Concrete pipe, straight & clean
8.3	1,938	Total			

Subcatchment 9S: Subcatchment D



Summary for Subcatchment 10S: Subcatchment C

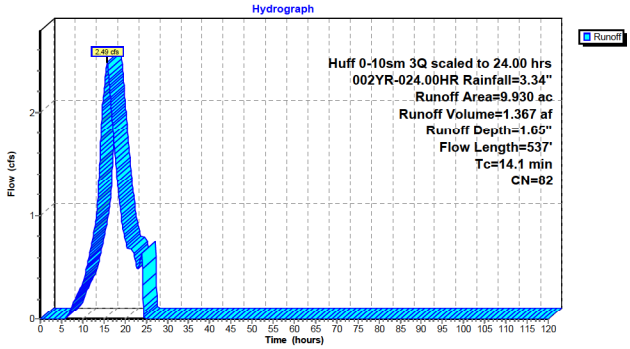
Runoff = 2.49 cfs @ 15.79 hrs, Volume= 1.367 af, Depth= 1.65"
Routed to Link 11L : SITE ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
9.930	82	Woods/grass comb., Fair, HSG D
9.930		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.9	100	0.0670	0.28		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.34"
8.2	437	0.0313	0.88		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
14.1	537	Total			

Subcatchment 10S: Subcatchment C



Summary for Subcatchment 11S: Subcatchment B

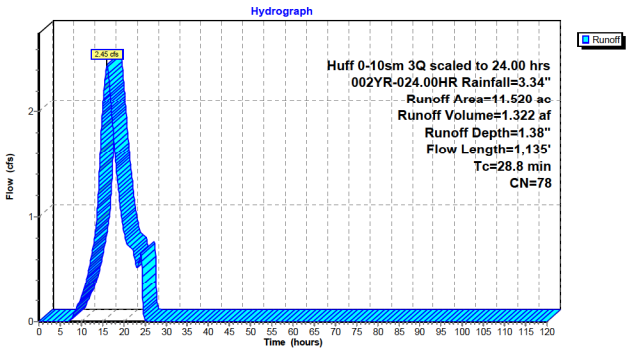
Runoff = 2.45 cfs @ 16.03 hrs, Volume= 1.322 af, Depth= 1.38"
Routed to Link 11L : SITE ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
2.450	80	>75% Grass cover, Good, HSG D
9.070	77	Woods, Good, HSG D
11.520	78	Weighted Average
11.520		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.5	100	0.0273	0.20		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.34"
20.3	1,035	0.0290	0.85		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
28.8	1,135	Total			

Subcatchment 11S: Subcatchment B



Summary for Subcatchment 12S: Subcatchment A

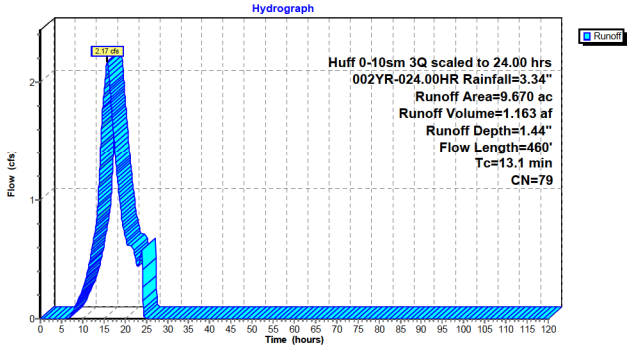
Runoff = 2.17 cfs @ 15.79 hrs, Volume= 1.163 af, Depth= 1.44"
Routed to Link 11L : SITE ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
0.340	96	Gravel surface, HSG D
0.330	98	Roofs, HSG D
0.820	80	>75% Grass cover, Good, HSG D
8.180	77	Woods, Good, HSG D
9.670	79	Weighted Average
9.340		96.59% Pervious Area
0.330		3.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	100	0.0356	0.22		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.34"
5.5	360	0.0480	1.10		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
13.1	460	Total			

Subcatchment 12S: Subcatchment A



Summary for Subcatchment 13S: ON-Site IDOT

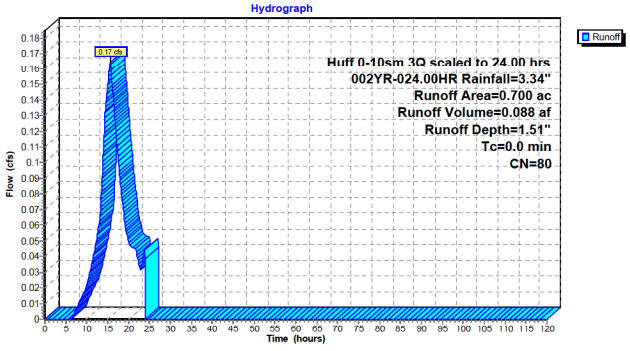
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 0.17 cfs @ 15.60 hrs, Volume= 0.088 af, Depth= 1.51"
Routed to Link 15L : IDOT ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
0.700	80	>75% Grass cover, Good, HSG D
0.700		100.00% Pervious Area

Subcatchment 13S: ON-Site IDOT



Summary for Subcatchment 14S: OFF-Site IDOT

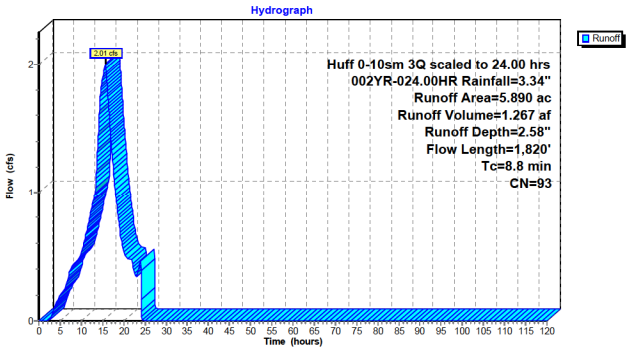
Runoff = 2.01 cfs @ 15.69 hrs, Volume= 1.267 af, Depth= 2.58"
Routed to Link 15L : IDOT ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
5.890	93	Paved roads w/open ditches, 50% imp, HSG D
2.945		50.00% Pervious Area
2.945		50.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	79	0.0218	1.29		**Sheet Flow,** n= 0.012 P2= 3.34"
1.2	136	0.0090	1.93		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.3	370	0.0830	4.64		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	124	0.0060	5.44	9.62	**Pipe Channel, RCP_Round 18"** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.011 Concrete pipe, straight & clean
4.2	584	0.0211	2.34		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.7	527	0.0224	12.74	40.01	**Pipe Channel, RCP_Round 24"** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.011 Concrete pipe, straight & clean
8.8	1,820	Total			

Subcatchment 14S: OFF-Site IDOT



Summary for Pond 26P: Existing Constructed Basin

[44] Hint: Outlet device #1 is below defined storage

Inflow Area = 10.360 ac, 41.89% Impervious, Inflow Depth = 2.12" for 002YR-024.00HR event
Inflow = 3.14 cfs @ 15.70 hrs, Volume= 1.833 af
Outflow = 3.08 cfs @ 15.85 hrs, Volume= 1.833 af, Atten= 2%, Lag= 9.1 min
Primary = 3.08 cfs @ 15.85 hrs, Volume= 1.833 af
Routed to Link 11L : SITE ROW

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 688.56' @ 15.85 hrs Surf.Area= 0.115 ac Storage= 0.070 af

Plug-Flow detention time= 17.9 min calculated for 1.833 af (100% of inflow)
Center-of-Mass det. time= 17.8 min (953.8 - 936.0)

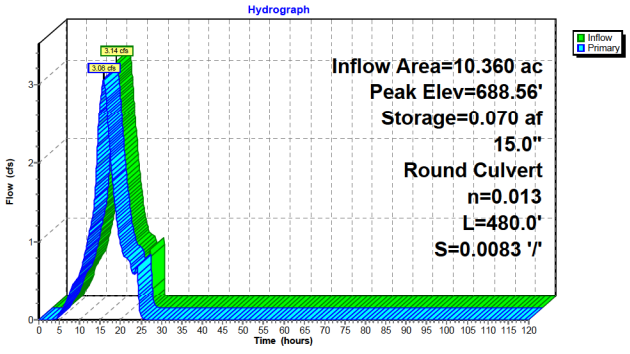
Volume	Invert	Avail.Storage	Storage Description
#1	687.70'	2.233 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
687.70	0.008	0.000	0.000
688.00	0.085	0.014	0.014
689.00	0.139	0.112	0.126
690.00	0.175	0.157	0.283
691.00	0.214	0.194	0.477
692.00	0.267	0.240	0.718
693.00	0.325	0.296	1.014
694.00	0.377	0.351	1.365
695.00	0.433	0.405	1.770
696.00	0.494	0.463	2.233

Device	Routing	Invert	Outlet Devices
#1	Primary	687.66'	**15.0" Round RCP_Round 15"** L= 480.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 687.66' / 683.66' S= 0.0083 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf

Primary OutFlow Max=3.08 cfs @ 15.85 hrs HW=688.56' (Free Discharge)
1=RCP_Round 15" (Inlet Controls 3.08 cfs @ 3.24 fps)

Pond 26P: Existing Constructed Basin

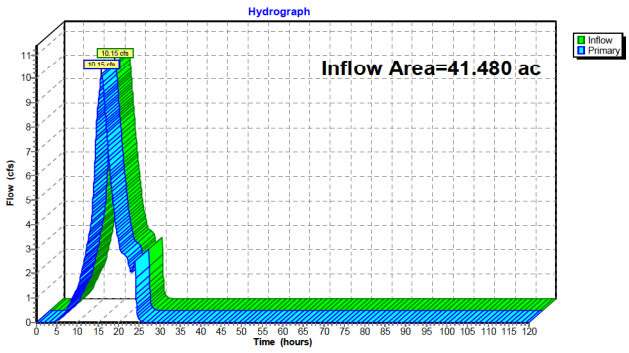


Summary for Link 11L: SITE ROW

Inflow Area = 41.480 ac, 11.26% Impervious, Inflow Depth = 1.64" for 002YR-024.00HR event
Inflow = 10.15 cfs @ 15.85 hrs, Volume= 5.684 af
Primary = 10.15 cfs @ 15.85 hrs, Volume= 5.684 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 11L: SITE ROW

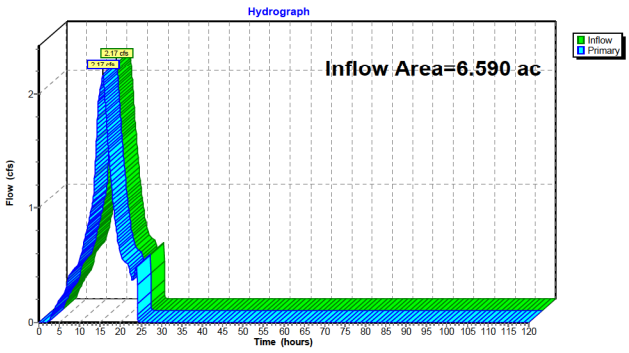


Summary for Link 15L: IDOT ROW

Inflow Area = 6.590 ac, 44.69% Impervious, Inflow Depth = 2.47" for 002YR-024.00HR event
Inflow = 2.17 cfs @ 15.68 hrs, Volume= 1.355 af
Primary = 2.17 cfs @ 15.68 hrs, Volume= 1.355 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 15L: IDOT ROW



Summary for Subcatchment 9S: Subcatchment D

[47] Hint: Peak is 309% of capacity of segment #3
[47] Hint: Peak is 125% of capacity of segment #4

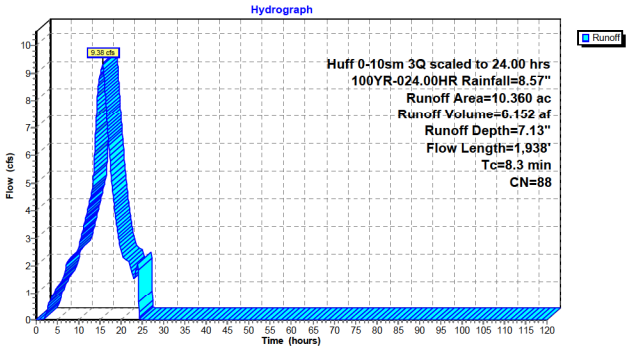
Runoff = 9.38 cfs @ 15.68 hrs, Volume= 6.152 af, Depth= 7.13"
Routed to Pond 26P : Existing Constructed Basin

Runoff by SCS TR-20 method, UI l=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

Area (ac)	CN	Description
4.340	98	
6.020	80	>75% Grass cover, Good, HSG D
10.360	88	Weighted Average
6.020		58.11% Pervious Area
4.340		41.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.4	100	0.0180	1.18		**Sheet Flow,** n= 0.013 P2= 3.34"
1.3	205	0.0170	2.65		**Shallow Concentrated Flow, Shallow Conc** Paved Kv= 20.3 fps
3.0	685	0.0052	3.87	3.04	**Pipe Channel, RCP_Round 12"** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011 Concrete pipe, straight & clean
2.6	948	0.0097	6.13	7.52	**Pipe Channel, RCP_Round 15"** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 Concrete pipe, straight & clean
8.3	1,938	Total			

Subcatchment 9S: Subcatchment D



Summary for Subcatchment 10S: Subcatchment C

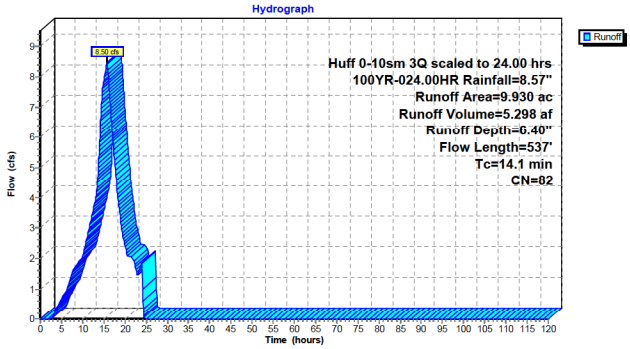
Runoff = 8.50 cfs @ 15.75 hrs, Volume= 5.298 af, Depth= 6.40"
Routed to Link 11L : SITE ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

Area (ac)	CN	Description
9.930	82	Woods/grass comb., Fair, HSG D
9.930		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.9	100	0.0670	0.28		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.34"
8.2	437	0.0313	0.88		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
14.1	537	Total			

Subcatchment 10S: Subcatchment C



Summary for Subcatchment 11S: Subcatchment B

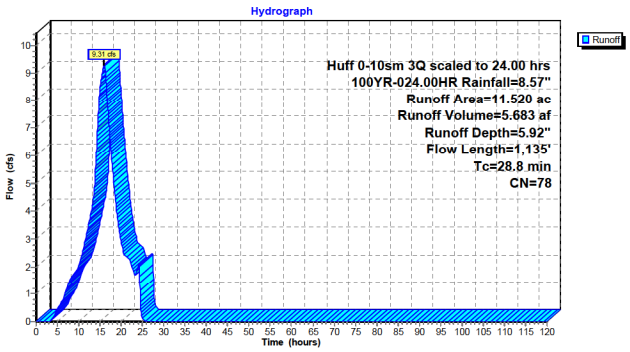
Runoff = 9.31 cfs @ 15.92 hrs, Volume= 5.683 af, Depth= 5.92"
Routed to Link 11L : SITE ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

Area (ac)	CN	Description
2.450	80	>75% Grass cover, Good, HSG D
9.070	77	Woods, Good, HSG D
11.520	78	Weighted Average
11.520		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.5	100	0.0273	0.20		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.34"
20.3	1,035	0.0290	0.85		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
28.8	1,135	Total			

Subcatchment 11S: Subcatchment B



Summary for Subcatchment 12S: Subcatchment A

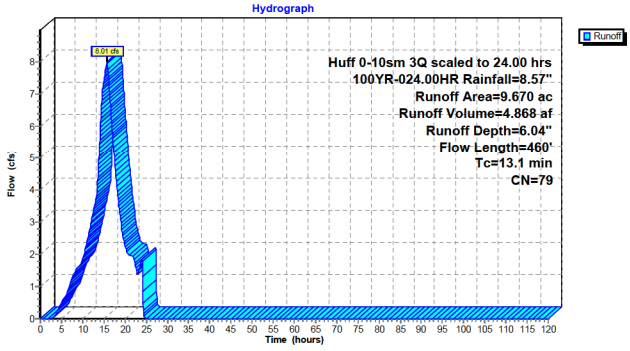
Runoff = 8.01 cfs @ 15.75 hrs, Volume= 4.868 af, Depth= 6.04"
Routed to Link 11L : SITE ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

Area (ac)	CN	Description
0.340	96	Gravel surface, HSG D
0.330	98	Roofs, HSG D
0.820	80	>75% Grass cover, Good, HSG D
8.180	77	Woods, Good, HSG D
9.670	79	Weighted Average
9.340		96.59% Pervious Area
0.330		3.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	100	0.0356	0.22		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.34"
5.5	360	0.0480	1.10		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
13.1	460	Total			

Subcatchment 12S: Subcatchment A



Summary for Subcatchment 13S: ON-Site IDOT

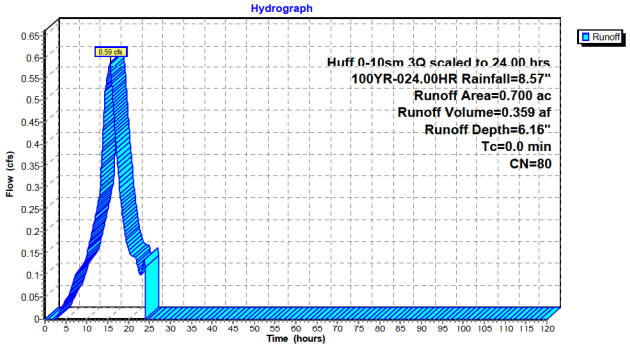
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 0.59 cfs @ 15.59 hrs, Volume= 0.359 af, Depth= 6.16"
Routed to Link 15L : IDOT ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

Area (ac)	CN	Description
0.700	80	>75% Grass cover, Good, HSG D
0.700		100.00% Pervious Area

Subcatchment 13S: ON-Site IDOT



Summary for Subcatchment 14S: OFF-Site IDOT

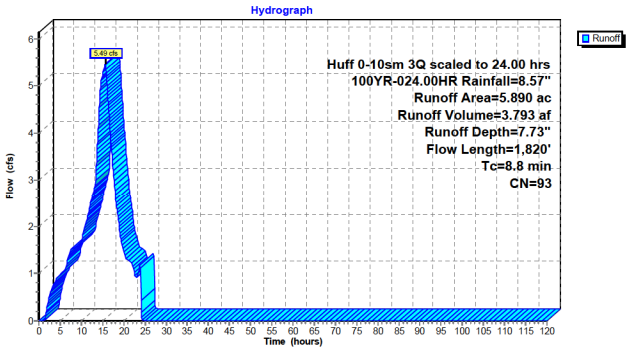
Runoff = 5.49 cfs @ 15.68 hrs, Volume= 3.793 af, Depth= 7.73"
Routed to Link 15L : IDOT ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

Area (ac)	CN	Description
5.890	93	Paved roads w/open ditches, 50% imp, HSG D
2.945		50.00% Pervious Area
2.945		50.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	79	0.0218	1.29		**Sheet Flow,** n= 0.012 P2= 3.34"
1.2	136	0.0090	1.93		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.3	370	0.0830	4.64		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.4	124	0.0060	5.44	9.62	**Pipe Channel, RCP_Round 18"** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.011 Concrete pipe, straight & clean
4.2	584	0.0211	2.34		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.7	527	0.0224	12.74	40.01	**Pipe Channel, RCP_Round 24"** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.011 Concrete pipe, straight & clean
8.8	1,820	Total			

Subcatchment 14S: OFF-Site IDOT



Summary for Pond 26P: Existing Constructed Basin

[44] Hint: Outlet device #1 is below defined storage

Inflow Area = 10.360 ac, 41.89% Impervious, Inflow Depth = 7.13" for 100YR-024.00HR event
Inflow = 9.38 cfs @ 15.68 hrs, Volume= 6.152 af
Outflow = 7.09 cfs @ 16.72 hrs, Volume= 6.152 af, Atten= 24%, Lag= 62.6 min
Primary = 7.09 cfs @ 16.72 hrs, Volume= 6.152 af
Routed to Link 11L : SITE ROW

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 691.48' @ 16.72 hrs Surf.Area= 0.240 ac Storage= 0.587 af

Plug-Flow detention time= 30.8 min calculated for 6.152 af (100% of inflow)
Center-of-Mass det. time= 30.7 min (905.6 - 874.9)

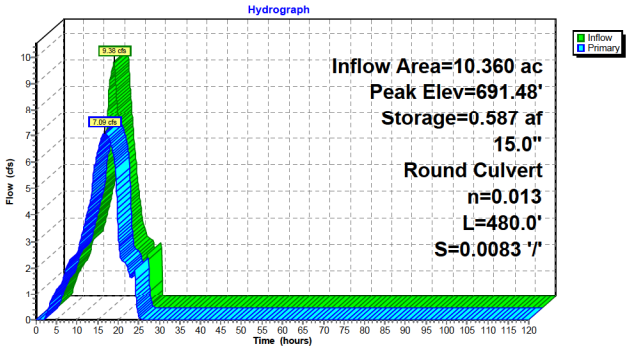
Volume	Invert	Avail.Storage	Storage Description
#1	687.70'	2.233 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
687.70	0.008	0.000	0.000
688.00	0.085	0.014	0.014
689.00	0.139	0.112	0.126
690.00	0.175	0.157	0.283
691.00	0.214	0.194	0.477
692.00	0.267	0.240	0.718
693.00	0.325	0.296	1.014
694.00	0.377	0.351	1.365
695.00	0.433	0.405	1.770
696.00	0.494	0.463	2.233

Device	Routing	Invert	Outlet Devices
#1	Primary	687.66'	**15.0" Round RCP_Round 15"** L= 480.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 687.66' / 683.66' S= 0.0083 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf

Primary OutFlow Max=7.09 cfs @ 16.72 hrs HW=691.48' (Free Discharge)
1=RCP_Round 15" (Barrel Controls 7.09 cfs @ 5.77 fps)

Pond 26P: Existing Constructed Basin

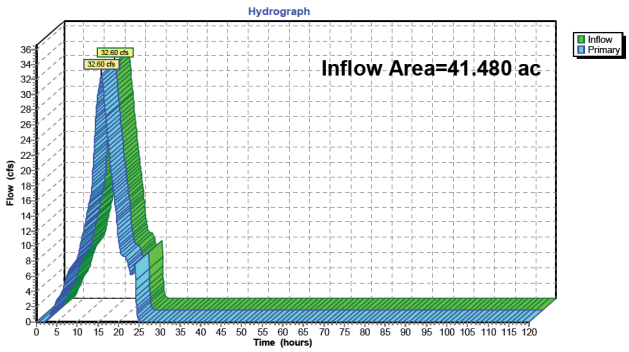


Summary for Link 11L: SITE ROW

Inflow Area = 41.480 ac, 11.26% Impervious, Inflow Depth = 6.36" for 100YR-024.00HR event
Inflow = 32.60 cfs @ 15.80 hrs, Volume= 22.001 af
Primary = 32.60 cfs @ 15.80 hrs, Volume= 22.001 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 11L: SITE ROW

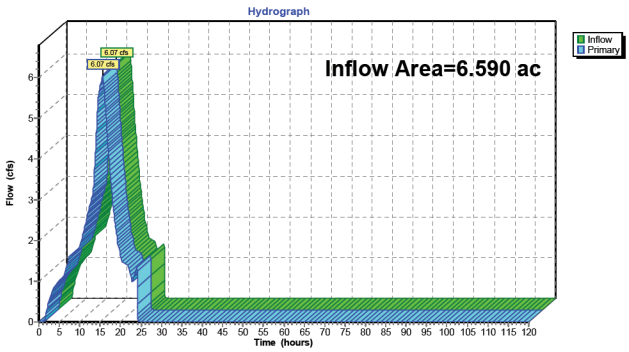


Summary for Link 15L: IDOT ROW

Inflow Area = 6.590 ac, 44.69% Impervious, Inflow Depth = 7.56" for 100YR-024.00HR event
Inflow = 6.07 cfs @ 15.67 hrs, Volume= 4.153 af
Primary = 6.07 cfs @ 15.67 hrs, Volume= 4.153 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 15L: IDOT ROW



Events for Pond 26P: Existing Constructed Basin

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
002YR-024.00HR	3.14	3.08	688.56	0.070
100YR-001.00HR	**59.57**	8.73	694.88	1.717
100YR-002.00HR	47.77	**8.88**	**695.24**	**1.875**
100YR-003.00HR	40.14	8.85	695.17	1.844
100YR-006.00HR	27.17	8.61	694.62	1.608
100YR-012.00HR	14.17	8.08	693.46	1.169
100YR-018.00HR	11.68	7.59	692.45	0.845
100YR-024.00HR	9.38	7.09	691.48	0.587
100YR-048.00HR	5.27	5.15	689.05	0.132
100YR-072.00HR	3.74	3.71	688.69	0.085
100YR-120.00HR	2.44	2.43	688.44	0.057

PRE 1992 IMPERVIOUS AREA CONDITIONS

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	100YR-024.00HR	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2

Summary for Subcatchment 15S: EX. Impervious - Subcatchment A

Runoff = 0.41 cfs @ 15.74 hrs, Volume= 0.305 af, Depth= 8.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

	Area (ac)	CN	Description
*	0.440	98	Existing Impervious Area
	0.440		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Summary for Subcatchment 16S: EX. Impervious - Subcatchment B

Runoff = 3.10 cfs @ 15.74 hrs, Volume= 2.284 af, Depth= 8.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

	Area (ac)	CN	Description
*	3.290	98	Existing Impervious Area
	3.290		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Summary for Subcatchment 17S: EX. Impervious - Subcatchment C

Runoff = 1.82 cfs @ 15.74 hrs, Volume= 1.340 af, Depth= 8.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

	Area (ac)	CN	Description
*	1.930	98	Existing Impervious Area
	1.930		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

PRE 1992 IMPERVIOUS AREA CONDITIONS

Events for Subcatchment 15S: EX. Impervious - Subcatchment A

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
002YR-024.00HR	3.34	0.16	0.114	3.11
100YR-001.00HR	4.03	**3.26**	0.139	3.80
100YR-002.00HR	4.97	2.67	0.174	4.73
100YR-003.00HR	5.49	2.25	0.193	5.25
100YR-006.00HR	6.43	1.52	0.227	6.19
100YR-012.00HR	7.46	0.65	0.265	7.22
100YR-018.00HR	8.06	0.52	0.287	7.82
100YR-024.00HR	8.57	0.41	0.305	8.33
100YR-048.00HR	9.28	0.23	0.331	9.04
100YR-072.00HR	9.85	0.16	0.352	9.61
100YR-120.00HR	**10.66**	0.11	**0.381**	**10.39**

Events for Subcatchment 16S: EX. Impervious - Subcatchment B

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
002YR-024.00HR	3.34	1.20	0.852	3.11
100YR-001.00HR	4.03	**24.37**	1.040	3.80
100YR-002.00HR	4.97	19.96	1.298	4.73
100YR-003.00HR	5.49	16.86	1.440	5.25
100YR-006.00HR	6.43	11.36	1.697	6.19
100YR-012.00HR	7.46	4.90	1.980	7.22
100YR-018.00HR	8.06	3.87	2.144	7.82
100YR-024.00HR	8.57	3.10	2.284	8.33
100YR-048.00HR	9.28	1.72	2.478	9.04
100YR-072.00HR	9.85	1.22	2.635	9.61
100YR-120.00HR	**10.66**	0.80	**2.848**	**10.39**

Events for Subcatchment 17S: EX. Impervious - Subcatchment C

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
002YR-024.00HR	3.34	0.70	0.500	3.11
100YR-001.00HR	4.03	**14.30**	0.610	3.80
100YR-002.00HR	4.97	11.71	0.761	4.73
100YR-003.00HR	5.49	9.89	0.845	5.25
100YR-006.00HR	6.43	6.66	0.996	6.19
100YR-012.00HR	7.46	2.87	1.161	7.22
100YR-018.00HR	8.06	2.27	1.258	7.82
100YR-024.00HR	8.57	1.82	1.340	8.33
100YR-048.00HR	9.28	1.01	1.454	9.04
100YR-072.00HR	9.85	0.72	1.545	9.61
100YR-120.00HR	**10.66**	0.47	**1.671**	**10.39**

Exhibit 3 – Proposed Conditions Exhibits & Models

PROPOSED CONDITIONS EXHIBIT

PROPOSED LOT COVERAGE EXHIBIT

PROPOSED CONDITIONS – THEORETICAL HYDROCAD MODEL

PROPOSED CONDITIONS – ACTUAL HYDROCAD MODEL

BASIN OVERFLOW WEIR SIZING – HYDROCAD MODEL OUTPUT (PEAK EVENT)

Elevation (ft)	East Basin 2 Area (sf)	East Basin 2 Area (acre)	East Basin 2 Average Area (acre)	East Basin 2 Incremental Storage (acre-ft)	East Basin 2 Cumulative Storage (acre-ft)
685.50	32,786	0.770	0.990	5.45	0.00
691.00	52,716	1.210			5.45

Elevation (ft)	North Basin 1 Area (sf)	North Basin 1 Area (acre)	North Basin 1 Average Area (acre)	North Basin 1 Incremental Storage (acre-ft)	North Basin 1 Cumulative Storage (acre-ft)
694.00	55,882	1.313	1.673	11.71	0.00
701.00	88,518	2.031			11.71

Elevation (ft)	West Basin 3 Area (sf)	West Basin 3 Area (acre)	West Basin 3 Average Area (acre)	West Basin 3 Incremental Storage (acre-ft)	West Basin 3 Cumulative Storage (acre-ft)
701.00	4,639	0.099	0.108	0.54	0.00
706.00	7,705	0.177			0.54

Total Volume 17.69

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-260-7804
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: KTSM
CHECKED BY: RNM

PUTTE GROUP

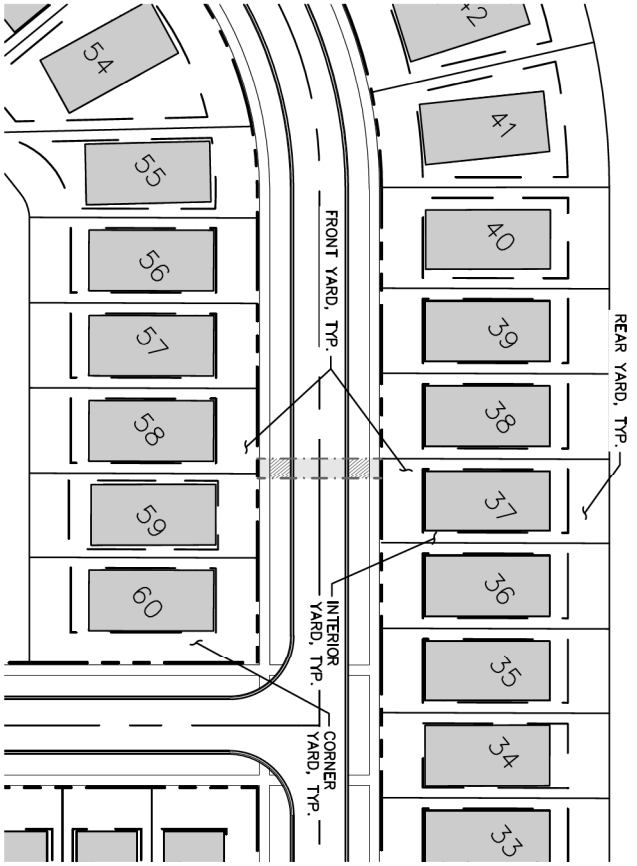
PROPOSED DRAINAGE CONDITIONS EXHIBIT

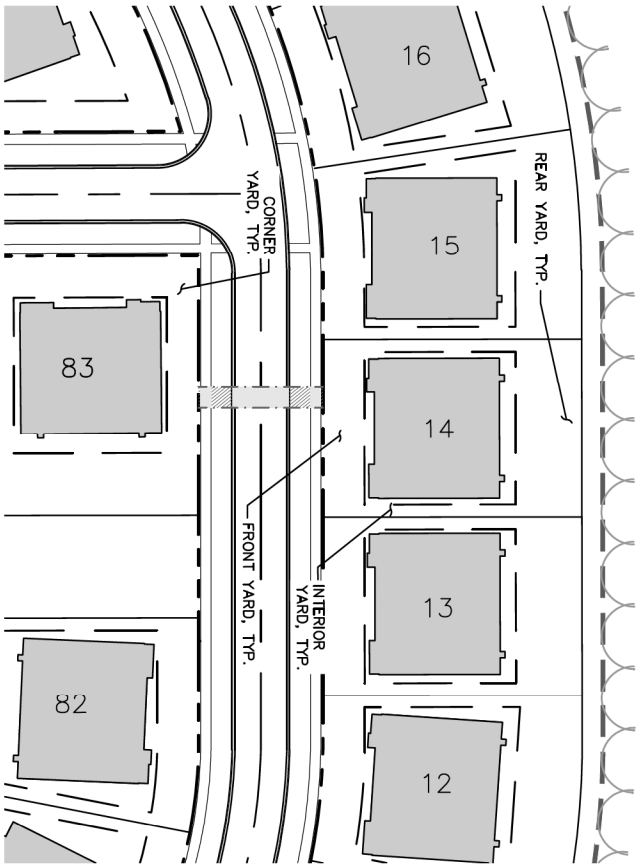
GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 12/16/2024
KHA PROJECT NO. 168247001
SHEET NUMBER EXH.

Call Before You Dig JULIE 1-800-892-0123

Drawing name: K:\CHS_LDEV\168247001_Plum_Liberty\lib\CAD\Exhibits\168247001-Proposed Drainage Conditions.dwg Date: 12/17/2024 4:30pm by: Ian.Spence
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





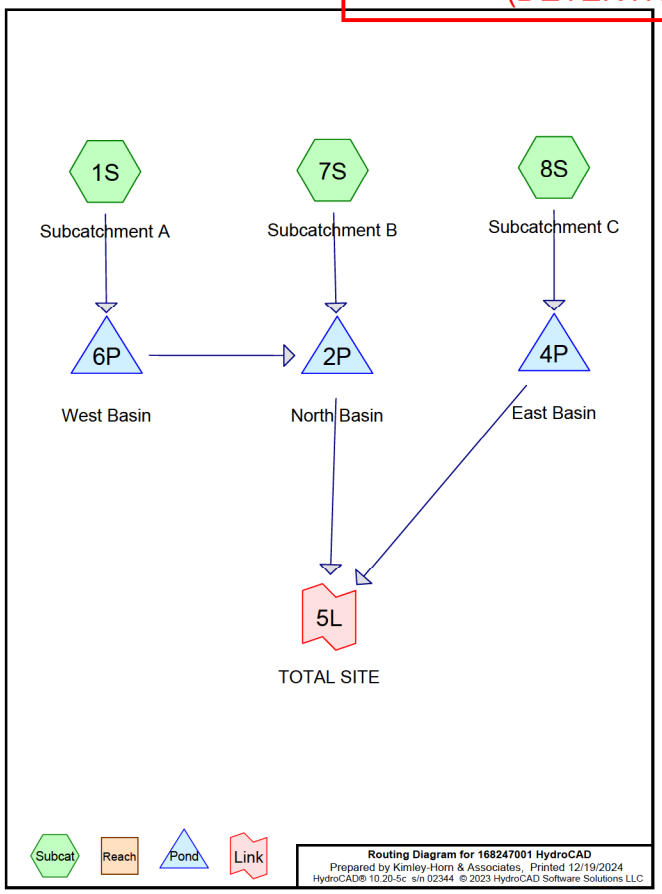
SHEET NUMBER
EX.

LOT COVERAGE EXHIBIT
SINGLE-FAMILY & DUPLEX PRODUCTS

PULTE -LIBERTYVILLE

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200, DEERFIELD, IL 60015
PHONE: 847-260-7804 WWW.KIMLEY-HORN.COM

PROPOSED CONDITIONS - THEORETICAL MODEL (DETENTION VOLUME SIZING)



Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	002YR-024.00HR	Huff 0-10sm	3Q	Scale	24.00	1	3.34	2
2	100YR-024.00HR	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2

Summary for Subcatchment 1S: Subcatchment A

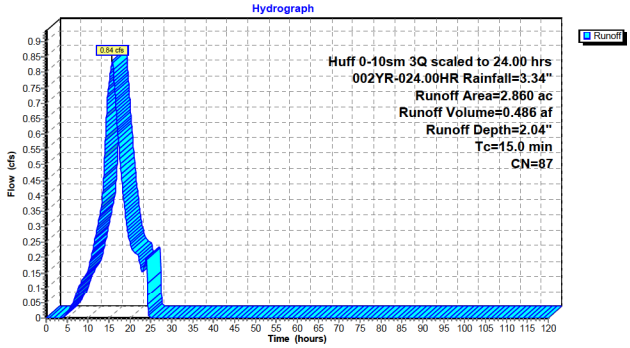
Runoff = 0.84 cfs @ 15.78 hrs, Volume= 0.486 af, Depth= 2.04"
Routed to Pond 6P : West Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

	Area (ac)	CN	Description
*	2.860	87	
	2.860		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 1S: Subcatchment A



Summary for Subcatchment 7S: Subcatchment B

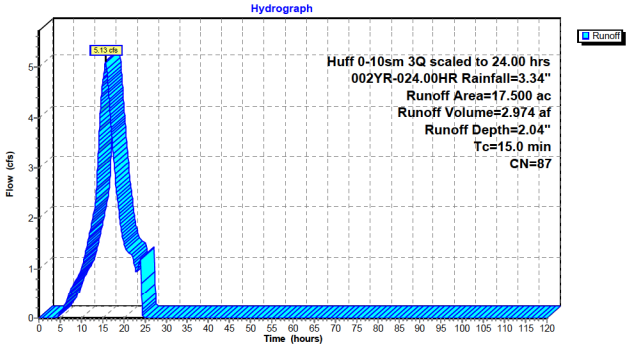
Runoff = 5.13 cfs @ 15.78 hrs, Volume= 2.974 af, Depth= 2.04"
Routed to Pond 2P : North Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

	Area (ac)	CN	Description
*	17.500	87	
	17.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 7S: Subcatchment B



Summary for Subcatchment 8S: Subcatchment C

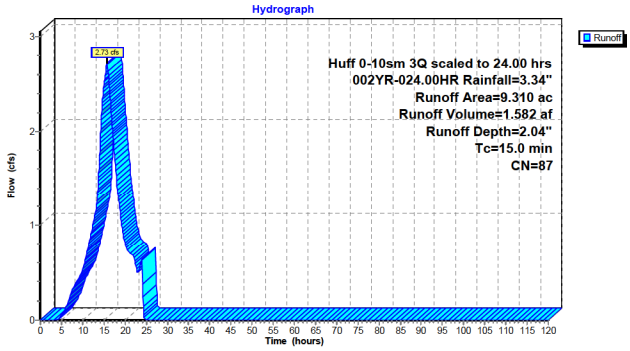
Runoff = 2.73 cfs @ 15.78 hrs, Volume= 1.582 af, Depth= 2.04"
Routed to Pond 4P : East Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
* 9.310	87	
9.310		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment 8S: Subcatchment C



Summary for Pond 2P: North Basin

Inflow Area = 20.360 ac, 0.00% Impervious, Inflow Depth = 2.04" for 002YR-024.00HR event
Inflow = 5.75 cfs @ 15.80 hrs, Volume= 3.460 af
Outflow = 0.81 cfs @ 24.22 hrs, Volume= 3.324 af, Atten= 86%, Lag= 505.2 min
Primary = 0.81 cfs @ 24.22 hrs, Volume= 3.324 af
Routed to Link 5L : TOTAL SITE

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 695.95' @ 24.22 hrs Surf.Area= 1.511 ac Storage= 2.755 af

Plug-Flow detention time= 1,733.6 min calculated for 3.322 af (96% of inflow)
Center-of-Mass det. time= 1,715.8 min (2,673.3 - 957.5)

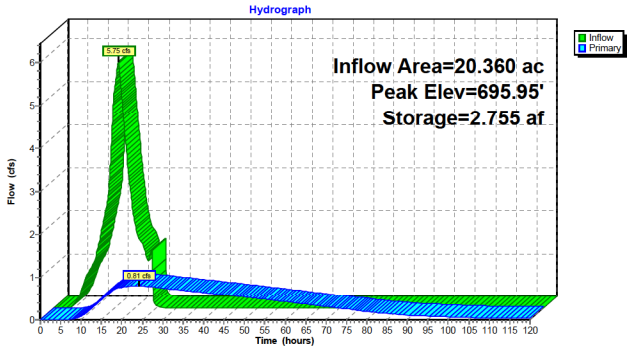
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	11.690 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
694.00	1.310	0.000	0.000
701.00	2.030	11.690	11.690

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**4.8" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads
#2	Primary	695.95'	**5.7" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=0.81 cfs @ 24.22 hrs HW=695.95' (Free Discharge)
↑**1=Orifice/Grate** (Orifice Controls 0.81 cfs @ 6.48 fps)
└**2=Orifice/Grate** (Orifice Controls 0.00 cfs @ 0.19 fps)

Pond 2P: North Basin



Summary for Pond 4P: East Basin

Inflow Area = 9.310 ac, 0.00% Impervious, Inflow Depth = 2.04" for 002YR-024.00HR event
Inflow = 2.73 cfs @ 15.78 hrs, Volume= 1.582 af
Outflow = 0.36 cfs @ 24.21 hrs, Volume= 1.523 af, Atten= 87%, Lag= 505.3 min
Primary = 0.36 cfs @ 24.21 hrs, Volume= 1.523 af
Routed to Link 5L : TOTAL SITE

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 687.03' @ 24.21 hrs Surf.Area= 0.892 ac Storage= 1.268 af

Plug-Flow detention time= 1,774.0 min calculated for 1.522 af (96% of inflow)
Center-of-Mass det. time= 1,757.4 min (2,706.7 - 949.3)

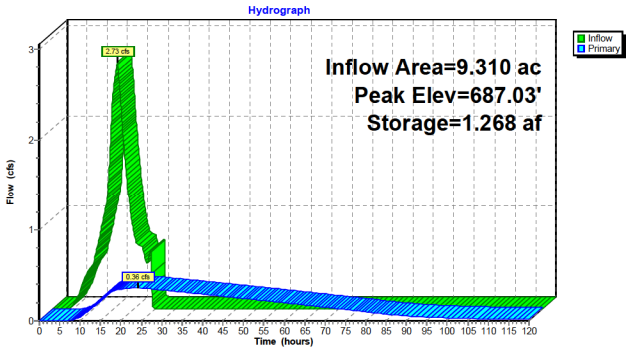
Volume	Invert	Avail.Storage	Storage Description
#1	685.50'	5.445 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
685.50	0.770	0.000	0.000
691.00	1.210	5.445	5.445

Device	Routing	Invert	Outlet Devices
#1	Primary	685.50'	**3.4" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads
#2	Primary	687.03'	**4.1" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=0.36 cfs @ 24.21 hrs HW=687.03' (Free Discharge)
↑**1=Orifice/Grate** (Orifice Controls 0.36 cfs @ 5.76 fps)
└**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 4P: East Basin



Summary for Pond 6P: West Basin

Inflow Area = 2.860 ac, 0.00% Impervious, Inflow Depth = 2.04" for 002YR-024.00HR event
Inflow = 0.84 cfs @ 15.78 hrs, Volume= 0.486 af
Outflow = 0.66 cfs @ 16.79 hrs, Volume= 0.486 af, Atten= 21%, Lag= 60.6 min
Primary = 0.66 cfs @ 16.79 hrs, Volume= 0.486 af
Routed to Pond 2P : North Basin

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 702.20' @ 16.79 hrs Surf.Area= 0.072 ac Storage= 0.067 af

Plug-Flow detention time= 58.4 min calculated for 0.486 af (100% of inflow)
Center-of-Mass det. time= 58.7 min (1,008.0 - 949.3)

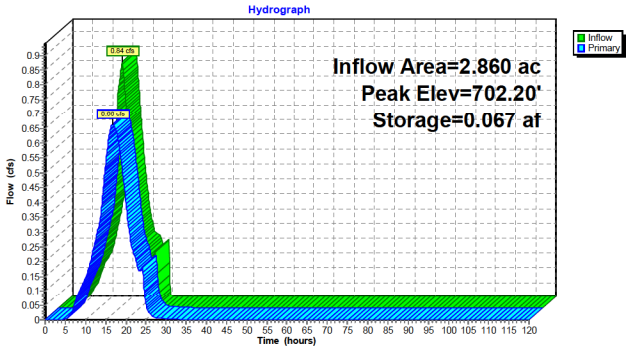
Volume	Invert	Avail.Storage	Storage Description
#1	701.00'	0.540 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
701.00	0.039	0.000	0.000
706.00	0.177	0.540	0.540

Device	Routing	Invert	Outlet Devices
#1	Primary	701.00'	**5.0" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=0.66 cfs @ 16.79 hrs HW=702.20' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.66 cfs @ 4.87 fps)

Pond 6P: West Basin

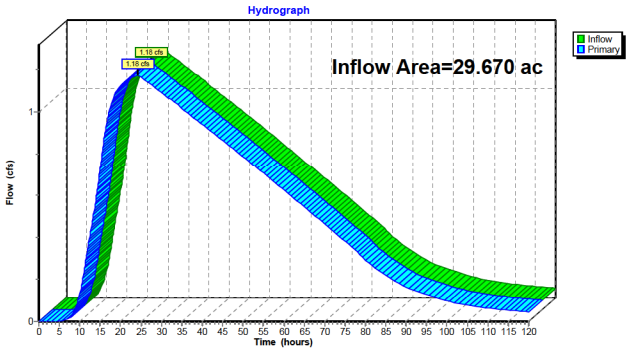


Summary for Link 5L: TOTAL SITE

Inflow Area = 29.670 ac, 0.00% Impervious, Inflow Depth > 1.96" for 002YR-024.00HR event
Inflow = 1.18 cfs @ 24.21 hrs, Volume= 4.847 af
Primary = 1.18 cfs @ 24.21 hrs, Volume= 4.847 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 5L: TOTAL SITE



Summary for Subcatchment 1S: Subcatchment A

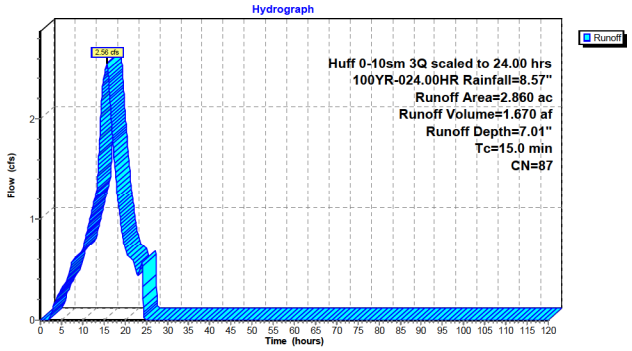
Runoff = 2.56 cfs @ 15.75 hrs, Volume= 1.670 af, Depth= 7.01"
Routed to Pond 6P : West Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

	Area (ac)	CN	Description
*	2.860	87	
	2.860		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment 1S: Subcatchment A



Summary for Subcatchment 7S: Subcatchment B

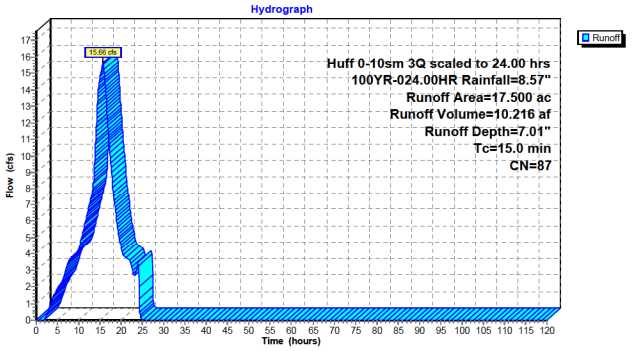
Runoff = 15.66 cfs @ 15.75 hrs, Volume= 10.216 af, Depth= 7.01"
Routed to Pond 2P : North Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

	Area (ac)	CN	Description
*	17.500	87	
	17.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment 7S: Subcatchment B



Summary for Subcatchment 8S: Subcatchment C

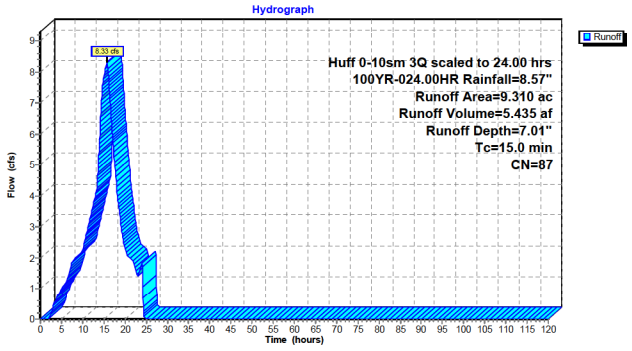
Runoff = 8.33 cfs @ 15.75 hrs, Volume= 5.435 af, Depth= 7.01"
Routed to Pond 4P : East Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

	Area (ac)	CN	Description
*	9.310	87	
	9.310		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment 8S: Subcatchment C



Summary for Pond 2P: North Basin

Inflow Area = 20.360 ac, 0.00% Impervious, Inflow Depth = 7.01" for 100YR-024.00HR event
Inflow = 16.91 cfs @ 15.76 hrs, Volume= 11.886 af
Outflow = 3.04 cfs @ 24.20 hrs, Volume= 11.502 af, Atten= 82%, Lag= 506.3 min
Primary = 3.04 cfs @ 24.20 hrs, Volume= 11.502 af
Routed to Link 5L : TOTAL SITE

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 699.61' @ 24.20 hrs Surf.Area= 1.887 ac Storage= 8.973 af

Plug-Flow detention time= 1,760.2 min calculated for 11.497 af (97% of inflow)
Center-of-Mass det. time= 1,742.6 min (2,649.7 - 907.2)

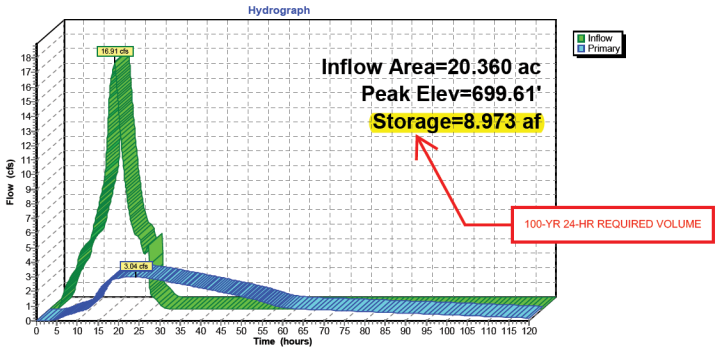
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	11.690 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
694.00	1.310	0.000	0.000
701.00	2.030	11.690	11.690

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**4.8" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads
#2	Primary	695.95'	**5.7" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=3.04 cfs @ 24.20 hrs HW=699.61' (Free Discharge)
↑**1=Orifice/Grate** (Orifice Controls 1.43 cfs @ 11.39 fps)
└**2=Orifice/Grate** (Orifice Controls 1.61 cfs @ 9.06 fps)

Pond 2P: North Basin



Summary for Pond 4P: East Basin

Inflow Area = 9.310 ac, 0.00% Impervious, Inflow Depth = 7.01" for 100YR-024.00HR event
Inflow = 8.33 cfs @ 15.75 hrs, Volume= 5.435 af
Outflow = 1.38 cfs @ 24.16 hrs, Volume= 5.249 af, Atten= 83%, Lag= 504.6 min
Primary = 1.38 cfs @ 24.16 hrs, Volume= 5.249 af
Routed to Link 5L : TOTAL SITE

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 689.91' @ 24.16 hrs Surf.Area= 1.123 ac Storage= 4.171 af

Plug-Flow detention time= 1,793.8 min calculated for 5.249 af (97% of inflow)
Center-of-Mass det. time= 1,775.0 min (2,661.0 - 886.1)

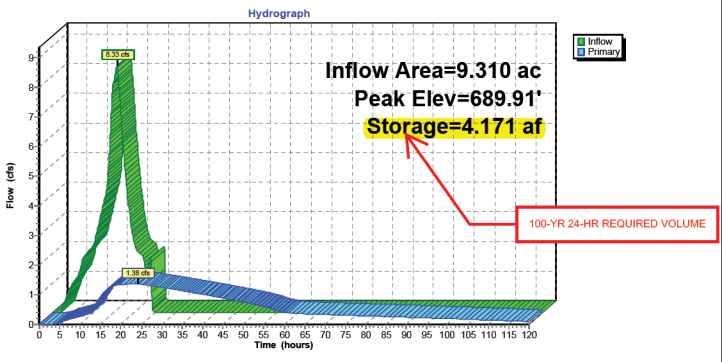
Volume	Invert	Avail.Storage	Storage Description
#1	685.50'	5.445 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
685.50	0.770	0.000	0.000
691.00	1.210	5.445	5.445

Device	Routing	Invert	Outlet Devices
#1	Primary	685.50'	**3.4" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads
#2	Primary	687.03'	**4.1" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=1.38 cfs @ 24.16 hrs HW=689.91' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.64 cfs @ 10.11 fps)
└**2=Orifice/Grate** (Orifice Controls 0.74 cfs @ 8.05 fps)

Pond 4P: East Basin



Summary for Pond 6P: West Basin

Inflow Area = 2.860 ac, 0.00% Impervious, Inflow Depth = 7.01" for 100YR-024.00HR event
Inflow = 2.56 cfs @ 15.75 hrs, Volume= 1.670 af
Outflow = 1.37 cfs @ 17.91 hrs, Volume= 1.670 af, Atten= 46%, Lag= 129.6 min
Primary = 1.37 cfs @ 17.91 hrs, Volume= 1.670 af
Routed to Pond 2P : North Basin

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 705.45' @ 17.91 hrs Surf.Area= 0.162 ac Storage= 0.447 af

Plug-Flow detention time= 151.1 min calculated for 1.670 af (100% of inflow)
Center-of-Mass det. time= 150.1 min (1,036.2 - 886.1)

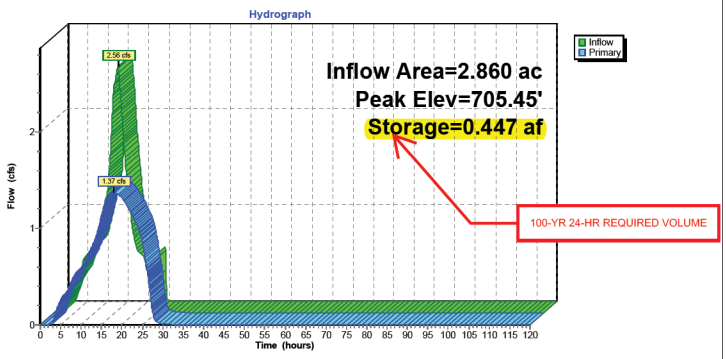
Volume	Invert	Avail.Storage	Storage Description
#1	701.00'	0.540 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
701.00	0.039	0.000	0.000
706.00	0.177	0.540	0.540

Device	Routing	Invert	Outlet Devices
#1	Primary	701.00'	**5.0" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=1.37 cfs @ 17.91 hrs HW=705.45' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 1.37 cfs @ 10.08 fps)

Pond 6P: West Basin

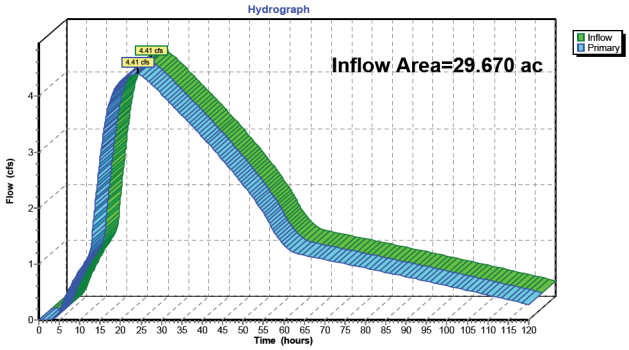


Summary for Link 5L: TOTAL SITE

Inflow Area = 29.670 ac, 0.00% Impervious, Inflow Depth > 6.77" for 100YR-024.00HR event
Inflow = 4.41 cfs @ 24.19 hrs, Volume= 16.750 af
Primary = 4.41 cfs @ 24.19 hrs, Volume= 16.750 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 5L: TOTAL SITE



PROPOSED CONDITIONS - THEORETICAL MODEL
(DETENTION VOLUME SIZING)

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	002YR-024.00HR	Huff 0-10sm	3Q	Scale	24.00	1	3.34	2
2	100YR-001.00HR	Huff 0-10sm	1Q	Scale	1.00	1	4.03	2
3	100YR-002.00HR	Huff 0-10sm	1Q	Scale	2.00	1	4.97	2
4	100YR-003.00HR	Huff 0-10sm	1Q	Scale	3.00	1	5.49	2
5	100YR-006.00HR	Huff 0-10sm	1Q	Scale	6.00	1	6.43	2
6	100YR-012.00HR	Huff 0-10sm	2Q	Scale	12.00	1	7.46	2
7	100YR-018.00HR	Huff 0-10sm	3Q	Scale	18.00	1	8.06	2
8	100YR-024.00HR	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2
9	100YR-048.00HR	Huff 0-10sm	4Q	Scale	48.00	1	9.28	2
10	100YR-072.00HR	Huff 0-10sm	4Q	Scale	72.00	1	9.85	2
11	100YR-120.00HR	Huff 0-10sm	4Q	Scale	120.00	1	10.66	2

Events for Subcatchment 1S: Subcatchment A

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
002YR-024.00HR	3.34	0.84	0.486	2.04
100YR-001.00HR	4.03	**13.59**	0.635	2.66
100YR-002.00HR	4.97	10.97	0.843	3.54
100YR-003.00HR	5.49	9.35	0.961	4.03
100YR-006.00HR	6.43	6.82	1.175	4.93
100YR-012.00HR	7.46	3.83	1.412	5.92
100YR-018.00HR	8.06	3.18	1.551	6.51
100YR-024.00HR	8.57	2.56	1.670	7.01
100YR-048.00HR	9.28	1.44	1.835	7.70
100YR-072.00HR	9.85	1.03	1.968	8.26
100YR-120.00HR	**10.66**	0.67	**2.151**	**9.03**

Events for Subcatchment 7S: Subcatchment B

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
002YR-024.00HR	3.34	5.13	2.974	2.04
100YR-001.00HR	4.03	**83.14**	3.885	2.66
100YR-002.00HR	4.97	67.14	5.161	3.54
100YR-003.00HR	5.49	57.23	5.878	4.03
100YR-006.00HR	6.43	41.73	7.189	4.93
100YR-012.00HR	7.46	23.45	8.640	5.92
100YR-018.00HR	8.06	19.46	9.491	6.51
100YR-024.00HR	8.57	15.66	10.216	7.01
100YR-048.00HR	9.28	8.82	11.229	7.70
100YR-072.00HR	9.85	6.28	12.044	8.26
100YR-120.00HR	**10.66**	4.10	**13.162**	**9.03**

Events for Subcatchment 8S: Subcatchment C

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
002YR-024.00HR	3.34	2.73	1.582	2.04
100YR-001.00HR	4.03	**44.23**	2.067	2.66
100YR-002.00HR	4.97	35.72	2.746	3.54
100YR-003.00HR	5.49	30.45	3.127	4.03
100YR-006.00HR	6.43	22.20	3.825	4.93
100YR-012.00HR	7.46	12.48	4.597	5.92
100YR-018.00HR	8.06	10.36	5.049	6.51
100YR-024.00HR	8.57	8.33	5.435	7.01
100YR-048.00HR	9.28	4.69	5.974	7.70
100YR-072.00HR	9.85	3.34	6.408	8.26
100YR-120.00HR	**10.66**	2.18	**7.002**	**9.03**

Events for Pond 2P: North Basin

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
002YR-024.00HR	5.75	0.81	695.95	2.755
100YR-001.00HR	**84.12**	1.59	696.70	3.906
100YR-002.00HR	68.11	2.11	697.50	5.223
100YR-003.00HR	58.13	2.32	697.91	5.906
100YR-006.00HR	42.65	2.61	698.53	6.986
100YR-012.00HR	24.68	2.86	699.15	8.105
100YR-018.00HR	20.76	2.99	699.49	8.738
100YR-024.00HR	16.91	3.04	699.61	8.973
100YR-048.00HR	9.77	**3.04**	**699.63**	**9.000**
100YR-072.00HR	7.07	2.91	699.28	8.352
100YR-120.00HR	4.70	2.60	698.50	6.942

Events for Pond 4P: East Basin

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
002YR-024.00HR	2.73	0.36	687.03	1.268
100YR-001.00HR	**44.23**	0.81	687.83	2.009
100YR-002.00HR	35.72	1.02	688.45	2.618
100YR-003.00HR	30.45	1.10	688.75	2.925
100YR-006.00HR	22.20	1.21	689.18	3.379
100YR-012.00HR	12.48	1.31	689.61	3.839
100YR-018.00HR	10.36	1.37	689.87	4.127
100YR-024.00HR	8.33	1.38	689.91	4.171
100YR-048.00HR	4.69	**1.38**	**689.94**	**4.210**
100YR-072.00HR	3.34	1.32	689.64	3.871
100YR-120.00HR	2.18	1.18	689.03	3.217

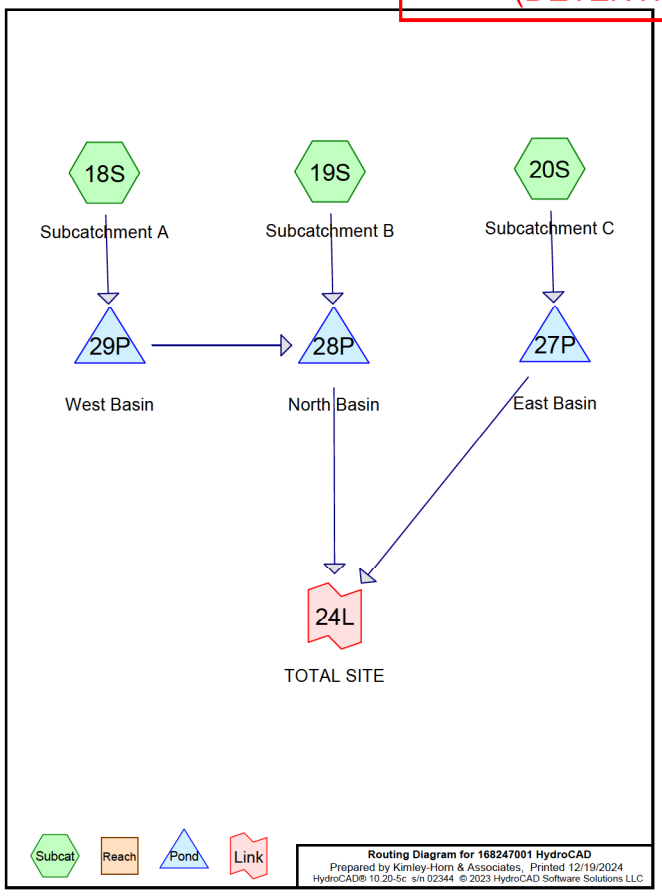
Events for Pond 6P: West Basin

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
002YR-024.00HR	0.84	0.66	702.20	0.067
100YR-001.00HR	**13.59**	1.45	705.90	0.522
100YR-002.00HR	10.97	3.85	733.13	**0.540**
100YR-003.00HR	9.35	**5.83**	**777.29**	0.540
100YR-006.00HR	6.82	4.53	747.19	0.540
100YR-012.00HR	3.83	3.03	721.75	0.540
100YR-018.00HR	3.18	1.45	705.91	0.524
100YR-024.00HR	2.56	1.37	705.45	0.447
100YR-048.00HR	1.44	1.11	703.97	0.237
100YR-072.00HR	1.03	0.91	703.05	0.138
100YR-120.00HR	0.67	0.64	702.13	0.062

Events for Link 5L: TOTAL SITE

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)
002YR-024.00HR	1.18	1.18	**0.00**
100YR-001.00HR	2.40	2.40	0.00
100YR-002.00HR	3.13	3.13	0.00
100YR-003.00HR	3.42	3.42	0.00
100YR-006.00HR	3.82	3.82	0.00
100YR-012.00HR	4.17	4.17	0.00
100YR-018.00HR	4.36	4.36	0.00
100YR-024.00HR	4.41	4.41	0.00
100YR-048.00HR	**4.43**	**4.43**	0.00
100YR-072.00HR	4.23	4.23	0.00
100YR-120.00HR	3.77	3.77	0.00

PROPOSED CONDITIONS - ACTUAL MODEL (DETENTION VOLUME SIZING)



Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	002YR-024.00HR	Huff 0-10sm	3Q	Scale	24.00	1	3.34	2
2	100YR-024.00HR	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2

Summary for Subcatchment 18S: Subcatchment A

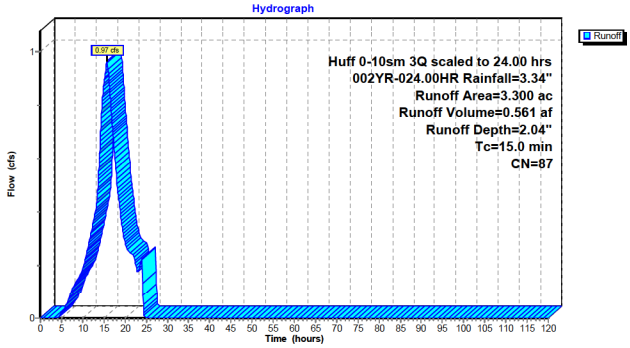
Runoff = 0.97 cfs @ 15.78 hrs, Volume= 0.561 af, Depth= 2.04"
Routed to Pond 29P : West Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

	Area (ac)	CN	Description
*	3.300	87	
	3.300		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 18S: Subcatchment A



Summary for Subcatchment 19S: Subcatchment B

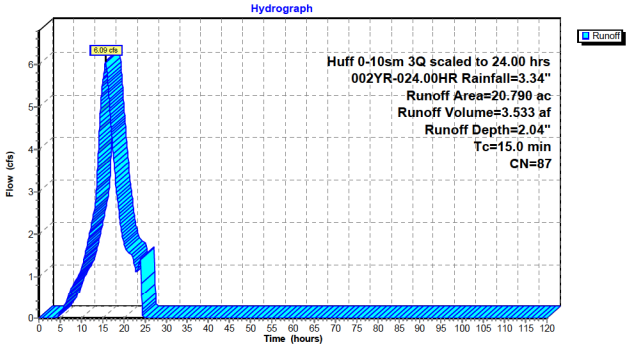
Runoff = 6.09 cfs @ 15.78 hrs, Volume= 3.533 af, Depth= 2.04"
Routed to Pond 28P : North Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

	Area (ac)	CN	Description
*	20.790	87	
	20.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 19S: Subcatchment B



Summary for Subcatchment 20S: Subcatchment C

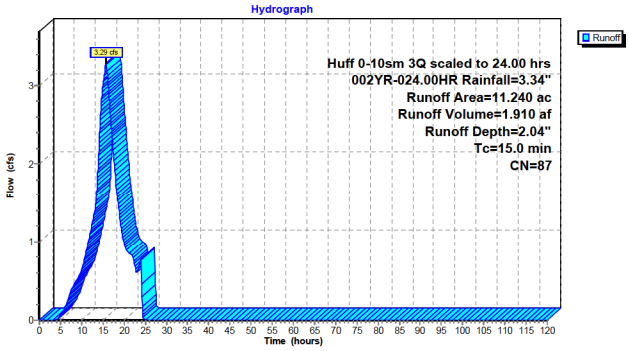
Runoff = 3.29 cfs @ 15.78 hrs, Volume= 1.910 af, Depth= 2.04"
Routed to Pond 27P : East Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

	Area (ac)	CN	Description
*	11.240	87	
	11.240		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment 20S: Subcatchment C



Summary for Pond 27P: East Basin

Inflow Area = 11.240 ac, 0.00% Impervious, Inflow Depth = 2.04" for 002YR-024.00HR event
Inflow = 3.29 cfs @ 15.78 hrs, Volume= 1.910 af
Outflow = 0.45 cfs @ 24.20 hrs, Volume= 1.851 af, Atten= 86%, Lag= 505.2 min
Primary = 0.45 cfs @ 24.20 hrs, Volume= 1.851 af
Routed to Link 24L : TOTAL SITE

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 687.30' @ 24.20 hrs Surf.Area= 0.914 ac Storage= 1.520 af

Plug-Flow detention time= 1,738.9 min calculated for 1.851 af (97% of inflow)
Center-of-Mass det. time= 1,723.7 min (2,672.9 - 949.3)

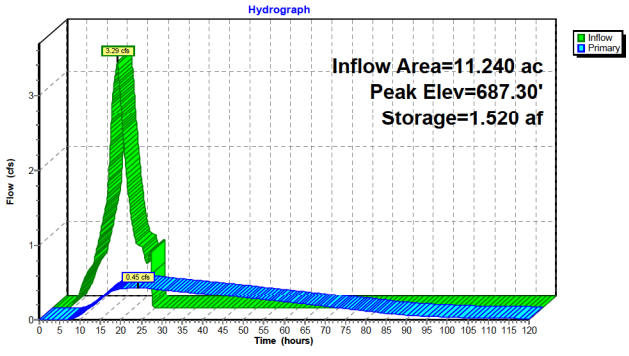
Volume	Invert	Avail.Storage	Storage Description
#1	685.50'	5.445 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
685.50	0.770	0.000	0.000
691.00	1.210	5.445	5.445

Device	Routing	Invert	Outlet Devices
#1	Primary	685.50'	**3.6" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads
#2	Primary	687.30'	**4.4" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=0.45 cfs @ 24.20 hrs HW=687.30' (Free Discharge)
↑**1=Orifice/Grate** (Orifice Controls 0.45 cfs @ 6.30 fps)
└**2=Orifice/Grate** (Orifice Controls 0.00 cfs @ 0.24 fps)

Pond 27P: East Basin



Summary for Pond 28P: North Basin

Inflow Area = 24.090 ac, 0.00% Impervious, Inflow Depth = 2.04" for 002YR-024.00HR event
Inflow = 6.84 cfs @ 15.80 hrs, Volume= 4.094 af
Outflow = 0.96 cfs @ 24.22 hrs, Volume= 3.953 af, Atten= 86%, Lag= 505.2 min
Primary = 0.96 cfs @ 24.22 hrs, Volume= 3.953 af
Routed to Link 24L : TOTAL SITE

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 696.28' @ 24.22 hrs Surf.Area= 1.544 ac Storage= 3.253 af

Plug-Flow detention time= 1,729.2 min calculated for 3.952 af (97% of inflow)
Center-of-Mass det. time= 1,713.9 min (2,670.0 - 956.1)

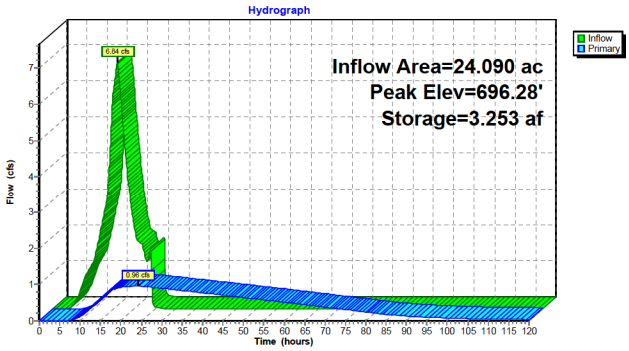
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	11.690 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
694.00	1.310	0.000	0.000
701.00	2.030	11.690	11.690

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**5.0" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads
#2	Primary	696.28'	**5.2" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=0.96 cfs @ 24.22 hrs HW=696.28' (Free Discharge)
↑**1=Orifice/Grate** (Orifice Controls 0.96 cfs @ 7.04 fps)
└**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 28P: North Basin



Summary for Pond 29P: West Basin

Inflow Area = 3.300 ac, 0.00% Impervious, Inflow Depth = 2.04" for 002YR-024.00HR event
Inflow = 0.97 cfs @ 15.78 hrs, Volume= 0.561 af
Outflow = 0.80 cfs @ 16.67 hrs, Volume= 0.561 af, Atten= 18%, Lag= 52.9 min
Primary = 0.80 cfs @ 16.67 hrs, Volume= 0.561 af
Routed to Pond 28P : North Basin

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 702.20' @ 16.67 hrs Surf.Area= 0.072 ac Storage= 0.067 af

Plug-Flow detention time= 51.1 min calculated for 0.561 af (100% of inflow)
Center-of-Mass det. time= 50.2 min (999.5 - 949.3)

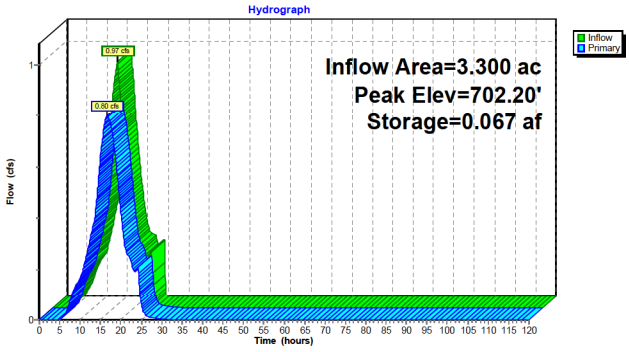
Volume	Invert	Avail.Storage	Storage Description
#1	701.00'	0.540 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
701.00	0.039	0.000	0.000
706.00	0.177	0.540	0.540

Device	Routing	Invert	Outlet Devices
#1	Primary	701.00'	**5.5" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=0.80 cfs @ 16.67 hrs HW=702.20' (Free Discharge)
↑**1=Orifice/Grate** (Orifice Controls 0.80 cfs @ 4.83 fps)

Pond 29P: West Basin

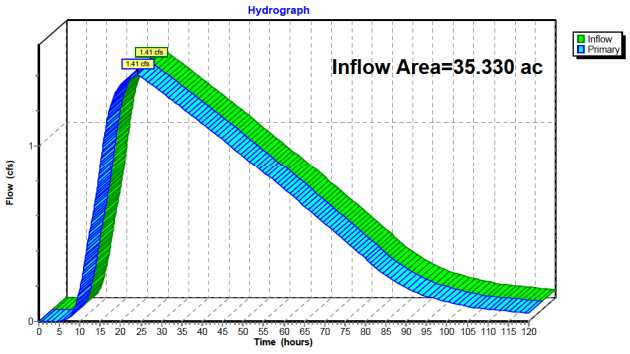


Summary for Link 24L: TOTAL SITE

Inflow Area = 35.330 ac, 0.00% Impervious, Inflow Depth > 1.97" for 002YR-024.00HR event
Inflow = 1.41 cfs @ 24.21 hrs, Volume= 5.804 af
Primary = 1.41 cfs @ 24.21 hrs, Volume= 5.804 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 24L: TOTAL SITE



Summary for Subcatchment 18S: Subcatchment A

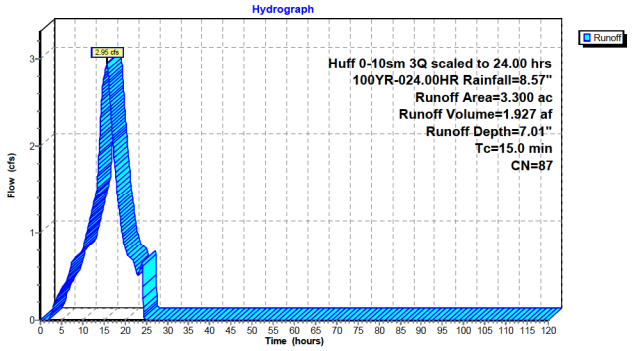
Runoff = 2.95 cfs @ 15.75 hrs, Volume= 1.927 af, Depth= 7.01"
Routed to Pond 29P : West Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

	Area (ac)	CN	Description
*	3.300	87	
	3.300		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment 18S: Subcatchment A



Summary for Subcatchment 19S: Subcatchment B

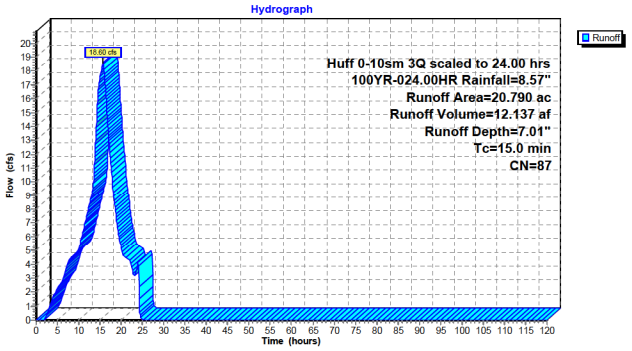
Runoff = 18.60 cfs @ 15.75 hrs, Volume= 12.137 af, Depth= 7.01"
Routed to Pond 28P : North Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

	Area (ac)	CN	Description
*	20.790	87	
	20.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment 19S: Subcatchment B



Summary for Subcatchment 20S: Subcatchment C

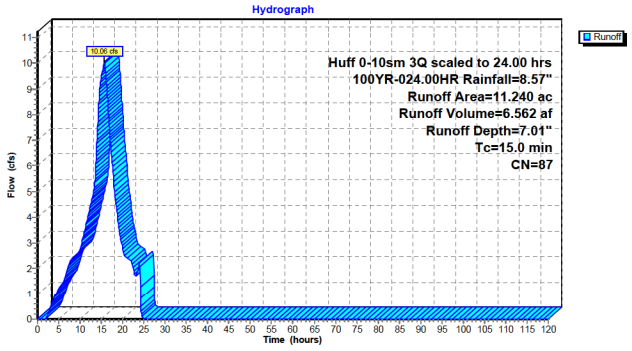
Runoff = 10.06 cfs @ 15.75 hrs, Volume= 6.562 af, Depth= 7.01"
Routed to Pond 27P : East Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

	Area (ac)	CN	Description
*	11.240	87	
	11.240		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment 20S: Subcatchment C



Summary for Pond 27P: East Basin

Inflow Area = 11.240 ac, 0.00% Impervious, Inflow Depth = 7.01" for 100YR-024.00HR event
Inflow = 10.06 cfs @ 15.75 hrs, Volume= 6.562 af
Outflow = 1.69 cfs @ 24.16 hrs, Volume= 6.372 af, Atten= 83%, Lag= 504.4 min
Primary = 1.69 cfs @ 24.16 hrs, Volume= 6.372 af
Routed to Link 24L : TOTAL SITE

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 690.63' @ 24.16 hrs Surf.Area= 1.180 ac Storage= 5.002 af

Plug-Flow detention time= 1,763.1 min calculated for 6.369 af (97% of inflow)
Center-of-Mass det. time= 1,748.8 min (2,634.9 - 886.1)

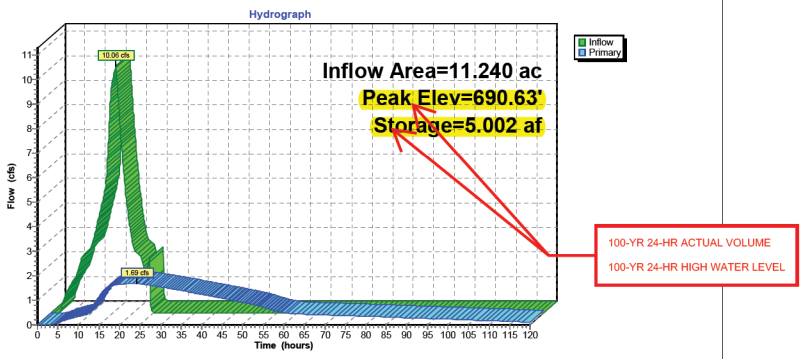
Volume	Invert	Avail.Storage	Storage Description
#1	685.50'	5.445 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
685.50	0.770	0.000	0.000
691.00	1.210	5.445	5.445

Device	Routing	Invert	Outlet Devices
#1	Primary	685.50'	**3.6" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads
#2	Primary	687.30'	**4.4" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=1.69 cfs @ 24.16 hrs HW=690.63' (Free Discharge)
↑**1=Orifice/Grate** (Orifice Controls 0.77 cfs @ 10.92 fps)
└**2=Orifice/Grate** (Orifice Controls 0.92 cfs @ 8.68 fps)

Pond 27P: East Basin



Summary for Pond 28P: North Basin

Inflow Area = 24.090 ac, 0.00% Impervious, Inflow Depth = 7.01" for 100YR-024.00HR event
Inflow = 20.14 cfs @ 15.76 hrs, Volume= 14.064 af
Outflow = 3.17 cfs @ 24.22 hrs, Volume= 13.521 af, Atten= 84%, Lag= 507.4 min
Primary = 3.17 cfs @ 24.22 hrs, Volume= 13.521 af
Routed to Link 24L : TOTAL SITE

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 700.66' @ 24.22 hrs Surf.Area= 1.995 ac Storage= 11.001 af

Plug-Flow detention time= 1,918.1 min calculated for 13.515 af (96% of inflow)
Center-of-Mass det. time= 1,897.8 min (2,801.2 - 903.4)

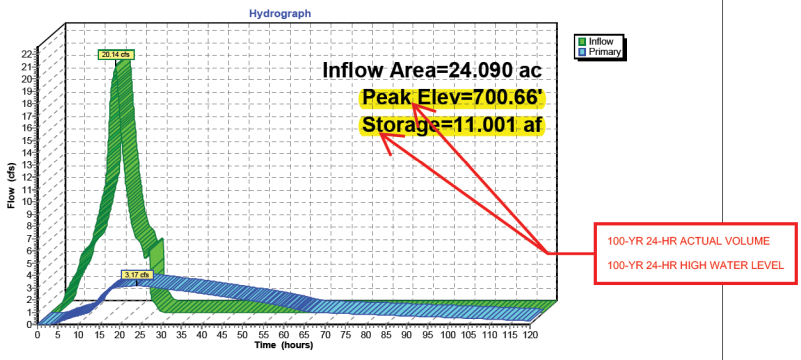
Volume	Invert	Avail.Storage	Storage Description
#1	694.00'	11.690 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
694.00	1.310	0.000	0.000
701.00	2.030	11.690	11.690

Device	Routing	Invert	Outlet Devices
#1	Primary	694.00'	**5.0" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads
#2	Primary	696.28'	**5.2" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=3.17 cfs @ 24.22 hrs HW=700.66' (Free Discharge)
↑**1=Orifice/Grate** (Orifice Controls 1.70 cfs @ 12.43 fps)
└**2=Orifice/Grate** (Orifice Controls 1.47 cfs @ 9.99 fps)

Pond 28P: North Basin



Summary for Pond 29P: West Basin

Inflow Area = 3.300 ac, 0.00% Impervious, Inflow Depth = 7.01" for 100YR-024.00HR event
Inflow = 2.95 cfs @ 15.75 hrs, Volume= 1.927 af
Outflow = 1.68 cfs @ 17.74 hrs, Volume= 1.927 af, Atten= 43%, Lag= 119.5 min
Primary = 1.68 cfs @ 17.74 hrs, Volume= 1.927 af
Routed to Pond 28P : North Basin

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 705.57' @ 17.74 hrs Surf.Area= 0.165 ac Storage= 0.466 af

Plug-Flow detention time= 127.3 min calculated for 1.927 af (100% of inflow)
Center-of-Mass det. time= 126.3 min (1,012.4 - 886.1)

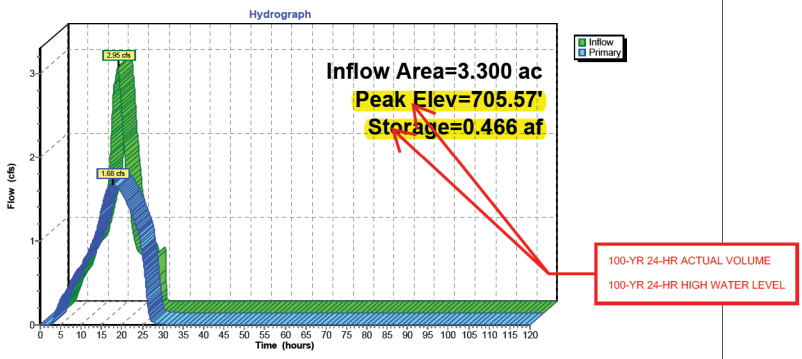
Volume	Invert	Avail.Storage	Storage Description
#1	701.00'	0.540 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
701.00	0.039	0.000	0.000
706.00	0.177	0.540	0.540

Device	Routing	Invert	Outlet Devices
#1	Primary	701.00'	**5.5" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=1.68 cfs @ 17.74 hrs HW=705.57' (Free Discharge)
↑**1=Orifice/Grate** (Orifice Controls 1.68 cfs @ 10.20 fps)

Pond 29P: West Basin

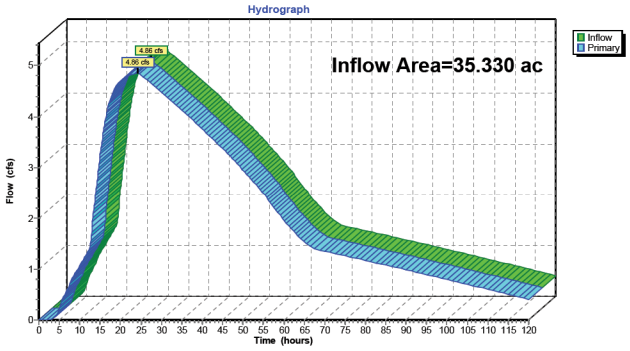


Summary for Link 24L: TOTAL SITE

Inflow Area = 35.330 ac, 0.00% Impervious, Inflow Depth > 6.76" for 100YR-024.00HR event
Inflow = 4.86 cfs @ 24.19 hrs, Volume= 19.892 af
Primary = 4.86 cfs @ 24.19 hrs, Volume= 19.892 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 24L: TOTAL SITE



PROPOSED CONDITIONS - ACTUAL MODEL
(DETENTION VOLUME SIZING)

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	002YR-024.00HR	Huff 0-10sm	3Q	Scale	24.00	1	3.34	2
2	100YR-001.00HR	Huff 0-10sm	1Q	Scale	1.00	1	4.03	2
3	100YR-002.00HR	Huff 0-10sm	1Q	Scale	2.00	1	4.97	2
4	100YR-003.00HR	Huff 0-10sm	1Q	Scale	3.00	1	5.49	2
5	100YR-006.00HR	Huff 0-10sm	1Q	Scale	6.00	1	6.43	2
6	100YR-012.00HR	Huff 0-10sm	2Q	Scale	12.00	1	7.46	2
7	100YR-018.00HR	Huff 0-10sm	3Q	Scale	18.00	1	8.06	2
8	100YR-024.00HR	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2
9	100YR-048.00HR	Huff 0-10sm	4Q	Scale	48.00	1	9.28	2
10	100YR-072.00HR	Huff 0-10sm	4Q	Scale	72.00	1	9.85	2
11	100YR-120.00HR	Huff 0-10sm	4Q	Scale	120.00	1	10.66	2

Events for Subcatchment 18S: Subcatchment A

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
002YR-024.00HR	3.34	0.97	0.561	2.04
100YR-001.00HR	4.03	**15.68**	0.733	2.66
100YR-002.00HR	4.97	12.66	0.973	3.54
100YR-003.00HR	5.49	10.79	1.108	4.03
100YR-006.00HR	6.43	7.87	1.356	4.93
100YR-012.00HR	7.46	4.42	1.629	5.92
100YR-018.00HR	8.06	3.67	1.790	6.51
100YR-024.00HR	8.57	2.95	1.927	7.01
100YR-048.00HR	9.28	1.66	2.118	7.70
100YR-072.00HR	9.85	1.18	2.271	8.26
100YR-120.00HR	**10.66**	0.77	**2.482**	**9.03**

Events for Subcatchment 19S: Subcatchment B

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
002YR-024.00HR	3.34	6.09	3.533	2.04
100YR-001.00HR	4.03	**98.77**	4.616	2.66
100YR-002.00HR	4.97	79.76	6.131	3.54
100YR-003.00HR	5.49	67.99	6.983	4.03
100YR-006.00HR	6.43	49.57	8.541	4.93
100YR-012.00HR	7.46	27.86	10.265	5.92
100YR-018.00HR	8.06	23.12	11.275	6.51
100YR-024.00HR	8.57	18.60	12.137	7.01
100YR-048.00HR	9.28	10.48	13.340	7.70
100YR-072.00HR	9.85	7.46	14.309	8.26
100YR-120.00HR	**10.66**	4.88	**15.636**	**9.03**

Events for Subcatchment 20S: Subcatchment C

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
002YR-024.00HR	3.34	3.29	1.910	2.04
100YR-001.00HR	4.03	**53.40**	2.495	2.66
100YR-002.00HR	4.97	43.12	3.315	3.54
100YR-003.00HR	5.49	36.76	3.776	4.03
100YR-006.00HR	6.43	26.80	4.617	4.93
100YR-012.00HR	7.46	15.06	5.550	5.92
100YR-018.00HR	8.06	12.50	6.096	6.51
100YR-024.00HR	8.57	10.06	6.562	7.01
100YR-048.00HR	9.28	5.67	7.212	7.70
100YR-072.00HR	9.85	4.03	7.736	8.26
100YR-120.00HR	**10.66**	2.64	**8.454**	**9.03**

PROPOSED CONDITIONS - ACTUAL MODEL
(DETENTION VOLUME SIZING)

Events for Pond 27P: East Basin

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
002YR-024.00HR	3.29	0.45	687.30	1.520
100YR-001.00HR	**53.40**	1.01	688.25	2.423
100YR-002.00HR	43.12	1.26	688.97	3.156
100YR-003.00HR	36.76	1.36	689.32	3.525
100YR-006.00HR	26.80	1.50	689.81	4.066
100YR-012.00HR	15.06	1.61	690.30	4.613
100YR-018.00HR	12.50	1.68	690.59	4.957
100YR-024.00HR	10.06	1.69	690.63	5.002
100YR-048.00HR	5.67	**1.70**	**690.66**	**5.035**
100YR-072.00HR	4.03	1.61	690.30	4.613
100YR-120.00HR	2.64	1.44	689.58	3.810

Events for Pond 28P: North Basin

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
002YR-024.00HR	6.84	0.96	696.28	3.253
100YR-001.00HR	**100.01**	1.76	697.19	4.709
100YR-002.00HR	80.96	2.25	698.14	6.303
100YR-003.00HR	69.13	2.45	698.61	7.131
100YR-006.00HR	50.74	2.73	699.35	8.484
100YR-012.00HR	29.40	2.99	700.09	9.893
100YR-018.00HR	24.73	3.11	700.49	10.659
100YR-024.00HR	20.14	3.17	700.66	11.001
100YR-048.00HR	11.63	**3.17**	**700.67**	**11.034**
100YR-072.00HR	8.41	3.06	700.33	10.349
100YR-120.00HR	5.58	2.79	699.50	8.765

Events for Pond 29P: West Basin

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
002YR-024.00HR	0.97	0.80	702.20	0.067
100YR-001.00HR	**15.68**	6.26	760.43	**0.540**
100YR-002.00HR	12.66	**11.50**	**904.06**	0.540
100YR-003.00HR	10.79	8.23	804.62	0.540
100YR-006.00HR	7.87	5.74	751.72	0.540
100YR-012.00HR	4.42	4.30	729.36	0.540
100YR-018.00HR	3.67	2.37	709.82	0.540
100YR-024.00HR	2.95	1.68	705.57	0.466
100YR-048.00HR	1.66	1.33	703.96	0.236
100YR-072.00HR	1.18	1.07	703.00	0.133
100YR-120.00HR	0.77	0.75	702.09	0.059

Events for Link 24L: TOTAL SITE

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)
002YR-024.00HR	1.41	1.41	**0.00**
100YR-001.00HR	2.76	2.76	0.00
100YR-002.00HR	3.51	3.51	0.00
100YR-003.00HR	3.81	3.81	0.00
100YR-006.00HR	4.23	4.23	0.00
100YR-012.00HR	4.60	4.60	0.00
100YR-018.00HR	4.79	4.79	0.00
100YR-024.00HR	4.86	4.86	0.00
100YR-048.00HR	**4.87**	**4.87**	0.00
100YR-072.00HR	4.68	4.68	0.00
100YR-120.00HR	4.22	4.22	0.00

BASIN 1: WEIR OVERFLOW - PEAK DISCHARGE EVENT

Worksheet for Overflow Weir_Basin 1

Project Description	
Solve For	Headwater Elevation

Input Data	
Discharge	100.01 cfs
Crest Elevation	0.00 ft
Tailwater Elevation	0.00 ft
Crest Surface Type	Gravel
Crest Breadth	5.00 ft
Crest Length	200.0 ft

Results	
Headwater Elevation	0.33 ft
Headwater Height Above Crest	0.33 ft
Tailwater Height Above Crest	0.00 ft
Weir Coefficient	2.64 ft^(1/2)/s
Submergence Factor	1.000
Adjusted Weir Coefficient	2.64 ft^(1/2)/s
Flow Area	66.0 ft²
Velocity	1.51 ft/s
Wetted Perimeter	200.7 ft
Top Width	200.00 ft

BASIN 2: WEIR OVERFLOW - PEAK DISCHARGE EVENT

Worksheet for Overflow Weir_Basin 2

Project Description	
Solve For	Headwater Elevation

Input Data	
Discharge	53.40 cfs
Crest Elevation	0.00 ft
Tailwater Elevation	0.00 ft
Crest Surface Type	Gravel
Crest Breadth	5.00 ft
Crest Length	125.0 ft

Results	
Headwater Elevation	0.30 ft
Headwater Height Above Crest	0.30 ft
Tailwater Height Above Crest	0.00 ft
Weir Coefficient	2.62 ft^(1/2)/s
Submergence Factor	1.000
Adjusted Weir Coefficient	2.62 ft^(1/2)/s
Flow Area	37.3 ft²
Velocity	1.43 ft/s
Wetted Perimeter	125.6 ft
Top Width	125.00 ft

BASIN 3: WEIR OVERFLOW - PEAK DISCHARGE EVENT

Worksheet for Overflow Weir_Basin 3

Project Description	
Solve For	Headwater Elevation

Input Data	
Discharge	15.68 cfs
Crest Elevation	0.00 ft
Tailwater Elevation	0.00 ft
Crest Surface Type	Gravel
Crest Breadth	5.00 ft
Crest Length	25.0 ft

Results	
Headwater Elevation	0.38 ft
Headwater Height Above Crest	0.38 ft
Tailwater Height Above Crest	0.00 ft
Weir Coefficient	2.65 ft^(1/2)/s
Submergence Factor	1.000
Adjusted Weir Coefficient	2.65 ft^(1/2)/s
Flow Area	9.6 ft²
Velocity	1.64 ft/s
Wetted Perimeter	25.8 ft
Top Width	25.00 ft

Rosanova & Whitaker

Rosanova & Whitaker, Ltd.
445 Jackson Avenue, Suite 200
Naperville, Illinois 60540
Phone: 630-355-4600
Fax: 630-352-3610
www.rw-attorneys.com

January 10, 2025

David Smith
Senior Planner, Planning Division
Village of Libertyville
200 E. Cook Avenue
Libertyville, IL 60048

RE: SUBMITTAL COVER LETTER – Greenway Chase – 610 Peterson Road, Libertyville, IL (5 parcels) ("PROPERTY")

Dear Mr. Smith,

As you are aware, this firm represents Pulte Home Company, LLC ("Pulte") regarding the development of the above-referenced property. Enclosed please find our submittal documents for the above-referenced property. We have enclosed full size and 11x17 sized prints of each plan and a Dropbox link to all electronic plans. Please let us know if you need anything further.

1. Land Use Application (1 copy)
2. Proof of Ownership (1 copy)
3. Owner's Authorization (1 copy)
4. Owner's Authorization for Posting Public Hearing Sign (1 copy)
5. Petition for Annexation (1 copy)
6. IHPA Letter (1 copy)
7. EcoCAT (1 copy)
8. NRI Application (1 copy)
9. Narrative (Petition) (31 copies)
10. Elevations (31 copies – 11x17)
11. Traffic Study (4 copies)
12. Signage Plan (31 copies – 11x17)
13. Wetland Delineation Report (4 copies)
14. Preliminary Stormwater Report & Drainage Memo (4 copies)
15. Lot Coverage Exhibit (31 copies – 11x17)
16. Monument Sign Exhibit (31 copies – 11x17)
17. Plat of Annexation (6 full size; 25 11x17)
18. Plat of Survey (6 full size; 25 11x17)
19. Site Plan (6 full size; 25 11x17)
20. Aerial Photograph of Site and Surrounding Area (6 full size; 25 11x17)
21. Preliminary Plat of Subdivision (6 full size; 25 11x17)
22. Preliminary Engineering Plans (6 full size; 25 11x17)
23. Preliminary Landscape Plans (6 full size; 25 11x17)

24. Lighting Plans (6 full size; 25 11x17)
25. Autoturn Exhibit (6 full size; 25 11x17)
26. Unincorporated Exhibit (6 full size; 25 11x17)
27. Fees – under separate cover

Thank you.

Sincerely,

Eric Prechtel

Attorney for Pulte Home Company, LLC

Y8ZDSEAMUZCLNKQ6

PulteGroup

CHECK REQUEST FORM

COMPANY NAME *
ILLINOIS-1008

BUSINESS UNIT NAME *
ILLINOIS

COMPANY ID *
1008

VENDOR NUMBER *
081VIL138

NUMBER OF LINES TO INCLUDE IN POSTING GRID [MAX 99]
1

PAYEE *
VILLAGE OF LIBERTYVILLE

SEND CHECK TO [IF DIFFERENT FROM VENDOR / PAYEE ADDRESS]

AMOUNT [X,XXX,XXX.XX] *
31623.00

SEPARATE CHECK REQUIRED YES ☐

PRINT TO LOCATION
IL Division Office

INVOICE NUMBER *
GreenwayChaseSubmittal

PO NUMBER

NOTE: Invoice number is auto-generated and can be changed as needed

PAY IMMEDIATE YES ☑

PAYMENT TYPE *
Land Related Payment

REASON FOR CHECK REQUEST
[ATTACH APPROPRIATE DOCUMENTATION]
Check must accompany our submittals to the Village.

SPECIAL HANDLING INSTRUCTIONS
[ATTACHMENTS REQUIRED WITH CHECK, ETC]

* If new vendor, submit required vendor setup form 3 business days in advance of payment due date.

CompanyId	Ext. Amt.	ApproverName	CreatedDate
1008	31623.00	vheineman	01/10/2025

3816384

TRUSTEE'S DEED

THIS INDENTURE, dated **APRIL 11, 1996** between **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, a National Banking Association, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement dated **DECEMBER 30, 1994** known as Trust Number **119910-07** party of the first part, and

Filed for Record in:
LAKE COUNTY, IL
FRANK J. MUSTRA-RECORDER
On Apr 25 1996
At 3:27pm
Receipt #: 17304
Doc/Type : TRU
Deputy - Cashier #5

(Reserved for Recorders Use Only)

S.B. HOLDINGS, LTD., AN ILLINOIS CORPORATION
610 PETERSON ROAD, LIBERTYVILLE, ILLINOIS
party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN ($10.00) Dollars and other good and valuable consideration in hand paid, does hereby convey and **QUIT-CLAIM** unto said party/parties of the second part, the following described real estate, situated in **LAKE** County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As **REAR 610 PETERSON ROAD, LIBERTYVILLE, ILLINOIS**
Property Index Number **11-08-100-009**
together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its officers, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, as aforesaid, and not personally,

By: _____
ANITA M. LUTKUS, TRUST OFFICER

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify **ANITA M. LUTKUS,** an officer of American National Bank and Trust Company of Chicago personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, dated **April 11, 1996**

_____
RONDOLYN R. HAWKINS, NOTARY PUBLIC

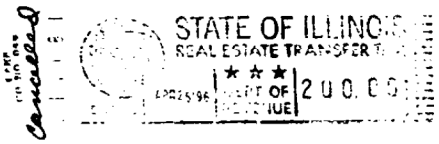
OFFICIAL SEAL
RONDOLYN R. HAWKINS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12-20-99

Prepared By: American National Bank & Trust Company of Chicago 33 North LaSalle St., Chicago IL 60690
MAIL TO:
Jeffrey M Seltzer Esq
Chuhak & Tecson P.C.
30 S Washington
Chicago IL 60606

SEND: 610 Peterson Rd Libertyville

31 PA

COUNTY OF LAKE
Real Estate Transfer Tax
$100.00 PAID



Cancelled

#200 00

Exhibit B

3816384

Legal Description - S.B. Holdings

The East 462.0 feet of the South 1079.6 feet of the Northwest 1/4 of Section 8, Township 44 North, Range 11, East of the Third Principal Meridian, (except the West 432.0 feet of the South 701.0 feet thereof and also excepting any part thereof falling within the right of way of Federal Aid Route 22 (Illinois Route 137), in Lake County, Illinois.

Address: Rear 610 Peterson Road, Libertyville, Illinois

Tax ID No: 11-08-100-009

c:\11704\sbh.eab

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS } SS.
COUNTY OF LAKE

3816384

DOCUMENT NO. _____

I Bishop Ivy Kovacevich, being duly sworn on oath, states that _____ resides at P.O. Box 771 Grayslake Illinois. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

(1) The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access;

2. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access;

3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;

4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easement of access;

5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;

6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;

7. Conveyances made to correct descriptions in prior conveyances;

8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;

9. The sale of a single lot of less than five acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Amended by P.A. 80-318, Paragraph 1, effective October 1, 1977.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Lake County, Illinois, to accept the attached deed for recording.

Bishop Ivy Kovacevich

SUBSCRIBED AND SWORN TO BEFORE ME

this 19 day of April, 19 96.

"OFFICIAL SEAL"
KARLA A. BROWN
Notary Public, State of Illinois
My Commission Expires Oct. 26, 1997

Karla A. Brown
Notary Public

EXPLATAF

Image# 053940770004 Type: DW
Recorded: 05/13/2015 at 11:50:27 AM
Receipt#: 2015-00028049
Page 1 of 4
Fees: $39.00
IL Rental Housing Fund: $9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 7194196

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:
John P. Fadden
Tenney & Bentley, LLC
111 West Washington St., Ste. 1900
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:
SB Reserve Properties, Inc.
610 Peterson Road
Libertyville, IL 60048
Attention: Milan Stokovich, President

WARRANTY DEED

THE GRANTOR, SB HOLDINGS, LTD., an Illinois corporation, of the Village of Libertyville, County of Lake, State of Illinois in consideration of the payment of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations in hand received, hereby CONVEYS and WARRANTS to SB RESERVE PROPERTIES, INC., an Illinois corporation, of 610 Peterson Road, Libertyville, IL 60048, the following described unimproved real estate situated in the County of Lake, State of Illinois, to wit:

Parcel 1: That part of the East Half of the Northwest Quarter of Section 8, Township 44 North, Range 11 East of the Third Principal Meridian, described as beginning at a point on the West line of the East Half of said Northwest Quarter which is 1755 feet South of the Northwest corner thereof; thence East along the South line of the North 1755 feet of said East Half of the Northwest Quarter, a distance of 453.98 feet to the West line of the East 882.50 feet of the Northwest Quarter of said Section 8; thence North along said West line of the East 882.50 feet, a distance of 512.66 feet to a point on the North line of the South 1410.3 feet of the Northwest Quarter of said Section 8; thence Westerly along said North line, a distance of 454.51 feet, more or less to a point on the West line of the East Half of said Northwest Quarter of Section 8; thence South along said West line of the East Half of said Northwest Quarter, a distance of 513.72 feet to the point of beginning, in Lake County, Illinois

Permanent Index No. 11-08-100-014
Address of Real Estate: 17710 West Peterson Road, Libertyville, Illinois 60048

Parcel 2A: The West 420.50 feet of the East 882.50 feet of the South 1410.30 feet as measured along the East and South lines respectively of the Northwest Quarter of Section 8, Township 44 North, Range 11 East of the Third Principal Meridian, except that part described as follows, to-wit: Beginning at the Southeast corner of said West 420.50 feet of the East 882.50 feet of the South 1410.30 feet of the Northwest Quarter of Section 8; thence Northerly along the East line of said West 420.50 feet of the East 882.50 feet of the South 1410.30 feet of the Northwest Quarter of Section 8 for a distance of 898.19 feet; thence Westerly along a line to the West line of said 882.50 feet of the Northwest quarter of Section 8 to a

(4)

point which is 896.80 feet Northerly of the South line of said Northwest Quarter of Section 8, as measured along the said West line of the East 882.50 feet; thence Southerly along the said West line of the East 882.50 feet of the South 1410.30 feet of the Northwest Quarter of Section 8 for a distance of 896.80 feet to the said South line of the Northwest Quarter of Section 8; thence Easterly along the said South line of the Northwest Quarter of Section 8 for a distance of 420.5 feet to the place of beginning of this exception, all in Lake County, Illinois

and

Parcel 2B: The East 462.0 feet of the South 1410.30 feet as measured along the East and South lines respectively of the Northwest Quarter of Section 8, Township 44 North, Range 11 East of the Third Principal Meridian, except the South 1079.60 feet of the East 462.0 feet thereof, all in Lake County, Illinois

EXCEPTING, however, and RESERVING unto Commonwealth Edison Company, its successors and assigns, the perpetual right, easement and authority to construct, install, operate, use, maintain, repair, replace, relocate, renew and remove poles, crossarms, wires, cables, conduit and other overhead and underground equipment, or both, for the transmission and distribution of electric energy in, upon, under, over, across and along the North 10 feet of Parcel 2B and the North and West 10 feet of Parcel 2A, together with the right of access thereto at all times for any and all such purposes, and also the right to trim or cut down from time to time such trees, bushes, shrubs and saplings which interfere or threaten to interfere with any of the rights reserved hereunder.

Permanent Index No. 11-08-100-012
Address of Real Estate: 17590 West Peterson Road, Libertyville, Illinois 60048

Parcel 3: The South 1079.60 feet of the East 462.0 feet as measured along the East and South lines respectively, of the Northwest Quarter of Section 8, Township 44 North, Range 11 East of the Third Principal Meridian, except the West 432.0 feet of the South 701.0 feet, and except that part thereof taken for highway purposes, all in Lake County, Illinois

Permanent Index No. 11-08-100-036
Address of Real Estate: Rear 610 Peterson Road, Libertyville, Illinois 60048

Parcel 4: That part of the Northeast Quarter of Section 8, Township 44 North, Range 11 East of the Third Principal Meridian, described as follows: Beginning at a point on the South line of and 6.82 chains West from the Southeast corner of said Northeast Quarter; thence West along said South line, 2229.68 feet to the Southwest corner of said Northeast Quarter; thence North along the West line of said Northeast Quarter, 1410.30 feet; thence East 2230.38 feet to a point which is 6.82 chains West from the East line of said Northeast Quarter and 1405.2 feet North from the South line of said Northeast Quarter; thence South to the place of beginning (excepting therefrom the following: (a) the East 1920.68 feet thereof; (b) that part thereof, if any, falling in Brookhill Park, a subdivision of parts of Sections 8 and 9, Township and Range aforesaid, recorded April 24, 1925, as Document 256105, in Book "M" of Plats, page 100; and also (c) excepting therefrom that part conveyed by Warranty Deed dated September 25, 1967, to the State of Illinois for the use of Department of Public Works and Buildings described as follows: Part of the

Northeast Quarter of Section 8, Township 44 North, Range 11 East of the Third Principal Meridian, bounded and fully described as follows: Beginning at the Southwest corner of said Northeast Quarter; thence Easterly along the South line of said Northeast Quarter, 309.00 feet; thence Northerly parallel to the East line of said Northeast Quarter, 74.81 feet; thence Westerly toward a point on the West line of said Northeast Quarter, said point being 75.00 feet Northerly from the Southwest corner of said Northeast Quarter, 217.17 feet to a point of curve toward the South; thence on said curve to the South, the radius of which is 17,263.74 feet, 91.83 feet to a point on the West line of said Northeast Quarter, this point being 74.76 feet Northerly from the Southwest corner of said Northeast Quarter; thence Southerly on the West line of said Northeast Quarter, 74.76 feet to said point of beginning), in Lake County, Illinois

Permanent Index No. 11-08-200-001
Address of Real Estate: 540 Peterson Road, Libertyville, Illinois 60048

DATED this 20Th. day of April, 2015.

SB HOLDINGS, LTD

By: Milan Stokovich
MILAN STOKOVICH, President

ATTEST: John Stokovich
JOHN STOKOVICH, Secretary

State of Illinois, County of Lake ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Milan Stokovich, President, and John Stokovich, Secretary, of SB Holdings, Ltd., personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 20th day of April, 2015.

Laura Ferrigan
Notary Public

My commission expires August 5, 2015

Exempt under provisions of paragraph e, 35 ILCS 200/31-45, Real Estate Transfer Tax Act and Lake County Ordinance.

Date

Milan Stokovich 04/20/2015
Buyer, Seller or Representative

Official Seal
Laura Ferrigan
Notary Public, State of Illinois
Lake County
My Commission Expires August 5, 2015

3

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

Milan Stokovich, being duly sworn on oath, state that I reside at 217 Church Street, Libertyville, Illinois, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception **(Circle the number applicable to the attached deed):**

1. The division of subdivision of land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.

2. The divisions of lots of blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.

3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.

4. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.

5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;

6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

7. Conveyances made to correct descriptions in prior conveyances.

8. The sale or exchange of parcels or tracts of land following onto no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.

9. The sale of a single lot of less than five (5) acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

APPLICANT further states that this affidavit is made for the purpose of inducing the RECORDER OF LAKE COUNTY, ILLINOIS, to accept the attached deed for recording. (This affidavit is not applicable to Facsimile Assignment of Beneficial Interest.)

Milan Stokovich

Milan Stokovich

Subscribed and sworn to before me
this 13th day of May, 2015.

Laura Ferrigan
Notary Public

My commission expires: August 5, 2015

Official Seal
Laura Ferrigan
Notary Public, State of Illinois
Lake County
My Commission Expires August 5, 2015

JPF:sar/2454

Traffic Impact Study
Proposed Greenway Chase Development
Libertyville, Illinois



Prepared For:

PULTE GROUP

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

December 20, 2024

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development in Libertyville, Illinois. The site, which currently contains the Liberty Manor Extended Care facility, is located on the north side of Peterson Road (Illinois Route 137) opposite Elderberry Drive and Sunnyview Road. As proposed, the site will be redeveloped with a residential development consisting of 64 single-family homes and 70 age-restricted duplex units. Access to the development will be provided via the two existing full movement access roads off Peterson Road that align with Elderberry Drive and Sunnyview Road.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

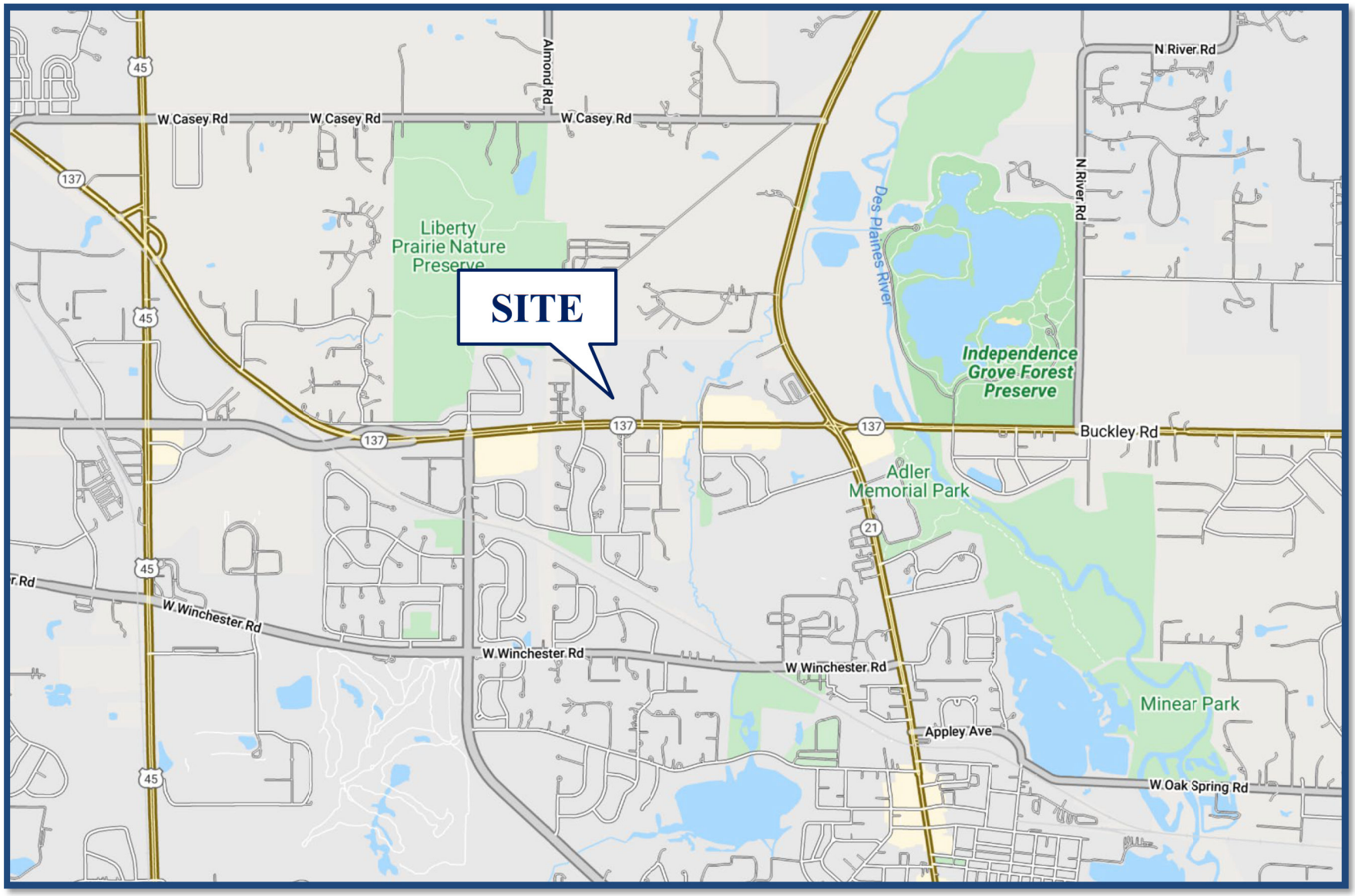
- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions:

1. Existing Traffic Conditions – Analyzes the capacity of the existing roadway system using peak hour traffic volumes form traffic counts conducted in 2024.

2. Year 2030 No-Build Conditions – Analyzes the capacity of the existing roadway system using existing traffic volumes increased by an ambient area growth factor not attributable to any particular development as well as the traffic to be generated by the remaining units within the Liberty Junction residential development located in the southeast quadrant of the intersection of Peterson Road with Milwaukee Avenue and the traffic to be generated by an affordable housing development to be located on the north side of Peterson Road opposite Bell Lane.

3. Year 2030 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the Year 2030 no-build volumes and the traffic estimated to be generated by the proposed development.



Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Development Site

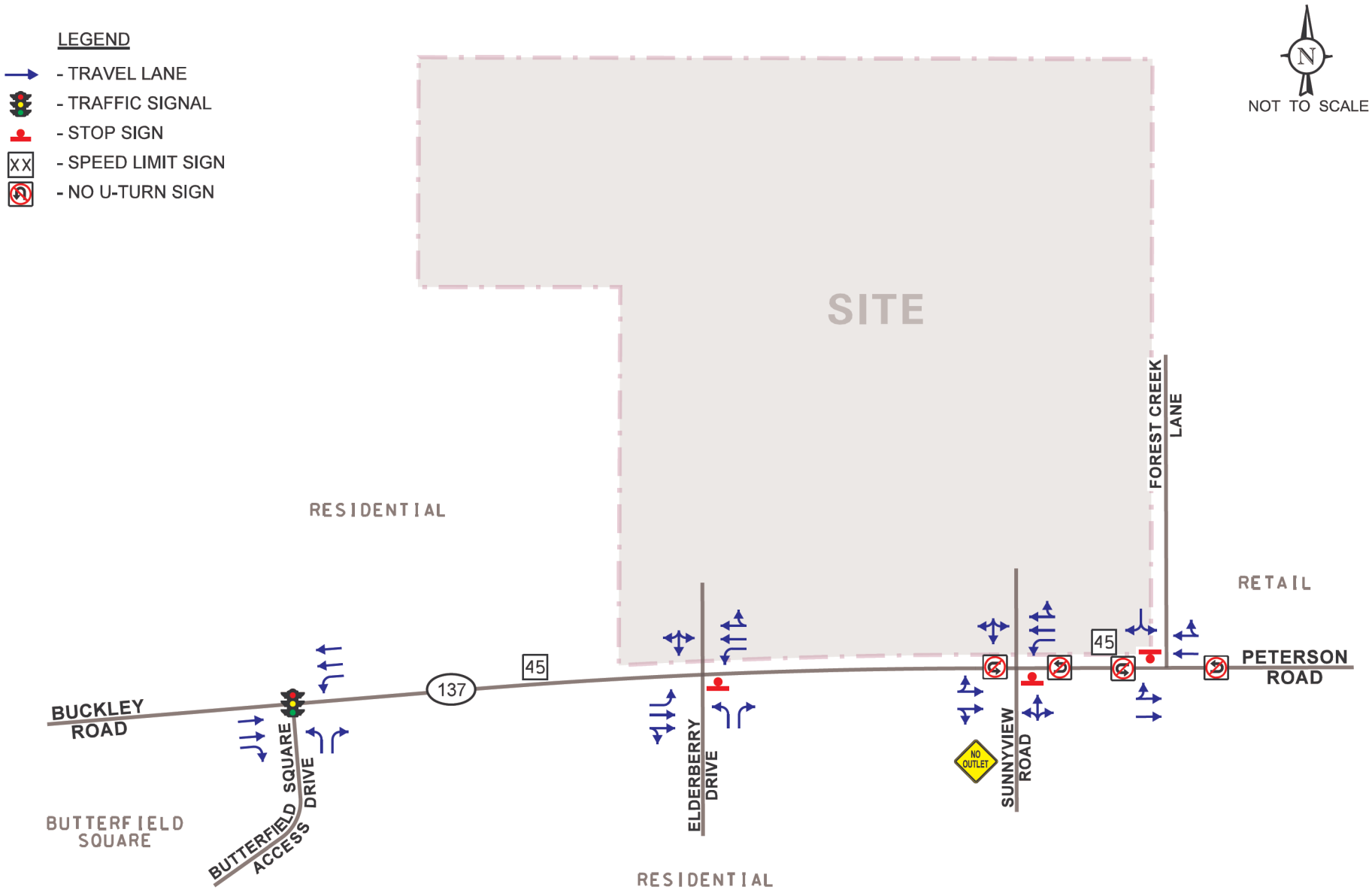
The site, which is currently occupied by the Liberty Manor Extended Care facility, is bounded by vacant land to the north, the Libertyville Tile & Carpet retail store to the east, Peterson Road to the south, and the Victoria Park townhome development to the west. Land uses in the vicinity of the site are primary residential and retail. It should be noted that access to the site is currently provided via two full movement access drive off Peterson Road located opposite Elderberry Lane and Sunnyview Road.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below and illustrated in **Figure 3**.

Peterson Road (Illinois Route 137) is an east-west, principal arterial roadway that provides two lanes in each direction generally divided by a landscape median. At its unsignalized intersection with Forest Creek Lane, Peterson Road provides a through lane and a shared through/right-turn lane on the westbound approach and a shared through left-turn land and a through lane on the eastbound approach. At its unsignalized intersection with Sunnyview Road/Liberty Manor Extended Care east access drive, Peterson Road provides a shared left/through and a through/right-turn lane on the eastbound approach. The westbound approach provides an exclusive left-turn lane, a through lane and a shared through/right-turn lane. At its unsignalized intersection with Elderberry Lane/Liberty Manor Extended Care west access drive, Peterson Road provides an exclusive left-turn lane, a through lane and a shared through/right-turn lane on both approaches. At its signalized intersection with the Butterfield Square full access drive, Peterson Road provides two through lanes and an exclusive right-turn lane on the eastbound approach and an exclusive left-turn lane and two through lanes on the westbound approach. Peterson Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), is designated as a Strategic Regional Arterial (SRA) in the vicinity of the site and carries an Annual Average Daily Traffic (AADT) volume of 28,800 vehicles (IDOT 2023). Peterson Road has a posted speed limit of 45 mph.

Forest Creek Lane is a north-south, private roadway that extends north from Peterson Road and provides one lane in each direction. At its unsignalized intersection with Peterson Road, Forest Creek Lane provides one lane on the southbound approach is under stop sign control. Forest Creek Lane has a posted speed limit of 15 mph.



Proposed
Greenway Chase
Libertyville, Illinois

Existing Roadway Characteristics

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 24-280

Figure: 3

Sunnyview Road is a north-south, local roadway that extends south from Peterson Road for approximately 1,225 feet where the road is gated and provides one lane in each direction. At its unsignalized intersection with Peterson Road, Sunnyview Road provides one inbound lane and one outbound lane under stop sign control. Opposite Sunnyview Road is the Liberty Manor Extended care east access drive which provides one inbound lane and one outbound lane. Sunnyview Road is under the jurisdiction of Libertyville Township. South of the gate, the road is under the jurisdiction of the Village of Libertyville.

Elderberry Lane is a north-south, local roadway that extends south from Peterson Road to New Castle Drive and provides one lane in each direction. At its unsignalized intersection with Peterson Road, Sunnyview Road provides one inbound lane and one outbound lane under stop sign control. Opposite Sunnyview Road is the Liberty Manor Extended care west access drive which provides one inbound lane and one outbound lane. Sunnyview Road is under the jurisdiction of the Village of Libertyville.

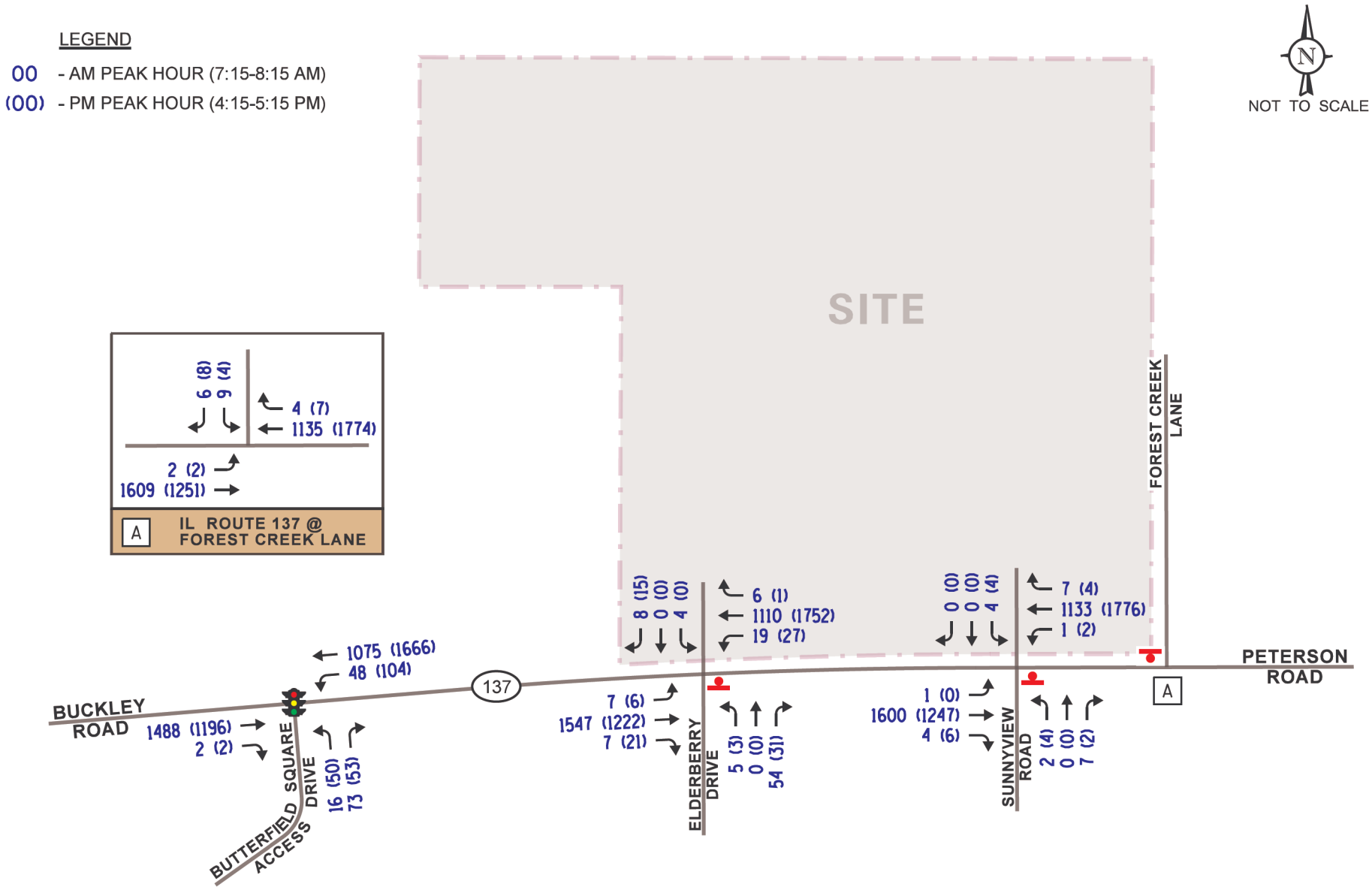
Butterfield Square East Access Drive is a north-south access drive serving the Butterfield Square shopping center. At its signalized intersection with Peterson Road, the access drive provides one inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts using Miovision Scout Video Collection Units on Tuesday, November 12, 2024 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

- Peterson Road with Forest Creek Lane
- Peterson Road with Sunnyview Road/Liberty Manor Extended Care east drive
- Peterson Road with Elderberry Lane/Liberty Manor Extended Care west drive
- Peterson Road with Butterfield Square signalized access drive

The results of the traffic counts indicated that the weekday morning peak hour of traffic occurs from 7:15 A.M. to 8:15 A.M. and the weekday evening peak hour of traffic occurs from 4:15 P.M. to 5:15 P.M. Copies of the traffic count summary sheets are included in the Appendix. **Figure 4** illustrates the existing peak hour vehicle traffic volumes.



Proposed
Greenway Chase
Libertyville, Illinois

Existing Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 24-280 Figure: 4

Crash Analysis

KLOA, Inc. obtained crash data for the most recent available past five years (2019 to 2023) at the intersections of Peterson Road with Forest Creek Lane, Sunnyview Road, and Elderberry Drive. A review of the crash data revealed no crashes occurred at the intersection of Peterson Road with Sunnyview Road during the review period. Further, no fatalities were reported at any of the study area intersections during the review period. A summary of the crash data for the intersections of Peterson Road with Forest Creek Lane and Elderberry Drive are shown in **Tables 1** and **2.**.[1]

Table 1
PETERSON ROAD WITH FOREST CREEK LANE- CRASH SUMMARY

Year	Type of Crash Frequency						
	Angle	Object	Rear End	Sideswipe	Turning	Other	Total
2019	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0
2021	0	0	1	0	0	0	1
2022	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0
Total	**0**	**0**	**1**	**0**	**0**	**0**	**1**
Average/Year	**0**	**0**	**<1.0**	**0**	**0**	**0**	**<1.0**

Table 2
PETERSON ROAD WITH ELDERBERRY DRIVE/LIBERTY MANOR WEST DRIVE - CRASH SUMMARY

Year	Type of Crash Frequency						
	Angle	Object	Rear End	Sideswipe	Turning	Other	Total
2019	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0
2021	0	0	0	0	1	0	1
2022	0	0	1	0	1	0	2
2023	0	0	0	0	1	1	2
Total	**0**	**0**	**1**	**0**	**3**	**1**	**5**
Average/Year	**0**	**0**	**<1.0**	**0**	**<1.0**	**<1.0**	**1.0**

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

As proposed, the site will be redeveloped with a residential development consisting of 64 single-family homes and 70 age-restricted duplex units. Access to the development will be provided via the two existing full movement access roads located on Peterson Road opposite Elderberry Drive and Sunnyview Road. The east access road will provide one inbound lane and one outbound lane with outbound movements under stop sign control. The west access drive will provide one inbound lane and two outbound lanes striped for a shared left/through lane and an exclusive right-turn lane. Outbound movements will be under stop sign control. As part of the development, the following geometric improvements on Peterson Road will be constructed.

- The existing eastbound to northbound left-turn lane on Peterson Road at its intersection with the west access drive will be extended to provide 215 feet of storage and 220 feet of taper consistent with IDOT's *Bureau of Design and Environment* (BDE) Manual requirements.

- An exclusive westbound to northbound right-turn lane on Peterson Road at its intersection with the west access drive providing 215 feet of storage and 220 feet of taper.

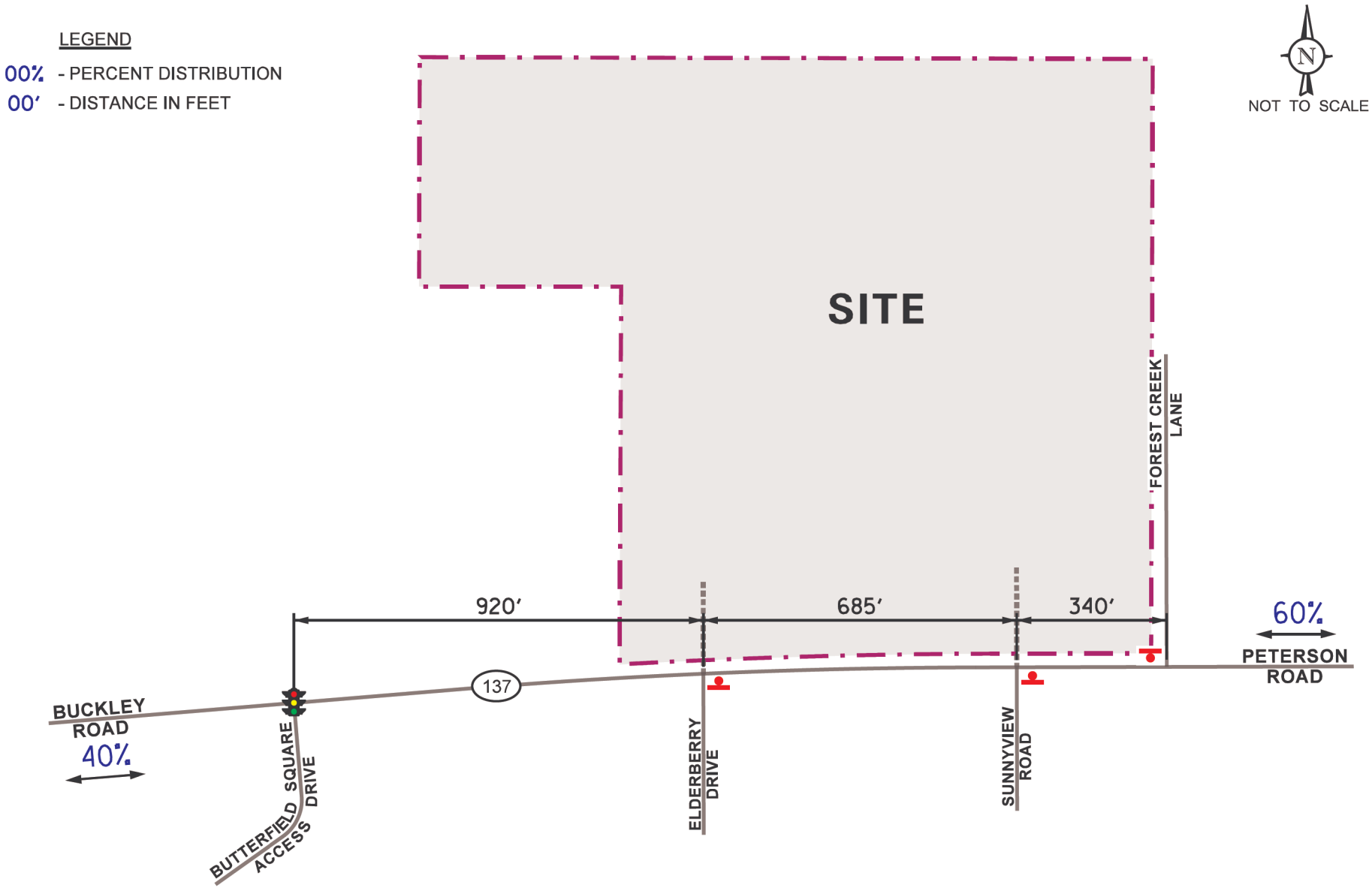
- An exclusive eastbound to northbound left-turn lane on Peterson Road at its intersection with the east access drive providing 215 feet of storage and 220 feet of taper.

- An exclusive westbound to northbound right-turn lane on Peterson Road at its intersection with the east access drive. Given there is not enough frontage to provide the required storage and taper, the exclusive right-turn lane is proposed to provide 125 feet of storage and 120 feet of taper.

A copy of the preliminary site plan is included in the Appendix.

Directional Distribution

The directions from which employees and trucks will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the site-generated traffic. Figure 5 also shows the distance, in feet, between the existing and proposed access intersections.



Proposed
Greenway Chase
Libertyville, Illinois

Directional Distribution

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 24-280

Figure: 5

Development-Generated Traffic Volumes

The number of peak hour trips estimated to be generated by the proposed residential development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). The "Single-Family Detached Housing" (Land-Use Code 210) and the "Senior Adult Housing – Single-Family" (Land Use Code 251) rates were used to determine the traffic to be generated by the development. **Table 3** summarizes the trips projected to be generated by the development during the peak hours and on a daily basis. It should be noted that the existing use on site is/has generated traffic and as such the proposed development traffic is a net increase. Copies of the ITE trip generation sheets are included in the Appendix.

Table 3
ESTIMATED PEAK HOUR AND DAILY TRIP GENERATION

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
210	Single-Family Detached (64 Units)	12	38	50	41	24	65	335	335	670
251	Senior Adult Housing – Single-Family (70 Units)	10	20	30	20	14	34	219	219	438
Total		**22**	**58**	**80**	**61**	**38**	**99**	**554**	**554**	**1,108**

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). The total new traffic assignment for the development is illustrated in **Figure 6**.

Background (No-Build) Traffic Conditions

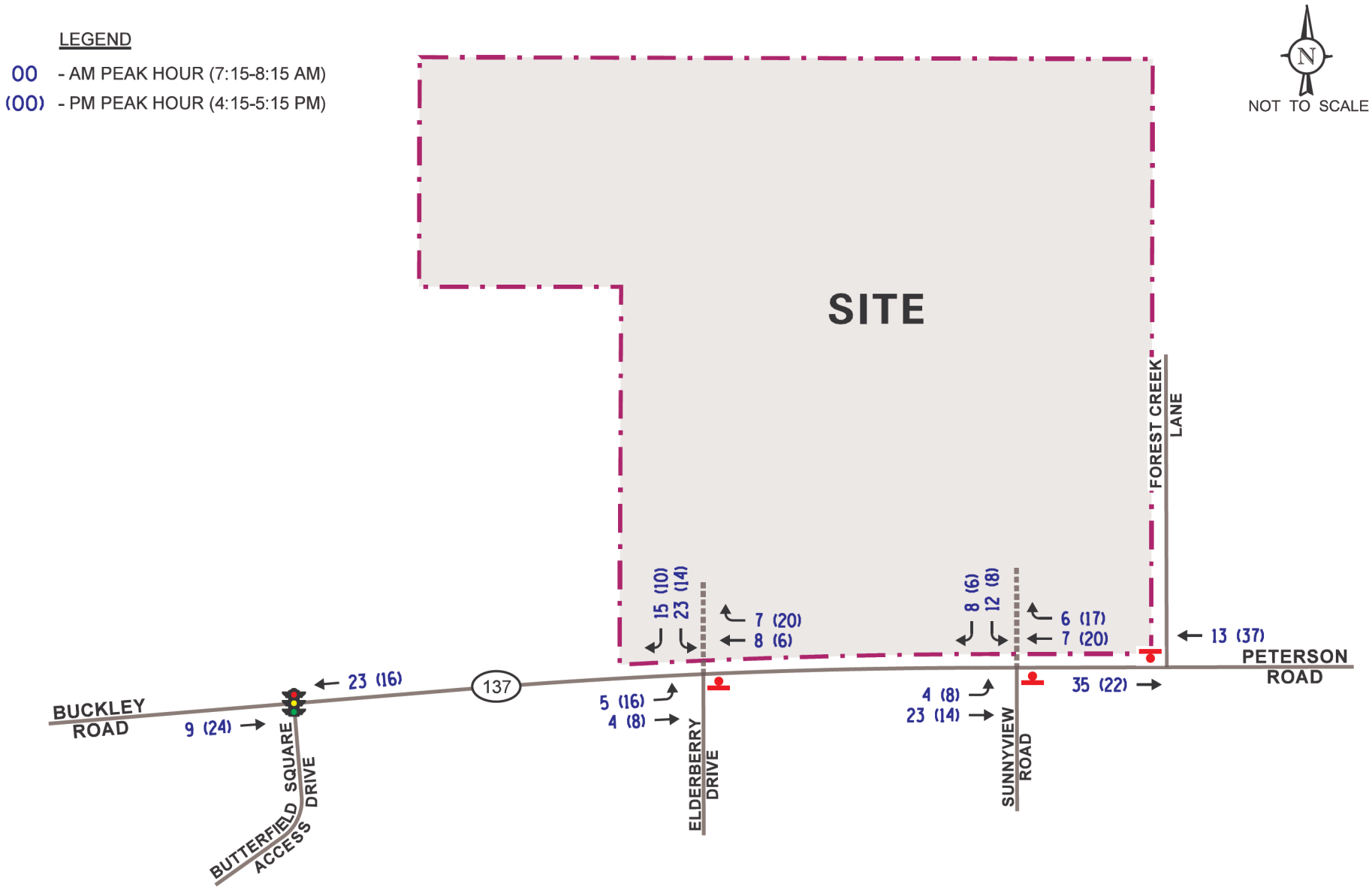
In the addition to the traffic to be generated by the proposed development, the study also considered the following additional regional growth and other developments proposed in the area:

- The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any planned development). Based on AADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes were increased by an annually compounded growth rate of 0.3 percent per year for six years for a total of 20 percent. A copy of the CMAP projections letter is included in the Appendix.

- The remaining units to be sold and occupied (approximately 20 units) of the currently under construction residential development located in the southwest quadrant of the intersection of Peterson Road with Milwaukee Avenue (Illinois Route 21). This additional traffic was based on the traffic impact study for the development dated October 11, 2021 prepared by KLOA, Inc.

- The traffic volumes to be generated by a proposed residential development that will contain 34 affordable housing residential units for senior active adults and approximately 10,500 square feet of office space to be located on the north side of Peterson Road opposite Bell Lane. The traffic to be generated by this development was based on the traffic study dated December 16, 2022 prepared by KLOA, Inc.

Copies of the site traffic assignment for the two aforementioned developments are included in the Appendix. The Year 2030 no-build traffic volumes are illustrated in **Figure 7.**

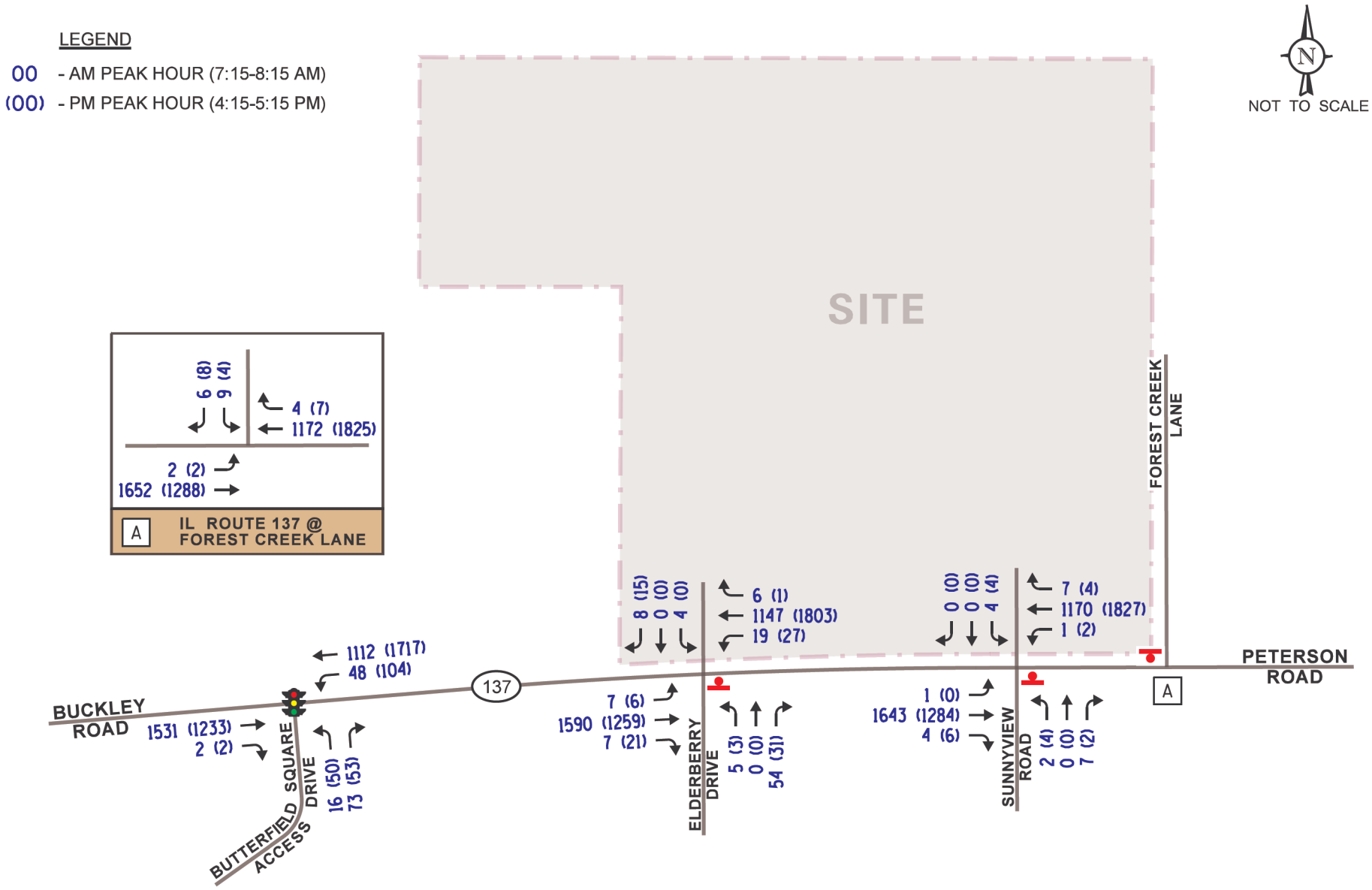


Proposed
Greenway Chase
Libertyville, Illinois

Site-Generated Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 24-280 Figure: 6



Proposed
Greenway Chase
Libertyville, Illinois

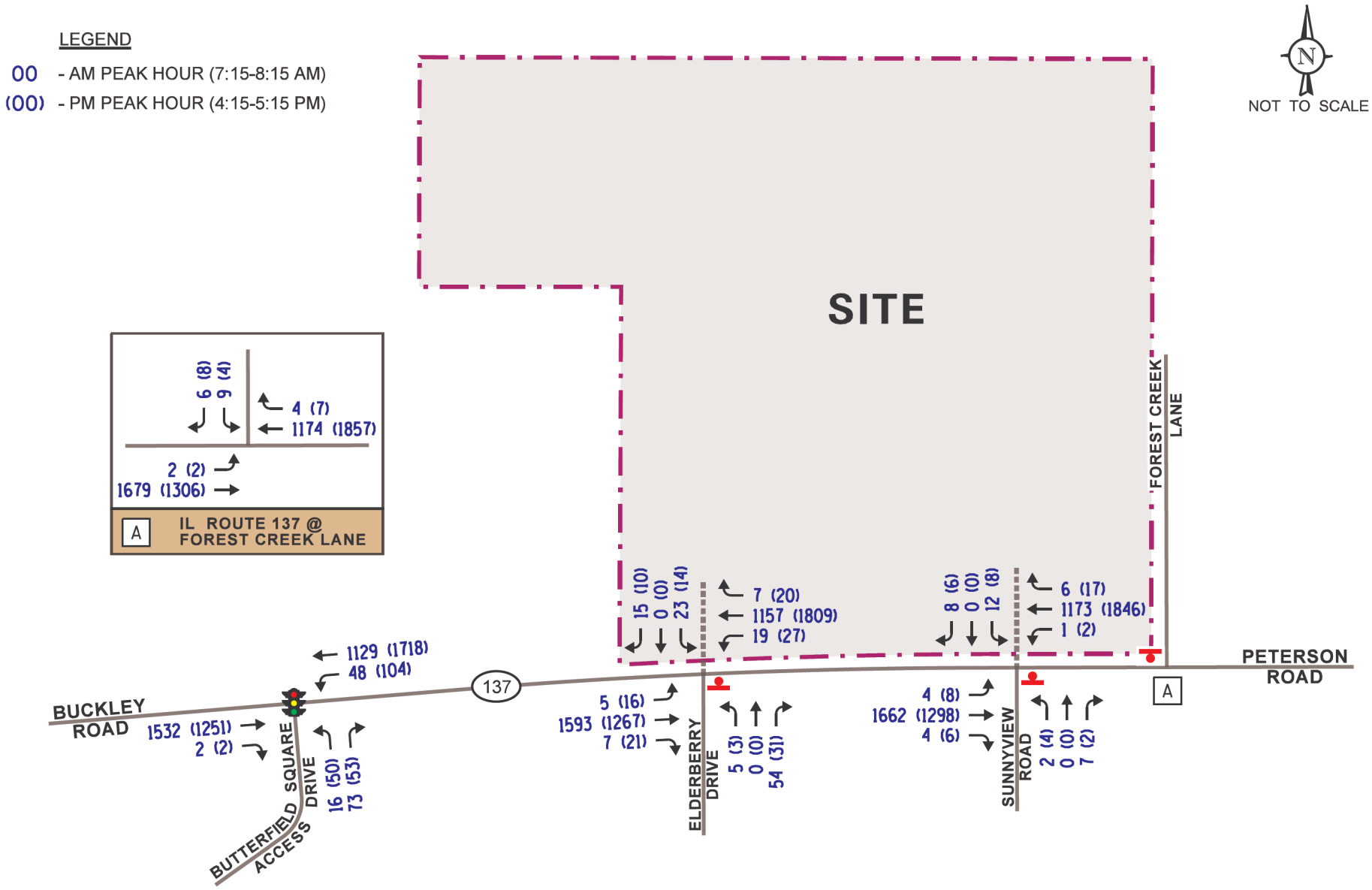
Year 2030 No-Build Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 24-280 Figure: 7

Total Projected Traffic Volumes

The development-generated traffic (Figure 6) was added to the Year 2030 no-build traffic volumes to determine the Year 2030 total projected traffic volumes, as shown in **Figure 8.** It is important to note that the traffic volumes generated by the existing Liberty Manor Extended Care facility were removed from the studied intersections. A figure depicting the removal of the existing traffic volumes generated by the extended care facility is included in the Appendix.



Proposed
Greenway Chase
Libertyville, Illinois

Year 2030 Total Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 24-280 Figure: 8

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the existing, Year 2030 no-build, and Year 2030 total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 7*th Edition and analyzed using Synchro/SimTraffic 12 software. The analysis for the traffic-signal controlled intersections were accomplished using field-measured cycle lengths and phasings to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, Year 2030 no-build, and Year 2030 total projected conditions are presented in **Tables 4** through **7**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 4
PETERSON ROAD WITH BUTTERFIELD SQUARE ACCESS DRIVE – SIGNALIZED

	Peak Hour	Eastbound		Westbound		Northbound		Overall
		T	R	L	T	L	R	
Existing Conditions	Weekday Morning	B 13.1	A 1.0	E 76.6	A 5.2	E 5.1	B 14.1	B 11.4
		B – 13.1		A – 8.3		C – 21.4		
	Weekday Evening	A 9.6	A 2.0	E 75.0	A 3.9	E 72.8	C 20.2	A 9.9
		A – 9.6		A – 8.1		D – 45.8		
2030 No-Build Conditions	Weekday Morning	B 13.5	A 1.0	E 76.6	A 5.3	E 55.1	B 14.1	B 11.6
		B – 13.5		A – 8.3		C – 21.4		
	Weekday Evening	A 9.8	A 2.0	E 75.0	A 4.0	E 72.8	C 20.2	A 10.0
		A – 9.8		A – 8.1		D – 45.8		
2030 Projected Conditions	Weekday Morning	B 13.5	A 1.0	E 76.6	A 5.4	E 55.1	B 14.1	B 11.5
		B – 13.5		A – 8.3		C – 21.4		
	Weekday Evening	A 9.9	A 2.0	E 75.0	A 4.0	E 72.8	C 20.2	B 10.0
		A – 9.9		A – 8.1		D – 45.8		

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 5
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Peterson Road with Forest Creek Lane				
• Eastbound Left/Through	B	14.8	C	16.6
• Southbound Approach	C	23.8	D	30.9
Peterson Road with Sunnyview Road/East Access Drive				
• Eastbound Left/Through	B	11.1	A	0.0
• Westbound Left Turn	B	14.3	B	12.0
• Northbound Approach	D	25.6	D	32.7
• Southbound Approach	D	34.0	F	71.9
Peterson Road with Elderberry Drive/West Access Drive				
• Eastbound Left Turn	B	12.0	C	16.4
• Westbound Left Turn	C	15.9	B	12.3
• Northbound Approach	C	22.1	C	17.5
• Southbound Approach	C	23.0	C	19.3

LOS = Level of Service
Delay is Measured in Seconds

Table 6
CAPACITY ANALYSIS RESULTS – 2030 NO BUILD CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Peterson Road with Forest Creek Lane				
• Eastbound Left/Through	C	15.2	C	17.1
• Southbound Approach	C	24.7	D	32.6
Peterson Road with Sunnyview Road/East Access Drive				
• Eastbound Left/Through	B	11.3	A	0.0
• Westbound Left Turn	B	14.6	B	12.2
• Northbound Approach	D	26.7	D	34.2
• Southbound Approach	E	35.7	F	77.7
Peterson Road with Elderberry Drive/West Access Drive				
• Eastbound Left Turn	B	12.3	C	17.0
• Westbound Left Turn	C	16.4	B	12.6
• Northbound Approach	C	23.0	C	18.0
• Southbound Approach	C	24.0	C	20.0

LOS = Level of Service
Delay is Measured in Seconds

Table 7
CAPACITY ANALYSIS RESULTS – 2030 FUTURE CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Peterson Road with Forest Creek Lane				
• Eastbound Left/Through	C	15.2	C	17.5
• Southbound Approach	C	24.9	D	33.7
Peterson Road with Sunnyview Road/East Access Drive				
• Eastbound Left Turn	B	11.3	C	17.8
• Westbound Left Turn	B	14.8	B	12.3
• Northbound Approach	D	27.4	E	36.6
• Southbound Approach	D	29.2	F	61.4
Peterson Road with Elderberry Drive/West Access Drive				
• Eastbound Left Turn	B	12.3	C	17.8
• Westbound Left Turn	C	16.4	B	12.6
• Northbound Approach	C	23.0	C	18.3
• Southbound Approach	E	37.3	F	74.4

LOS = Level of Service
Delay is Measured in Seconds

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Peterson Road with Butterfield Square Access Drive

The results of the capacity analyses indicate that the intersection currently operates at an overall Level of Service (LOS) B during the weekday morning peak hour and LOS A during the weekday evening peak hour. Further, all turning movements operate at LOS E or better during both peak hours and Peterson Road through movements operate at LOS A. Under Year 2030 no-build conditions, this intersection is projected to continue to operate at the same overall LOS as under existing conditions during both peak hours.

Under Year 2030 total projected conditions, this intersection is projected to operate at an overall LOS B during the weekday morning and weekday evening peak hour with increases in delay of less than one second over existing and no-build conditions. Overall, the proposed development is projected to increase the volume of traffic traversing this intersection by less than one percent. As such, the intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development and no roadway improvements or traffic control modifications are required.

Peterson Road with Forest Creek Lane

The results of the capacity analyses indicate that the southbound approach at this intersection operates at LOS C during the weekday morning peak hour and LOS D during the weekday evening peak hour. Eastbound left-turn movements currently operate at LOS C or better during the peak hours.

Under Year 2030 no build and total projected conditions, the southbound approach is projected to continue operating at the same LOS with minimal increases in delay. Further, the eastbound left-turn movement is projected to operate at a LOS C during both peak hours. As such, the traffic estimated to be generated by the proposed development will have a limited impact on the operations of this intersection.

Peterson Road with Sunnyview Road and the East Access Drive

The results of the capacity analysis indicate that under existing conditions, the critical turning movements and the northbound and southbound approaches are operating at acceptable LOS with the exception of the southbound approach during the weekday evening peak hour which operates at a LOS F. It is important to note that the LOS F is typical and expected when a minor road intersects a major arterial such as Peterson Road. Furthermore, it is important to note that Peterson Road provides a 28-foot-wide median break that can accommodate northbound and southbound two-part left-turns.

Under Year 2030 no build conditions, the northbound approach will continue operating at the same LOS and the southbound approach will operate at a LOS E and F during the weekday morning and evening peak hours respectively.

As indicated earlier and as part of the development, an eastbound left turn lane will be provided within the existing median to accommodate the projected traffic volumes. Furthermore, an exclusive westbound right-turn lane will also be provided. Based on the results of the capacity analyses for the Year 2030 total projected conditions, all of the critical turning movements will operate at LOS C or better. The northbound approach will operate at a LOS D and E during the weekday morning and evening peak hours, respectively. The southbound approach will operate at a LOS D and F during the weekday morning and evening peak hours, respectively. This level of service is typical and expected at the unsignalized intersection of an access drive or local roadway with a major arterial roadway such as Peterson Road. While outbound vehicles may experience some delay, this approach is projected to operate with a volume to capacity (v/c) ratio of less than one and 95th percentile queues of less than one vehicle indicating that vehicles will be able to turn onto Peterson Road. In addition, the results of the capacity analyses do not take into consideration gaps created in the Peterson Road traffic stream by the signalized intersections of Peterson Road with Milwaukee Avenue to the east and Peterson Road with the Butterfield Square access road to the west. As such, this intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development and no additional roadway improvements or traffic control modifications are required.

Peterson Road with Elderberry Drive and the West Access Drive

The results of the capacity analysis indicate that under existing conditions, the critical turning movements and the northbound and southbound approaches are operating at acceptable LOS.

Under Year 2030 no build conditions, all of the critical turning movements as well as the north and south approaches will continue operating at the same LOS as under existing conditions.

As indicated earlier and as part of the development, the existing eastbound left turn lane will be extended to meet the requirements set forth in the BDE Manual and an exclusive westbound right-turn lane will also be provided. Based on the results of the capacity analyses for the Year 2030 total projected conditions, the eastbound and westbound left turn movements from Peterson Road will operate at LOS C or better. The northbound approach will operate at a LOS C and B during the weekday morning and evening peak hours, respectively. The southbound approach will operate at a LOS E and F during the weekday morning and evening peak hours, respectively. As discussed previously, this level of service is typical and expected at the unsignalized intersection of an access drive or local roadway with a major arterial roadway such as Peterson Road. While outbound vehicles may experience some delay, this approach is projected to operate with a volume to capacity (v/c) ratio of less than one and 95th percentile queues of one vehicle or less indicating that vehicles will be able to turn onto Peterson Road. In addition, the results of the capacity analyses do not take into consideration gaps created in the Peterson Road traffic stream by the signalized intersections of Peterson Road with Milwaukee Avenue to the east and Peterson Road with the Butterfield Square access road to the west. As such, this intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development and no additional roadway improvements or traffic control modifications are required.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- As proposed, the site will be redeveloped with a residential development consisting of 64 single-family homes and 70 age-restricted duplex units.
- Primary access to the redevelopment will be provided via the two existing full movement access roads on Peterson Road opposite Elderberry Drive and Sunnyview Road.
- As part of the development, the following geometric improvements on Peterson Road will be constructed.
    - The existing eastbound to northbound left-turn lane on Peterson Road at its intersection with the west access drive will be extended to provide 215 feet of storage and 220 feet of taper consistent with IDOT's *Bureau of Design and Environment* (BDE) Manual requirements.
    - An exclusive westbound to northbound right-turn lane on Peterson Road at its intersection with the west access drive providing 215 feet of storage and 220 feet of taper.
    - An exclusive eastbound to northbound left-turn lane on Peterson Road at its intersection with the east access drive providing 215 feet of storage and 220 feet of taper.
    - An exclusive westbound to northbound right-turn lane on Peterson Road at its intersection with the east access drive. Given there is not enough frontage to provide the required storage and taper, the exclusive right-turn lane is proposed to provide 125 feet of storage and 120 feet of taper.
- The two access roads that will serve the proposed development will help disperse the development-generated traffic, provide alternatives for the site traffic to enter and exit the development and improve emergency access.
- Based on the results of the capacity analyses and taking into consideration the proposed geometric improvements, the traffic that will be generated by the proposed development will be accommodated by the area roadway system.

Appendix

Traffic Count Summary Sheets
Site Plan
ITE Trip Generation Sheets
CMAP Projections Letter
Site Traffic Assignment Figures of Adjacent Developments (From Original Traffic Study)
Existing Extended Care Traffic Generation Reduction
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets

Peterson Road with Access Drive TMC - TMC

Tue Nov 12, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245690, Location: 42.305872, -87.97968

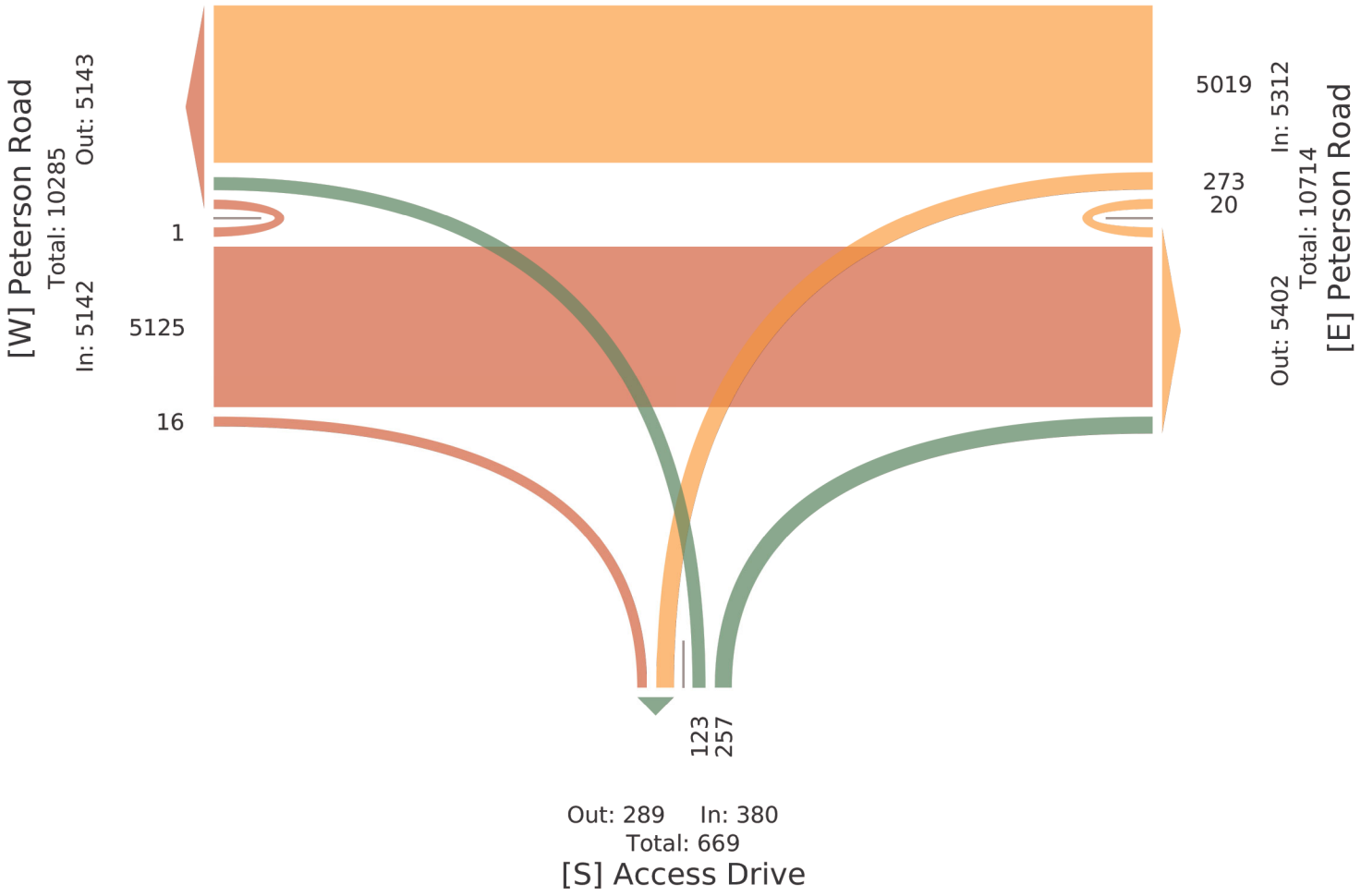
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Peterson Road					Access Drive					Peterson Road					
Direction	Westbound					Northbound					Eastbound					
Time	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	R	T	U	**App**	Ped*	**Int**
2024-11-12 7:00AM	215	6	1	**222**	0	16	3	0	**19**	0	1	330	0	**331**	0	**572**
7:15AM	265	17	0	**282**	0	19	4	0	**23**	0	1	378	0	**379**	0	**684**
7:30AM	309	7	0	**316**	0	18	4	0	**22**	0	0	373	0	**373**	0	**711**
7:45AM	259	14	0	**273**	0	15	5	0	**20**	0	0	366	0	**366**	0	**659**
Hourly Total	1048	44	1	**1093**	0	68	16	0	**84**	0	2	1447	0	**1449**	0	**2626**
8:00AM	231	10	0	**241**	0	21	3	0	**24**	0	1	363	0	**364**	0	**629**
8:15AM	210	15	2	**227**	0	20	6	0	**26**	0	1	327	1	**329**	0	**582**
8:30AM	187	10	2	**199**	0	9	4	0	**13**	0	2	362	0	**364**	0	**576**
8:45AM	160	19	3	**182**	0	17	6	0	**23**	0	1	352	0	**353**	0	**558**
Hourly Total	788	54	7	**849**	0	67	19	0	**86**	0	5	1404	1	**1410**	0	**2345**
4:00PM	389	20	0	**409**	0	21	11	0	**32**	0	1	314	0	**315**	0	**756**
4:15PM	414	20	2	**436**	0	15	10	0	**25**	0	0	297	0	**297**	0	**758**
4:30PM	392	37	2	**431**	0	16	15	0	**31**	0	1	303	0	**304**	0	**766**
4:45PM	402	26	1	**429**	0	11	14	0	**25**	0	1	267	0	**268**	0	**722**
Hourly Total	1597	103	5	**1705**	0	63	50	0	**113**	0	3	1181	0	**1184**	0	**3002**
5:00PM	443	21	2	**466**	0	11	11	0	**22**	0	0	343	0	**343**	0	**831**
5:15PM	405	9	1	**415**	0	15	9	0	**24**	0	2	284	0	**286**	0	**725**
5:30PM	389	21	2	**412**	0	11	12	0	**23**	0	0	246	0	**246**	0	**681**
5:45PM	349	21	2	**372**	0	22	6	0	**28**	0	4	220	0	**224**	0	**624**
Hourly Total	1586	72	7	**1665**	0	59	38	0	**97**	0	6	1093	0	**1099**	0	**2861**
Total	5019	273	20	**5312**	0	257	123	0	**380**	0	16	5125	1	**5142**	0	**10834**
% Approach	94.5%	5.1%	0.4%	-	-	67.6%	32.4%	0%	-	-	0.3%	99.7%	0%	-	-	-
% Total	46.3%	2.5%	0.2%	**49.0%**	-	2.4%	1.1%	0%	**3.5%**	-	0.1%	47.3%	0%	**47.5%**	-	-
Lights	4756	268	20	**5044**	-	251	116	0	**367**	-	14	4883	1	**4898**	-	10309
% Lights	94.8%	98.2%	100%	**95.0%**	-	97.7%	94.3%	0%	**96.6%**	-	87.5%	95.3%	100%	**95.3%**	-	95.2%
Single-Unit Trucks	101	2	0	**103**	-	3	5	0	**8**	-	2	95	0	**97**	-	208
% Single-Unit Trucks	2.0%	0.7%	0%	**1.9%**	-	1.2%	4.1%	0%	**2.1%**	-	12.5%	1.9%	0%	**1.9%**	-	1.9%
Articulated Trucks	118	3	0	**121**	-	1	1	0	**2**	-	0	119	0	**119**	-	242
% Articulated Trucks	2.4%	1.1%	0%	**2.3%**	-	0.4%	0.8%	0%	**0.5%**	-	0%	2.3%	0%	**2.3%**	-	2.2%
Buses	44	0	0	**44**	-	2	1	0	**3**	-	0	28	0	**28**	-	75
% Buses	0.9%	0%	0%	**0.8%**	-	0.8%	0.8%	0%	**0.8%**	-	0%	0.5%	0%	**0.5%**	-	0.7%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Peterson Road with Access Drive TMC - TMC
Tue Nov 12, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245690, Location: 42.305872, -87.97968

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Peterson Road with Access Drive TMC - TMC

Tue Nov 12, 2024
AM Peak (7:15 AM - 8:15 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245690, Location: 42.305872, -87.97968

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

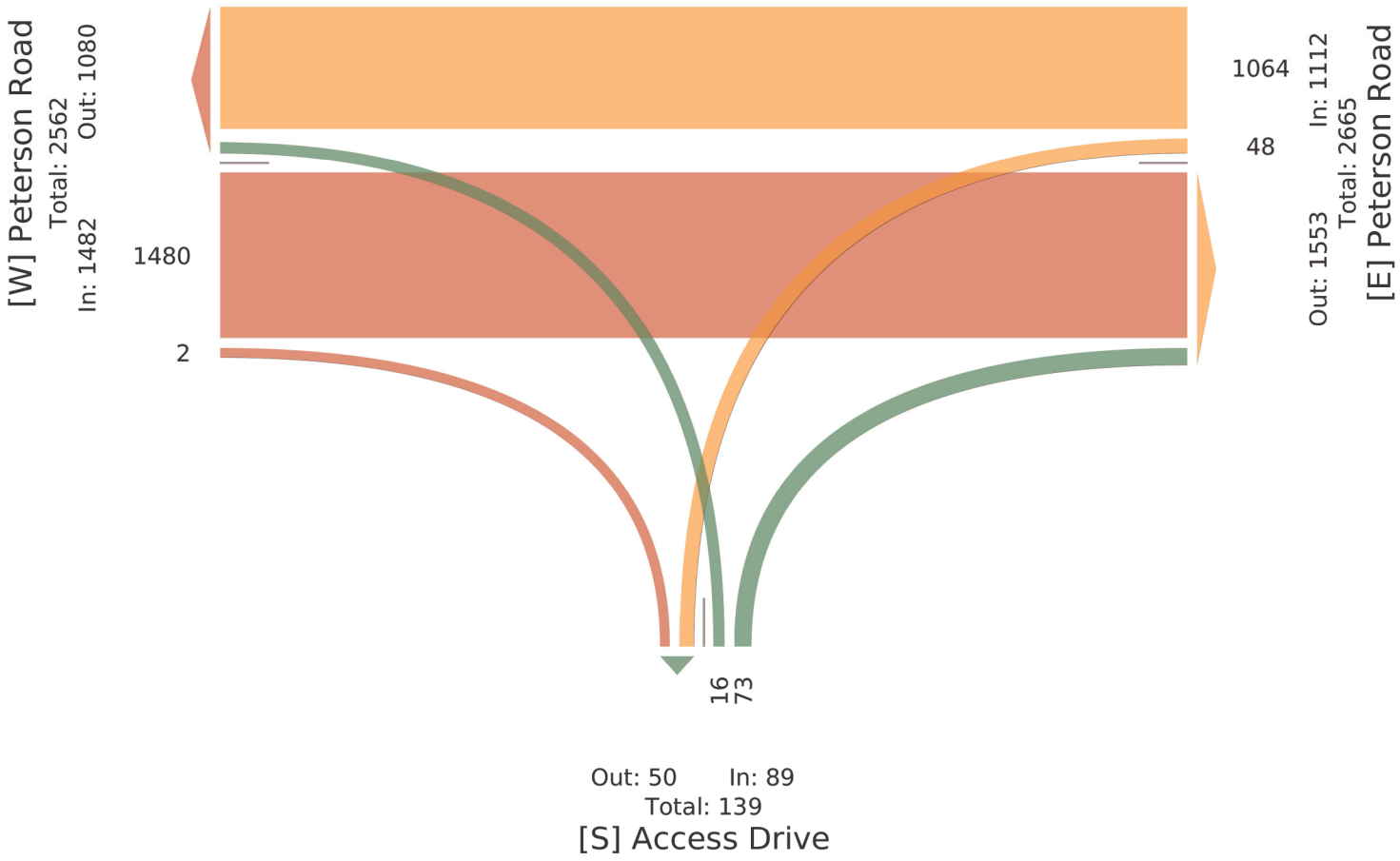
Leg Direction	Peterson Road Westbound					Access Drive Northbound					Peterson Road Eastbound					
Time	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	R	T	U	**App**	Ped*	**Int**
2024-11-12 7:15AM	265	17	0	**282**	0	19	4	0	**23**	0	1	378	0	**379**	0	**684**
7:30AM	309	7	0	**316**	0	18	4	0	**22**	0	0	373	0	**373**	0	**711**
7:45AM	259	14	0	**273**	0	15	5	0	**20**	0	0	366	0	**366**	0	**659**
8:00AM	231	10	0	**241**	0	21	3	0	**24**	0	1	363	0	**364**	0	**629**
Total	1064	48	0	**1112**	0	73	16	0	**89**	0	2	1480	0	**1482**	0	**2683**
% Approach	95.7%	4.3%	0%	**-**	-	82.0%	18.0%	0%	**-**	-	0.1%	99.9%	0%	**-**	-	-
% Total	39.7%	1.8%	0%	**41.4%**	-	2.7%	0.6%	0%	**3.3%**	-	0.1%	55.2%	0%	**55.2%**	-	-
PHF	0.861	0.706	-	**0.880**	-	0.869	0.800	-	**0.927**	-	0.500	0.979	-	**0.978**	-	0.943
Lights	988	46	0	**1034**	-	71	13	0	**84**	-	1	1380	0	**1381**	-	2499
% Lights	92.9%	95.8%	0%	**93.0%**	-	97.3%	81.3%	0%	**94.4%**	-	50.0%	93.2%	0%	**93.2%**	-	93.1%
Single-Unit Trucks	30	0	0	**30**	-	0	2	0	**2**	-	1	44	0	**45**	-	77
% Single-Unit Trucks	2.8%	0%	0%	**2.7%**	-	0%	12.5%	0%	**2.2%**	-	50.0%	3.0%	0%	**3.0%**	-	2.9%
Articulated Trucks	35	2	0	**37**	-	0	0	0	**0**	-	0	49	0	**49**	-	86
% Articulated Trucks	3.3%	4.2%	0%	**3.3%**	-	0%	0%	0%	**0%**	-	0%	3.3%	0%	**3.3%**	-	3.2%
Buses	11	0	0	**11**	-	2	1	0	**3**	-	0	7	0	**7**	-	21
% Buses	1.0%	0%	0%	**1.0%**	-	2.7%	6.3%	0%	**3.4%**	-	0%	0.5%	0%	**0.5%**	-	0.8%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Peterson Road with Access Drive TMC - TMC

Tue Nov 12, 2024
AM Peak (7:15 AM - 8:15 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245690, Location: 42.305872, -87.97968

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Peterson Road with Access Drive TMC - TMC

Tue Nov 12, 2024
PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245690, Location: 42.305872, -87.97968

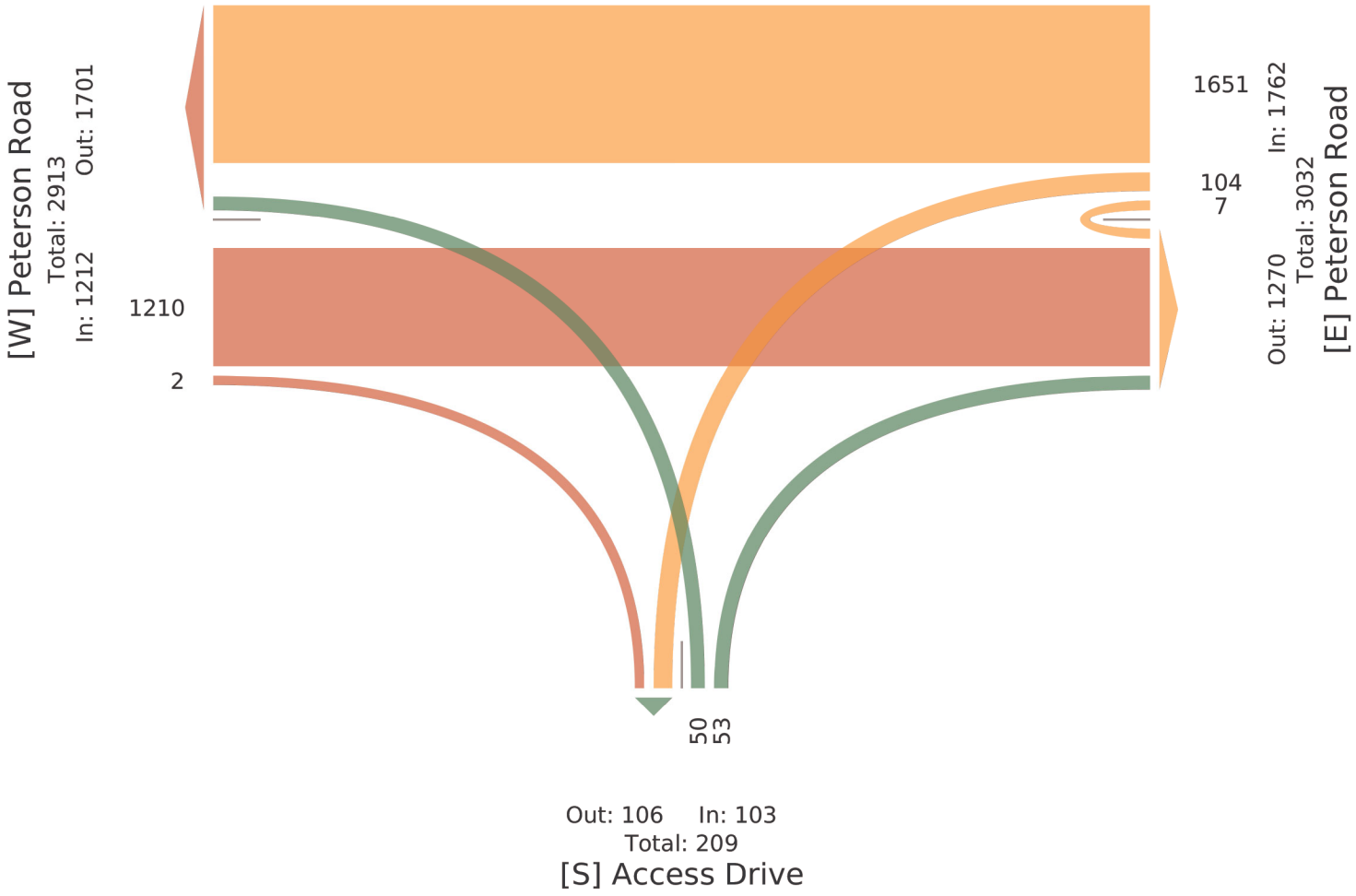
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Peterson Road					Access Drive					Peterson Road					
Direction	Westbound					Northbound					Eastbound					
Time	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	R	T	U	**App**	Ped*	**Int**
2024-11-12 4:15PM	414	20	2	**436**	0	15	10	0	**25**	0	0	297	0	**297**	0	**758**
4:30PM	392	37	2	**431**	0	16	15	0	**31**	0	1	303	0	**304**	0	**766**
4:45PM	402	26	1	**429**	0	11	14	0	**25**	0	1	267	0	**268**	0	**722**
5:00PM	443	21	2	**466**	0	11	11	0	**22**	0	0	343	0	**343**	0	**831**
Total	1651	104	7	**1762**	0	53	50	0	**103**	0	2	1210	0	**1212**	0	**3077**
% Approach	93.7%	5.9%	0.4%	**-**	-	51.5%	48.5%	0%	**-**	-	0.2%	99.8%	0%	**-**	-	-
% Total	53.7%	3.4%	0.2%	**57.3%**	-	1.7%	1.6%	0%	**3.3%**	-	0.1%	39.3%	0%	**39.4%**	-	-
PHF	0.932	0.703	0.875	**0.945**	-	0.828	0.833	-	**0.831**	-	0.500	0.882	-	**0.883**	-	0.926
Lights	1600	104	7	**1711**	-	53	50	0	**103**	-	2	1183	0	**1185**	-	2999
% Lights	96.9%	100%	100%	**97.1%**	-	100%	100%	0%	**100%**	-	100%	97.8%	0%	**97.8%**	-	97.5%
Single-Unit Trucks	25	0	0	**25**	-	0	0	0	**0**	-	0	12	0	**12**	-	37
% Single-Unit Trucks	1.5%	0%	0%	**1.4%**	-	0%	0%	0%	**0%**	-	0%	1.0%	0%	**1.0%**	-	1.2%
Articulated Trucks	21	0	0	**21**	-	0	0	0	**0**	-	0	13	0	**13**	-	34
% Articulated Trucks	1.3%	0%	0%	**1.2%**	-	0%	0%	0%	**0%**	-	0%	1.1%	0%	**1.1%**	-	1.1%
Buses	5	0	0	**5**	-	0	0	0	**0**	-	0	2	0	**2**	-	7
% Buses	0.3%	0%	0%	**0.3%**	-	0%	0%	0%	**0%**	-	0%	0.2%	0%	**0.2%**	-	0.2%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Peterson Road with Access Drive TMC - TMC
Tue Nov 12, 2024
PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245690, Location: 42.305872, -87.97968

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Peterson Road with Elderberry Drive TMC - TMC

Tue Nov 12, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245693, Location: 42.306019, -87.976305

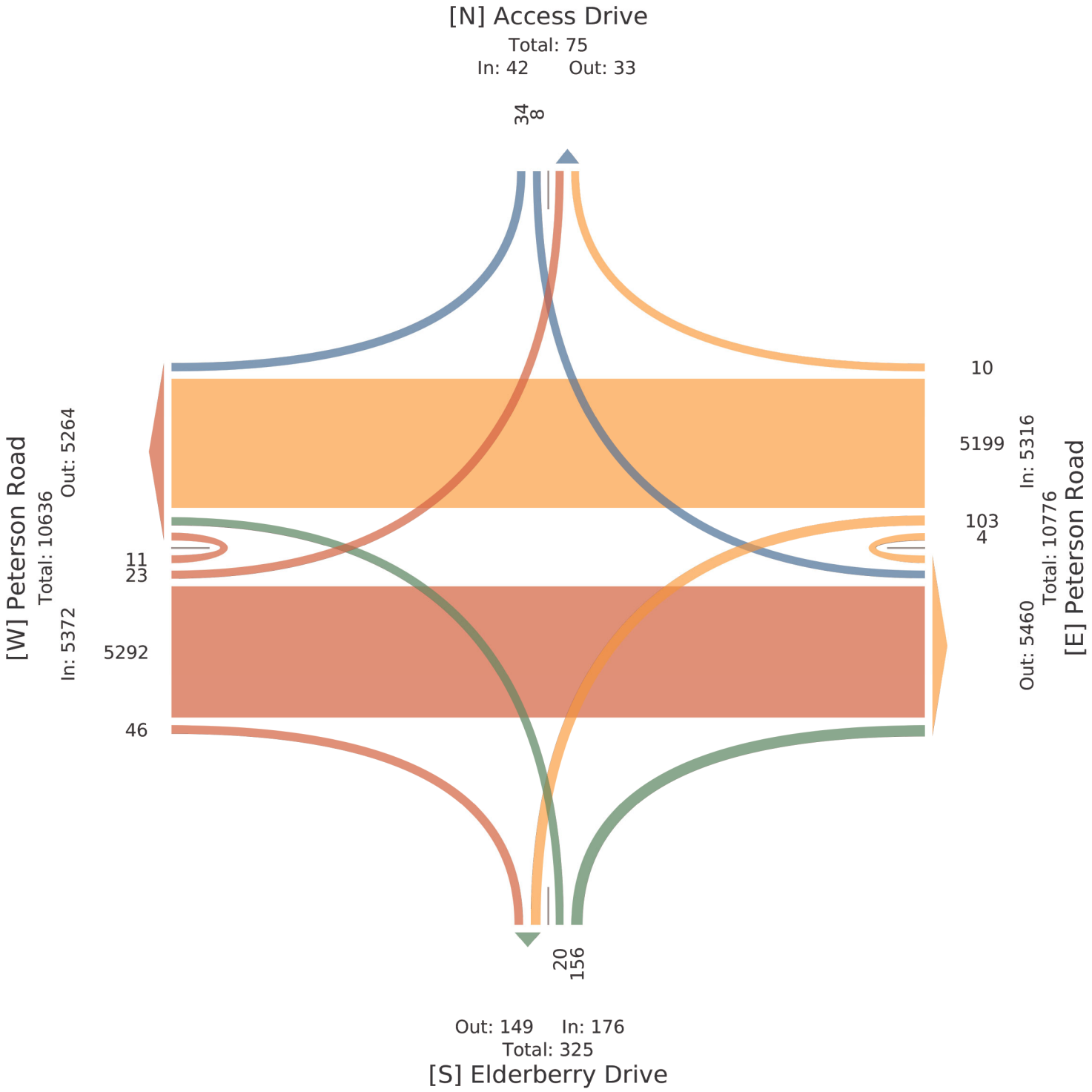
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Access Drive						Peterson Road						Elderberry Drive						Peterson Road						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	Int
2024-11-12 7:00AM	3	0	0	0	**3**	0	2	210	3	0	**215**	0	7	0	1	0	**8**	0	1	352	1	0	**354**	0	**580**
7:15AM	1	0	1	0	**2**	0	0	280	2	0	**282**	0	13	0	1	0	**14**	0	0	392	0	0	**392**	0	**690**
7:30AM	2	0	1	0	**3**	0	2	307	5	0	**314**	0	16	0	0	0	**16**	0	2	384	1	1	**388**	0	**721**
7:45AM	1	0	0	0	**1**	0	3	276	4	0	**283**	0	13	0	1	0	**14**	0	0	355	3	0	**358**	0	**656**
Hourly Total	7	0	2	0	**9**	0	7	1073	14	0	**1094**	0	49	0	3	0	**52**	0	3	1483	5	1	**1492**	0	**2647**
8:00AM	4	0	2	0	**6**	0	1	229	8	1	**239**	0	12	0	3	0	**15**	0	5	376	3	1	**385**	0	**645**
8:15AM	1	0	2	0	**3**	0	0	227	6	0	**233**	0	16	0	2	0	**18**	0	3	350	5	0	**358**	0	**612**
8:30AM	2	0	0	0	**2**	0	0	190	4	0	**194**	0	9	0	1	0	**10**	0	2	360	1	0	**363**	0	**569**
8:45AM	1	0	0	0	**1**	0	1	175	6	0	**182**	0	11	0	2	0	**13**	0	2	371	1	0	**374**	0	**570**
Hourly Total	8	0	4	0	**12**	0	2	821	24	1	**848**	0	48	0	8	0	**56**	0	12	1457	10	1	**1480**	0	**2396**
4:00PM	2	0	2	0	**4**	0	0	406	10	0	**416**	0	10	0	2	0	**12**	0	2	341	2	1	**346**	0	**778**
4:15PM	3	0	0	0	**3**	0	0	434	2	0	**436**	0	14	0	2	0	**16**	0	6	300	1	1	**308**	0	**763**
4:30PM	3	0	0	0	**3**	0	0	421	9	1	**431**	0	8	0	1	0	**9**	0	3	320	0	1	**324**	0	**767**
4:45PM	3	0	0	0	**3**	0	0	425	10	2	**437**	0	6	0	0	0	**6**	0	5	256	4	1	**266**	0	**712**
Hourly Total	11	0	2	0	**13**	0	0	1686	31	3	**1720**	0	38	0	5	0	**43**	0	16	1217	7	4	**1244**	0	**3020**
5:00PM	6	0	0	0	**6**	0	1	443	6	0	**450**	0	3	0	0	0	**3**	0	7	352	1	2	**362**	0	**821**
5:15PM	1	0	0	0	**1**	0	0	407	14	0	**421**	0	5	0	1	0	**6**	0	2	292	0	0	**294**	0	**722**
5:30PM	1	0	0	0	**1**	0	0	401	6	0	**407**	0	10	0	0	0	**10**	0	5	251	0	3	**259**	0	**677**
5:45PM	0	0	0	0	**0**	0	0	368	8	0	**376**	0	3	0	3	0	**6**	0	1	240	0	0	**241**	0	**623**
Hourly Total	8	0	0	0	**8**	0	1	1619	34	0	**1654**	0	21	0	4	0	**25**	0	15	1135	1	5	**1156**	0	**2843**
Total	34	0	8	0	**42**	0	10	5199	103	4	**5316**	0	156	0	20	0	**176**	0	46	5292	23	11	**5372**	0	**10906**
% Approach	81.0%	0%	19.0%	0%	**-**	-	0.2%	97.8%	1.9%	0.1%	**-**	-	88.6%	0%	11.4%	0%	**-**	-	0.9%	98.5%	0.4%	0.2%	**-**	-	-
% Total	0.3%	0%	0.1%	0%	**0.4%**	-	0.1%	47.7%	0.9%	0%	**48.7%**	-	1.4%	0%	0.2%	0%	**1.6%**	-	0.4%	48.5%	0.2%	0.1%	**49.3%**	-	-
Lights	31	0	8	0	**39**	-	10	4942	101	4	**5057**	-	150	0	20	0	**170**	-	46	5049	21	11	**5127**	-	10393
% Lights	91.2%	0%	100%	0%	**92.9%**	-	100%	95.1%	98.1%	100%	**95.1%**	-	96.2%	0%	100%	0%	**96.6%**	-	100%	95.4%	91.3%	100%	**95.4%**	-	95.3%
Single-Unit Trucks	0	0	0	0	**0**	-	0	87	0	0	**87**	-	1	0	0	0	**1**	-	0	109	0	0	**109**	-	197
% Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	0%	1.7%	0%	0%	**1.6%**	-	0.6%	0%	0%	0%	**0.6%**	-	0%	2.1%	0%	0%	**2.0%**	-	1.8%
Articulated Trucks	0	0	0	0	**0**	-	0	132	1	0	**133**	-	0	0	0	0	**0**	-	0	102	0	0	**102**	-	235
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	2.5%	1.0%	0%	**2.5%**	-	0%	0%	0%	0%	**0%**	-	0%	1.9%	0%	0%	**1.9%**	-	2.2%
Buses	3	0	0	0	**3**	-	0	38	1	0	**39**	-	5	0	0	0	**5**	-	0	30	2	0	**32**	-	79
% Buses	8.8%	0%	0%	0%	**7.1%**	-	0%	0.7%	1.0%	0%	**0.7%**	-	3.2%	0%	0%	0%	**2.8%**	-	0%	0.6%	8.7%	0%	**0.6%**	-	0.7%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	2	0	0	**2**	-	2
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Peterson Road with Elderberry Drive TMC - TMC
Tue Nov 12, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245693, Location: 42.306019, -87.976305

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Peterson Road with Elderberry Drive TMC - TMC

Tue Nov 12, 2024
AM Peak (7:15 AM - 8:15 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245693, Location: 42.306019, -87.976305

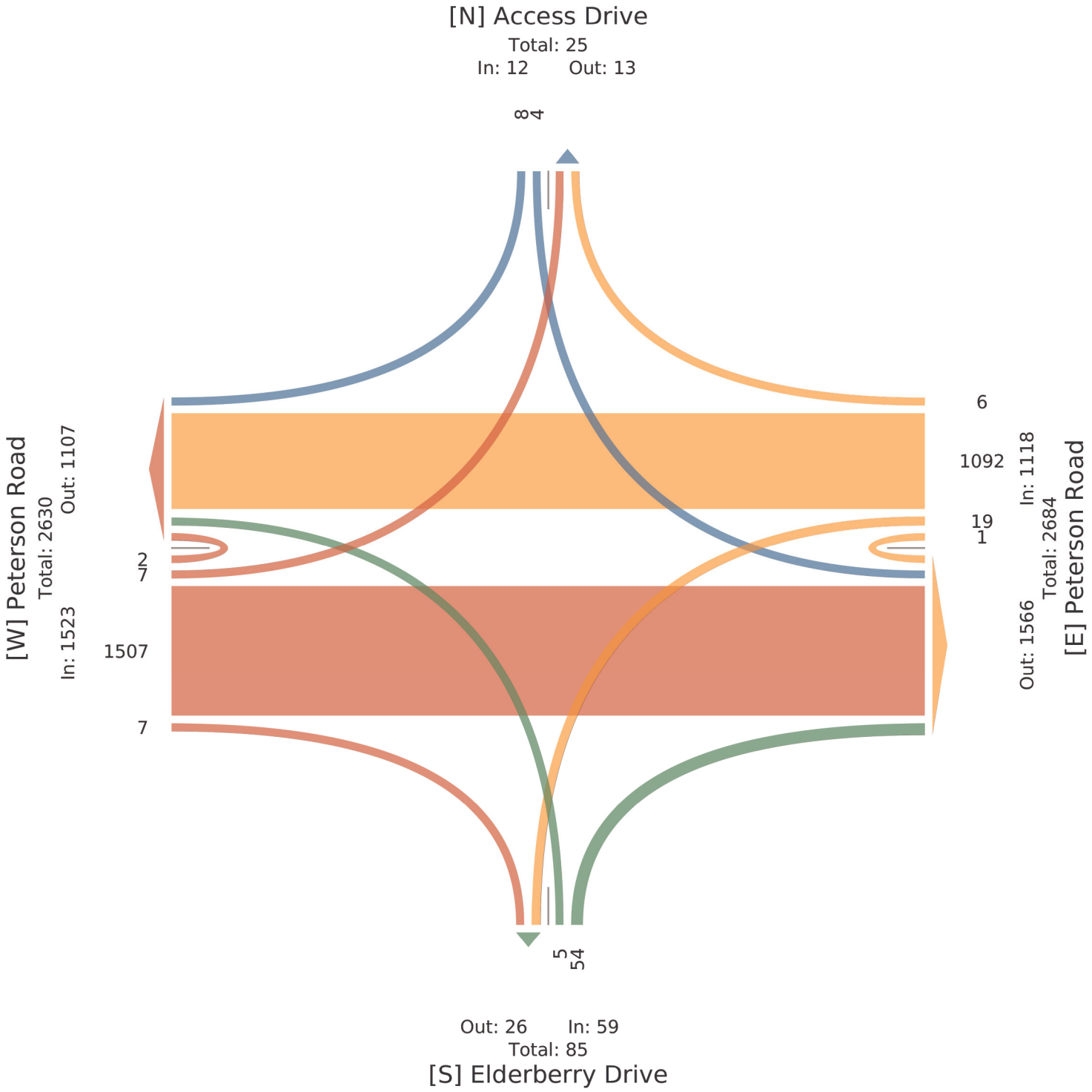
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg / Direction	Access Drive Southbound						Peterson Road Westbound						Elderberry Drive Northbound						Peterson Road Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2024-11-12 7:15AM	1	0	1	0	**2**	0	0	280	2	0	**282**	0	13	0	1	0	**14**	0	0	392	0	0	**392**	0	**690**
7:30AM	2	0	1	0	**3**	0	2	307	5	0	**314**	0	16	0	0	0	**16**	0	2	384	1	1	**388**	0	**721**
7:45AM	1	0	0	0	**1**	0	3	276	4	0	**283**	0	13	0	1	0	**14**	0	0	355	3	0	**358**	0	**656**
8:00AM	4	0	2	0	**6**	0	1	229	8	1	**239**	0	12	0	3	0	**15**	0	5	376	3	1	**385**	0	**645**
Total	8	0	4	0	**12**	0	6	1092	19	1	**1118**	0	54	0	5	0	**59**	0	7	1507	7	2	**1523**	0	**2712**
% Approach	66.7%	0%	33.3%	0%	**-**	-	0.5%	97.7%	1.7%	0.1%	**-**	-	91.5%	0%	8.5%	0%	**-**	-	0.5%	98.9%	0.5%	0.1%	**-**	-	-
% Total	0.3%	0%	0.1%	0%	**0.4%**	-	0.2%	40.3%	0.7%	0%	**41.2%**	-	2.0%	0%	0.2%	0%	**2.2%**	-	0.3%	55.6%	0.3%	0.1%	**56.2%**	-	-
PHF	0.500	-	0.500	-	**0.500**	-	0.500	0.889	0.594	0.250	**0.890**	-	0.844	-	0.417	-	**0.922**	-	0.350	0.962	0.583	0.500	**0.973**	-	0.941
Lights	7	0	4	0	**11**	-	6	1015	17	1	**1039**	-	52	0	5	0	**57**	-	7	1404	6	2	**1419**	-	2526
% Lights	87.5%	0%	100%	0%	**91.7%**	-	100%	92.9%	89.5%	100%	**92.9%**	-	96.3%	0%	100%	0%	**96.6%**	-	100%	93.2%	85.7%	100%	**93.2%**	-	93.1%
Single-Unit Trucks	0	0	0	0	**0**	-	0	24	0	0	**24**	-	0	0	0	0	**0**	-	0	52	0	0	**52**	-	76
% Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	0%	2.2%	0%	0%	**2.1%**	-	0%	0%	0%	0%	**0%**	-	0%	3.5%	0%	0%	**3.4%**	-	2.8%
Articulated Trucks	0	0	0	0	**0**	-	0	44	1	0	**45**	-	0	0	0	0	**0**	-	0	39	0	0	**39**	-	84
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	4.0%	5.3%	0%	**4.0%**	-	0%	0%	0%	0%	**0%**	-	0%	2.6%	0%	0%	**2.6%**	-	3.1%
Buses	1	0	0	0	**1**	-	0	9	1	0	**10**	-	2	0	0	0	**2**	-	0	10	1	0	**11**	-	24
% Buses	12.5%	0%	0%	0%	**8.3%**	-	0%	0.8%	5.3%	0%	**0.9%**	-	3.7%	0%	0%	0%	**3.4%**	-	0%	0.7%	14.3%	0%	**0.7%**	-	0.9%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	2	0	0	**2**	-	2
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0.1%	0%	0%	**0.1%**	-	0.1%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Peterson Road with Elderberry Drive TMC - TMC
Tue Nov 12, 2024
AM Peak (7:15 AM - 8:15 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245693, Location: 42.306019, -87.976305

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Peterson Road with Elderberry Drive TMC - TMC

Tue Nov 12, 2024
PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245693, Location: 42.306019, -87.976305

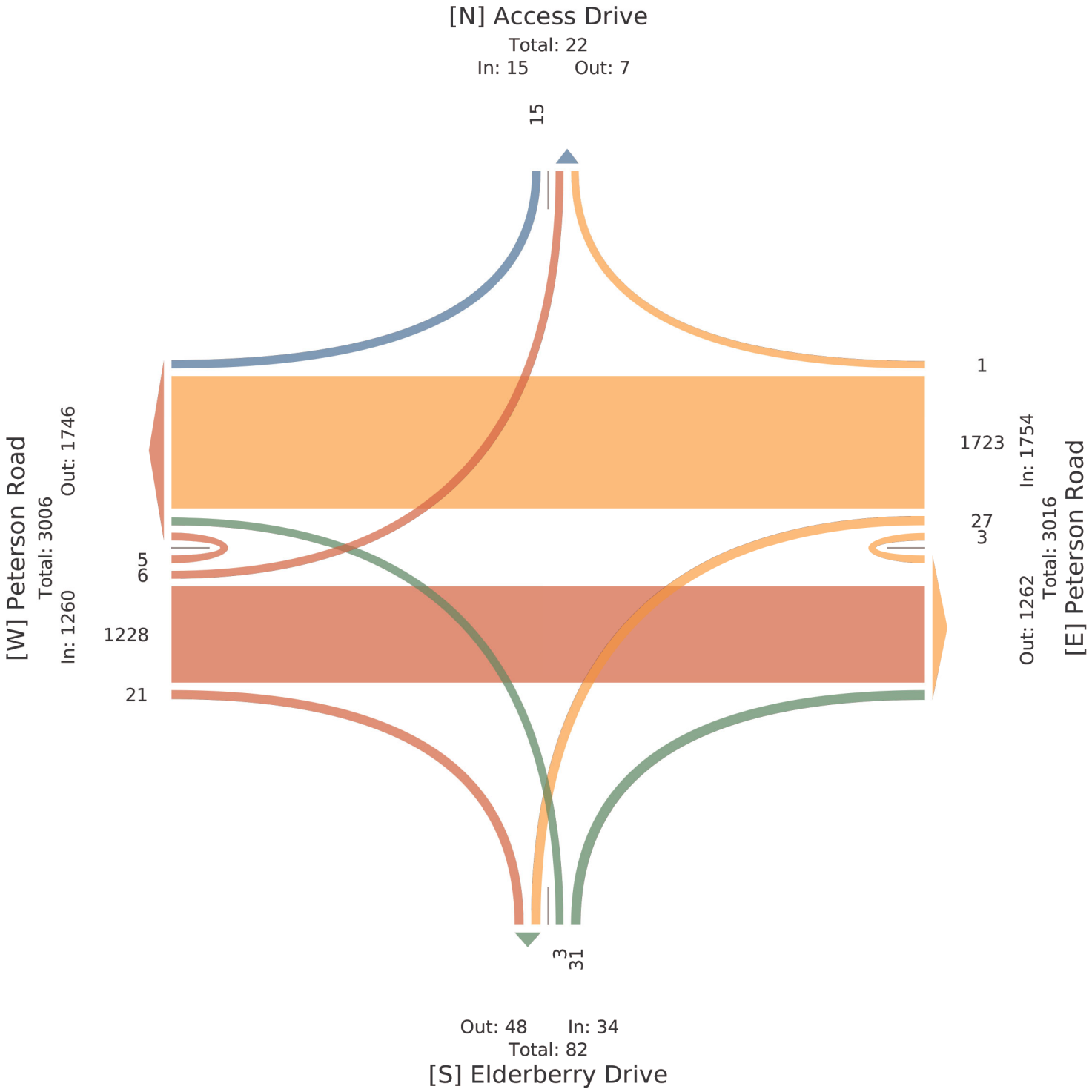
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Access Drive						Peterson Road						Elderberry Drive						Peterson Road						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2024-11-12 4:15PM	3	0	0	0	**3**	0	0	434	2	0	**436**	0	14	0	2	0	**16**	0	6	300	1	1	**308**	0	**763**
4:30PM	3	0	0	0	**3**	0	0	421	9	1	**431**	0	8	0	1	0	**9**	0	3	320	0	1	**324**	0	**767**
4:45PM	3	0	0	0	**3**	0	0	425	10	2	**437**	0	6	0	0	0	**6**	0	5	256	4	1	**266**	0	**712**
5:00PM	6	0	0	0	**6**	0	1	443	6	0	**450**	0	3	0	0	0	**3**	0	7	352	1	2	**362**	0	**821**
Total	15	0	0	0	**15**	0	1	1723	27	3	**1754**	0	31	0	3	0	**34**	0	21	1228	6	5	**1260**	0	**3063**
% Approach	100%	0%	0%	0%	**-**	-	0.1%	98.2%	1.5%	0.2%	**-**	-	91.2%	0%	8.8%	0%	**-**	-	1.7%	97.5%	0.5%	0.4%	**-**	-	-
% Total	0.5%	0%	0%	0%	**0.5%**	-	0%	56.3%	0.9%	0.1%	**57.3%**	-	1.0%	0%	0.1%	0%	**1.1%**	-	0.7%	40.1%	0.2%	0.2%	**41.1%**	-	-
PHF	0.625	-	-	-	**0.625**	-	0.250	0.972	0.675	0.375	**0.974**	-	0.554	-	0.375	-	**0.531**	-	0.750	0.872	0.375	0.625	**0.870**	-	0.933
Lights	15	0	0	0	**15**	-	1	1678	27	3	**1709**	-	30	0	3	0	**33**	-	21	1201	6	5	**1233**	-	2990
% Lights	100%	0%	0%	0%	**100%**	-	100%	97.4%	100%	100%	**97.4%**	-	96.8%	0%	100%	0%	**97.1%**	-	100%	97.8%	100%	100%	**97.9%**	-	97.6%
Single-Unit Trucks	0	0	0	0	**0**	-	0	22	0	0	**22**	-	1	0	0	0	**1**	-	0	13	0	0	**13**	-	36
% Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	0%	1.3%	0%	0%	**1.3%**	-	3.2%	0%	0%	0%	**2.9%**	-	0%	1.1%	0%	0%	**1.0%**	-	1.2%
Articulated Trucks	0	0	0	0	**0**	-	0	18	0	0	**18**	-	0	0	0	0	**0**	-	0	11	0	0	**11**	-	29
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	1.0%	0%	0%	**1.0%**	-	0%	0%	0%	0%	**0%**	-	0%	0.9%	0%	0%	**0.9%**	-	0.9%
Buses	0	0	0	0	**0**	-	0	5	0	0	**5**	-	0	0	0	0	**0**	-	0	3	0	0	**3**	-	8
% Buses	0%	0%	0%	0%	**0%**	-	0%	0.3%	0%	0%	**0.3%**	-	0%	0%	0%	0%	**0%**	-	0%	0.2%	0%	0%	**0.2%**	-	0.3%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Peterson Road with Elderberry Drive TMC - TMC
Tue Nov 12, 2024
PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245693, Location: 42.306019, -87.976305

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Peterson Road with Forest Creek Lane TMC - TMC

Tue Nov 12, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245695, Location: 42.306095, -87.972528

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

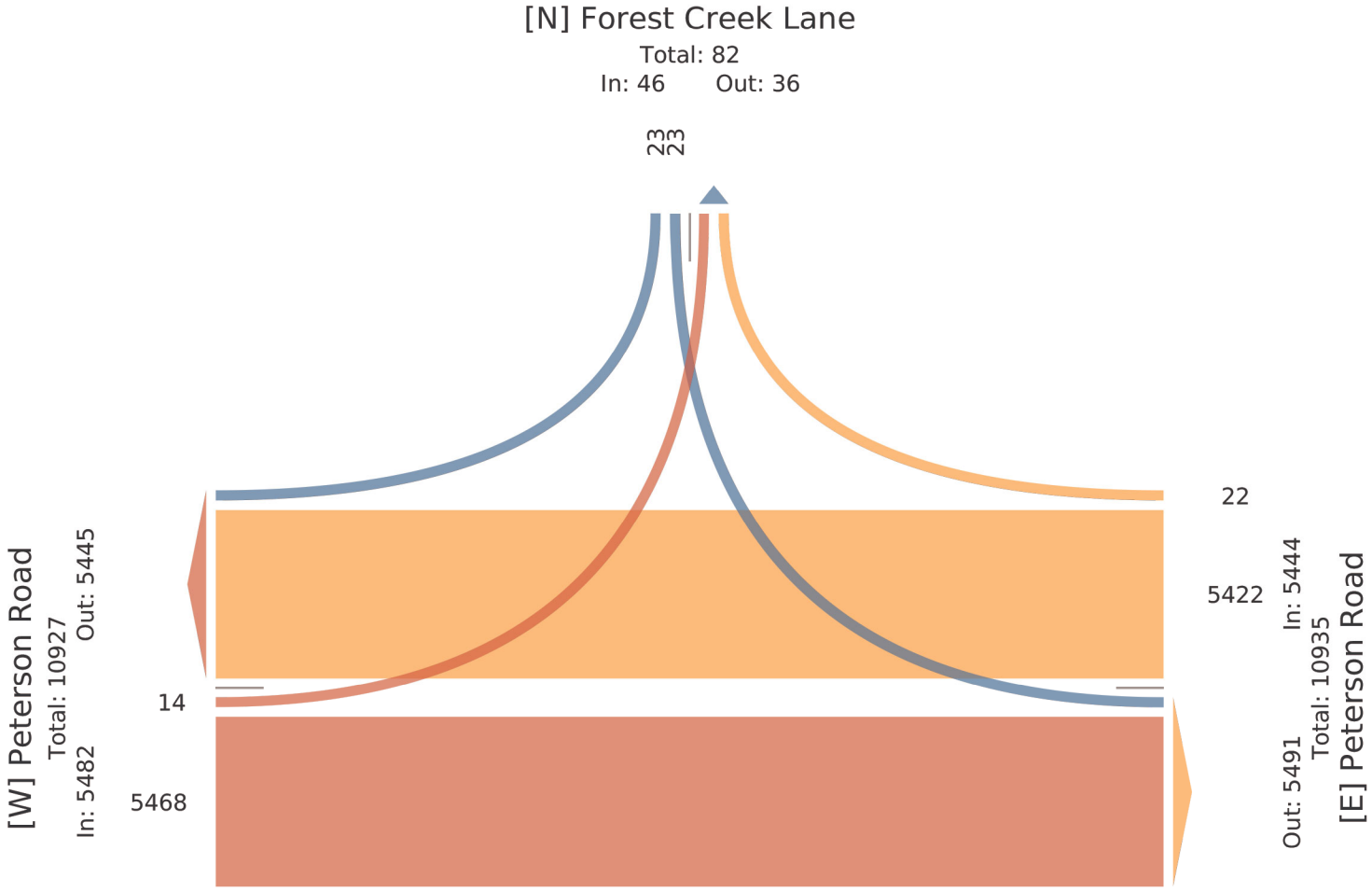
Leg	Forest Creek Lane					Peterson Road					Peterson Road					
Direction	Southbound					Westbound					Eastbound					
Time	R	L	U	App	Ped*	R	T	U	App	Ped*	T	L	U	App	Ped*	Int
2024-11-12 7:00AM	0	1	0	**1**	0	0	218	0	**218**	0	379	1	0	**380**	0	**599**
7:15AM	1	4	0	**5**	0	1	277	0	**278**	0	418	1	0	**419**	0	**702**
7:30AM	1	2	0	**3**	0	1	330	0	**331**	0	392	0	0	**392**	0	**726**
7:45AM	0	2	0	**2**	0	2	287	0	**289**	0	391	0	0	**391**	0	**682**
Hourly Total	2	9	0	**11**	0	4	1112	0	**1116**	0	1580	2	0	**1582**	0	**2709**
8:00AM	4	1	0	**5**	0	0	241	0	**241**	0	404	1	0	**405**	0	**651**
8:15AM	0	2	0	**2**	0	1	227	0	**228**	0	357	2	0	**359**	0	**589**
8:30AM	0	3	0	**3**	0	0	200	0	**200**	0	348	1	0	**349**	0	**552**
8:45AM	3	1	0	**4**	0	5	179	0	**184**	0	400	1	0	**401**	0	**589**
Hourly Total	7	7	0	**14**	0	6	847	0	**853**	0	1509	5	0	**1514**	0	**2381**
4:00PM	4	1	0	**5**	0	2	412	0	**414**	0	351	2	0	**353**	0	**772**
4:15PM	5	1	0	**6**	0	2	431	0	**433**	0	311	1	0	**312**	0	**751**
4:30PM	2	1	0	**3**	0	2	439	0	**441**	0	321	0	0	**321**	0	**765**
4:45PM	0	1	0	**1**	0	2	425	0	**427**	0	279	1	0	**280**	0	**708**
Hourly Total	11	4	0	**15**	0	8	1707	0	**1715**	0	1262	4	0	**1266**	0	**2996**
5:00PM	1	1	0	**2**	0	1	479	0	**480**	0	341	0	0	**341**	0	**823**
5:15PM	0	0	0	**0**	0	1	445	0	**446**	0	294	1	0	**295**	0	**741**
5:30PM	1	1	0	**2**	0	1	416	0	**417**	0	236	2	0	**238**	0	**657**
5:45PM	1	1	0	**2**	0	1	416	0	**417**	0	246	0	0	**246**	0	**665**
Hourly Total	3	3	0	**6**	0	4	1756	0	**1760**	0	1117	3	0	**1120**	0	**2886**
Total	23	23	0	**46**	0	22	5422	0	**5444**	0	5468	14	0	**5482**	0	**10972**
% Approach	50.0%	50.0%	0%	**-**	-	0.4%	99.6%	0%	**-**	-	99.7%	0.3%	0%	**-**	-	-
% Total	0.2%	0.2%	0%	**0.4%**	-	0.2%	49.4%	0%	**49.6%**	-	49.8%	0.1%	0%	**50.0%**	-	-
Lights	20	23	0	**43**	-	21	5173	0	**5194**	-	5246	12	0	**5258**	-	10495
% Lights	87.0%	100%	0%	**93.5%**	-	95.5%	95.4%	0%	**95.4%**	-	95.9%	85.7%	0%	**95.9%**	-	95.7%
Single-Unit Trucks	1	0	0	**1**	-	1	82	0	**83**	-	97	0	0	**97**	-	181
% Single-Unit Trucks	4.3%	0%	0%	**2.2%**	-	4.5%	1.5%	0%	**1.5%**	-	1.8%	0%	0%	**1.8%**	-	1.6%
Articulated Trucks	0	0	0	**0**	-	0	129	0	**129**	-	98	0	0	**98**	-	227
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	2.4%	0%	**2.4%**	-	1.8%	0%	0%	**1.8%**	-	2.1%
Buses	2	0	0	**2**	-	0	38	0	**38**	-	27	2	0	**29**	-	69
% Buses	8.7%	0%	0%	**4.3%**	-	0%	0.7%	0%	**0.7%**	-	0.5%	14.3%	0%	**0.5%**	-	0.6%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Peterson Road with Forest Creek Lane TMC - TMC

Tue Nov 12, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245695, Location: 42.306095, -87.972528

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Peterson Road with Forest Creek Lane TMC - TMC

Tue Nov 12, 2024
AM Peak (7:15 AM - 8:15 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245695, Location: 42.306095, -87.972528

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

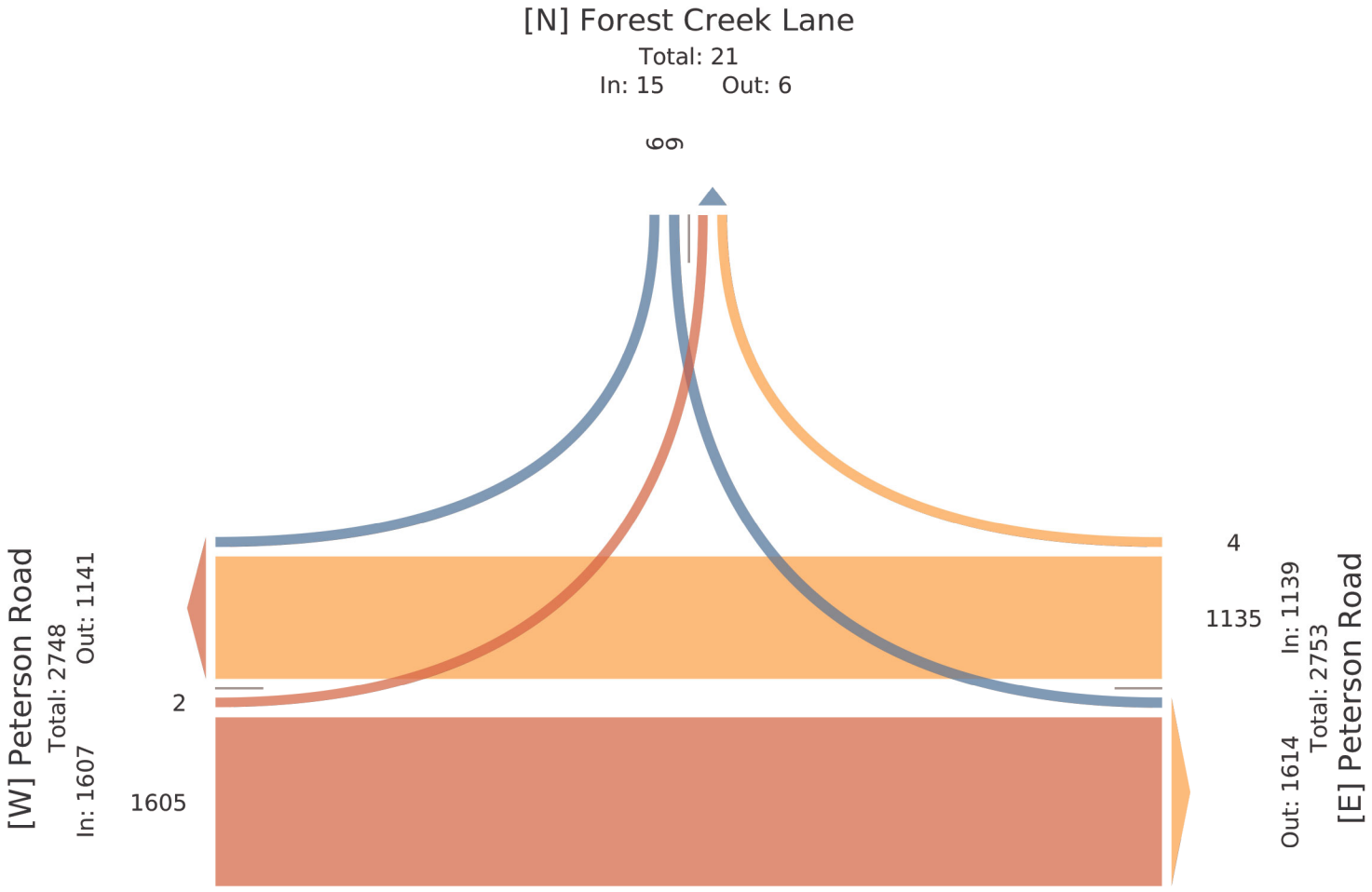
Leg	Forest Creek Lane					Peterson Road					Peterson Road					
Direction	Southbound					Westbound					Eastbound					
Time	R	L	U	**App**	Ped*	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	**Int**
2024-11-12 7:15AM	1	4	0	**5**	0	1	277	0	**278**	0	418	1	0	**419**	0	**702**
7:30AM	1	2	0	**3**	0	1	330	0	**331**	0	392	0	0	**392**	0	**726**
7:45AM	0	2	0	**2**	0	2	287	0	**289**	0	391	0	0	**391**	0	**682**
8:00AM	4	1	0	**5**	0	0	241	0	**241**	0	404	1	0	**405**	0	**651**
Total	6	9	0	**15**	0	4	1135	0	**1139**	0	1605	2	0	**1607**	0	**2761**
% Approach	40.0%	60.0%	0%	**-**	-	0.4%	99.6%	0%	**-**	-	99.9%	0.1%	0%	**-**	-	-
% Total	0.2%	0.3%	0%	**0.5%**	-	0.1%	41.1%	0%	**41.3%**	-	58.1%	0.1%	0%	**58.2%**	-	-
PHF	0.375	0.563	-	**0.750**	-	0.500	0.860	-	**0.860**	-	0.960	0.500	-	**0.959**	-	0.951
Lights	4	9	0	**13**	-	4	1065	0	**1069**	-	1520	1	0	**1521**	-	2603
% Lights	66.7%	100%	0%	**86.7%**	-	100%	93.8%	0%	**93.9%**	-	94.7%	50.0%	0%	**94.6%**	-	94.3%
Single-Unit Trucks	1	0	0	**1**	-	0	18	0	**18**	-	42	0	0	**42**	-	61
% Single-Unit Trucks	16.7%	0%	0%	**6.7%**	-	0%	1.6%	0%	**1.6%**	-	2.6%	0%	0%	**2.6%**	-	2.2%
Articulated Trucks	0	0	0	**0**	-	0	43	0	**43**	-	36	0	0	**36**	-	79
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	3.8%	0%	**3.8%**	-	2.2%	0%	0%	**2.2%**	-	2.9%
Buses	1	0	0	**1**	-	0	9	0	**9**	-	7	1	0	**8**	-	18
% Buses	16.7%	0%	0%	**6.7%**	-	0%	0.8%	0%	**0.8%**	-	0.4%	50.0%	0%	**0.5%**	-	0.7%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Peterson Road with Forest Creek Lane TMC - TMC

Tue Nov 12, 2024
AM Peak (7:15 AM - 8:15 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245695, Location: 42.306095, -87.972528

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Peterson Road with Forest Creek Lane TMC - TMC

Tue Nov 12, 2024
PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245695, Location: 42.306095, -87.972528

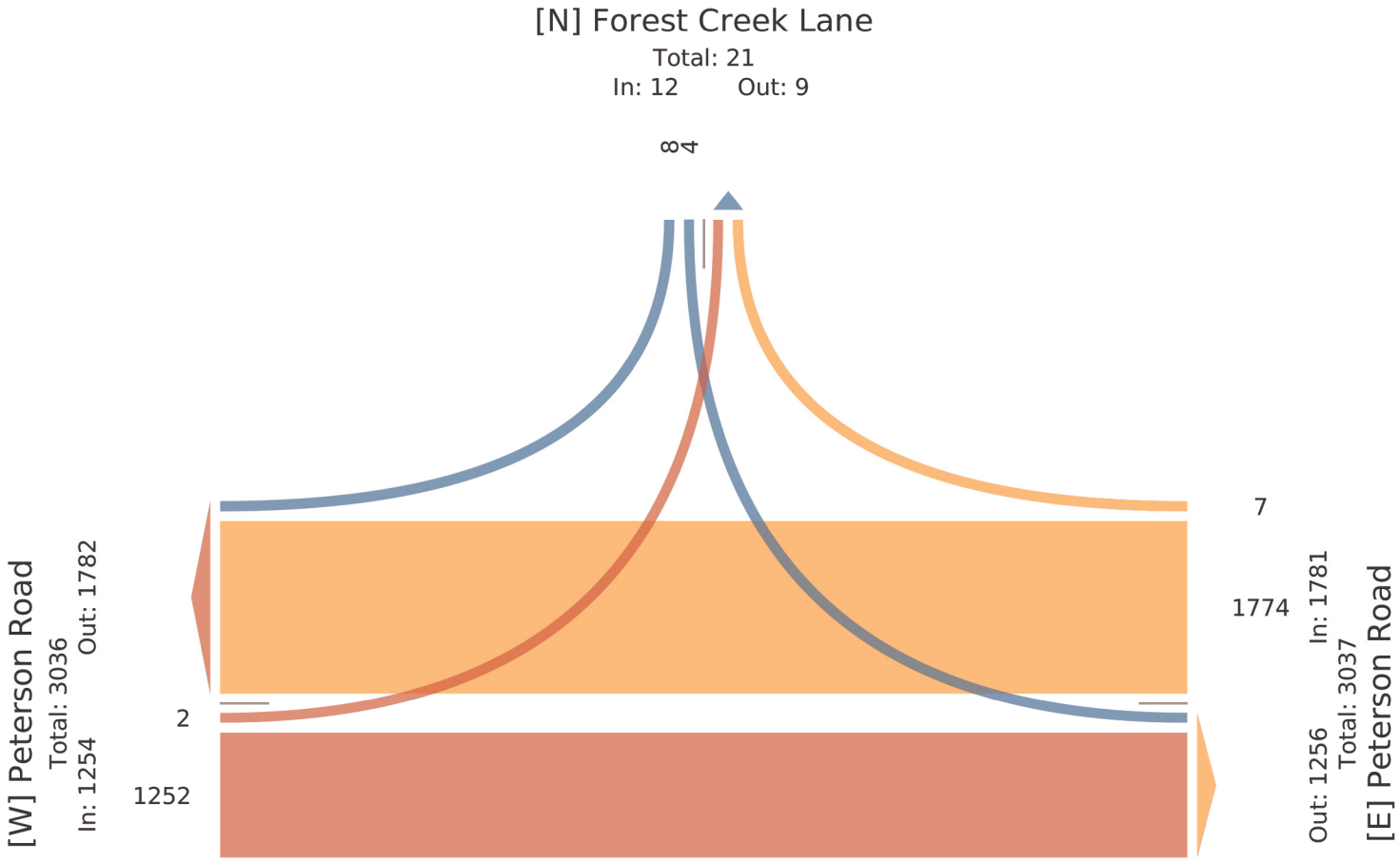
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg / Direction	Forest Creek Lane Southbound					Peterson Road Westbound					Peterson Road Eastbound					
Time	R	L	U	App	Ped*	R	T	U	App	Ped*	T	L	U	App	Ped*	Int
2024-11-12 4:15PM	5	1	0	**6**	0	2	431	0	**433**	0	311	1	0	**312**	0	**751**
4:30PM	2	1	0	**3**	0	2	439	0	**441**	0	321	0	0	**321**	0	**765**
4:45PM	0	1	0	**1**	0	2	425	0	**427**	0	279	1	0	**280**	0	**708**
5:00PM	1	1	0	**2**	0	1	479	0	**480**	0	341	0	0	**341**	0	**823**
Total	8	4	0	**12**	0	7	1774	0	**1781**	0	1252	2	0	**1254**	0	**3047**
% Approach	66.7%	33.3%	0%	-	-	0.4%	99.6%	0%	-	-	99.8%	0.2%	0%	-	-	-
% Total	0.3%	0.1%	0%	**0.4%**	-	0.2%	58.2%	0%	**58.5%**	-	41.1%	0.1%	0%	**41.2%**	-	-
PHF	0.400	1.000	-	**0.500**	-	0.875	0.926	-	**0.928**	-	0.918	0.500	-	**0.919**	-	0.926
Lights	8	4	0	**12**	-	7	1728	0	**1735**	-	1224	2	0	**1226**	-	2973
% Lights	100%	100%	0%	**100%**	-	100%	97.4%	0%	**97.4%**	-	97.8%	100%	0%	**97.8%**	-	97.6%
Single-Unit Trucks	0	0	0	**0**	-	0	23	0	**23**	-	12	0	0	**12**	-	35
% Single-Unit Trucks	0%	0%	0%	**0%**	-	0%	1.3%	0%	**1.3%**	-	1.0%	0%	0%	**1.0%**	-	1.1%
Articulated Trucks	0	0	0	**0**	-	0	19	0	**19**	-	14	0	0	**14**	-	33
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	1.1%	0%	**1.1%**	-	1.1%	0%	0%	**1.1%**	-	1.1%
Buses	0	0	0	**0**	-	0	4	0	**4**	-	2	0	0	**2**	-	6
% Buses	0%	0%	0%	**0%**	-	0%	0.2%	0%	**0.2%**	-	0.2%	0%	0%	**0.2%**	-	0.2%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Peterson Road with Forest Creek Lane TMC - TMC
Tue Nov 12, 2024
PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245695, Location: 42.306095, -87.972528

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Peterson Road with Sunnyview Road TMC - TMC

Tue Nov 12, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245694, Location: 42.306071, -87.973747

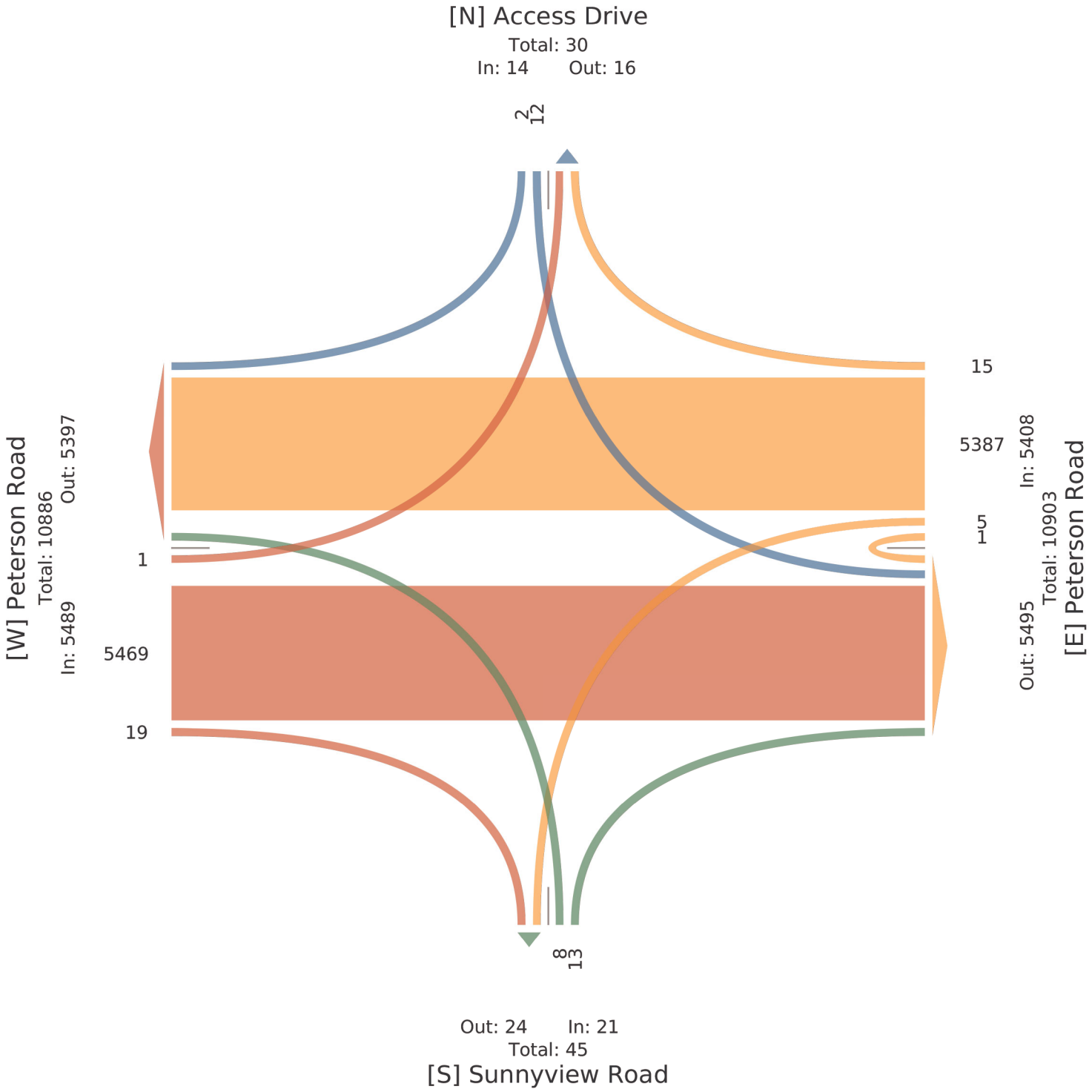
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Access Drive						Peterson Road						Sunnyview Road						Peterson Road						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2024-11-12 7:00AM	0	0	0	0	**0**	0	1	218	0	0	**219**	0	0	0	0	0	**0**	0	0	380	0	0	**380**	0	**599**
7:15AM	0	0	0	0	**0**	0	1	269	0	0	**270**	0	0	0	0	0	**0**	0	0	426	0	0	**426**	0	**696**
7:30AM	0	0	1	0	**1**	0	3	331	0	0	**334**	0	3	0	0	0	**3**	0	2	381	0	0	**383**	0	**721**
7:45AM	0	0	3	0	**3**	0	3	281	0	0	**284**	0	2	0	1	0	**3**	0	0	409	0	0	**409**	0	**699**
Hourly Total	0	0	4	0	**4**	0	8	1099	0	0	**1107**	0	5	0	1	0	**6**	0	2	1596	0	0	**1598**	0	**2715**
8:00AM	0	0	0	0	**0**	0	0	249	1	0	**250**	0	2	0	1	0	**3**	0	2	384	1	0	**387**	0	**640**
8:15AM	2	0	0	0	**2**	0	0	231	0	0	**231**	0	2	0	1	0	**3**	0	2	367	0	0	**369**	0	**605**
8:30AM	0	0	0	0	**0**	0	1	194	0	1	**196**	0	1	0	1	0	**2**	0	1	338	0	0	**339**	0	**537**
8:45AM	0	0	1	0	**1**	0	0	186	0	0	**186**	0	0	0	0	0	**0**	0	2	397	0	0	**399**	0	**586**
Hourly Total	2	0	1	0	**3**	0	1	860	1	1	**863**	0	5	0	3	0	**8**	0	7	1486	1	0	**1494**	0	**2368**
4:00PM	0	0	2	0	**2**	0	1	417	0	0	**418**	0	0	0	0	0	**0**	0	2	345	0	0	**347**	0	**767**
4:15PM	0	0	0	0	**0**	0	1	427	0	0	**428**	0	0	0	0	0	**0**	0	2	306	0	0	**308**	0	**736**
4:30PM	0	0	1	0	**1**	0	2	440	1	0	**443**	0	2	0	1	0	**3**	0	0	308	0	0	**308**	0	**755**
4:45PM	0	0	2	0	**2**	0	1	435	0	0	**436**	0	0	0	1	0	**1**	0	1	280	0	0	**281**	0	**720**
Hourly Total	0	0	5	0	**5**	0	5	1719	1	0	**1725**	0	2	0	2	0	**4**	0	5	1239	0	0	**1244**	0	**2978**
5:00PM	0	0	1	0	**1**	0	0	470	0	0	**470**	0	0	0	1	0	**1**	0	2	342	0	0	**344**	0	**816**
5:15PM	0	0	0	0	**0**	0	1	433	1	0	**435**	0	0	0	1	0	**1**	0	3	317	0	0	**320**	0	**756**
5:30PM	0	0	0	0	**0**	0	0	421	0	0	**421**	0	0	0	0	0	**0**	0	0	239	0	0	**239**	0	**660**
5:45PM	0	0	1	0	**1**	0	0	385	2	0	**387**	0	1	0	0	0	**1**	0	0	250	0	0	**250**	0	**639**
Hourly Total	0	0	2	0	**2**	0	1	1709	3	0	**1713**	0	1	0	2	0	**3**	0	5	1148	0	0	**1153**	0	**2871**
Total	2	0	12	0	**14**	0	15	5387	5	1	**5408**	0	13	0	8	0	**21**	0	19	5469	1	0	**5489**	0	**10932**
% Approach	14.3%	0%	85.7%	0%	**-**	-	0.3%	99.6%	0.1%	0%	**-**	-	61.9%	0%	38.1%	0%	**-**	-	0.3%	99.6%	0%	0%	**-**	-	-
% Total	0%	0%	0.1%	0%	**0.1%**	-	0.1%	49.3%	0%	0%	**49.5%**	-	0.1%	0%	0.1%	0%	**0.2%**	-	0.2%	50.0%	0%	0%	**50.2%**	-	-
Lights	1	0	12	0	**13**	-	13	5125	5	1	**5144**	-	11	0	8	0	**19**	-	12	5230	1	0	**5243**	-	10419
% Lights	50.0%	0%	100%	0%	**92.9%**	-	86.7%	95.1%	100%	100%	**95.1%**	-	84.6%	0%	100%	0%	**90.5%**	-	63.2%	95.6%	100%	0%	**95.5%**	-	95.3%
Single-Unit Trucks	0	0	0	0	**0**	-	0	93	0	0	**93**	-	1	0	0	0	**1**	-	2	104	0	0	**106**	-	200
% Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	0%	1.7%	0%	0%	**1.7%**	-	7.7%	0%	0%	0%	**4.8%**	-	10.5%	1.9%	0%	0%	**1.9%**	-	1.8%
Articulated Trucks	0	0	0	0	**0**	-	0	133	0	0	**133**	-	0	0	0	0	**0**	-	0	105	0	0	**105**	-	238
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	2.5%	0%	0%	**2.5%**	-	0%	0%	0%	0%	**0%**	-	0%	1.9%	0%	0%	**1.9%**	-	2.2%
Buses	1	0	0	0	**1**	-	2	36	0	0	**38**	-	1	0	0	0	**1**	-	5	28	0	0	**33**	-	73
% Buses	50.0%	0%	0%	0%	**7.1%**	-	13.3%	0.7%	0%	0%	**0.7%**	-	7.7%	0%	0%	0%	**4.8%**	-	26.3%	0.5%	0%	0%	**0.6%**	-	0.7%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	2	0	0	**2**	-	2
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Peterson Road with Sunnyview Road TMC - TMC
Tue Nov 12, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245694, Location: 42.306071, -87.973747

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Peterson Road with Sunnyview Road TMC - TMC

Tue Nov 12, 2024
AM Peak (7:15 AM - 8:15 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245694, Location: 42.306071, -87.973747

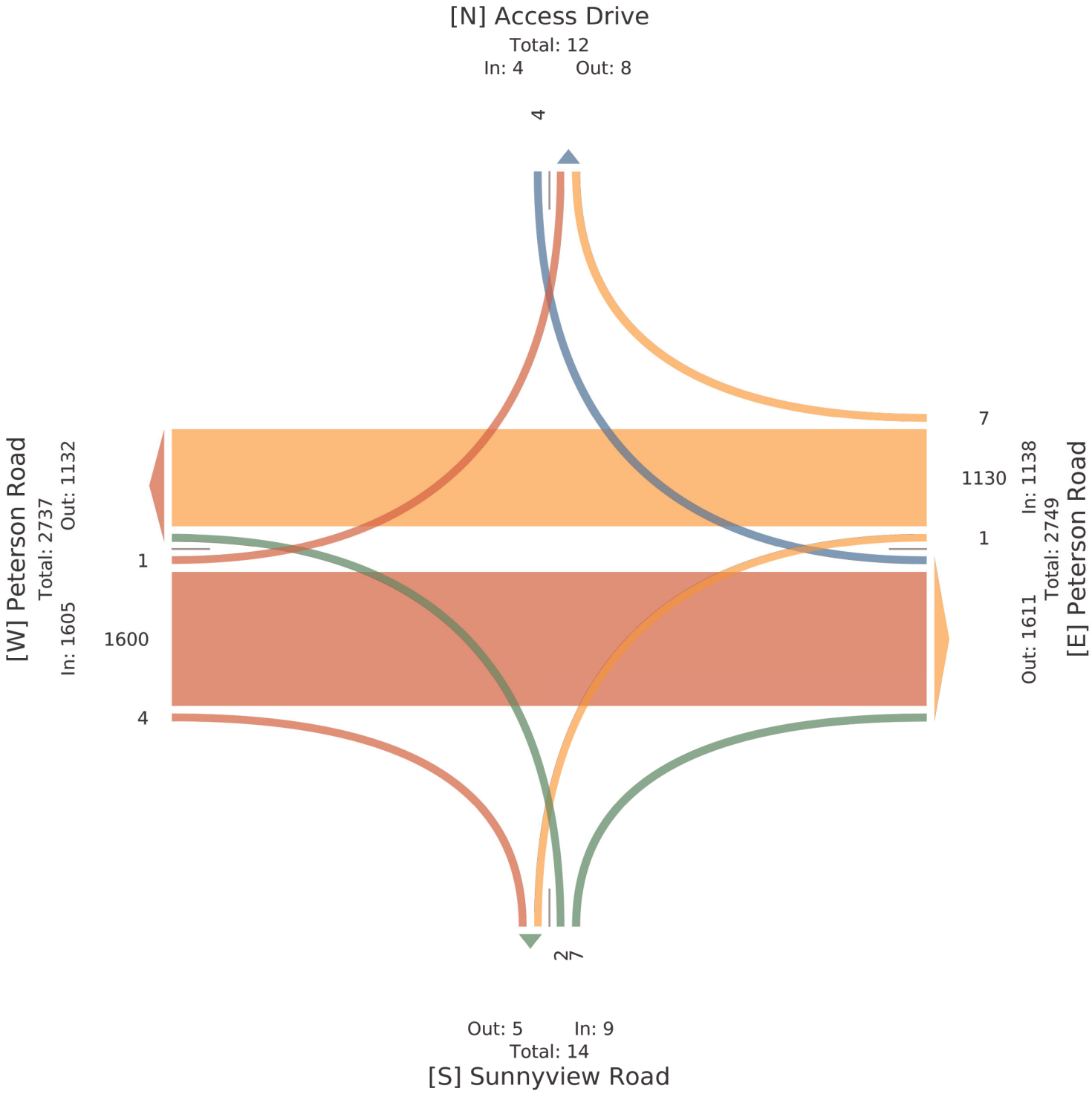
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg / Direction	Access Drive Southbound						Peterson Road Westbound						Sunnyview Road Northbound						Peterson Road Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2024-11-12 7:15AM	0	0	0	0	**0**	0	1	269	0	0	**270**	0	0	0	0	0	**0**	0	0	426	0	0	**426**	0	**696**
7:30AM	0	0	1	0	**1**	0	3	331	0	0	**334**	0	3	0	0	0	**3**	0	2	381	0	0	**383**	0	**721**
7:45AM	0	0	3	0	**3**	0	3	281	0	0	**284**	0	2	0	1	0	**3**	0	0	409	0	0	**409**	0	**699**
8:00AM	0	0	0	0	**0**	0	0	249	1	0	**250**	0	2	0	1	0	**3**	0	2	384	1	0	**387**	0	**640**
Total	0	0	4	0	**4**	0	7	1130	1	0	**1138**	0	7	0	2	0	**9**	0	4	1600	1	0	**1605**	0	**2756**
% Approach	0%	0%	100%	0%	**-**	-	0.6%	99.3%	0.1%	0%	**-**	-	77.8%	0%	22.2%	0%	**-**	-	0.2%	99.7%	0.1%	0%	**-**	-	-
% Total	0%	0%	0.1%	0%	**0.1%**	-	0.3%	41.0%	0%	0%	**41.3%**	-	0.3%	0%	0.1%	0%	**0.3%**	-	0.1%	58.1%	0%	0%	**58.2%**	-	-
PHF	-	-	0.333	-	**0.333**	-	0.583	0.853	0.250	-	**0.852**	-	0.583	-	0.500	-	**0.750**	-	0.500	0.939	0.250	-	**0.942**	-	0.956
Lights	0	0	4	0	**4**	-	7	1052	1	0	**1060**	-	6	0	2	0	**8**	-	1	1502	1	0	**1504**	-	2576
% Lights	0%	0%	100%	0%	**100%**	-	100%	93.1%	100%	0%	**93.1%**	-	85.7%	0%	100%	0%	**88.9%**	-	25.0%	93.9%	100%	0%	**93.7%**	-	93.5%
Single-Unit Trucks	0	0	0	0	**0**	-	0	23	0	0	**23**	-	0	0	0	0	**0**	-	1	49	0	0	**50**	-	73
% Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	0%	2.0%	0%	0%	**2.0%**	-	0%	0%	0%	0%	**0%**	-	25.0%	3.1%	0%	0%	**3.1%**	-	2.6%
Articulated Trucks	0	0	0	0	**0**	-	0	45	0	0	**45**	-	0	0	0	0	**0**	-	0	41	0	0	**41**	-	86
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	4.0%	0%	0%	**4.0%**	-	0%	0%	0%	0%	**0%**	-	0%	2.6%	0%	0%	**2.6%**	-	3.1%
Buses	0	0	0	0	**0**	-	0	10	0	0	**10**	-	1	0	0	0	**1**	-	2	8	0	0	**10**	-	21
% Buses	0%	0%	0%	0%	**0%**	-	0%	0.9%	0%	0%	**0.9%**	-	14.3%	0%	0%	0%	**11.1%**	-	50.0%	0.5%	0%	0%	**0.6%**	-	0.8%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Peterson Road with Sunnyview Road TMC - TMC
Tue Nov 12, 2024
AM Peak (7:15 AM - 8:15 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245694, Location: 42.306071, -87.973747

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Peterson Road with Sunnyview Road TMC - TMC

Tue Nov 12, 2024
PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245694, Location: 42.306071, -87.973747



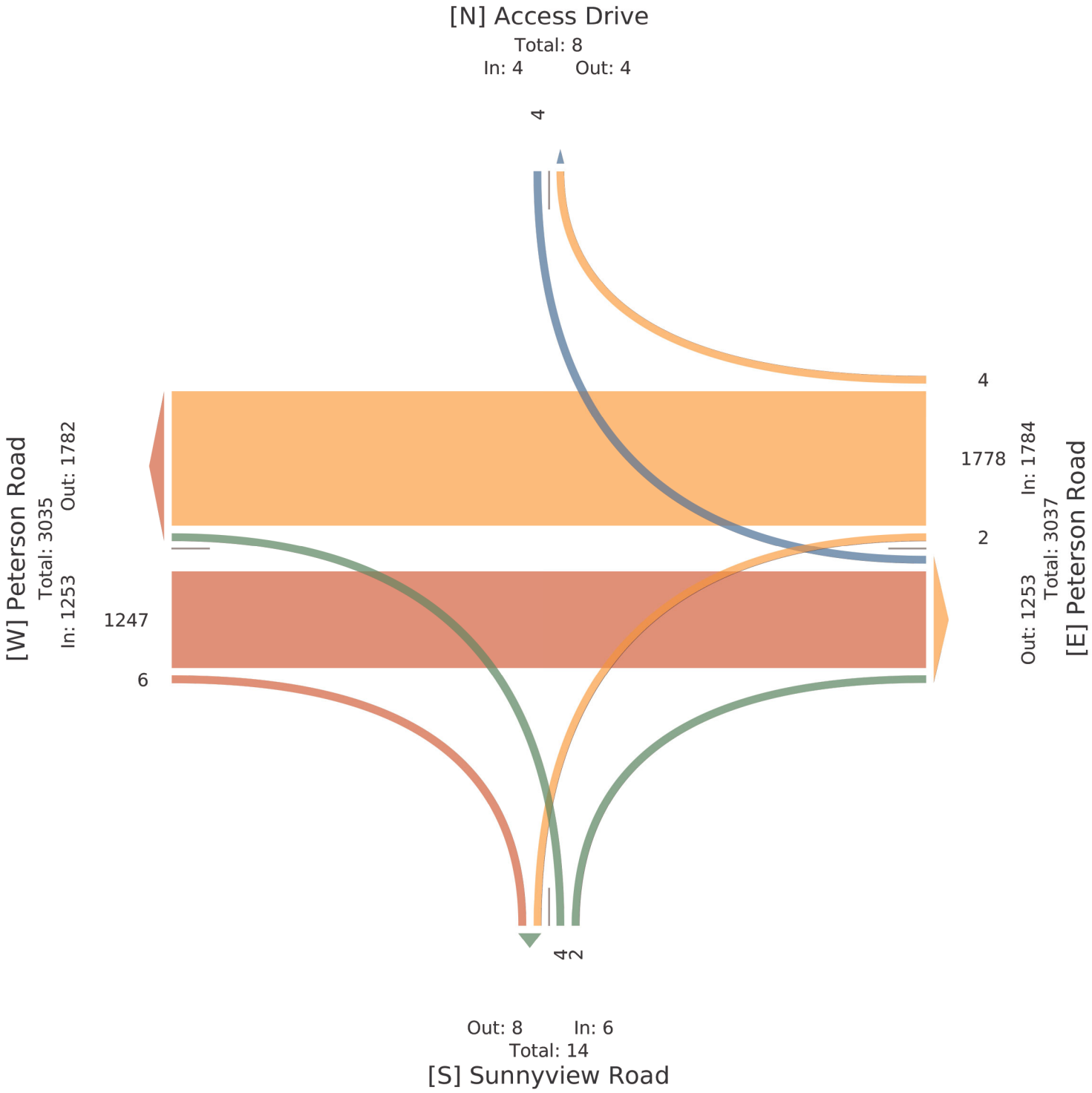
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Access Drive						Peterson Road						Sunnyview Road						Peterson Road						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	Int
2024-11-12 4:30PM	0	0	1	0	1	0	2	440	1	0	443	0	2	0	1	0	3	0	0	308	0	0	308	0	755
4:45PM	0	0	2	0	2	0	1	435	0	0	436	0	0	0	1	0	1	0	1	280	0	0	281	0	720
5:00PM	0	0	1	0	1	0	0	470	0	0	470	0	0	0	1	0	1	0	2	342	0	0	344	0	816
5:15PM	0	0	0	0	0	0	1	433	1	0	435	0	0	0	1	0	1	0	3	317	0	0	320	0	756
Total	0	0	4	0	4	0	4	1778	2	0	1784	0	2	0	4	0	6	0	6	1247	0	0	1253	0	3047
% Approach	0%	0%	100%	0%	-	-	0.2%	99.7%	0.1%	0%	-	-	33.3%	0%	66.7%	0%	-	-	0.5%	99.5%	0%	0%	-	-	-
% Total	0%	0%	0.1%	0%	0.1%	-	0.1%	58.4%	0.1%	0%	58.5%	-	0.1%	0%	0.1%	0%	0.2%	-	0.2%	40.9%	0%	0%	41.1%	-	-
PHF	-	-	0.500	-	0.500	-	0.500	0.946	0.500	-	0.949	-	0.250	-	1.000	-	0.500	-	0.500	0.912	-	-	0.911	-	0.934
Lights	0	0	4	0	4	-	4	1738	2	0	1744	-	2	0	4	0	6	-	6	1216	0	0	1222	-	2976
% Lights	0%	0%	100%	0%	100%	-	100%	97.8%	100%	0%	97.8%	-	100%	0%	100%	0%	100%	-	100%	97.5%	0%	0%	97.5%	-	97.7%
Single-Unit Trucks	0	0	0	0	0	-	0	23	0	0	23	-	0	0	0	0	0	-	0	12	0	0	12	-	35
% Single-Unit Trucks	0%	0%	0%	0%	0%	-	0%	1.3%	0%	0%	1.3%	-	0%	0%	0%	0%	0%	-	0%	1.0%	0%	0%	1.0%	-	1.1%
Articulated Trucks	0	0	0	0	0	-	0	15	0	0	15	-	0	0	0	0	0	-	0	17	0	0	17	-	32
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0.8%	0%	0%	0.8%	-	0%	0%	0%	0%	0%	-	0%	1.4%	0%	0%	1.4%	-	1.1%
Buses	0	0	0	0	0	-	0	2	0	0	2	-	0	0	0	0	0	-	0	2	0	0	2	-	4
% Buses	0%	0%	0%	0%	0%	-	0%	0.1%	0%	0%	0.1%	-	0%	0%	0%	0%	0%	-	0%	0.2%	0%	0%	0.2%	-	0.1%
Bicycles on Road	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Bicycles on Road	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

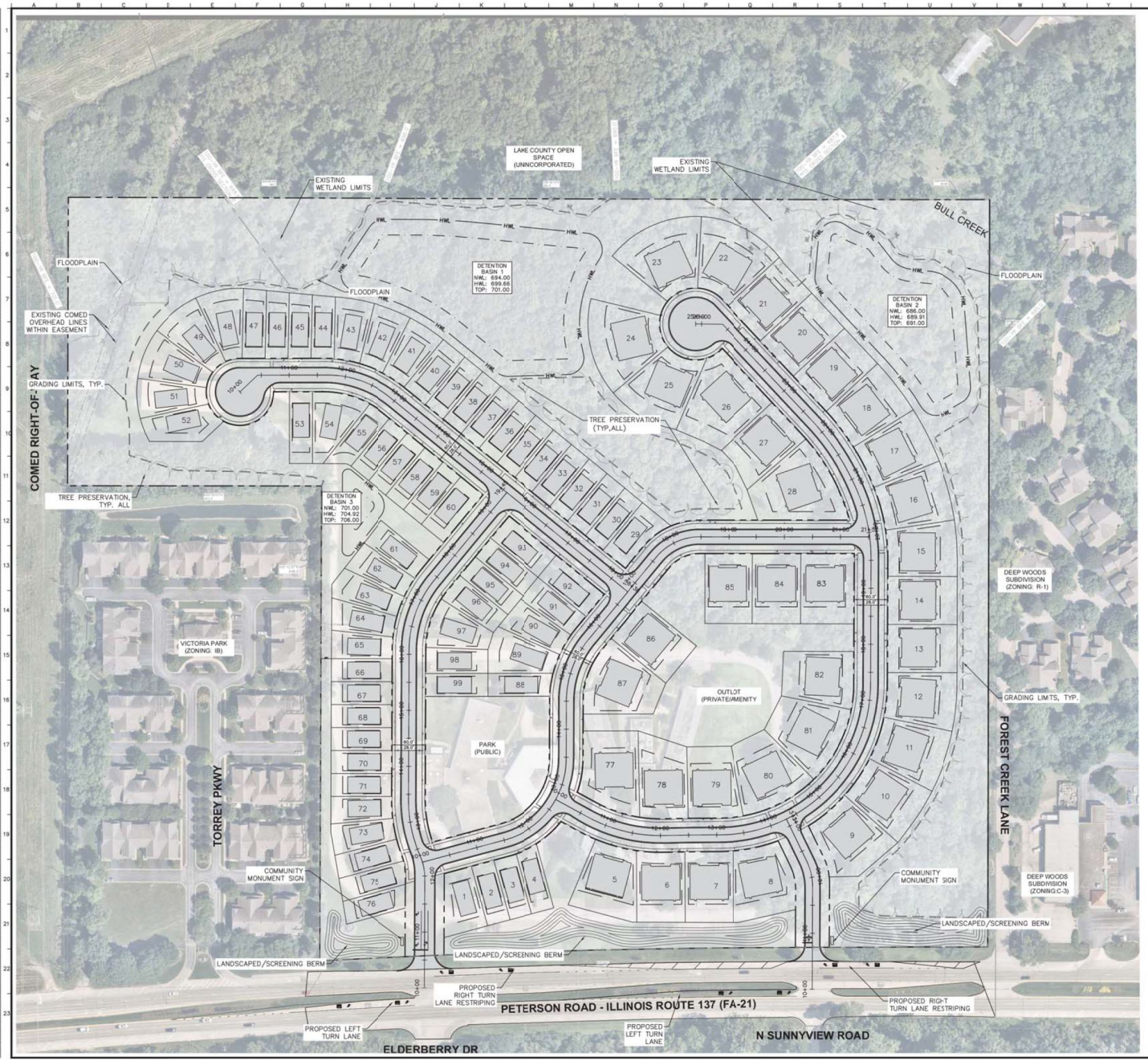
*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Peterson Road with Sunnyview Road TMC - TMC
Tue Nov 12, 2024
PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1245694, Location: 42.306071, -87.973747

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Site Plan



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

Call Before You Dig
JULIE
1-800-892-0123

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. REFER TO LANDSCAPE ARCHITECT PLANS FOR MONUMENT SIGN DETAILS.

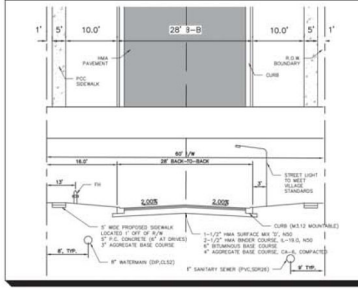
PROPERTY SUMMARY TABLE

SITE AREA	= 42.11	ACRES
R/W DEDICATION	= 6.55	ACRES
LOT AREA (CUMULATIVE)	= 17.69	ACRES
PARK DISTRICT DEDICATION	= 1.14	ACRES
PRIVATE AMENITY SPACE	= 1.41	ACRES
OPEN SPACE/DETENTION	= 2.92	ACRES
OPEN SPACE/UNDISTURBED AREA	= 12.40	ACRES
TOTAL LOTS PROVIDED	= 99	LOTS
UNIT COUNT	= 134	UNITS
ZONING SUMMARY:		
EXISTING ZONING DISTRICT	= MIXED (IB/R1/C3/UNINCORPORATED)	
PROPOSED ZONING DISTRICT	= R-7 PUD	
SINGLE FAMILY (41' X 110')	= 64	UNITS
GREENWAY CHASE SPRINGS		
FRONT YARD SETBACK	= 20	FEET
REAR YARD SETBACK	= 20	FEET
CORNER SIDE YARD SETBACK	= 15	FEET
SIDE YARD SETBACK	= 5	FEET*
*(MINIMUM 10 FT BUILDING SEPARATION)		
DUPLEXES (86' X 125')	= 70	UNITS
GREENWAY CHASE LANDINGS		
FRONT YARD SETBACK	= 20	FEET
REAR YARD SETBACK	= 30	FEET
CORNER SIDE YARD SETBACK	= 15	FEET
SIDE YARD SETBACK	= 6	FEET*
*(MINIMUM 12 FT BUILDING SEPARATION)		
MAXIMUM BUILDING COVERAGE SINGLE FAMILY	= 45%	
MAXIMUM IMPERVIOUS COVERAGE SINGLE FAMILY	= 50%	
MAXIMUM BUILDING COVERAGE DUPLEX	= 50%	
MAXIMUM IMPERVIOUS COVERAGE DUPLEX	= 55%	

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17097C0161K EFFECTIVE DATE 9/19/2013, A PORTION OF THE SITE IS LOCATED IN ZONE 'AE' WITH A VARYING BASE FLOOD ELEVATION RANGING FROM 701.0 ON THE WEST SIDE TO 684.0 ON THE EAST SIDE, AS NOTED HEREIN. THE REMAINDER OF THE SITE IS LOCATED WITHIN ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD).

TYPICAL ROADWAY CROSS-SECTION



Drawing name: K:\CHI_LIB\KVA\168247001-Pulte_Libertyville_A\3 Design\CAD\PlanSheets\C2.0 SITE PLAN.dwg C2.0 Dec 17, 2024 - 9:09am by jake.embry
This document, together with concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
500 W. JACKSON BLVD., SUITE 200
CHICAGO, IL 60661
PHONE: 312-862-2800
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RG
DRAWN BY: KTM
CHECKED BY: RM

PULTE GROUP

OVERALL SITE PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 12/11/2024
KHA PROJECT NO. 168247001
SHEET NUMBER
C2.0

ITE Trip Generation Sheets

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

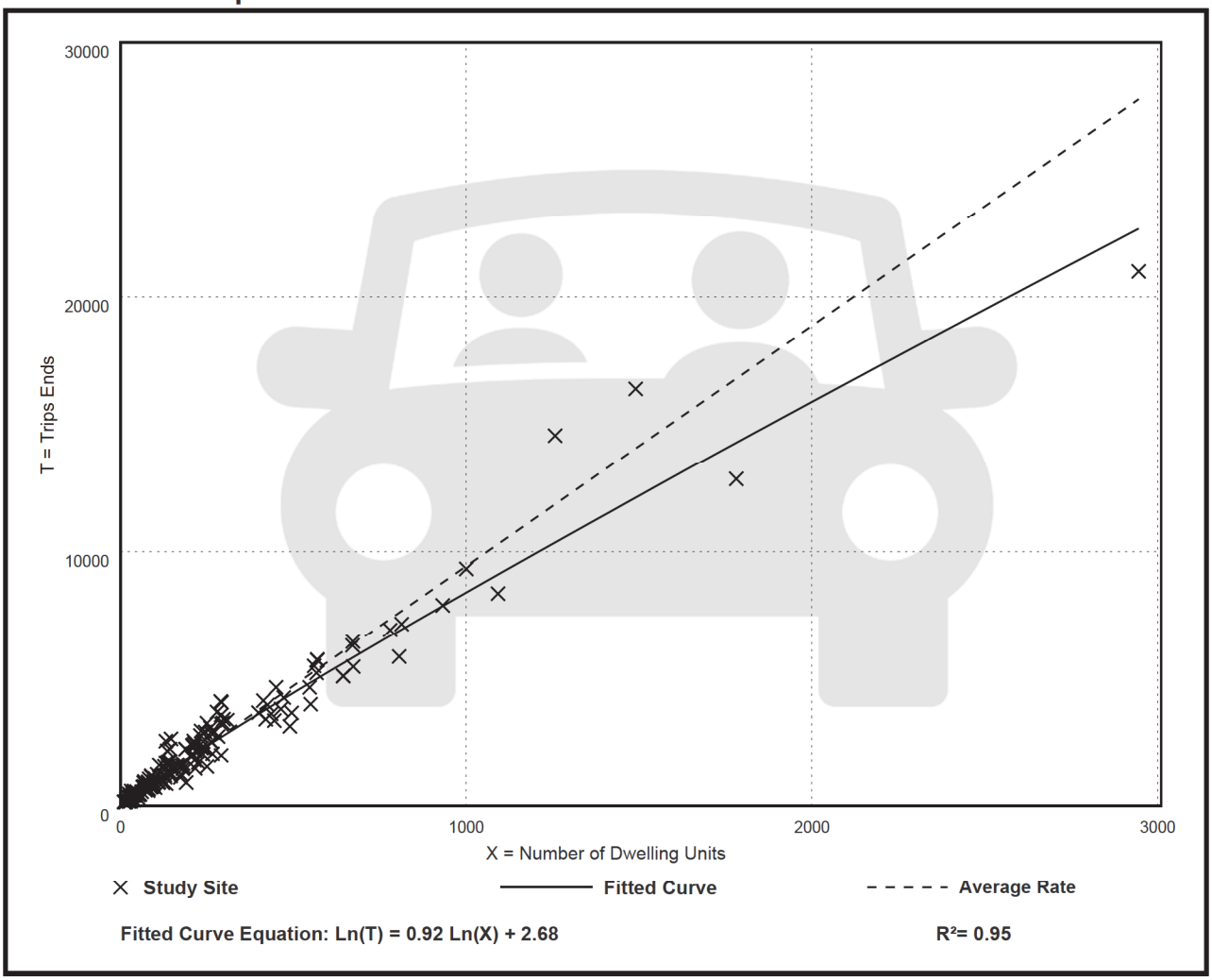
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

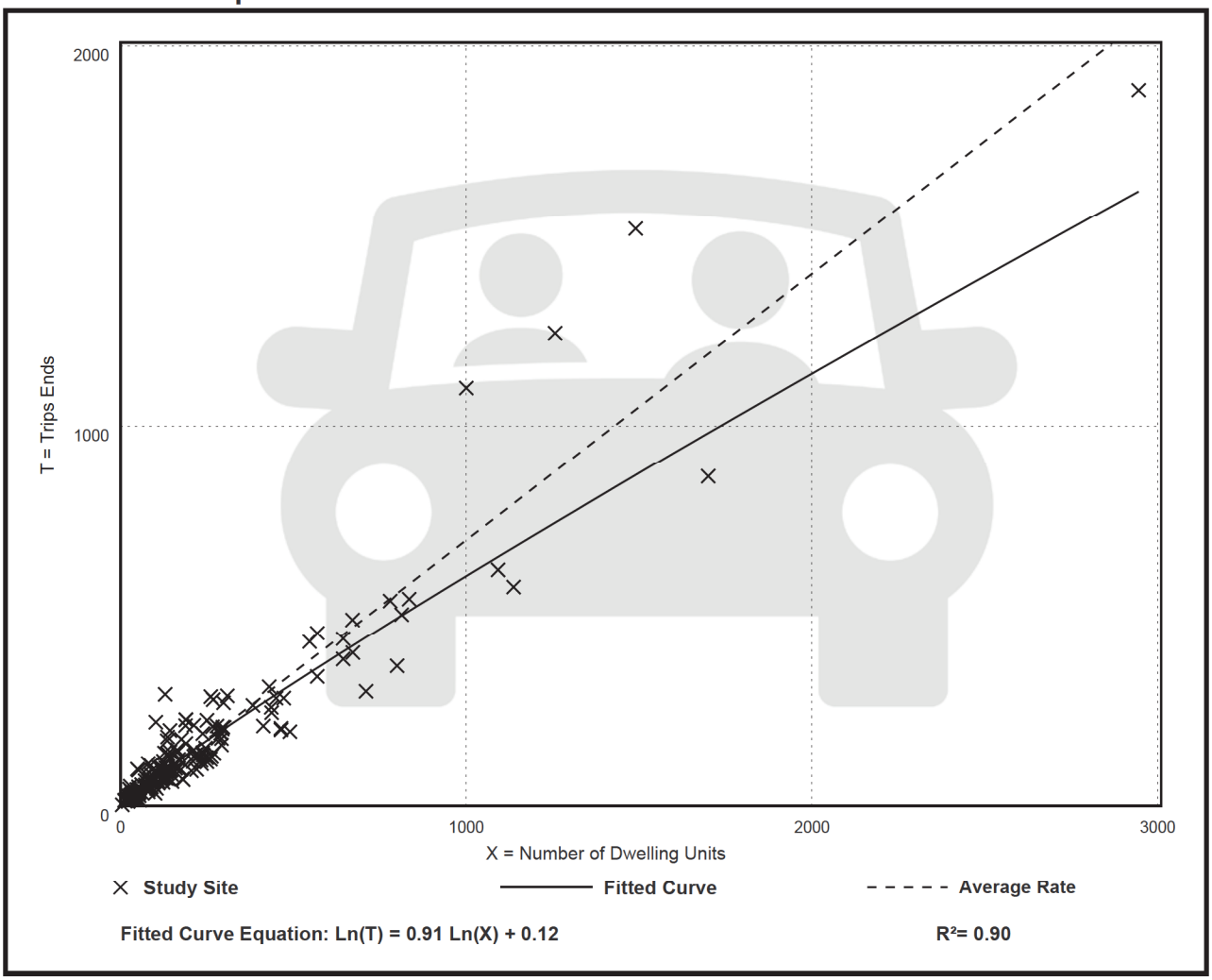
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



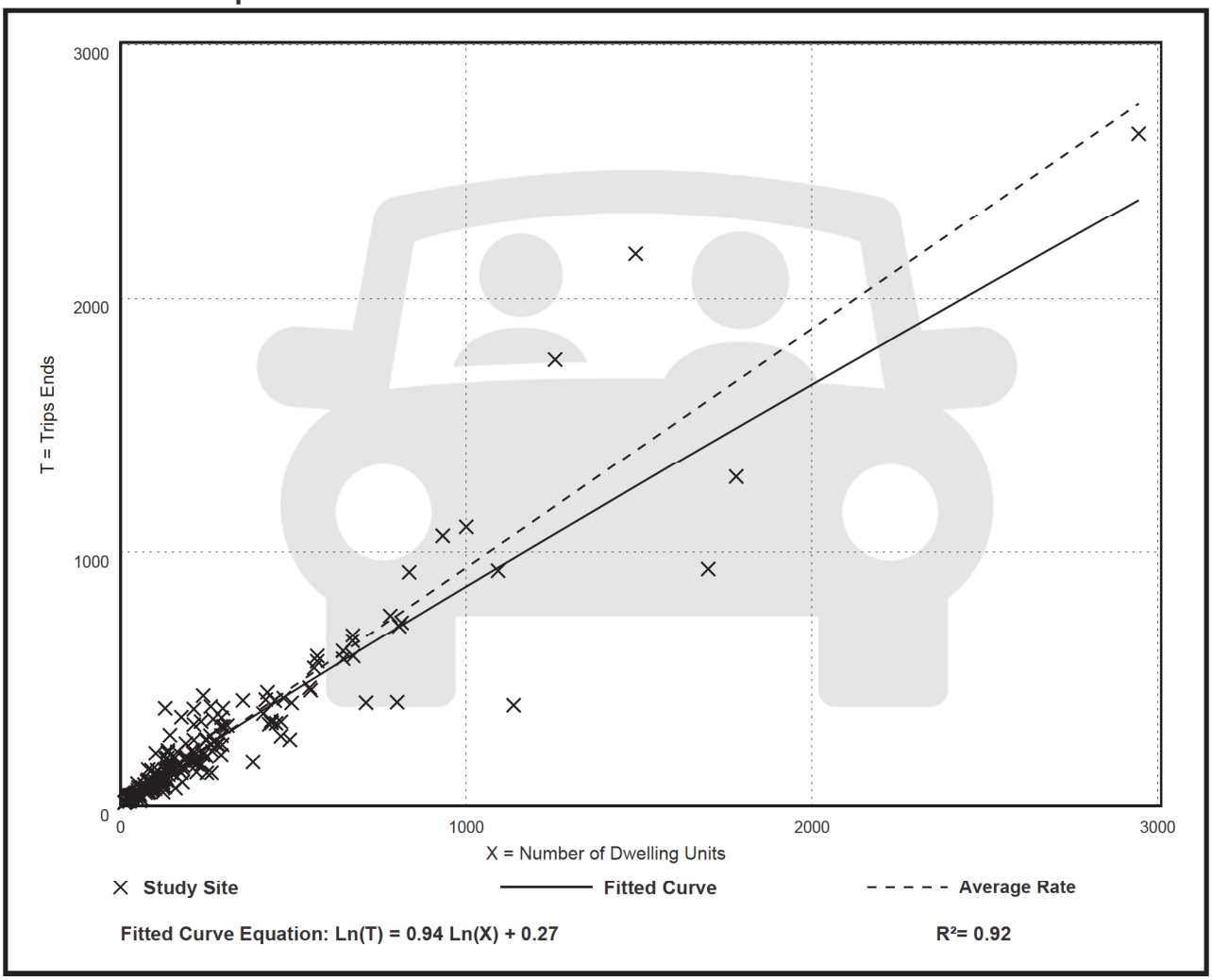
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27

R^2= 0.92

Land Use: 251
Senior Adult Housing—Single-Family

Description

Senior adult housing—single-family sites are independent living developments that are called various names including retirement communities, age-restricted housing, and active adult communities. The development has a specific age restriction for its residents, typically a minimum of 55 years of age for at least one resident of the household.

Residents in these communities are typically considered active and requiring little to no medical supervision. The percentage of retired residents varies by development. The development may include amenities such as a golf course, swimming pool, 24-hour security, transportation, and common recreational facilities. They generally lack centralized dining and on-site health facilities.

The dwelling units can be either detached or attached. The types of housing types represented by sites in the database include traditional single-family detached homes, patio homes, duplexes, and townhouses. Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Senior adult housing—multifamily (Land Use 252), congregate care facility (Land Use 253), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related land uses.

Additional Data

Caution should be used when applying trip rates for this land use as it may contain a wide variety of studies ranging from communities with very active, working residents to communities with older, retired residents. As more data become available, consideration will be given to future stratification of this land use.

Many factors affected the trip rates for detached senior adult housing. Factors such as the average age of residents, development location and size, affluence of residents, employment status, and vehicular access should be taken into consideration when conducting an analysis. Some developments were located within close proximity to medical facilities, restaurants, shopping centers, banks, and recreational activities.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the six sites for which data were provided for both occupied dwelling units and total dwelling units, an average of 98 percent of the units were occupied.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, Maryland, New Jersey, New York, Pennsylvania, Virginia, and Washington.

Source Numbers

221, 289, 398, 421, 500, 550, 598, 601, 602, 629, 930, 1015, 1060, 1074

Senior Adult Housing - Single-Family (251)

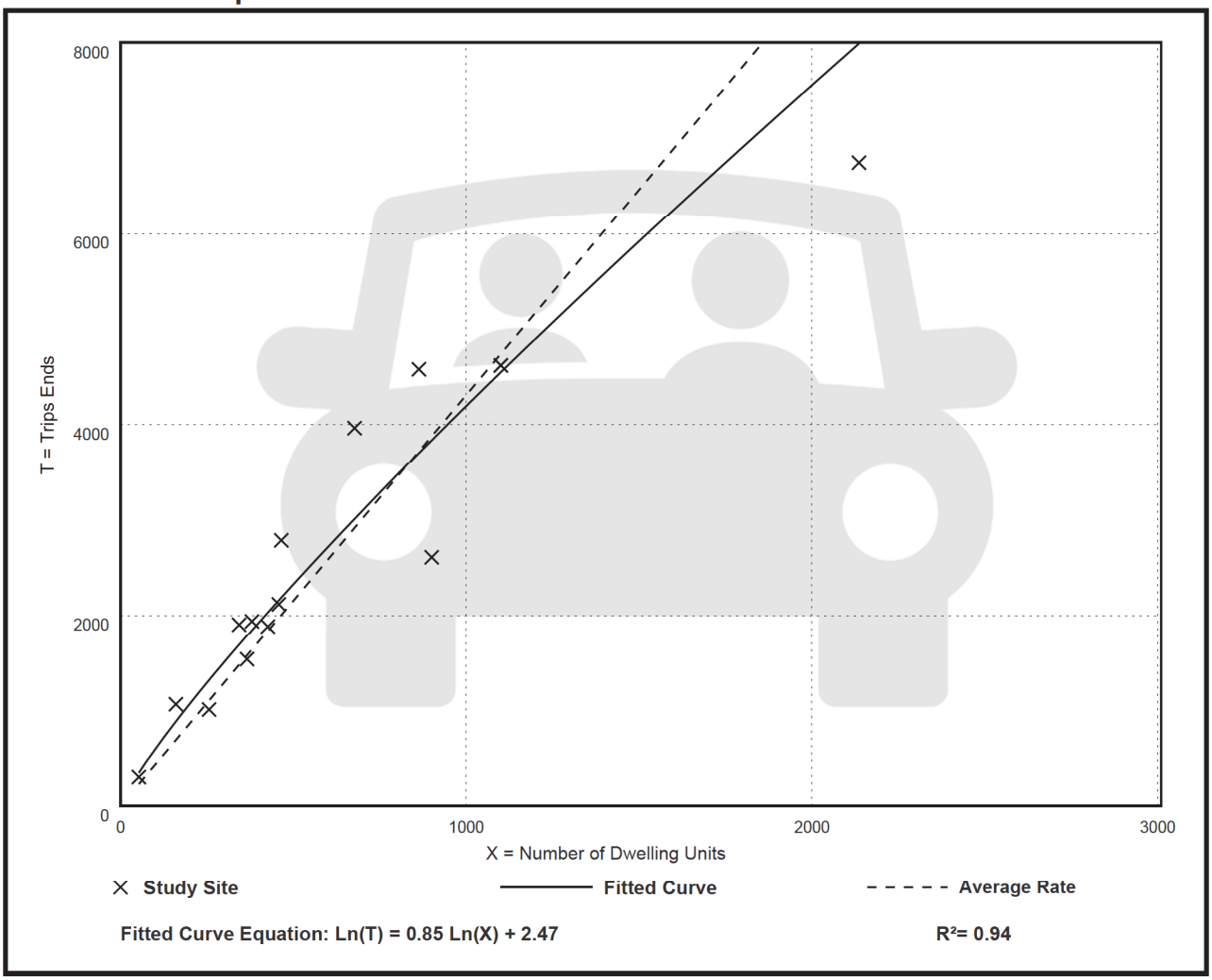
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. Num. of Dwelling Units: 646
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.31	2.90 - 6.66	1.07

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.85 Ln(X) + 2.47

R^2= 0.94

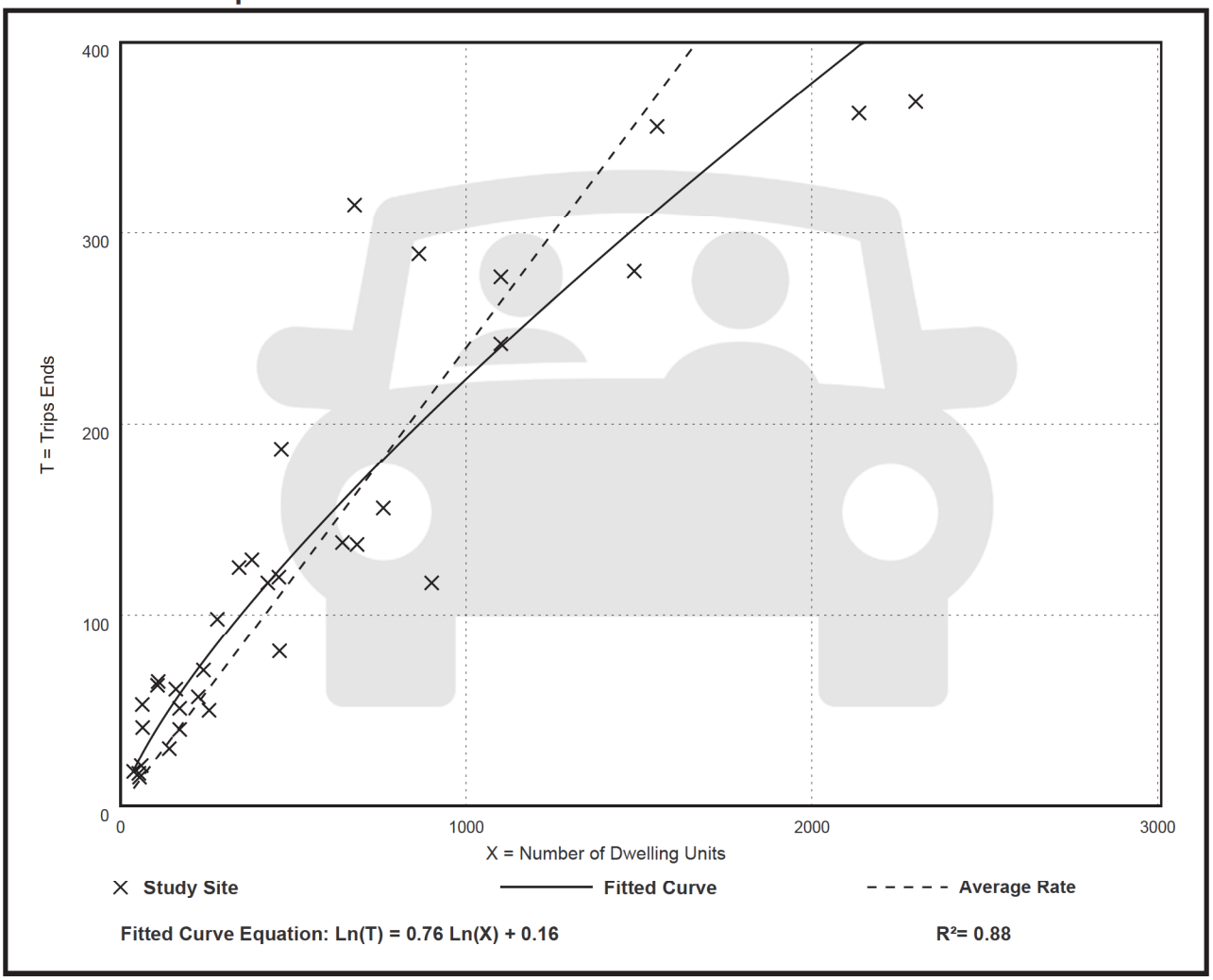
Senior Adult Housing - Single-Family
(251)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 34
Avg. Num. of Dwelling Units: 557
Directional Distribution: 33% entering, 67% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.24	0.13 - 0.84	0.10

Data Plot and Equation



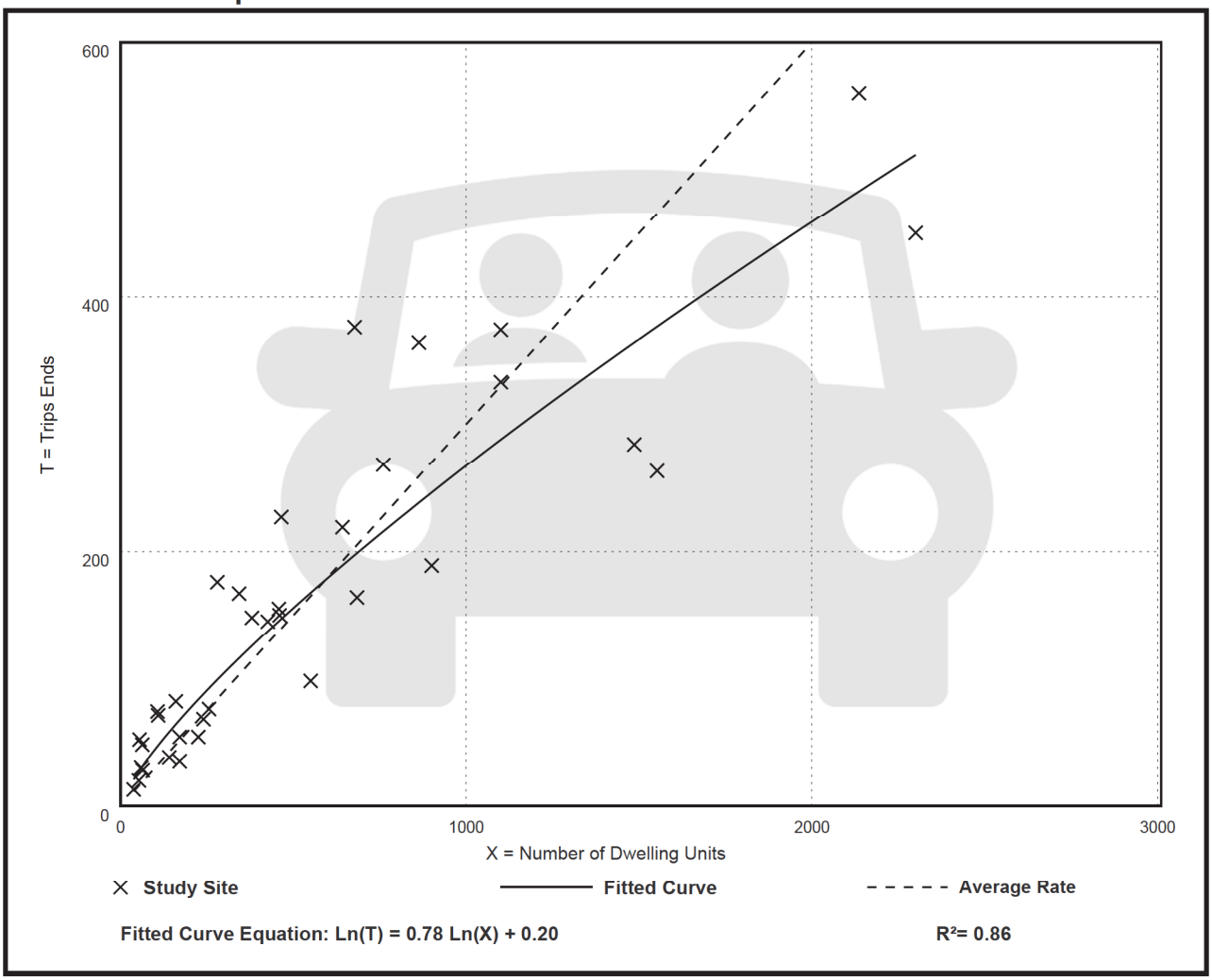
Senior Adult Housing - Single-Family (251)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 35
Avg. Num. of Dwelling Units: 556
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.30	0.17 - 0.95	0.12

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.78 Ln(X) + 0.20

R^2= 0.86

CMAP Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

October 23, 2024

Ryan May
Project Coordinator
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Peterson Road @ Elderberry Drive
IDOT

Dear Ms. May:

In response to a request made on your behalf and dated October 22, 2024, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT (2023)	Year 2050 ADT
Peterson Rd, at Elderberry Dr	28,800	31,600

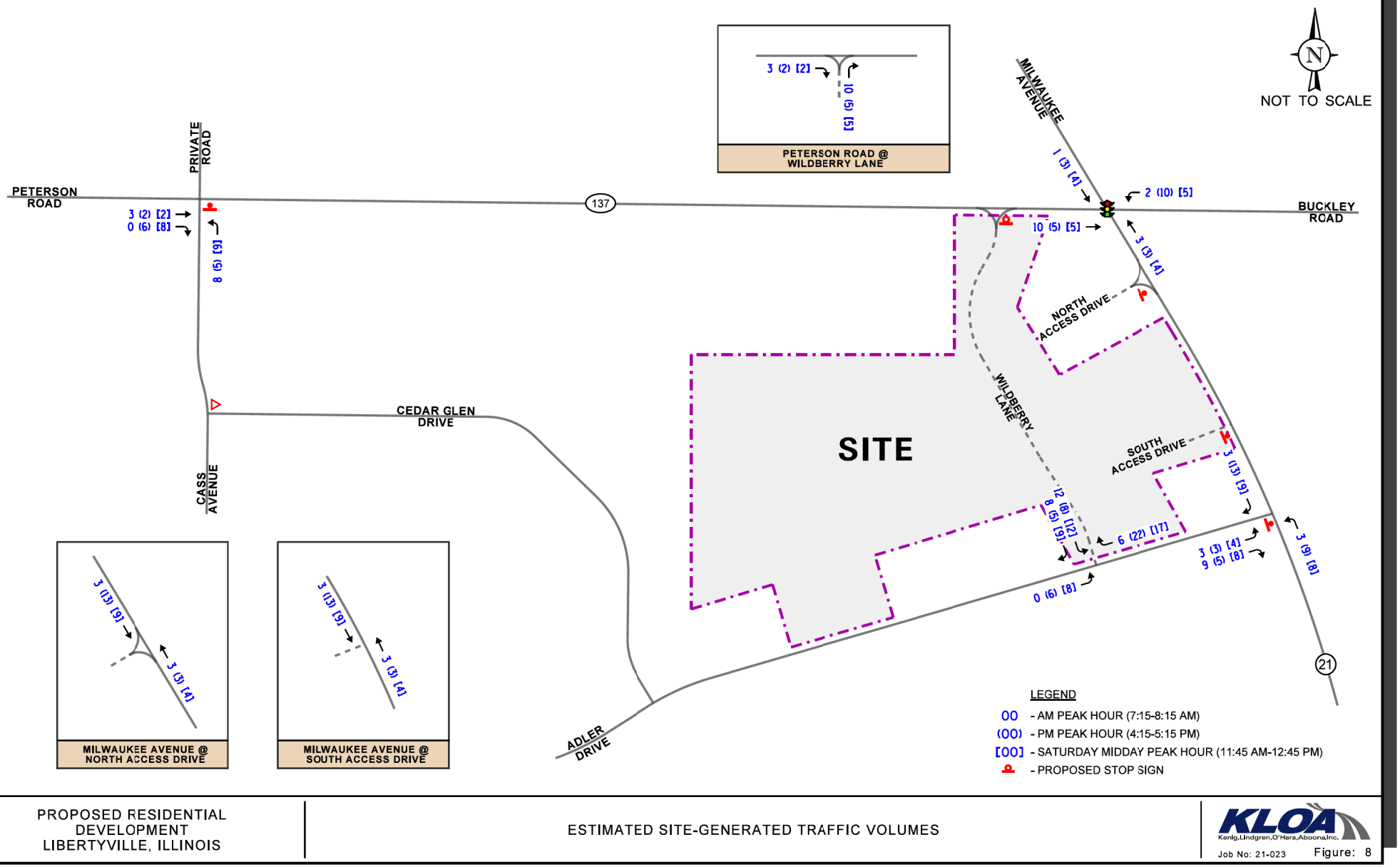
Traffic projections are developed using existing ADT data provided in the request letter and the results from the June 2024 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
\2024_TrafficForecasts\Libertyville\la-38-24\la-38-24.docx

Site Traffic Assignment Figures of Adjacent Developments (From Original Traffic Study)



PROPOSED RESIDENTIAL DEVELOPMENT
LIBERTYVILLE, ILLINOIS

ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 21-023 Figure: 8

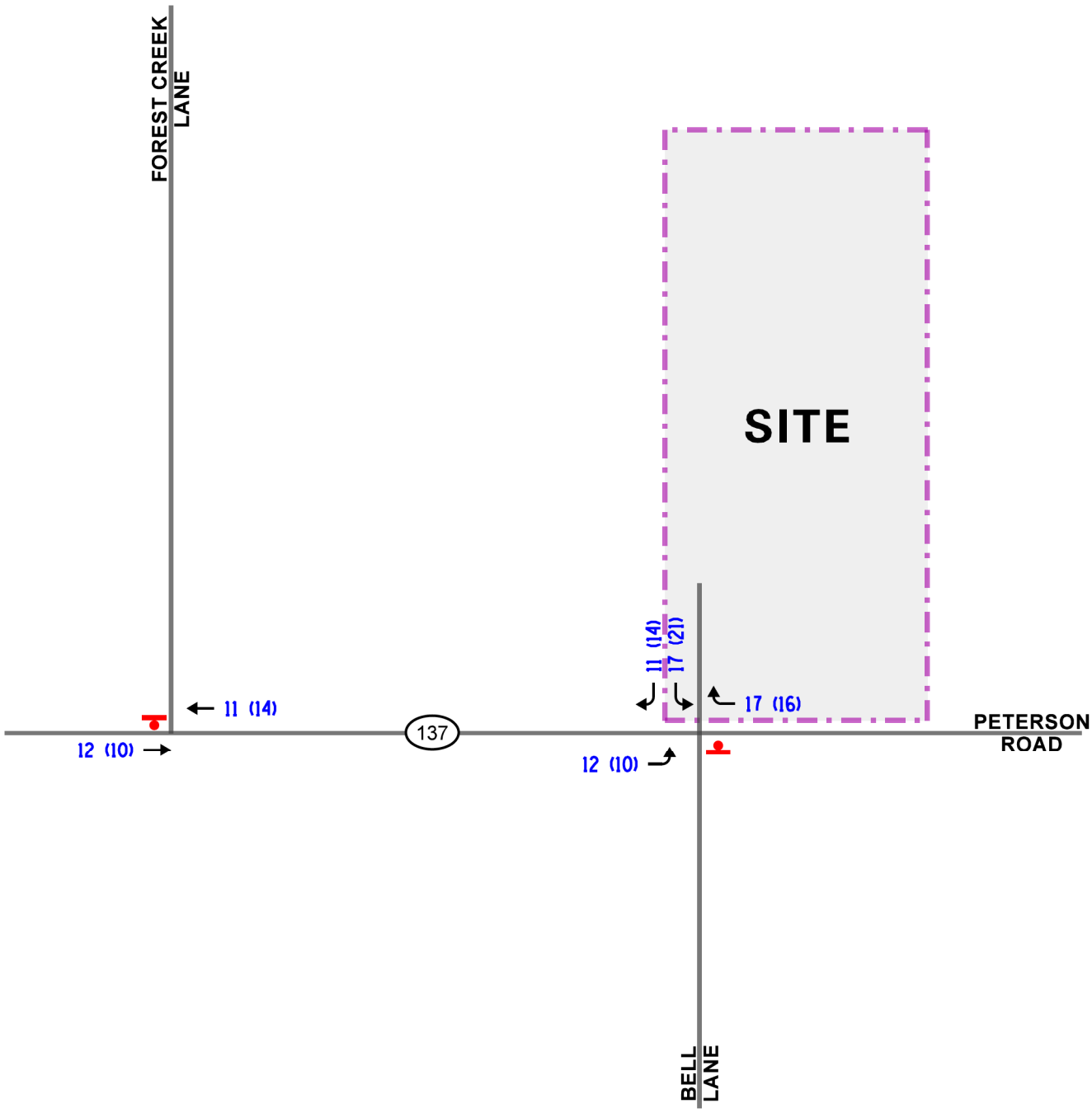
LEGEND

00 - AM PEAK HOUR (7:00-8:00 AM)

(00) - PM PEAK HOUR (4:15-5:15 PM)

N

NOT TO SCALE



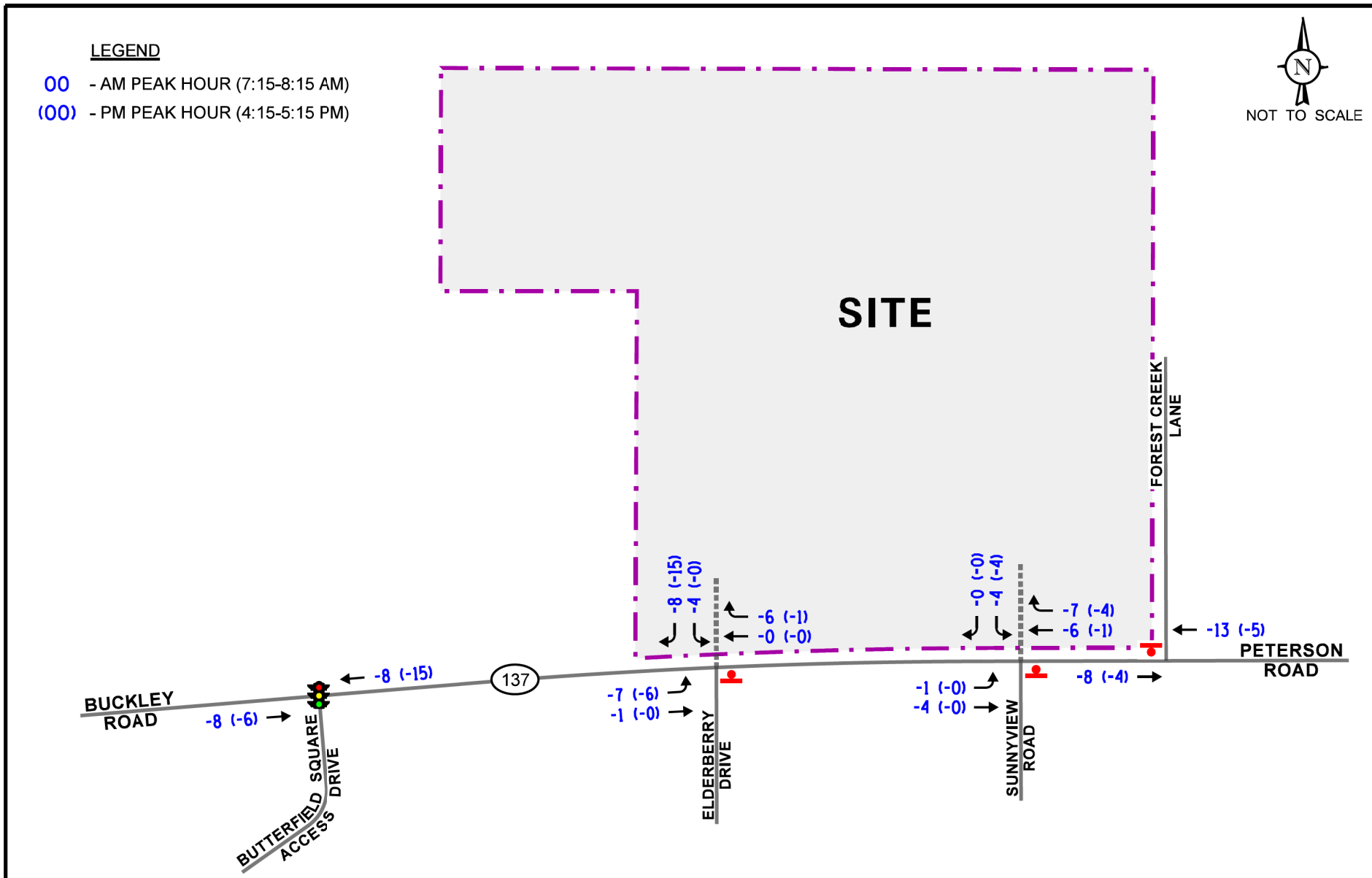
Proposed Affordable Housing Development
Libertyville, Illinois

Estimated Site-Generated Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-013 Figure: 6

Existing Extended Care Traffic Generation Reduction



Proposed
Greenway Chase
Libertyville, Illinois

Existing Extended Care Traffic Generation Reduction

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 24-280 Exhibit: A

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	**Interpretation**	**Average Control Delay (seconds per vehicle)**
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Unsignalized Intersections	
Level of Service	**Average Total Delay (sec/veh)**
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 6th Edition.

Capacity Analysis Summary Sheets

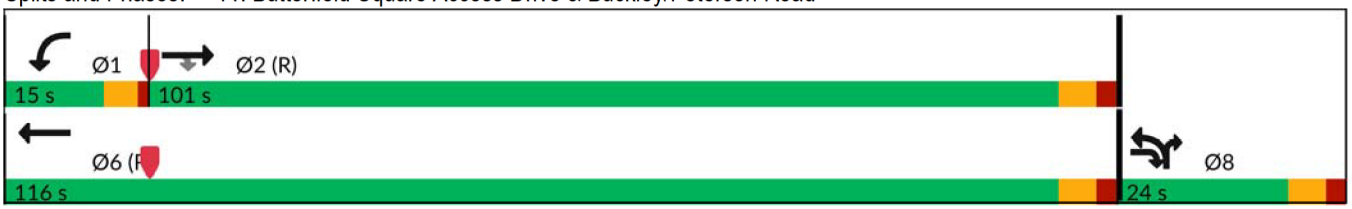
Weekday Morning Peak Hour – Existing Conditions

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1488	2	48	1075	16	73
Future Volume (vph)	1488	2	48	1075	16	73
Ideal Flow (vphpl)	2000	1900	1900	2000	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)		200	270		0	0
Storage Lanes		1	1		1	1
Taper Length (ft)			240		25	
Lane Util. Factor	0.95	1.00	1.00	0.95	1.00	1.00
Ped Bike Factor						
Frt		0.850				0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	3551	1077	1736	3551	1517	1568
Flt Permitted			0.950		0.950	
Satd. Flow (perm)	3551	1077	1736	3551	1517	1568
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		2				78
Link Speed (mph)	30			30	30	
Link Distance (ft)	990			919	330	
Travel Time (s)	22.5			20.9	7.5	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	7%	50%	4%	7%	19%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1583	2	51	1144	17	78
Turn Type	NA	pm+ov	Prot	NA	Prot	Prot
Protected Phases	2	8	1	6	8	8
Permitted Phases		2				
Detector Phase	2	8	1	6	8	8
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	9.5	24.0	24.0	24.0
Total Split (s)	101.0	24.0	15.0	116.0	24.0	24.0
Total Split (%)	72.1%	17.1%	10.7%	82.9%	17.1%	17.1%
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	1.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	4.5	6.0	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	C-Max	Max	None	C-Max	Max	Max
Act Effct Green (s)	98.7	123.9	8.9	110.0	18.0	18.0
Actuated g/C Ratio	0.71	0.89	0.06	0.79	0.13	0.13

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
v/c Ratio	0.63	0.00	0.47	0.41	0.09	0.29
Control Delay (s/veh)	13.1	1.0	76.6	5.2	55.1	14.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	13.1	1.0	76.6	5.2	55.1	14.1
LOS	B	A	E	A	E	B
Approach Delay (s/veh)	13.1			8.3	21.4	
Approach LOS	B			A	C	
Queue Length 50th (ft)	396	0	45	148	14	0
Queue Length 95th (ft)	477	1	91	176	38	49
Internal Link Dist (ft)	910			839	250	
Turn Bay Length (ft)		200	270			
Base Capacity (vph)	2503	953	130	2790	195	269
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.63	0.00	0.39	0.41	0.09	0.29

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 95 (68%), Referenced to phase 2:EBT and 6:WBT, Start of Green			
Natural Cycle: 75			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.63			
Intersection Signal Delay (s/veh): 11.4		Intersection LOS: B	
Intersection Capacity Utilization 54.1%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 11: Butterfield Square Access Drive & Buckley/Peterson Road



Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	1600	4	1	1133	7	2	0	7	4	0	0
Future Vol, veh/h	1	1600	4	1	1133	7	2	0	7	4	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	105	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	0	6	75	0	7	0	0	0	14	0	0	0
Mvmt Flow	1	1667	4	1	1180	7	2	0	7	4	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1188	0	0	1671	0	0	2263	2860	835	2021	2859	594
Stage 1	-	-	-	-	-	-	1671	1671	-	1186	1186	-
Stage 2	-	-	-	-	-	-	592	1190	-	835	1673	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	7.18	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.44	3.5	4	3.3
Pot Cap-1 Maneuver	595	-	-	389	-	-	23	17	287	35	17	453
Stage 1	-	-	-	-	-	-	102	154	-	204	265	-
Stage 2	-	-	-	-	-	-	464	264	-	332	154	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	595	-	-	389	-	-	23	17	287	34	17	453
Mov Cap-2 Maneuver	-	-	-	-	-	-	82	96	-	128	95	-
Stage 1	-	-	-	-	-	-	102	154	-	203	264	-
Stage 2	-	-	-	-	-	-	463	263	-	323	153	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.04	0.01	25.59	34.03
HCM LOS			D	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	184	2	-	-	389	-	-	128
HCM Lane V/C Ratio	0.051	0.002	-	-	0.003	-	-	0.033
HCM Control Delay (s/veh)	25.6	11.1	0	-	14.3	-	-	34
HCM Lane LOS	D	B	A	-	B	-	-	D
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0.1

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	1609	1135	4	9	6
Future Vol, veh/h	2	1609	1135	4	9	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	50	5	6	0	0	33
Mvmt Flow	2	1694	1195	4	9	6

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1199	0	-	0	2048	599
Stage 1	-	-	-	-	1197	-
Stage 2	-	-	-	-	851	-
Critical Hdwy	5.1	-	-	-	6.8	7.56
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.7	-	-	-	3.5	3.63
Pot Cap-1 Maneuver	370	-	-	-	50	375
Stage 1	-	-	-	-	253	-
Stage 2	-	-	-	-	384	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	370	-	-	-	49	375
Mov Cap-2 Maneuver	-	-	-	-	160	-
Stage 1	-	-	-	-	250	-
Stage 2	-	-	-	-	384	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.18	0	23.81
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	4	-	-	-	207
HCM Lane V/C Ratio	0.006	-	-	-	0.076
HCM Control Delay (s/veh)	14.8	0.2	-	-	23.8
HCM Lane LOS	B	A	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	7	1547	7	19	1110	6	5	0	54	4	0	8
Future Vol, veh/h	7	1547	7	19	1110	6	5	0	54	4	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	110	-	-	145	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	14	7	0	10	7	0	0	0	4	0	0	12
Mvmt Flow	7	1646	7	20	1181	6	5	0	57	4	0	9

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1187	0	0	1653	0	0	2295	2892	827	2062	2893	594
Stage 1	-	-	-	-	-	-	1664	1664	-	1224	1224	-
Stage 2	-	-	-	-	-	-	631	1228	-	838	1668	-
Critical Hdwy	4.38	-	-	4.3	-	-	7.5	6.5	6.98	7.5	6.5	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.34	-	-	2.3	-	-	3.5	4	3.34	3.5	4	3.42
Pot Cap-1 Maneuver	521	-	-	352	-	-	22	16	311	32	16	424
Stage 1	-	-	-	-	-	-	103	155	-	193	254	-
Stage 2	-	-	-	-	-	-	441	253	-	331	155	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	521	-	-	352	-	-	20	15	311	25	15	424
Mov Cap-2 Maneuver	-	-	-	-	-	-	79	91	-	106	84	-
Stage 1	-	-	-	-	-	-	101	153	-	182	239	-
Stage 2	-	-	-	-	-	-	407	238	-	266	152	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.05	0.27	22.11	23.02
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	79	311	521	-	-	352	-	-	213
HCM Lane V/C Ratio	0.067	0.185	0.014	-	-	0.057	-	-	0.06
HCM Control Delay (s/veh)	53.6	19.2	12	-	-	15.9	-	-	23
HCM Lane LOS	F	C	B	-	-	C	-	-	C
HCM 95th %tile Q(veh)	0.2	0.7	0	-	-	0.2	-	-	0.2

Capacity Analysis Summary Sheets

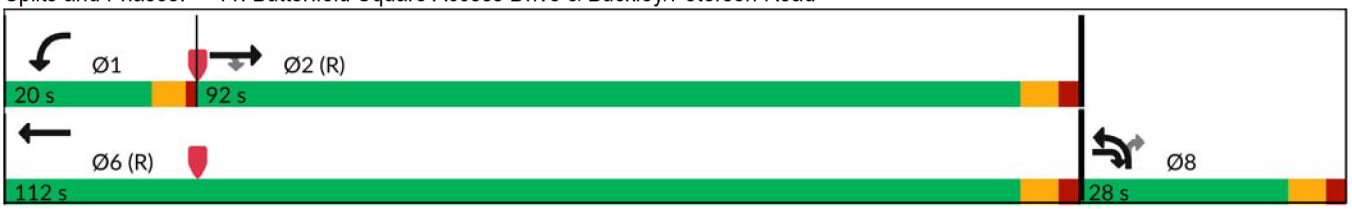
Weekday Evening Peak Hour – Existing Conditions

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1196	2	104	1666	50	53
Future Volume (vph)	1196	2	104	1666	50	53
Ideal Flow (vphpl)	2000	1900	1900	2000	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)		200	270		0	0
Storage Lanes		1	1		1	1
Taper Length (ft)			240		25	
Lane Util. Factor	0.95	1.00	1.00	0.95	1.00	1.00
Ped Bike Factor						
Frt		0.850				0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	3725	1615	1805	3689	1805	1615
Flt Permitted			0.950		0.950	
Satd. Flow (perm)	3725	1615	1805	3689	1805	1615
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		2				57
Link Speed (mph)	30			30	30	
Link Distance (ft)	990			919	330	
Travel Time (s)	22.5			20.9	7.5	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	0%	0%	3%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1286	2	112	1791	54	57
Turn Type	NA	pm+ov	Prot	NA	Prot	Perm
Protected Phases	2	8	1	6	8	
Permitted Phases		2				8
Detector Phase	2	8	1	6	8	8
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	9.5	24.0	24.0	24.0
Total Split (s)	92.0	28.0	20.0	112.0	28.0	28.0
Total Split (%)	65.7%	20.0%	14.3%	80.0%	20.0%	20.0%
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	1.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	4.5	6.0	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	C-Min	None	None	C-Min	None	None
Act Effct Green (s)	102.4	117.9	13.9	122.0	9.6	9.6
Actuated g/C Ratio	0.73	0.84	0.10	0.87	0.07	0.07

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
v/c Ratio	0.47	0.00	0.63	0.56	0.44	0.35
Control Delay (s/veh)	9.6	2.0	75.0	3.9	72.8	20.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	9.6	2.0	75.0	3.9	72.8	20.2
LOS	A	A	E	A	E	C
Approach Delay (s/veh)	9.6			8.1	45.8	
Approach LOS	A			A	D	
Queue Length 50th (ft)	245	0	100	198	48	0
Queue Length 95th (ft)	362	2	160	283	93	44
Internal Link Dist (ft)	910			839	250	
Turn Bay Length (ft)		200	270			
Base Capacity (vph)	2724	1484	210	3215	283	301
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.47	0.00	0.53	0.56	0.19	0.19

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green			
Natural Cycle: 65			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.63			
Intersection Signal Delay (s/veh): 9.9		Intersection LOS: A	
Intersection Capacity Utilization 57.9%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 11: Butterfield Square Access Drive & Buckley/Peterson Road



Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1247	6	2	1776	4	4	0	2	4	0	0
Future Vol, veh/h	0	1247	6	2	1776	4	4	0	2	4	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	105	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	2	0	0	2	0	0	0	0	0	0	0
Mvmt Flow	0	1341	6	2	1910	4	4	0	2	4	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1914	0	0	1347	0	0	2303	3262	674	2587	3263	957
Stage 1	-	-	-	-	-	-	1344	1344	-	1916	1916	-
Stage 2	-	-	-	-	-	-	959	1918	-	670	1347	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	314	-	-	518	-	-	21	9	402	13	9	262
Stage 1	-	-	-	-	-	-	163	222	-	71	116	-
Stage 2	-	-	-	-	-	-	280	116	-	417	222	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	314	-	-	518	-	-	21	9	402	13	9	262
Mov Cap-2 Maneuver	-	-	-	-	-	-	103	73	-	58	73	-
Stage 1	-	-	-	-	-	-	163	222	-	71	116	-
Stage 2	-	-	-	-	-	-	279	116	-	415	222	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.01	32.65	71.91
HCM LOS			D	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	137	314	-	-	518	-	-	58
HCM Lane V/C Ratio	0.047	-	-	-	0.004	-	-	0.074
HCM Control Delay (s/veh)	32.7	0	-	-	12	-	-	71.9
HCM Lane LOS	D	A	-	-	B	-	-	F
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.2

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	1251	1774	7	4	8
Future Vol, veh/h	2	1251	1774	7	4	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	2	1345	1908	8	4	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1915	0	-	0	2588	958
Stage 1	-	-	-	-	1911	-
Stage 2	-	-	-	-	677	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	314	-	-	-	21	262
Stage 1	-	-	-	-	104	-
Stage 2	-	-	-	-	472	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	314	-	-	-	21	262
Mov Cap-2 Maneuver	-	-	-	-	82	-
Stage 1	-	-	-	-	103	-
Stage 2	-	-	-	-	472	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.21	0	30.92
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	6	-	-	-	152
HCM Lane V/C Ratio	0.007	-	-	-	0.085
HCM Control Delay (s/veh)	16.6	0.2	-	-	30.9
HCM Lane LOS	C	A	-	-	D
HCM 95th %tile Q(veh)	0	-	-	-	0.3

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	1222	21	27	1752	1	3	0	31	0	0	15
Future Vol, veh/h	6	1222	21	27	1752	1	3	0	31	0	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	110	-	-	145	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	2	0	0	3	0	0	0	3	0	0	0
Mvmt Flow	6	1314	23	29	1884	1	3	0	33	0	0	16

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1885	0	0	1337	0	0	2338	3281	668	2612	3292	942
Stage 1	-	-	-	-	-	-	1338	1338	-	1942	1942	-
Stage 2	-	-	-	-	-	-	1000	1943	-	670	1349	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.96	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.33	3.5	4	3.3
Pot Cap-1 Maneuver	322	-	-	523	-	-	20	9	398	12	9	268
Stage 1	-	-	-	-	-	-	164	224	-	69	113	-
Stage 2	-	-	-	-	-	-	264	113	-	418	221	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	322	-	-	523	-	-	17	8	398	10	8	268
Mov Cap-2 Maneuver	-	-	-	-	-	-	94	66	-	52	66	-
Stage 1	-	-	-	-	-	-	161	219	-	65	107	-
Stage 2	-	-	-	-	-	-	235	107	-	375	217	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.08	0.19	17.5	19.32
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	94	398	322	-	-	523	-	-	268
HCM Lane V/C Ratio	0.034	0.084	0.02	-	-	0.056	-	-	0.06
HCM Control Delay (s/veh)	44.7	14.9	16.4	-	-	12.3	-	-	19.3
HCM Lane LOS	E	B	C	-	-	B	-	-	C
HCM 95th %tile Q(veh)	0.1	0.3	0.1	-	-	0.2	-	-	0.2

Capacity Analysis Summary Sheets

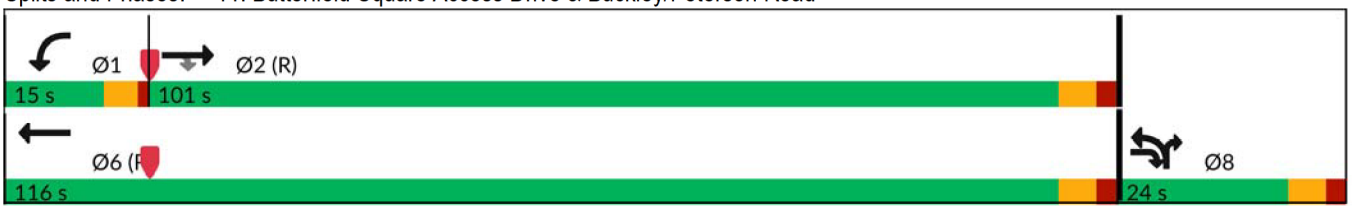
Weekday Morning Peak Hour – No-Build Conditions

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1531	2	48	1112	16	73
Future Volume (vph)	1531	2	48	1112	16	73
Ideal Flow (vphpl)	2000	1900	1900	2000	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)		200	270		0	0
Storage Lanes		1	1		1	1
Taper Length (ft)			240		25	
Lane Util. Factor	0.95	1.00	1.00	0.95	1.00	1.00
Ped Bike Factor						
Frt		0.850				0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	3551	1077	1736	3551	1517	1568
Flt Permitted			0.950		0.950	
Satd. Flow (perm)	3551	1077	1736	3551	1517	1568
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		2				78
Link Speed (mph)	30			30	30	
Link Distance (ft)	990			919	330	
Travel Time (s)	22.5			20.9	7.5	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	7%	50%	4%	7%	19%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1629	2	51	1183	17	78
Turn Type	NA	pm+ov	Prot	NA	Prot	Prot
Protected Phases	2	8	1	6	8	8
Permitted Phases		2				
Detector Phase	2	8	1	6	8	8
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	9.5	24.0	24.0	24.0
Total Split (s)	101.0	24.0	15.0	116.0	24.0	24.0
Total Split (%)	72.1%	17.1%	10.7%	82.9%	17.1%	17.1%
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	1.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	4.5	6.0	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	C-Max	Max	None	C-Max	Max	Max
Act Effct Green (s)	98.7	123.9	8.9	110.0	18.0	18.0
Actuated g/C Ratio	0.71	0.89	0.06	0.79	0.13	0.13

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
v/c Ratio	0.65	0.00	0.47	0.42	0.09	0.29
Control Delay (s/veh)	13.5	1.0	76.6	5.3	55.1	14.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	13.5	1.0	76.6	5.3	55.1	14.1
LOS	B	A	E	A	E	B
Approach Delay (s/veh)	13.5			8.3	21.4	
Approach LOS	B			A	C	
Queue Length 50th (ft)	417	0	45	155	14	0
Queue Length 95th (ft)	502	1	91	185	38	49
Internal Link Dist (ft)	910			839	250	
Turn Bay Length (ft)		200	270			
Base Capacity (vph)	2503	953	130	2790	195	269
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.65	0.00	0.39	0.42	0.09	0.29

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 95 (68%), Referenced to phase 2:EBT and 6:WBT, Start of Green			
Natural Cycle: 75			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.65			
Intersection Signal Delay (s/veh): 11.6		Intersection LOS: B	
Intersection Capacity Utilization 54.7%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 11: Butterfield Square Access Drive & Buckley/Peterson Road



Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	1643	4	1	1170	7	2	0	7	4	0	0
Future Vol, veh/h	1	1643	4	1	1170	7	2	0	7	4	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	105	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	0	6	75	0	7	0	0	0	14	0	0	0
Mvmt Flow	1	1711	4	1	1219	7	2	0	7	4	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1226	0	0	1716	0	0	2327	2944	858	2082	2942	613
Stage 1	-	-	-	-	-	-	1716	1716	-	1224	1224	-
Stage 2	-	-	-	-	-	-	611	1228	-	858	1718	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	7.18	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.44	3.5	4	3.3
Pot Cap-1 Maneuver	576	-	-	374	-	-	20	15	277	31	15	440
Stage 1	-	-	-	-	-	-	95	147	-	193	254	-
Stage 2	-	-	-	-	-	-	452	253	-	322	146	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	576	-	-	374	-	-	20	15	277	30	15	440
Mov Cap-2 Maneuver	-	-	-	-	-	-	77	91	-	122	90	-
Stage 1	-	-	-	-	-	-	95	146	-	192	253	-
Stage 2	-	-	-	-	-	-	451	252	-	313	146	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.05	0.01	26.69	35.68
HCM LOS			D	E

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	175	2	-	-	374	-	-	122
HCM Lane V/C Ratio	0.053	0.002	-	-	0.003	-	-	0.034
HCM Control Delay (s/veh)	26.7	11.3	0	-	14.6	-	-	35.7
HCM Lane LOS	D	B	A	-	B	-	-	E
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0.1

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	1652	1172	4	9	6
Future Vol, veh/h	2	1652	1172	4	9	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	50	5	6	0	0	33
Mvmt Flow	2	1739	1234	4	9	6

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1238	0	-	0	2109	619
Stage 1	-	-	-	-	1236	-
Stage 2	-	-	-	-	874	-
Critical Hdwy	5.1	-	-	-	6.8	7.56
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.7	-	-	-	3.5	3.63
Pot Cap-1 Maneuver	354	-	-	-	45	363
Stage 1	-	-	-	-	241	-
Stage 2	-	-	-	-	374	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	354	-	-	-	45	363
Mov Cap-2 Maneuver	-	-	-	-	152	-
Stage 1	-	-	-	-	239	-
Stage 2	-	-	-	-	374	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.19	0	24.73
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	4	-	-	-	198
HCM Lane V/C Ratio	0.006	-	-	-	0.08
HCM Control Delay (s/veh)	15.2	0.2	-	-	24.7
HCM Lane LOS	C	A	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.3

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	7	1590	7	19	1147	6	5	0	54	4	0	8
Future Vol, veh/h	7	1590	7	19	1147	6	5	0	54	4	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	110	-	-	145	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	14	7	0	10	7	0	0	0	4	0	0	12
Mvmt Flow	7	1691	7	20	1220	6	5	0	57	4	0	9

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1227	0	0	1699	0	0	2361	2977	849	2124	2978	613
Stage 1	-	-	-	-	-	-	1710	1710	-	1264	1264	-
Stage 2	-	-	-	-	-	-	651	1267	-	861	1714	-
Critical Hdwy	4.38	-	-	4.3	-	-	7.5	6.5	6.98	7.5	6.5	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.34	-	-	2.3	-	-	3.5	4	3.34	3.5	4	3.42
Pot Cap-1 Maneuver	502	-	-	337	-	-	19	14	300	29	14	412
Stage 1	-	-	-	-	-	-	96	147	-	182	243	-
Stage 2	-	-	-	-	-	-	429	242	-	321	147	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	502	-	-	337	-	-	17	13	300	22	13	412
Mov Cap-2 Maneuver	-	-	-	-	-	-	74	86	-	100	79	-
Stage 1	-	-	-	-	-	-	95	145	-	171	228	-
Stage 2	-	-	-	-	-	-	395	228	-	256	145	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.05	0.27	22.98	24
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	74	300	502	-	-	337	-	-	202
HCM Lane V/C Ratio	0.072	0.191	0.015	-	-	0.06	-	-	0.063
HCM Control Delay (s/veh)	57.1	19.8	12.3	-	-	16.4	-	-	24
HCM Lane LOS	F	C	B	-	-	C	-	-	C
HCM 95th %tile Q(veh)	0.2	0.7	0	-	-	0.2	-	-	0.2

Capacity Analysis Summary Sheets

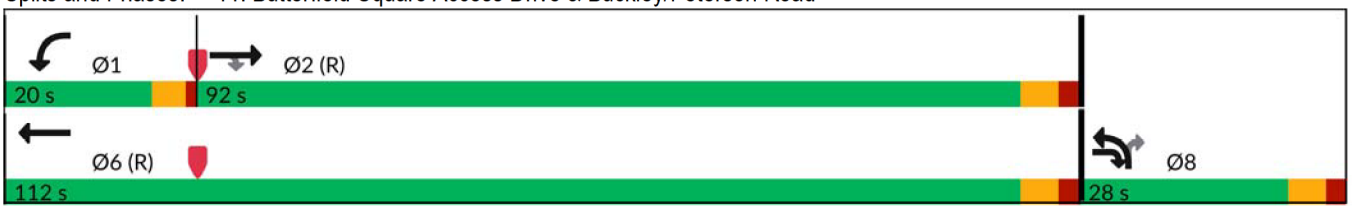
Weekday Evening Peak Hour – No-Build Conditions

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1233	2	104	1717	50	53
Future Volume (vph)	1233	2	104	1717	50	53
Ideal Flow (vphpl)	2000	1900	1900	2000	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)		200	270		0	0
Storage Lanes		1	1		1	1
Taper Length (ft)			240		25	
Lane Util. Factor	0.95	1.00	1.00	0.95	1.00	1.00
Ped Bike Factor						
Frt		0.850				0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	3725	1615	1805	3689	1805	1615
Flt Permitted			0.950		0.950	
Satd. Flow (perm)	3725	1615	1805	3689	1805	1615
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		2				57
Link Speed (mph)	30			30	30	
Link Distance (ft)	990			919	330	
Travel Time (s)	22.5			20.9	7.5	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	0%	0%	3%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1326	2	112	1846	54	57
Turn Type	NA	pm+ov	Prot	NA	Prot	Perm
Protected Phases	2	8	1	6	8	
Permitted Phases		2				8
Detector Phase	2	8	1	6	8	8
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	9.5	24.0	24.0	24.0
Total Split (s)	92.0	28.0	20.0	112.0	28.0	28.0
Total Split (%)	65.7%	20.0%	14.3%	80.0%	20.0%	20.0%
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	1.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	4.5	6.0	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	C-Min	None	None	C-Min	None	None
Act Effct Green (s)	102.4	117.9	13.9	122.0	9.6	9.6
Actuated g/C Ratio	0.73	0.84	0.10	0.87	0.07	0.07

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
v/c Ratio	0.49	0.00	0.63	0.57	0.44	0.35
Control Delay (s/veh)	9.8	2.0	75.0	4.0	72.8	20.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	9.8	2.0	75.0	4.0	72.8	20.2
LOS	A	A	E	A	E	C
Approach Delay (s/veh)	9.8			8.1	45.8	
Approach LOS	A			A	D	
Queue Length 50th (ft)	256	0	100	211	48	0
Queue Length 95th (ft)	378	2	160	302	93	44
Internal Link Dist (ft)	910			839	250	
Turn Bay Length (ft)		200	270			
Base Capacity (vph)	2724	1484	210	3215	283	301
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.49	0.00	0.53	0.57	0.19	0.19

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green			
Natural Cycle: 65			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.63			
Intersection Signal Delay (s/veh): 10.0		Intersection LOS: A	
Intersection Capacity Utilization 59.3%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 11: Butterfield Square Access Drive & Buckley/Peterson Road



Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1284	6	2	1827	4	4	0	2	4	0	0
Future Vol, veh/h	0	1284	6	2	1827	4	4	0	2	4	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	105	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	2	0	0	2	0	0	0	0	0	0	0
Mvmt Flow	0	1381	6	2	1965	4	4	0	2	4	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1969	0	0	1387	0	0	2370	3357	694	2661	3358	984
Stage 1	-	-	-	-	-	-	1384	1384	-	1971	1971	-
Stage 2	-	-	-	-	-	-	987	1973	-	690	1387	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	299	-	-	500	-	-	19	8	390	11	8	251
Stage 1	-	-	-	-	-	-	154	213	-	66	109	-
Stage 2	-	-	-	-	-	-	269	109	-	406	212	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	299	-	-	500	-	-	19	8	390	11	8	251
Mov Cap-2 Maneuver	-	-	-	-	-	-	97	69	-	54	69	-
Stage 1	-	-	-	-	-	-	154	213	-	66	109	-
Stage 2	-	-	-	-	-	-	268	109	-	404	212	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.01	34.24	77.73
HCM LOS			D	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	130	299	-	-	500	-	-	54
HCM Lane V/C Ratio	0.05	-	-	-	0.004	-	-	0.08
HCM Control Delay (s/veh)	34.2	0	-	-	12.2	-	-	77.7
HCM Lane LOS	D	A	-	-	B	-	-	F
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0.3

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	1288	1825	7	4	8
Future Vol, veh/h	2	1288	1825	7	4	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	2	1385	1962	8	4	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1970	0	-	0	2663	985
Stage 1	-	-	-	-	1966	-
Stage 2	-	-	-	-	697	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	299	-	-	-	19	251
Stage 1	-	-	-	-	97	-
Stage 2	-	-	-	-	461	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	299	-	-	-	19	251
Mov Cap-2 Maneuver	-	-	-	-	77	-
Stage 1	-	-	-	-	96	-
Stage 2	-	-	-	-	461	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.23	0	32.6
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	6	-	-	-	143
HCM Lane V/C Ratio	0.007	-	-	-	0.09
HCM Control Delay (s/veh)	17.1	0.2	-	-	32.6
HCM Lane LOS	C	A	-	-	D
HCM 95th %tile Q(veh)	0	-	-	-	0.3

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	1259	21	27	1803	1	3	0	31	0	0	15
Future Vol, veh/h	6	1259	21	27	1803	1	3	0	31	0	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	110	-	-	145	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	2	0	0	3	0	0	0	3	0	0	0
Mvmt Flow	6	1354	23	29	1939	1	3	0	33	0	0	16

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1940	0	0	1376	0	0	2405	3376	688	2687	3387	970
Stage 1	-	-	-	-	-	-	1378	1378	-	1997	1997	-
Stage 2	-	-	-	-	-	-	1027	1998	-	690	1389	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.96	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.33	3.5	4	3.3
Pot Cap-1 Maneuver	307	-	-	505	-	-	18	8	386	11	8	257
Stage 1	-	-	-	-	-	-	155	214	-	63	106	-
Stage 2	-	-	-	-	-	-	254	106	-	406	212	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	307	-	-	505	-	-	15	7	386	9	7	257
Mov Cap-2 Maneuver	-	-	-	-	-	-	88	62	-	48	61	-
Stage 1	-	-	-	-	-	-	152	210	-	60	100	-
Stage 2	-	-	-	-	-	-	225	100	-	363	207	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.08	0.19	18.02	19.97
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	88	386	307	-	-	505	-	-	257
HCM Lane V/C Ratio	0.036	0.086	0.021	-	-	0.058	-	-	0.063
HCM Control Delay (s/veh)	47.2	15.2	17	-	-	12.6	-	-	20
HCM Lane LOS	E	C	C	-	-	B	-	-	C
HCM 95th %tile Q(veh)	0.1	0.3	0.1	-	-	0.2	-	-	0.2

Capacity Analysis Summary Sheets

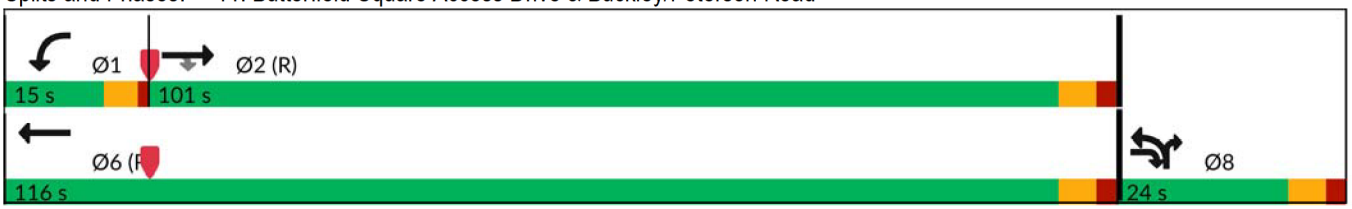
Weekday Morning Peak Hour – Projected Conditions

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1532	2	48	1129	16	73
Future Volume (vph)	1532	2	48	1129	16	73
Ideal Flow (vphpl)	2000	1900	1900	2000	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)		200	270		0	0
Storage Lanes		1	1		1	1
Taper Length (ft)			240		25	
Lane Util. Factor	0.95	1.00	1.00	0.95	1.00	1.00
Ped Bike Factor						
Frt		0.850				0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	3551	1077	1736	3551	1517	1568
Flt Permitted			0.950		0.950	
Satd. Flow (perm)	3551	1077	1736	3551	1517	1568
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		2				78
Link Speed (mph)	30			30	30	
Link Distance (ft)	990			919	330	
Travel Time (s)	22.5			20.9	7.5	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	7%	50%	4%	7%	19%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1630	2	51	1201	17	78
Turn Type	NA	pm+ov	Prot	NA	Prot	Prot
Protected Phases	2	8	1	6	8	8
Permitted Phases		2				
Detector Phase	2	8	1	6	8	8
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	9.5	24.0	24.0	24.0
Total Split (s)	101.0	24.0	15.0	116.0	24.0	24.0
Total Split (%)	72.1%	17.1%	10.7%	82.9%	17.1%	17.1%
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	1.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	4.5	6.0	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	C-Max	Max	None	C-Max	Max	Max
Act Effct Green (s)	98.7	123.9	8.9	110.0	18.0	18.0
Actuated g/C Ratio	0.71	0.89	0.06	0.79	0.13	0.13

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
v/c Ratio	0.65	0.00	0.47	0.43	0.09	0.29
Control Delay (s/veh)	13.5	1.0	76.6	5.4	55.1	14.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	13.5	1.0	76.6	5.4	55.1	14.1
LOS	B	A	E	A	E	B
Approach Delay (s/veh)	13.5			8.3	21.4	
Approach LOS	B			A	C	
Queue Length 50th (ft)	418	0	45	159	14	0
Queue Length 95th (ft)	503	1	91	189	38	49
Internal Link Dist (ft)	910			839	250	
Turn Bay Length (ft)		200	270			
Base Capacity (vph)	2503	953	130	2790	195	269
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.65	0.00	0.39	0.43	0.09	0.29

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 95 (68%), Referenced to phase 2:EBT and 6:WBT, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.65			
Intersection Signal Delay (s/veh): 11.5		Intersection LOS: B	
Intersection Capacity Utilization 54.8%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 11: Butterfield Square Access Drive & Buckley/Peterson Road



Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	1662	4	1	1173	6	2	0	7	12	0	8
Future Vol, veh/h	4	1662	4	1	1173	6	2	0	7	12	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	215	-	-	105	-	125	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	0	6	75	0	7	0	0	0	14	0	0	0
Mvmt Flow	4	1731	4	1	1222	6	2	0	7	13	0	8

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1228	0	0	1735	0	0	2355	2972	868	2098	2968	611
Stage 1	-	-	-	-	-	-	1742	1742	-	1224	1224	-
Stage 2	-	-	-	-	-	-	613	1230	-	874	1744	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	7.18	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.44	3.5	4	3.3
Pot Cap-1 Maneuver	574	-	-	368	-	-	19	14	273	30	15	442
Stage 1	-	-	-	-	-	-	92	142	-	193	254	-
Stage 2	-	-	-	-	-	-	451	252	-	315	142	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	574	-	-	368	-	-	19	14	273	29	14	442
Mov Cap-2 Maneuver	-	-	-	-	-	-	74	88	-	120	88	-
Stage 1	-	-	-	-	-	-	91	141	-	192	253	-
Stage 2	-	-	-	-	-	-	442	251	-	304	141	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.03	0.01	27.37	29.19
HCM LOS			D	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	170	574	-	-	368	-	-	169
HCM Lane V/C Ratio	0.055	0.007	-	-	0.003	-	-	0.123
HCM Control Delay (s/veh)	27.4	11.3	-	-	14.8	-	-	29.2
HCM Lane LOS	D	B	-	-	B	-	-	D
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0.4

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	1679	1174	4	9	6
Future Vol, veh/h	2	1679	1174	4	9	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	50	5	6	0	0	33
Mvmt Flow	2	1767	1236	4	9	6

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1240	0	-	0	2126	620
Stage 1	-	-	-	-	1238	-
Stage 2	-	-	-	-	888	-
Critical Hdwy	5.1	-	-	-	6.8	7.56
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.7	-	-	-	3.5	3.63
Pot Cap-1 Maneuver	354	-	-	-	44	363
Stage 1	-	-	-	-	241	-
Stage 2	-	-	-	-	367	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	354	-	-	-	43	363
Mov Cap-2 Maneuver	-	-	-	-	151	-
Stage 1	-	-	-	-	238	-
Stage 2	-	-	-	-	367	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.2	0	24.91
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	4	-	-	-	197
HCM Lane V/C Ratio	0.006	-	-	-	0.08
HCM Control Delay (s/veh)	15.2	0.2	-	-	24.9
HCM Lane LOS	C	A	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.3

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	1593	7	19	1157	7	5	0	54	23	0	15
Future Vol, veh/h	5	1593	7	19	1157	7	5	0	54	23	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	215	-	-	145	-	215	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	14	7	0	10	7	0	0	0	4	0	0	12
Mvmt Flow	5	1695	7	20	1231	7	5	0	57	24	0	16

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1238	0	0	1702	0	0	2365	2988	851	2129	2984	615
Stage 1	-	-	-	-	-	-	1709	1709	-	1271	1271	-
Stage 2	-	-	-	-	-	-	656	1279	-	858	1713	-
Critical Hdwy	4.38	-	-	4.3	-	-	7.5	6.5	6.98	7.5	6.5	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.34	-	-	2.3	-	-	3.5	4	3.34	3.5	4	3.42
Pot Cap-1 Maneuver	496	-	-	336	-	-	19	14	299	29	14	410
Stage 1	-	-	-	-	-	-	96	148	-	180	241	-
Stage 2	-	-	-	-	-	-	426	239	-	322	147	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	496	-	-	336	-	-	17	13	299	~ 22	13	410
Mov Cap-2 Maneuver	-	-	-	-	-	-	74	86	-	100	79	-
Stage 1	-	-	-	-	-	-	95	146	-	170	226	-
Stage 2	-	-	-	-	-	-	385	225	-	258	145	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.04	0.26	23.02	37.27
HCM LOS			C	E

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	74	299	496	-	-	336	-	-	100	410
HCM Lane V/C Ratio	0.072	0.192	0.011	-	-	0.06	-	-	0.245	0.039
HCM Control Delay (s/veh)	57.1	19.9	12.3	-	-	16.4	-	-	52.4	14.1
HCM Lane LOS	F	C	B	-	-	C	-	-	F	B
HCM 95th %tile Q(veh)	0.2	0.7	0	-	-	0.2	-	-	0.9	0.1

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Capacity Analysis Summary Sheets

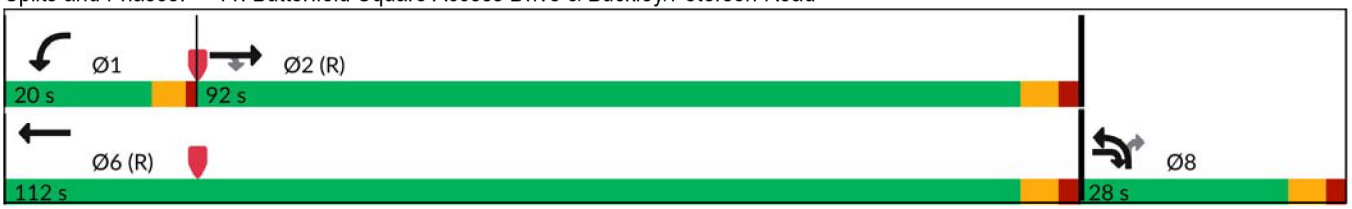
Weekday Evening Peak Hour – Projected Conditions

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1251	2	104	1718	50	53
Future Volume (vph)	1251	2	104	1718	50	53
Ideal Flow (vphpl)	2000	1900	1900	2000	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)		200	270		0	0
Storage Lanes		1	1		1	1
Taper Length (ft)			240		25	
Lane Util. Factor	0.95	1.00	1.00	0.95	1.00	1.00
Ped Bike Factor						
Frt		0.850				0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	3725	1615	1805	3689	1805	1615
Flt Permitted			0.950		0.950	
Satd. Flow (perm)	3725	1615	1805	3689	1805	1615
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		2				57
Link Speed (mph)	30			30	30	
Link Distance (ft)	990			919	330	
Travel Time (s)	22.5			20.9	7.5	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	0%	0%	3%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1345	2	112	1847	54	57
Turn Type	NA	pm+ov	Prot	NA	Prot	Perm
Protected Phases	2	8	1	6	8	
Permitted Phases		2				8
Detector Phase	2	8	1	6	8	8
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	9.5	24.0	24.0	24.0
Total Split (s)	92.0	28.0	20.0	112.0	28.0	28.0
Total Split (%)	65.7%	20.0%	14.3%	80.0%	20.0%	20.0%
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	1.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	4.5	6.0	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	C-Min	None	None	C-Min	None	None
Act Effct Green (s)	102.4	117.9	13.9	122.0	9.6	9.6
Actuated g/C Ratio	0.73	0.84	0.10	0.87	0.07	0.07

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
v/c Ratio	0.49	0.00	0.63	0.57	0.44	0.35
Control Delay (s/veh)	9.9	2.0	75.0	4.0	72.8	20.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	9.9	2.0	75.0	4.0	72.8	20.2
LOS	A	A	E	A	E	C
Approach Delay (s/veh)	9.9			8.1	45.8	
Approach LOS	A			A	D	
Queue Length 50th (ft)	262	0	100	211	48	0
Queue Length 95th (ft)	386	2	160	302	93	44
Internal Link Dist (ft)	910			839	250	
Turn Bay Length (ft)		200	270			
Base Capacity (vph)	2724	1484	210	3215	283	301
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.49	0.00	0.53	0.57	0.19	0.19

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.63			
Intersection Signal Delay (s/veh): 10.0		Intersection LOS: B	
Intersection Capacity Utilization 59.3%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 11: Butterfield Square Access Drive & Buckley/Peterson Road



Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	8	1298	6	2	1846	17	4	0	2	8	0	6
Future Vol, veh/h	8	1298	6	2	1846	17	4	0	2	8	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	215	-	-	105	-	125	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	2	0	0	2	0	0	0	0	0	0	0
Mvmt Flow	9	1396	6	2	1985	18	4	0	2	9	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	2003	0	0	1402	0	0	2413	3424	701	2704	3409	992
Stage 1	-	-	-	-	-	-	1416	1416	-	1989	1989	-
Stage 2	-	-	-	-	-	-	997	2008	-	715	1419	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	290	-	-	493	-	-	18	7	386	10	7	248
Stage 1	-	-	-	-	-	-	147	205	-	64	107	-
Stage 2	-	-	-	-	-	-	266	105	-	392	205	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	290	-	-	493	-	-	16	7	386	10	7	248
Mov Cap-2 Maneuver	-	-	-	-	-	-	90	62	-	52	66	-
Stage 1	-	-	-	-	-	-	143	199	-	64	107	-
Stage 2	-	-	-	-	-	-	258	104	-	379	198	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.11	0.01	36.57	61.38
HCM LOS			E	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	120	290	-	-	493	-	-	79
HCM Lane V/C Ratio	0.054	0.03	-	-	0.004	-	-	0.192
HCM Control Delay (s/veh)	36.6	17.8	-	-	12.3	-	-	61.4
HCM Lane LOS	E	C	-	-	B	-	-	F
HCM 95th %tile Q(veh)	0.2	0.1	-	-	0	-	-	0.7

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	1306	1857	7	4	8
Future Vol, veh/h	2	1306	1857	7	4	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	2	1404	1997	8	4	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	2004	0	-	0	2707	1002
Stage 1	-	-	-	-	2001	-
Stage 2	-	-	-	-	706	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	290	-	-	-	18	244
Stage 1	-	-	-	-	93	-
Stage 2	-	-	-	-	456	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	290	-	-	-	17	244
Mov Cap-2 Maneuver	-	-	-	-	74	-
Stage 1	-	-	-	-	92	-
Stage 2	-	-	-	-	456	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.24	0	33.72
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	6	-	-	-	138
HCM Lane V/C Ratio	0.007	-	-	-	0.093
HCM Control Delay (s/veh)	17.5	0.2	-	-	33.7
HCM Lane LOS	C	A	-	-	D
HCM 95th %tile Q(veh)	0	-	-	-	0.3

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	1267	21	27	1809	20	3	0	31	14	0	10
Future Vol, veh/h	16	1267	21	27	1809	20	3	0	31	14	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	215	-	-	145	-	215	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	2	0	0	3	0	0	0	3	0	0	0
Mvmt Flow	17	1362	23	29	1945	22	3	0	33	15	0	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1967	0	0	1385	0	0	2439	3433	692	2719	3423	973
Stage 1	-	-	-	-	-	-	1408	1408	-	2003	2003	-
Stage 2	-	-	-	-	-	-	1031	2025	-	716	1419	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.96	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.33	3.5	4	3.3
Pot Cap-1 Maneuver	299	-	-	501	-	-	17	7	384	~ 10	7	256
Stage 1	-	-	-	-	-	-	149	207	-	63	105	-
Stage 2	-	-	-	-	-	-	253	103	-	392	205	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	299	-	-	501	-	-	14	6	384	~ 8	6	256
Mov Cap-2 Maneuver	-	-	-	-	-	-	83	54	-	47	59	-
Stage 1	-	-	-	-	-	-	140	195	-	59	99	-
Stage 2	-	-	-	-	-	-	229	97	-	338	193	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.22	0.18	18.34	74.39
HCM LOS			C	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	83	384	299	-	-	501	-	-	47	256
HCM Lane V/C Ratio	0.039	0.087	0.057	-	-	0.058	-	-	0.319	0.042
HCM Control Delay (s/veh)	50.1	15.3	17.8	-	-	12.6	-	-	113.5	19.7
HCM Lane LOS	F	C	C	-	-	B	-	-	F	C
HCM 95th %tile Q(veh)	0.1	0.3	0.2	-	-	0.2	-	-	1.1	0.1

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon