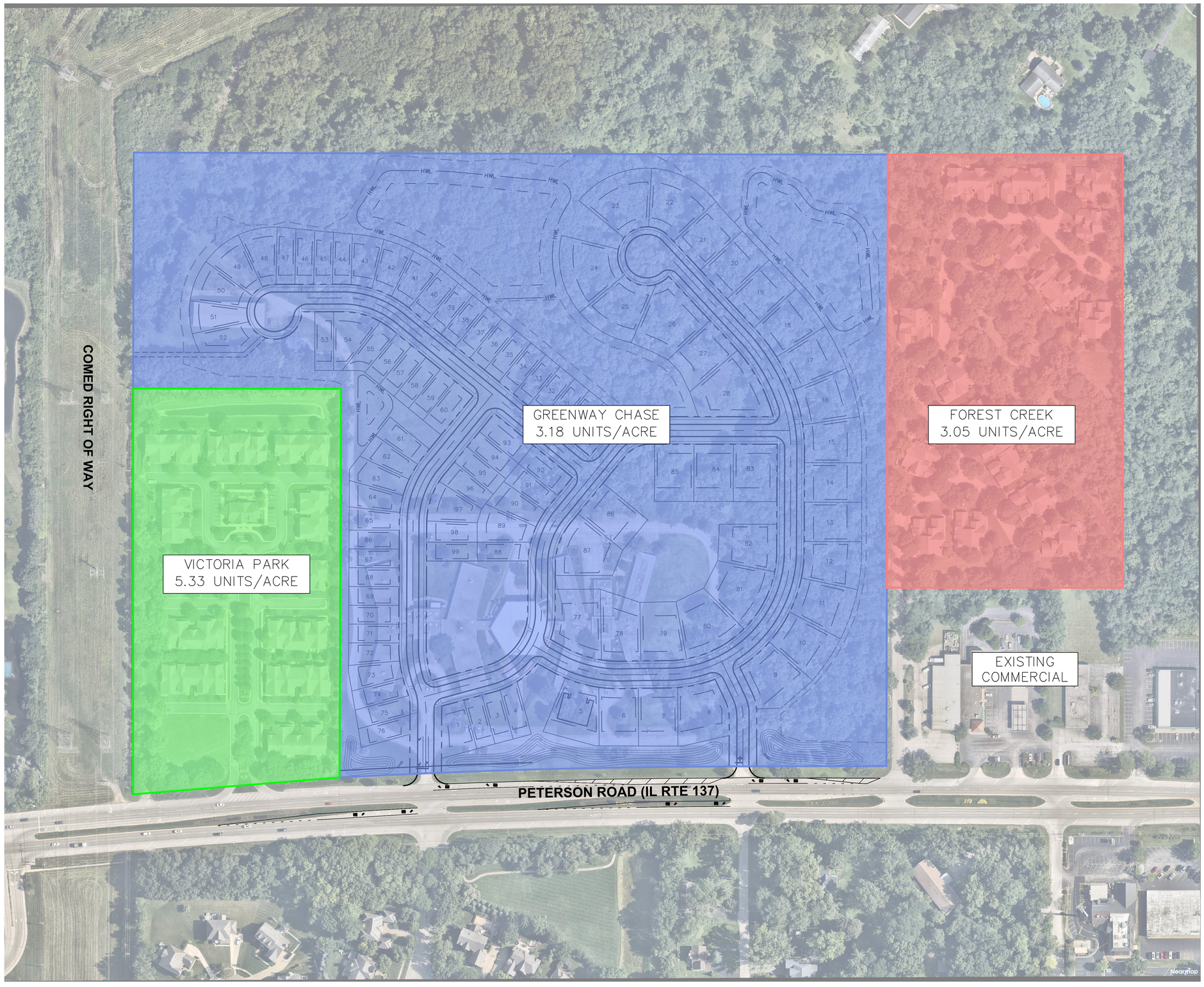

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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: 847-405-9004
WWW.KIMLEY-HORN.COM

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

PULTE HOME COMPANY, LLC

DENSITY EXHIBIT

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

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

Drawing name: K:\CHS_LDEV\168247001_Pulte_Libertyville_IL\2 Design\CAD\Exhibits\168247001-Density Exhibit.dwg EXH. Mar 07, 2025 7:47am by: KiaraTR-Meller
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Greenway Chase

Product & Elevations

Pulte HOMES™

March 2025

Greenway Chase Product Distribution

Spring Series
64 Single Family Homes

Landings Series
70 Duplex Homes

Greenway Chase 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

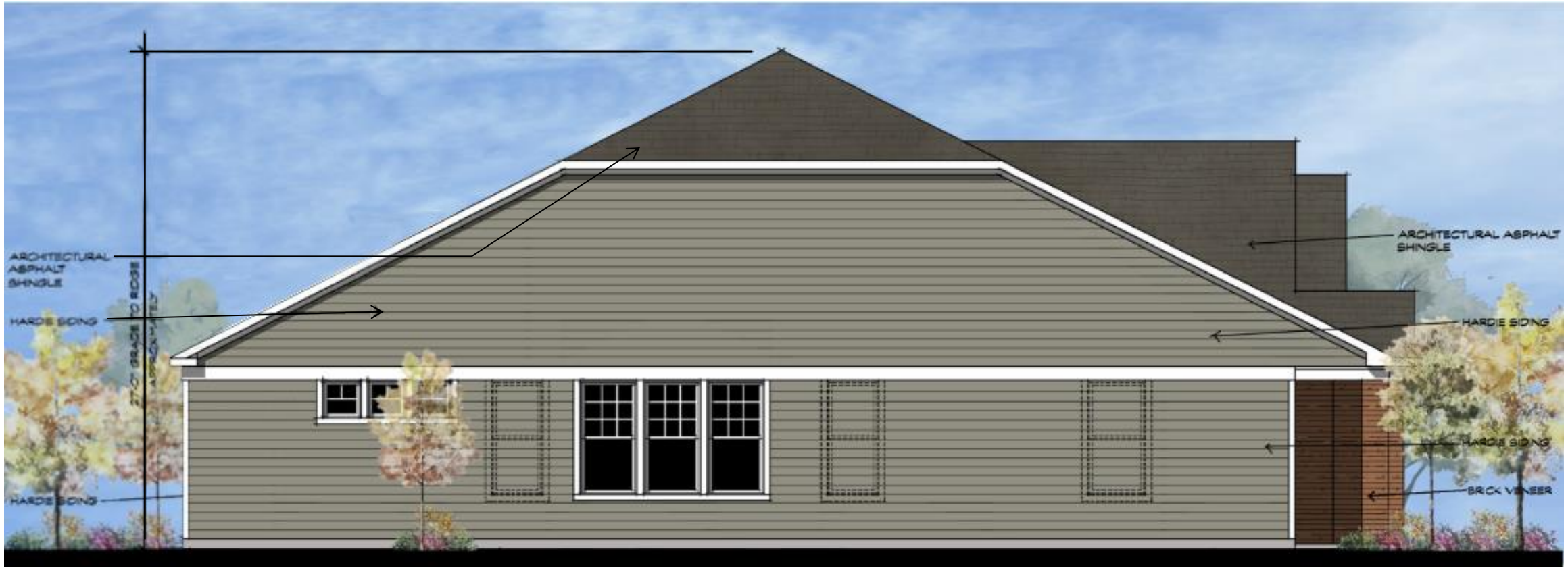
Loft option on one side only

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

SUNROOM EXTENSION

Rear Elevation A – Sunroom Option

0 2 4 8 16 FEET

Base Plan

Example Only - Proprietary and Confidential

Landings Series – Provence

SUNROOM EXTENSION

Rear Elevation A – Sunroom + Loft Option

0 2 4 8 16 FEET

Loft Option

Example Only - Proprietary and Confidential

Landings Series – Provence

Rear Elevation A – Sunroom + 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 B – 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 B – 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 B – Base Near Unit / Sunroom Option Far Unit

0 2 4 8 16 FEET

Example Only - Proprietary and Confidential

Landings Series – Provence

Right Elevation B – Sunroom + Café Bay Option

0 2 4 8 16 FEET

Example Only - Proprietary and Confidential

Landings Series – Provence

Right Elevation B – Sunroom + Café Bay + Loft Option

0 2 4 8 16 FEET

Example Only - Proprietary and Confidential

Landings Series – Provence

Rear Elevation B – Sunroom Option

0 2 4 8 16 FEET

Base Plan

Example Only - Proprietary and Confidential

Landings Series – Provence

Rear Elevation B – Sunroom + Loft Option

0 2 4 8 16 FEET

Loft Option

Example Only - Proprietary and Confidential

Landings Series – Provence

Rear Elevation B – Sunroom + Loft Option

Base Plan

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

Example Only - Proprietary and Confidential

Landings Series – Provence

Front Elevation C – 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 C – 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 C – Base Near Unit / Sunroom Option Far Unit

0 2 4 8 16 FEET

Example Only - Proprietary and Confidential

Landings Series – Provence

Right Elevation C – Sunroom + Café Bay Option

0 2 4 8 16 FEET

Example Only - Proprietary and Confidential

Landings Series – Provence

Right Elevation C – Sunroom + Café Bay + Loft Option

0 2 4 8 16 FEET

Example Only - Proprietary and Confidential

Landings Series – Provence

SUNROOM EXTENSION

Rear Elevation C – Sunroom Option

0 2 4 8 16 FEET

Base Plan

Example Only - Proprietary and Confidential

Landings Series – Provence

Rear Elevation C – Sunroom + Loft Option

0 2 4 8 16 FEET

Loft Option

Example Only - Proprietary and Confidential

Landings Series – Provence

Rear Elevation C – Sunroom + Loft Option

Base Plan

0 2 4 8 16 FEET

Example Only - Proprietary and Confidential

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 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

SMOOTH WOOD PANEL

CAFÉ BAY

OPT. WINDOW (TYP)

SUNROOM EXTENSION

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

0 2 4 8 16 FEET

Loft Option

Example Only - Proprietary and Confidential

Landings Series – Provence

Rear Elevation A – Sunroom + Loft Option

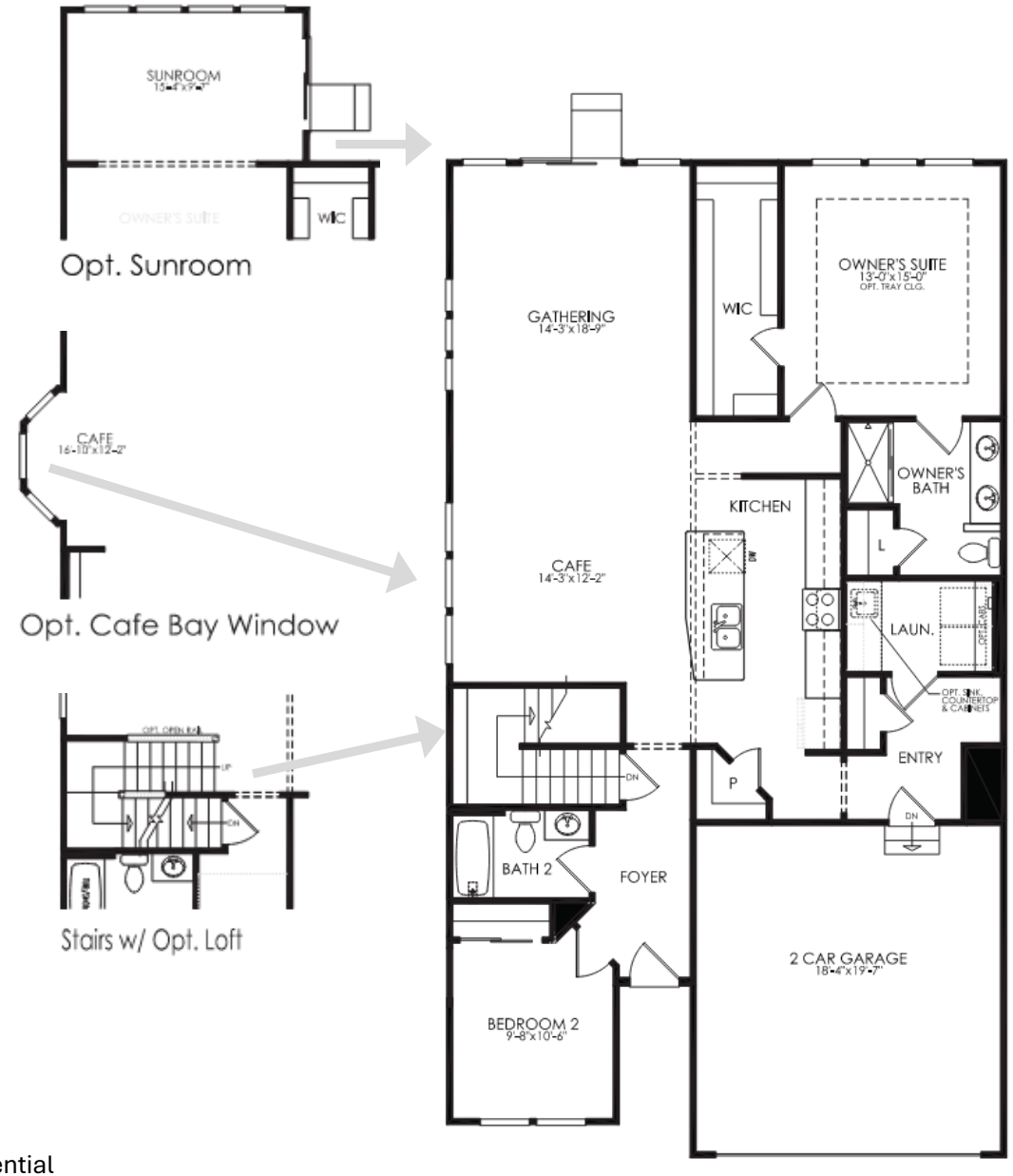
Base Plan

0 2 4 8 16 FEET

Example Only - Proprietary and Confidential

Provence

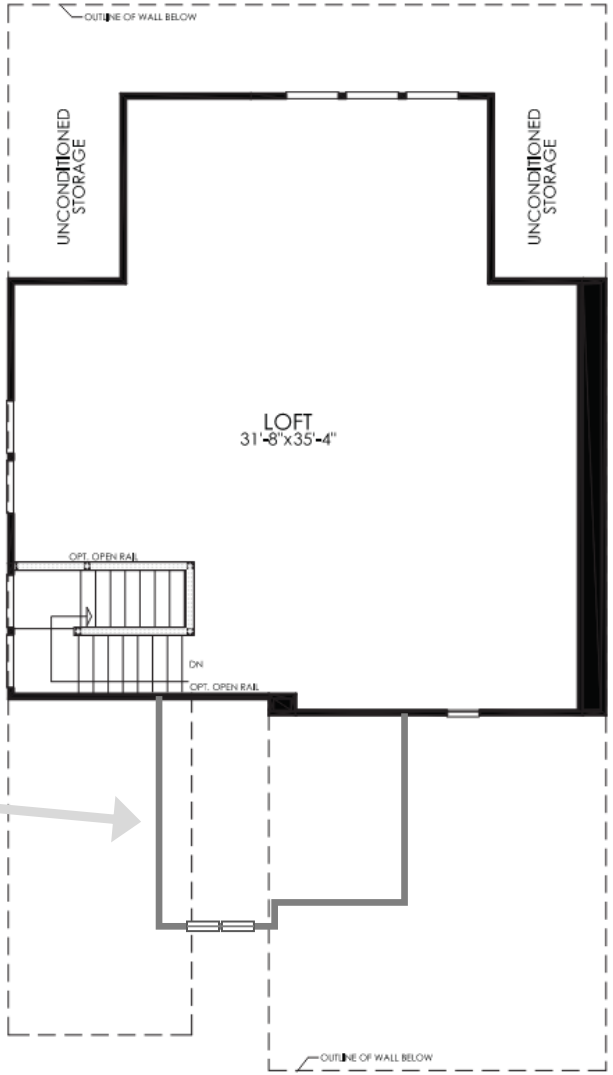
First Floor & Structural Options



Example Only - Proprietary and Confidential

Provence

Optional Loft



DORMER EXTENSION
@ ELEV. A ONLY

Opt. Loft with Bedroom and Bath

Example Only - Proprietary and Confidential

Provence

Color Packages

HW-110-W-M

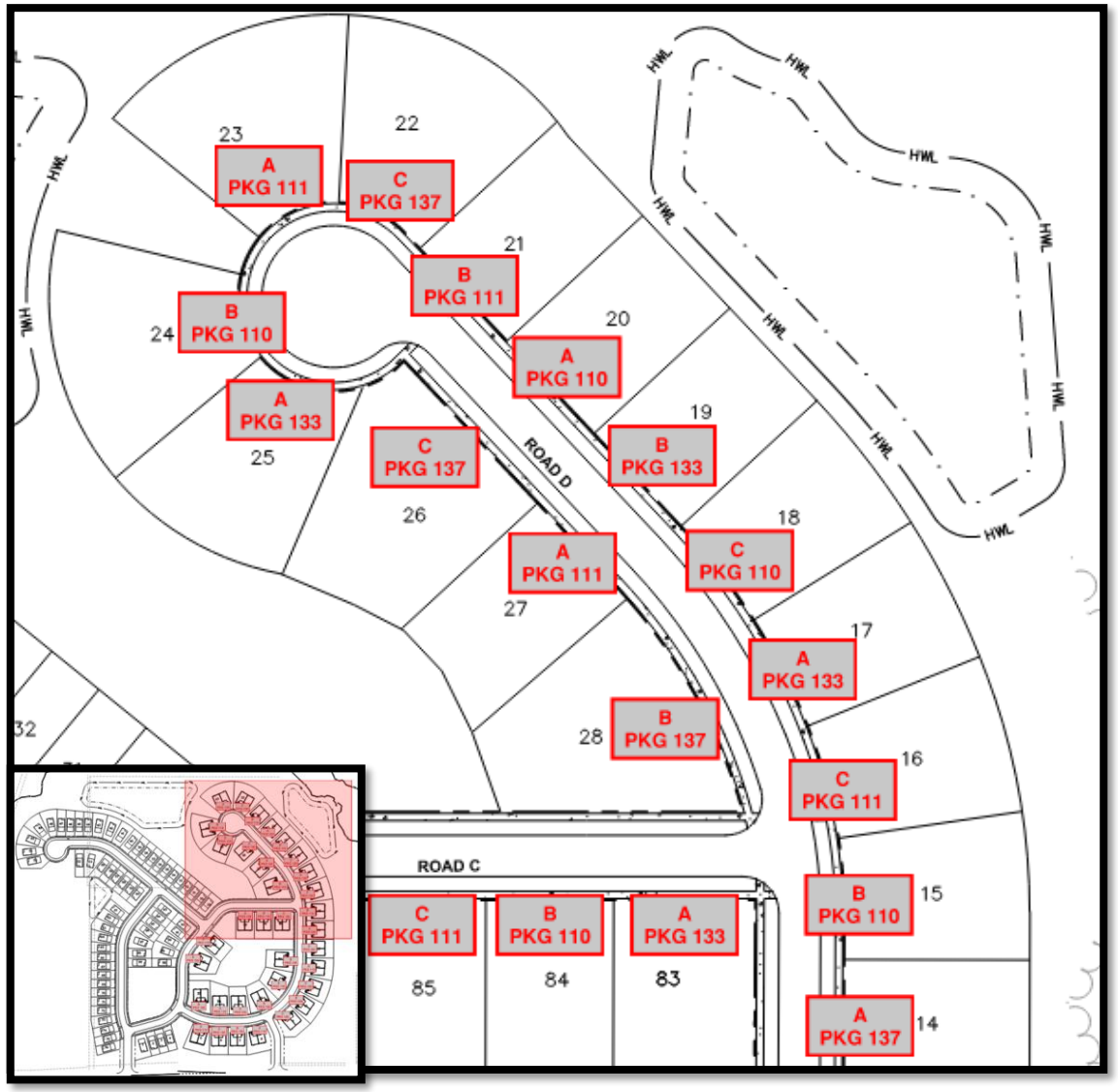
HW-133-W-M
(Premium)

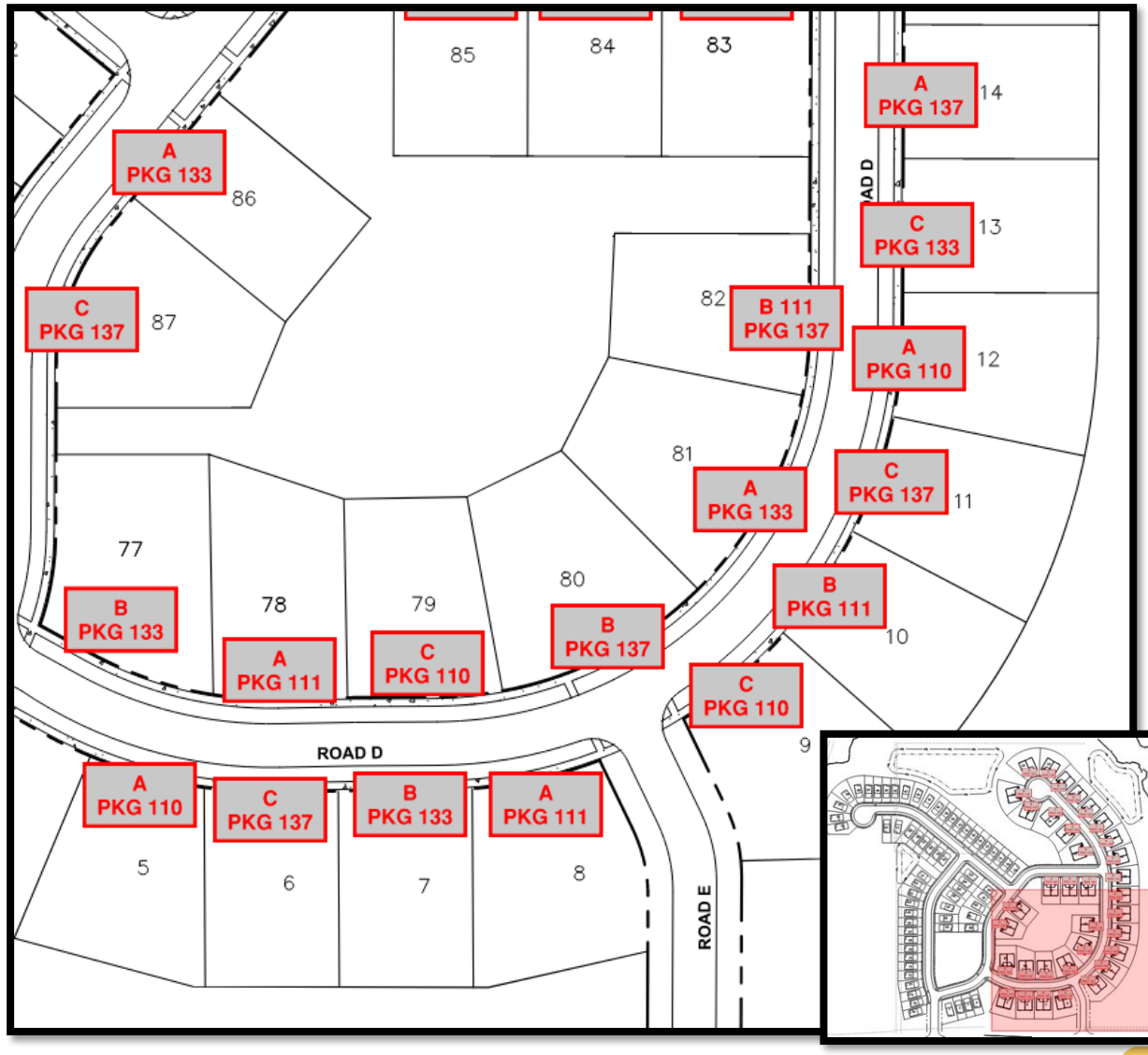
HW-111-W-M

HW-137-W-M
(Premium)

Provence

Elevation and Color Package Assignments per Homesite





Example Only - Proprietary and Confidential

Spring Series

Spring Series – Harrison

Example Only - Proprietary and Confidential

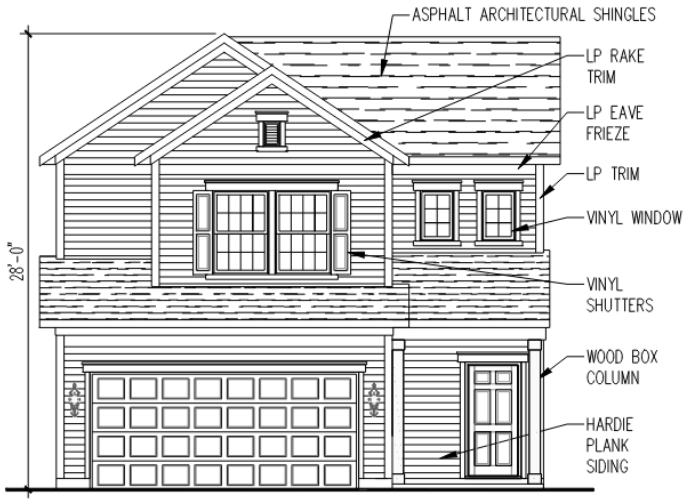
The Harrison

Elevation Examples

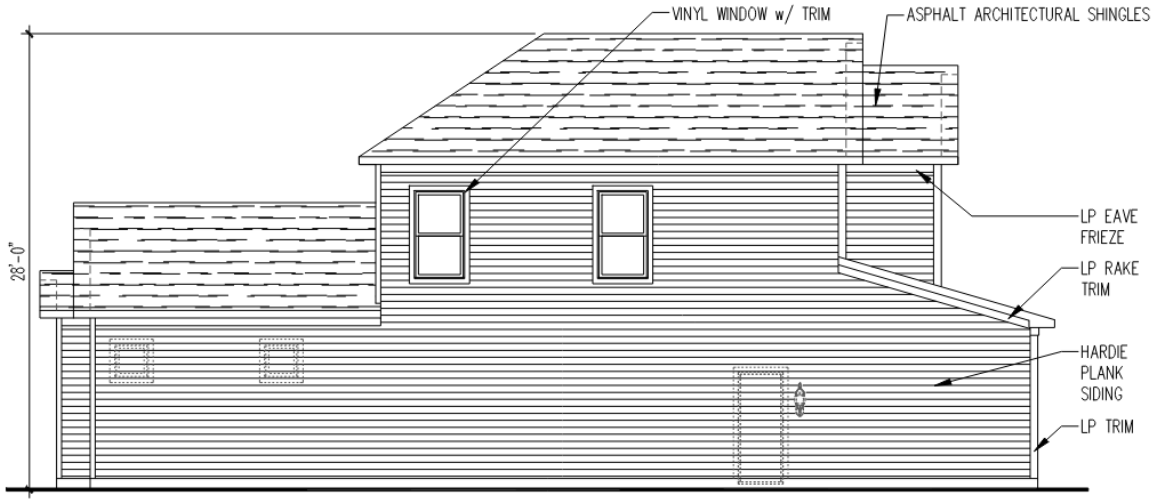
Example Only - Proprietary and Confidential

The Harrison

Base Elevations – HR201



FRONT ELEVATION - HR201



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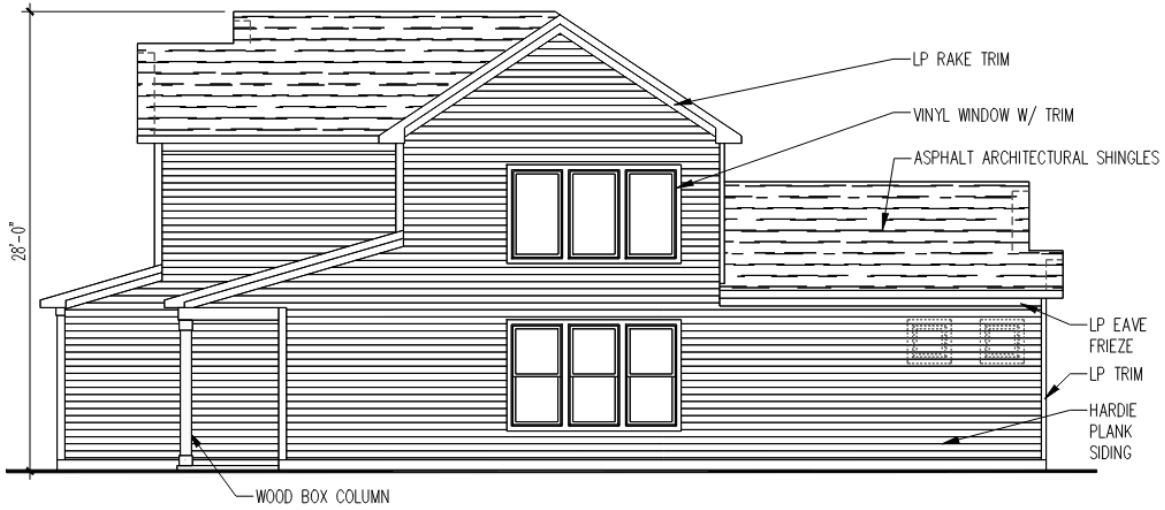

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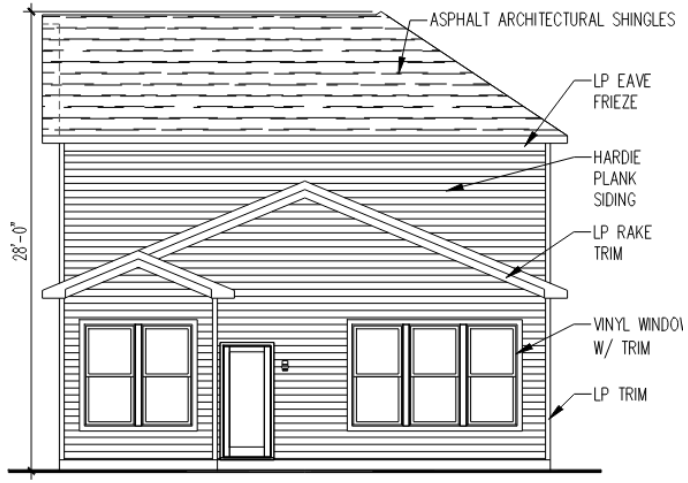
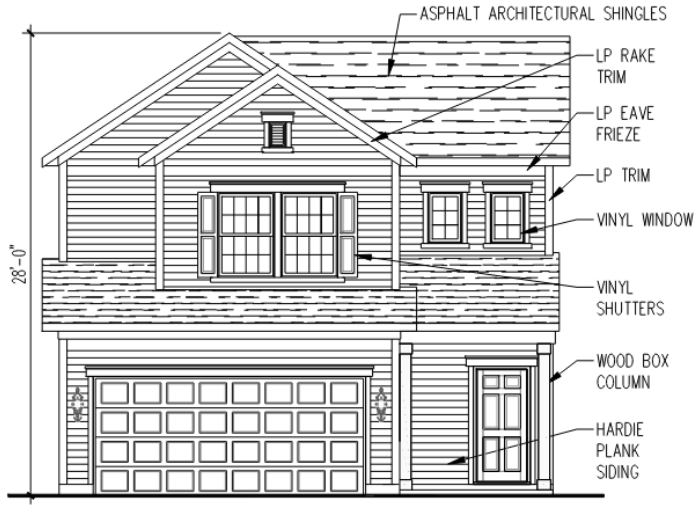


REAR ELEVATION

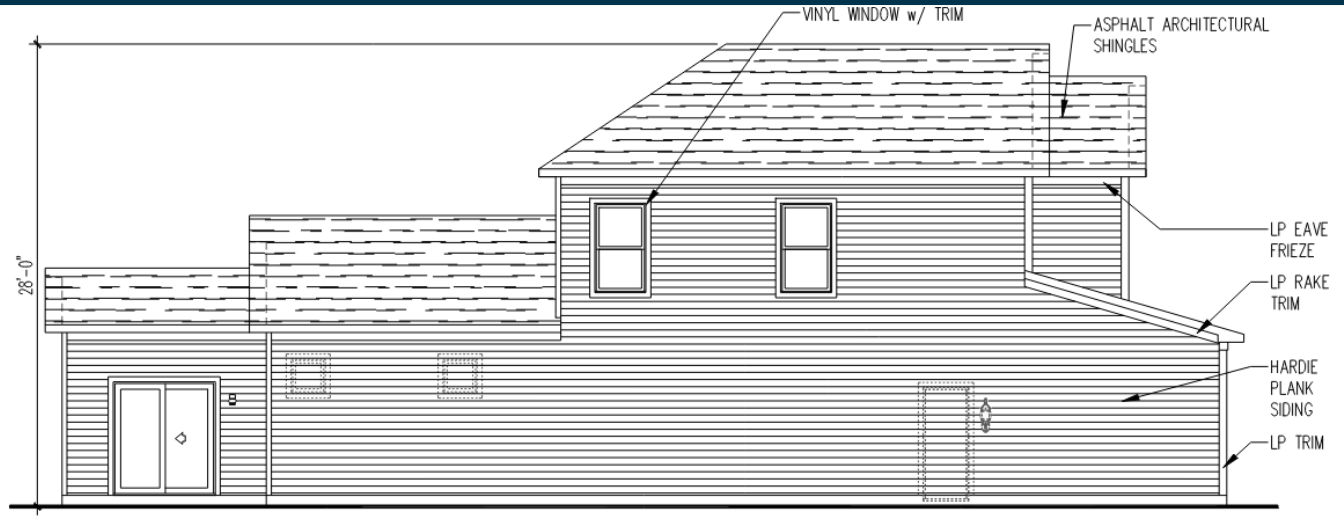
EXAMPLE ONLY
Proprietary and confidential

The Harrison

Elevations – HR201 with Sunroom



FRONT ELEVATION - HR201



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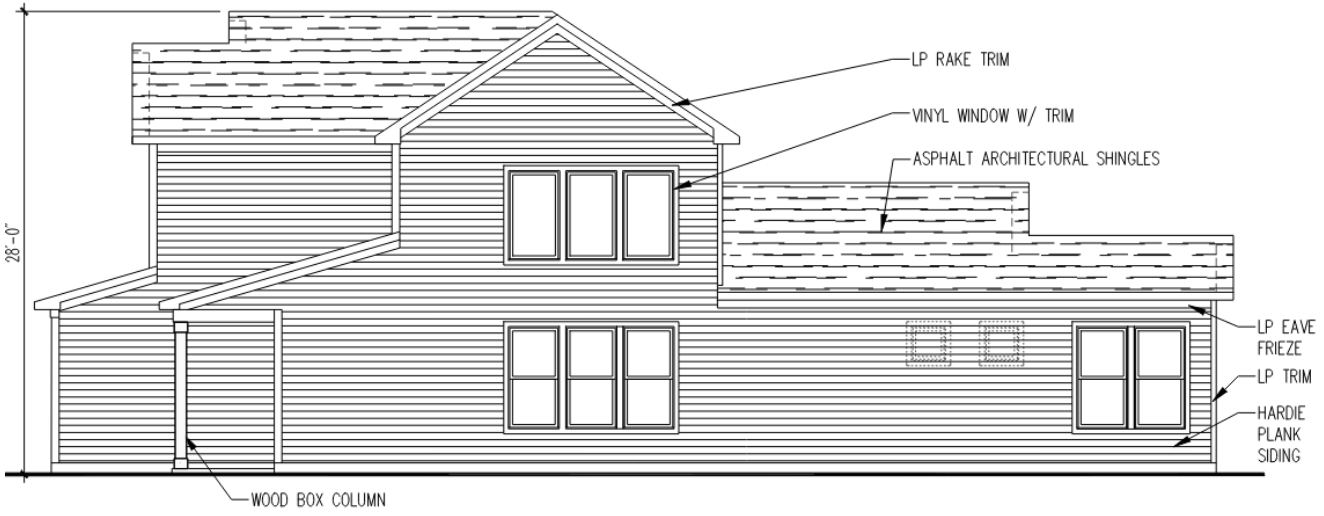
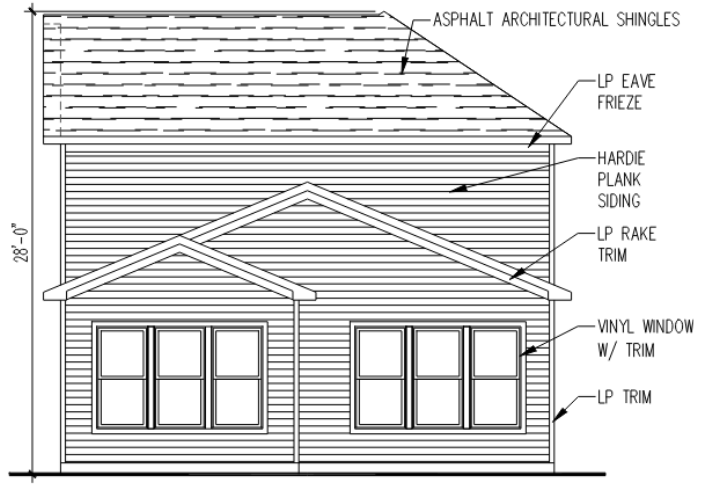


RIGHT ELEVATION

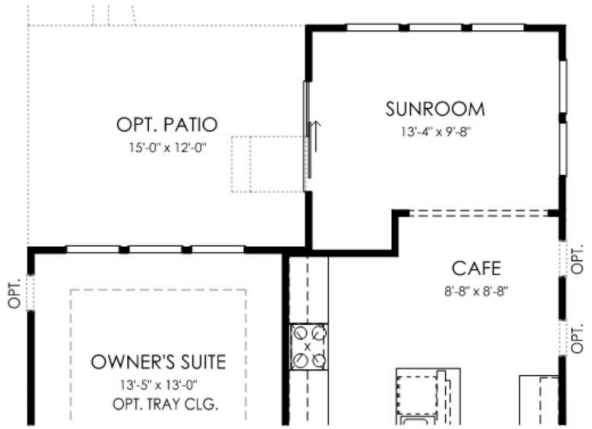


REAR ELEVATION

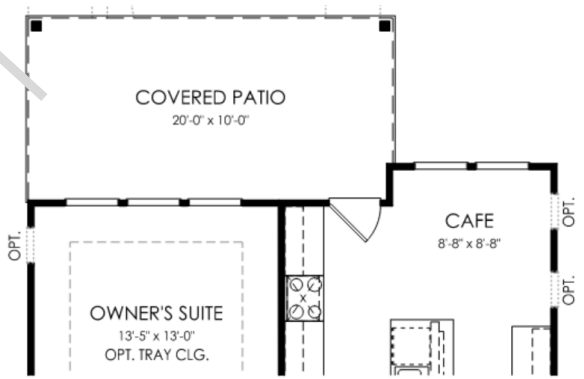
EXAMPLE ONLY
Proprietary and confidential

The Harrison

First Floor & Structural Options



Sunroom Option

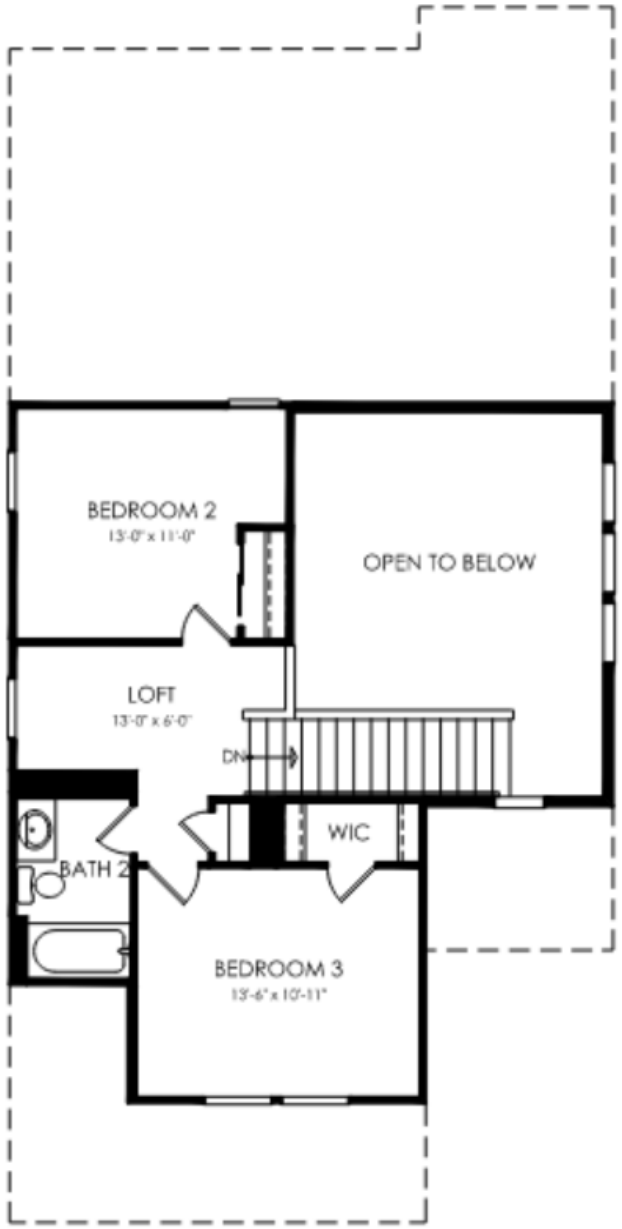


Covered Patio Option

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

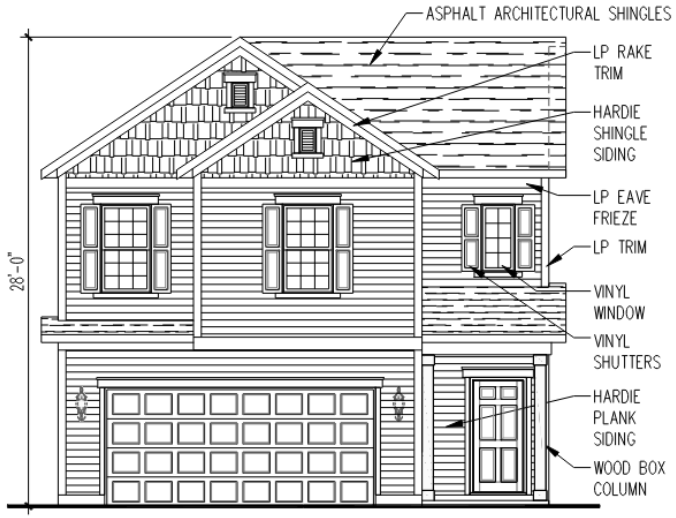
The Gordon

Elevation Examples

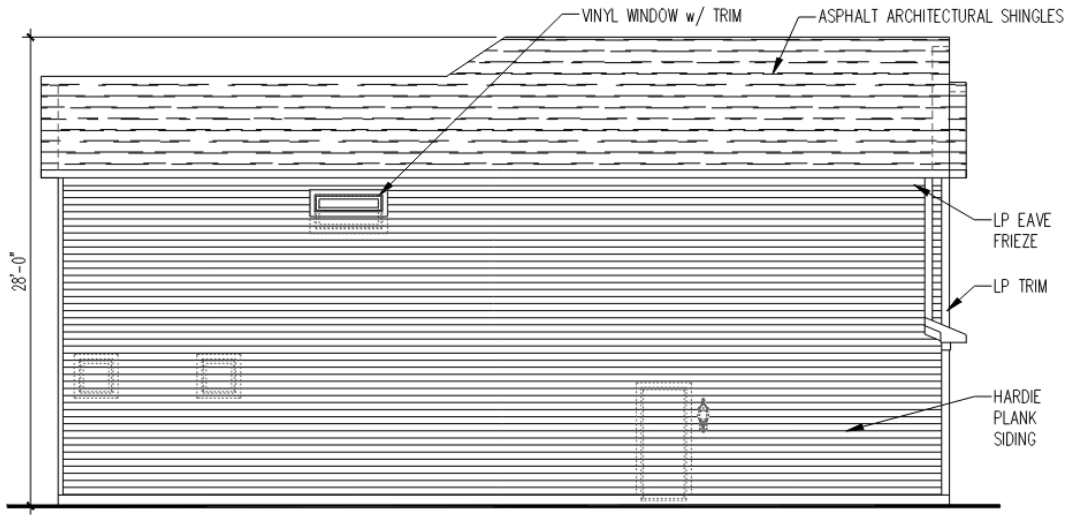
Example Only - Proprietary and Confidential

The Gordon

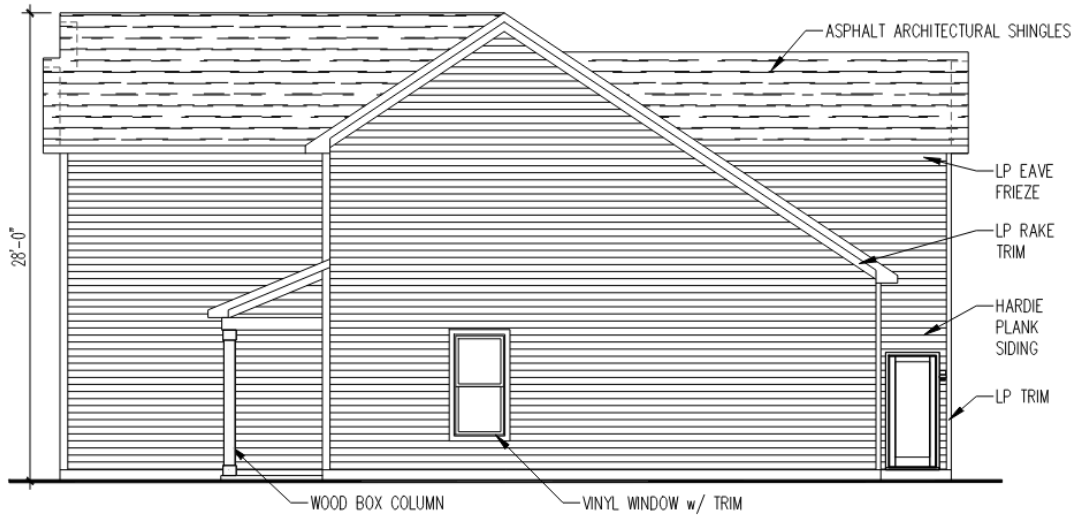
Base Elevations – HR201



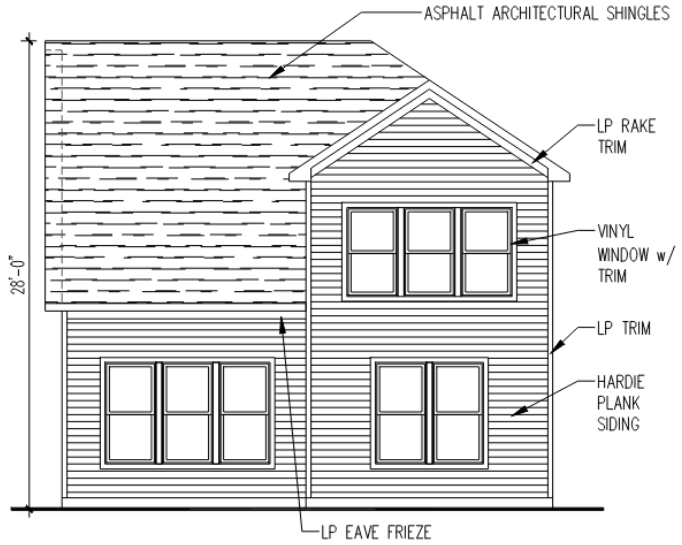
FRONT ELEVATION - HR201



LEFT ELEVATION



RIGHT ELEVATION

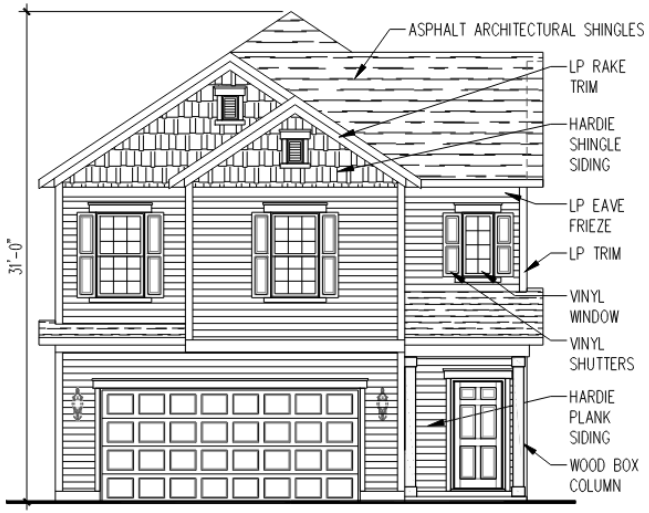


REAR ELEVATION

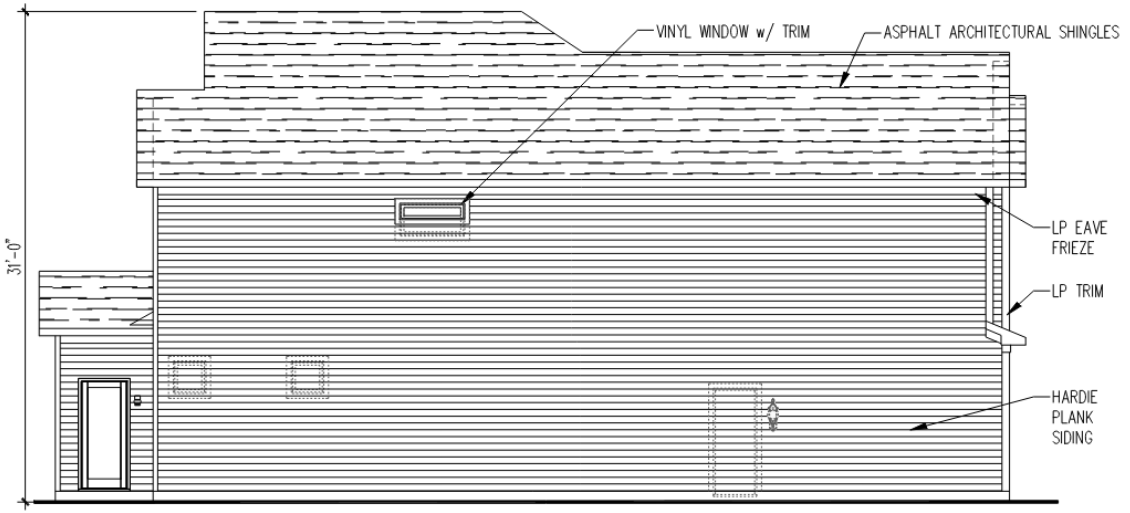
EXAMPLE ONLY
Proprietary and confidential

The Gordon

Elevations – HR201 with Sunroom & Bedroom 4



FRONT ELEVATION - HR201



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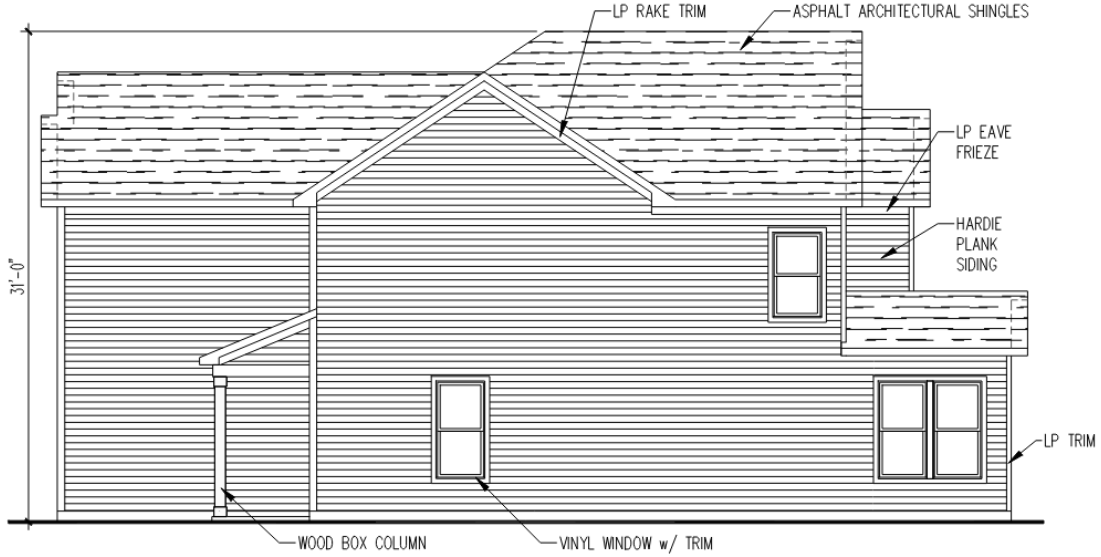
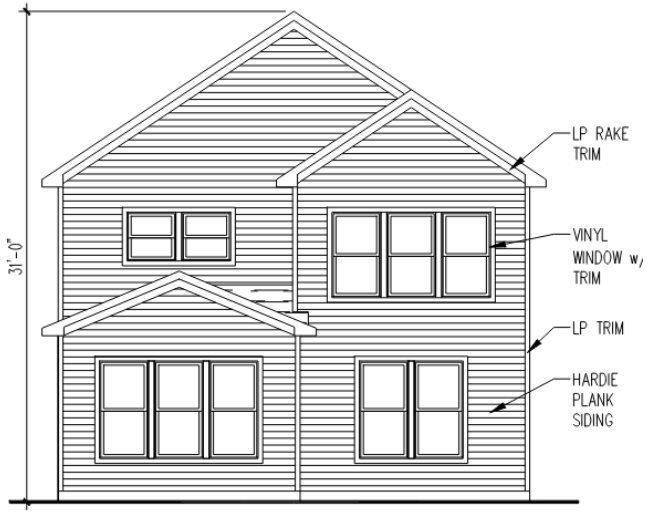


RIGHT ELEVATION

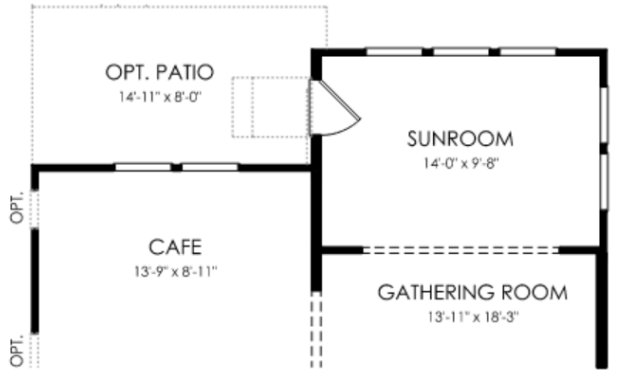


REAR ELEVATION

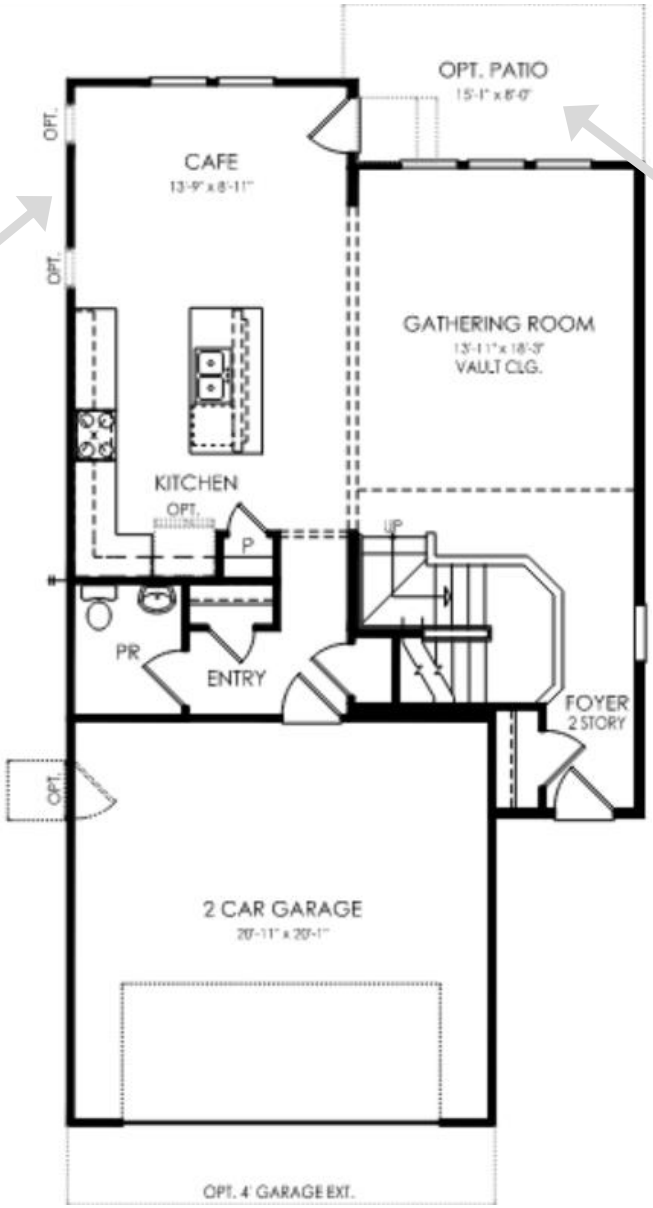
EXAMPLE ONLY
Proprietary and confidential

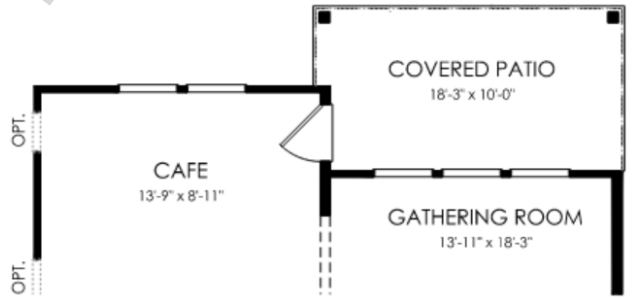
The Gordon

First Floor & Structural Options



Sunroom Option





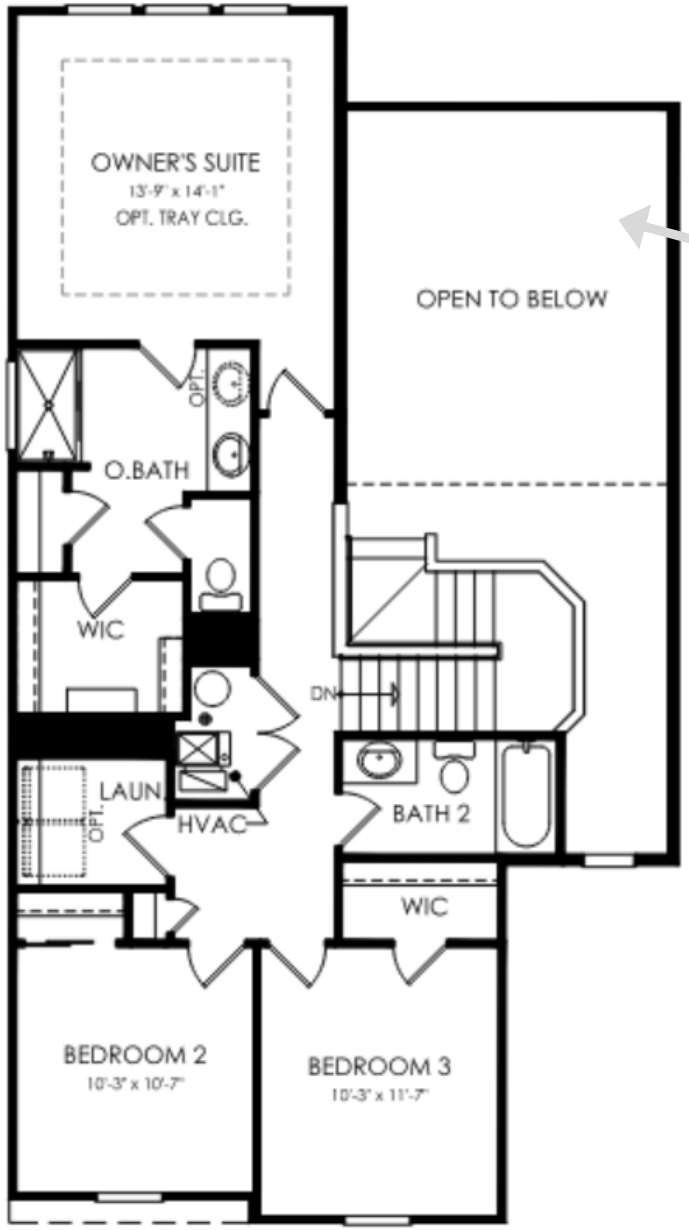
Covered Patio Option

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

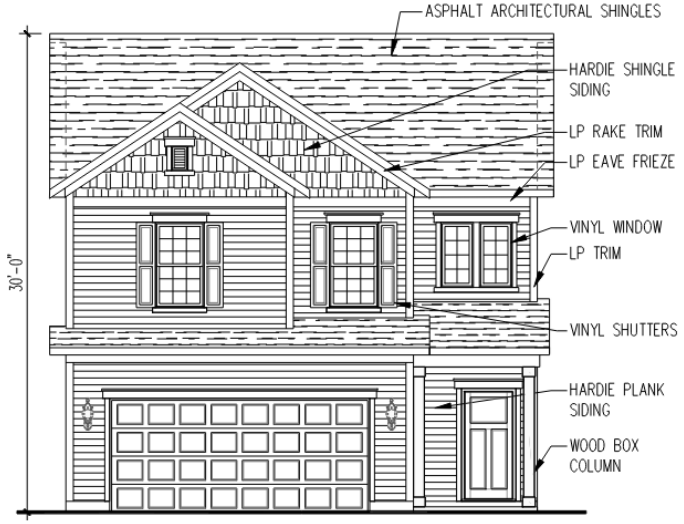
The Nelson

Elevation Examples

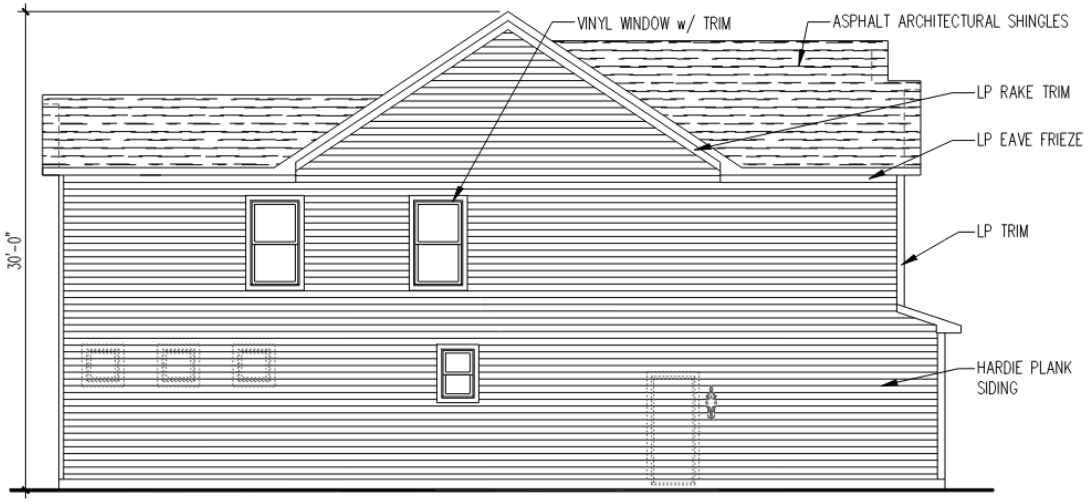
Example Only - Proprietary and Confidential

The Nelson

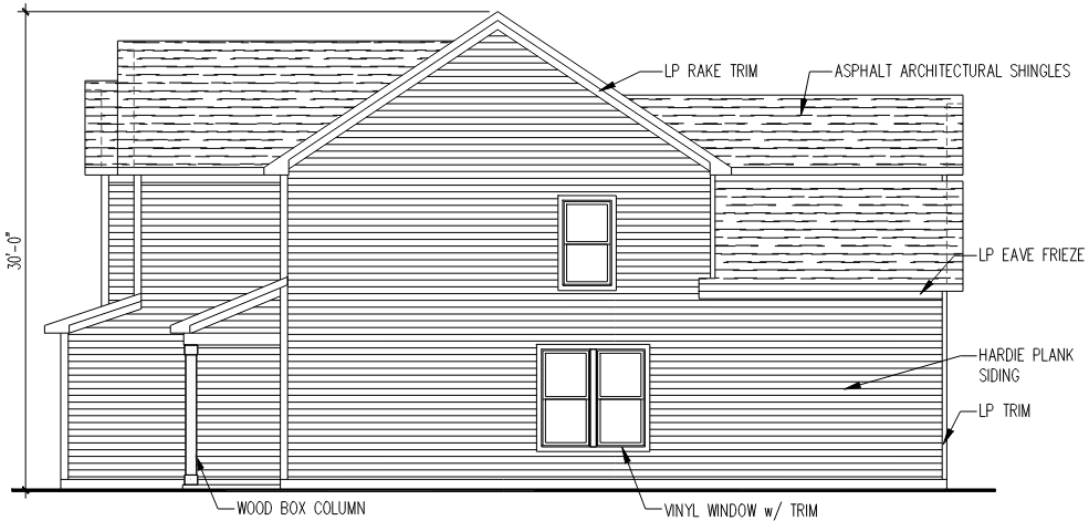
Base Elevations – HR201



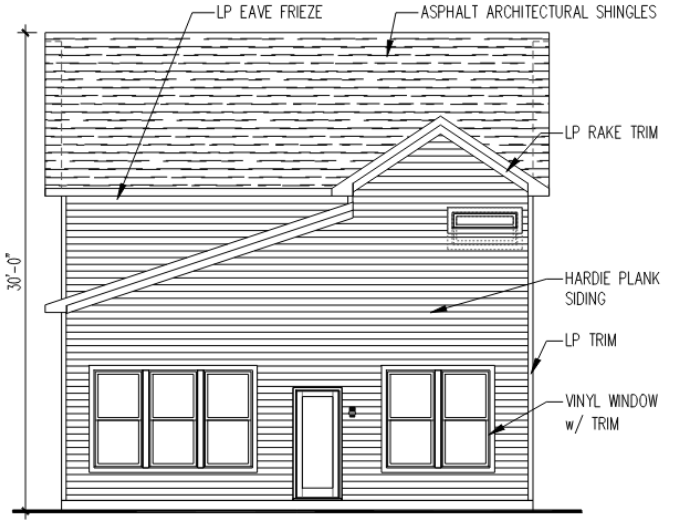
FRONT ELEVATION - HR201



LEFT ELEVATION



RIGHT ELEVATION

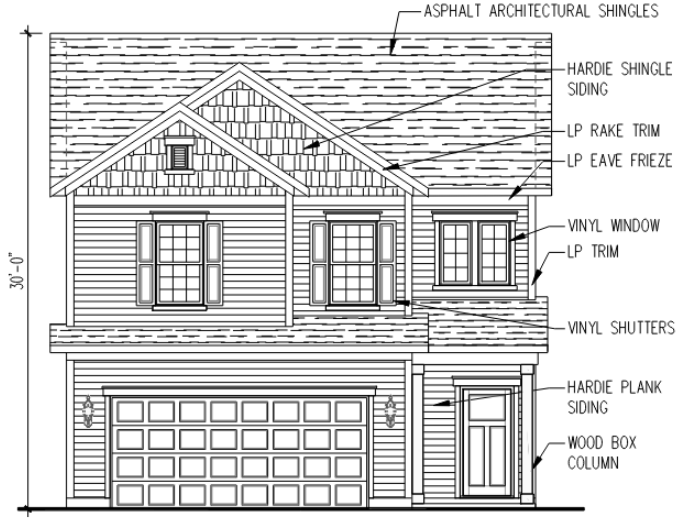


REAR ELEVATION

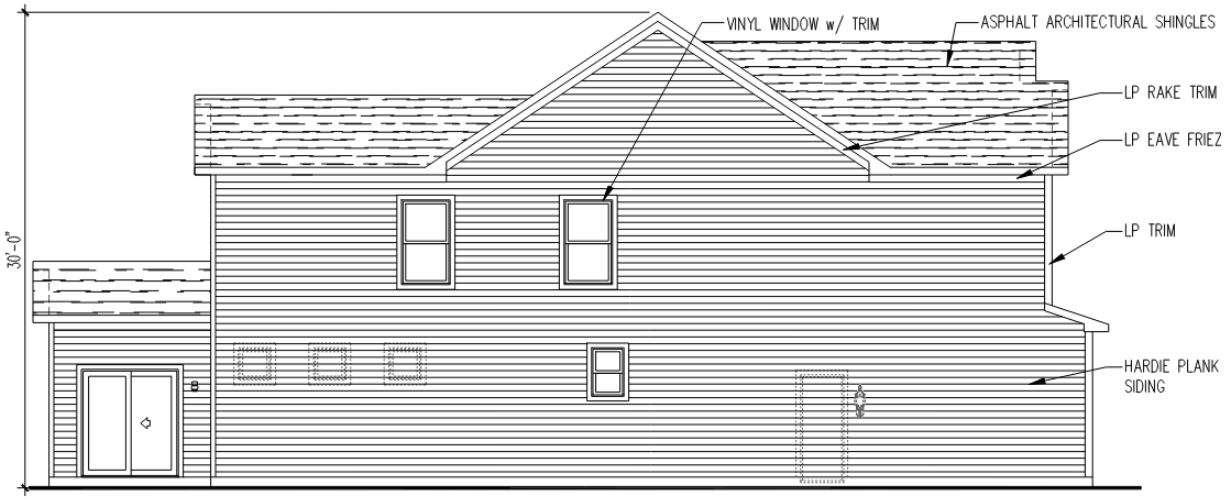
EXAMPLE ONLY
Proprietary and confidential

The Nelson

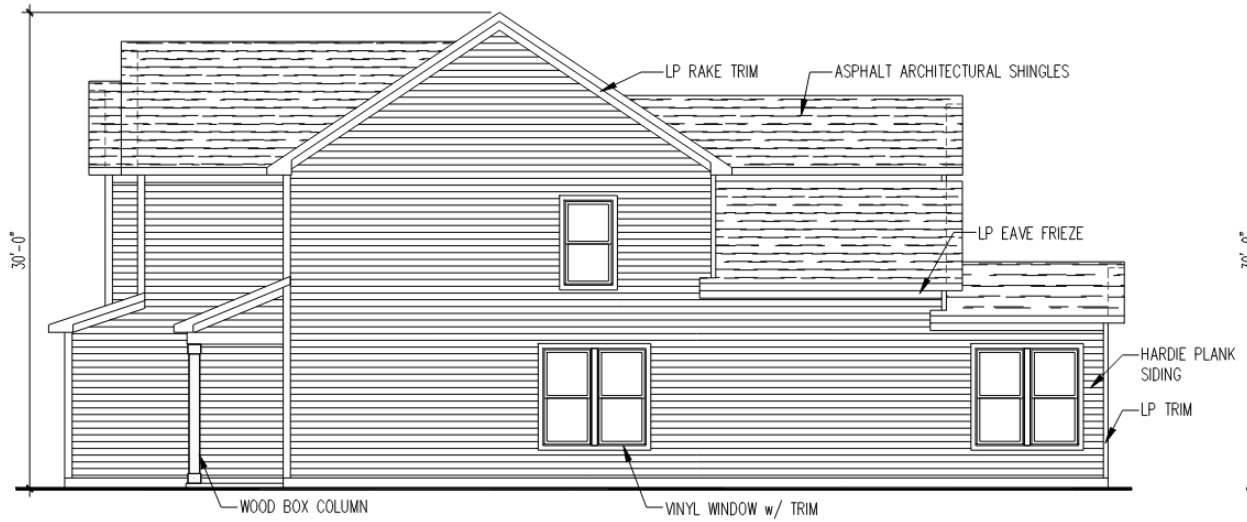
Elevations – HR201 with Sunroom



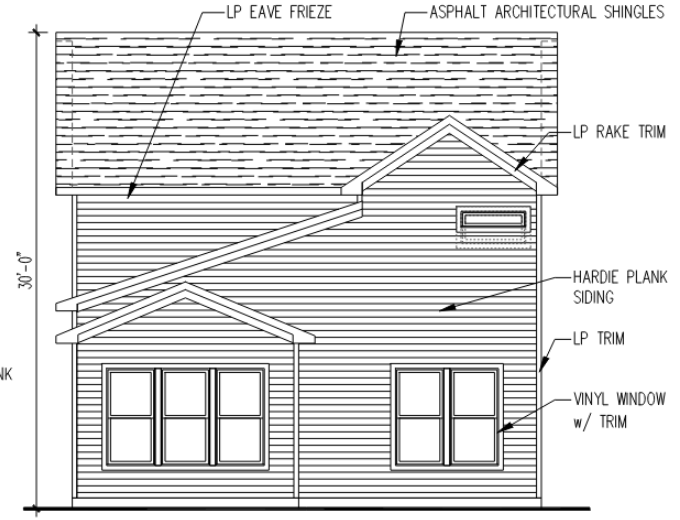
FRONT ELEVATION - HR201



LEFT ELEVATION



RIGHT ELEVATION

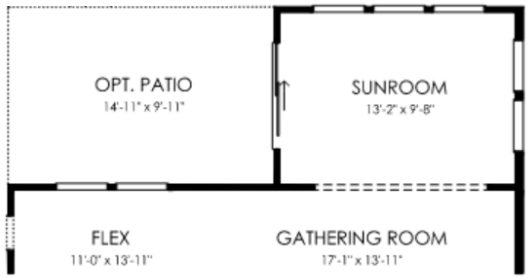


REAR ELEVATION

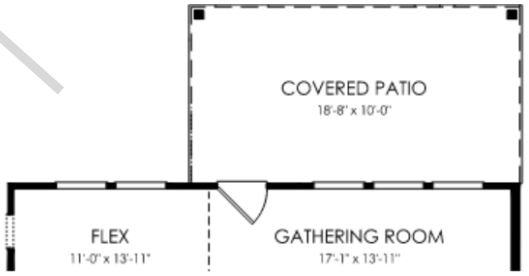
EXAMPLE ONLY
Proprietary and confidential

The Nelson

First Floor & Structural Options



Sunroom Option

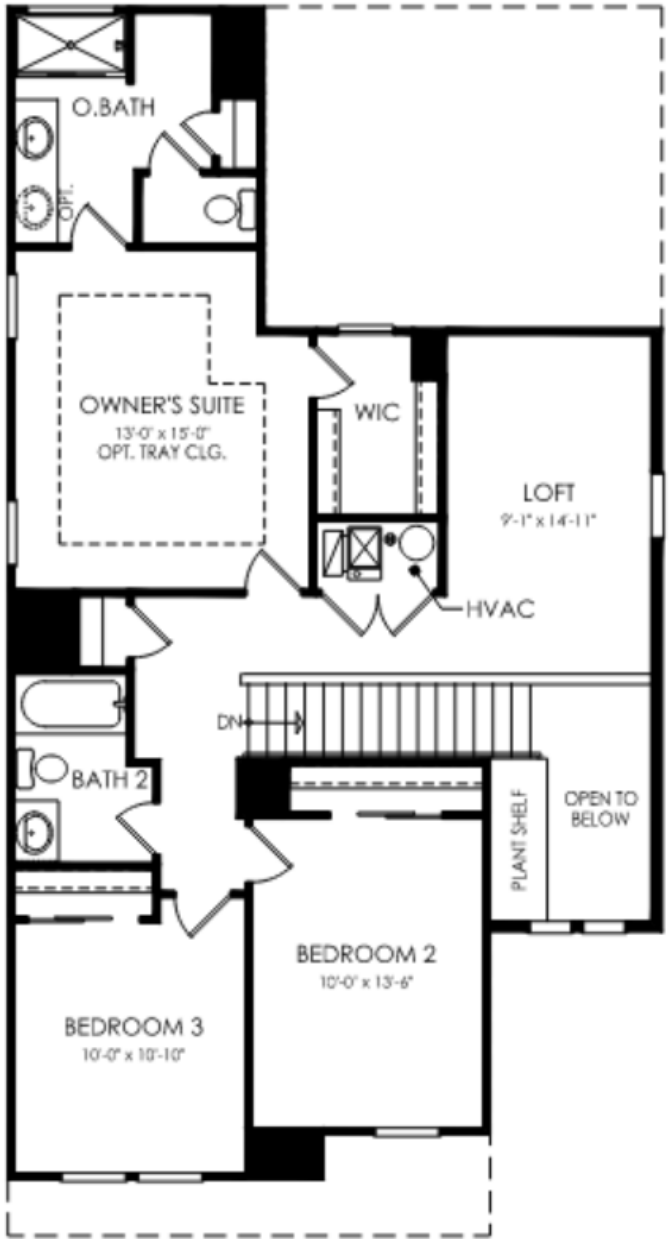


Covered Patio Option

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

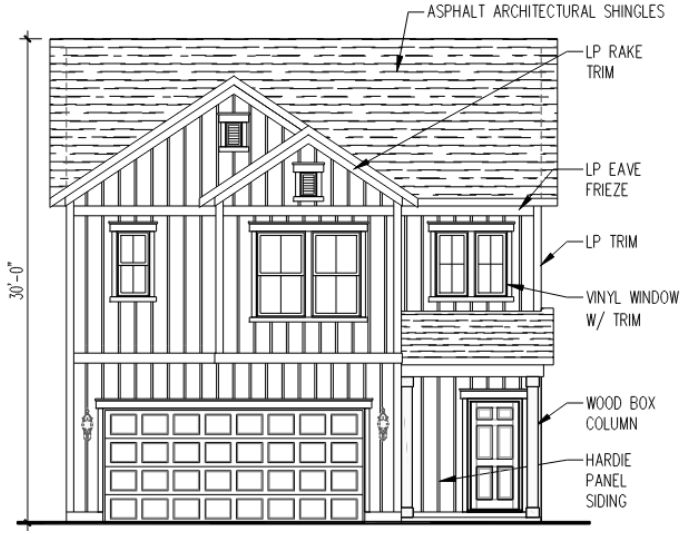
The Sienna

Elevation Examples

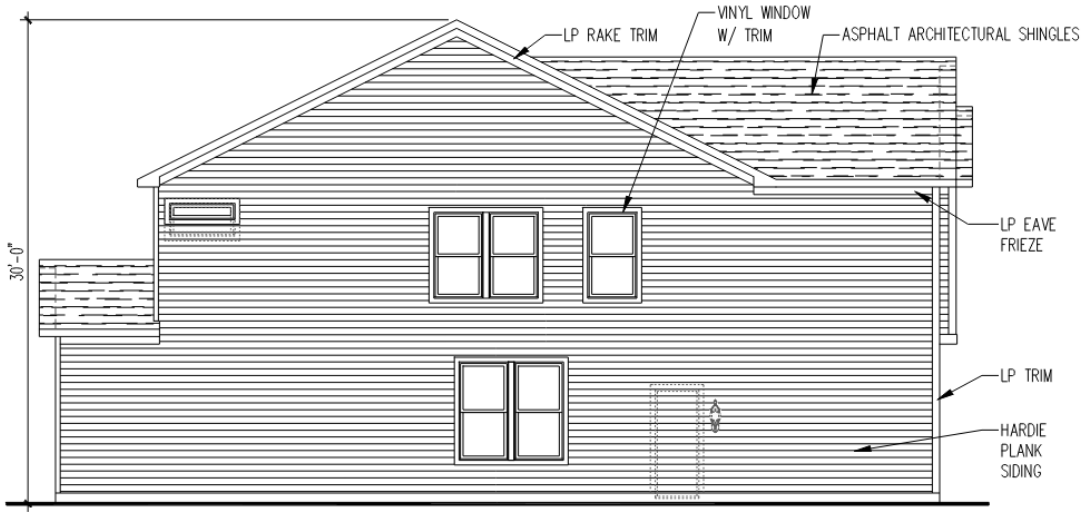
Example Only - Proprietary and Confidential

The Sienna

Base Elevations – FH201

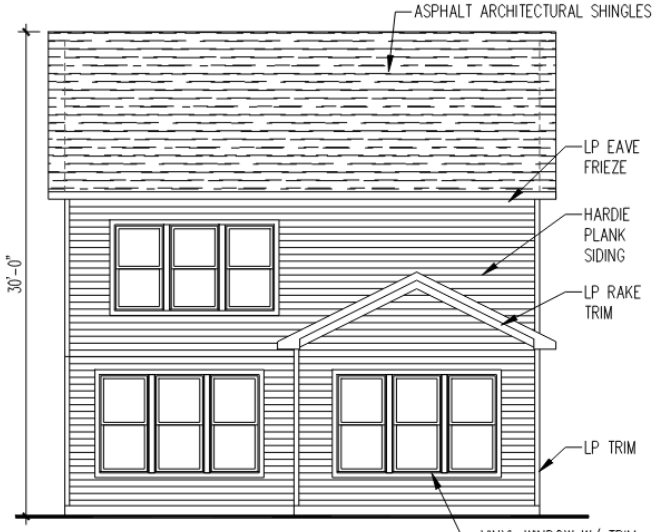


FRONT ELEVATION - FH201



LEFT ELEVATION

RIGHT ELEVATION

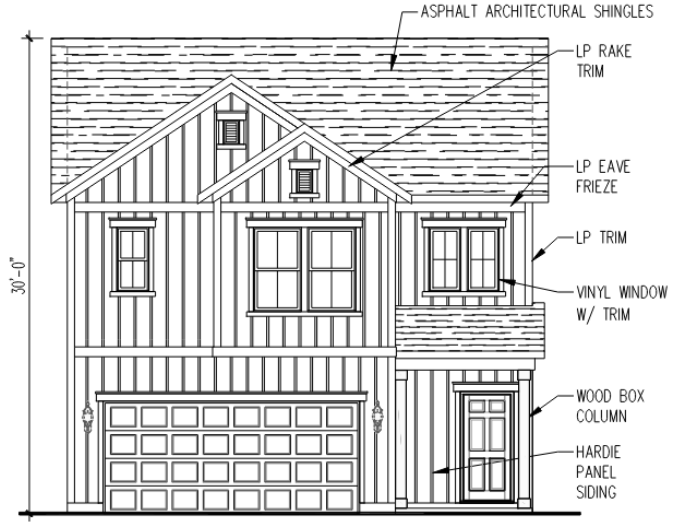


REAR ELEVATION

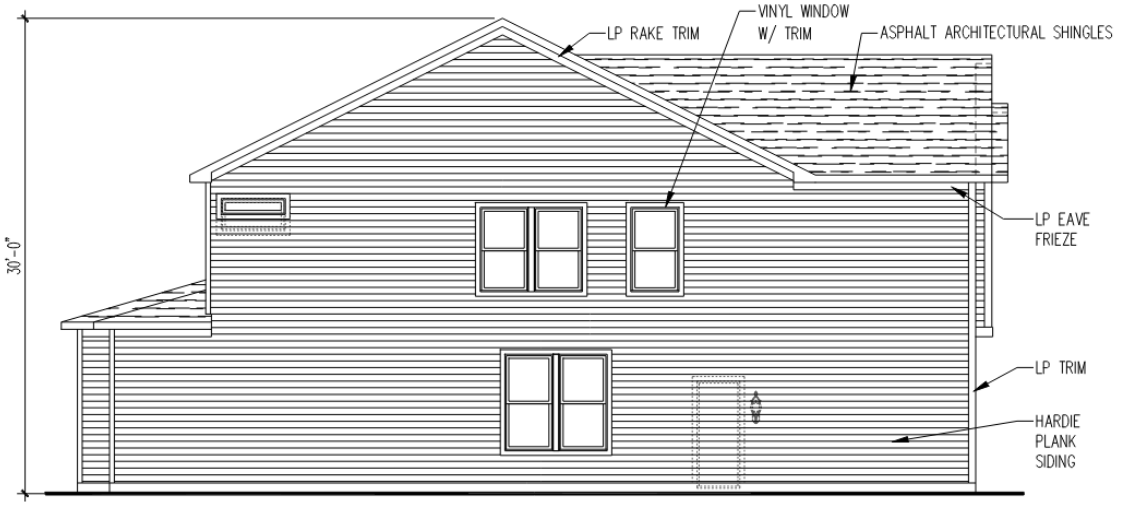
EXAMPLE ONLY
Proprietary and confidential

The Sienna

Elevations – FH201 with Sunroom

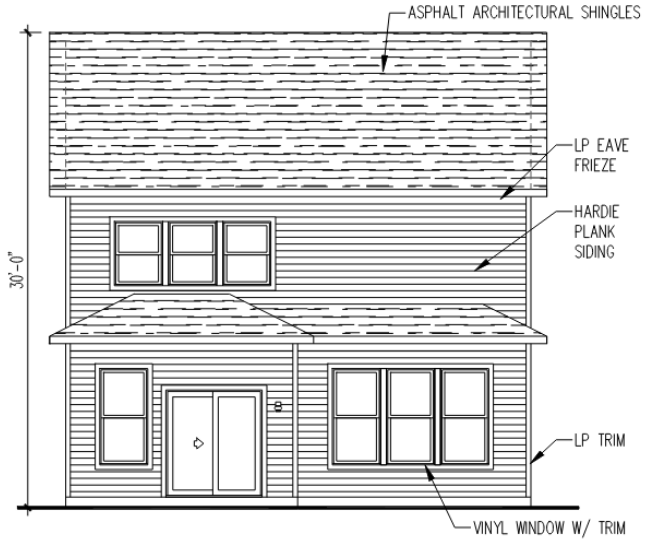


FRONT ELEVATION - FH201



LEFT ELEVATION

RIGHT ELEVATION

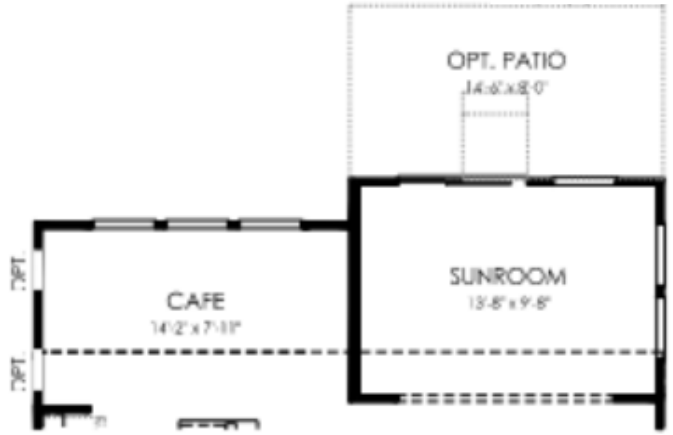


REAR ELEVATION

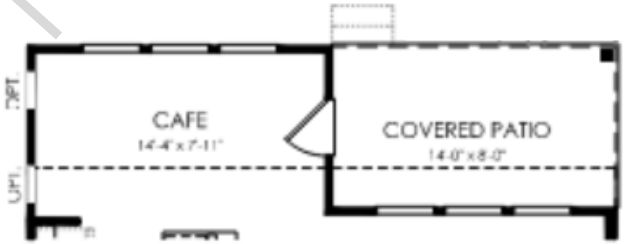
EXAMPLE ONLY
Proprietary and confidential

The Sienna

First Floor & Structural Options



Sunroom Option

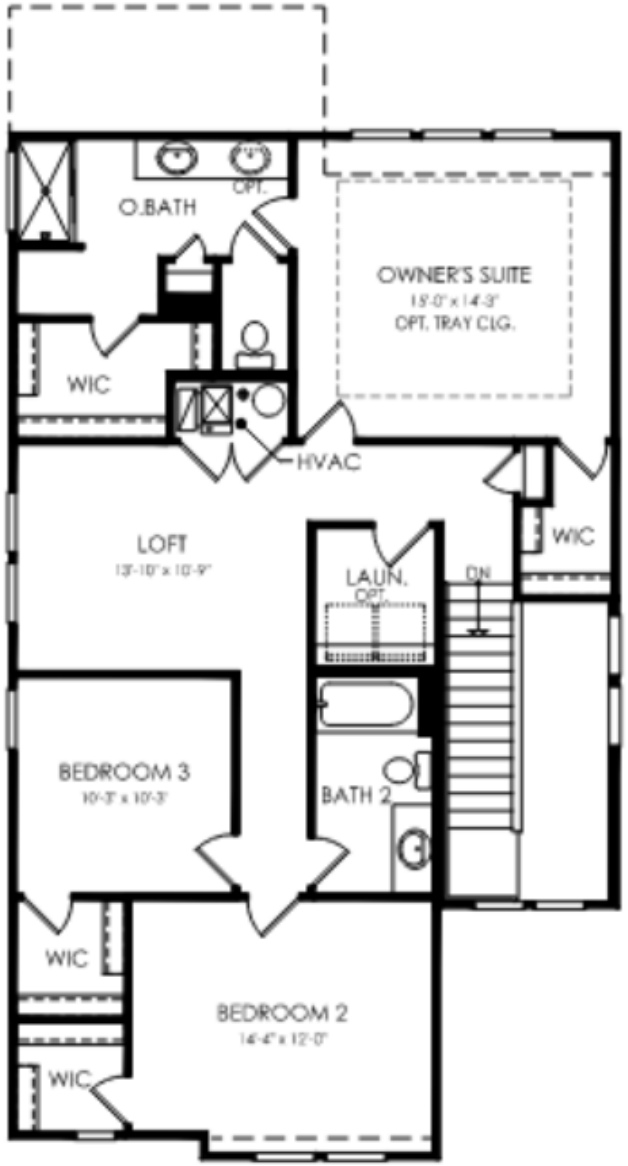


Covered Patio Option

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

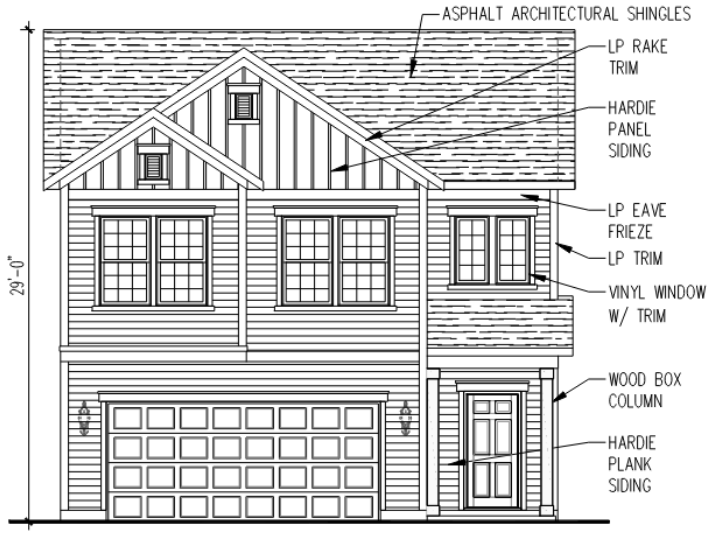
The Rybrook

Elevation Examples

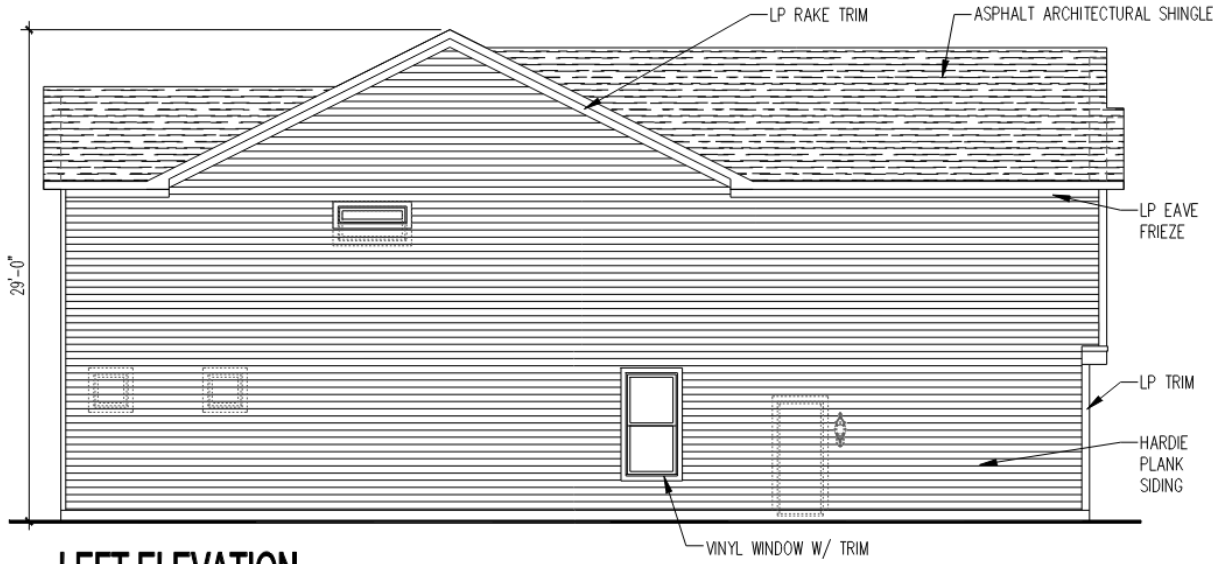
Example Only - Proprietary and Confidential

The Rybrook

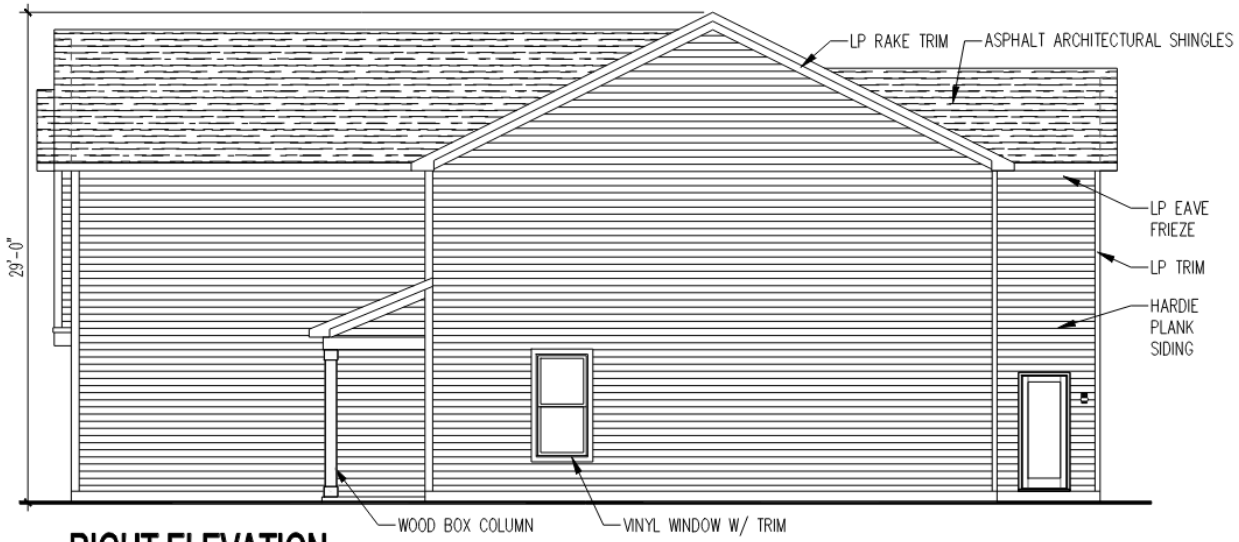
Base Elevations – HR201



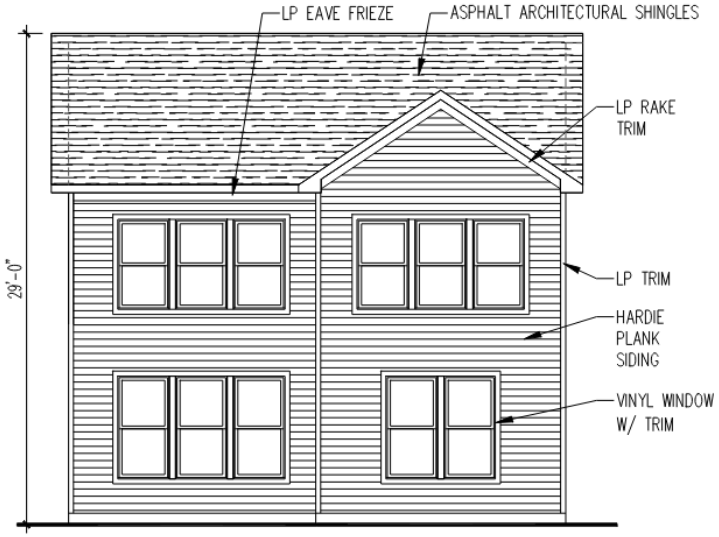
FRONT ELEVATION - HR201



LEFT ELEVATION



RIGHT ELEVATION

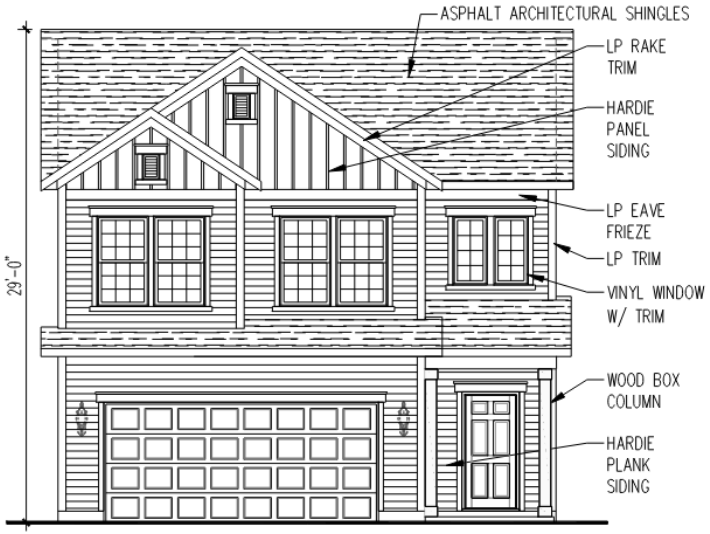


REAR ELEVATION

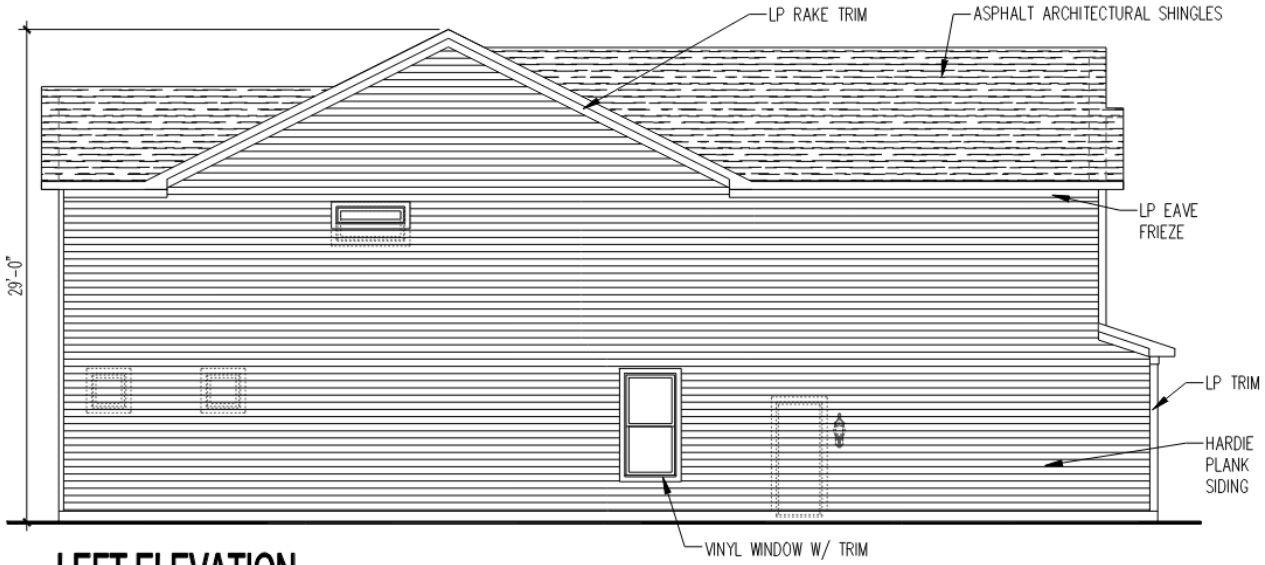
EXAMPLE ONLY
Proprietary and confidential

The Rybrook

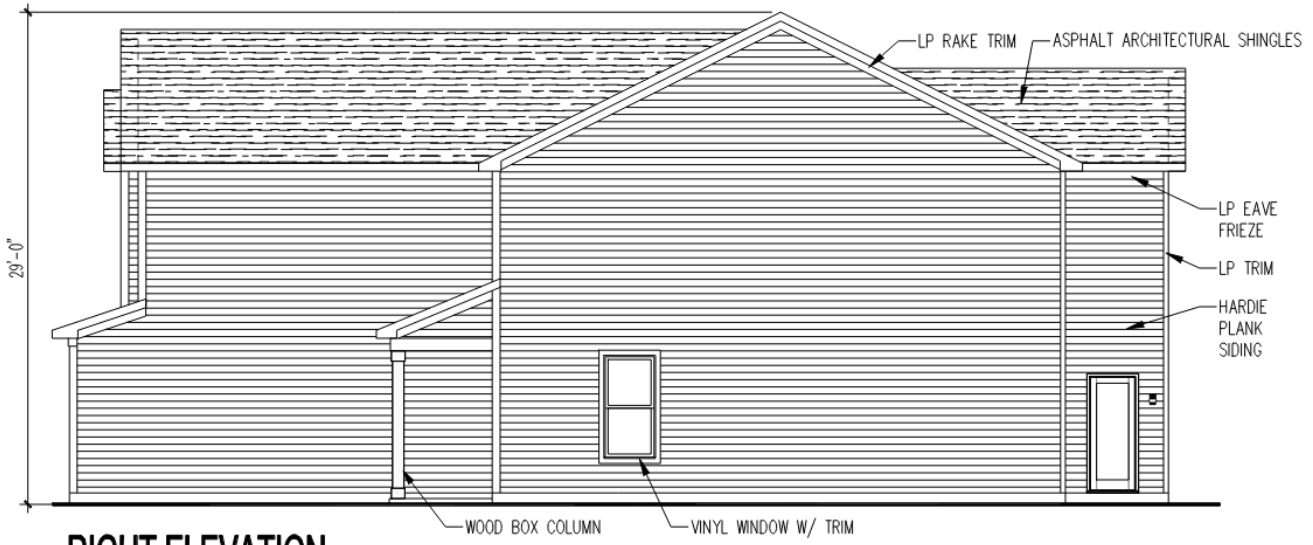
Elevations – HR201 with Sunroom



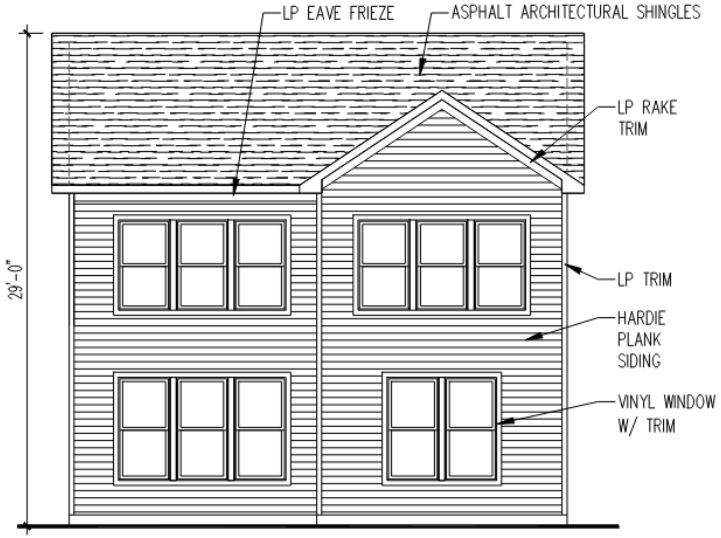
FRONT ELEVATION - HR201



LEFT ELEVATION



RIGHT ELEVATION

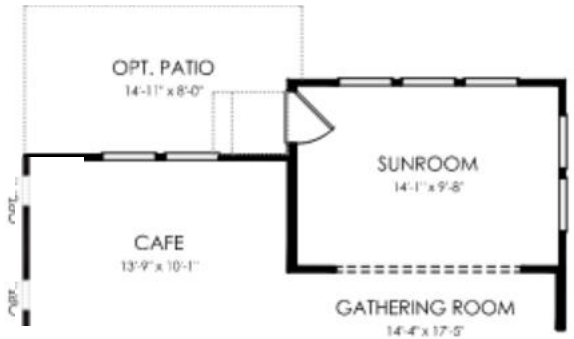


REAR ELEVATION

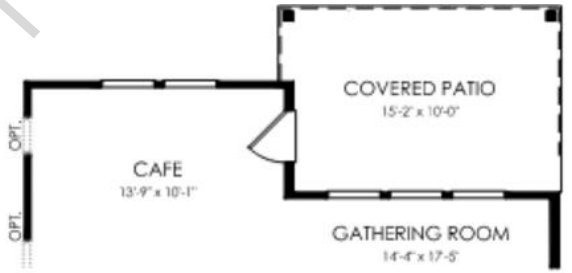
EXAMPLE ONLY
Proprietary and confidential

The Rybrook

First Floor & Structural Options



Sunroom Option

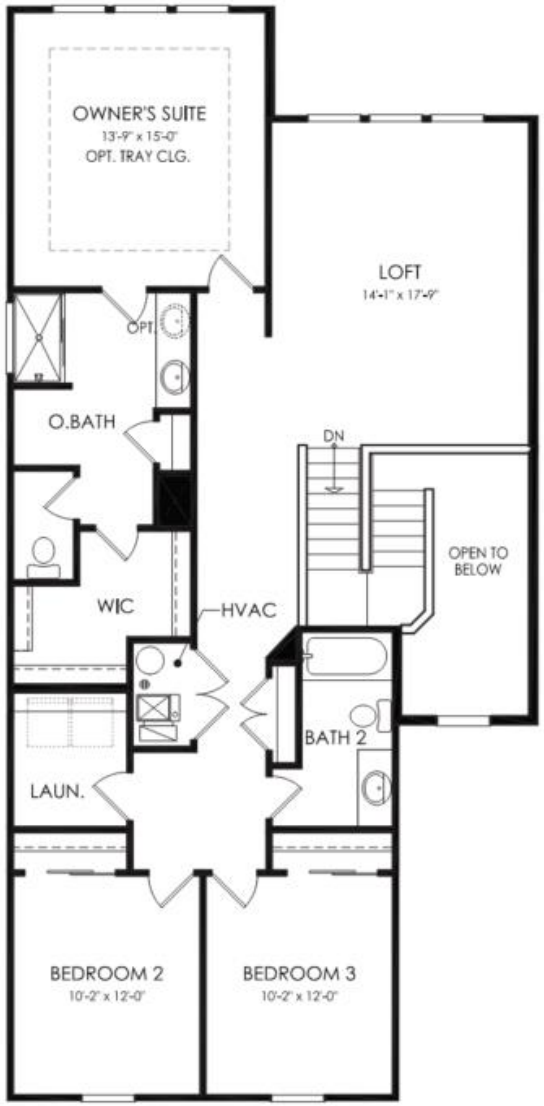


Covered Patio Option

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 configuration that is within one (1) house on either side or on any of the three houses most directly across the street from the subject house. Additionally, the house directly behind a corner subject house is included in these criteria.
      ii. No house shall have the same color package that is within one (1) house on either side or 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

Greenway Chase Single-Family Matching Exterior Color Packages

Matching Siding Options (No Accent)

HW-101-W-M

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Horizontal /
Board & Batten /
Shake Siding
Khaki Brown

Entry Door
Black Fox
SW 7020

Shutters
Musket Brown

Garage Doors
CloPay
White

Windows
White

Gutters & Fascia
ArcticWhite

Trim
Arctic White

Brick Veneer
Brick Craft
Cutawba

HW-102-W-M

Shingle Roofing
CertainTeed
Architectural
Pewter

Metal Roof
Mastic Metals
Terra Bronze

Horizontal /
Board & Batten /
Shake Siding
Pearl Gray

Entry Door
Iron Ore
SW 7069

Shutters
Black

Garage Doors
CloPay
White

Windows
White

Gutters & Fascia
Arctic White

Trim
Arctic White

Brick Veneer
Brick Craft
Wabash

Matching Siding Options (No Accent)

HW-104-W-M

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Horizontal /
Board & Batten /
Shake Siding
Monterey Taupe

Entry Door
Brainstorm Bronze
SW 7033

Shutters
Musket Brown

Garage Doors
CloPay
White

Windows
White

Trim
Arctic White

Gutters & Fascia
Arctic White

Brick Veneer
Brick Craft
Bellevidere

HW-105-W-M

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Horizontal /
Board & Batten /
Shake Siding
Cobble Stone

Entry Door
Resort Tan
SW 7550

Shutters
Clay

Garage Doors
CloPay
White

Windows
White

Trim
Arctic White

Gutters & Fascia
Arctic White

Brick Veneer
Brick Craft
Campfire

Matching Siding Options (No Accent)

HW-106-W-M

HW-107-W-M

Matching Siding Options (No Accent)

HW-108-W-M

HW-109-W-M

Matching Siding Options (No Accent)

HW-110-W-M

HW-111-W-M

Matching Siding Options (No Accent)

HW-112-W-M

HW-113-W-M

Matching Siding Options (No Accent)

HW-114-W-M

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Horizontal /
Board & Batten /
Shake Siding
Navajo Beige

Entry Door
Hickory Smoke
SW 7027

Shutters
Musket Brown

Garage Doors
CloPay
White

Windows
White

Trim
Arctic White

Gutters & Fascia
Arctic White

Brick Veneer
Brick Craft
Cedar Creek

HW-115-W-M

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Horizontal /
Board & Batten /
Shake Siding
Cobble Stone

Entry Door
Resort Tan
SW 7550

Shutters
French Roast

Garage Doors
CloPay
White

Windows
White

Trim
Arctic White

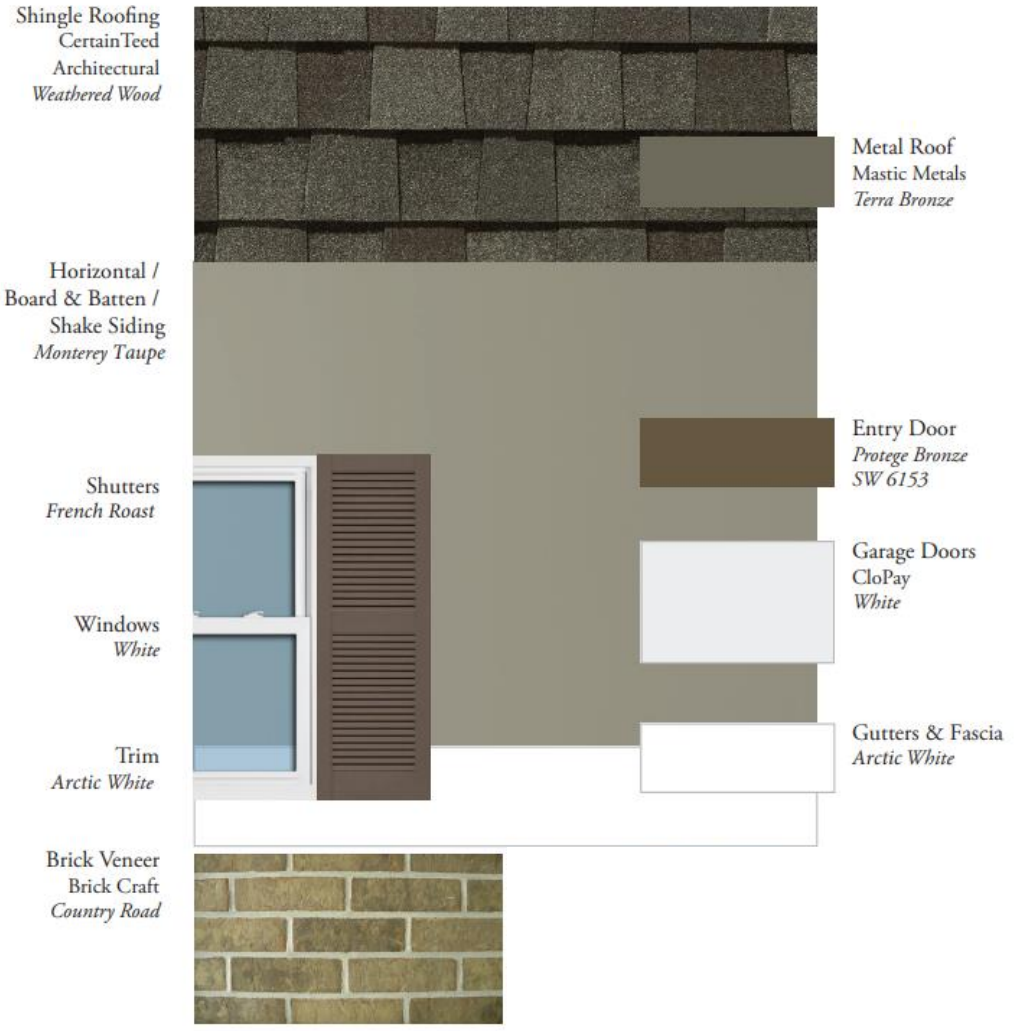
Gutters & Fascia
Arctic White

Brick Veneer
Brick Craft
Bellevidere

Matching Siding Options (No Accent)

HW-116-W-M

HW-117-W-M



Matching Siding Options (No Accent)

HW-118-W-M

HW-121-W-M
(Premium)

Matching Siding Options (No Accent)

HW-122-W-M
(Premium)

HW-123-W-M
(Premium)

Matching Siding Options (No Accent)

HW-124-W-M

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Horizontal /
Board & Batten /
Shake Siding
Mountain Sage

Entry Door
Balanced Beige
SW 7037

Shutters
Black

Garage Doors
CloPay
White

Windows
White

Trim
Arctic White

Gutters & Fascia
Arctic White

Brick Veneer
Brick Craft
Signature Blend

HW-125-W-M
(Premium)

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Horizontal /
Board & Batten /
Shake Siding
Boothbay Blue

Entry Door
Sealskin
SW 7675

Shutters
Tuxedo Gray

Garage Doors
CloPay
White

Windows
White

Trim
Arctic White

Gutters & Fascia
Arctic White

Brick Veneer
Brick Craft
Country Road

Matching Siding Options (No Accent)

HW-126-W-M
(Premium)

Shingle Roofing
CertainTeed
Architectural
Moire Black

Metal Roof
Mastic Metals
Terra Bronze

Horizontal /
Board & Batten /
Shake Siding
Aged Pewter

Entry Door
Tricorn Black
SW 6258

Shutters
Black

Garage Doors
CloPay
White

Windows
White

Gutters & Fascia
Arctic White

Trim
Arctic White

Brick Veneer
Brick Craft
Signature Blend

HW-128-W-M
(Premium)

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Horizontal /
Board & Batten /
Shake Siding
Timber Bark

Entry Door
Status Bronze
SW 7034

Shutters
French Roast

Garage Doors
CloPay
White

Windows
White

Gutters & Fascia
Arctic White

Trim
Arctic White

Brick Veneer
Brick Craft
Campfire

Matching Siding Options (No Accent)

HW-129-W-M
(Premium)

Shingle Roofing
CertainTeed
Architectural
Moire Black

Metal Roof
Mastic Metals
Terra Bronze

Horizontal /
Board & Batten /
Shake Siding
Aged Pewter

Entry Door
Sommelier
SW 7595

Shutters
Black

Garage Doors
CloPay
White

Windows
White

Gutters & Fascia
Arctic White

Trim
Arctic White

Brick Veneer
Brick Craft
Wabash

HW-130-W-M
(Premium)

Shingle Roofing
CertainTeed
Architectural
Moire Black

Metal Roof
Mastic Metals
Terra Bronze

Horizontal /
Board & Batten /
Shake Siding
Aged Pewter

Entry Door
Tricorn Black
SW 6258

Shutters
Black

Garage Doors
CloPay
White

Windows
White

Gutters & Fascia
Arctic White

Trim
Arctic White

Brick Veneer
Brick Craft
Country Road

Matching Siding Options (No Accent)

HW-131-W-M
(Premium)

HW-132-W-M
(Premium)

Matching Siding Options (No Accent)

HW-133-W-M
(Premium)

HW-134-W-M
(Premium)

Matching Siding Options (No Accent)

HW-136-W-M
(Premium)

HW-137-W-M
(Premium)

Greenway Chase Single-Family Accented Exterior Color Packages

Siding with Accent Siding Options

HW-101-W-D

HW-102-W-D

Siding with Accent Siding Options

HW-104-W-D

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Shake/Board &
Batten Siding
Khaki Brown

Horizontal Siding
Monterey Taupe

Entry Door
Brainstorm Bronze SW 7033

Shutters
Musket Brown

Garage Doors
CloPay
White

Windows
White

Trim
Glacier White

Gutters & Fascia
Glacier White

Brick Veneer
Brick Craft
Bellevidere

HW-105-W-D

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Shake/Board &
Batten Siding
Aged Pewter

Horizontal Siding
Cobble Stone

Entry Door
Resort Tan SW 7550

Shutters
Clay

Garage Doors
CloPay
White

Windows
White

Trim
Glacier White

Gutters & Fascia
Glacier White

Brick Veneer
Brick Craft
Campfire

Siding with Accent Siding Options

HW-106-W-D

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Shake/Board &
Batten Siding
Navajo Beige

Horizontal Siding
Mountain Sage

Entry Door
Van Dyke Brown SW 7041

Shutters
French Roast

Garage Doors
CloPay
White

Windows
White

Gutters & Fascia
Glacier White

Trim
Glacier White

Brick Veneer
Brick Craft
Ashbury

HW-107-W-D

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Shake/Board &
Batten Siding
Cobble Stone

Horizontal Siding
Khaki Brown

Entry Door
Sealskin SW 7675

Shutters
Musket Brown

Garage Doors
CloPay
White

Windows
White

Gutters & Fascia
Glacier White

Trim
Glacier White

Brick Veneer
Brick Craft
Chicago Heritage

Siding with Accent Siding Options

HW-108-W-D

Shingle Roofing
CertainTeed
Architectural
Pewter

Metal Roof
Mastic Metals
Terra Bronze

Shake/Board &
Batten Siding
Arctic White

Horizontal Siding
Pearl Gray

Entry Door
Folkstone
SW 6005

Shutters
Tuxedo Gray

Garage Doors
CloPay
White

Windows
White

Gutters & Fascia
Glacier White

Trim
Glacier White

Brick Veneer
Brick Craft
Wabash

HW-109-W-D

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Shake/Board &
Batten Siding
Cobble Stone

Horizontal Siding
Navajo Beige

Entry Door
Sommelier
SW 7595

Shutters
Musket Brown

Garage Doors
CloPay
White

Windows
White

Gutters & Fascia
Glacier White

Trim
Glacier White

Brick Veneer
Brick Craft
Harvard

Siding with Accent Siding Options

HW-111-W-D

HW-112-W-D

Siding with Accent Siding Options

HW-113-W-D

HW-114-W-D

Siding with Accent Siding Options

HW-115-W-D

HW-116-W-D

Siding with Accent Siding Options

HW-117-W-D

HW-118-W-D

Siding with Accent Siding Options

HW-121-W-D
(Premium)

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Shake/Board &
Batten Siding
Monterey Taupe

Horizontal Siding
Timber Bark

Entry Door
Dark Clove
SW 9183

Shutters
Musket Brown

Garage Doors
CloPay
White

Windows
White

Trim
Glacier White

Gutters & Fascia
Glacier White

Brick Veneer
Brick Craft
Ashbury

HW-122-W-D
(Premium)

Shingle Roofing
CertainTeed
Architectural
Moire Black

Metal Roof
Mastic Metals
Terra Bronze

Shake/Board &
Batten Siding
Pearl Gray

Horizontal Siding
Boothbay Blue

Entry Door
Sealskin
SW 7675

Shutters
Tuxedo Gray

Garage Doors
CloPay
White

Windows
White

Trim
Glacier White

Gutters & Fascia
Glacier White

Brick Veneer
Brick Craft
Cedar Creek

Siding with Accent Siding Options

HW-124-W-D

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Shake/Board &
Batten Siding
Monterey Taupe

Horizontal Siding
Mountain Sage

Entry Door
Balanced Beige
SW 7037

Shutters
Black

Garage Doors
CloPay
White

Windows
White

Gutters & Fascia
Glacier White

Trim
Glacier White

Brick Veneer
Brick Craft
Signature Blend

HW-125-W-D
(Premium)

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Shake/Board &
Batten Siding
Aged Pewter

Horizontal Siding
Boothbay Blue

Entry Door
Sealskin
SW 7675

Shutters
Tuxedo Gray

Garage Doors
CloPay
White

Windows
White

Gutters & Fascia
Glacier White

Trim
Glacier White

Brick Veneer
Brick Craft
Country Road

Siding with Accent Siding Options

HW-126-W-D
(Premium)

Shingle Roofing
CertainTeed
Architectural
Moire Black

Metal Roof
Mastic Metals
Terra Bronze

Shake/Board &
Batten Siding
Pearl Gray

Horizontal Siding
Aged Pewter

Entry Door
Tricorn Black
SW 6258

Shutters
Black

Garage Doors
CloPay
White

Windows
White

Trim
Glacier White

Gutters & Fascia
Glacier White

Brick Veneer
Brick Craft
Signature Blend

HW-128-W-D
(Premium)

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Shake/Board &
Batten Siding
Mountain Sage

Horizontal Siding
Timber Bark

Entry Door
Status Bronze
SW 7034

Shutters
French Roast

Garage Doors
CloPay
White

Windows
White

Trim
Arctic White

Gutters & Fascia
Arctic White

Brick Veneer
Brick Craft
Campfire

Siding with Accent Siding Options

HW-129-W-D
(Premium)

HW-130-W-D
(Premium)

Siding with Accent Siding Options

HW-131-W-D
(Premium)

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Shake/Board &
Batten Siding
Cobble Stone

Horizontal Siding
Timber Bark

Entry Door *Maison*
Blanche
SW 7526

Shutters
Musket Brown

Garage Doors
CloPay
White

Windows
White

Gutters & Fascia
Arctic White

Trim
Arctic White

Brick Veneer
Brick Craft
Cedar Creek

HW-132-W-D
(Premium)

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Shake/Board &
Batten Siding
Monterey Taupe

Horizontal Siding
Aged Pewter

Entry Door
Iron Ore
SW 7069

Shutters
Black

Garage Doors
CloPay
White

Windows
White

Gutters & Fascia
Arctic White

Trim
Arctic White

Brick Veneer
Brick Craft
Cutawba

Siding with Accent Siding Options

HW-133-W-D
(Premium)

HW-134-W-D
(Premium)

Siding with Accent Siding Options

HW-136-W-D
(Premium)

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Shake/Board &
Batten Siding
Pearl Gray

Horizontal Siding
Evening Blue

Entry Door
Tricorn Black
SW 6258

Shutters
White

Garage Doors
CloPay
White

Windows
White

Trim
Arctic White

Gutters & Fascia
Arctic White

Brick Veneer
Brick Craft
Signature Blend

HW-137-W-D
(Premium)

Shingle Roofing
CertainTeed
Architectural
Pewter

Metal Roof
Mastic Metals
Terra Bronze

Shake/Board &
Batten Siding
Monterey Taupe

Horizontal Siding
Evening Blue

Entry Door
Balanced Beige
SW 7037

Shutters
Clay

Garage Doors
CloPay
White

Windows
White

Trim
Arctic White

Gutters & Fascia
Arctic White

Brick Veneer
Brick Craft
Country Road

Siding with Accent Siding Options

HW-141-W-D
(Premium)

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Shake/Board &
Batten Siding
Monterey Taupe

Horizontal Siding
Evening Blue

Entry Door
Song Thrush
SW 9112

Shutters
Clay

Garage Doors
CloPay
White

Windows
White

Trim
Arctic White

Gutters & Fascia
Arctic White

Brick Veneer
Brick Craft
Wabash

HW-144-W-D
(Premium)

Shingle Roofing
CertainTeed
Architectural
Weathered Wood

Metal Roof
Mastic Metals
Terra Bronze

Shake/Board &
Batten Siding
Navajo Beige

Horizontal Siding
Evening Blue

Entry Door
Gray Matters
SW 7066

Shutters
Clay

Garage Doors
CloPay
White

Windows
White

Trim
Glacier White

Gutters & Fascia
Glacier White

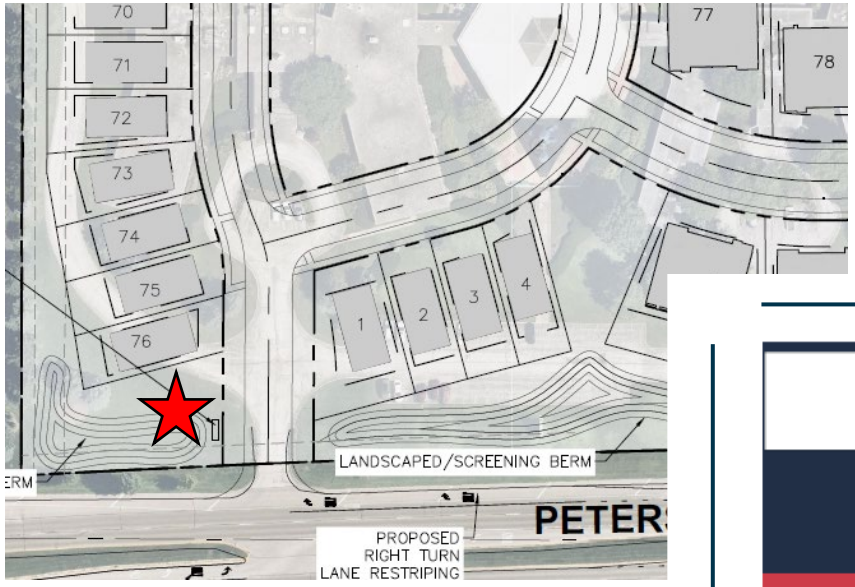
Brick Veneer
Brick Craft
Cutawba

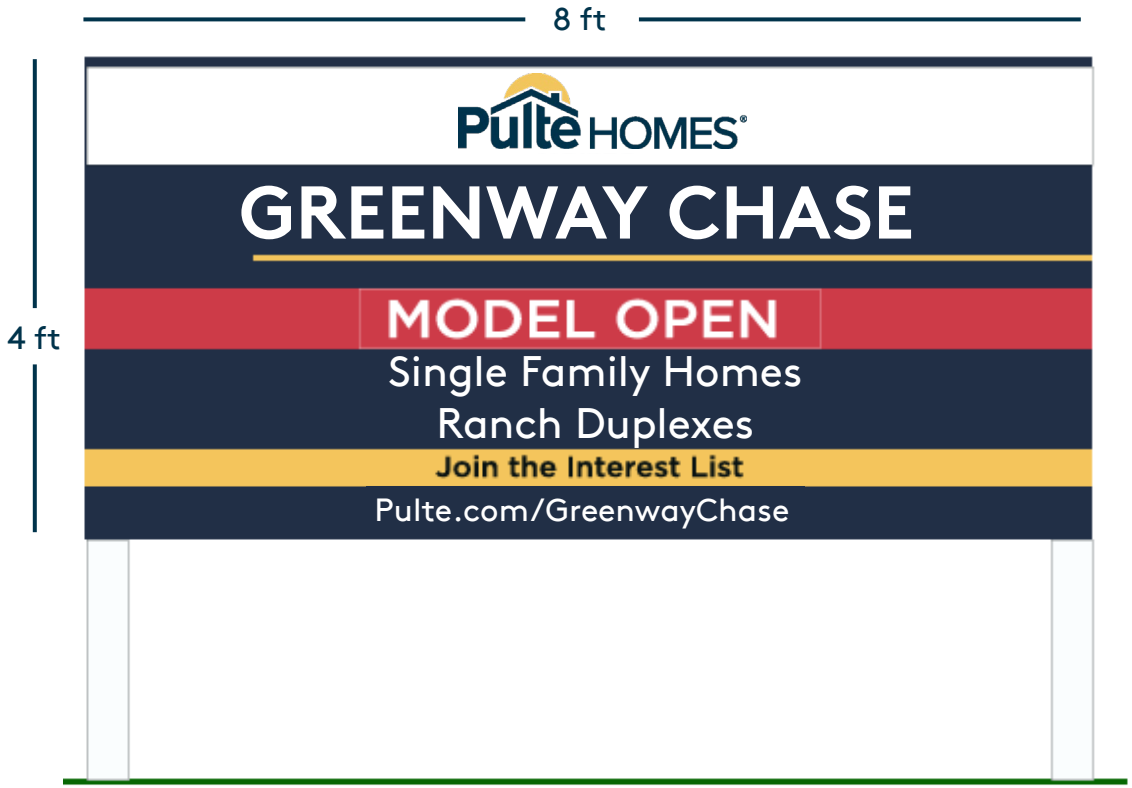
Greenway Chase - Libertyville

Proposed Signage Plan

Confidential and Proprietary

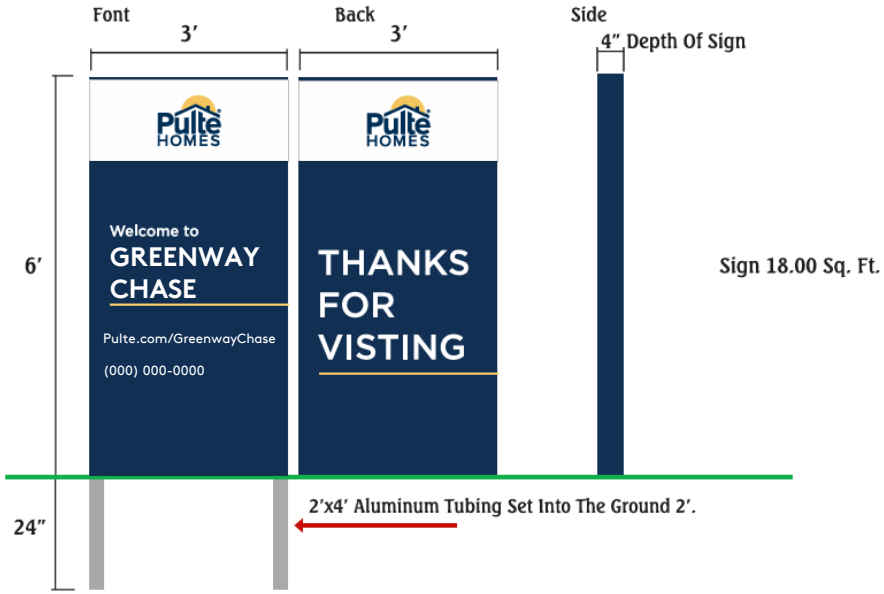
Entrance Billboard on Peterson Road





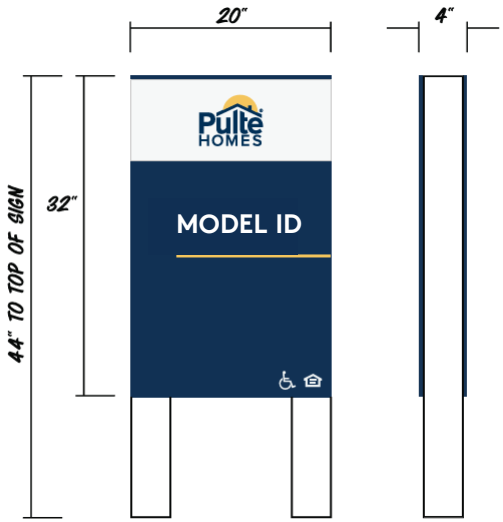
Model Signage – Homesite TBD

Square Footage Of Sign Is 18 SQ. FT.



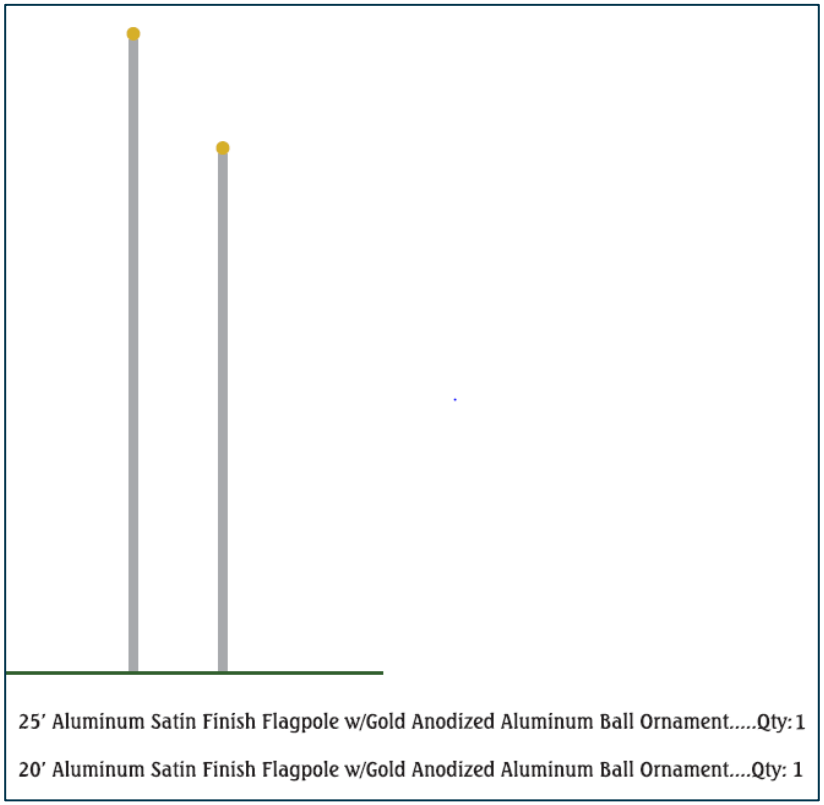
6'x3' Custom Made Aluminum Box Sign w/Aluminum Tubing Frame. Sign Is 4" Deep w/Front & Back Faces Made Out Of .063 Aluminum Painted PMS 540. White Vinyl & Digitally Printed Vinyl Logo Applied To The Front & Back Of The Sign.
Qty: 1

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.)

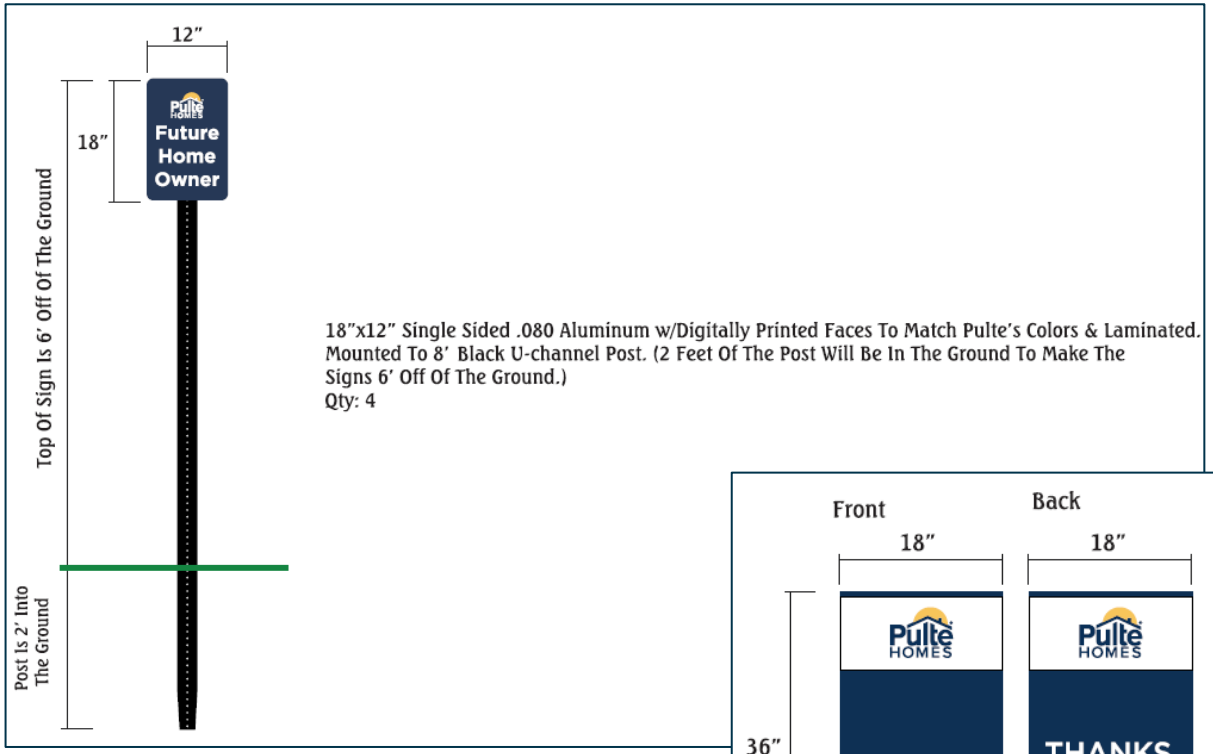


25' Aluminum Satin Finish Flagpole w/Gold Anodized Aluminum Ball Ornament.....Qty: 1

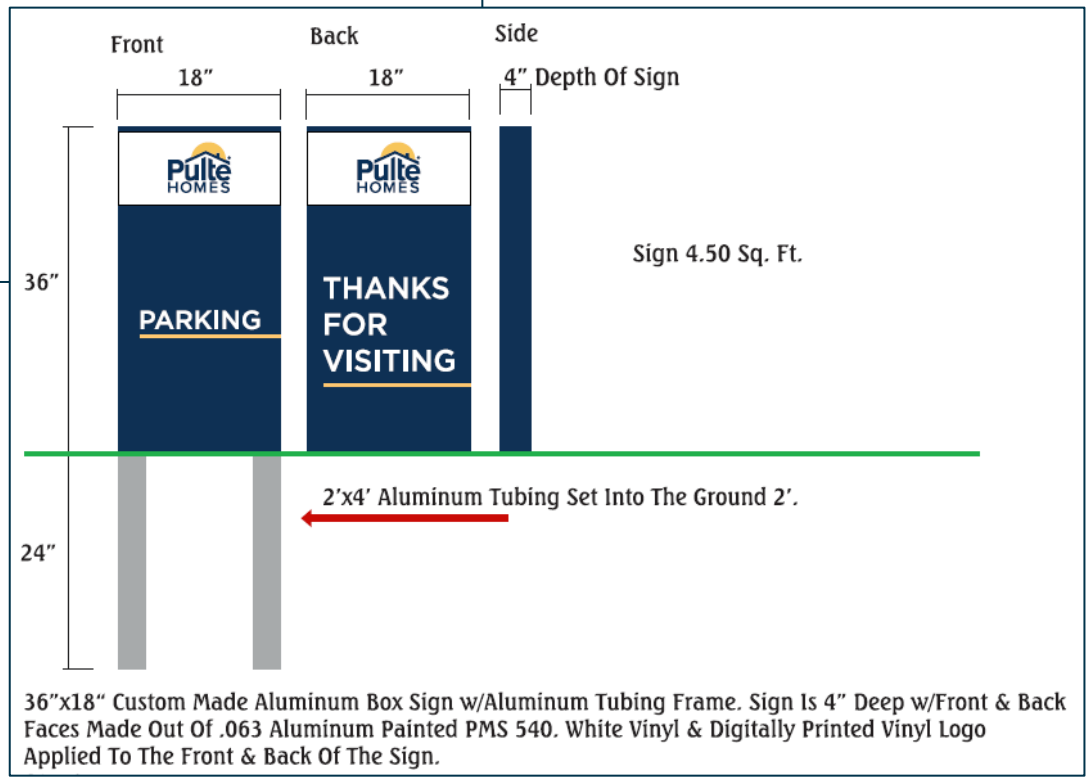
20' Aluminum Satin Finish Flagpole w/Gold Anodized Aluminum Ball Ornament....Qty: 1

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

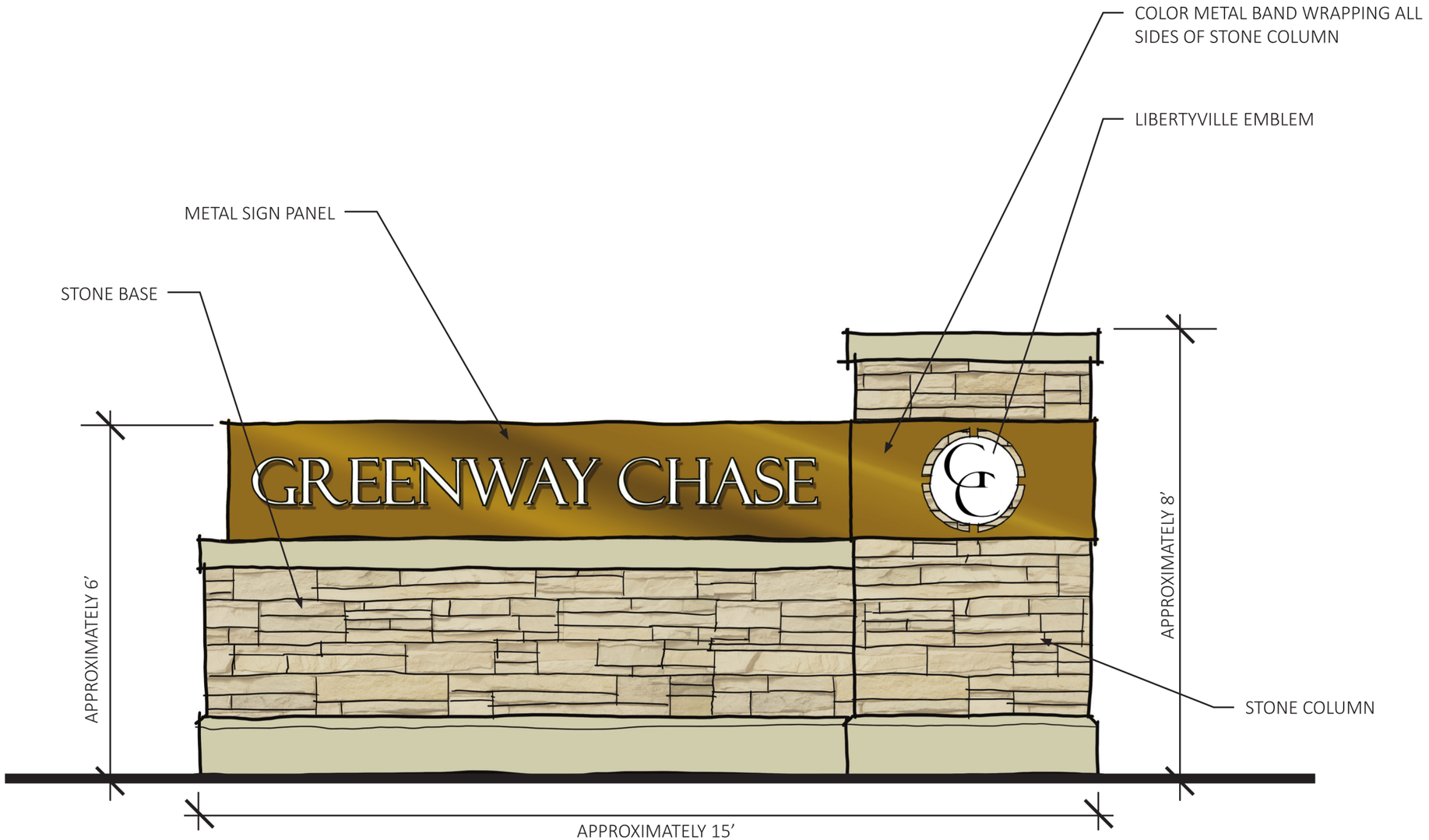


Future Homeowner Parking signs to be placed in front of parking spots.



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

Drawing name: K:\CHS_LDD\V168247001_pulte_libertyville_jt\3 Design\CAD\plansheets\L1.0 LANDSCAPE PLAN.dwg L1.0 LANDSCAPE PLAN Mar 07, 2025 10:50am by christina.merrell
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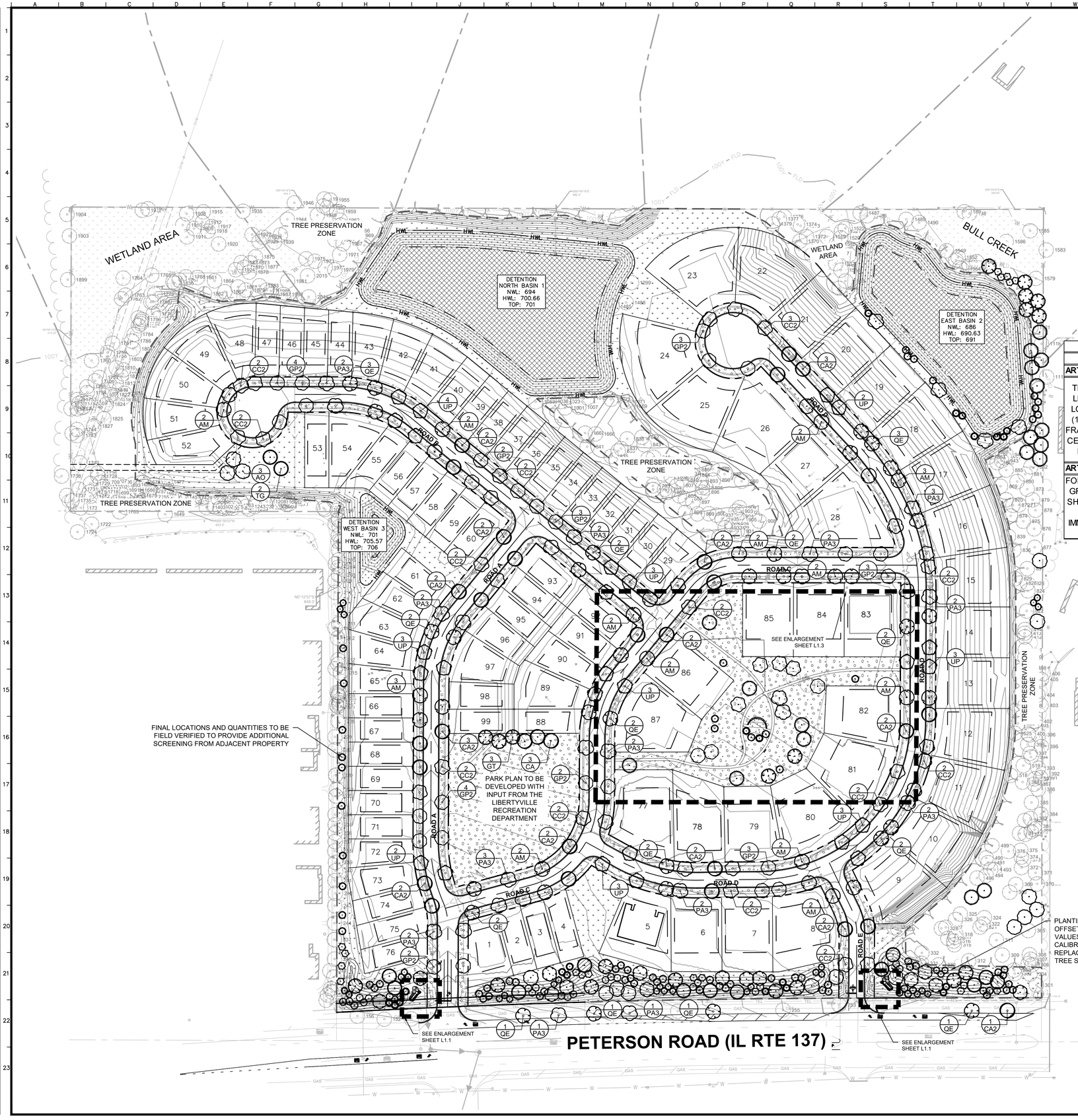

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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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
1	ARC RE-SUBMITTAL	03/07/25	DG

Kimley»Horn

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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-520-7804
WWW.KIMLEY-HORN.COM

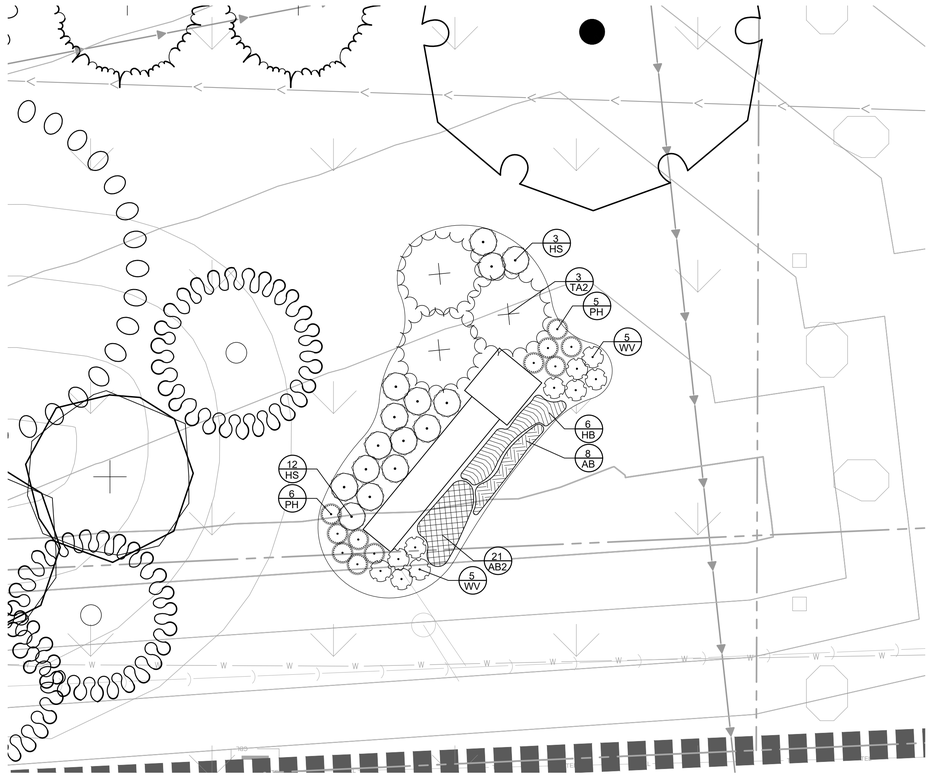
SCALE: AS NOTED
DESIGNED BY: MS
DRAWN BY: KTRM
CHECKED BY: RNM

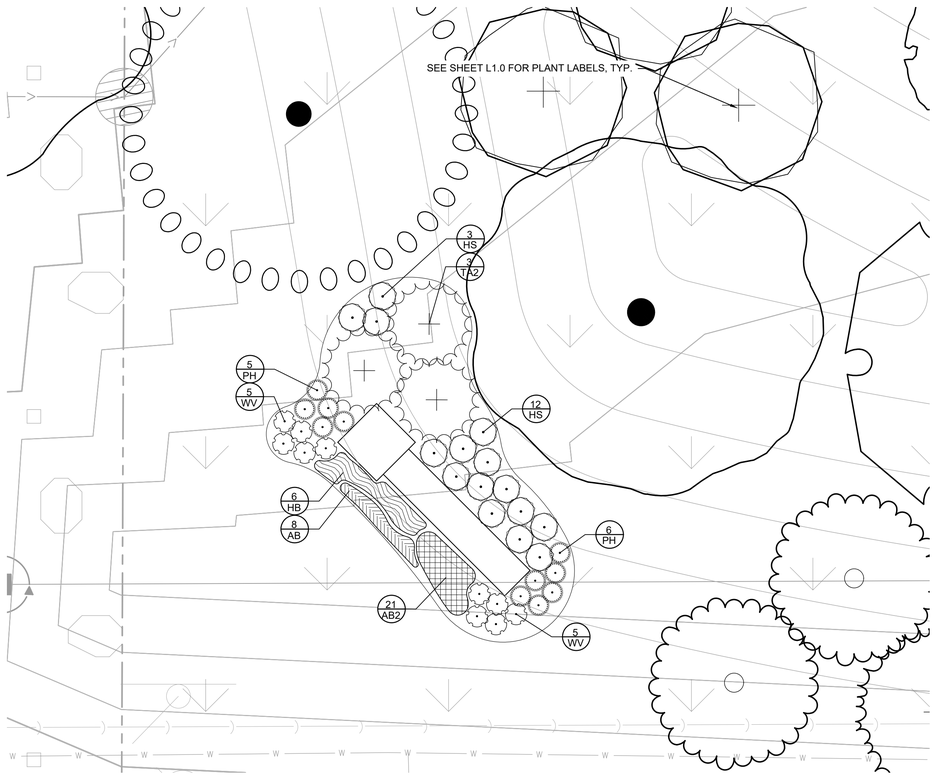
PULTE HOME COMPANY, LLC

LANDSCAPE PLAN

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

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





NORTH

GRAPHIC SCALE IN FEET
0 2.5 5 10

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PLANT SCHEDULE WEST SIGN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
ORNAMENTAL TREES						
	CE	1	CERCIS CANADENSIS / EASTERN REDBUD	B & B	-	6` HT. MIN.
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						
	TA2	3	THUJA OCCIDENTALIS `HOLMSTRUP` / HOLMSTRUP EASTERN ARBORVITAE	-	SEE PLAN	24" HT. MIN.
ORNAMENTAL GRASSES						
	PH	11	PANICUM VIRGATUM `HEAVY METAL` / HEAVY METAL SWITCH GRASS	-	SEE PLAN	24" 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	CAL	SIZE
CANOPY TREES						
	AO	1	AESCULUS GLABRA / OHIO BUCKEYE	B & B	2.5" CAL. MIN.	
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						
	TA2	3	THUJA OCCIDENTALIS `HOLMSTRUP` / HOLMSTRUP EASTERN ARBORVITAE	-	SEE PLAN	24" HT. MIN.
ORNAMENTAL GRASSES						
	PH	11	PANICUM VIRGATUM `HEAVY METAL` / HEAVY METAL SWITCH GRASS	-	SEE PLAN	24" 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
△	ARC RE-SUBMITTAL	03/07/25	DG

Kimley»Horn

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DEERFIELD, IL 60015
PHONE: 847-260-7804
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: HS
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:\DIS_LDEV\168247001_pulte_libertyville_JV\3 Design\CAD\plansheets\L1.0 LANDSCAPE PLAN.dwg L1.1 SIGNAGE LANDSCAPE Mar 07, 2025 10:50am by christina.morrell
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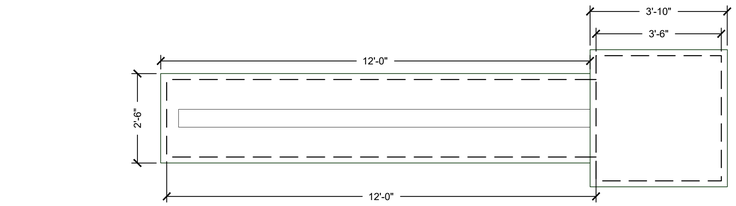
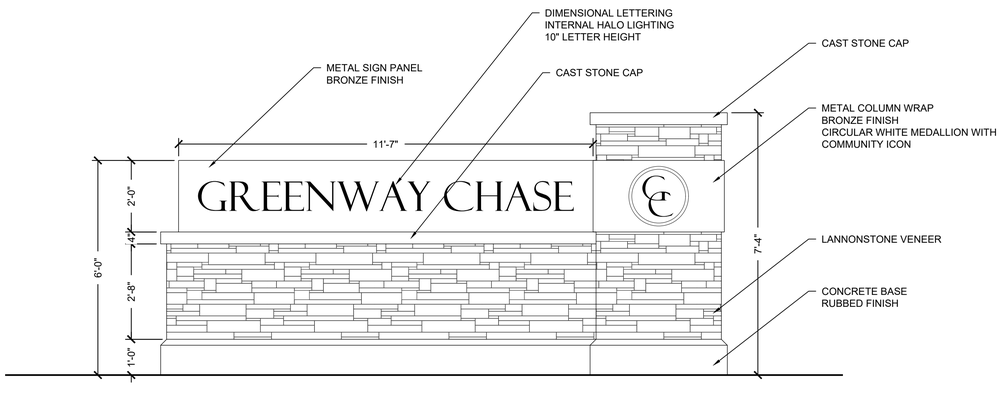


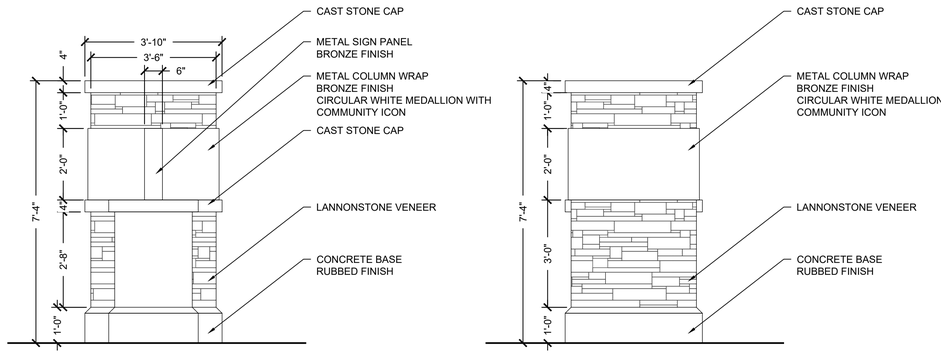
PLAN



ELEVATION

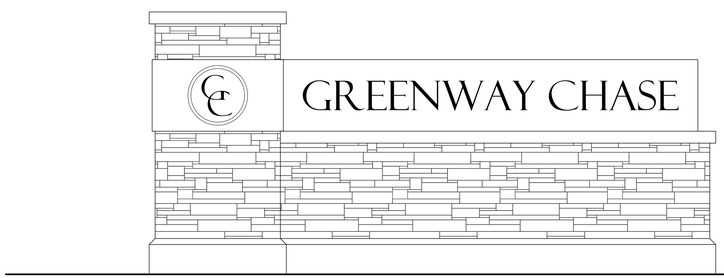
01 WEST MONUMENT SIGN - FRONT ELEVATION AND PLAN

1/2" = 1'-0"



02 WEST MONUMENT SIGN - SIDE ELEVATIONS

1/2" = 1'-0"



03 EAST MONUMENT SIGN - FRONT ELEVATION

1/2" = 1'-0"

GRAPHIC SCALE IN FEET
0 1 2 4

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SCALE: AS NOTED
DESIGNED BY: MS
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:\CHS_LDEV\168247001_pulte_libertyville_JV\2 Design\CAD\plansheet\L1.0 LANDSCAPE PLAN.dwg L1.2 SIGNAGE PLAN AND DETAILS Mar 07, 2025 10:50am bp christina.merrill
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Drawing name: K:\CHS_LDEV\168247001_pulte_libertyville_JV2 Design\Cad\plansheet\L1.0 LANDSCAPE PLAN.dwg L1.3 PARK ENLARGEMENT Mar 07, 2025 10:50am by christina.morelli
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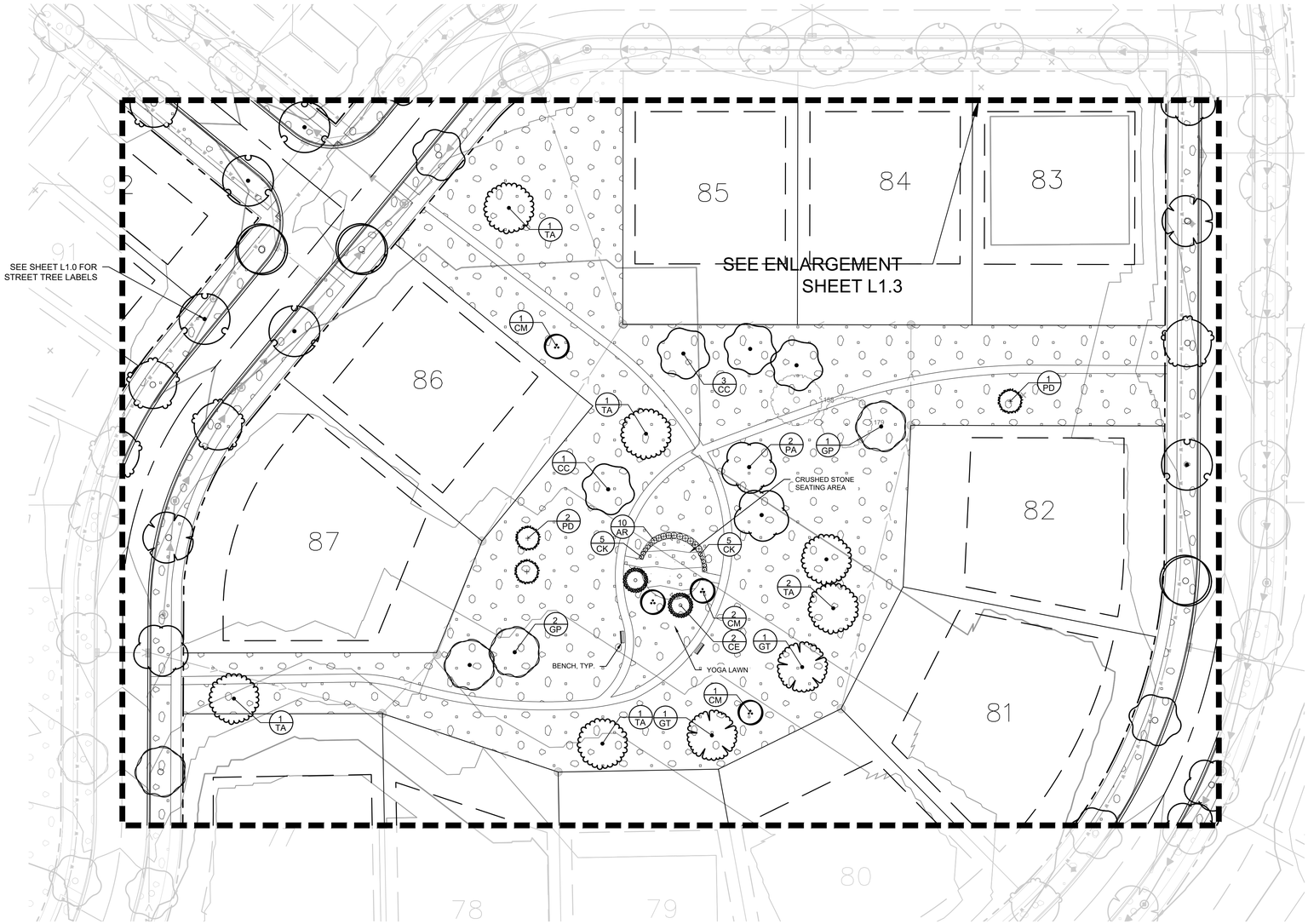

GROUND COVERS

- CRUSHED STONE
- PIZZO DRY BOTTOM DETENTION SEED MIX
- PIZZO LOW PROFILE PRAIRIE SEED MIX
- PIZZO WET-MESIC PRAIRIE SEED MIX
- TURF SEED

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DEERFIELD, IL 60015
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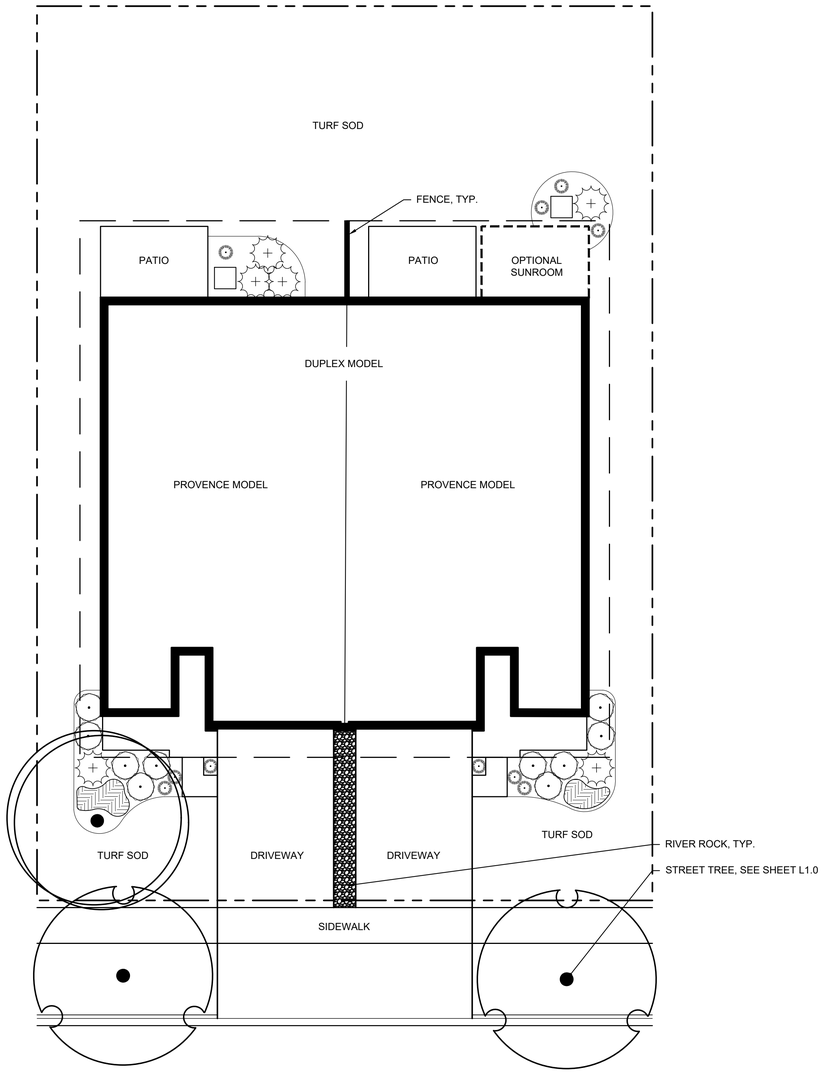
SCALE: AS NOTED
DESIGNED BY: NS
DRAWN BY: KTRM
CHECKED BY: RNM

PULTE HOME COMPANY, LLC

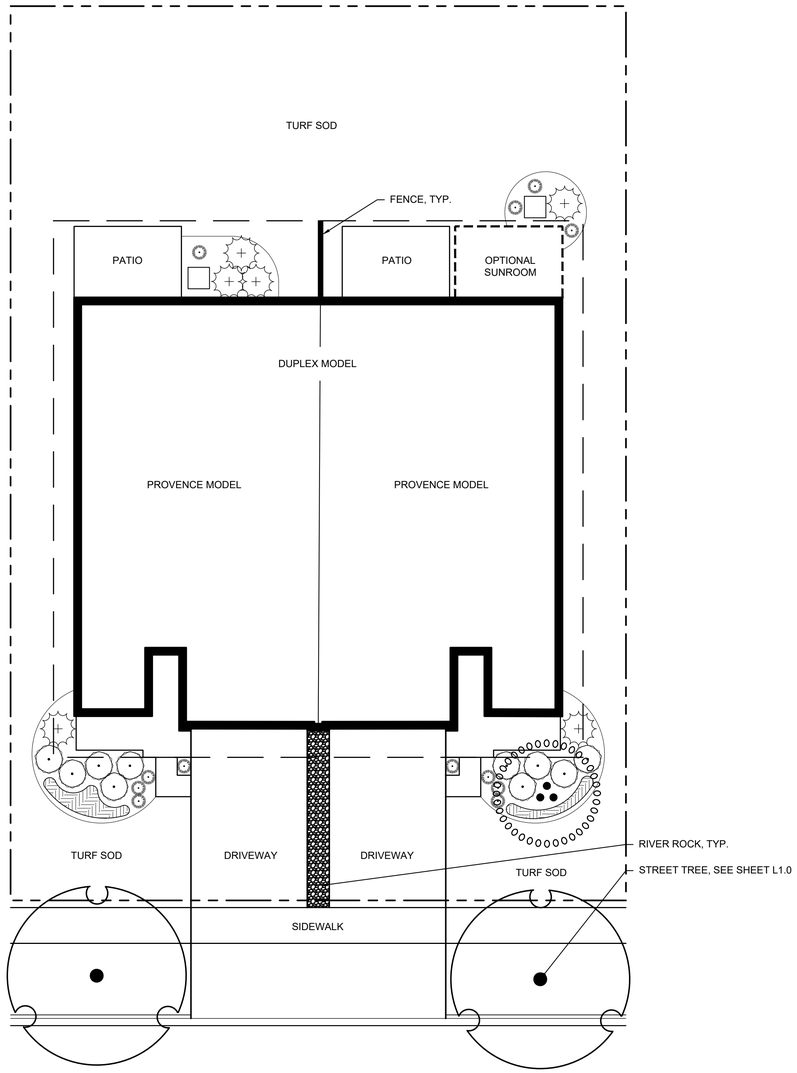
PARK ENLARGEMENT

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

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



DUPLEX FAMILY HOME FOUNDATION PLANTING PROTOTYPE - EVEN



DUPLEX FAMILY HOME FOUNDATION PLANTING PROTOTYPE - ODD

CONCEPT PLANT SCHEDULE DUPLEX - EVEN

	CANOPY TREE	1
	MEDIUM SHRUB	10
	EVERGREEN SHRUB	6
	ORNAMENTAL GRASS	10
	PERENNIALS	44 SF

CONCEPT PLANT SCHEDULE DUPLEX - ODD

	ORNAMENTAL TREE	1
	MEDIUM SHRUB	10
	EVERGREEN SHRUB	6
	ORNAMENTAL GRASS	12
	PERENNIALS	47 SF

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0 5 10 20

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	ARC RE-SUBMITTAL	03/07/25	DG

Kimley»Horn
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570 LAKE COOK ROAD, SUITE 200
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SCALE: AS NOTED
DESIGNED BY: MS
DRAWN BY: KTRM
CHECKED BY: RNM

PULTE HOME COMPANY, LLC

DUPLEX 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:\CHS_LIBD\168247001-pshs-libertyville_JV\2 Design\CAD\storesheet\L1.0 LANDSCAPE PLAN.dwg L1.4 DUPLEX FOUNDATION PROTOTYPES Mar 07, 2025, 10:51am by christina.orzell
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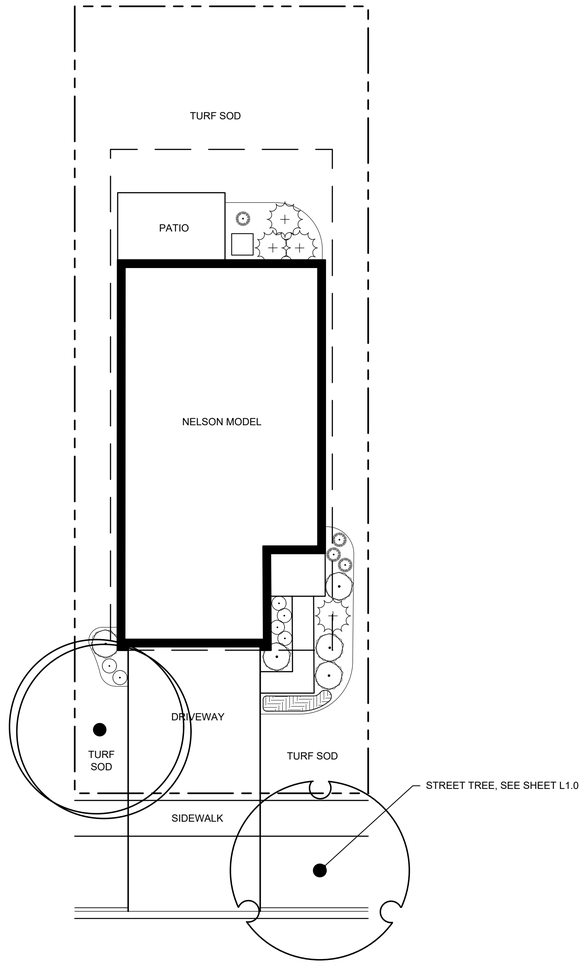
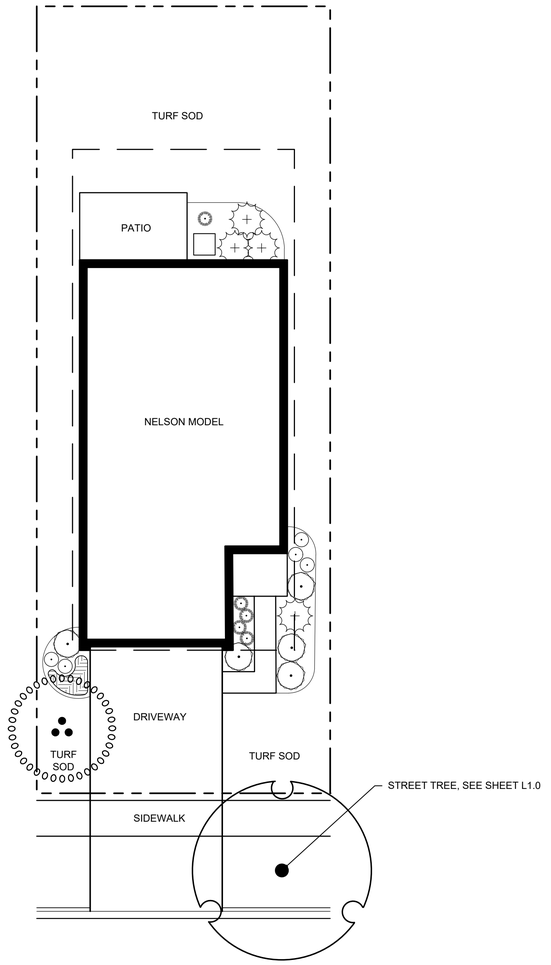


SINGLE FAMILY HOME FOUNDATION PLANTING PROTOTYPE - EVEN



SINGLE FAMILY HOME FOUNDATION PLANTING PROTOTYPE - ODD

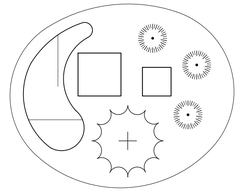
CONCEPT PLANT SCHEDULE SINGLE FAMILY EVEN

CANOPY TREE	1
MEDIUM SHRUB	5
EVERGREEN SHRUB	4
ORNAMENTAL GRASS	4
SMALL SHRUB	6
PERENNIALS	19 SF

CONCEPT PLANT SCHEDULE SINGLE FAMILY ODD

ORNAMENTAL TREE	1
MEDIUM SHRUB	5
EVERGREEN SHRUB	4
ORNAMENTAL GRASS	5
SMALL SHRUB	5
PERENNIALS	17 SF

GRAPHIC SCALE IN FEET
0 5 10 20



GRAPHIC SCALE IN FEET
0 2.5 5 10

PEDESTAL SCREENING FOR FRONT YARD LOCATION - TYPICAL

CONCEPT PLANT SCHEDULE PEDESTAL SCREENING

EVERGREEN SHRUB	1
ORNAMENTAL GRASS	3
PERENNIALS	24 SF

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PULTE HOME COMPANY, LLC

SINGLE FAMILY FOUNDATION PROTOTYPES

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 01/03/2025
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Drawing name: K:\CHS_LDEV\168247001_pulte_libertyville_JV2 Design\CAD\plansheet\L1.0 LANDSCAPE PLAN.dwg L1.5 SINGLE FAMILY FOUNDATION PROTOTYPES, Mar 07, 2025, 10:51am, by christina.marelli
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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	16	AESCULUS GLABRA / OHIO BUCKEYE	B & B	2.5" CAL. MIN.	
	CA	3	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2.5" CAL. MIN.	
	CC	4	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY	B & B	2.5" CAL. MIN.	
	GP	3	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	B & B	2.5" CAL. MIN.	
	GT	20	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	6	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	2.5" CAL. MIN.	
	TA	18	TILIA AMERICANA / AMERICAN LINDEN	B & B	2.5" CAL. MIN.	
	TG	14	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	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	28	PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE	B & B	-	6` HT. MIN.
	PF	21	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	17	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B	-	6` HT. MIN.
ORNAMENTAL TREES						
	CE	21	CERCIS CANADENSIS / EASTERN REDBUD	B & B	-	6` HT. MIN.
	CM	17	CORNUS MAS / CORNELIAN CHERRY MULTI-STEM	B & B	-	6` HT. MIN.
	MP	15	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	B & B	-	6` HT. MIN.
STREET TREES						
	CA2	27	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2.5" CAL. MIN.	
	CC2	27	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY	B & B	2.5" CAL. MIN.	
	GP2	26	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	B & B	2.5" CAL. MIN.	
	PA3	26	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	2.5" CAL. MIN.	
	QE	26	QUERCUS X 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B & B	2.5" CAL. MIN.	
	UP	26	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	B & B	2.5" CAL. MIN.	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
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						
	TA2	6	THUJA OCCIDENTALIS `HOLMSTRUP` / HOLMSTRUP EASTERN ARBORVITAE	-	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
	PH	22	PANICUM VIRGATUM `HEAVY METAL` / HEAVY METAL SWITCH GRASS	-	SEE PLAN	24" 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

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PULTE HOME COMPANY, LLC

LANDSCAPE SCHEDULE

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

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

Drawing name: K:\CHS_LIB\168247001 Jupiter-Libertyville_2\2 Design\CAD\Landscape\L1.0 LANDSCAPE PLAN.dwg L2.0 LANDSCAPE SCHEDULE Mar 07, 2025 10:51am by christina.morrell
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Pizzo NATIVE PLANT NURSERY

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Low Profile Prairie Seed Mix (Dry-Mesic Soils)

MIX STATISTICS

Base Mix Without Supplemental Plugs

Average Mix Height (ft)	2.0
Median Mix Height (ft)	3.0
Species Heights (# of Occurrences in Mix)	1.5' (1), **2' (15)**, 3' (11), 4' (10), 5' (2)
Number of Native Species in Mix	39
Native FQI	35.3
Native Mean C Value	5.0
Native Mean W Value	2.5
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%	13.82%	N/A	
CXBICK	*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	
CXBREV	*Carex brevior*	Plains Oval Sedge	4	0	FAC	1-3'	2	N/A								29,000	4.00	0.25	1.02%	2.09%	CM-60	
CXMOLE	*Carex molesta*	Field Oval Sedge	2	0	FAC	1-2.5'	2	N/A								25,000	2.00	0.13	0.51%	0.90%	CM-60	
ELYCAN	*Elymus canadensis*	Canada Wild Rye	4	3	FACU	3-5'	5	N/A								5,200	32.00	2.00	8.19%	2.99%	N/A	
JUNDUD	*Juncus dudleyi*	Dudley's Rush	4	-3	FACW	1-2.5'	2	N/A								3,200,000	1.00	0.06	0.25%	7.20%	CM-60	
PANVIR	*Panicum virgatum*	Switch Grass	5	0	FAC	3-6'	4	N/A								14,000	8.00	0.50	2.05%	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		14.254	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%	0.41%	CM-60	
AMOCAN	*Amorpha canescens*	Lead Plant	9	5	UPL	1-1.5'	1	Purple								16,000	2.00	0.13	0.51%	0.58%	CM-10, H, I, J	
ASCTUB	*Asclepias tuberosa*	Butterfly Weed	7	5	UPL	1-2.5'	2	Orange								4,300	16.00	1.00	4.09%	1.24%	CM-30	
BAPALB	*Baptisia alba*	White Wild Indigo	8	3	FACU	3-4'	4	White								1,700	2.50	0.16	0.64%	0.08%	CM-10, H, J	
CHAFAS	*Chamaecrista fasciculata*	Partridge Pea	5	3	FACU	6"-2'	2	Yellow								2,700	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								10,000	4.00	0.25	1.02%	0.72%	CM-60, MI	
DALPUR	*Dalea purpurea*	Purple Prairie Clover	9	5	UPL	1-3'	2	Purple								18,000	8.00	0.50	2.05%	2.59%	I, H	
ECHPAL	*Echinacea pallida*	Pale Purple Coneflower	8	5	UPL	2-3'	3	Purple								5,200	16.00	1.00	4.09%	1.50%	CM-90 or MI	
ECHPUR	*Echinacea purpurea*	Purple Coneflower	3	5	UPL	2-5'	4	Purple								6,600	6.00	0.38	1.54%	0.71%	N/A	
ERYYUC	*Eryngium yuccifolium*	Rattlesnake Master	9	0	FAC	2-5'	4	White								7,500	4.00	0.25	1.02%	0.54%	CM-60	
EUPCOR	*Euphorbia corollata*	Flowering Spurge	2	5	UPL	1-3'	3	White								8,000	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%	0.58%	CM-30	
LESCAP	*Lespedeza capitata*	Round-headed Bush Clover	4	3	FACU	2-5'	4	Green								8,000	4.00	0.25	1.02%	0.58%	CM-10, H, I, J	
LIASP	*Liatris aspera*	Button Blazing Star	6	5	UPL	2-5'	3	Purple								16,000	3.00	0.19	0.77%	0.86%	CM-60	
LIAPYC	*Liatris pycnostachya*	Prairie Blazing Star	8	0	FAC	2-4'	4	Purple								11,000	4.00	0.25	1.02%	0.79%	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%	1.01%	CM-60	
PENDIG	*Penstemon digitalis*	Foxglove Beardtongue	4	0	FAC	2-3'	3	White								130,000	2.00	0.13	0.51%	4.68%	CM-30, G	
PYCTEN	*Pycnanthemum tenuifolium*	Slender Mountain Mint	7	0	FAC	1-3'	2	White								328,000	0.25	0.02	0.06%	1.70%	N/A	
RATPIN	*Ratibida pinnata*	Yellow Coneflower	4	5	UPL	2-4'	4	Yellow								30,000	4.00	0.25	1.02%	2.16%	CM-30	
RUDFUL	*Rudbeckia fulgida*	Orange Coneflower	8	-5	OBL	2-4'	3	Orange								31,000	9.00	0.56	2.30%	2.23%	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	
SOLUJU	*Solidago juncea*	Early Goldenrod	5	5	UPL	1-3'	3	Yellow								290,000	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	9	3	FACU	1.5-3'	3	Blue								55,000	1.00	0.06	0.26%	0.99%	N/A	
SYMNOV	*Symphyotrichum novae-angliae*	New England Aster	4	-3	FACW	3-5'	4	Purple								66,000	0.50	0.03	0.13%	0.59%	CM-60	
TRAOHI	*Tradescantia ohiensis*	Ohio Spiderwort	2	3	FACU	2-4'	3	Blue								8,000	8.00	0.50	2.05%	1.15%	CM-120 or M, G	
SOLRID	*Solidago riddellii*	Riddell's Goldenrod	7	-5	OBL	2-4'	3	Yellow								93,000	2.00	0.13	0.51%	4.19%	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		10.172	41.64%	56.19%	
																			Mix TOTALS		24.430	100.00%	100.00%	

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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	-1.3
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	79.1%

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%	2.29%	N/A	
CXBREV	*Carex brevior*	Plains Oval Sedge	4	0	FAC	1-3'	2	N/A								29,000	2.00	0.13	0.79%	0.63%	CM-60	
CXCRIS	*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	
CXMOLE	*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	
CXSCOP	*Carex scoparia*	Lance-fruited Oval Sedge	7	-3	FACW	1-3'	2	N/A								84,000	2.00	0.13	0.79%	1.83%	CM-60	
CXSTIP	*Carex stipata*	Common Fox Sedge	3	-5	OBL	1.5-3'	3	N/A								34,000	2.00	0.13	0.79%	0.74%	CM-60	
CXVULP	*Carex vulpinoidea*	Brown Fox Sedge	2	-3	FACW	1.5-3.5'	3	N/A								100,000	4.00	0.25	1.58%	4.36%	CM-60	
ELEPAL	*Eleocharis palustris*	Great Spike Rush	2	-5	OBL	1-3.5'	2	N/A								51,000	6.00	0.38	1.25%	2.12%	CM-60	
ELYVIR	*Elymus virginicus*	Virginia Wild Rye	4	-3	FACW	2.5-4'	4	N/A								4,200	48.00	3.00	18.96%	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	0.79%	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	2-4'	3	N/A								460,000	0.13	0.01	0.05%	1.63%	CM-60 or M	
SPAPEC	*Spartina pectinata*	Cord Grass	4	-3	FACW	3-9'	7	N/A								6,600	32.00	2.00	12.64%	2.30%	N/A	
																			Grass/Sedge Subtotals		7.279	45.98%	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	4.74%	0.99%	CM-60	
ASCINC	*Asclepias incarnata*	Swamp Milkweed	4	-5	OBL	3-6'	4	Pink								4,800	6.00	0.38	2.37%	0.31%	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	
BOLAST	*Boltonia asteroides*	False Aster	9	-5	OBL	3-5'	4	White								160,000	0.50	0.03	0.20%	0.87%	CM-60	
CHAFAS	*Chamaecrista fasciculata*	Partridge Pea	5	3	FACU	6"-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	3	FACU	3-6'	4	Purple								5,500	3.00	0.19	1.19%	0.38%	I, I	
DOELUM8	*Doellingeria umbellata*	Flat-topped Aster	9	-3	FACW	2-5'	5	Cream								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	16.00	1.00	6.32%	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	
EUTGRA	*Euthamia graminifolia*	Grass-leaved Goldenrod	4	-3	FACW	2-4'	3	Yellow								350,000	1.00	0.06	0.21%	2.43%	CM-60	
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								11,000	6.00	0.38	2.37%	0.72%	CM-60	
LIASPI	*Liatris spicata*	Marsh Blazing Star	6	0	FAC	2-5'	5	Purple								11,000	2.00	0.13	0.79%	0.24%	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	4.00	0.25	1.58%	2.84%	CM-30, G	
PYCVIR	*Pycnanthemum virginianum*	Virginia Mountain Mint	5	-3	FACW	1-4'	3	White								220,000	2.00	0.13	0.79%	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%	8.03%	CM-30	
RUDSUB	*Rudbeckia subtomentosa*	Sweet Black-eyed Susan	9	3	FACU	3-6'	5	Yellow								43,000	2.00	0.13	0.79%	0.94%	CM-30	
RUDTRI	*Rudbeckia triloba*	Brown-eyed Susan	3	3	FACU	2-6'	5	Yellow								34,000	2.00	0.13	0.79%	0.74%	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	
SILTER	*Silphium terebinthinaceum*	Prairie Dock	5	0	FAC	4-10'	9	Yellow								1,000	3.00	0.19	1.19%	0.03%	CM-60	
SOLRID	*Solidago riddellii*	Riddell's Goldenrod	7	-5	OBL	2-4'	3	Yellow								93,000	0.50	0.03	0.20%	0.51%	CM-60	
SOLRIG	*Solidago rigida*	Stiff Goldenrod	4	3	FACU	2-5'	4	Yellow								41,000	4.00	0.25	1.58%	1.29%	CM-60	
SYMNOV	*Symphyotrichum novae-angliae*	New England Aster	4	-3	FACW	3-5'	4	Purple								66,000	3.00	0.19	1.19%	2.16%	CM-60	
THADAS	*Thalictrum dasycarpum*	Purple Meadow Rue	5	-3	FACW	3-7'	6	Cream								11,000	2.00	0.13	0.79%	0.24%	CM-60, G	
TRAOHI	*Tradescantia ohiensis*	Ohio Spiderwort	2	3	FACU	2-4'	3	Blue								8,000	12.00	0.75	4.74%	1.05%	CM-120 or M, G	
VERHAS	*Verbena hastata*	Blue Vervain	4	-3	FACW	2-6'	5	Blue								93,000	2.00	0.13	0.79%	2.03%	CM-30	
VERFAS	*Vernonia fasciculata*	Common Ironweed	5	-3	FACW	3-6'	6	Purple								24,000	1.00	0.06	0.40%	0.26%	CM-60	
ZIZAUR	*Zizia aurea*	Golden Alexanders	7	0	FAC	1-2.5'	2	Yellow								11,000	8.00	0.50	3.16%	0.96%	CM-60 or M, G	
																			Wildflower Subtotals		8.547	54.02%	43.10%	
																			Mix TOTALS		15.820	100.00%	100.00%	

Pizzo NATIVE PLANT NURSERY

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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)	3.4
Median Mix Height (ft)	4.0
Species Heights (# of Occurrences in Mix)	1.5' (1), 2' (10), 3' (8), **4' (13)**, 5' (8), 6' (3), 7' (2), 8' (1)
Number of Native Species in Mix	46
Native FQI	32.6
Native Mean C Value	4.8
Native Mean W Value	-1.0
National Wetland Category	FAC+
Lbs/Acre of Native Seed	30.0
Seeds per Square Foot	330.8
Percent of Mix (by Seed Count) Requiring Stratification	68.1%

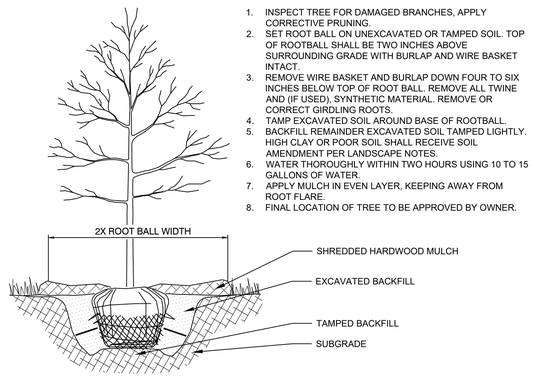
Designed for sunny areas that flood periodically for short periods of time, ranging from 24-48 hours, but remain mesic to dry for most of the growing season. It is composed of species that tolerate fluctuating water levels and poor water quality, and is ideal for planting in the bottom of dry-bottom 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	6-8'	7	N/A								10,000	64.00	4.00	13.33%	4.44%	N/A	
CXBEBB	*Carex bebbii*	Bebb's Oval Sedge	6	-5	OBL	1-3'	2	N/A								34,000	2.00	0.13	0.42%	0.47%	CM-60	
CXBREV	*Carex brevior*	Plains Oval Sedge	4	0	FAC	1-3'	2	N/A								29,000	4.00	0.25	0.83%	0.81%	CM-60	
CXCRIS	*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	
CXHYST	*Carex hystericina*	Porcupine Sedge	5	-5	OBL	1-2.5'	2	N/A								30,000	2.00	0.13	0.42%	0.41%	CM-60	
CXMOLE	*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	
CXSCOP	*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	
CXVULP	*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	
ELEPAL	*Eleocharis palustris*	Great Spike Rush	2	-5	OBL	1-3.5'	2	N/A								51,000	6.00	0.38	1.25%	2.12%	CM-60	
ELYCAN	*Elymus canadensis*	Canada Wild Rye	4	3	FACU	3-5'	5	N/A								5,200	32.00	2.00	6.67%	1.15%	N/A	
ELYVIR	*Elymus virginicus*	Virginia Wild Rye	4	-3	FACW	2.5-4'	4	N/A								4,200	48.00	3.00	10.00%	1.40%	N/A	
JUNDUD	*Juncus dudleyi*	Dudley's Rush	4	-3	FACW	1-2.5'	2	N/A								3,200,000	1.00	0.06	0.21%	22.21%	CM-60	
PANVIR	*Panicum virgatum*	Switch Grass	5	0	FAC	3-6'	4	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	
SCICYP	*Scirpus cyperinus*	Wool Grass	6	-5	OBL	3-5'	5	N/A								1,700,000	0.50	0.03	0.10%	5.90%	CM-60 or M	
SORNUT	*Sorghastrum nutans*	Indian Grass	5	3	FACU	3-7'	6	N/A								12,000	16.00	1.00	3.33%	3.33%	N/A	
																			Grass/Sedge Subtotals		20.844	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	6"-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	
DESCAN	*Desmodium canadense*	Showy Tick Trefoil	4	3	FACU	3-6'	4	Purple								5,500	4.00	0.25	0.83%	0.15%	I, I	
ECHPUR	*Echinacea purpurea*	Purple Coneflower	3	5	UPL	2-5'	4	Purple								6,600	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	0.50	0.03	0.10%	0.56%	CM-30	
EUTGRA	*Euthamia graminifolia*	Grass-leaved Goldenrod	4	-3	FACW	2-4'	3	Yellow								350,000	1.00	0.06	0.21%	2.43%	CM-60	
EUTMAC	*Eutrochium maculatum*	Spotted Joe Pye Weed	4	-5	OBL	3-6'	5	Pink								95,000	0.50	0.03	0.10%	0.32%	CM-30	
HELAUT	*Helenium autumnale*	Sneezeweed	5	-3	FACW	2-5'	4	Yellow								130,000	1.00	0.06	0.21%	0.83%	N/A	
LIAPYC	*Liatris pycnostachya*	Prairie Blazing Star	8	0	FAC	2-4'	4	Purple								11,000	4.00	0.25	0.83%	0.15%	CM-60	
LIASPI	*Liatris spicata*	Marsh Blazing Star	6	0	FAC	2-5'	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	6	-3	FACW	1-4'	4	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%	5.11%	CM-30	
RUDSUB	*Rudbeckia subtomentosa*	Sweet Black-eyed Susan	9	3	FACU	3-6'	5	Yellow								43,000	1.00	0.06	0.21%	0.36%	CM-30	
RUDTRI	*Rudbeckia triloba*	Brown-eyed Susan	3	3	FACU	2-6'	5	Yellow							

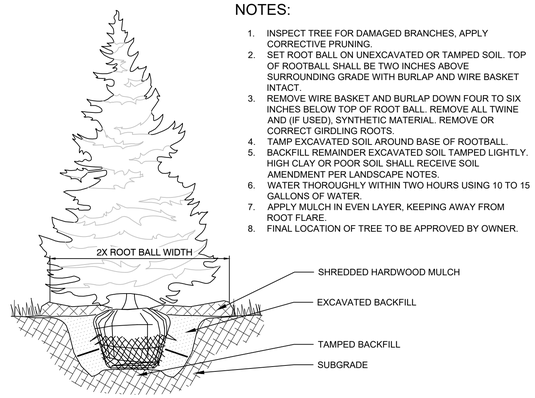


NOTES:

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

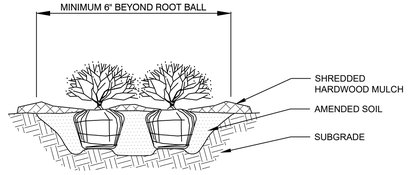


NOTES:

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 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.

2 EVERGREEN TREE PLANTING

NTS



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING

NTS

NOTES:

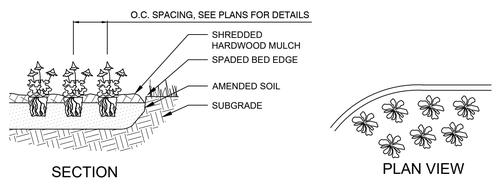
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

4 ORNAMENTAL GRASS PLANTING

NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



5 PERENNIAL PLANTING

NTS

LANDSCAPE NOTES

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 UNTIL 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.

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1	ARC RE-SUBMITTAL	03/07/25	DG

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SCALE: AS NOTED
DESIGNED BY: NS
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
L2.2

Drawing name: K:\CHI_LDEV\168247001_pulte_libertyville_JV\2 Design\CAD\plansheet\L1.0 LANDSCAPE PLAN.dwg L2.2 LANDSCAPE NOTES AND DETAILS Mar 07, 2025, 10:51am by christina.cranell
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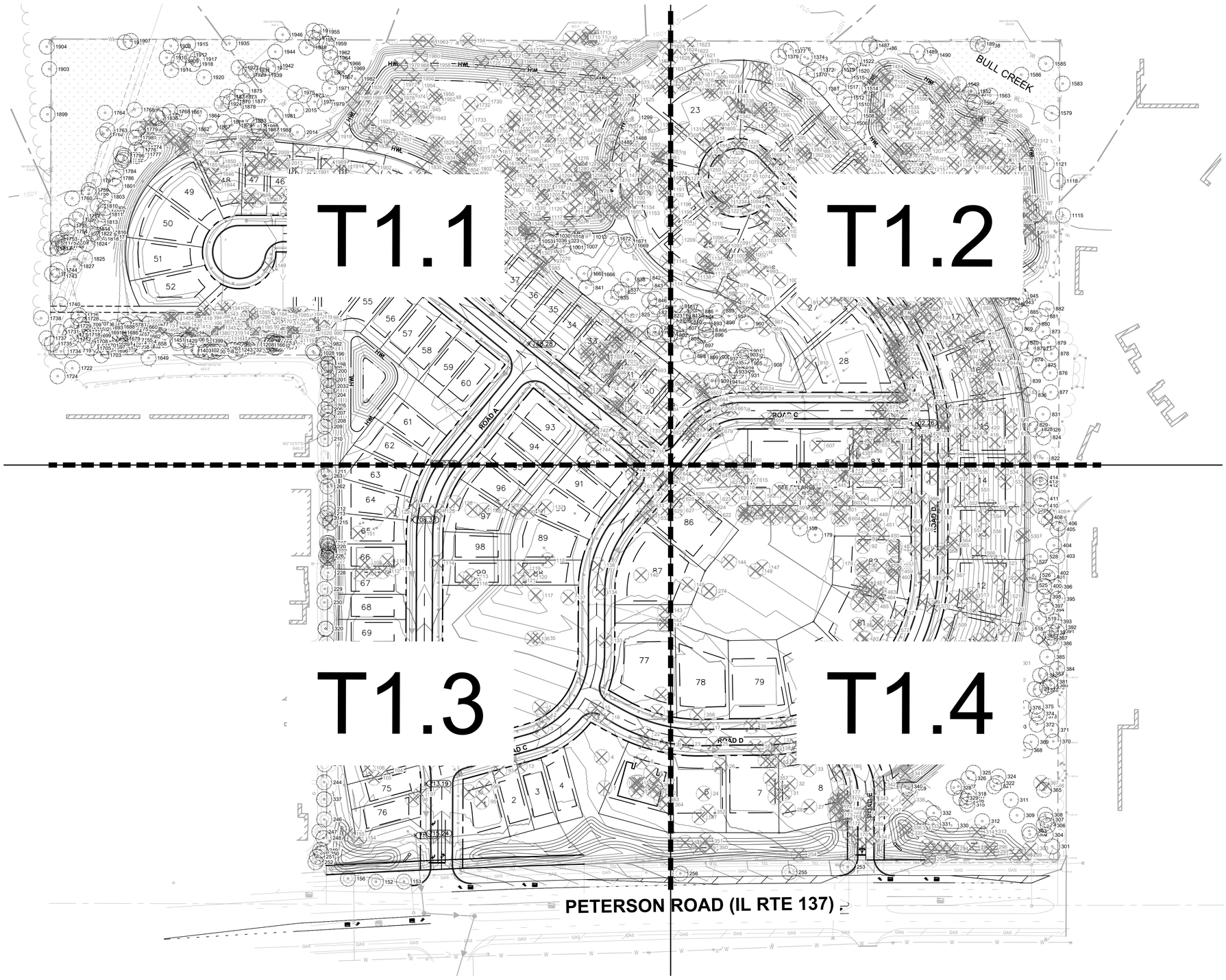

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PULTE HOME COMPANY, LLC

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:\CHC_LDEV\168247001_Pulte-Libertyville_JL\2 Design\CAD\PrintSheets\L0.0 TREE PRESERVATION PLAN.dwg, TREE PRESERVATION PLAN, Mar 07, 2025, 10:51am, by Daniel.Crow
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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

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NORTH

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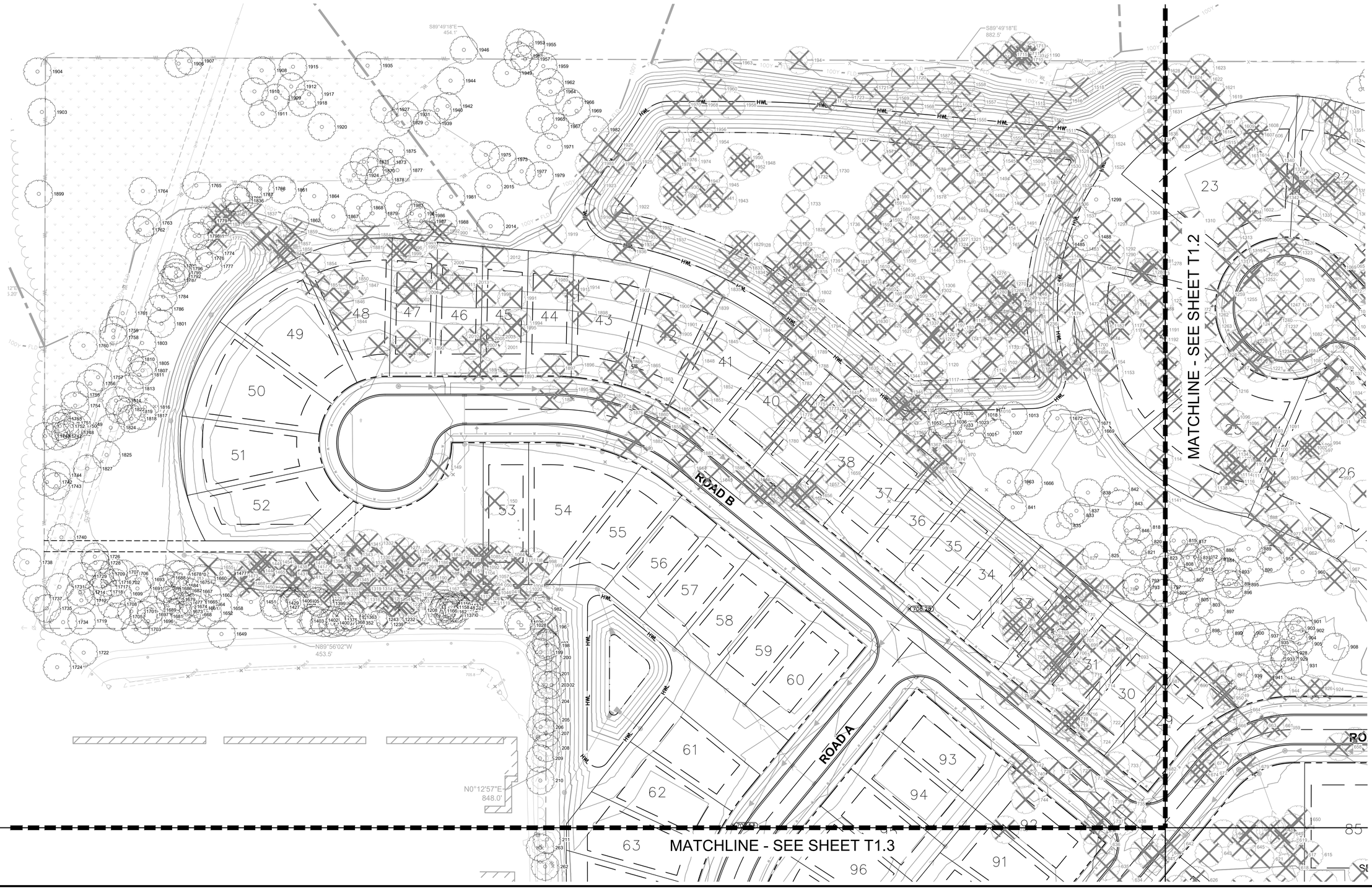

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TREE PRESERVATION PLAN

GREENWAY CHASE
610 PETERSON ROAD
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ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER T1.1

Drawing name: K:\DFS_LDEV\168247001_Pulte-Libertyville_IL\2 Design\CAD\PlanSheet\1.0 TREE PRESERVATION PLAN.dwg T1.1 Mar 07, 2025 10:52am byr Daniel.Drew
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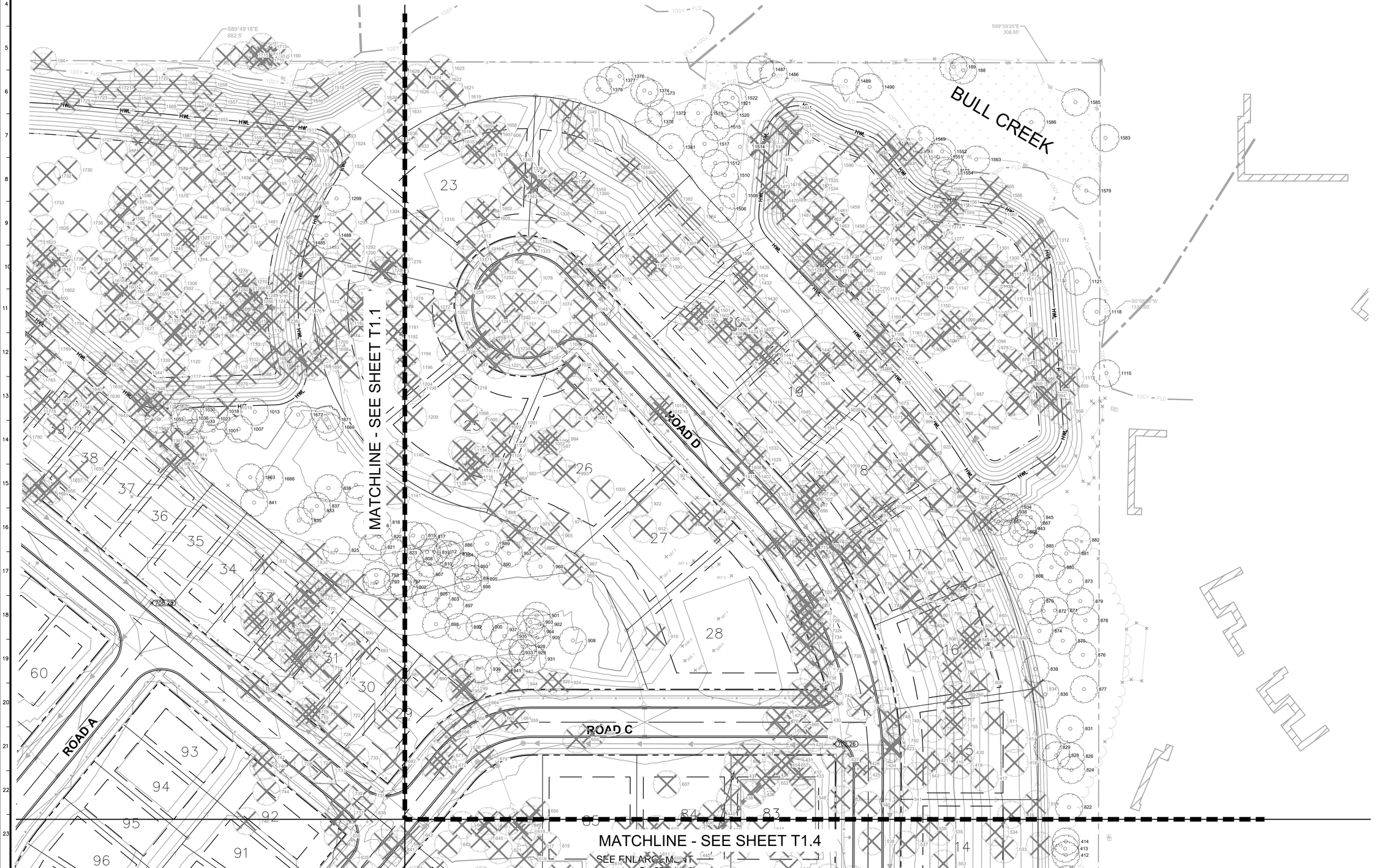

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TREE PRESERVATION PLAN

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ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 168247001
SHEET NUMBER T1.2

Drawing name: K:\CHS_LDEV\168247001_Pulte-Libertyville-JLV\2 Design\C40\PlotSheet\JLG-0 TREE PRESERVATION PLAN.dwg T1.2 Mar 07, 2025 10:53am by DanielGrove
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NORTH

GRAPHIC SCALE IN FEET
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MATCHLINE - SEE SHEET T1.1

SEE ENLARGEMENT SHEET T1.3

MATCHLINE - SEE SHEET T1.4

ROAD A

ROAD C

ROAD D

PETERSON ROAD (IL RTE 137)

Drawing name: K:\CHS_LIB\KH\168247001_Pulte-Libertyville-JL\2 Design\CAD\PlanSheets\LO.0 TREE PRESERVATION PLAN.dwg T1.3 Mar 07, 2025 10:52am by: Daniel.Grove
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TREE PRESERVATION PLAN

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ORIGINAL ISSUE: 01/03/2025
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4. EXISTING TREE TO BE REMOVED

NORTH

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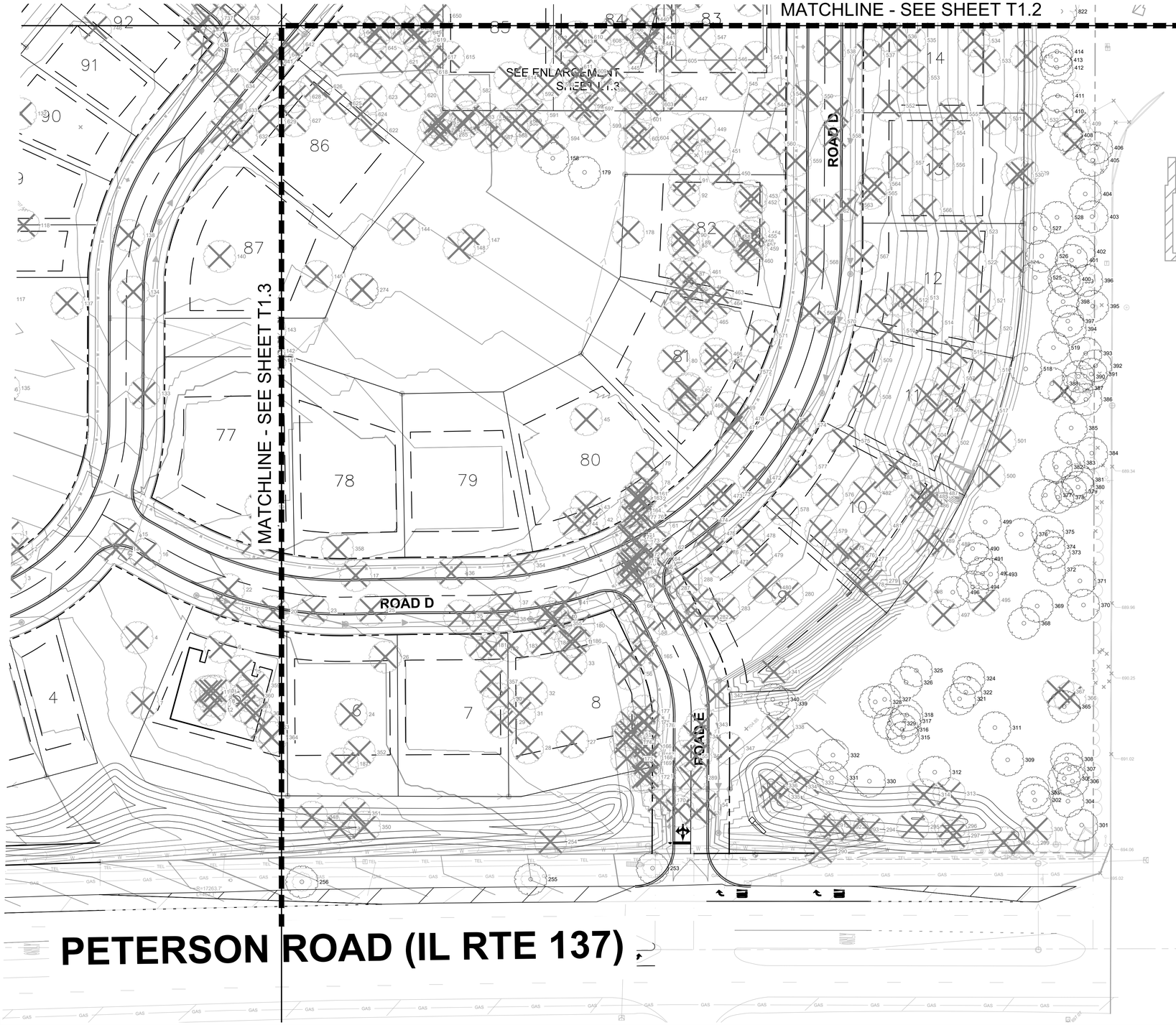

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TREE PRESERVATION PLAN

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LIBERTYVILLE, IL 60048

ORIGINAL ISSUE:
01/03/2025

KHA PROJECT NO.
168247001

SHEET NUMBER
T1.4

Drawing name: K:\CHS_LIB\V\168247001_Pulte-Libertyville_A\3 Design\CAD\PlanSheets\3.0.0 TREE PRESERVATION PLAN.dwg T1.4 Mar 07, 2025 10:53am br_DanielGrove
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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. VIOLATIONS 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 25% 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.

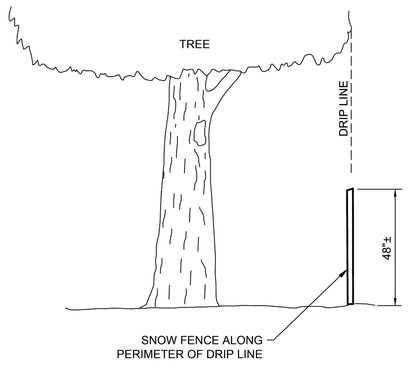
CLEAN CUTTING AND BACKFILLING ROOTS:

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.

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE GROUP	STATUS
1	HONEYLOCUST	Gleditsia triacanthos	9	3	B	TO REMOVE
2	HONEYLOCUST	Gleditsia triacanthos	7	3	B	TO REMOVE
3	APPLE-CRAB SPP	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-CRAB SPP	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-CRAB SPP	Malus spp	11	4	A	TO REMOVE
23	APPLE-CRAB SPP	Malus spp	11	4	A	TO REMOVE
24	SPRUCE-BLUE	Picea pungens	23	2	B	TO REMOVE
25	APPLE-CRAB SPP	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
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-CRAB SPP	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



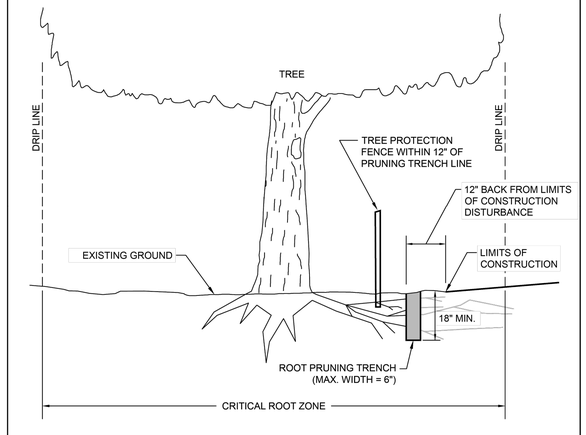
NOTES:

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

No.	REVISIONS	DATE	BY
			DG
1	ARC RE–SUBMITTAL	03/07/25	BY

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: MS
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

Drawing name: K:\CHS_LDE\168247001_Pulte-Libertyville_IL\2 Design\CAD\PrintSheet\1.0.0 TREE PRESERVATION PLAN.dwg T1.5 Mar 07, 2025 10:52am brad.drove
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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 SAVE
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-CRAB SPP	Malus spp	21	4	A	TO REMOVE
179	SPRUCE-NORWAY	Picea abies	22	2	B	TO SAVE
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	B	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	C	TO SAVE
204	APPLE-CRAB SPP	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	6	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	B	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-CRAB SPP	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	40	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 SAVE
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	CHERRY-BLACK	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 REMOVE
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	10	4	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 SAVE
340	MAPLE-SILVER	Acer saccharinum	39	2	B	TO SAVE
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-CRAB SPP	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	B	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	11	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	11	5	C	TO REMOVE
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
526	CHER

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE GROUP	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 saccharinum	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	12	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 saccharinum	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 saccharinum	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 saccharinum	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 TREE GROUP	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 saccharinum	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 SAVE
790	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
791	BOXELDER	Acer negundo	11	4	C	TO SAVE
792	CHERRY-BLACK	Prunus serotina	17	4	C	TO REMOVE
793	BOXELDER	Acer negundo	10	4	C	TO SAVE
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 SAVE
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	D	TO SAVE
801	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
802	BOXELDER	Acer negundo	8	4	C	TO SAVE
803	BOXELDER	Acer negundo	11	4	C	TO SAVE
804	BOXELDER	Acer negundo	14	4	C	TO REMOVE
805	BOXELDER	Acer negundo	12	4	C	TO SAVE
806	CHERRY-BLACK	Prunus serotina	8	4	C	TO REMOVE
807	CHERRY-BLACK	Prunus serotina	8	4	C	TO SAVE
808	BOXELDER	Acer negundo	16	4	C	TO SAVE
809	APPLE-CRAB-SPP	Malus spp	7	4	A	TO REMOVE
810	BOXELDER	Acer negundo	11	4	C	TO SAVE
811	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
812	BOXELDER	Acer negundo	18	4	C	TO SAVE
813	BOXELDER	Acer negundo	13	4	C	TO SAVE
814	MAPLE-SILVER	Acer saccharinum	40	3	B	TO REMOVE
815	BOXELDER	Acer negundo	16	3	C	TO SAVE
816	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
817	BOXELDER	Acer negundo	18	4	C	TO SAVE
818	BOXELDER	Acer negundo	27	4	C	TO SAVE
819	CHERRY-BLACK	Prunus serotina	23	4	C	TO REMOVE
820	CHERRY-BLACK	Prunus serotina	11	4	C	TO SAVE
821	BOXELDER	Acer negundo	11	4	C	TO SAVE
822	BOXELDER	Acer negundo	15	3	C	TO SAVE
823	BOXELDER	Acer negundo	11	4	C	TO SAVE
824	CHERRY-BLACK	Prunus serotina	12	3	C	TO SAVE
825	CHERRY-BLACK	Prunus serotina	16	4	C	TO SAVE
826	CHERRY-BLACK	Prunus serotina	16	3	C	TO SAVE
827	BOXELDER	Acer negundo	23	4	C	TO REMOVE
828	CHERRY-BLACK	Prunus serotina	6	3	C	TO SAVE
829	APPLE-CRAB-SPP	Malus spp	7	3	A	TO SAVE
830	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
831	CHERRY-BLACK	Prunus serotina	19	3	C	TO SAVE
832	MULBERRY-SPP	Morus spp	12	3	D	TO REMOVE
833	CHERRY-BLACK	Prunus serotina	7	3	C	TO SAVE
834	HACKBERRY	Celtis occidentalis	6	5	A	TO REMOVE
835	CHERRY-BLACK	Prunus serotina	8	3	C	TO SAVE
836	BOXELDER	Acer negundo	8	3	C	TO SAVE
837	CHERRY-BLACK	Prunus serotina	7	3	C	TO SAVE
838	MULBERRY-SPP	Morus spp	11	3	D	TO SAVE
839	MAPLE-SILVER	Acer saccharinum	11	2	B	TO SAVE
840	CHERRY-BLACK	Prunus serotina	16	4	C	TO REMOVE
841	BOXELDER	Acer negundo	42	3	C	TO SAVE
842	CHERRY-BLACK	Prunus serotina	24	4	C	TO SAVE
843	CHERRY-BLACK	Prunus serotina	23	4	C	TO SAVE
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 REMOVE
868	COTTONWOOD	Populus deltoides	21	3	C	TO SAVE
869	BOXELDER	Acer negundo	8	3	C	TO SAVE
870	CHERRY-BLACK	Prunus serotina	10	4	C	TO SAVE
871	MAPLE-SILVER	Acer saccharinum	18	3	B	TO SAVE
872	MAPLE-SILVER	Acer saccharinum	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 TREE GROUP	STATUS
883	BOXELDER	Acer negundo	13	4	C	TO SAVE
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 SAVE
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 saccharinum	13	3	B	TO REMOVE
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 REMOVE
943	COTTONWOOD	Populus deltoides	15	3	C	TO SAVE
944	BOXELDER	Acer negundo	11	4	C	TO REMOVE
945	MAPLE-SILVER	Acer saccharinum	6	3	B	TO SAVE
946	CHERRY-BLACK	Prunus serotina	10	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 SAVE
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 TREE GROUP	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
1021	APPLE-CRAB-SPP	Malus spp	9	3	A	TO REMOVE
1022	COTTONWOO

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE GROUP	STATUS
1126	CHERRY-BLACK	Prunus serotina	8	3	C	TO SAVE
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	4	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-CRAB SPP	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	6	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 SAVE
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 crusgalli	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	CHERRY-BLACK	Prunus serotina	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	MAPLE-SILVER	Acer saccharinum	25	2	B	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	B	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	CHERRY-BLACK	Prunus serotina	6	3	C	TO SAVE
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 SAVE
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 SAVE
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 SAVE
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	13	3	B	TO REMOVE
1442	APPLE-CRAB SPP	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-CRAB SPP	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-CRAB SPP	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 SAVE
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 SAVE
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-SILVER

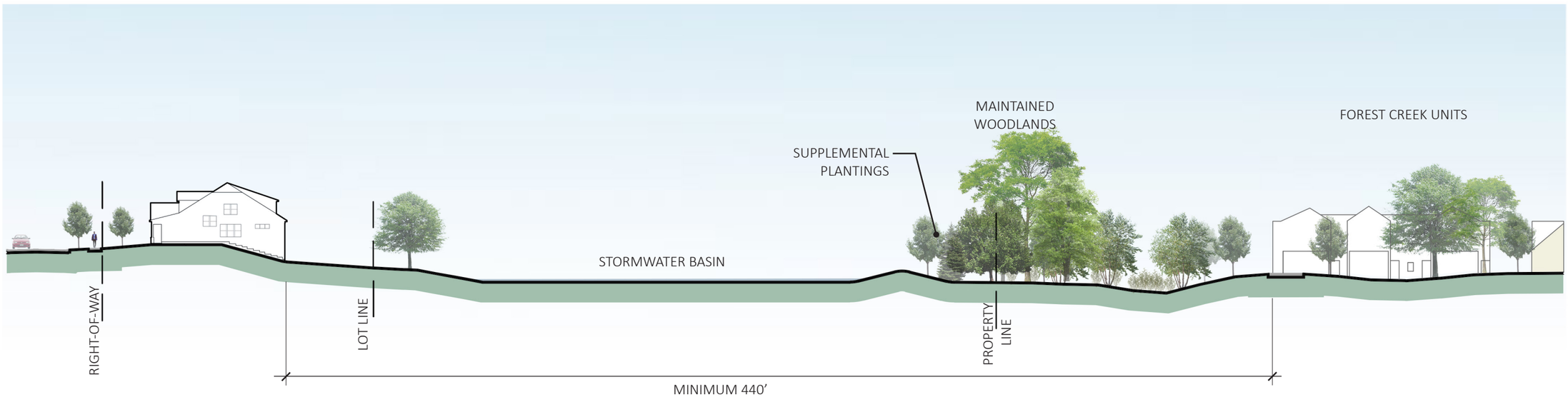
TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE GROUP	STATUS
1614	MAPLE-SILVER	Acer saccharinum	18	3	B	TO REMOVE
1615	BOXELDER	Acer negundo	19	4	C	TO REMOVE
1616	BOXELDER	Acer negundo	23	4	C	TO REMOVE
1617	BOXELDER	Acer negundo	10	4	C	TO REMOVE
1618	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
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 SAVE
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 REMOVE
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 TREE GROUP	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 REMOVE
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	POPLAR-WHITE	Populus alba	10	3	D	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 SAVE
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-CRAB SPP	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	BOXELDER	Acer negundo	14	3	C	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 TREE GROUP	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 SAVE
1878	CHERRY-BLACK	Prunus serotina	8	3	C	TO SAVE
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-CRAB SPP	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 SAVE
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 TREE GROUP	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 SAVE
1988	CHERRY-BL

SECTION A



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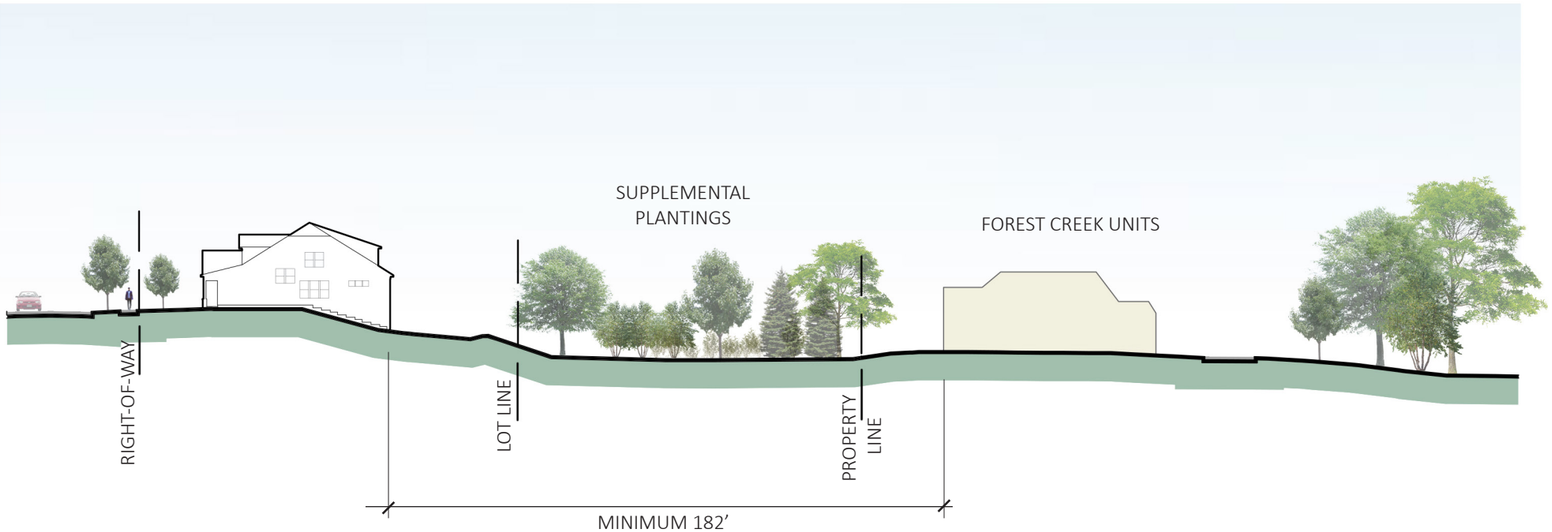
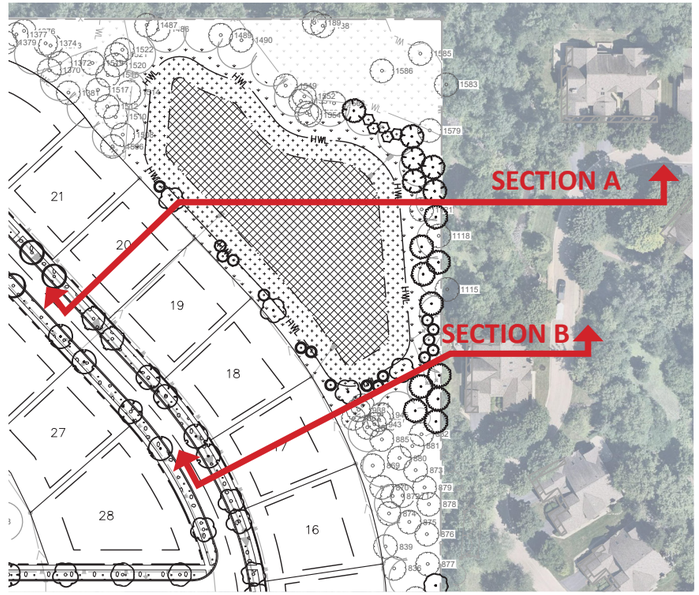




Pulte HOMES

GREENWAY CHASE | BUFFER SECTIONS

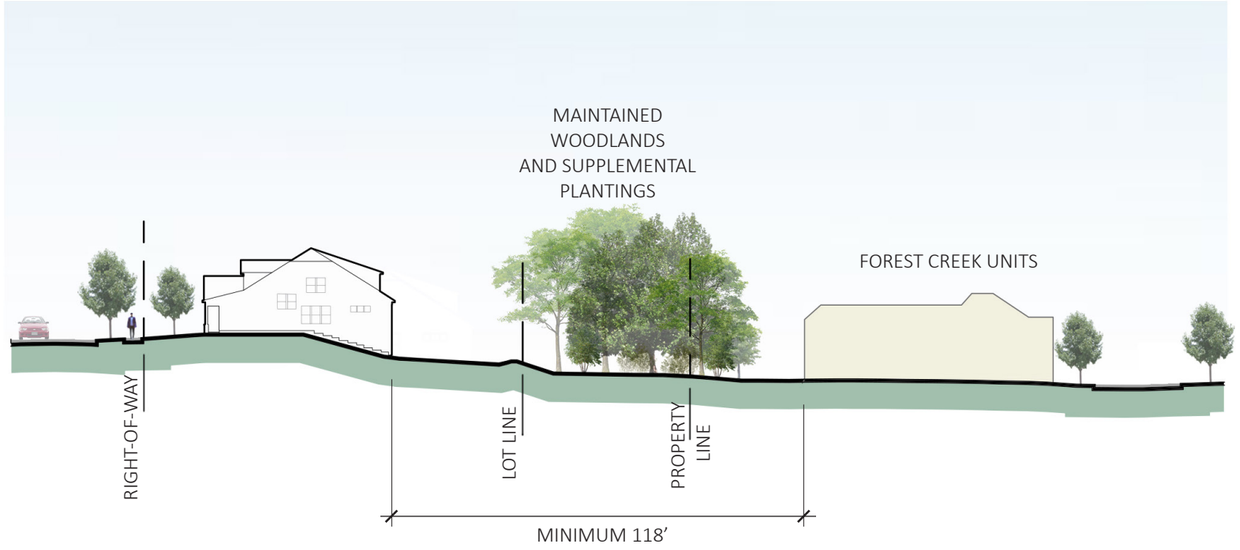
LIBERTYVILLE, ILLINOIS

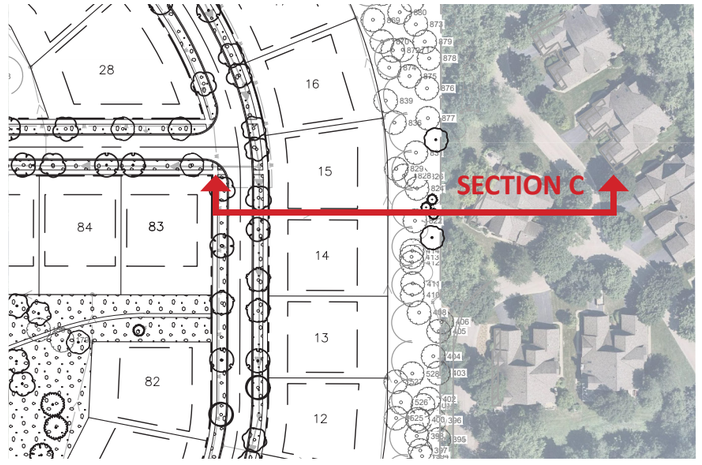
MARCH 2025

0’ 25’ 50’ 100’

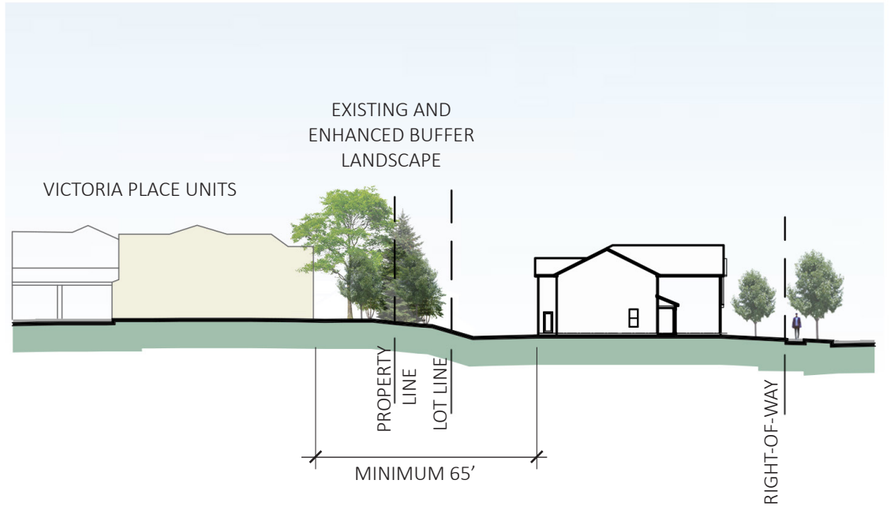
Kimley»Horn

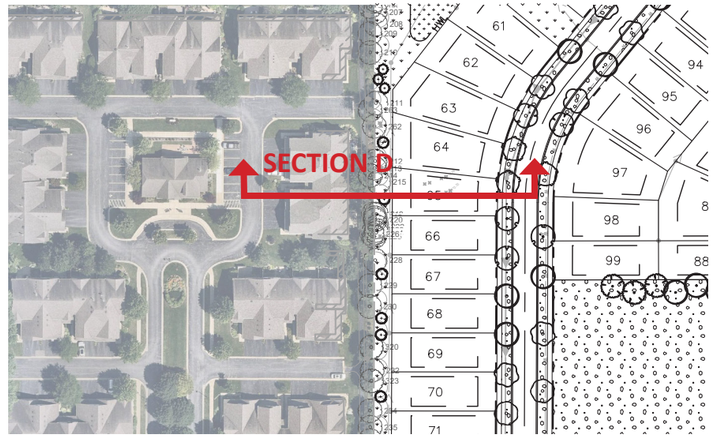
SECTION C





SECTION D





Pulte HOMES

GREENWAY CHASE | BUFFER SECTIONS

LIBERTYVILLE, ILLINOIS

MARCH 2025

0’ 25’ 50’ 100’

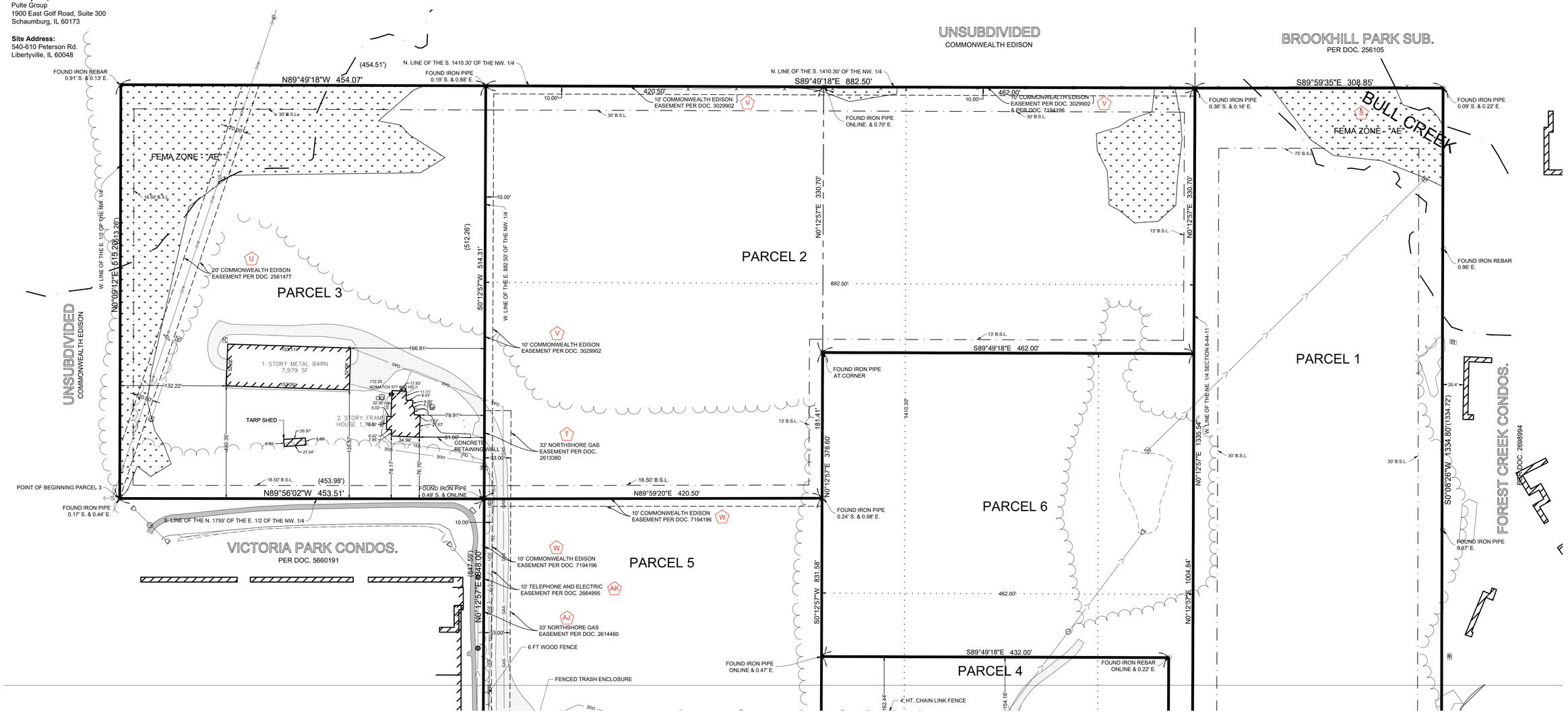
Kimley»Horn

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 Group
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
OHE	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
DESIGN FIRM # 184002012-0006
Tel. No. (630) 487-5550
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

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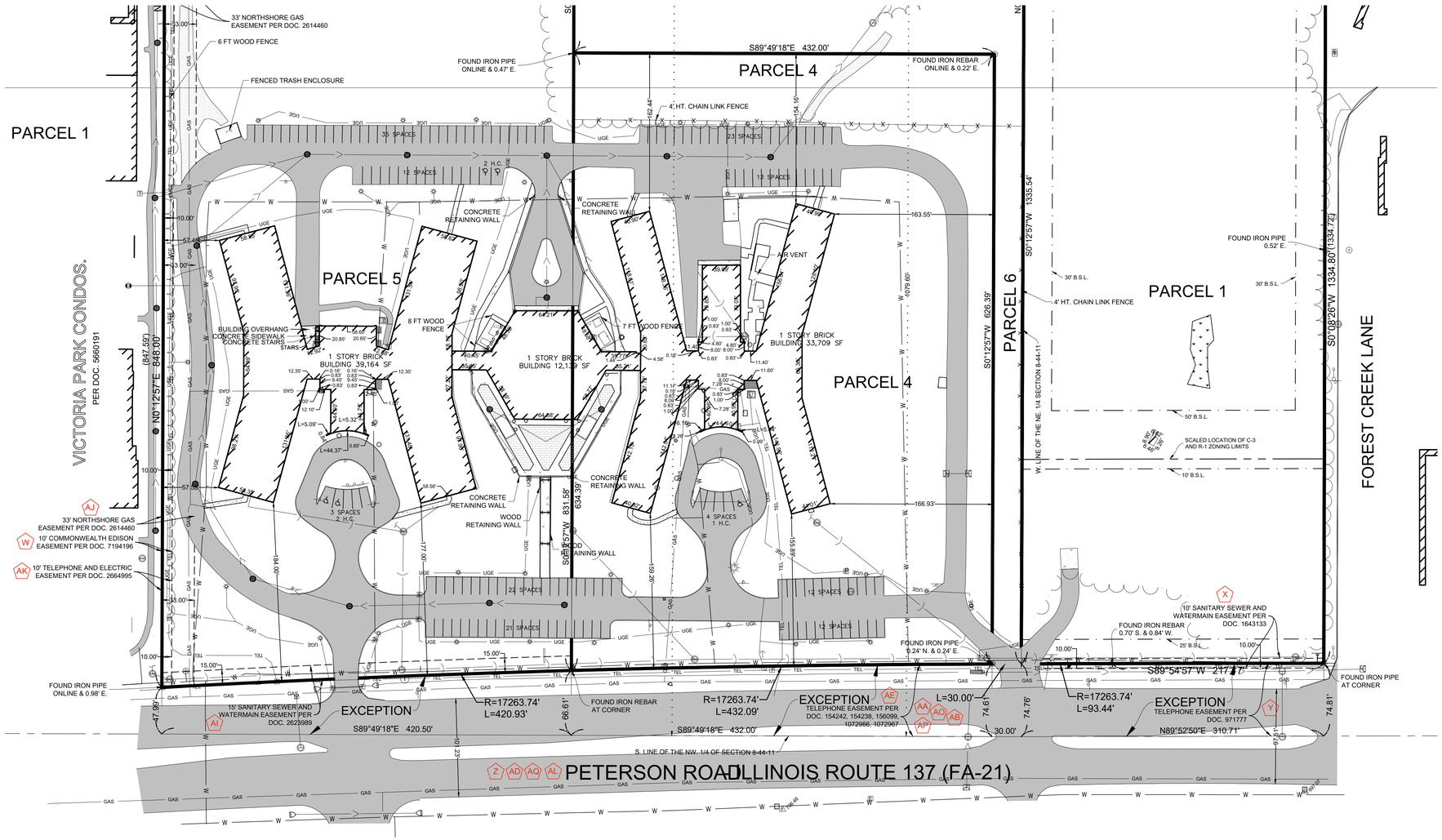
ALTA / NSPS LAND TITLE SURVEY

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 Group
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
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	GAS VALVE
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	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
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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	3 OF 3

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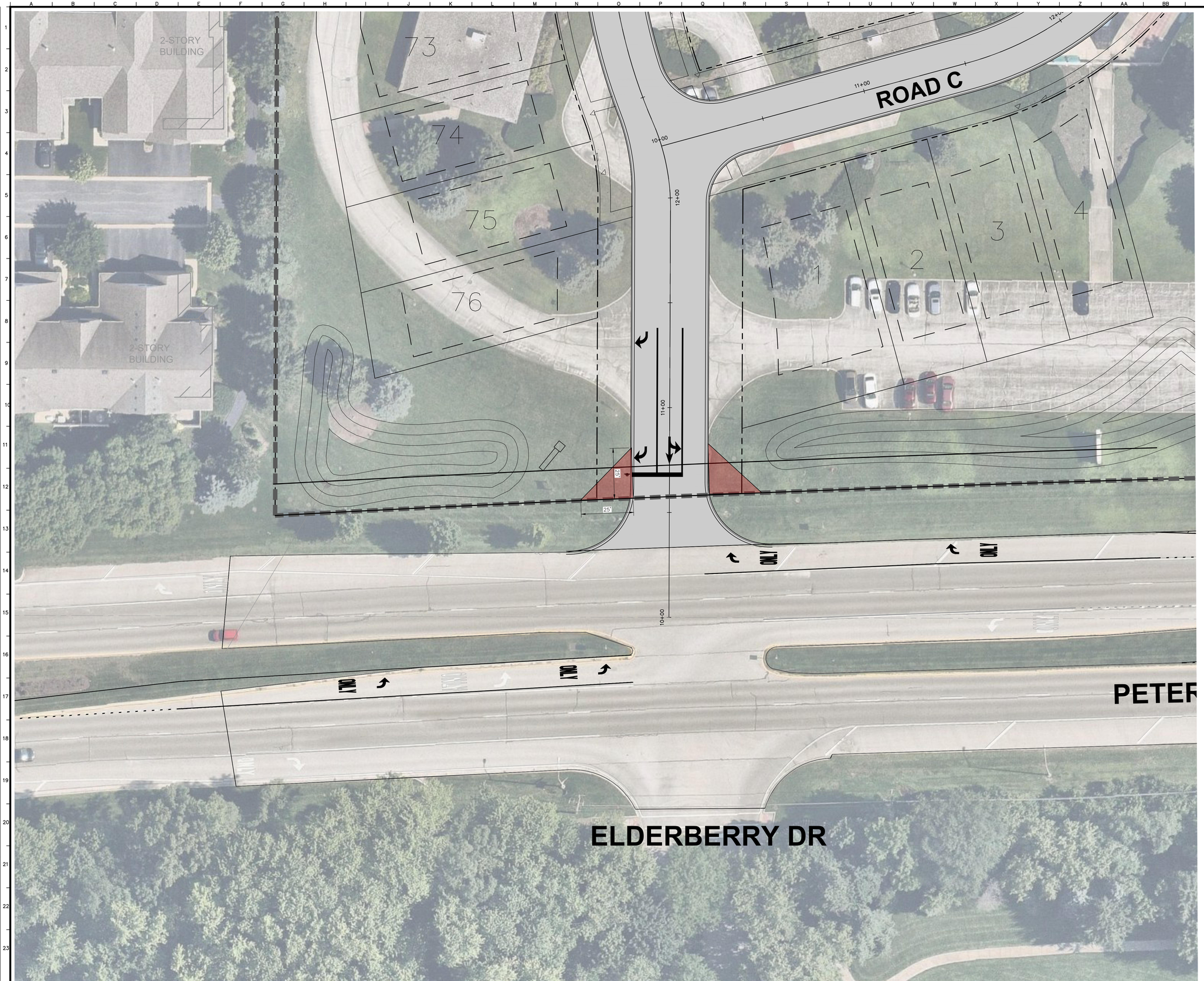

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

No.	REVISIONS	DATE	BY
			DG
△	ARC RE-SUBMITTAL	03/07/25	

Kimley»Horn

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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-7904
WWW.KIMLEY-HORN.COM

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

PULTE HOME COMPANY, LLC

SIGHT TRIANGLE EXHIBIT

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

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

Drawing name: K:\CHS_LDEV\168247001_Pulte_Libertyville_IL\2 Design\CAD\PlanSheets\C2.0 SITE PLAN.dwg C2.0 (2) Mar 07, 2025 3:41pm by: RyanMartin
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APPEARANCE CODE CONSIDERATIONS AND ISSUES:

1. Per the Appearance Code. Sec 7-57(g), the roof shape of the proposed building or structure shall be visually compatible with the buildings to which it is visually related.

   COMMENT: *Staff has calculated that the roof on the Landings Series takes up approximately 61% of the façade.*

The 2D color elevations look very flat—they do a poor job of reflecting the massing of the roof. During the ARC meeting we will present photos of existing Landings units and have attached a sample as Exhibit 1. The photos better depict the breaks in the roof line. We understand that the photos addressed staff concerns about massing of the roof. We will offer these photos again at the March 17th meeting.

2. Per the Appearance Code Sec. 7-85(a), projects shall reflect the character of the site upon which they are located. Compatibility to grade conditions, degree of exposure from passersby, the context of adjacent structures, exceptional views, tree masses, and size of the lot are some of the factors to be considered

This subject was discussed at length during the February ARC discussion. There are a couple of specific points that we would reinforce:

a. **Outlots: Pulte has designed Greenway Chase to incorporate HOA owned/operated outlots around the entire perimeter of the property. While the existing institutional use of the property pre-dated now adjacent subdivisions, the outlots effectively dedicate a portion of the development property to the creation of perimeter open spaces that minimize disturbance of existing residents. Pulte's Landscape Architect has professionally planned the landscape enhancement of these outlots. The HOA for Greenway Chase will be responsible for professional maintenance of the landscaping planned for these outlots.**
b. **Natural Features. Greenway Chase is not a greenfield development, but redevelopment of a parcel originally developed in the late 1970's. Existing natural features include a large stand of trees, some wetlands, and a creek that runs through the NE portion of the property. The wetlands and creek are higher priority natural features than the existing tree stand. Pulte has developed the plan for Greenway Chase to avoid impact to the wetlands and the creek. While the stand of existing trees will be impacted, the trees are generally low-quality. Preservation of trees has been emphasized around the perimeter of the property and in a central tree preservation zone located between the Springs Series and the Landings Series.**
c. **Topography. There is approximately 40' of elevation east-west across the property. This topography absolutely dictates the location of detention and is a driving force behind much of the tree removal. The topography impacts the road layout, which must comply with vertical and horizontal limits established under Code. The topography influences the manner in which sanitary service will be provided.**
d. **Peterson Road. Homes in Greenway Chase are oriented internally. While it is not a gated community, there are no through streets. No one is driving through Greenway Chase unless they are a resident or visiting a resident of Greenway Chase. The frontage along Peterson Road includes a rolling, 3-4' berm that will be heavily**

landscaped. The berm and associated landscaping will protect residents of Greenway Chase from the more intensive use associated with Peterson Road.

e. Internal Views. Greenway Chase is a cluster subdivision. Smaller private lots are provided in favor of larger contiguous common open spaces. While lots are generally smaller than a typical single-family detached subdivision, it's notable that almost all of the lots are adjacent to common open space. With the exception of lots 89-98, all of the lots in Greenway Chase are adjacent to some form of open space- be it a public park, a private park, or tree preservation zone, a landscape buffer, a preserved wetland, or a detention basin. Whatever the case, the adjacency to open space will make lots live larger than they may appear.

3. Per the Appearance Code Sec. 7-85(f), fencing plans must be a part of the submittal at the earliest stages and should be consistent with the general plan for the site.

   COMMENT: *Provide any conceptual fence plans including material and height.*

Perimeter fences are specifically prohibited in the Landings Series. The Landings Series is age-restricted and the HOA will be responsible for common maintenance of the lots. Fences greatly impact the cost of common maintenance, which is why Pulte prohibits fences in this product. Pulte will install an 8' tall privacy fence section on the rear of each Landings Series building. This privacy fence provides separation between respective patios for each unit in a duplex building. A depiction of the privacy fence is attached hereto as Exhibit 2.

Perimeter fences are permitted in Springs Series. Pulte does not install fences, but homeowners may opt for a fence after acquisition of their lot. The HOA Declaration will establish a uniform standard for all perimeter fences in the Springs Series. Pulte intends to permit 5' tall black aluminum picket fences. A depiction of the specified perimeter fence is attached hereto as Exhibit 3.

4. Per the Appearance Code Sec. 7-86(d), attractive landscape transition to adjoining properties or compatible use characteristics shall be provided.

   COMMENT: *The appearance review commission shall evaluate whether there will be sufficient landscaping between adjoining properties. Planting prototypes for the single-family homes and duplex family homes are provided on Sheet L1.4, Building Foundation Prototypes of the preliminary landscape plans provided by Kimley Horn.* Refer to comment #6 and #6a of *Additional Staff Comments.*

The Plan for Greenway Chase was developed to incorporate HOA maintained outlots around all four sides of the property. In other words, homeowners in Greenway Chase will not immediately abut adjacent homeowners in Victoria Park or Forest Creek. Instead, a landscaped outlot located on the Greenway Chase property will provide a professionally landscaped buffer between adjacent residential subdivisions. Exhibit 4 is a cross section exhibit that depicts the buffer between the respective properties. In all cases, the buffer incorporated into the plan for Greenway Chase substantially exceeds the setbacks provided in adjacent subdivisions.

To the west, the outlot between Greenway Chase and Victoria Park is a minimum of 20', with larger sections to the south being approximately 41' and larger sections to the north being over 100'. The width of the outlot adjacent to Victoria Park is based on the location of the internal roadway that serves existing development on the property. Beyond the outlot, adjacent residential lots incorporate a minimum 20' rear yard setback. As a result, the proposed single-family homes are generally in the same location as the much larger institutional building that exists today. Existing trees will be preserved adjacent to Victoria Park. The updated landscape plan also includes supplemental plantings that will fill any gaps in the existing landscape buffer.

To the east, the outlot between Greenway Chase and Victoria Park is a minimum of 55', with larger sections to the north extending over 300'. Within the outlot is a tree preservation zone where removal of existing trees will be strictly prohibited. To the north, tree preservation is more limited where the width of the outlot increases and natural topography dictates the location of the new naturalized detention basin. At the request of neighboring property owners, the landscape plan has been updated to include more substantial tree plantings, including both canopy and evergreen trees, east and wrapping south of the naturalized detention basin. A more limited grouping of trees on the west side of the naturalized detention basin will preserve vistas from within Greenway Chase but provide a second layer of landscape buffer to filter views from Forest Creek. Beyond the outlot, adjacent residential lots incorporate a minimum 30' rear yard setback. While homes in Forest Creek are within 25' feet of the shared property line, the adjacent homes in Greenway Chase are a minimum of 85' from the shared property line. Accordingly, Petitioner has gone to great lengths to minimize disturbance of neighbors.

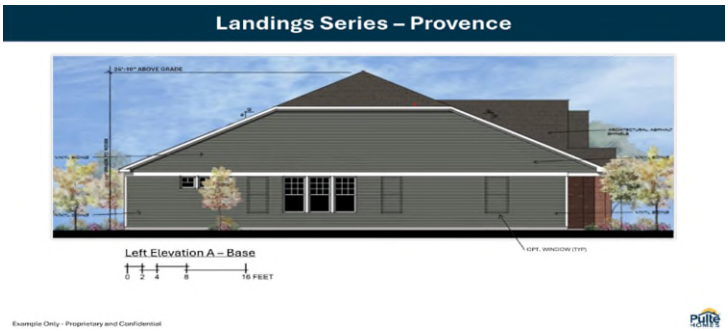
5. Per the Appearance Code Sec. 7-83(d), a minimum of different types of exterior wall materials should be used. Materials shall be selected for suitability to the type of building and design in which they are used.

   COMMENT: *The appearance review commission shall evaluate whether there is a sufficient amount of different types of exterior wall materials to be used. Consideration should be given to additional color packages for the Landing Series Duplex Family homes.*

The predominant building material in both the Springs Series and the Landings Series is Hardie Siding, which is a high-quality upgraded building material. Various elevations incorporate different types of Hardie Siding product, including lap siding, board and batten, and shake shingle. In many cases, an elevation incorporates multiple types of Hardie Siding to create architectural interest. 30+ color packages will be offered in the Springs Series. The Landings Series elevations all incorporate a first-floor masonry front facade. In the Landings Series, four different color packages will be provided. Between the three different elevation types, the combination of A/B units on each building, the 4 different color offerings, and the curvilinear nature of the street layout, Pulte believes that sufficient variation is offered without making the subdivision to "busy".

6. Per the Appearance Sec. 7-83, All sides of a structure should receive design consideration. A facade unrelated to the rest of the building is not in keeping with acceptable design.

COMMENT: *Consideration should be given to additional elements to break up the monotony of facades left unmodified. One example as outlined in the plans is the side yard facing facades of the landing series and spring series. These can be seen in left and right elevations. Refer to additional Landing's Series comments.*



Please note that the image above has been stretched and is not an accurate representation of the building elevation. However, in this example, you see the clipped gable, a board band, and both standard and optional windows. Elevations have been upgraded to provide trim detail on the windows and to incorporate an optional bay window. In Woodridge, the take rate on bay windows is approximately 60% and the take rate on second-floor loft space is over 80%. Given the demographics of Libertyville, we anticipate greater take rates on both of these elements.

7. Per the Appearance Code Sec. 7-83, Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting of individual buildings may be used to prevent a monotonous appearance

   COMMENT: *A home built without add-ons may feel plain and architecturally uninteresting, resulting in large facades that lack variation. Refer to comment #3 of Additional Staff Comments.*

In the Springs Series, Pulte will offer a variety of structural options. However, those structural options will not change the appearance of the front facade of the structure. All front facades will appear as depicted on the elevations submitted for staff review.

ADDITIONAL STAFF COMMENTS:

LANDING SERIES

1. For the Landing series duplex, the ability for add-ons to be selected individually for each unit may lead to stark differences between each side of the home if one unit utilizes all available add-ons while the other does not. Refer to comment #7 of *Appearance Code Considerations and Issues.*

In the Landings Series, Pulte offers a structural option for a habitable second floor. The updated elevations now model each duplex building with the three possible unit configurations: A-A; A-B; B-B. This configuration has proven successful in communities throughout the Chicagoland region.

1a. It is unclear why each dormer's point as depicted on Provence Landing Series, Front Elevation B is unique and how asphalt shingles are meant to integrate with the dormer as shown in the plans. Clarify the purpose of these architectural elements.

This is an example of a clipped gable. Many communities emphasize unique roof lines to avoid monotony of design. The clipped gable is a common architectural feature intended to provide different and interesting roof details throughout the community. Pulte uses the clipped gable on both front and side elevations. On side elevations in particular, the clipped gable can be an effective tool to minimize more simple facades. The clipped gable does not read well in the 2D image above. Please refer to pictures of clipped gables that Pulte has presented for review.

1b. There appears to be no available patio add-on for the Landing Series except as shown on Sheet L1.4, Building Foundation Prototypes of the plans designed by Kimley Horn, dated January 3, 2025. A patio add-on should be considered for the Landing Series, similar to the patio option available for the Spring Series. Staff anticipate that homeowners will likely request a patio in the future, and providing this option in advance would be beneficial. Clarify if a patio add-on will be available for the Landing Series. All optional patio add-on's shall have designated permitted areas and be accounted for in zoning and engineering requirements.

Patios are provided for all Landings Series homes- see the foundation planting plan in the Preliminary Landscape Plan for representation of the patio space. Given the common maintenance provided for homes in the Landings Series, homeowners will not have the option to expand the area of the patio space.

1c. Vinyl siding and brick veneer, as shown in several elevation renderings, is proposed as the primary siding material for the Landings Series. However, the Spring Series proposes Hardie Plank siding as the primary material. It is staff's understanding that Hardie Plank siding is generally considered a higher-quality option. Consideration should be given to using similar quality siding materials for the Landings Series, as well as incorporating materials that create variation between houses.

Hardie Siding will be the predominant building material in both the Landings Series and the Springs Series.

SPRING SERIES

2. In the Spring Series model homes, every house model and elevation has the front and garage doors in the exact same location. Consideration should be given to alternative configurations that could offer greater variety in design.

Noted. All floor plans have both a left-hand and right-hand orientation. Pulte renderings

only depict left-hand configurations, which may be misleading. The handedness for each home is a function of site grading and will be determined at the time of final engineering. We are working on an exhibit to depict the anticipated condition and general layout of left-hand and right-hand homes in the Springs Series.

COLOR PACKAGES

Spring Series:

3. A color package(s) has not been provided for the Spring series. Provide all proposed color packages for the Springs series.

Noted, color packages have been provided for the Springs Series. Pulte will offer 30+ color options in the Springs Series.

Landing Series:

3a. Staff acknowledge the submission of color packages. At the time of final application, it is requested that all proposed materials be clearly depicted and explicitly identified on dedicated elevation sheets for each elevation.

Noted. The elevation package has been updated to include a fourth color in the Landings Series. All building materials will be labeled with the final application materials.

3b. Staff notes that VW-125-W-M and VW-126-W-M on the 'Provence Color Packages' sheet have a very similar brick design.

Noted. Upon adding a 4th color package, our designers asked us to revise all of the color packages to provide a cohesive style in the Duplex neighborhood. The four new packages all have distinct brick colors. Samples of these—and all other exterior elements for the duplexes—will be provided at the ARC. A photo of these samples is also attached in the resubmittal elevation pacakage. Please refer to these samples as the truest representation of the duplex colors.

3c. Staff notes that VW-119-W-M and VW-126-W-M on the 'Provence Color Packages' sheet utilize the same material for shingles 'Moire Black'. Consideration should be given to materials which create variation between the houses.

Noted. Please see note above under 3b. We have introduced an additional color package, but we only have three shingle options in the division, so we are forced to have at least one duplicate.

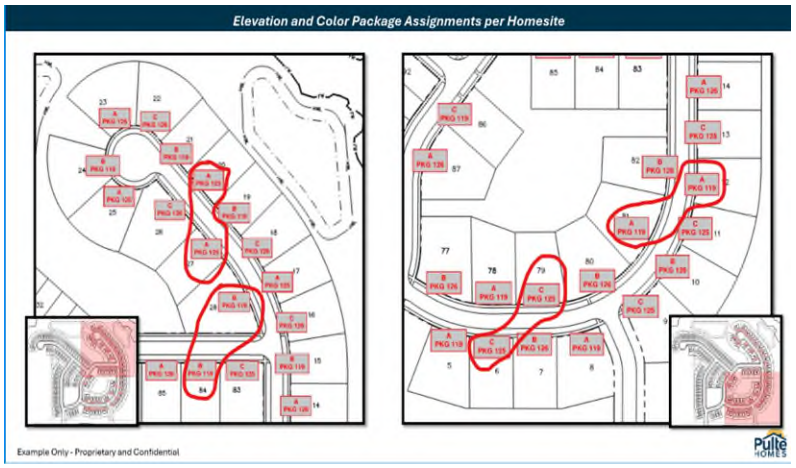
3d. Consideration should be given to additional color packages for the duplex family home Landing Series, three color packages as provided on the 'Provence Color Packages' sheet may not justify the density of homes.

Noted. We added a fourth package to address this.

General:

3e. As shown on "Elevation and Color Package Assignments per Homesite", two houses with the same elevation and color packages in multiple examples, are situated almost directly across the street or in close proximity, considering the density.

The information explained on the "Pulte Monotony Code" stating that 'no house shall have the same configuration that is within one (1) house on either side or on any of the three houses most directly across from the subject house' does not appear to be reflected on the site plan for "Elevation and Color Package Assignments per Homesite".



To clarify, the Pulte Monotony Code is meant to apply exclusively to the Springs Series. The monotony provision is necessary in the Springs Series given large variability in elevations and color packages. In lieu of the monotony provision for the Landings Series, Pulte has pre-selected the elevation type and color package for each lot. The only variable in elevations for the Landings Series is whether a buyer selects the habitable second-floor option.

LANDSCAPING

4. Sheet L1.0, Landscape Plan of the preliminary landscape plan designed by Kimley Horn shows a variety of landscaping to be installed in select spots and along the southern berm. Additional landscaping shall be installed within the gaps, particularly in the pockets between homes and the division between the proposed development and Victoria Park to the west as to provide a dense landscape buffer. Refer to comment #4 of *Appearance Code Considerations and Issues.*

This comment was more specifically addressed under comment 4 of the Appearance Code Considerations and Issues. As it relates to both Victoria Park and Forest Creek, which are attached residential subdivisions, we would note that land uses are compatible. While there is a desire to provide appropriate transitions between residential subdivisions, which Pulte has endeavored to accomplish with the updated landscape plan, we think it is important to acknowledge that there are not incompatible uses which dictate isolation of each community.

The provided landscape plan denoting approximately 9-12 trees between the subject development and Victoria Park is insufficient. Additional landscaping and a corresponding final landscape plan must be provided to create a properly dense landscape buffer between Victoria Park and the subject development. Staff cannot accept quantities that are yet to be determined as stated in the landscape plan.

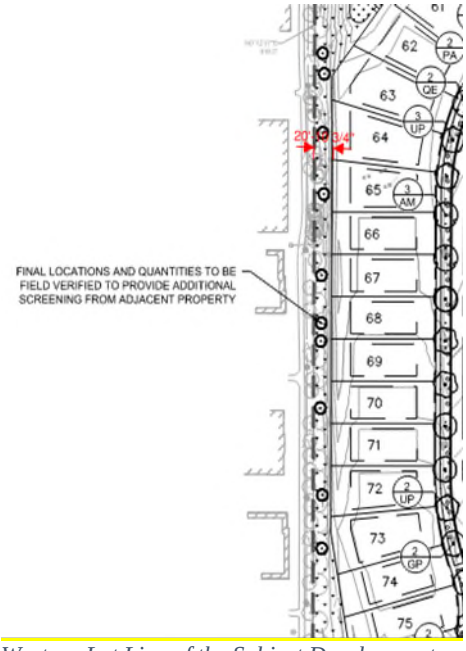
The updated landscape plan includes new trees specifically located to fill gaps in the existing landscape buffer. The resulting plan will provide more substantial landscape and a better transition between adjacent land uses than exists today. With the development of Greenway Chase, Victoria Park will benefit from the removal of an adjacent drive aisle and a large monolithic institutional structure.

Additional landscaping, including trees of various heights and species with year-round screening, shall be provided at the northeast corner of the development where it abuts the Forest Creek Subdivision, to compensate for the removal of a significant number of trees due to the creation of a new detention zone. **Note the letter provided by the representatives of the Forest Creek Condo Association in the 2/17/25 ARC/HPC packet.*

The plan for Greenway Chase minimizes impact on the adjacent Forest Creek Subdivision in a number of ways. The response to comment 4 of the Appearance Code Considerations and Issues specifically addresses this concern, with additional explanation regarding creation of HOA managed outlots, tree preservation zones, substantial setbacks to new buildings, and layers of new landscape enhancement.

Additional landscape elements should be concentrated at the edge of the drive aisles to block any headlights from filtering onto the single-family properties.

Homes are generally positioned to avoid unnecessary intrusion of headlights at T-intersections. At final engineering, we will manage garage orientations in order to best position homes.



Western Lot Line of the Subject Development

North-east corner of the Subject Development abutting the Forest Creek Subdivision

4a. Update the typical lot landscape plan to specify a minimum number of plantings by type (e.g., trees, shrubs). Consideration should be given to planting at least one tree per lot. At the time of permit, the developer must confirm that this minimum is met. Additionally, the homeowner's association declarations shall include provisions to ensure the required plantings are maintained.

Noted. Typical planting plans for both the Springs Series and the Landings Series have been updated as part of the Preliminary Landscape Plan. Each home series contains two alternatives, thereby increasing diversity in the streetscape and creating a more interesting community. All of the foundation plans include a tree, so we are complying with staff request for a tree on each residential lot. The HOA Declaration will specifically include provisions regarding minimum landscape requirements and the long-term maintenance thereof. Please keep in mind that all landscape in the Landings Series, including all foundation plantings, will be professionally managed and maintained by the Association.

4b. Staff notes on Sheet L2.0, Landscape Notes and Details of the plans designed by Kimley Horn, dated January 3, 2025, the proposal of 30 Firefly Nightglow Bush Honeysuckle. Honeysuckle is recognized as an invasive species in Illinois and therefore staff highly discourages this shrub and requests an alternative.

Lonicera maackii, the Amur honeysuckle, is an invasive species from Asia. We are proposing Diervilla x splendens, which is a different species which is native to Illinois, and not invasive.

4c. Attached to the ARC report on page #10 is an exhibit displaying proposed quality trees marked for removal in good condition and having a DBH of more than 25. After evaluation of the site and construction plan, consideration shall be given to additional preservation opportunities.

As we discussed at length during the ARC meeting, tree preservation is significantly limited due to the topography of the property and the substantial grading efforts associated with the construction of infrastructure for roads and utilities. The majority of the tree preservation will occur around the perimeter of the property and through the central tree preservation zone where grading is much more limited.

We have reviewed larger trees identified by staff. We would note that they are primarily Silver Maple, which is a fast growing, weak-wooded species. Silver Maple are prone to limb damage in heavy winds and winter storms and are often a prohibited species in modern codes. However, with some additional effort on grading activity, we believe there are an additional 7 trees that can be saved. The plans have been updated accordingly.

4d. An analysis of the landscape plan provided by Kimley Horn summarizes the proposed tree selections for Village Streets and the parkway. The plan includes an overabundance of 38 Ginkgo Biloba 'Princeton Sentry' trees, creating an imbalance. A more diverse selection of trees for the parkway is recommended. Furthermore, confirm that the Ginkgo Biloba species are male.

17 CA ***Carpinus Caroliniana***
23 CC ***Celtis Occidentalis 'Chicagoland'***

38 GP ***Ginkgo Biloba 'Princeton Sentry'***
17 PA ***Plantanus x Acerifolia***
25 QE ***Quercus x 'Crimschmidt'***
30 UP ***Ulmus Americana 'Princeton'***

Noted. The landscape plan has been updated to specifically address staff concerns.

4e. Provide the location of sidewalks and (if known) driveways on all site and landscape plans. Any street trees field relocated due to conflict, shall be approved by Village arborist.

All sidewalk and proposed landscape is depicted on the updated preliminary landscape plan. While all floor plans can be mirrored, with either a left-hand or right-hand driveway location, the ultimate layout of driveways is dependent on grading considerations. Grading will not be completed until final engineering, at which time driveway location will be provided. We are preparing a demonstrative exhibit for the ARC hearing that will depict the anticipated layout of driveways within the Springs Series and how landscape will be used to create a thoughtful streetscape design.

ZONING CODE ISSUES*:*

SIGNAGE

1. Per the Zoning Code Sec. 26-11-9, The maximum gross surface area of a sign in the residential districts is to exceed twelve (12) square feet per sign face; provided, however, that signs designed either as an integral part of the architecture of a building or as part of a landscaped architectural feature, such as a masonry wall, shall be permitted without limitation as to size if, but only if, approved by the appearance review commission.

   COMMENT: *The Appearance Review Commission shall evaluate that the proposed monument signs as depicted on Sheet L1.2, Signage Plan and Details of the preliminary landscape plans provided by Kimley Horn are in compliance with the provided code ZC 26-11-19 to omit the sign from a twelve (12) square foot maximum.*

The proposed monument signs were designed by our landscape architect, specifically for Greenway Chase. We believe that the proposed signs are appropriate scale based on the surrounding context and the proposed landscape. Please note that the Libertyville logo has been removed from the proposed monument signs at the request of the Village.

1a. Per the Zoning Code Sec. 26-11-9, Freestanding signs in a residential district shall be set back a minimum distance of fifteen (15) feet from all lot lines or from the public right-of-way, whichever is greater.

   COMMENT: *The proposed western monument sign and eastern monument sign adjacent to the proposed entrances, are both located approximately 7 feet from the southern lot line as depicted on Sheet C2.0, Overall Site Plan. Revise plans to meet compliance with the required*

*15 feet setback. A deviation has **not** been requested.*

Noted. The locations of signs have been adjusted to comply with requirements.

1b. Per the Zoning Code 26-11-8.4, for new multiple unit developments such as residential subdivisions, business centers, or industrial centers, one (1) sign may be erected, not exceeding thirty-two (32) square feet in residential districts, for the purpose of announcing the sale or rental of any lot or group of lots or buildings or spaces within buildings.

***COMMENT:** There are two proposed 32-square-foot new development signs, one at the west entrance and one at the east entrance. Either reduce the number or seek a deviation to provide one at the entrance of each home series type. Additionally, the Burma Shave signs shown on the signage plans, proposed along the berm, are not a permitted sign type under the Zoning Code. Revise the plans to remove all proposed Burma Shave signs.*

***COMMENT**: Additionally, the developer shall confirm that the proposed development meet compliance with our required 25' Sight Distance Triangle required at all street intersection in accordance with Zoning Code Appendix A 'Sight Distance Triangle'.*

The marketing signage package has been updated to remove the Burma Shave signs and the marketing sign at the eastern entrance. Pulte homes will not be seeking a deviation for the additional sign. All proposed signage will be erected in accordance with the zoning code's Sight Distance Triangle. Please see the Sight Triangle Exhibit provided in the submittal for confirmation.

1c. Per the Zoning Code 26-11-7, real estate model signs are permitted without a sign permit on condition that every such sign shall be removed within seven (7) days after a sale has closed or a lease is signed on the last vacancy. One (1) sign shall be permitted per street frontage, not to exceed three (3) square feet per sign face and six (6) feet in height.

***COMMENT:** Real estate model signage as proposed on page 5 of the Pulte signage plans shall only be utilized at active model home sites and be discontinued upon closing sale in accordance with ZC 26-11-7.*

Noted.

RESIDENTIAL

2. Per the Zoning Code Sec. 26-4-8.4(a3), no individual dormer width may exceed eight (8) feet as measured from the exterior framing dimension of the vertical edges of the dormers. The minimum required clear spacing between dormers shall be not less than six (6) feet.

***COMMENT**: In the landing series, there are multiple elevations that showcase proposed*

*dormers exceeding the maximum eight (8) feet in width. A deviation has **not** been requested by the applicant.*

Application materials have been updated to request a deviation for the dormers in the Landings Series. The proposed elevations have been successfully used in communities throughout Chicagoland. We believe that the dormer, as proposed, does effectively address the massing of the roof element on the ranch homes. The dormer is not purely aesthetic, but serves a practical purpose with the interior build-out of the optional habitable attic space that is a popular option on Landings Series homes.

2a. Per the Zoning Code Sec. 26-4-8.4(a4), For single-family detached dwellings constructed, no garage door or doors shall constitute more than thirty (30) percent of the area of the front face of the dwelling to which such garage is attached. For single-family attached dwellings, no attached garage door or doors shall be permitted to be oriented on the zoning lot so that the garage door or doors face the front or corner property lines abutting the public right-of-way.

***COMMENT:** Select elevations exceed the maximum allowable 30% limit for the garage's proportion of the dwelling's front façade area. All proposed elevations for the single-family attached dwellings have attached garage doors oriented towards the front or corner property lines abutting the public right-of-way. A deviation has been requested by the applicant.*

The Petition submitted with our development application outlines the justification for the proposed deviation. Fundamentally, the goal of the project is to diversify housing product in the Village and address the "missing middle".

2b. Per the Zoning Code Sec. 26-4-8.4(a1), No single-family detached dwelling constructed shall have an exterior design substantially similar to any single-family detached dwelling located within three hundred (300) feet, measured from lot line to lot line, and fronting on the same street as the proposed single-family detached dwelling. A single-family dwelling shall be substantially similar to another single-family dwelling if the dwelling is identical or nearly identical to another dwelling in any four (4) of the following characteristics: a. Roof type (gable, hip, mansard, gambrel, flat, combination, etc.). b. Shape of the front elevation silhouette. c. Relative locations and sizes of windows in the front elevation. d. Relative location and dimensions of garage door(s), if included on the front elevation. e. Type(s) of siding (e.g., brick veneer, lapped horizontal siding, half-timber, board and batten, shakes, etc.) on the front elevation. f. Exterior color.

***COMMENT:** The applicant has submitted an Anti-Monotony Code and Elevation and Color Packages in an effort to prioritize individuality between homes. The applicant has requested approval for these design standards in lieu of meeting the requirements of ZC 26-4-8.4(a1). A deviation has been requested by the applicant.*

The Village's Code provides written text that is meant to be generally applicable to all development in the Village. Due to the generally applicable nature of the requirements, there is substantial room for interpretation. Given the scale of the project and the desire to

establish an efficient process, Pulte seeks to create a specific standard applicable to Greenway Chase based on the proposed elevations and the underlying intent of the subdivision to create diverse housing product to meet demand for the "missing middle". Accordingly, Pulte has submitted all elevations, color packages, and a proposed anti-monotony standard applicable to the subdivision. As it relates to the Landings Series, Pulte has updated the materials to include a fourth color palette.

2c. Per the Zoning Code Sec. 26-4-8, heating and air conditioning equipment are permitted in required rear and side yards provided, however, that in side yards said equipment shall encroach no more than five (5) feet into the required yard, but no closer than five (5) feet from the lot line and that, in all locations, such equipment shall be screened from view from all locations off the zoning lot.

COMMENT: Provide a screening plan and setbacks for any proposed ground-mounted mechanical equipment.

Noted. This will be updated and provided.

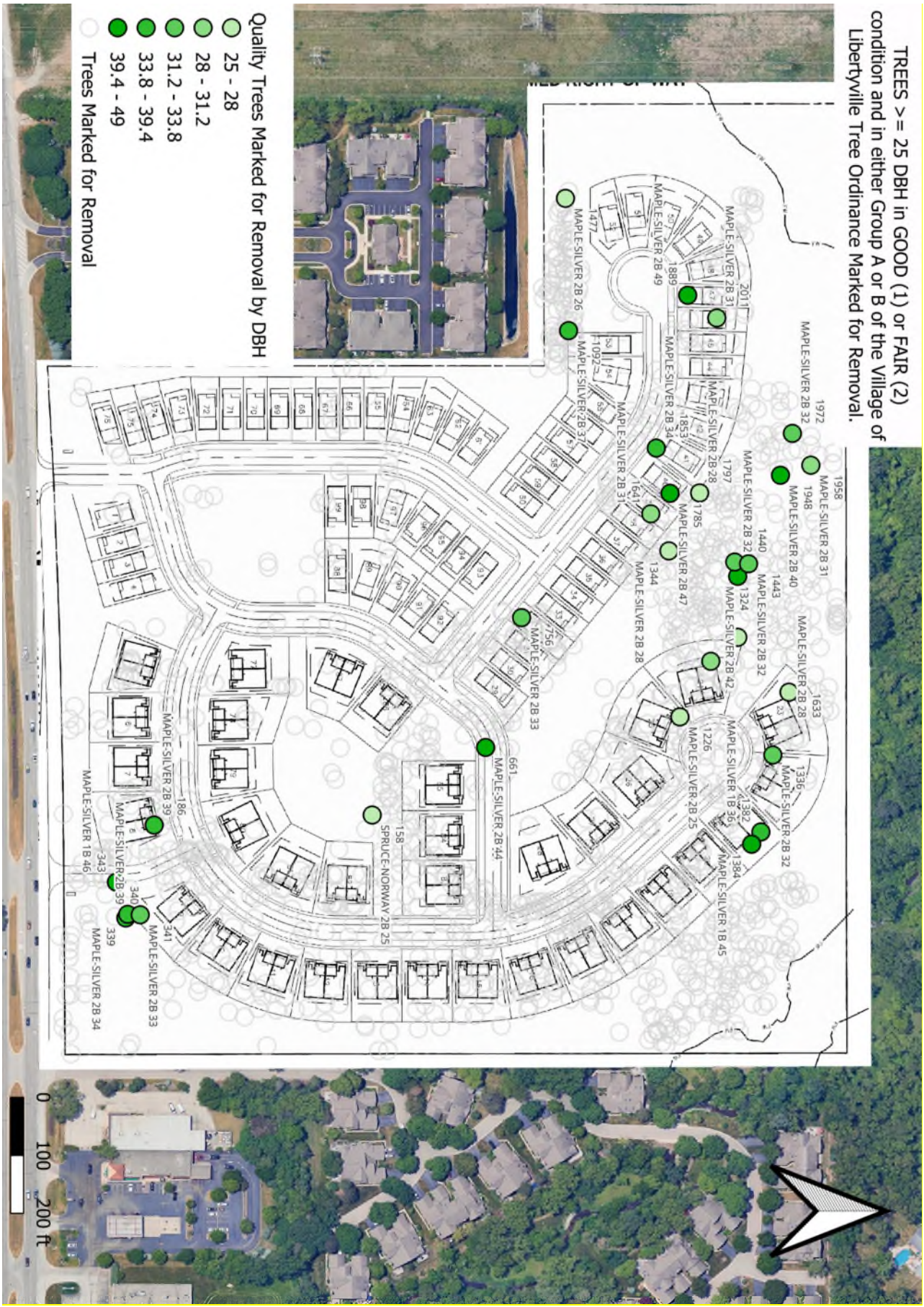
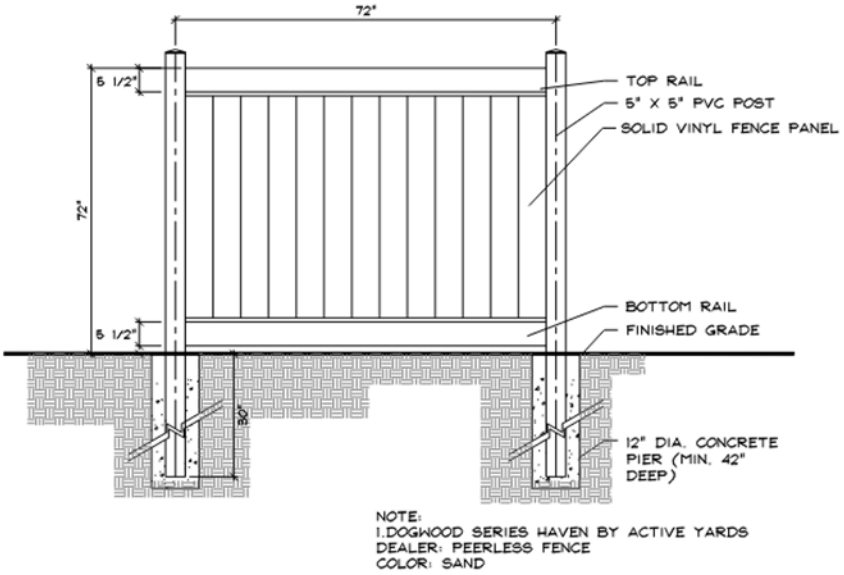

TREES >= 25 DBH in GOOD (1) or FAIR (2) condition and in either Group A or B of the Village of Libertyville Tree Ordinance Marked for Removal.
Quality Trees Marked for Removal by DBH
25 - 28
28 - 31.2
31.2 - 33.8
33.8 - 39.4
39.4 - 49
Trees Marked for Removal
0
100
200 ft

Exhibit 1:

Streetview of Provence + Provence from Carol Stream community

Exhibit 2:

Duplex Privacy Fence Example



6' VINYL FENCE DETAIL
NOT TO SCALE

Exhibit 2 Cont'd:

Fence Standards per HOA Declarations and Example

Example of allowable fence:

Exhibit 3:

Fence Standards per HOA Declarations and Example

Fence Standards

- Except as provided herein, all fences on the Premises must be (x) black, (y) aluminum or wrought iron, and (z) shall not exceed five (5') feet in height.
- Anytime a fence is installed in a rear yard of a Lot that also includes a utility box, the fence must be installed to include the utility box within the fenced yard. Fences may not be installed to exclude utility boxes from the rear yard. If in the rare circumstance the location of a utility box is located on the Owner's lot line prohibiting them from not including them in the fence, the Owner is still responsible for maintaining the excluded area and needs to allow themselves access to continue to maintain the area.
- If a fence is already installed on a neighboring Lot, the newly installed fence must connect with the existing fence (i.e. no back to back fences are allowed).
- All fence lines must be one consistent line (i.e. no fence within a fence is allowed).
- In order to provide a cohesive, well planned fencing program that provides a fencing alternative for homeowners with small pets, the illustrated "puppy picket" style fence will be permitted
- Fences may only be installed (i) in the rear yard and (ii) in the side yards if the service door to the garage is present.
- Under no circumstances shall a fence be installed in the front yard of a Single Family Lot or anywhere on a Townhome Lot.

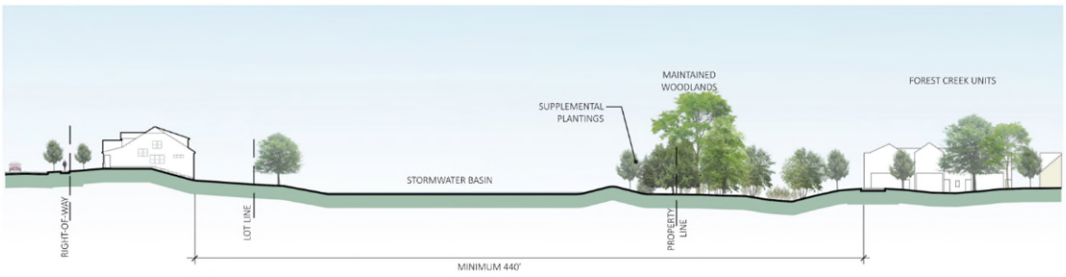
These provisions shall not apply to fences installed or maintained by the Declarant or the Association.

Illustration of "Puppy Picket" fence

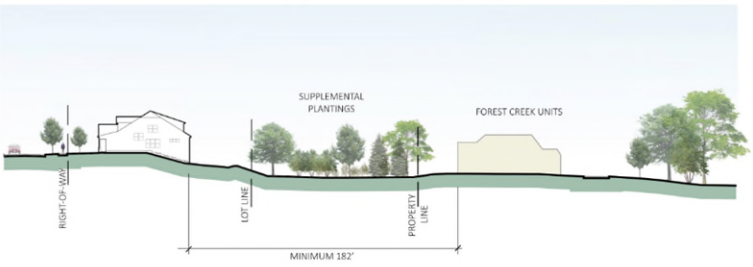
Exhibit 4:

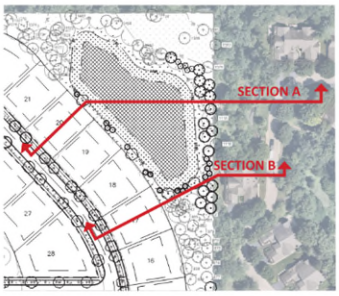
Cross-sectional View of Buffers Between Neighboring Communities

SECTION A



SECTION B

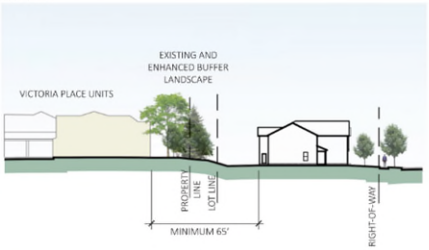


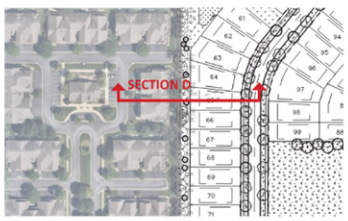


Pulte HOMES GREENWAY CHASE | BUFFER SECTIONS
LIBERTYVILLE, ILLINOIS
MARCH 2025
0' 25' 50' 100'
Kimley»Horn

SECTION C

SECTION D





Pulte HOMES GREENWAY CHASE | BUFFER SECTIONS
LIBERTYVILLE, ILLINOIS
MARCH 2025
0' 25' 50' 100'
Kimley»Horn

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. <u>Adverse impact</u>. 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. T*wo (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 developments 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 Village Code provisions related to anti-monotony standards, size and location of garage doors, and individual dormer width. 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. A deviation to permit individual dormers with a width exceeding eight (8) feet has also been included to provide additional architectural variety within the community.

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. A deviation to permit individual dormers with a width exceeding eight (8) feet has also been included to provide additional architectural variety 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;

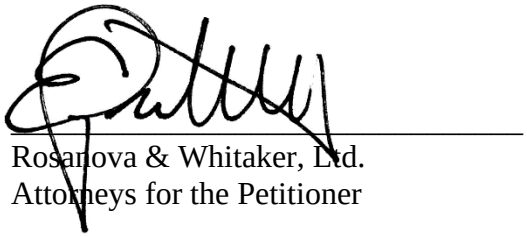
(vi) Approve a Special Use to permit Senior Citizen Housing in the R-7 zoning district;

(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 28th day of February, 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)(e) 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)(3) to permit individual dormers with a width exceeding eight (8) feet as measured from the exterior framing dimension of the vertical edges of the dormer.
- 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

EXHIBIT D
ZONING EXHIBIT

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Matt Brolley, PE
Pulte Group

FROM: Javier Millan
Principal

Luay Aboona, PE, PTOE
Principal

DATE: March 5, 2025

SUBJECT: Traffic Signal Warrant Analysis
Peterson Road with Elderberry Drive
Libertyville, Illinois

This report summarizes the methodologies, results, and findings of a traffic signal warrant analysis conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the intersection of Peterson Road (IL 137) and Elderberry Drive/Libertyville Manor Extended Care west access drive in Libertyville, Illinois. As proposed, the Libertyville Manor Extended Care facility will be redeveloped with a residential development (Greenway Chase) 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 intersection of Peterson Road with Elderberry Drive will serve as the main entrance to the development. **Figure 1** shows the location of the intersection.

The purpose of the study is to determine if the traffic that will be generated by the proposed development will warrant the need for a traffic signal at the intersection of Peterson Road with Elderberry Drive/Greenway Chase west access drive.

Existing Conditions

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 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. 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.

Location of Subject Intersection **Figure 1**

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.

Existing Traffic Volumes

As part of the traffic study conducted by KLOA, Inc. and dated December 20, 2024, peak period traffic counts were conducted at the intersection of Peterson Road with Elderberry Drive/Libertyville Manor Extended Care west drive 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. The hourly results of the traffic counts are summarized in **Table 1**, which shows the individual movements for the intersection.

Table 1
PETERSON ROAD WITH ELDERBERRY DRIVE/LIBERTYVILLE MANOR EXTENDED CARE ACCESS DRIVE
TRAFFIC VOLUME SUMMARY – TUESDAY, NOVEMBER 12, 2024

Hour	Peterson Road (Two-Way Traffic)	Elderberry Drive Northbound Approach				Libertyville Manor Drive Southbound Approach				Intersection Total
		Left	Through	Right	Total	Left	Through	Right	Total	
7:00 AM	2586	3	0	49	52	2	0	7	9	2647
8:00 AM	2328	8	0	48	56	4	0	8	12	2396
4:00 PM	2964	5	0	38	43	2	0	11	13	3020
5:00 PM	2810	4	0	21	25	0	0	8	8	2843

Crash Data

KLOA, Inc. obtained crash data for the most recent available past five years (2019 to 2023) at the intersection of Peterson Road with Elderberry Drive. A review of the crash data revealed no fatalities were reported at the study intersection during the review period. A summary of the crash data for the intersection of Peterson Road with Elderberry Drive is shown in **Table 2.** [1]

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**

Traffic Signal Warrant Analysis

Typically, the installation of a traffic signal requires the satisfaction of one or more of the following nine warrants from the Federal Highway Administration's *Manual on Uniform Traffic Control Devices for Streets and Highways* (MUTCD), 11th Edition. The satisfaction of one or more of the warrants does not in itself justify the installation of a traffic signal. A review of the intersection's physical characteristics and traffic conditions is also necessary to determine whether traffic control signal installation is justified.

Warrant 1 (A and B): Eight-Hour Vehicular Volume
Warrant 2: Four-Hour Vehicular Volume
Warrant 3: Peak Hour
Warrant 4: Pedestrian Volume
Warrant 5: School Crossing
Warrant 6: Coordinated Signal System
Warrant 7: Crash Experience
Warrant 8: Roadway Network
Warrant 9: Intersection Near a Railroad Grade Crossing

[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).

Given that Peterson Road is designated as an SRA route, Warrant 1 is the only warrant IDOT will accept for the installation of a traffic signal. However, for the purposes of this evaluation, KLOA, Inc. also evaluated Warrant 2, 3 and 7. A description of each of the four warrants are summarized below:

Warrant 1 (Eight-Hour Vehicular Volume) has three conditions: Condition A-Minimum Vehicular Volume, Condition B-Interruption of Continuous Traffic, or a combination of both Conditions A and B. Condition A is intended for application where a large volume of intersecting traffic is the principal reason to consider installing a traffic signal. Condition B is intended for application where the traffic volume on a major street is so heavy the traffic on a minor intersecting street suffers excessive delay or conflict in entering or crossing the major street. Warrant 1 Conditions A or B are satisfied when the traffic volumes for each of any eight hours of an average day are above a threshold value of minor street traffic, which varies depending on the major street traffic volume and the number of travel lanes on the major and minor streets. For this analysis and per IDOT's directive, a minimum of 600 vehicles and 200 vehicles are needed for each hour on Peterson Road and Elderberry Drive, respectively, for Warrant 1A. For Warrant 1B, a minimum of 900 vehicles and 150 vehicles are needed on Peterson Road and Elderberry Drive, respectively.

Warrant 2 (Four-Hour Vehicular Volume) is applied when the volume of intersecting traffic is the principal reason to consider installing a traffic signal. The warrant is satisfied when the traffic volumes for each of any four hours of an average day are above a threshold value of minor street traffic, which varies depending on the major street traffic volume and the number of travel lanes.

Warrant 3 (Peak Hour) is intended for application when traffic conditions are such that for a minimum of one hour of an average day, the minor street traffic suffers undue delay when entering or crossing the major street. As with Warrant 2, the threshold value of minor street traffic varies depending on the major street traffic volume and number of travel lanes. This signal warrant is primarily used in cases where a high volume of traffic is discharged over a short time.

Warrant 7 (Crash Experience) is applicable where the severity and frequency of traffic crashes are susceptible to correction by the presence of a traffic signal. The warrant is satisfied when five or more crashes have occurred within a 12-month period and specific traffic or pedestrian volume threshold values are exceeded for the major and minor streets.

Existing Traffic Conditions Signal Warrant Analysis

Table 3 summarizes the hourly traffic volumes traversing the subject intersection for the 12-hour period. The table also highlights which hours of the day satisfy the minimum volume threshold for Warrant 1A, Warrant 1B, combination of Warrant 1A/1B, Warrant 2, and Warrant 3. It should be noted that the traffic signal warrant analysis assumed that the Old Castle Road approach has a two-lane approach as it is striped for an exclusive left-turn lane and an exclusive right-turn lane.

Table 3
PETERSON ROAD WITH ELDERBERRY DRIVE
EXISTING CONDITIONS VOLUME WARRANT SUMMARY

Hour	Peterson Road (Major)	Elderberry Drive (Minor)	Signal Warrants			
			Warrant 1		Warrant 2 (4-Hour)	Warrant 3 (1-Hour)
			Warrant 1A (8-Hour)	Warrant 1B (8-Hour)		
7:00 to 8:00 AM	2586	52	No	No	No	No
8:00 to 9:00 AM	2328	56	No	No	No	No
9:00 to 10:00 AM	1600*	38^	No	No	No	No
10:00 to 11:00 AM	1500*	37^	No	No	No	No
11:00 to 12:00 PM	1650*	34^	No	No	No	No
12:00 to 1:00 PM	1715*	38^	No	No	No	No
1:00 to 2:00 PM	1695*	40^	No	No	No	No
2:00 to 3:00 PM	1970*	41^	No	No	No	No
3:00 to 4:00 PM	2355*	42^	No	No	No	No
4:00 to 5:00 PM	2964	43	No	No	No	No
5:00 to 6:00 PM	2810	25	No	No	No	No
6:00 to 7:00 PM	1790*	20^	No	No	No	No
Total Hours Met:			**0**	**0**	**0**	**0**
Required Hours:			**8**	**8**	**4**	**1**
Warrant Satisfied:			**No**	**No**	**No**	**No**

* Estimated two-way traffic based on IDOT's travel statistics and 12-hour counts of other State routes conducted by KLOA, Inc.
^ Estimated based on ITE hourly distribution of Single-Family Detached Housing

Existing Conditions Traffic Signal Warrant Findings

The following summarizes the results of the evaluation of the existing traffic volumes:

- Warrant 1A: None of the hourly volumes satisfy the minimum volumes when eight hours are required.
- Warrant 1B: None of the hourly volumes satisfy the minimum volumes when eight hours are required.
- Warrant 2: None of the hourly volumes satisfy the minimum volumes when four hours are required.
- Warrant 3: None of the hourly volumes or the peak hour volumes satisfy the minimum volumes when one hour is required.

In addition, since the intersection has only experienced, on average, one crash per year, the intersection does not meet Warrant 7 (Crash Experience).

As such, the results of the traffic signal warrant study have shown that the intersection does not currently satisfy any of the traffic volume warrants (Warrants 1, 2, and 3) or the crash experience warrant (Warrant 7).

Future Conditions Evaluation

While the existing traffic volumes do not warrant the installation of a traffic signal at the intersection of Peterson Road with Elderberry Drive, the study also examined the future traffic volumes to be generated by the proposed Greenway Chase development.

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 4** 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 4
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**

Greenway Chase Development Assignment

The traffic to be generated by the Greenway Chase development was assigned to the access road off Peterson Road based on existing travel patterns in the area and hourly distributions provided within the ITE Trip Generation Manual. **Table 5** summarizes the hourly traffic volumes traversing the subject intersection for a 12-hour period and those to be generated by the Greenway Chase development. It is important to note that while the Greenway Chase development will have two full access roads intersecting Peterson Road, in order to provide for a conservative analysis, it was assumed that all of the traffic to be generated by the development will exit off the access road opposite Elderberry Drive.

Future Conditions (Greenway Chase Development) Traffic Signal Warrant Findings

Inspection of Table 4 indicates that based the results of the traffic signal warrant study, the future volumes by the Greenway Chase development will not satisfy any of the traffic volume warrants (Warrants 1, 2, and 3) or the crash experience warrant (Warrant 7).

Table 5
PETERSON ROAD WITH ELDERBERRY DRIVE
FUTURE CONDITIONS (GREENWAY CHASE DEVELOPMENT) VOLUME WARRANT SUMMARY

Hour	Peterson Road (Major)	Elderberry Drive (Minor)	Greenway Chase New Access Road Southbound Approach (Minor)	Signal Warrants			
				Warrant 1		Warrant 2 (4-Hour)	Warrant 3 (1-Hour)
				Warrant 1A (8-Hour)	Warrant 1B (8-Hour)		
7:00 to 8:00 AM	2586	52	51	No	No	No	No
8:00 to 9:00 AM	2328	56	47	No	No	No	No
9:00 to 10:00 AM	1600*	38^	37	No	No	No	No
10:00 to 11:00 AM	1500*	37^	37	No	No	No	No
11:00 to 12:00 PM	1650*	34^	34	No	No	No	No
12:00 to 1:00 PM	1715*	38^	36	No	No	No	No
1:00 to 2:00 PM	1695*	40^	36	No	No	No	No
2:00 to 3:00 PM	1970*	41^	35	No	No	No	No
3:00 to 4:00 PM	2355*	42^	36	No	No	No	No
4:00 to 5:00 PM	2964	43	39	No	No	No	No
5:00 to 6:00 PM	2810	25	37	No	No	No	No
6:00 to 7:00 PM	1790*	20^	32	No	No	No	No
Total Hours Met:20				**0**	**0**	**0**	**0**
Required Hours:				**8**	**8**	**4**	**1**
Warrant Satisfied:				**No**	**No**	**No**	**No**

* Estimated two-way traffic based on IDOT's travel statistics and 12-hour counts of other State routes conducted by KLOA, Inc.
^ Estimated based on ITE hourly distribution of Single-Family Detached Housing

Conclusion

Based on the preceding evaluation, neither the existing nor projected future traffic volumes will warrant the installation of a traffic signal at the intersection of Peterson Road with Elderberry Drive. Even under the conservative assumption that all of the traffic to be generated by the proposed Greenway Chase development will enter and exit off the access road opposite Elderberry Drive, the future traffic volumes will not warrant the installation of a traffic signal at the intersection of Peterson Road with Elderberry Drive. As such, the outbound traffic from the proposed access road should be under stop sign control.

Furthermore, it is important to note that per IDOT's directives, new signal installations along suburban SRA routes shall be spaced no less than 1,000 feet from another traffic signal in order to maintain good traffic progression along the arterial roadway. Given that the intersection of Peterson Road with Elderberry Drive is located approximately 920 feet east of the signalized intersection of Peterson Road with the Butterfield Square access drive, the installation of a traffic signal will be very difficult should a traffic signal be warranted in the future by a more intense land use.

Appendix

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)

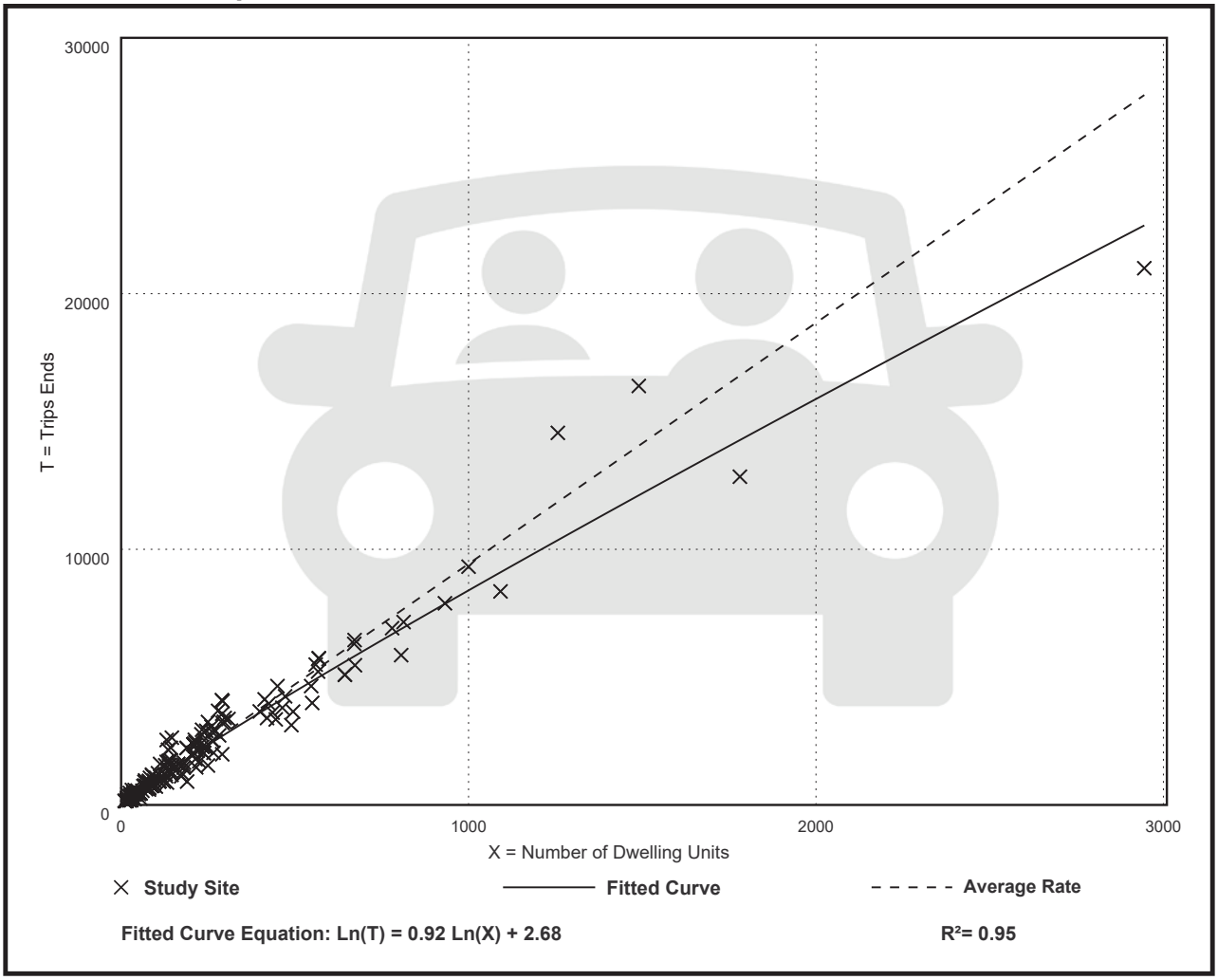
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

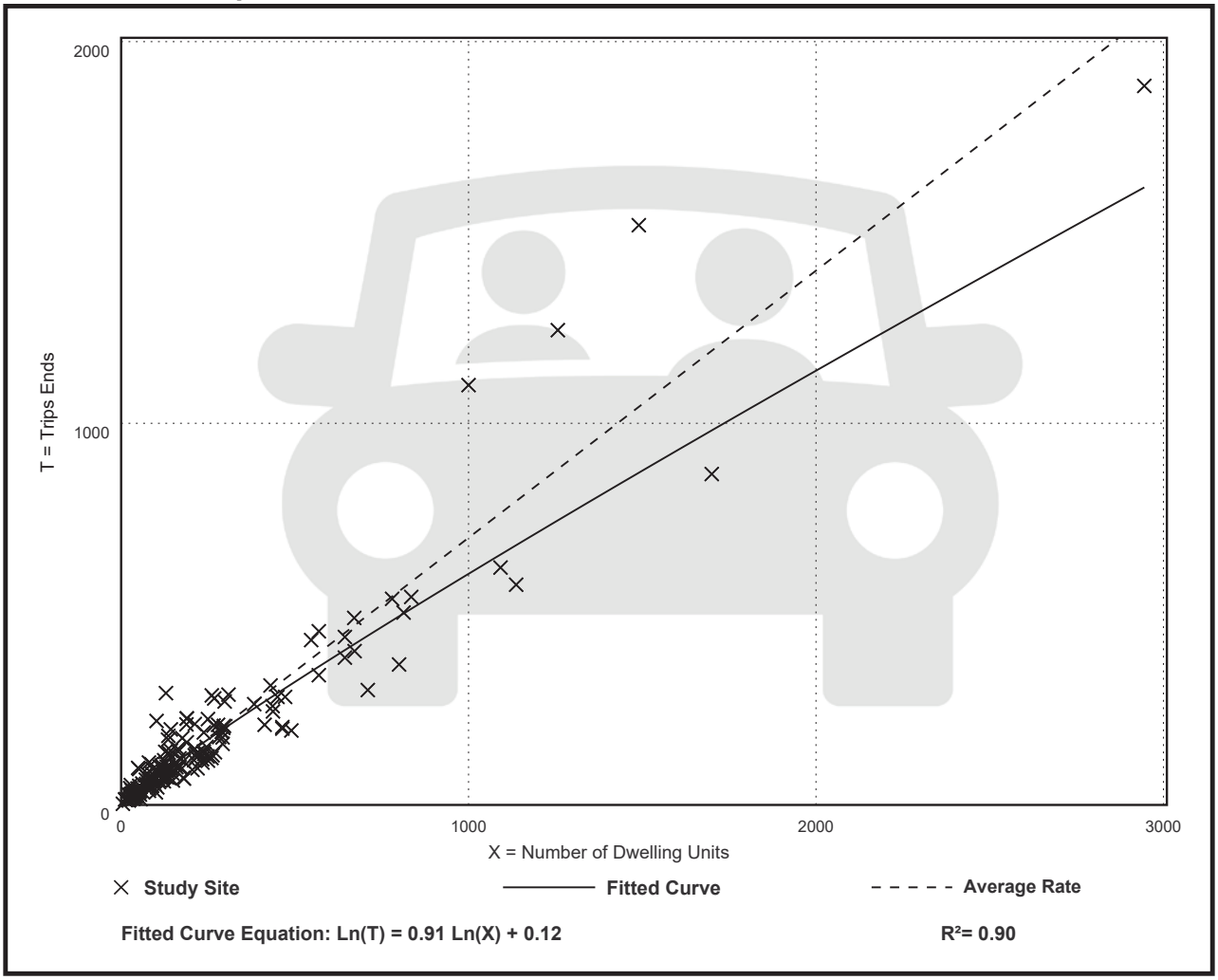
Single-Family Detached Housing
(210)

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



Fitted Curve Equation: Ln(T) = 0.91 Ln(X) + 0.12

R^2= 0.90

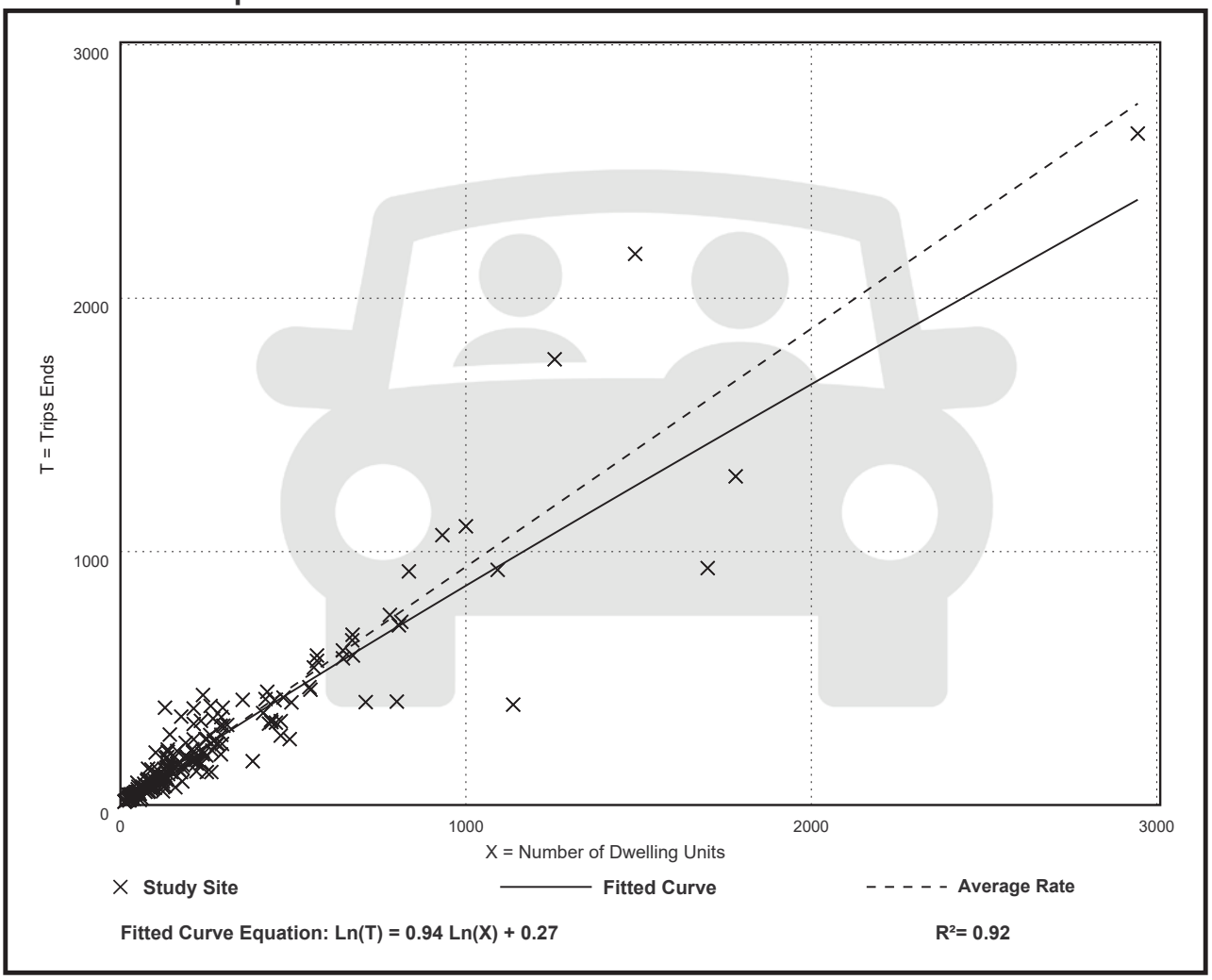
Single-Family Detached Housing
(210)

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



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)

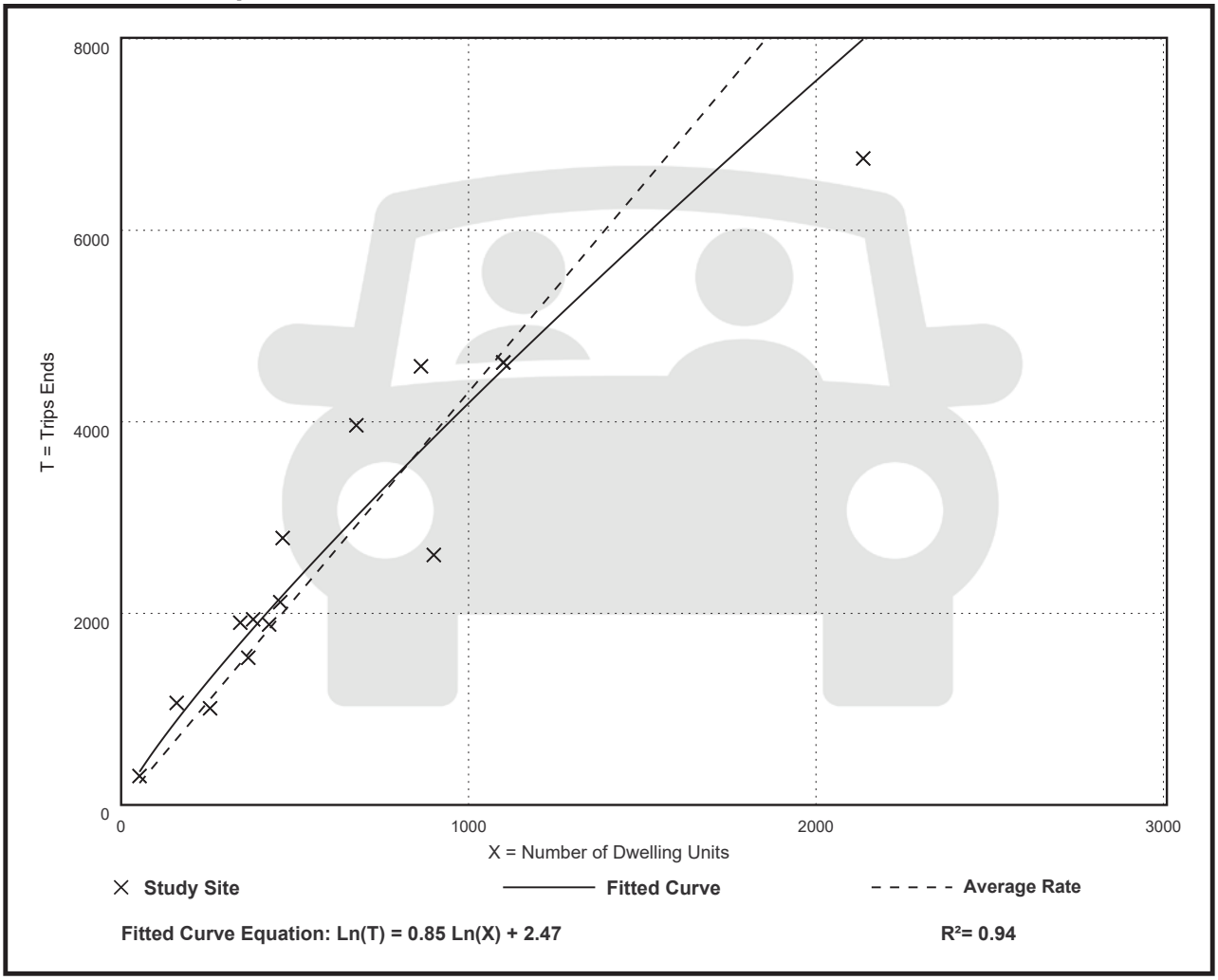
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

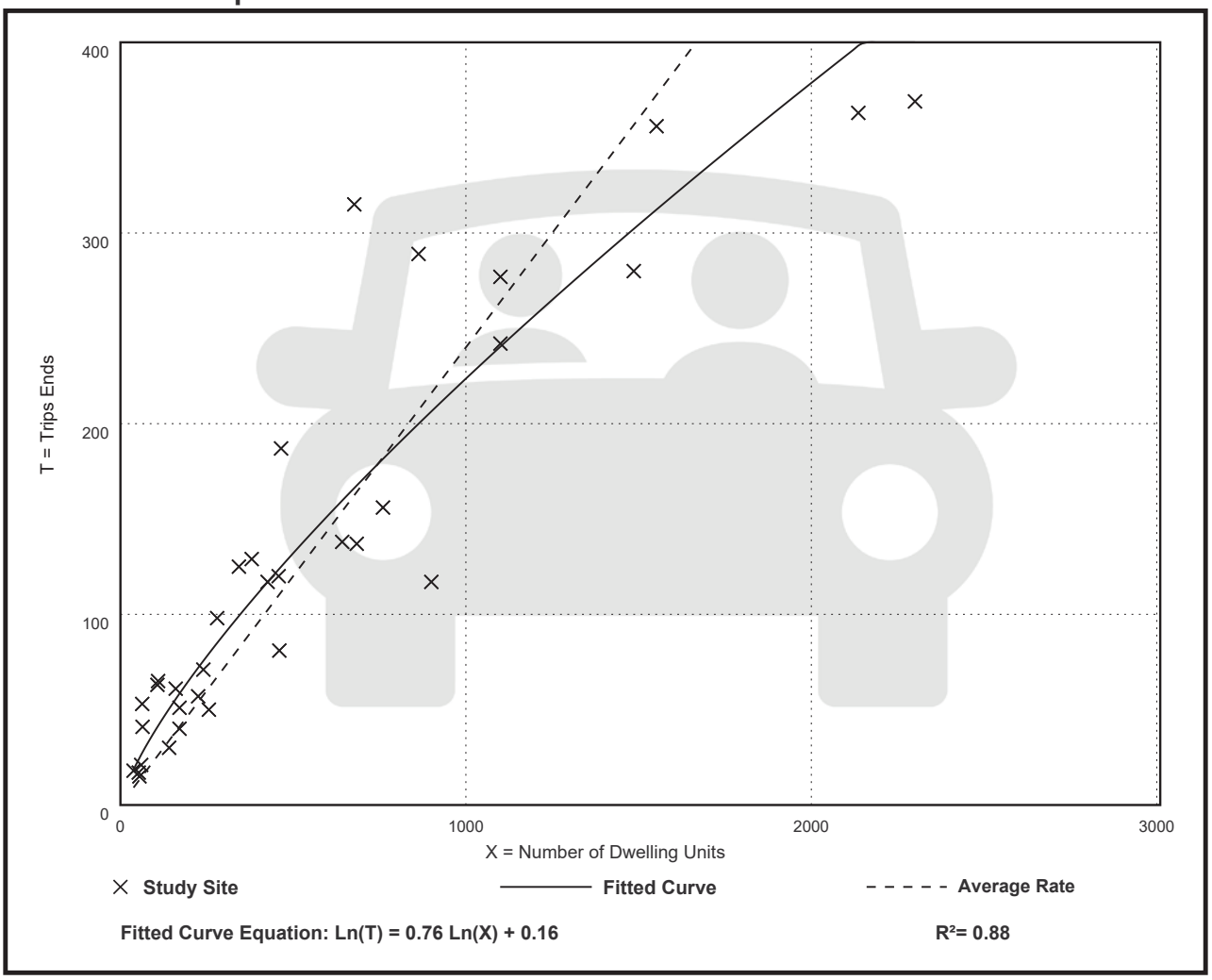
Senior Adult Housing - Single-Family
(251)

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



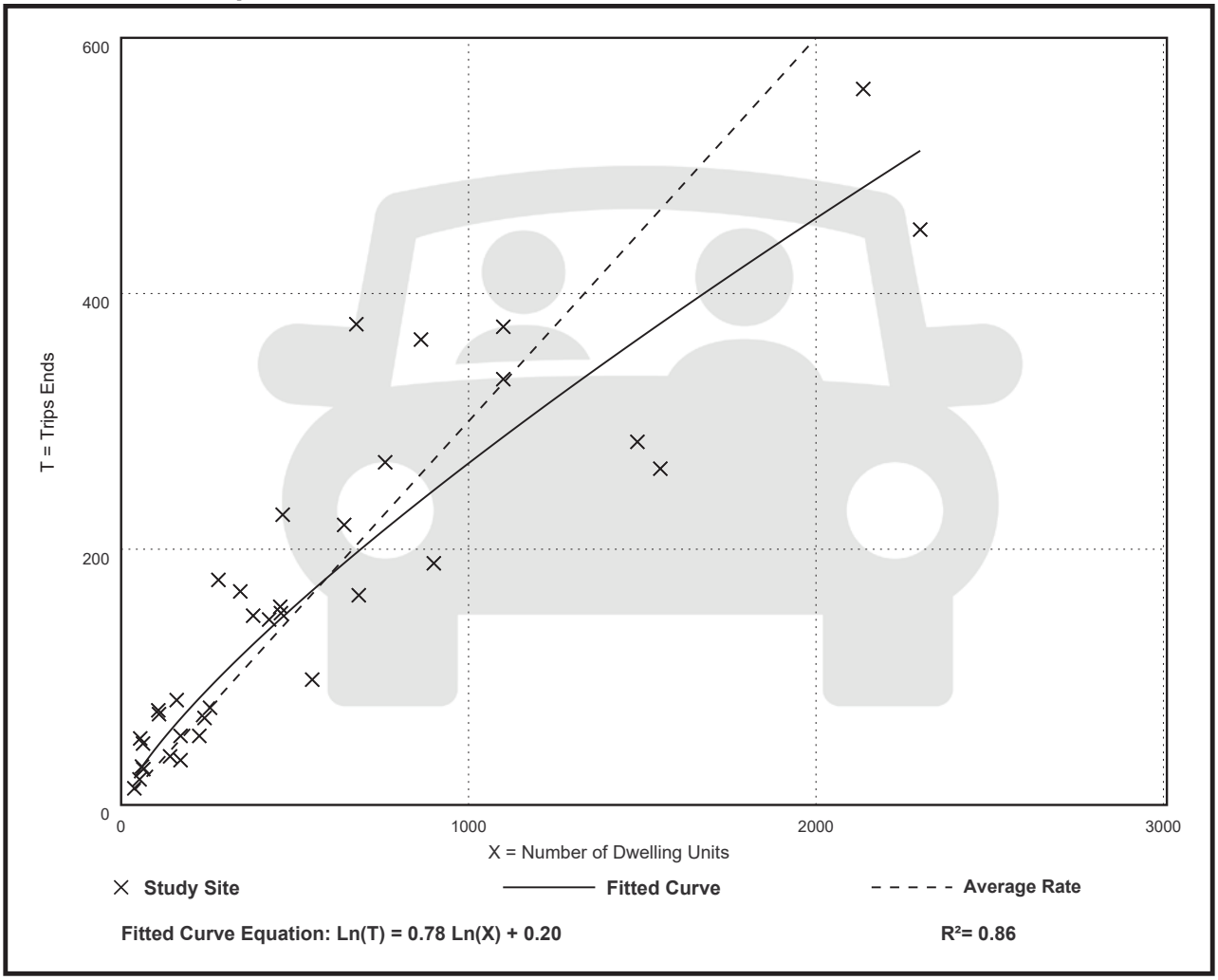
Senior Adult Housing - Single-Family
(251)

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



Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	210			210			210		
Land Use	Single-Family Detached Housing			Single-Family Detached Housing			Single-Family Detached Housing		
Setting	General Urban/Suburban			General Urban/Suburban			General Urban/Suburban		
Time Period	Weekday			Saturday			Sunday		
# Data Sites	7			3			2		
	% of 24-Hour Vehicle Trips			% of 24-Hour Vehicle Trips			% of 24-Hour Vehicle Trips		
Time	Total	Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting
12:00 - 1:00 AM	0.3%	0.5%	0.2%	0.8%	0.6%	1.0%	0.6%	0.6%	0.6%
1:00 - 2:00 AM	0.2%	0.2%	0.1%	0.4%	0.6%	0.2%	0.6%	1.2%	0.0%
2:00 - 3:00 AM	0.2%	0.3%	0.1%	0.3%	0.4%	0.2%	0.0%	0.0%	0.0%
3:00 - 4:00 AM	0.2%	0.2%	0.2%	0.5%	0.4%	0.6%	0.3%	0.0%	0.6%
4:00 - 5:00 AM	0.6%	0.3%	0.8%	0.5%	0.6%	0.4%	0.0%	0.0%	0.0%
5:00 - 6:00 AM	1.2%	0.5%	2.0%	1.0%	0.8%	1.2%	1.8%	1.8%	1.8%
6:00 - 7:00 AM	3.7%	1.6%	5.8%	1.0%	0.4%	1.5%	1.5%	1.8%	1.2%
7:00 - 8:00 AM	6.5%	3.1%	10.0%	2.0%	0.8%	3.3%	1.8%	0.6%	3.0%
8:00 - 9:00 AM	6.2%	3.8%	8.5%	3.8%	2.5%	5.2%	4.7%	0.6%	9.0%
9:00 - 10:00 AM	4.6%	3.3%	5.8%	5.5%	5.0%	6.0%	4.7%	3.5%	6.0%
10:00 - 11:00 AM	4.9%	4.2%	5.6%	8.2%	6.2%	10.2%	11.5%	8.8%	14.4%
11:00 - 12:00 PM	5.3%	5.4%	5.1%	7.2%	8.7%	5.8%	7.7%	8.2%	7.2%
12:00 - 1:00 PM	5.7%	5.7%	5.7%	7.7%	7.3%	8.1%	9.2%	10.5%	7.8%
1:00 - 2:00 PM	6.1%	6.1%	6.0%	8.1%	7.1%	9.0%	9.8%	10.5%	9.0%
2:00 - 3:00 PM	6.6%	7.1%	6.1%	8.0%	8.7%	7.3%	5.9%	5.8%	6.0%
3:00 - 4:00 PM	7.5%	8.7%	6.2%	9.2%	9.8%	8.7%	4.4%	5.8%	3.0%
4:00 - 5:00 PM	8.9%	10.5%	7.4%	6.2%	6.9%	5.4%	8.3%	8.2%	8.4%
5:00 - 6:00 PM	8.7%	10.0%	7.3%	8.4%	9.6%	7.1%	9.8%	11.1%	8.4%
6:00 - 7:00 PM	7.2%	8.5%	5.9%	6.0%	7.3%	4.6%	6.2%	5.8%	6.6%
7:00 - 8:00 PM	5.1%	6.1%	4.2%	5.1%	4.8%	5.4%	5.3%	7.0%	3.6%
8:00 - 9:00 PM	4.6%	6.1%	3.1%	4.8%	6.0%	3.7%	4.1%	5.8%	2.4%
9:00 - 10:00 PM	3.3%	4.4%	2.3%	2.4%	2.7%	2.1%	0.3%	0.6%	0.0%
10:00 - 11:00 PM	1.6%	2.1%	1.0%	1.7%	1.5%	1.9%	1.5%	1.8%	1.2%
11:00 - 12:00 AM	1.0%	1.3%	0.6%	1.4%	1.5%	1.3%	0.0%	0.0%	0.0%

Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	251			251		
Land Use	Senior Adult Housing - Single-Family			Senior Adult Housing - Single-Family		
Setting	General Urban/Suburban			General Urban/Suburban		
Time Period	Weekday			Sunday		
# Data Sites	8			1		
	% of 24-Hour Vehicle Trips			% of 24-Hour Vehicle Trips		
Time	Total	Entering	Exiting	Total	Entering	Exiting
12:00 - 1:00 AM	0.2%	0.3%	0.1%	0.4%	0.4%	0.2%
1:00 - 2:00 AM	0.1%	0.2%	0.1%	0.0%	0.0%	0.0%
2:00 - 3:00 AM	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%
3:00 - 4:00 AM	0.1%	0.1%	0.1%	0.1%	0.0%	0.2%
4:00 - 5:00 AM	0.2%	0.1%	0.4%	0.2%	0.1%	0.3%
5:00 - 6:00 AM	0.7%	0.2%	1.2%	0.2%	0.1%	0.2%
6:00 - 7:00 AM	2.3%	1.0%	3.7%	0.8%	0.6%	1.2%
7:00 - 8:00 AM	5.4%	2.8%	8.0%	1.5%	0.8%	2.2%
8:00 - 9:00 AM	6.4%	3.9%	8.8%	5.1%	3.5%	7.0%
9:00 - 10:00 AM	6.8%	5.2%	8.4%	6.2%	4.3%	8.6%
10:00 - 11:00 AM	7.1%	6.1%	8.1%	6.2%	3.9%	8.9%
11:00 - 12:00 PM	7.5%	7.1%	7.9%	10.5%	10.5%	10.5%
12:00 - 1:00 PM	7.9%	7.8%	7.9%	8.9%	8.5%	9.3%
1:00 - 2:00 PM	7.3%	7.3%	7.3%	8.9%	10.1%	7.4%
2:00 - 3:00 PM	7.4%	7.8%	7.0%	9.9%	11.3%	8.1%
3:00 - 4:00 PM	7.9%	9.0%	6.8%	10.9%	11.6%	9.9%
4:00 - 5:00 PM	7.8%	9.4%	6.2%	8.4%	9.2%	7.4%
5:00 - 6:00 PM	7.8%	9.4%	6.1%	8.2%	8.8%	7.5%
6:00 - 7:00 PM	6.3%	7.2%	5.3%	6.9%	7.7%	6.0%
7:00 - 8:00 PM	3.9%	5.1%	2.7%	2.5%	2.4%	2.6%
8:00 - 9:00 PM	2.9%	4.4%	1.5%	2.5%	3.2%	1.5%
9:00 - 10:00 PM	2.1%	3.1%	1.2%	1.2%	1.5%	0.7%
10:00 - 11:00 PM	1.3%	1.8%	0.8%	0.6%	1.0%	0.2%
11:00 - 12:00 AM	0.6%	0.8%	0.3%	0.3%	0.4%	0.2%

RESTRICTIONS for STRATEGIC REGIONAL ARTERIAL ROUTES

- MUTCD 2000 Traffic Signal Warrants #1 (Condition A/B only - Combination of Warrants), #2, and #3 will be deleted for Strategic Regional Arterial (SRA) routes.

    - Warrant 1 (Condition A/B-Combination of Warrants) allows a traffic signal where Warrant 1 (Condition A) and Warrant 1 (Condition B) have at least 80 percent of the stated major and minor street values for the same eight hours of a typical day.

    - Warrant 2 allows a traffic signal where the four-hour vehicular volume requirements are met.

    - Warrant 3 allows a traffic signal where the peak hour volume requirement is met.

- The 70 percent factor (70% columns in Table 4C-1 of 2000 MUTCD) shall not be applied for locations where vehicle speed limits or 85th-percentile speeds exceed 40 mph or for intersections that lie within an isolated community along an SRA route.

- The minimum minor street volumes for Warrant #1 (Condition B only) shall be increased from 75 vehicles per hour to 100 for a single-lane minor approach and from 100 vehicles per hour to 150 for a two or more lane minor approach along an SRA route. The corresponding 80% volumes for Warrant #7 are also increased accordingly, from 60 to 80 vehicles per hour for a single-lane minor approach and from 80 to 120 vehicles per hour for a two or more lane minor approach along an SRA route.

- New signal installations along SRA routes shall be spaced no less than approximately one-half mile apart on rural SRA routes, no less than approximately one-quarter mile apart (1,320 feet) on suburban SRA routes, and no less than approximately 1,000 feet apart on urban SRA routes. These spacing may be reduced to no less than 1000 feet on urban and suburban SRA routes and no less than one-quarter mile on rural SRA routes where it can be shown that it will not adversely affect signal progression. However, at no time should the spacing be less than 1,000 feet on urban and suburban SRA routes or one-quarter mile on rural SRA routes.