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0 Fremont Way, Long Grove, IL 60047
PIN: 15-30-400-249

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SHAPIRO & ASSOCIATES LAW

570 Lake Cook Road, Unit 119| Deerfield, IL 60015

April 21, 2026

Village of Long Grove
Planning Commission & Zoning Board of Appeals
3110 Old McHenry Road
Long Grove, IL 60047

Via email to: kstonehouse@longgroveil.gov
csparkman@longgroveil.gov

Dear Members of the Planning Commission Zoning Board of Appeals:

On behalf of Clouddancer, Inc., dba Children's Lighthouse Illinois, we are pleased to submit our application for the development of a Children's Lighthouse Early Learning School at 0 Fremont Way in Long Grove. As founders, future operators, and Chicagoland residents, Brendan Noonan as CEO and Kristi Noonan as COO are deeply committed to becoming long-standing partners within the Long Grove community.

Children's Lighthouse seeks to activate the site, currently undeveloped, with a proposed 12,848-square-foot early learning center which will serve children 6 weeks to 6 years old, as well as provide after-school enrichment for children ages 6–12. The school will offer families access to high-quality, curriculum-based early education that aligns with the exceptional academic expectations of this community. With District 96 and Stevenson High School consistently recognized among the highest performing schools in Illinois, Children's Lighthouse is proud to bring a program designed to build the strong educational foundation that helps children thrive throughout their academic careers.

The school will serve a maximum on-site occupancy of 186 children supported by up to 30 staff during peak periods. In keeping with the quiet, low-impact character of this area, all families will park and walk their children into the building—no drive-through circulation or curbside drop-off is permitted. Pick-up and drop-off times will vary by family schedules, minimizing congestion and ensuring smooth traffic flow. The site includes 62 parking spaces, exceeding typical childcare demand and supporting these operational procedures.

Children's Lighthouse is excited to bring a use that strongly aligns with the Village's Comprehensive Plan by supporting young families, contributing to the community's long-term

vitality, and developing a long-standing vacant parcel while maintaining sensitive environmental areas. Brendan and Kristi look forward to being active participants in community events, partnering with nearby businesses, and contributing positively to the fabric of Long Grove.

Children's Lighthouse is grateful for the collaboration it has had with nearby communities as well as with staff, all of which has culminated with our zoning applications to you. The entire development team brings their passion, background and thoughtfulness to this project, which we hope meets the same level of excitement by the Long Grove Plan Commission Zoning Board of Appeals.

Thank you for your consideration of our request for Preliminary PUD approval, Final PUD approval, and text amendment to add an early childhood learning school to the Office & Research zoning district. We welcome the opportunity to discuss the project further and to work collaboratively with the Village throughout this process.

Thank you,

Dan Shapiro

Daniel Shapiro
Attorney at Law
Shapiro & Associates Law
570 Lake Cook Road, Ste. 119
Deerfield, IL 60015
dshapiro@shapiroassociateslaw.com

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Phone: 847-634-9440 • Fax: 847-634-9408
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PLAN COMMISSION ZONING BOARD OF APPEALS
GENERAL ZONING APPLICATION

1.0 General Information (See Subsection 5-11-8(E) of the Long Grove Zoning Code).

1.1 Applicant Name: Clouddancer Inc., an Illinois corporation

Address: 4140 N Rockwell St, Chicago, IL 60618

Telephone Number: 314-680-4757 Fax number: _____

E-mail Address: noonan@childrenslighthouse.com

Applicant's Interest in Property: Contract Purchaser

1.2 Owner (if different from Applicant):

Name: The Land Trust Company, as Trustee under Trust Agreement dated September 21, 1971 and known as Trust Number 58279

Address: Platinum Properties, 9757 Westpointe Dr, Ste 600, Indianapolis, IN 46256

Telephone Number: 317-818-2900 Fax number: _____

E-mail Address: prioux@platinum-properties.com

1.3 Property:

Address of Property: 0 Fremont Way, Long Grove

Legal Description: Please attach Parcel Index Number(s): 15-30-400-249

Present Zoning Classification: Office & Research Size of Property (in acres): 5.59ac

Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?
Yes: _____ No: x

If yes, please identify the ordinance or other document granting such zoning relief:_____

Describe the nature of the zoning relief granted: _____

Present use of Property:

Residential _____ Commercial_____ Office_____ Open Space _____ Vacant X_____

Other (explain) _____

Present zoning and land use of surrounding properties within 250' of Property:

	Zoning Classification	Land Use
North:	R3	Residential, min 1-ac lots
South:	N/A - Buffalo Grove	N/A
East:	N/A - Buffalo Grove	N/A
West:	OS-P	Open Space, Preservation

1.4 Trustees Disclosure:

Is title to the Property in a land trust? Yes X_____ No_____

If yes, full disclosure of all trustees, beneficiaries and their legal and equitable interests is required. Attach a copy of all documents showing ownership of the Property and the Applicant's and/ or Owner's control of or interest in the Property. **PLEASE SEE ATTACHED ADDENDUM**

1.5 Requested Action (Check as many as are applicable):

_____ Appeal

_____ Code Interpretation

_____Variation

_____ Special Use Permit (non-PUD)

_____ Zoning Map Amendment (rezoning)

X_____ Zoning Code Text Amendment

X_____ Preliminary PUD Plat

X_____ Final PUD Plat

_____ Other _____

1.6 Supplemental Information (General):

Every Application filed shall, in addition to the data and information required above, provide the following general information, when applicable, to the use or development for which approval is being sought:

(a) A description or graphic representation of any development or construction that will occur or any use that will be established or maintained if the requested relief is granted.

(b) A table showing the following, as applicable:

- the total lot area of the lot, in acres and in square feet; and
- the total existing and proposed lot area, expressed in acres, in square feet and as a percent of the total development area, devoted to: residential uses, business uses; office uses; college uses; institutional uses; open space; rights-of-way; streets; and off-street parking and loading areas; and
- the existing and proposed number of dwelling units; and gross and net floor area devoted to residential uses, business uses, office uses, college uses, and institutional uses.

(c) A table listing all bulk, space, and yard requirements; all parking requirements; and all loading requirements applicable to any proposed development or construction and showing the compliance of such proposed development or construction with each such requirement. When any lack of compliance is shown, the reason therefore shall be stated and an explanation of the village's authority, if any, to approve the Application despite such lack of compliance shall be set forth.

(d) The certificate of a registered architect or civil engineer licensed by the State of Illinois, or of an owner-designer, that any proposed use, construction, or development complies with all provisions of this code and other village ordinances or complies with such provisions except in the manner and to the extent specifically set forth in said certificate.

(e) A landscape development plan, including the location, size and species of plant materials.

1.7 <u>Supplemental Information (per specific request)</u>:

_____ Appeals, Code Interpretations, and Variations: See 5-11-8(E)3, 4, & 5 of the Zoning Code and Form "A"

_____ Special Use Permit (non-PUD): See 5-11-8(E)7 of the Zoning Code and Form "B"

_____ Zoning Map Amendment (rezoning): See 5-11-8(E) 8 of the Zoning Code and Form "C"

X_____ Zoning Code Text Amendment: See Form "D"

X_____ Preliminary PUD Plat: See 5-11-18(D)(2) of the Zoning Code and Form "E"

X_____ Final PUD Plat: See 5-11-18(D)(3) of the Zoning Code and Form "F"

** The scope and detail of information shall be appropriate to the subject matter of the Application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the Application. Information required in the application shall be considered the minimum information required for filing an application. Additional information including but not limited to graphic depictions, environmental impacts, plans for sewer and water service and storm water

management, photometric plans, traffic studies and effects on property values, among others, should also be considered and may be helpful in detailing the Application.

Special Data Requests. In addition to the data and information required pursuant to this Application, every Applicant/Owner shall submit such other additional data, information, or documentation as the building superintendent or any board or commission before which the Application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular Application.

1.8 Consultants:

Please provide the name, address, and telephone number of each professional or consultant advising Applicant with respect to this Application, including architects, contractors, engineers, or attorneys:

Name: Please see the attached Consultants' List Name: _____

Professional: _____ Professional: _____

Address: _____ Address: _____

Phone: _____ Phone: _____

E-mail: _____ E-mail: _____

Name: _____ Name: _____

Professional: _____ Professional: _____

Address: _____ Address: _____

Phone: _____ Phone: _____

E-mail: _____ E-mail: _____

1.9 Village Officials or Employees:

Does any official or employee of the Village have an interest, either directly or indirectly, in the Property? Yes: _____ No: X

If yes, please identify the name of such official or employee and the nature and extent of that interest. (Use a separate sheet of paper if necessary.)

_____

_____

_____

1.10 Successive Applications (5-11-9):

Second Applications Without New Grounds Barred. Whenever any Application filed pursuant to this code has been finally denied on its merits, a second Application seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought unless in the opinion of the officer, board, or commission before which it is brought there is substantial new evidence available, or a mistake of law or fact significantly affected the prior denial.

New Grounds to Be Stated. Any such second Application shall include a detailed statement of the grounds justifying consideration of such Application.

Summary Denial with or Without Hearing. Any such second Application may be denied by the building superintendent summarily, and without hearing, on a finding that no grounds appear that warrant a new hearing. In any case where such Application is set for hearing, the owner shall be required to establish grounds warranting reconsideration of the merits of its Application prior to being allowed to offer any evidence on the merits. Unless such grounds are established, the Application may be summarily dismissed for such failure.

Exception. Whether or not new grounds are stated, any such second Application filed more than two years after the final denial of a prior Application shall be heard on the merits as though no prior Application had been filed. The Applicant or Owner shall, however, be required to place in the record all evidence available concerning changes of conditions or new facts that have developed since the denial of the first Application. In the absence of such evidence, it shall be presumed that no new facts exist to support the new petition that did not exist at the time of the denial of the first Application.

2.0 Required Submittals (See Specific Supplemental Information Form for Filing Fees):

X Fully completed Application with applicable supplementary information.

X Non-refundable Filing Fee. Amount: $ 500

X Planning Filing Fees. Amount: $ 1,000

X Minimum Professional Fee/deposit Escrow. Amount: $ 5,000

3.0 Certifications: The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Property and that the person signing this Application is fully authorized to do so.

3.1 The Applicant certifies that all information contained in this Application is true and correct to the best of Applicant's knowledge.

3.2 The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.

3.3 The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this Application, including any consultants' fees. By signing this Application, Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the

filing and foreclosure of a lien against the Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.

3.4 The Applicant agrees that the Village and its representatives have the right, and are hereby granted permission and a license, to enter upon the Property, and into any structures located there on, for purposes of conducting any inspections that may be necessary in connection with this Application.

3.5 **The Owner, Applicant, and/or designated representative is *required* to be present during the meeting.**

Richard C Schultz
Name of Owner

Richard C. Schultz 4/17/26
Signature of Owner Date

KRISTI NOONAN
Name of Applicant

Kristi Noonan 4/20/26
Signature of Applicant Date

OWNER AUTHORIZATION AND APPLICANT INDEMNIFICATION

I (We), Richard C. Schultz
(Owner's Name)

116 Fairway Hills Dr, Traverse City, MI, 49684
(Address)

(231) 642-6288 (Home Phone) (231) 642-6288 (Cell Phone) (231) 941-1155 (Business Phone)

owners of the property located at: 0 Fremont Way, Long Grove, IL 60047
(Site Address)

do hereby authorize: Clouddancer, Inc., an Illinois corporation d/b/a Children's Lighthouse Early Learning School
(Applicant)

4140 N. Rockwell Street. Chicago, IL 60618
(Address)

314-680-4757 (Business Phone) 314-680-4757 (Cell Phone) (Business Fax)

to submit and file its applications for Special Use, Preliminary PUD and Final PUD approval and any ancillary or related land use and/or zoning applications for a daycare center at the Site Address. The Applicant agrees to indemnify, defend, and hold harmless the Property Owner(s) for any and all costs sought by the Village of Long Grove related to the processing of the zoning applications Applicant files regarding the Site Address.

Dated: 4/17/2026

Richard C. Schultz
(Owner's Signature)
Richard C. Schultz
(Print Name, Title)

(Applicant's Signature)
KRISTI NOONAN, COO
(Print Name, Title)

(Applicant's Signature)
BRENDAN M. NOONAN CEO
(Print Name, Title)

5-11-17. Special use permits.

(E) *Standards for Special Use Permits.*

1. *General Standards.* No special use permit shall be recommended or granted pursuant to this section unless the owner shall establish that:

   (a) It is deemed necessary for the public convenience at that location;

   The site was chosen in part for its location within a 3-mile trade area that has ideal demographics for service to village residents as well as the Historical Business District. Site access from Route 53/Old McHenry Road/Fremont Way provides residents with a central location within the community, ensuring parents and caregivers that their children are never too far away. In addition, there are approximately 4,000 children ages 0-4 years old within a 3-mile radius, and several new residential developments are underway in Long Grove, with more than 160 homes slated for construction. As Long Grove increases its population, an early learning school such as this project in this location will provide a necessary service to the growing Long Grove community as a substantial and sustained demand base given the lack of other suitable educational childcare options in the immediate area.

   (b) It is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;

   The entire site has been thoughtfully designed to maximize the natural beauty of the property, adding to its intrinsic value. The early learning school will be optimized by providing a beautiful building and developed grounds, and its operations will add a valuable public service to the community while also taking into consideration the use of traffic flows onsite to avoid any unnecessary dangers to anyone's safety. In addition, traffic flow is designed with extended pick-up and drop-off times to reduce any peak congestion. Moreover, the development will enhance and protect the public health, safety and welfare of the community by also adhering to all relevant fire and building codes.

   (c) It will not cause substantial injury to the value of other lots in the neighborhood in which it is located;

   The site is currently vacant and undeveloped. The proposed development will likely add value to the nearby properties by providing a safe and convenient early learning school option for residents. The site is near residential developments, making it a logical and convenient location for a neighborhood-serving use. Premium quality early learning facilities are recognized as a community asset.

   (d) It conforms to the applicable regulations of the district in which it is to be located, except as may be recommended by the plan commission and approved by the village board or, except in the case of a planned development; and

The anticipated Planned Unit Development will adhere to all applicable regulations of the Office–Research zoning district, including adhering to all recommendations by the PZC and thereafter the village board. Nonetheless, there will be a small departure from the O-R zoning district regulations relating to off-street parking, but as permitted by the village's PUD design guidelines. Please see below for further information for our Responses to the PUD Standards.

(e) Owner can demonstrate, to the satisfaction of the village, that it has the capability and capacity, including, without limitation, the technological, personnel, and financial resources, to complete the project as proposed.

As current owners of a Children's Lighthouse franchise in Chicago, the applicants have full knowledge, capabilities, financial resources and capacity to complete this project, and to provide an elite and highly respectable product that the Village will be proud to have within its borders. Children's Lighthouse is fully committed to seeing this project through to its completion. For further information, please refer to the list of civil engineers, architects, traffic engineers, and landscape architects that were used to provide their full documentation for this project to the Village.

2. *Special Standards for Specified Special Uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the owner shall establish compliance with such special standards.

Please see above for the applicant's commitment to any and all special use standards.

3. *Considerations.* in determining whether the owner's evidence establishes that the foregoing standards have been met, the plan commission shall consider:

(a) *Public Benefit.* Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Children's Lighthouse offers an essential resource to the community and surrounding neighborhoods to promote the general well-being of its residents with an early childhood learning school. More residential developments are underway in the Village necessitates the need for additional resources such as this project. The development site is near the Historic Business District as well as within 5 miles of any residence in Long Grove. Children's Lighthouse intends to provide a premium development with wonderful education to the Village's youngest residents to best prepare them for the demands of Long Grove's public schools.

(b) *Alternative Locations.* Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

Children's Lighthouse considered previous sites for this project including venues that were not for sale. Yet this property was chosen because it is an ideal site both locationally and environmentally for its proximity to the Historic Business District, nearby neighborhoods and its zoning classification. The size of the site provides ample room for Children's Lighthouse to develop an early learning school, while its proximity provides ease of accessibility to its facility as it is conveniently located just off Hicks Road/Route 53 and Fremont Way.

(c) *Mitigation of Adverse Impacts.* Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

The applicant has taken great care to in trying to mitigate any and all adverse impacts on the immediate vicinity with the employ of its experts in the areas of site and building design, landscaping and screening. The final plans will show the great effort made in developing a stunning building while also maximizing the natural beauty of the existing landscape. Children's Lighthouse plans to keep certain trees and shrubs to preserve its environmental integrity and provide screening at the north side along Hicks Rd/Route 53. Please refer to the Landscape and Lighting Plans for more information

(F) *Conditions on Special Use Permits.* The plan commission may recommend and the board of trustees may impose such conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of this title upon the premises benefited by a special use permit as may be necessary or appropriate to prevent or minimize adverse effects upon other lots and improvements in the vicinity of the subject lot or upon public facilities and services. Such conditions shall be expressly set forth in the ordinance granting the special use. Violation of any such condition or limitation shall be a violation of this title and shall constitute grounds for revocation of the special use permit.

It is understood that there may be reasonable conditions that could be imposed on the applicant's project by the Plan Commission. Children's Lighthouse intends to adhere to and abide by any and all conditions the Commission and Village Board may impose upon the project.

5-11-18. Planned unit developments.

(E) *Standards for Planned Unit Developments.*

1. *Special Use Permit Standards.* No special use permit for a planned unit development shall be recommended or granted pursuant to this section unless the owner shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to section 5-11-17 of this chapter.

Noted. Please see above for answers to the Special Use Standards. The applicant intends to adhere to all Special Use standards of the proposed development.

2. *Additional Standards for All Planned Unit Developments.* No special use permit for a planned unit development shall be recommended or granted unless the owner shall establish that the proposed development will meet each of the following additional standards:

   (a) *Variance From Applicable District Regulations.* The degree to which the development differs in its performance from what would be possible under the normal standards of the district in which it is located. in evaluating this element, the plan commission shall look for the following:

      (2) *Permitted Nonresidential Uses.* When commercial uses are proposed in an area where existing uses are at a much higher intensity than those permitted in the B2 district, the planned unit development is intended to permit development that is superior to that of the surrounding uses, but which may be of a higher intensity than the B2 district would permit as a matter of right. The commercial use shall demonstrate that the signs are fully in keeping with village ordinances, and are substantially better than those on surrounding lots; and

      N/A

   (b) *Promotion of Character.* The degree to which the development exhibits extra care and attention to details which enhance the character of the development and promote the rural character of the village that sets the development apart from projects that could be built without the aid of this section. The plan commission shall be looking for the following traits

   Please refer to the Landscape Plan attached hereto for answers to the following landscaping requirements. The development preserves much of the natural features of the site's beautiful landscape.

      (1) Roads on the periphery of the development shall be planted with hedgerows to screen views into a development;

      (2) Buildings in open fields shall be masked by berms and reforested areas;

      (3) Buildings shall have a low horizontal profile when built in old fields or grasslands;

      (4) Front yards or rights-of-way should be planted with natural landscaping;

      (5) Open spaces larger than scenic easements are preferred and should be planted with prairie mixes or reforested.

   (c) *Design Enhancements.* The degree to which any requested increase in density reflects an investment in better design, landscaping, or facilities. The plan commission should have review materials presented by the developer indicating that the credits sought are based in real investments in excess of what is required under the minimum standards of the ordinance. **So Noted**

   (d) *Amenities.* The degree to which the developer has gone to better preserve critical natural environments, restore or mitigate degraded or distressed environments, alleviated off-site problems, or provided other improvements that benefit all residents of the community. The plan commission should review both an inventory of natural features on the site and plans demonstrating the developer is taking greater care in preserving resources than is required by the village ordinances.

Please see the attached Landscape Plans, Tree Inventory, and Tree Removal and Protection Plans. Each tree onsite was evaluated and rated, and a list of Protected Species of Trees has been provided. Furthermore, the Landscape Plans reflects a strong desire to work with the natural environmental beauty of the site in keeping with the character and essence of Long Grove.

(e) *Comprehensive Plan.* A planned unit development must conform with the intent and spirit of the proposals of the comprehensive village plan.

Please see the associated Form D and accompanying attachments for further information relating to the property's conformity with the Village's Comprehensive Plan.

(f) *Minimum Area.* The site of the planned unit development must be under single ownership and/or unified control and be not less than five acres in area.

The development is under single ownership, and the total site acreage is 5.32 acres. Although the Office & Research district's lots requires a site to be not less than 10 acres, this site's lot size complies with the creation of the PUD and is therefore requested as a departure from thereof. Please see the Requested PUD Departures as part of this submittal.

(g) *Compatibility.* The uses permitted in a planned unit development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties.

The project is designed to enhance the surrounding properties. The site is surrounded by several residential communities and intentionally chosen for its proximity to residential areas which may desire an early learning school close to home, as well as one-third of a mile distance to the Historic Business District.

(h) *Need.* A clear showing of need must be made by means of an economic feasibility, land utilization and marketing study.

Children's Lighthouse Franchise Company has identified the site through rigorous site search criteria and found 0 Fremont Way to exceed all necessary benchmarks required in helping franchisees build premium daycare centers. The site itself is uniquely located just off of Route 53/Hicks Rd, which provides optimal access to the site for potential families. Furthermore, there are several new residential developments in different phases of construction within Long Grove, providing more than 190 homes within a 10-mile radius of the site, presenting an increased need for a premium early learning school provided by Children's Lighthouse. Please refer to the Market Demand Information included in this submittal for additional details.

(i) *Space Between Buildings.* The minimum horizontal distance between buildings shall be not less than 20 feet or equal to the height of adjacent freestanding, unattached building, whichever is greater, except that principal or accessory buildings in a planned unit development located within the HR-1 district may have a lesser separation or even be attached provided that such planned

unit development is served by a fire suppression system meeting applicable building and fire code standards. **N/A**

(j) *Yards.* The required yards along the periphery of the planned unit development shall be at least equal in width or depth to that of the adjacent zoning district; provided, however, the required yards within any lot and along the periphery of a planned unit development approved pursuant to the HR-1 district regulations may be established at a lesser depth, so long as the approved yard depth, together with any proposed or existing landscaping, fencing or other screening or buffering technique, is sufficient to establish a satisfactory buffer between the planned unit development and adjoining properties and/or residential land uses. **Children's Lighthouse has fully considered the site's adjacent properties in designing the landscaping and fencing to include proper materials and buffering. Please refer to the Landscape Designs and specs included herein for further information.**

(k) *Parking Requirements.* Adequate parking shall be provided and in no event shall the parking be less than that provided for in other sections of this title.

Please refer to the Site Plan provided by Eriksson Engineering Associates, Ltd. for additional off-street parking information. Children's Lighthouse is asking for approval for 62 parking spaces to accommodate the staff and student needs based on the creation of the PUD and the operational characteristics of the site. Children's Lighthouse has designed the number of parking spaces to accommodate staff and student needs for the building, based upon 1 space per staff at maximum, capacity plus 1 space per ten students at capacity, totaling 62 spaces, a departure from the parking requirements per the Village zoning ordinance Section 5-9-4(D)(3) indicating the development would require a total of 64 parking spaces for a 12,848 square-foot building. Children's Lighthouse understands this is a departure from the ordinance requirements but believes this is a minor one and is sufficient for this building's needs given the staff and student maximums.

An early learning school is not currently permitted as an allowable/special use within the Office-Research zoning district. As such, CLH is asking for approval of this departure from parking requirements required by section 5-9-4(D)(3) of the Village ordinance, in combination with the request for a Text Amendment approval per Form D of the Village's application supplement to allow a daycare center to be developed on the property. CLH's Site Plan is indicative of its intention to ensure the development provides as many parking spaces as necessary for smooth operations, especially for pick-up and drop-off, as well as sufficient employee parking.

(l) *Traffic.* Adequate provision shall be made to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Please refer to the attached Traffic Report dated March 17, 2026, prepared by Eriksson Engineering Associates, Ltd. for a complete traffic analysis. The proposed development will have an insignificant impact on the surrounding properties and will not disrupt the current or future traffic flow in the area.

In addition, any potential increase in overall intersection vehicular delays is less than two seconds per vehicle.

(n) *Business District Density and Height.* **N/A**

(1) *HR District Density Increase.* The plan commission may recommend, and the village board may approve, an increase in the maximum allowable gross floor area or impervious coverage ratio within any approved planned unit development within the HR district not to exceed 20 percent, and the maximum allowable floor area for any one lot of record within any approved planned unit development in the HR district not to exceed 30 percent.

(2) *HR-1 District Density Increase.* The plan commission may recommend, and the village board may approve, an increase in the maximum allowable gross floor area or impervious coverage ratio within any planned unit development approved pursuant to the HR-1 district regulations, so that: a) the maximum floor area within the planned development does not exceed 23 percent of the total area of the planned development (including property within or without the HR-1 district), b) the maximum allowable floor area for any one lot of record within any approved planned unit development in the HR-1 district not to exceed 40 percent of the lot area, and c) the maximum impervious surface coverage within the planned development does not exceed 75 percent of the total area of the planned development (including property within or without the HR-1 district).

(3) *Height Increase in the HR-1 District.* Within any planned unit development approved pursuant to the HR-1 district regulations, the plan commission may recommend, and the village board may approve, an increase in the maximum allowable height of architectural features not intended for occupancy of up to 40 feet above the highest ground level point on the property included within the planned unit development (measured based upon the proposed finished grading). in considering a request for such additional height, the plan commission should review whether any such architectural features enhance the architectural character and improve the overall quality of design of the proposed planned unit development, as well as whether such features are designed to minimize potential impacts on nearby properties.

(o) *Compliance with Subdivision Regulations and Plat Act.* All planned unit developments, whether or not they are by definition subject to the Long Grove subdivision regulations or the Illinois Plat Act, shall comply with all standards, regulations and procedures of the subdivision regulations and the plat act except as is expressly provided otherwise in this section, or varied by the board of trustees pursuant to subsection (G) of this section or the applicable section of the subdivision regulations. **So Noted**

3. *Additional Standards for Specific Planned Unit Developments.* Where the district regulations authorizing any planned development use in a particular district impose standards to be met by such planned unit development in such district, a special permit for such development shall not be recommended or granted unless the owner shall establish compliance with such special standards. **So Noted. Please see above for the answers to the Special Use Standards.**

Village of Long Grove
Plan Commission Zoning Board of Appeals
Supplemental Application Information
(Zoning Code Text Amendment)

FORM "D"

In addition to the information required by the General Zoning Application, the Applicant must provide specific supplemental information as required below for Applications for a Zoning Code Text Amendment

Applications for a Comprehensive Plan or Zoning Code Text Amendment. In addition to the information required in the General Zoning Application, every Application for a **Zoning Code Text Amendment** shall provide the following supplemental information:

(a) The exact wording of the proposed text amendment. Exact wording of the amendment is TBD. The applicant is working with VIllage staff to procure the amendment, which will be forthcoming.

(b) A statement of the need and justification for the proposed text amendment.
Please see attached Statement in Support of Form D

(c) A statement concerning the conformity or lack of conformity of the approval being requested to the official comprehensive plan and the official Map of the village. When the approval being requested does not conform to the official comprehensive plan or the official map, reasons justifying the approval despite such lack of conformity shall be stated. Please see attached Statement in Support of Form D

Fee Schedule for Zoning Code Text Amendments (Per 12-12-2 Village Code).

1. Filing fee	$ 100.00
2. Planning fee:	
Text amendment	$ 1,000.00
3. Professional fee escrow minimum deposit, which may be greater as determined by the village manager commensurate with scope of amendment	$ 5,000.00**

**** PROFESSIONAL FEE ESCROWS MUST BE MAINTAINED AT THE $5,000.00 MINIMUM DEPOSIT LEVEL.**

STATEMENTS SUPPORTING FORM “D” TEXT AMENDMENT APPLICATION

The district/site which the subject of this application is the only Office & Research (O&R) zoning district in Long Grove and includes limited permitted and special uses. To that end, Children’s Lighthouse is asking to amend a portion of Chapter 5 of Title V of the Village’s zoning ordinance, specifically section 5-5-5(A) to allow for an early learning and childcare center to be included as a special use as a part of the establishment of a PUD, and in the O&R zoning district. The Long Grove legal department will be creating the text of the new definition for an early learning childcare center, and to be added to the list of approved uses in the Office & Research zoning district.

The property is currently undeveloped and Children’s Lighthouse plans to transform the site into a beautiful early learning and childcare center to serve the needs of Long Grove’s growing community. There are currently several residential projects in development in Long Grove, and with that comes population growth and young families looking for nearby childcare opportunities. Children’s Lighthouse plans to fulfill this need, while also providing a valuable service to the community and contributing to the Village’s economic growth. Children’s Lighthouse intends to develop the site while maintaining the community’s commitment to high-quality education from the very early stages.

An important objective of the Village’s Comprehensive Plan is the desire to maintain its natural beauty, provide for appropriate land use relationships, and encourage a gradual transition between lower densities in the Village with higher density uses. In so doing, an objective in achieving this goal would be to require commercial developments on the Village edges to be zoned as PUDs. Children’s Lighthouse will be providing a development to address these very goals by providing an opportunity for community economic growth and support while also supporting the Village’s goals to protect the natural environment of its lands as much as possible. Children’s Lighthouse will additionally be supporting another goal of the Plan by expanding the educational opportunities for the youngest of its community residents, all in conformity with the Comprehensive Plan’s goals.

Overall, Children’s Lighthouse believes a new early learning and childcare center will provide a necessary and exemplary educational service in conjunction with providing an economic benefit to the Village, one the Village of Long Grove is sure to be proud to have within its borders.

Village of Long Grove
Plan Commission Zoning Board of Appeals
Supplemental Application Information
(Preliminary PUD Plat)

FORM "E"

In addition to the information required by the General Zoning Application, the Applicant must provide specific supplemental information as required below for Applications for approval of a Preliminary PUD Plat.

Applications for Planned Unit Development Preliminary Plat Approval. In addition to the information required by the General Zoning Application, every Application filed pursuant to Section 5-11-18 of the Zoning Code for approval of a preliminary planned unit development (PUD) plat shall provide at least ten (10) sets of the following plans and documents:

(a) Detailed Plan. A drawing of the planned unit development shall be prepared at a scale of not less than one inch equals one hundred feet (1" = 100') and shall show such designations as proposed streets (public and private), all buildings and their use, common open space, recreation facilities, parking areas, service areas and other facilities to indicate the character of the proposed development. The submission may be composed of one or more sheets and drawings and shall include:

X Boundary Lines. Bearings and distances.

X Easements. Location, width and purpose.

X Streets on and Adjacent to the Tract: Street name, right-of-way width, existing or proposed center line elevations, pavement type, walks, curbs, gutters, culverts, etc.

X Utilities on and Adjacent to the Tract. Location, size and invert elevation of sanitary, storm and combined sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone lines and streetlights; direction and distance to and size of nearest water mains and sewers adjacent to the tract showing invert elevation of sewers.

X Ground Elevations on the Tract. For land that slopes less than one-half of one percent (0.5%), show one foot (1') contours, show spot elevations at all breaks in grades, along all drainage channels or swales and at selected points not more than one hundred feet (100') apart in all directions. For land that slopes more than one-half of one percent (0.5%) show two foot (2') contours.

X Subsurface Conditions on the Tract, if Required by the Plan Commission. Location and results of tests made to ascertain subsurface soil, rock and ground water conditions; depth to ground water unless test pits are dry at a depth of five feet (5'); location and results of soil percolation tests if individual sewage disposal systems are proposed.

X Other Conditions on the Tract. Watercourses, flood plains, marshes, rock outcrop, wooded areas, isolated preservable trees one foot (1') or more in diameter, houses, barns, accessory buildings and other significant features.

X Other Conditions on Adjacent Land. Approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers and other nearby nonresidential land uses or adverse influences; owners of adjacent platted land; for the adjacent platted land refer to subdivision plat by name, recording date and number and show approximate percent built up, typical lot size and dwelling type.

X Zoning on and Adjacent to the Tract. Zoning on and adjacent to the tract.

X Proposed Public Improvements. Highways or other major improvements planned by public authorities for future construction on or near the tract.

X Open Space. All lots intended to be dedicated for public use or reserved for the use of all lot owners with the purpose indicated.

X General Location, Purpose and Height. General location, purpose and height, in feet and stories, of each building other than detached single family dwellings on individually platted lots.

X Map Data. Name of development, north point and scale, date of preparation and acreage of site.

X Water Facilities. The preliminary plat shall have depicted on its face all lakes, ponds, detention sites, retention sites and dams. This includes existing lakes, ponds, detention sites, retention sites and dams or proposed lakes, ponds, detention sites, retention sites or dams. If the water facility is proposed, the preliminary plat shall be accompanied by preliminary engineering plans, including the depth, capacity and relation of the water facility to proposed storm drain facilities.

X Miscellaneous. Such additional information as may be required by the plan commission.

X Character. Explanation of the character of the planned development and the manner in which it has been planned to take advantage of the flexibility of these regulations.

X ____ Ownership. Statement of present and proposed ownership of all land within the project, including present tract designation according to official records in offices of the County Recorder.

TBD ____ Names. The names and addresses of the persons to whom the notice of the hearing to be held by the planning agency are to be sent shall be provided by the subdivider by affidavit and shall include all owners of lots situated within two hundred fifty feet (250') of the lot for which plat approval is sought.

(b) Schedule. Development schedule indicating:

N/A ____ Stages in which project will be built with emphasis on area, density, use and public facilities such as open space to be developed with each stage. Overall design of each stage shall be shown on the plat and through supporting graphic material.

See Narrative ____ Approximate dates for beginning and completion of each stage.

N/A ____ If different land use types are to be included within the planned unit development, the schedule must include the mix of uses to be built in each stage.

(c) Covenants. Proposed agreements, provisions or covenants which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.

(d) Density. Provide information on the density of residential uses and the number of dwelling units by type.

(e) Nonresidential Uses. Provide information on the type and amount of ancillary and nonresidential uses in a residential development.

(f) Service Facilities. Provide information on all service facilities and off-street parking facilities.

(g) Architectural Plans. Preliminary architectural plans for all primary buildings shall be submitted in sufficient detail to permit an understanding of the style of the development, the design of the building and the number, size and type of dwelling units.

(h) Facilities Plans. Preliminary plans for:

N/A ____ Roads including classification, width or right of way, width of pavement and typical construction details.

X ____ Sanitary sewers.

X ____ Storm drainage.

X Water supply system.

X Lighting program.

(l) Traffic Mitigation.

N/A All new developments of one hundred (100) or more dwelling units, or, in the case of nonresidential development, one which will have one hundred (100) or more occupants, shall be required to provide a traffic study, prepared by a qualified traffic engineer, to establish trips generated, necessary road and other improvements, and other reasonably necessary information relating to traffic impact of the development on village, county or state roads.

X All developments which will have one hundred (100) or more occupants shall be required to provide an employee traffic mitigation plan. The plan will establish specific actions by the owner to limit peak hour vehicular traffic generated by the development. These actions might include staggered work hours, ride sharing, van pools, ride share or transit promotion, transit stop or van service to rail stops, full service cafeteria, or preferential parking plan.

Fee Schedule for Planned Unit Development Applications:

1. Application fee	100.00
2. Planning fee	1,000.00
3. Professional fee escrow minimum deposit, which may be greater as determined by the village manager commensurate with scope of project	5,000.00

**** PROFESSIONAL FEE ESCROWS MUST BE MAINTAINED AT THE MINIMUM $5000.00 LEVEL.**

Village of Long Grove
Plan Commission Zoning Board of Appeals
Supplemental Application Information
(Final PUD Plat)

FORM "F"

In addition to the information required by the General Zoning Application, the Applicant must provide specific supplemental information as required below for Applications for approval of a Final PUD Plat.

Applications for Planned Unit Development Final Plat Approval. In addition to the information required by the General Zoning Application, every Application filed pursuant to Section 5-11-18 of the Zoning Code for approval of a final planned unit development (PUD) plat shall provide at least ten (10) sets of the following plans and documents:

(a) Final Plat. A final land use and zoning plat, suitable for recording with the County Recorder of Deeds, shall be prepared. The purpose of the land use and zoning plat is to designate with particularity the land subdivided into conventional lots as well as the division of other land not so treated into common open areas and building areas. The final land use and zoning plat shall include, but not be limited to:

X Legal Description of Entire Area. An accurate legal description of the entire area under immediate development within the planned development.

N/A Subdivision Plat. A subdivision plat of all subdivided lands in the same form and meeting all the Village, County, and State of Illinois Plat Act requirements for a final plat of subdivision.

N/A Legal Description of Unsubdivided Use Area. An accurate legal description of each separate unsubdivided use area, including common open space.

X Location of all Buildings to be Constructed. Designation of the exact location of all buildings to be constructed.

X Certificates, Seals and Signatures. Certificates, seals and signatures required for the dedication of lands and recording the document.

N/A Tabulations on Separate Unsubdivided Use Area. Tabulations on separate unsubdivided use area, including land area, number of buildings, number of dwelling units and dwelling units per acre.

X Water Facilities. The location of all lakes, ponds, detention sites, retention sites and dams shall be depicted and accurately located on the final plat.

(b) Public Open Space Documents. All common open space shall be either conveyed to a municipal or public corporation, conveyed to a not for profit corporation or entity established for the purpose of benefiting the owners and residents of the planned development or retained by the developer with legally binding guarantees, in a form approved by the village attorney, that the common open space will be permanently preserved as open area. All land conveyed to a not for profit corporation or like entity shall be subject to the right of said corporation to impose a legally enforceable lien for maintenance and improvement of the common open space.

(c) Public Facilities. The construction of all public facilities and improvements made necessary as a result of the planned unit development shall either be completed prior to final plat approval, or be guaranteed by a security deposit. Security deposits shall be governed by the provisions of section 12-1-3 of the Village Code.

(d) Security Deposit. The satisfactory installation of the facilities required to be constructed within the planned unit development shall be guaranteed by a security deposit in an amount equal to one hundred ten percent (110%) of the estimated cost of public facility installations. Security deposits shall be governed by the provisions of section 12-1-3 of the Village Code, provided, however, that the balance of the security deposit shall not be returned after the completion of the public facility installations unless a guarantee security deposit in an amount of ten percent (10%) of the total cost of the required facilities is first delivered to the village. Such guarantee security deposit shall be maintained for a period of no less than twenty four (24) months.

(e) Delinquent Taxes. A certificate shall be furnished from the proper collector that all special assessments constituting a lien on the whole or any part of the lot of the planned unit development have been paid.

(f) Covenants. Final agreements, provisions, or covenants which will govern the use, maintenance, and continued protection of the planned unit development.

Fee Schedule for Final Planned Unit Development Plat:

Fees are to be paid at the time of application for preliminary plat submittal. No additional filing or planning fees are associated with a Final PUD plat request; provided, however, that Applicant and Owner shall be jointly and severally responsible for all recordation fees, consultant expenses, and other costs incurred by the Village, including without limitation those costs and expenses referenced in the Zoning Code and the General Zoning Application. Professional fee escrows must be maintained at the $5,000.00 minimum deposit level.

Children's Lighthouse Early Learning School
Consultants
General Zoning Application

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Jennifer Darlington
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Acworth, GA 30101
404.993.4646 | cell
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LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION, 214.80 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION, 449.85 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 20 SECONDS EAST, 39.63 FEET TO A POINT ON THE SOUTH LINE OF ILLINOIS ROUTE 53 AS PER THE PLAT OF DEDICATION THEREOF RECORDED AUGUST 11, 1936 AS DOCUMENT NO. 427561; THENCE SOUTH AND EAST ALONG A CURVED LINE, THE SOUTH LINE OF SAID ROAD BEING A RADIAL LINE OF SAID CURVE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 500.00 FEET A DISTANCE OF 390.76 FEET, ARC MEASURE, TO A POINT OF TANGENT; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST TANGENT WITH SAID CURVE, 165.00 FEET; THENCE SOUTH AND WEST ALONG A CURVED LINE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS 290.00 FEET, A DISTANCE OF 254.09 FEET, ARC MEASURE, (THE CHORD OF SAID CURVED LINE BEARING SOUTH 29 DEGREES 49 MINUTES 40 SECONDS WEST) TO A POINT ON THE SOUTH LINE OF THE NORTH 721.90 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, AFORESAID; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE, 150.00 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 1450.00 FEET, MORE OR LESS, TO THE CENTER OF BUFFALO CREEK; THENCE NORTH AND WEST ALONG THE CENTER OF SAID CREEK TO THE EAST LINE OF THE WEST 214.80 FEET, AS MEASURED ON THE NORTH LINE THEREOF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, SAID POINT BEING 300.00 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH, 300.00 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART THEREOF HERETOFORE DEDICATED FOR PUBLIC HIGHWAY PER THE AFORESAID PLAT OF DEDICATION RECORDED AS DOCUMENT NO. 427561) AND ALSO PER THE AFORESAID PLAT OF DEDICATION, IN LAKE COUNTY, ILLINOIS;

EXCEPTING THAT PART CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED SEPTEMBER 4, 1991 AS DOCUMENT NO. 3058185, IN WILL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE EAST 214.80 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER ON AN ASSUMED BEARING OF NORTH 89 DEGREES 53 MINUTES 31 SECONDS EAST; THENCE SOUTH 0 DEGREES 04 MINUTES 29 SECONDS WEST, 39.36 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 53 AND THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 04 MINUTES 29 SECONDS WEST, 10.03 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 04 SECONDS EAST, 426.28 FEET; THENCE SOUTHEASTERLY 37.59 FEET ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE 86 DEGREES 09 MINUTES 15 SECONDS, TO A POINT ON A 500.00 FOOT RADIUS CURVE, CENTER OF CIRCLE BEARS NORTH 86 DEGREES 02 MINUTES 19 SECONDS EAST; THENCE NORTHERLY 33.46 FEET ALONG SAID CURVE, CENTRAL ANGLE 3 DEGREES 50 MINUTES 05 SECONDS, TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 53; THENCE SOUTH 89 DEGREES 52 MINUTES 24 SECONDS WEST, 450.06 FEET TO THE POINT OF BEGINNING.

ADDRESS: 0 FREMONT WAY, LONG GROVE, IL 60047
PIN: 15-30-400-249

Addendum to General Application, section 1.4
OWNERSHIP DISCLOSURES

Please see the attached ALTA Commitment for Title Insurance, Commitment Number 25CSD089123LT. The property is held in a land trust. Specifically, please see the highlighted sections of pages 2 and 7 for further ownership information. The beneficial owner of the land trust is The Plastic-Surgical Center Land Trust, with The Land Trust Company as Trustee under Trust Agreement dated September 21, 1971, and known as Trust Number 58279. Richard Schultz Jr. holds the power of direction. His name is listed in the Lake County records. The Trustee holds legal title and as such Richard Schultz, also as the beneficiary of the Land Trust, has signed the Purchase and Sale Agreement.

The following are the sole owners/beneficiaries of the land trust, with corresponding ownership percentages:

Richard Schultz	owns 75% of the Plastic-Surgical Center Land Trust
Ralph Seaton	owns 25% of the Plastic-Surgical Center Land Trust

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:

CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

25CSD089123LT

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Lincoln Title, A Division of Chicago Title 1 N La Salle, Suite 2010 Chicago , IL 60602 Main Phone: (312)782-5900 Email: info@lincolntitlecompany.com	Chicago Title & Trust Company 35 W Wacker Drive, 11th Floor Chicago, IL 60601 Main Phone: (312)223-2800

Issued By: Michael A. Goldhirsh
570 Lake Cook Rd, Ste 119
Deerfield, IL 60015

Order Number: 25CSD089123LT
Property Ref.: Fremont Way, Long Grove, IL 60047

SCHEDULE A

1. Commitment Date: November 21, 2025
2. Policy to be issued:

   (a) ALTA Owner's Policy 2021
   Proposed Insured: Clouddancer Incorporated
   Proposed Amount of Insurance: $550,000.00
   The estate or interest to be insured: Fee Simple

   (b) ALTA Loan Policy 2021
   Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured, its successors and/or assigns as their respective interests may appear
   Proposed Amount of Insurance: $10,000.00
   The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   The Land Trust Company, as Trustee under Trust Agreement dated September 21, 1971 and known as Trust Number 58279

5. The Land is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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EXHIBIT "A"

Legal Description

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30 TOWNSHIP 43 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION, 214.80 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION, 449.85 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 20 SECONDS EAST 39.63 FEET TO A POINT ON THE SOUTH LINE OF ILLINOIS ROUTE 53 AS PER THE PLAT OF DEDICATION THEREOF RECORDED AUGUST 11, 1936 AS DOCUMENT NUMBER 427561; THENCE SOUTH AND EAST ALONG A CURVED LINE, THE SOUTH LINE OF SAID ROAD BEING RADIAL LINE OF SAID CURVE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 500.0 FEET A DISTANCE OF 390.76 FEET, ARC MEASURE, TO A POINT OF TANGENT; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, TANGENT WITH SAID CURVE, 165.0 FEET; THENCE SOUTH AND WEST ALONG A CURVED LINE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 290.0 FEET, A DISTANCE OF 254.09 FEET, ARC MEASURE, (THE CHORD OF SAID CURVED LINE BEARING SOUTH 29 DEGREES 49 MINUTES 40 SECONDS WEST) TO A POINT ON THE SOUTH LINE OF THE NORTH 721.90 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, AFORESAID; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE, 150.0 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 145.0 FEET, MORE OR LESS, TO THE CENTER OF BUFFALO CREEK; THENCE NORTH AND WEST ALONG THE CENTER OF SAID CREEK TO THE EAST LINE OF THE WEST 214.80 FEET, AS MEASURED ON THE NORTH LINE THEREOF, OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, SAID POINT BEING 300.00 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 300.0 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART THEREOF HERETOFORE DEDICATED FOR PUBLIC HIGHWAY BY INSTRUMENT RECORDED AS DOCUMENT 427561) AND ALSO PER THE AFORESAID PLAT OF DEDICATION, IN LAKE COUNTY, ILLINOIS;

ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED SEPTEMBER 4, 1991 AS DOCUMENT 3058185, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE EAST 214.80 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER ON AN ASSUMED BEARING OF NORTH 89 DEGREES 53 MINUTES 31 SECONDS EAST; THENCE SOUTH 0 DEGREES 04 MINUTES 29 SECONDS WEST, 39.36 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 53 AND THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 04 MINUTES 29 SECONDS WEST, 10.03 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 04 SECONDS EAST, 426.28 FEET; THENCE SOUTHEASTERLY 37.59 FEET ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE 86 DEGREES 09 MINUTES 15 SECONDS, TO A POINT ON A 500.00 FOOT RADIUS CURVE, CENTER OF CIRCLE BEARS NORTH 86 DEGREES 02 MINUTES 19 SECONDS EAST; THENCE NORTHERLY 33.46 FEET ALONG SAID CURVE, CENTRAL ANGLE 3 DEGREES 50 MINUTES 05 SECONDS, TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 53; THENCE SOUTH 89 DEGREES 52 MINUTES 24 SECONDS WEST, 450.06 FEET TO THE POINT OF BEGINNING.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

6. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

7. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.

8. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.

9. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

10. The Company should be provided a statement from the borrower(s) relative to any mortgage identified in Schedule B disclosing whether the borrower(s) have entered into any forbearance or loan modification agreement with the lender relative to delayed or postponed payments or other restructuring of the debt secured by the mortgage.

END OF SCHEDULE B, PART I

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SCHEDULE B, PART I - Requirements
(continued)

Title Insurance Agent:

Michael A. Goldhirsh
570 Lake Cook Rd, Ste 119
Deerfield, IL 60015
Phone: (847)431-4890
Fax: (312)614-1790

_____
Authorized Signatory

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**

2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**

3. **Easements, or claims of easements, not shown by the Public Records.**

4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**

5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**

6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.**

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

C 8. Taxes for the years 2025.

Taxes for the years 2025 are not yet due or payable.

Permanent Tax No.: 15-30-400-249

Note: Taxes for the year 2024 amounting to $14,523.18 are paid of record.

D 9. Note for information:

The "mail to" address on the current tax bill differs from the property address referenced here in this commitment. As an anti-fraud measure, an "absentee owner" letter has been sent to the address noted on the tax bill requesting that the property owner confirm their intent to sell the property. Additional steps will be taken prior to closing to confirm the identity of the seller. Those steps may involve the use of Mitek, a third party identity verification service, or the use of Remote Online Notarization.

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SCHEDULE B, PART II - Exceptions
(continued)

E 10. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

F 11. Note: The legal description in Schedule A has been amended. Future instruments should be drafted accordingly.

G 12. If work has been performed on the Land within the last six months which may subject the Land to liens under the mechanics lien laws, the Company should be furnished satisfactory evidence that those who have performed such work have been fully paid and have waived their rights to a lien. If evidence is not provided or is unsatisfactory, this commitment/policy will be subject to the following exception:

Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law, and not shown by the Public Records.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

H 13. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

I 14. Terms, powers, provisions, and limitations of the Trust under which title to the Land is held.

J 15. Title to this property is vested in an Illinois Land Trust. Please contact Chicago Title Land Trust Company dba The Land Trust Company at (888)878-7856 or support@landtrustcompany.com for further information on the requirements necessary to proceed with your transaction.

K 16. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: Clouddancer Incorporated

a) A Copy of the corporation By-laws and Articles of Incorporation

b) An original or certified copy of a resolution authorizing the transaction contemplated herein

c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws
of the parent

d) A current dated certificate of good standing from the proper governmental authority of the state in which the
entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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SCHEDULE B, PART II - Exceptions
(continued)

L 17. The Land described in Schedule A either is unsubdivided property or constitutes part of a subdivided lot. As a result, a Plat Act Affidavit should accompany any conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act (765 ILCS 205/1 et seq.)

M 18. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

N 19. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes, together with utility rights therein.

O 20. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.

P 21. Rights of adjoining and contiguous owners to have maintained the uninterrupted flow of the waters of any stream which may flow on or through the Land.

Q 22. All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.
(This note will be waived for policy).

R 23. Possible unrecorded easements in favor of public and quasi-public utility companies for the right to maintain and repair overhead wires, utility poles, underground storm line, underground sanitary line, underground electric line, traffic signals, and traffic signal control box, and sign, together with the right of access thereto, as disclosed by survey presented at closing, prepared by Cemcon, Ltd., dated 12.22.25, as order no. 904.545.

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

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AMERICAN LAND TITLE ASSOCIATION

(continued)

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars ($2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

END OF CONDITIONS

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2025

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.,* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.,* loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.

- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link Privacy Request, or email privacy@fnf.com or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (fnf.com/california-privacy) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon:
Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Ticor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Ticor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Request website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

NARRATIVE FOR PROPOSED DEVELOPMENT LOCATED AT

0 FREMONT WAY, LONG GROVE

About Children's Lighthouse

Children's Lighthouse, a national franchise, provides a research-based, proprietary curriculum supporting cognitive, social-emotional, and character development to prepare children as early as 6 weeks old for public school education. The program emphasizes school readiness, early literacy and numeracy, hands-on experience-driven learning, and strong alignment with the values of Long Grove families who prioritize academic excellence. The Children's Lighthouse curriculum reinforces these values by providing high-quality early education, critical pre-K and Kindergarten readiness skills, and a strong foundation that supports long-term academic success.

Clouddancer, Inc. has fully committed to investing in staff development, safety, family engagement, and community partnerships to provide an elite early learning school experience for its children in its development of a Children's Lighthouse franchise in Long Grove.

The Development Site and its Natural Surroundings

0 Fremont Way was chosen for development through the Children's Lighthouse Franchise Company after a rigorous site search. The approximate 5.32-acre vacant site is located at the southwest corner of Hicks Road/Route 83 and Fremont Way, of which approximately 3 acres is buildable land. Land uses in the vicinity are residential to the far north, Open Space, Preservation to the west, and residential properties to the south and east of the site, which are located in the village of Buffalo Grove. The Subject Property is zoned in the Office & Research (O&R) district in Long Grove.

The parcel includes significant open space, mature natural features, and a wetland corridor associated with Buffalo Creek. The proposed development preserves all wetland areas and required buffer zones, maintains the natural channel and flow path of Buffalo Creek, and concentrates development toward the southwest portion of the site. In addition, it will limit site coverage to approximately 21%, minimizing disturbance, and incorporates native and adaptive plantings throughout the extensive landscaping plan.

Specific building siting and landscape design emphasize compatibility with Long Grove's rural character, consistent with the Village's Comprehensive Plan goals for preserving ecological assets and maintaining scenic quality.

Architectural Design Characteristics

The architectural design of the proposed Children's Lighthouse Early Learning School balances two priorities: ensuring compatibility with the architectural character of Long Grove while maintaining the established Children's Lighthouse brand identity.

The project emphasizes durable materials, a simple roofline, and a low horizontal building profile supported by natural landscaping. These design choices align with the Village's Planned Unit Development standards, which encourage development that demonstrates careful architectural detailing, enhances community character, and promotes the rural aesthetic of Long Grove.

The color selections include a limited palette of navy, red, and neutral tones aligned with the brand's core identity. These colors are incorporated in a restrained manner, so they complement—rather than dominate—the building's overall appearance. The red accent is used selectively in architectural features such as the cupola and metal accents, referencing traditional Midwestern barn and agricultural structures historically associated with rural communities like Long Grove.

By grounding the building in natural materials and a muted base palette while incorporating brand colors as limited accents, the design maintains a recognizable Children's Lighthouse identity while remaining compatible with the architectural character of Long Grove and reinforcing the rural character the Village seeks to promote.

Operations and Project Development Characteristics

The proposed project consists of a 12,848-square-foot, single-story Children's Lighthouse Early Learning School. The school is operated by Clouddancer, Inc., dba Children's Lighthouse Illinois, a franchisee of the nationally respected Children's Lighthouse organization. It includes 11 classrooms, one of which also serves as a gymnasium, three dedicated outdoor play areas, safe and intuitive site circulation, and associated parking and infrastructure. The school will serve children 6 weeks to 6 years old during the day, with an after-school program for ages 5–12 offered in the late afternoon.

The facility is designed to accommodate a maximum capacity of 186 children.* The hours of operation will be 6:30 AM – 6:30 PM, Monday through Friday. There will be

full-time early learning for children 6 weeks–6 years with a dedicated kindergarten program from 6:30 AM–3:00 PM. The kindergarten students will be eligible to enroll in the after-school program, if desired, for full day care. The after-school program is available for ages 5–12 and includes transportation to Children's Lighthouse via school-operated buses. There will be a maximum capacity of 40 children after school, split into two groups of 20 children, between Room 10 and the Gym from 3:30pm-6:30pm.

**The traffic study was created using Staff and student capacity numbers at 206 children and 40 staff. However, the maximum capacity for the building was reduced from 206 to 186 children and from 40 to 36 staff after the traffic study was finalized and submitted to the Village, which was pre-approved. A reduction in the maximum capacities will improve the traffic flow information from the conclusions made in the study. Please refer to the Traffic Study and Requested PUD Departures, both attached hereto.*

Staffing

There will be a total of 40 total staff members, including 4 administrators and 36 teachers & teaching assistants, with no more than 30 on-site staff at any time. Each of the 4 administrators will take on their particular role as Director, Assistant Director, Curriculum Coordinator and Kitchen Manager.

The Kitchen Manager will serve as the kitchen staff for the building. The kitchen will be used solely as a warming kitchen, which will be equipped with convection ovens for heating meals. Staff will be heating previously prepared and packaged meals delivered by a food service companies one to two times per week. Small box trucks will enter through the southeast ingress and park on the west side of the building for deliveries through the side door and directly into the kitchen. This door is planned to be larger in size to accommodate these deliveries.

Children's Lighthouse will employ a cleaning service for nightly cleaning.

Drop-off/Pick-up Procedures

The project will be accessed exclusively from Fremont Way via two driveways. The northeast driveway will primarily function as the site entrance, while the southeast driveway will primarily function as the exit. This creates a natural circulation loop along the building that improves traffic flow during drop-off and pick-up periods. There is no direct vehicular access to/from Illinois Route 53.

Operational procedures will encourage parents to enter via the northeast driveway and exit via the southeast driveway, parking alongside the building to avoid children crossing

a parking lot. Parents will park, walk their children into the building to their classroom, and then depart, typically taking up no more than 10 minutes duration. Delivery and trash vehicles will use the southern driveway to avoid navigating through areas used by parents and children.

Parents and visitors will primarily utilize parking spaces located directly adjacent to the building entrance to minimize pedestrian travel distance. Employees will utilize parking spaces located behind the building to reduce congestion during peak drop-off and pick-up periods.

Given the operational characteristics of the site, including staggered drop-off and pick-up procedures, and total time duration of the process, ample parking will be provided to avoid any queueing.

Site Parking

The site provides 62 off-street parking spaces. In absence of childcare-specific parking regulations in the Long Grove zoning ordinance, commonly accepted calculations were used below for determining required parking spaces for the proposed childcare facility.

Category	Calculation	Spaces Needed	Spaces Provided
Employees (peak shift)	1 space / employee	30	34
Students	1 space / 10 students	19	22
ADA-Accessible	3 / 51-75 parking spaces	3	4
Bus Spaces			2
Total Parking Spaces:			62*

**Calculation per Long Grove zoning ordinance section 5-9-4(D)(3) for "all permitted uses not otherwise listed", is 5 spaces / 1000 sq. ft., totaling 64 spaces (5*12.848). The departure of 2 spaces less than the 64 total spaces required by ordinance is requested given the operational characteristics of the site reflected above in establishing a PUD. Please see the Requested PUD Departures document as a part of this submittal for further information.*

Children's Lighthouse is proud to present this project to the PCZBA and is looking forward to showing its support of the Village's future goals, including strengthening

family-oriented services, enhancing community cohesion, and ensuring a high quality of life for residents. Overall, The Children's Lighthouse Early Learning School at 0 Fremont Way is thoughtfully designed to meet the high expectations of Long Grove families, support the Village's Comprehensive Plan goals, respect the natural environment and rural character, and provide a safe, educationally rigorous, and community-oriented facility for the entire community to enjoy.

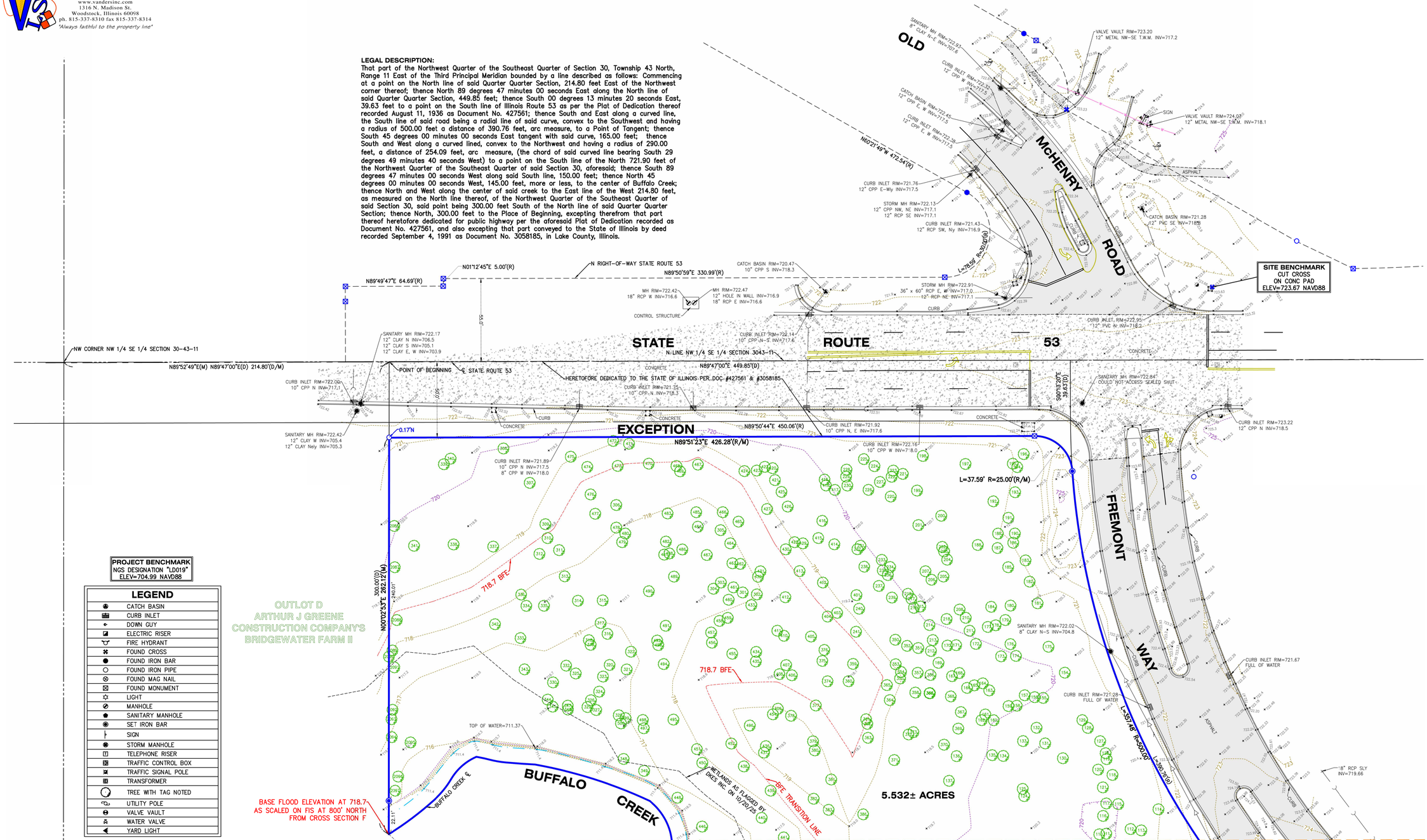
Assuming all approvals are received from the Village, construction for the new Children's Lighthouse building is scheduled to begin breaking ground in Fall 2026 and expects to last 9-12 months. Plans for the grand opening are expected to coincide with the Fall 2027 school year.

Clouddancer, Inc. is committed to long-term stewardship of the site and meaningful participation in the life of the Village. It looks forward to presenting its plans and goals for the PCZBA.

Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

BOUNDARY AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:
That part of the Northwest Quarter of the Southeast Quarter of Section 30, Township 43 North, Range 11 East of the Third Principal Meridian bounded by a line described as follows: Commencing at a point on the North line of said Quarter Quarter Section, 214.80 feet East of the Northwest corner thereof; thence North 89 degrees 47 minutes 00 seconds East along the North line of said Quarter Quarter Section, 449.85 feet; thence South 00 degrees 13 minutes 20 seconds East, 39.63 feet to a point on the South line of Illinois Route 53 as per the Plat of Dedication thereof recorded August 11, 1936 as Document No. 427561; thence South and East along a curved line, the South line of said road being a radial line of said curve, convex to the Southwest and having a radius of 500.00 feet a distance of 390.76 feet, arc measure, to a Point of Tangent; thence South 45 degrees 00 minutes 00 seconds East tangent with said curve, 165.00 feet; thence South and West along a curved lined, convex to the Northwest and having a radius of 290.00 feet, a distance of 254.09 feet, arc measure, (the chord of said curved line bearing South 29 degrees 49 minutes 40 seconds West) to a point on the South line of the North 721.90 feet of the Northwest Quarter of the Southeast Quarter of said Section 30, aforesaid; thence South 89 degrees 47 minutes 00 seconds West along said South line, 150.00 feet; thence North 45 degrees 00 minutes 00 seconds West, 145.00 feet, more or less, to the center of Buffalo Creek; thence North and West along the center of said creek to the East line of the West 214.80 feet, as measured on the North line thereof, of the Northwest Quarter of the Southeast Quarter of said Section 30, said point being 300.00 feet South of the North line of said Quarter Quarter Section; thence North, 300.00 feet to the Place of Beginning, excepting therefrom that part thereof heretofore dedicated for public highway per the aforesaid Plat of Dedication recorded as Document No. 427561, and also excepting that part conveyed to the State of Illinois by deed recorded September 4, 1991 as Document No. 3058185, in Lake County, Illinois.



MATCH LINE SEE SHEET 2

PROJECT BENCHMARK
NGS DESIGNATION "LD019"
ELEV=704.99 NAVD88

LEGEND	
	CATCH BASIN
	CURB INLET
	DOWN GUY
	ELECTRIC RISER
	FIRE HYDRANT
	FOUND CROSS
	FOUND IRON BAR
	FOUND IRON PIPE
	FOUND MAG NAIL
	FOUND MONUMENT
	LIGHT
	MANHOLE
	SANITARY MANHOLE
	SET IRON BAR
	SIGN
	STORM MANHOLE
	TELEPHONE RISER
	TRAFFIC CONTROL BOX
	TRAFFIC SIGNAL POLE
	TRANSFORMER
	TREE WITH TAG NOTED
	UTILITY POLE
	VALVE VAULT
	WATER VALVE
	YARD LIGHT

30' 0' 30' 60'
SCALE: 1" = 30'

CLIENT: ERIKSSON ENGINEERING ASSOC. LTD
DRAWN BY: JGK CHECKED BY: APG
SCALE: 1"=30' SEC. 30 T. 43 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 15-30-400-249
JOB NO.: 260097 I.D. TPB
FIELDWORK COMP.: 2/24/26 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: ___

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- **No distance should be assumed by scaling.**
- **No underground improvements have been located unless shown and noted.**
- **No representation as to ownership, use, or possession should be hereon implied.**
- **This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.**

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Dated at Woodstock, McHenry County, Illinois 3/5 A.D., 20 26.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

ARTHUR P. GRITMACHER
035-003857
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/2026
WOODSTOCK, ILLINOIS

By: _____
Illinois Professional Land Surveyor No. 3857

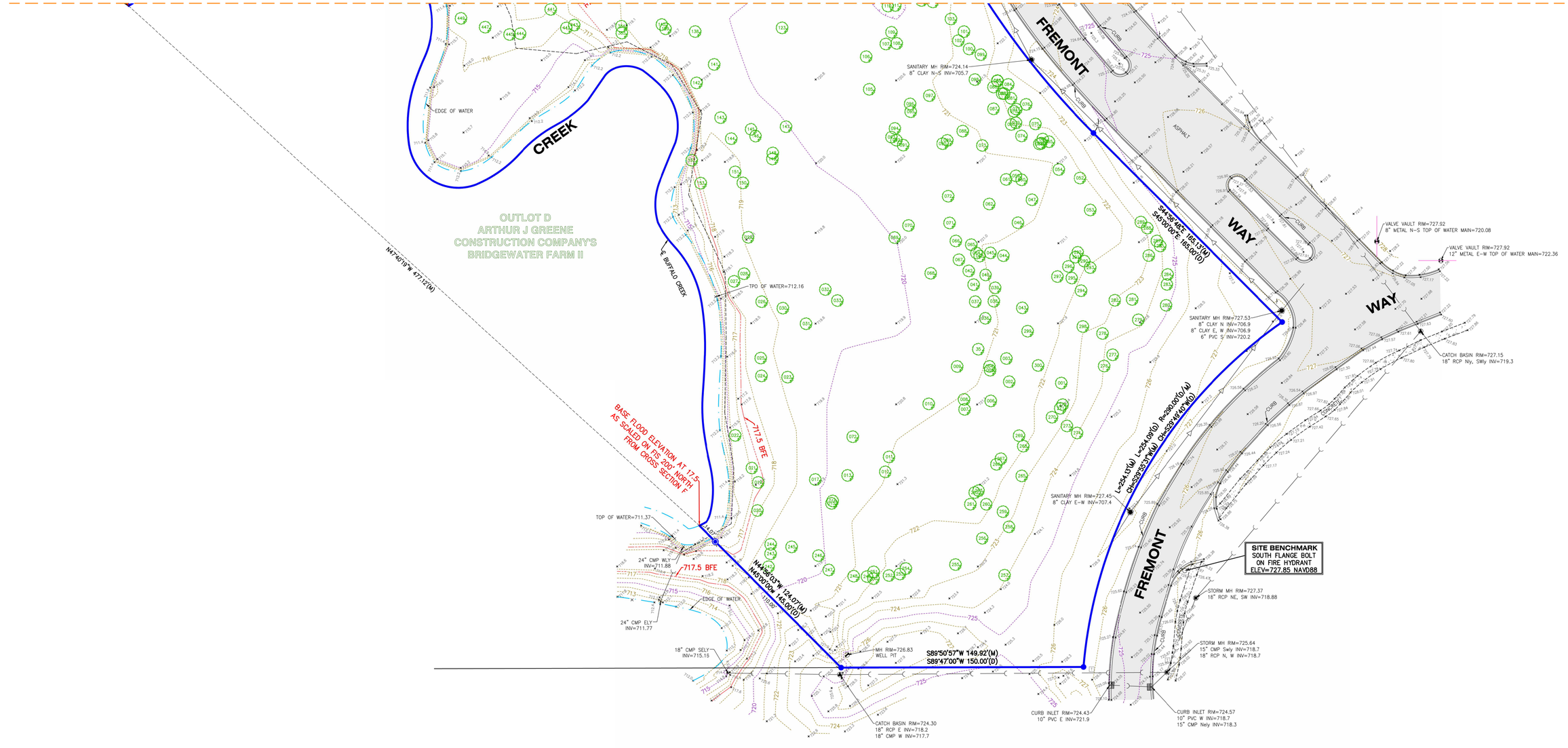
SHEET 1 OF 2

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Vanderstappen
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1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

BOUNDARY AND TOPOGRAPHIC SURVEY

MATCH LINE SEE SHEET 1



CLIENT: ERIKSSON ENGINEERING ASSOC. LTD
DRAWN BY: JGK CHECKED BY: APG
SCALE: 1"=30' SEC. 30 T. 43 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 15-30-400-249
JOB NO.: 260097 I.D. TPB
FIELDWORK COMP.: 2/24/26 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: ___

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

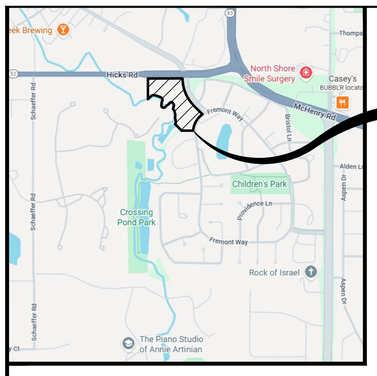
- **No distance should be assumed by scaling.**
- **No underground improvements have been located unless shown and noted.**
- **No representation as to ownership, use, or possession should be hereon implied.**
- **This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.**

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

Y:\PLATS\2026\0001-0199\260097_V-260097\260097-TPB-GRD.dwg-Layout2-3/9/2026 2:27 PM

A.L.T.A./N.S.P.S.
LAND TITLE SURVEY

PROPERTY REFERENCE: 0 FREMONT WAY, LONG GROVE, IL 60047
PARCEL INDEX NUMBER: 15-30-400-249



SITE LOCATION

VICINITY MAP

N

30 15 0 30
SCALE: 1 INCH = 30 FEET

LINE/SYMBOL/ABBREVIATION LEGEND

- BOUNDARY LIMITS
- ADJACENT PROPERTY OR R.O.W. LINE
- CENTERLINE
- SECTION LINE
- QUARTER SECTION LINE
- FLOODPLAIN LINE
- FLOODWAY LINE
- OHW — OVERHEAD WIRES
- G — UNDERGROUND GAS LINE
- STM — UNDERGROUND STORM LINE
- SAN — UNDERGROUND SANITARY LINE
- W — UNDERGROUND WATER LINE
- E — UNDERGROUND ELECTRIC LINE
- P — UNDERGROUND PHONE LINE
- X — FENCE
- EDGE OF WATER
- LIMITS OF WETLANDS
- R.O.W. — RIGHT OF WAY
- FIP — FOUND IRON PIPE
- FIR — FOUND IRON ROD
- B-B — BACK OF CURB TO BACK OF CURB
- FND. — FOUND
- CONCRETE SURFACE

- SIGN
- MB — MAILBOX
- STORM MANHOLE
- CATCH BASIN
- INLET
- SANITARY MANHOLE
- FIRE HYDRANT
- BUFFALO BOX
- WATER VALVE
- VALVE VAULT
- GAS VALVE
- HAND HOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT STANDARD
- UTILITY POLE
- GUY WIRE
- CABLE TV PEDESTAL
- SATELLITE DISH
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL POLE W/MAST
- TS — TRAFFIC SIGNAL CONTROL BOX
- DEPRESSED CURB

NOTE: CALCULATED CENTER SECTION ESTABLISHED BY PRESCRIBED METHODS IS 0.29' N. & 5.78' W. OF THE CENTER OF SECTION DESCRIBED HEREON

(214.80')

N.W. CORNER N.W. 1/4 S.E. 1/4 SEC 30-43-11 AS DESCRIBED

POINT OF BEGINNING

EXCEPTION

N. LINE S.E. 1/4 AS DESCRIBED

Concrete Surface w/Conc. Curb & Gutter Pavement Width Varies

N 89°52' E (N 89°47' E) 449.85'

OPEN & PUBLIC ROAD R.O.W. WIDTH VARIES (HERETOFORE DEDICATED)

ILLINOIS ROUTE 53

FND. ALUMINUM DISC 10.0' S.

2 Hand Holes 0.4' N.

Curb Is 7.4' N.

(S 00°13'20" E) S 00°08'20" E 39.63'

Curb Is 0.1' N.E.

Curb Is 11.1' N.

39.70'

N 89°51'28" E 449.91' (450.06')

(731.25') 730.96'

10.00'

(426.28') 426.09'

Utility Pole 3.6' S.

S. LINE IL RTE. 53 PER DOC. 427561

Utility Pole 8.8' S.

A=37.61' A=(37.59') R=25.00'

Traffic Signal Pole 1.0' W.

Sign Is 7.2' W.

A=33.36' A=(33.46')

FND. 3/4" DISTURBED AT N.W. CORNER OUTLOT D

FND. 3/4" 10.0' S. & 0.47' W.

OUTLOT D ARTHUR GREENE CONSTRUCTION CO.'S BRIDGEWATER FARM II PER DOC. 2900878

W. LINE OF THE N.W. 1/4 S.W. 1/4 SEC. 30-43-11 AS DESCRIBED

E. LINE W. 214.80' OF N.W. 1/4 S.W. 1/4 SEC. 30-43-11 AS DESCRIBED

S. LINE IL RTE. 53 AS MONUMENTED & SHOWN ON PLAT OF HIGHWAYS FOR FAP ROUTE 872, IL ROUTE 83 PAGE 3 OF 34, DATED 2/20/92, ALSO SHOWN ON TAX ASSESSORS MAP. REFERENCE OF ADDITIONAL DEDICATION NOT LISTED IN TITLE COMMITMENT

N 00°02'57" W (300.00') 308.46'

268.76'

SCALED LIMITS 100 YEAR FLOODPLAIN PER FEMA MAP REFERENCED IN SURVEYOR NOTES

NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY

Limits of Pond

Centerline Of Manhole 1.8' E.

FREMONT WAY

Grass Median

24.8' B-B

25.3' B-B

OPEN & PUBLIC ROAD (HERETOFORE DEDICATED PER DOC. 1628391)

Asphalt Surface w/B6-12 Conc. Curb & Gutter

Culvert

Conc. Wall

Limits of Pond

Storm Outlet Point

THE CROSSINGS NORTH ADDITION PER BLOCK ONE PER DOC. 1628391

R=500.00' L=390.76' Chd. Brg.= S 22°31'20" E

(80') R.O.W.

Asphalt Parking Spaces

BRISTOL LANE

Asphalt Surface w/B6-12 Conc. Curb & Gutter

Asphalt Driveway

Concrete Sidewalk

Centerline Of Manhole 1.1' E.

Curb Is 10.4' E.

Centerline Of Pedestal 3.7' E.

FND. CONCRETE MON.

WAY

S 44°54'40" E (S 45°00'00" E) 165.00'

Gross Median

Curb Is 10.1' E.

(60') R.O.W.

WAY

FND. CONCRETE MON.

OPEN & PUBLIC ROAD (HERETOFORE DEDICATED PER DOC. 1628391)

Curb Is 16.6' E.

Chd Brg.= S 29°54'46" W R=290.00' L=254.07' (L=254.09')

Asphalt Surface w/B6-12 Conc. Curb & Gutter

OPEN & PUBLIC ROAD (HERETOFORE DEDICATED SEE SURVEYOR'S NOTE 20)

FREMONT WAY

26.8' B-B

(66') R.O.W.

THE CROSSINGS CENTER ADDITION BLOCK THREE PER DOC. 1785345

Asphalt Surface w/B6-12 Conc. Curb & Gutter

Curb Is 16.8' E.

FND. CONCRETE MON.

FND. CONCRETE MON.

S. LINE N. 721.90' OF N.W. 1/4 S.E. 1/4 OF SEC. 30-43-11 AS DESCRIBED

S 89°52'00" W (S 89°47'00" W) 150.00'

Brick Paver Patio

Patio Corner 5.0' S.

Deck

Deck

Deck

2 Story Frame Multi-Family Residence THE CROSSINGS WEST ADDITION BLOCK TWO PER DOC. 1697945

Buffalo Creek

NO MONUMENT FOUND OR SET. FALLS IN CENTERLINE OF CREEK

OUTLOT D ARTHUR GREENE CONSTRUCTION CO.'S BRIDGEWATER FARM II PER DOC. 2900878

CLOSURE LINE FOR REFERENCE ONLY

N 47°17'48" W

480.08'

Limits of Wetland Flags Delineated by Others as Surveyed on 12-9-2025

CENTERLINE OF CREEK ESTABLISHED BASED ON EDGE OF WATER AS SURVEYED ON 12-9-2025

EDGE OF WATER LOCATED ON 12-9-2025

SCALED LIMITS FLOODWAY PER FEMA MAP REFERENCED IN SURVEYOR NOTES

OUTLOT D ARTHUR GREENE CONSTRUCTION CO.'S BRIDGEWATER FARM II PER DOC. 2900878

Culvert

N 44°55'00" W (N 45°00'00" W 145') 122.62'

NO MONUMENT FOUND OR SET. FALLS IN CENTERLINE OF CREEK

Existing Pond Water Level at Time of Survey

Conc. Blanket Erosion Control

Motor for Pond Aerator

OUTLOT E ARTHUR GREENE CONSTRUCTION CO.'S BRIDGEWATER FARM II PER DOC. 2900878

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
3. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 25CSD004032LT WITH A COMMITMENT DATE OF OCTOBER 22, 2025.
4. THE BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED UPON THE WEST LINE OF THE DESIGNATED PARCEL BEING N 00°02'57" W.
5. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
6. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
7. DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.
8. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17097C0261K WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONES AE AND X AS DESIGNATED AND DEFINED BY F.E.M.A.
9. PARCEL CONTAINS 243,041 S.F. OR 5.579 ACRES, MORE OR LESS AND MATHEMATICALLY CLOSES.
10. PROPERTY CONTAINS ZERO TOTAL PARKING SPACES.
11. ITEM 11 OF TABLE "A" OPTIONAL SURVEY REQUIREMENTS AMENDED BY ITEM 20 LIMITING UTILITY DATA TO SURFACE INDICATION ONLY. NO UTILITY DATA SHOWN SUPPLEMENTED BY ATLAS ETC.
12. CHARACTER/LOCATION OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE.
13. POTENTIAL VISIBLE ENCROACHMENTS SHOWN, IF APPLICABLE (SURVEYOR HAS NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS).
14. EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABLE.
15. POSSIBLE NON-DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE DELINEATED & VISIBLE ON SURFACE.
16. NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.
17. VISIBLE WATER FEATURES OBSERVED (i.e. STREAMS, PONDS, ETC.).
18. NO GAPS OR OVERLAPS FOUND WITH RESPECT TO ADJOINING PROPERTIES AND RIGHTS OF WAY.
19. THE PROPERTY MAPPED HEREON IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT REFERENCED IN SURVEYOR'S NOTE #3.
20. A FORMAL DEDICATION DOCUMENT WAS NOT PROVIDED AT TIME OF SURVEY FOR A PORTION OF FREMONT WAY SHOWN AND NOTED HEREON.

SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY
CLOUDDANCER INCORPORATED

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11a AND 20 OF TABLE "A" THEREOF.

THE FIELDWORK WAS COMPLETED ON DECEMBER 9TH OF 2025.

DATED THIS 22ND DAY OF DECEMBER, 2025.

JEFFREY R. PANKOW PROFESSIONAL 3483 STATE OF ILLINOIS LAND SURVEYOR LISLE, ILLINOIS

JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2027

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SCHEDULE B SURVEY RELATED TITLE EXCEPTION NOTES

K. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES, TOGETHER WITH UTILITY RIGHTS THEREIN: **R.O.W.'S AND VISIBLE UTILITIES SHOWN HEREON.**

L. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY: **VISIBLE STORM SEWER APPURTENANCES SHOWN HEREON.**

M. RIGHTS OF ADJOINING AND CONTIGUOUS OWNERS TO HAVE MAINTAINED THE UNINTERRUPTED FLOW OF THE WATERS OF ANY STREAM WHICH MAY FLOW ON OR THROUGH THE LAND: **BUFFALO CREEK LOCATED AND SHOWN HEREON.**

PARCEL DESCRIPTION

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30 TOWNSHIP 43 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION, 214.80 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION, 449.85 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 20 SECONDS EAST 39.63 FEET TO A POINT ON THE SOUTH LINE OF ILLINOIS ROUTE 53 AS PER THE PLAT OF DEDICATION THEREOF RECORDED AUGUST 11, 1936 AS DOCUMENT NUMBER 427561; THENCE SOUTH AND EAST ALONG A CURVED LINE, THE SOUTH LINE OF SAID ROAD BEING RADIAL LINE OF SAID CURVE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 500.0 FEET A DISTANCE OF 390.76 FEET, ARC MEASURE, TO A POINT OF TANGENT; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, TANGENT WITH SAID CURVE, 165.0 FEET; THENCE SOUTH AND WEST ALONG A CURVED LINE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 290.0 FEET, A DISTANCE OF 254.09 FEET, ARC MEASURE, (THE CHORD OF SAID CURVED LINE BEARING SOUTH 29 DEGREES 49 MINUTES 40 SECONDS WEST) TO A POINT ON THE SOUTH LINE OF THE NORTH 721.90 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, AFORESAID; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE, 150.0 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 145.0 FEET, MORE OR LESS, TO THE CENTER OF BUFFALO CREEK; THENCE NORTH AND WEST ALONG THE CENTER OF SAID CREEK TO THE EAST LINE OF THE WEST 214.80 FEET, AS MEASURED ON THE NORTH LINE THEREOF, OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, SAID POINT BEING 300.00 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 300.0 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART THEREOF HERETOFORE DEDICATED FOR PUBLIC HIGHWAY BY INSTRUMENT RECORDED AS DOCUMENT 427561) AND ALSO PER THE AFORESAID PLAT OF DEDICATION, IN LAKE COUNTY, ILLINOIS;

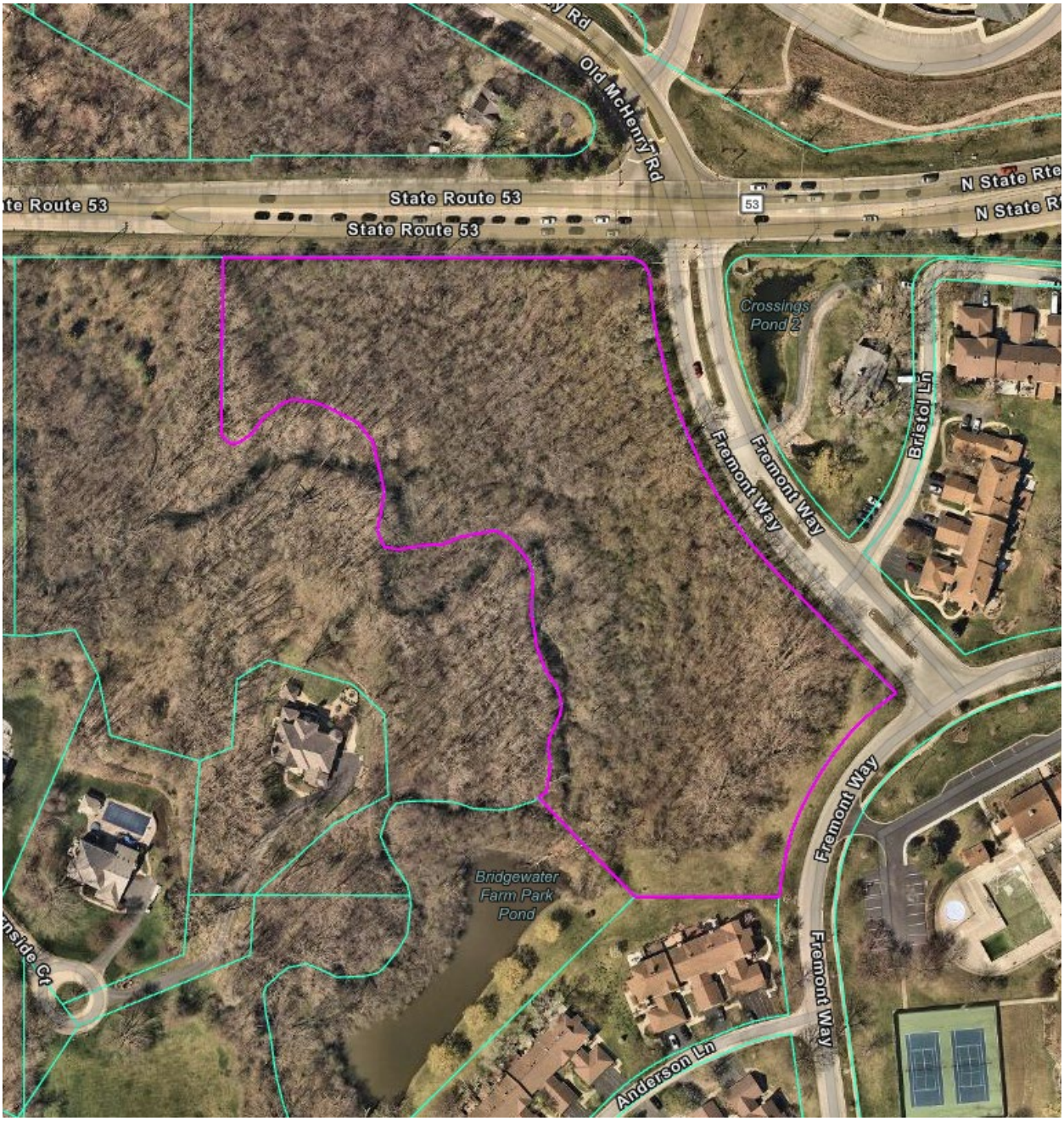
EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED SEPTEMBER 4, 1991 AS DOCUMENT 3058185, IN WILL COUNTY, ILLINOIS.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 904545 FILE NAME: ALTA-C3D
DRAWN BY: SMR FLD. BK. / PG. NO.: A-71
COMPLETION DATE: 12-16-2025 JOB NO.: 904.545
PROJECT REFERENCE: 826.003
REVISIONS:

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Aerial View
0 Fremont Way, Long Grove, IL





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Children's Lighthouse

Fremont Way Long Grove, Illinois

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STATE OF ILLINOIS
JEFFREY NORBERT FUNKE
01-017106
LICENSED ARCHITECT

#001-017106
EXPIRES 11.30.2026

NO.	DATE	DESCRIPTION
△		
△	03.10.26	CITY SUBMISSION
△	02.22.26	CONCEPT PLAN REVIEW
△	02.03.26	CONCEPT PLAN REVIEW
△	01.21.26	CONCEPT PLAN REVIEW

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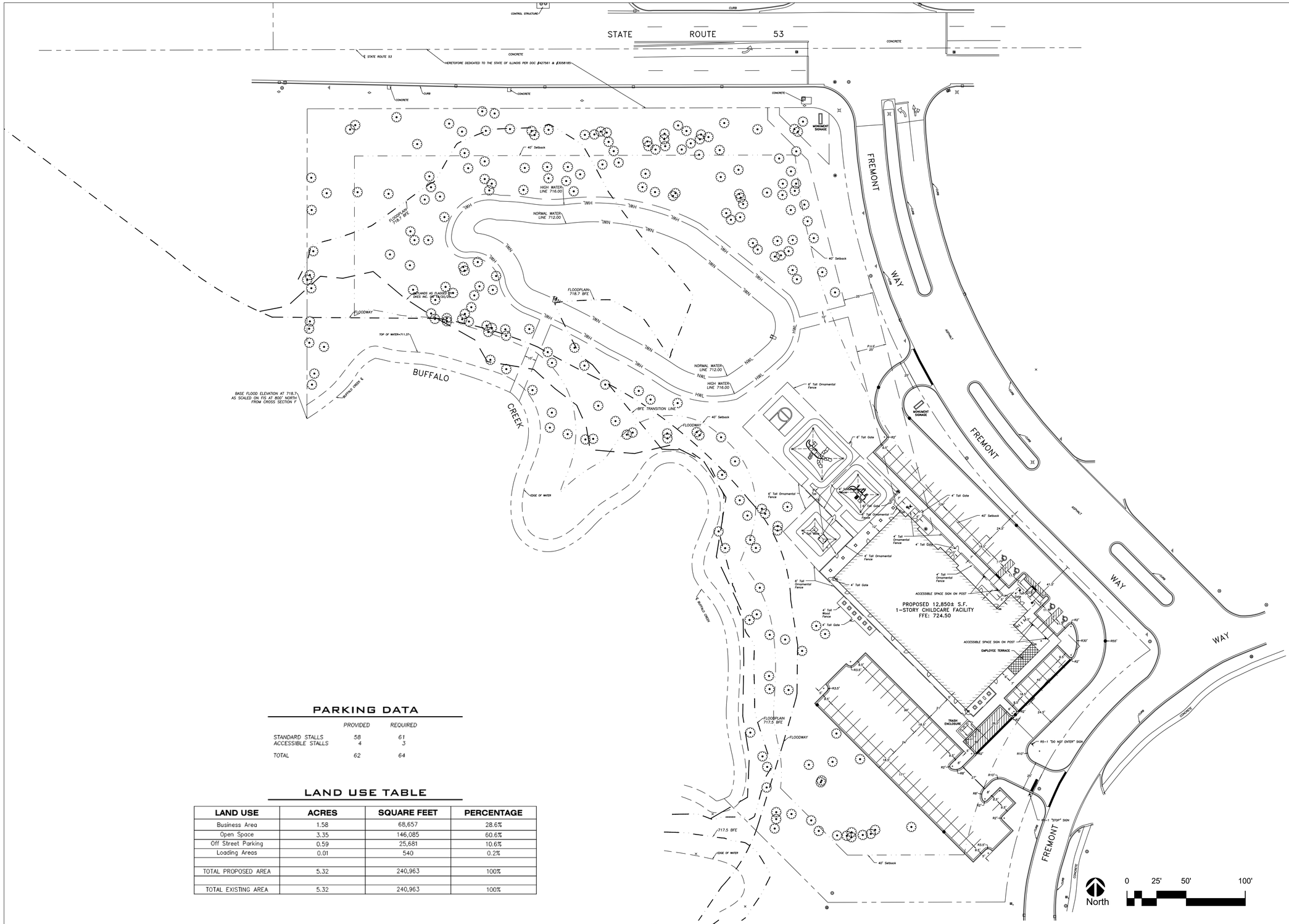
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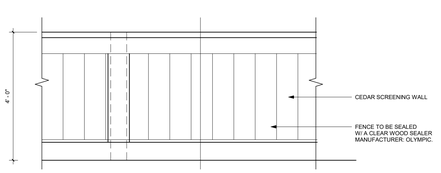
01 **SITE PLAN**
SCALE: 1/32" = 1'-0"

PARKING DATA

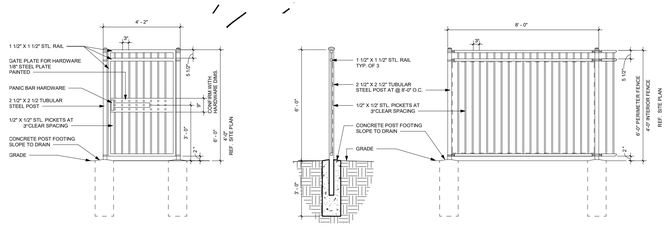
	PROVIDED	REQUIRED
STANDARD STALLS	58	61
ACCESSIBLE STALLS	4	3
TOTAL	62	64

LAND USE TABLE

LAND USE	ACRES	SQUARE FEET	PERCENTAGE
Business Area	1.58	68,657	28.6%
Open Space	3.35	146,085	60.6%
Off Street Parking	0.59	25,681	10.6%
Loading Areas	0.01	540	0.2%
TOTAL PROPOSED AREA	5.32	240,963	100%
TOTAL EXISTING AREA	5.32	240,963	100%



A **SCREENING WALL (@ CONDENSER UNITS)**
NOT TO SCALE



TYPICAL GATE ELEVATION

C **TYPICAL FENCE DETAILS**
NOT TO SCALE

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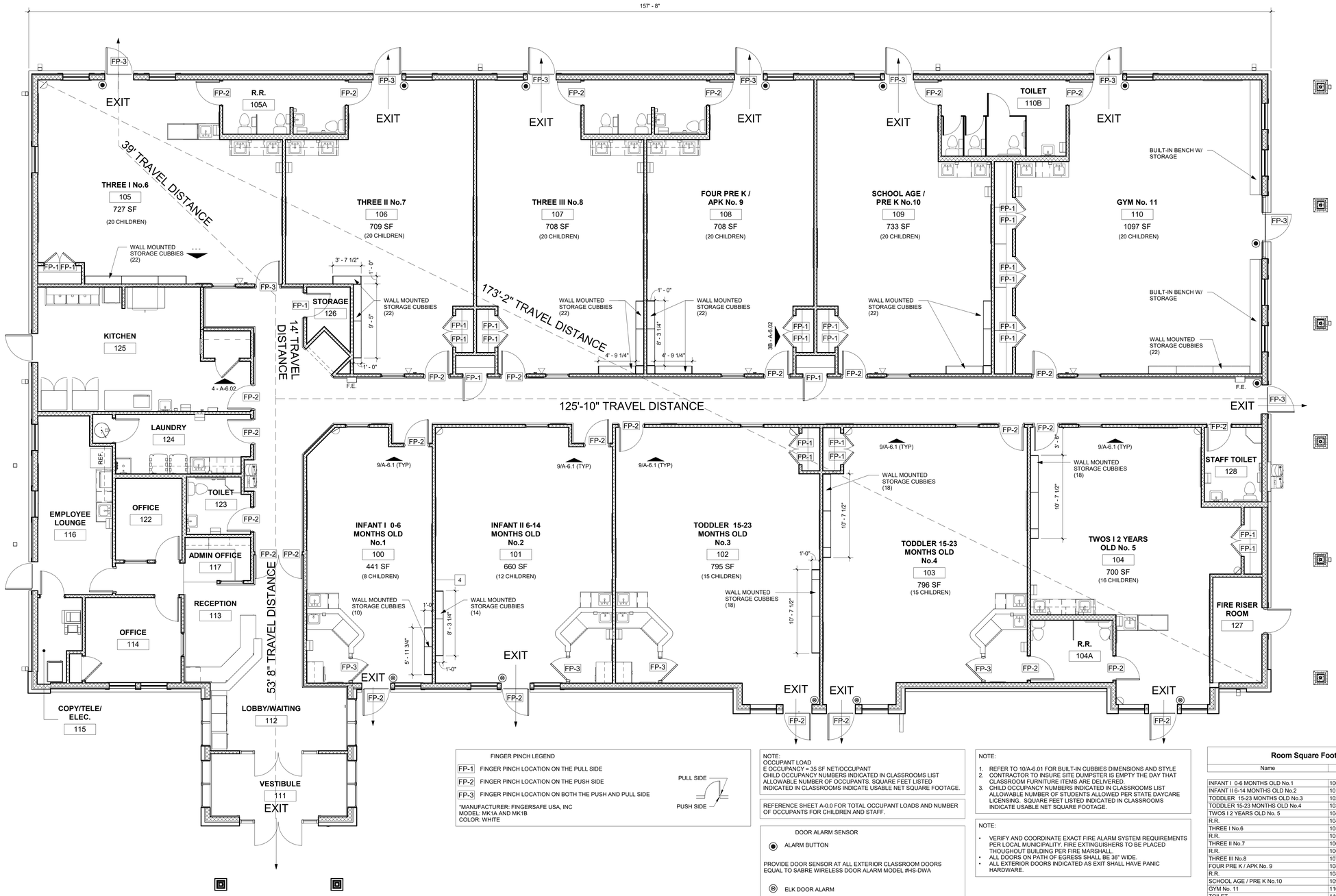
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SHEET TITLE:
SITE PLAN

SHEET NO.
A10



1 **LIFE SAFETY PLAN/ CUBBIE/FINGER PINCH LOCATIONS**

SCALE: 3/16" = 1'-0"

FINGER PINCH LEGEND

- FP-1 FINGER PINCH LOCATION ON THE PULL SIDE
- FP-2 FINGER PINCH LOCATION ON THE PUSH SIDE
- FP-3 FINGER PINCH LOCATION ON BOTH THE PUSH AND PULL SIDE

*MANUFACTURER: FINGERSAFE USA, INC
MODEL: MK1A AND MK1B
COLOR: WHITE

PULL SIDE / PUSH SIDE

NOTE:
OCCUPANT LOAD
E OCCUPANCY = 35 SF NET/OCCUPANT
CHILD OCCUPANCY NUMBERS INDICATED IN CLASSROOMS LIST ALLOWABLE NUMBER OF OCCUPANTS. SQUARE FEET LISTED INDICATED IN CLASSROOMS INDICATE USABLE NET SQUARE FOOTAGE.

REFERENCE SHEET A-0.0 FOR TOTAL OCCUPANT LOADS AND NUMBER OF OCCUPANTS FOR CHILDREN AND STAFF.

DOOR ALARM SENSOR

ALARM BUTTON

PROVIDE DOOR SENSOR AT ALL EXTERIOR CLASSROOM DOORS EQUAL TO SABRE WIRELESS DOOR ALARM MODEL #HS-DWA

ELK DOOR ALARM

PROVIDE DOOR ALARM AT ALL EXTERIOR CLASSROOM DOORS LEADING TO PARKING LOT/STREET. ELK PRODUCT ALARM AUDIBLE IN CLASSROOM AND RECEPTION.

NOTE:

1. REFER TO 10/A-6.01 FOR BUILT-IN CUBBIES DIMENSIONS AND STYLE
2. CONTRACTOR TO INSURE SITE DUMPSTER IS EMPTY THE DAY THAT CLASSROOM FURNITURE ITEMS ARE DELIVERED.
3. CHILD OCCUPANCY NUMBERS INDICATED IN CLASSROOMS LIST ALLOWABLE NUMBER OF STUDENTS ALLOWED PER STATE DAYCARE LICENSING. SQUARE FEET LISTED INDICATED IN CLASSROOMS INDICATE USABLE NET SQUARE FOOTAGE.

NOTE:

- VERIFY AND COORDINATE EXACT FIRE ALARM SYSTEM REQUIREMENTS PER LOCAL MUNICIPALITY. FIRE EXTINGUISHERS TO BE PLACED THOUGHOUT BUILDING PER FIRE MARSHALL.
- ALL DOORS ON PATH OF EGRESS SHALL BE 36" WIDE.
- ALL EXTERIOR DOORS INDICATED AS EXIT SHALL HAVE PANIC HARDWARE.

Room Square Footages

Name	Number	Area
INFANT I 0-6 MONTHS OLD No.1	100	441 SF
INFANT II 6-14 MONTHS OLD No.2	101	660 SF
TODDLER 15-23 MONTHS OLD No.3	102	795 SF
TODDLER 15-23 MONTHS OLD No.4	103	796 SF
TWOS I 2 YEARS OLD No. 5	104	700 SF
R.R.	104A	83 SF
THREE I No.6	105	727 SF
R.R.	105A	106 SF
THREE II No.7	106	709 SF
R.R.	106A	Not Placed
THREE III No.8	107	708 SF
FOUR PRE K / APK No. 9	108	708 SF
R.R.	108A	Not Placed
SCHOOL AGE / PRE K No.10	109	733 SF
GYM No. 11	110	1097 SF
TOILET	110A	Not Placed
TOILET	110B	153 SF
VESTIBULE	111	140 SF
LOBBY/WAITING	112	253 SF
RECEPTION	113	110 SF
OFFICE	114	131 SF
COPY/TELE/ ELEC.	115	53 SF
EMPLOYEE LOUNGE	116	203 SF
ADMIN OFFICE	117	47 SF
STORAGE	121	11 SF
OFFICE	122	87 SF
TOILET	123	57 SF
LAUNDRY	124	127 SF
KITCHEN	125	365 SF
STORAGE	126	35 SF
FIRE RISER ROOM	127	83 SF
STAFF TOILET	128	69 SF
		10186 SF

GROSS BUILDING AREA = 12,848 SQUARE FEET

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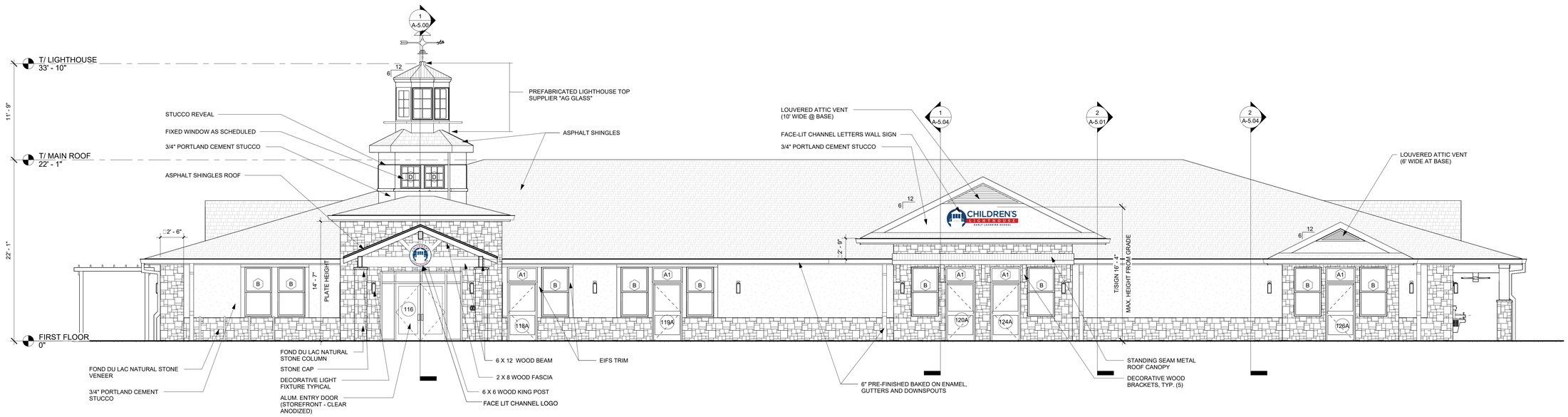
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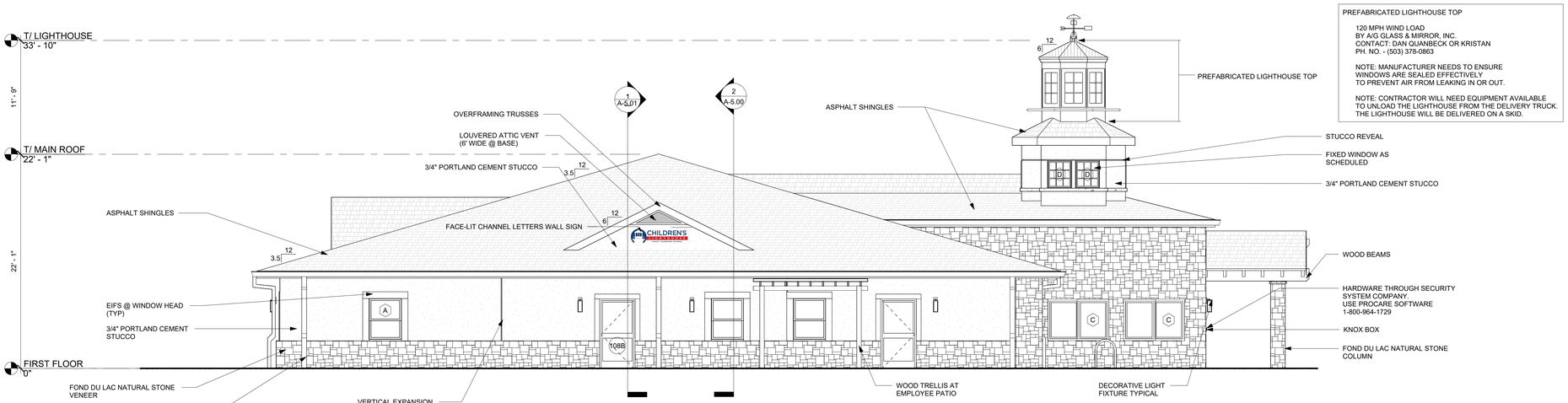
SHEET TITLE
FLOOR PLAN

SHEET NO.
A20



1 FRONT ELEVATION

SCALE: 3/16" = 1'-0"



PREFABRICATED LIGHTHOUSE TOP

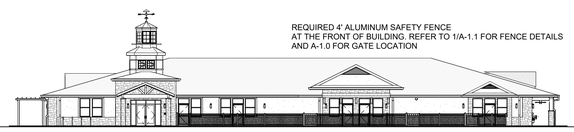
120 MPH WIND LOAD
BY A/G GLASS & MIRROR, INC.
CONTACT: DAN QUANBECK OR KRISTAN
PH. NO. - (503) 378-0863

NOTE: MANUFACTURER NEEDS TO ENSURE WINDOWS ARE SEALED EFFECTIVELY TO PREVENT AIR FROM LEAKING IN OR OUT.

NOTE: CONTRACTOR WILL NEED EQUIPMENT AVAILABLE TO UNLOAD THE LIGHTHOUSE FROM THE DELIVERY TRUCK. THE LIGHTHOUSE WILL BE DELIVERED ON A SKID.

2 LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



EXTERIOR MATERIAL NOTES:

1. STONE VENEER
   PROVIDE FOND DU LAC NATURAL STONE VENEER
   SOURCE FROM LOCAL QUARRY AS AVAILABLE
2. WINDOWS
   VINYL WINDOWS, WHITE COLOR, LOW-E GLASS
   MANUFACTURER: SHOWCASE WINDOWS AND DOOR
3. ROOFING
   ASPHALT COMPOSITION SHINGLE: COLOR: WEATHERWOOD
   OVER 1 LAYER ICE & WATER SHIELD ON 5/8" TECH-SHIELD
   RADIANT BARRIER DECKING.
   MANUFACTURER:
4. GUTTERS AND DOWNSPOUTS
   6" PRE-FINISHED BAKED ON ENAMEL,
5. HARDIE - FASCIA/FREEZE
   MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS
   PAINT COLOR:
6. STUCCO PAINT COLOR: SHERWIN WILLIAMS:
   STUCCO TEXTURE: MEDIUM
7. ALL UTILITY METERS AND UTILITY CABINETS SHALL BE PAINTED TO MATCH THE COLOR(S) OF THE BUILDING TO WHICH IT IS ATTACHED.
8. EIFS - TRIM
   PAINT COLOR: SHERWIN WILLIAMS 7
9. ALL EXTERIOR ELEMENTS OF A BUILDING THAT ARE METAL, SUCH AS FLUES, FLASHIINGS, ETC.SHALL BE PAINTED A FLAT COLOR OR ONE THAT IS A COMPATIBLE COLOR WITH THE BUILDING AND NOT BE LEFT NOR ALLOWED TO BECOME BARE METAL.
10. VERTICAL EXPANSION JOINTS ON STUCCO AND STONE SHOULD BE ALIGNED O.C. 20' - 25' APART.

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Chicago, Il 60611
c. 312.593.4812
p. 312.428.9345
www.funkearchitects.com

Children's Lighthouse

Fremont Way Long Grove, Illinois

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JEFFREY NORBERT FUNKE
01-017106
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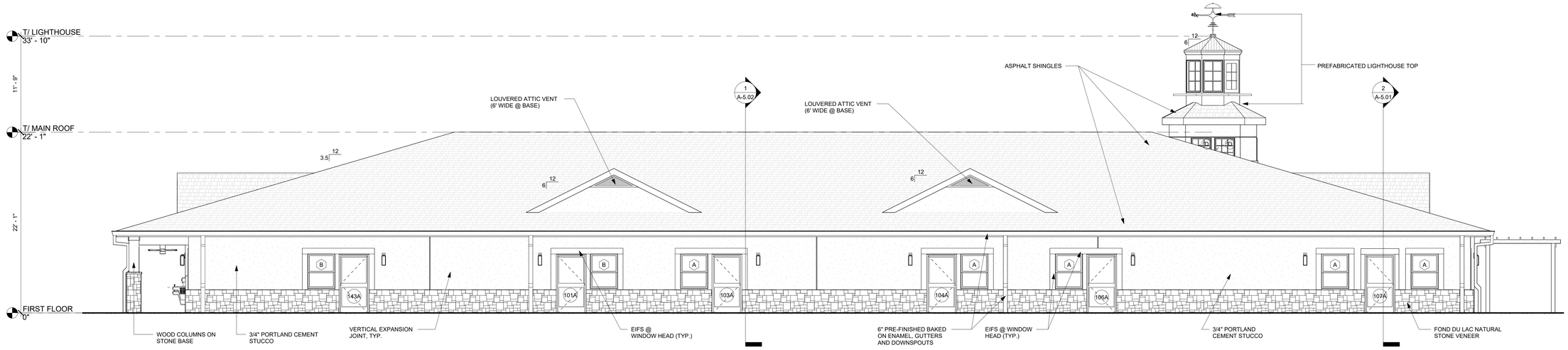
#001-017106
EXPIRES 11.30.2026

NO.	DATE	DESCRIPTION
5	02.22.26	CONCEPT PLAN REVIEW
4	02.03.26	CONCEPT PLAN REVIEW
3	01.21.26	CONCEPT PLAN REVIEW

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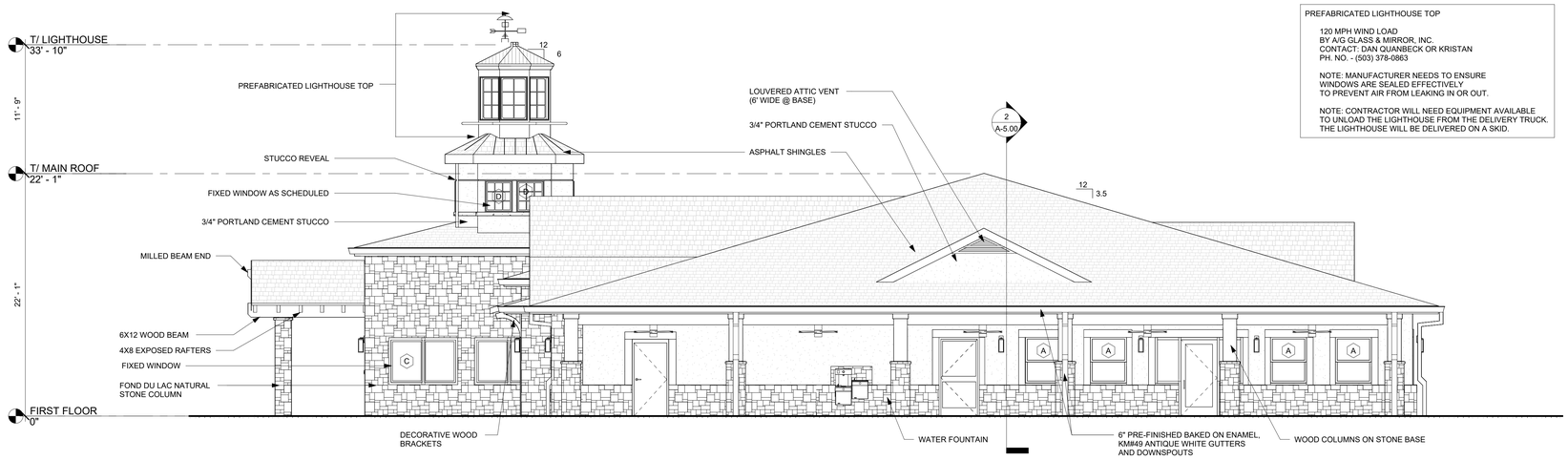
SHEET TITLE:
ELEVATIONS

SHEET NO.
A30



1 REAR ELEVATION

SCALE: 3/16" = 1'-0"



PREFABRICATED LIGHTHOUSE TOP

120 MPH WIND LOAD
BY A/G GLASS & MIRROR, INC.
CONTACT: DAN QUANBECK OR KRISTAN
PH. NO. - (503) 378-0863

NOTE: MANUFACTURER NEEDS TO ENSURE
WINDOWS ARE SEALED EFFECTIVELY
TO PREVENT AIR FROM LEAKING IN OR OUT.

NOTE: CONTRACTOR WILL NEED EQUIPMENT AVAILABLE
TO UNLOAD THE LIGHTHOUSE FROM THE DELIVERY TRUCK.
THE LIGHTHOUSE WILL BE DELIVERED ON A SKID.

2 RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



REQUIRED 4' ALUMINUM SAFETY FENCE
AT THE FRONT OF BUILDING. REFER TO 1/A-1.1 FOR FENCE DETAILS
AND A-1.0 FOR GATE LOCATION

EXTERIOR MATERIAL NOTES:

1. STONE VENEER
   PROVIDE FOND DU LAC NATURAL STONE VENEER
   SOURCE FROM LOCAL QUARRY AS AVAILABLE
2. WINDOWS
   VINYL WINDOWS, WHITE COLOR, LOW-E GLASS
   MANUFACTURER: SHOWCASE WINDOWS AND DOOR
3. ROOFING
   ASPHALT COMPOSITION SHINGLE: COLOR: WEATHERWOOD
   OVER 1 LAYER ICE & WATER SHIELD ON 5/8" TECH-SHIELD
   RADIANT BARRIER DECKING.
   MANUFACTURER:
4. GUTTERS AND DOWNSPOUTS
   6" PRE-FINISHED BAKED ON ENAMEL,
5. HARDIE - FASCIA/FREEZE
   MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS
   PAINT COLOR:
6. STUCCO PAINT COLOR: SHERWIN WILLIAMS:
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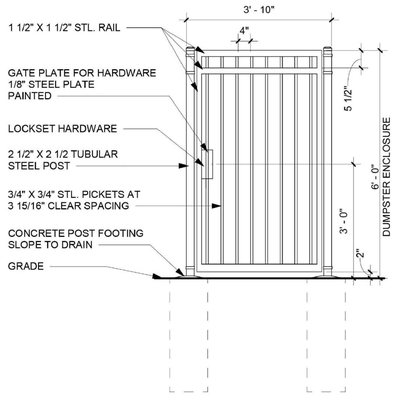
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SHEET TITLE:
ELEVATIONS

SHEET NO.
A31

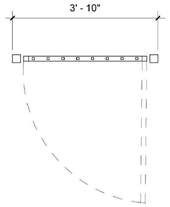


TYPICAL GATE ELEVATION

GATE NOTES:

GATE POSTS AND RAILS EQUAL TO
AMERISTAR - MONTAGE PLUS MAJESTIC
72" TALL, 3 RAIL
FLUSH TOP AND BOTTOM RAIL
BLACK COLOR

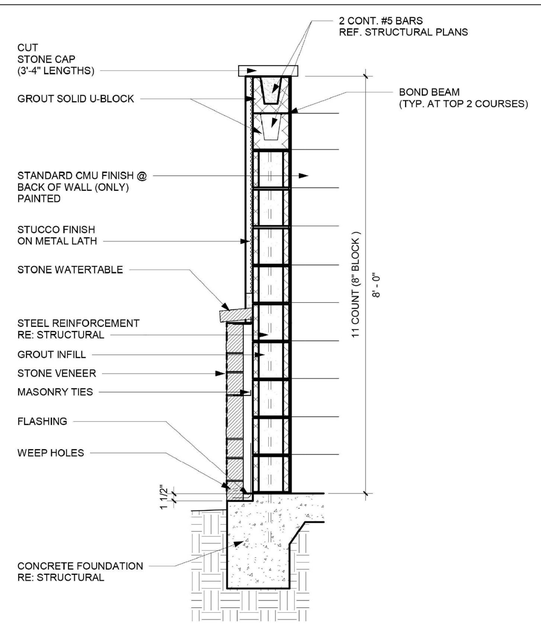
GATES SHALL HAVE
LOCKSET HARDWARE - BLACK COLOR



TYPICAL GATE PLAN

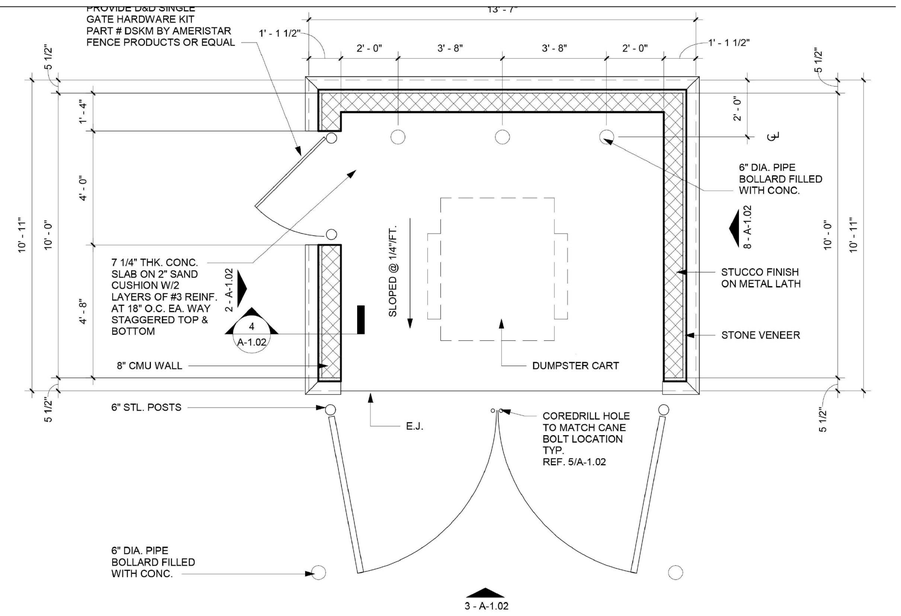
7 GATE DETAIL

SCALE: 1/2" = 1'-0"



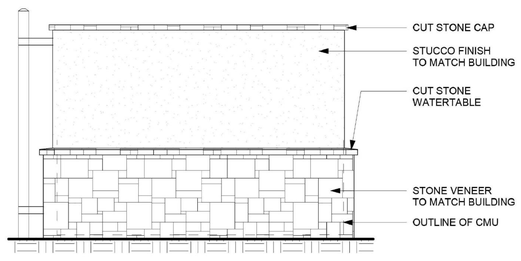
4 DUMPSTER ENCLOSURE DETAIL SECTION

SCALE: 3/4" = 1'-0"



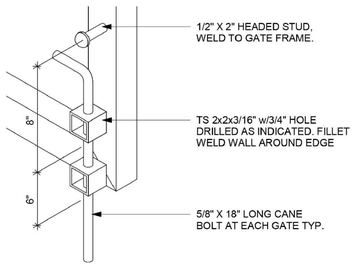
1 DUMPSTER ENCLOSURE SIDE WALL ELEVATION

SCALE: 3/8" = 1'-0"



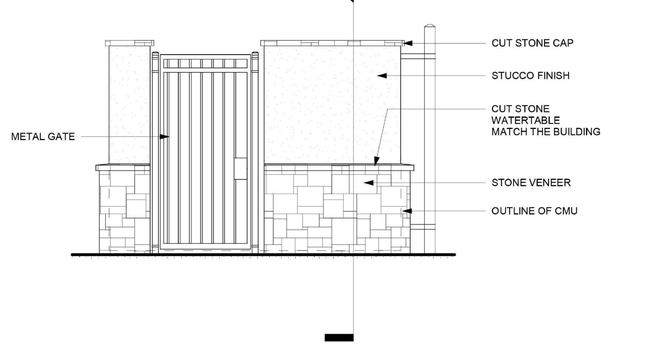
8 DUMPSTER ENCLOSURE SIDE WALL ELEVATION

SCALE: 3/8" = 1'-0"



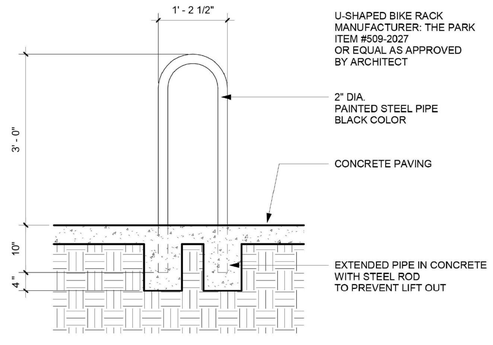
5 CANE BOLT

SCALE: 1/4" = 1'-0"



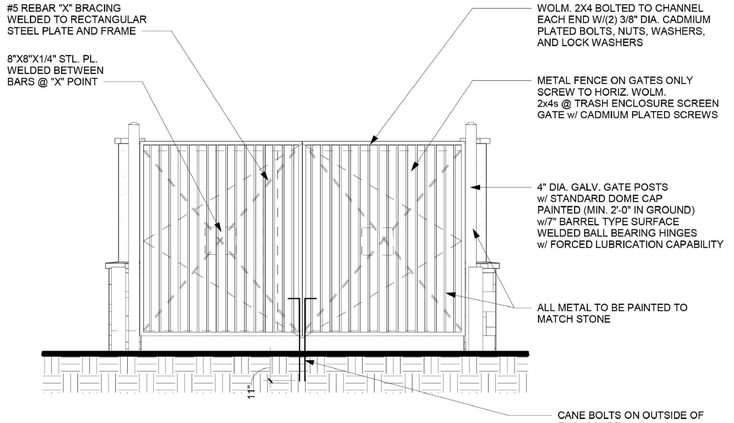
2 DUMPSTER ENCLOSURE SIDE WALL ELEVATION

SCALE: 3/8" = 1'-0"



6 BIKE RACK

SCALE: 3/4" = 1'-0"



3 DUMPSTER ENCLOSURE SIDE WALL ELEVATION

SCALE: 3/8" = 1'-0"

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01-017106
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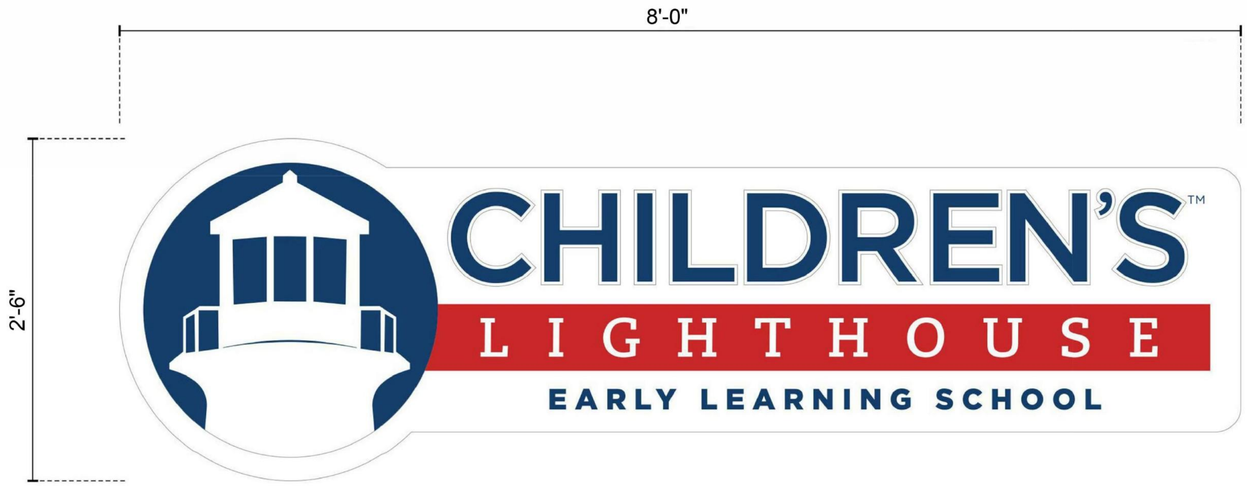
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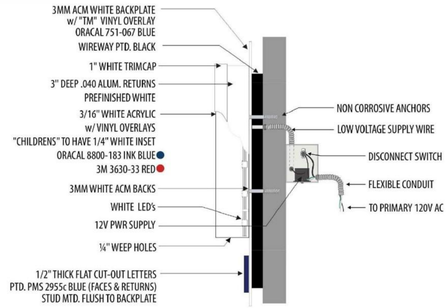
SHEET TITLE:
TRASH ENCLOSURE

SHEET NO.
A40



STANDARD LED CHANNEL LOGO DIRECT MOUNTED

ELECTRICAL NOTES
Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have: 1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral



NOTE:

ALL EXTERIOR SIGNS ARE REQUIRED TO BE, AND SHALL BE, PERMITTED SEPARATELY THROUGH THE GOVERNING MUNICIPALITIES ADMINISTRATION OFFICE.

SIGNAGE PACKAGE WILL VARY BASED UPON BUILDING DESIGN AND LOCATION. ALL SIGNAGE AND SIGNAGE LOCATIONS MUST BE APPROVED BY CLFC DURING THE PRECONSTRUCTION PERIOD.

ALL WALL MOUNT SIGNS BY LEGACY SIGNS OF TEXAS

GENERAL CONTRACTOR TO ENSURE:

- ELECTRICAL REQUIREMENT FOR STANDARD MONUMENT SIGNAGE IS 120/20 AMP.
- NEEDS TO BE DEDICATED CIRCUIT, ISOLATED GROUND, AND MECHANICAL TIMER.

A FACE-LIT CHANNEL LETTERS/LOGO/CAPSULE on BACKPLATE w/ WIREWAY - F.C.O. TAGLINE SCALE: 1/2" = 1'-0"

(1) SET REQUIRED - MANUFACTURE & INSTALL

20 SF

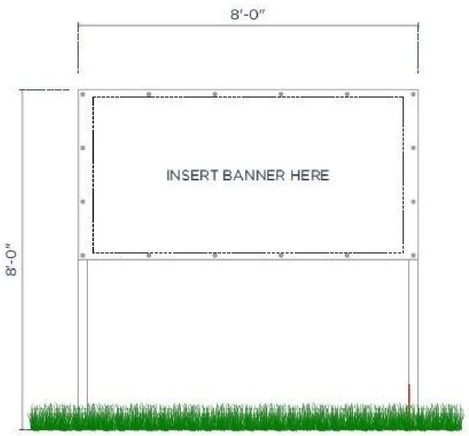
2 EXTERIOR WALL MOUNTED SIGN

SCALE: 1" = 1'-0"



INTERIOR SIGN

(1) REQUIRED - MANUFACTURE & INSTALL



A PROPOSED ELEVATION N.T.S.

G.C. TO INSTALL BANNER ONTO TEMP. POST & PANEL SIGN



A TEMPORARY BANNER N.T.S.

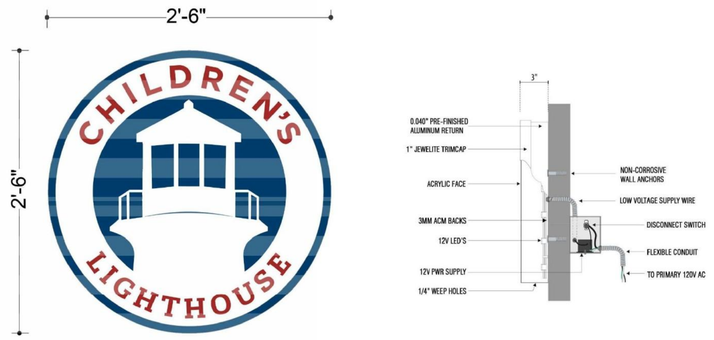
(1) REQUIRED - MANUFACTURE & SHIP

32 SQ FT

BANNER		
MATERIALS	DESCRIPTION	COLOR
BANNER	13 OZ BANNER	WHITE
GRAPHICS	DIGITALLY PRINTED	PMS 7628c RED & PMS 2955C BLUE
FINISHING	HEMMED & GROMETTED	
MOUNTING	NON-CORROSIVE FASTENERS AS REQUIRED	

3 INTERIOR WALL MOUNTED SIGN

SCALE: 1 1/2" = 1'-0"



FACE-LIT CHANNEL LOGO - DIRECT MDT. TO TRELLIS

(1) REQUIRED - MANUFACTURE & INSTALL

6.25 SQ. FT.

4 EXTERIOR WALL MOUNTED SIGN - OPTIONAL

SCALE: 1 1/2" = 1'-0"

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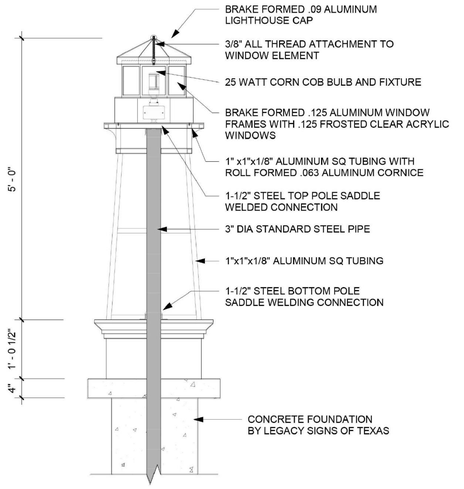
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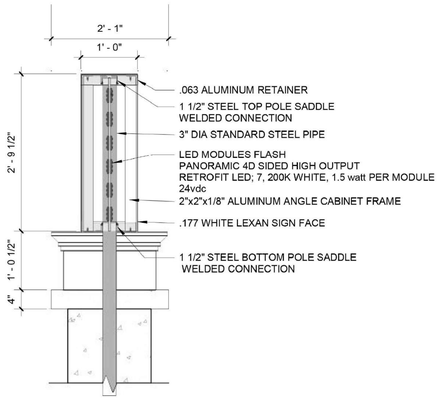
SHEET TITLE: SIGNAGE

SHEET NO. A41



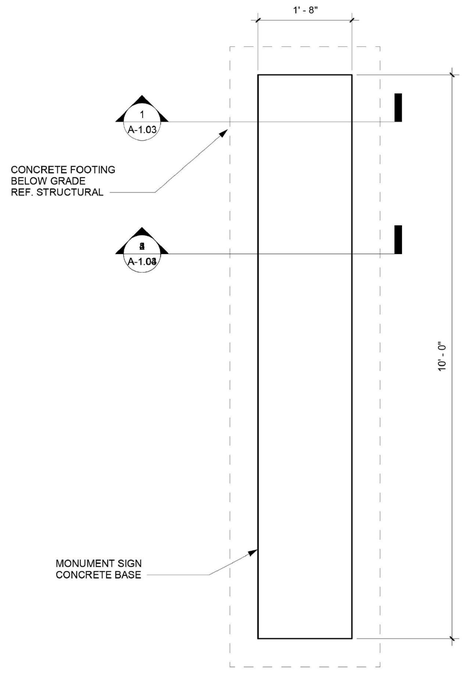
1 MONUMENT SECTION

SCALE: 3/4" = 1'-0"



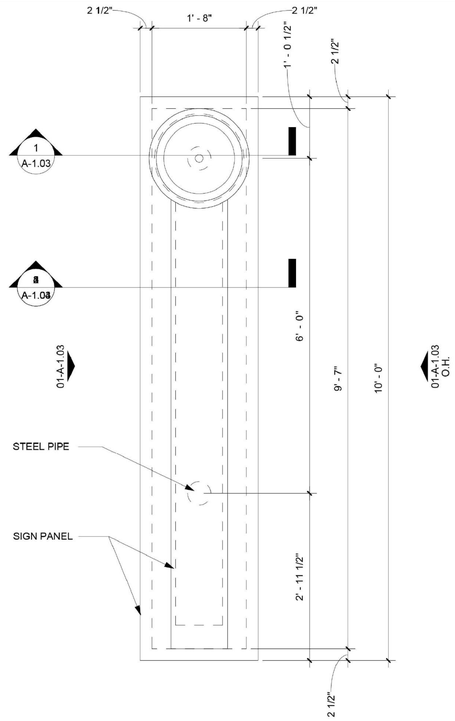
2 SECTION @SIGN CABINET

SCALE: 3/4" = 1'-0"



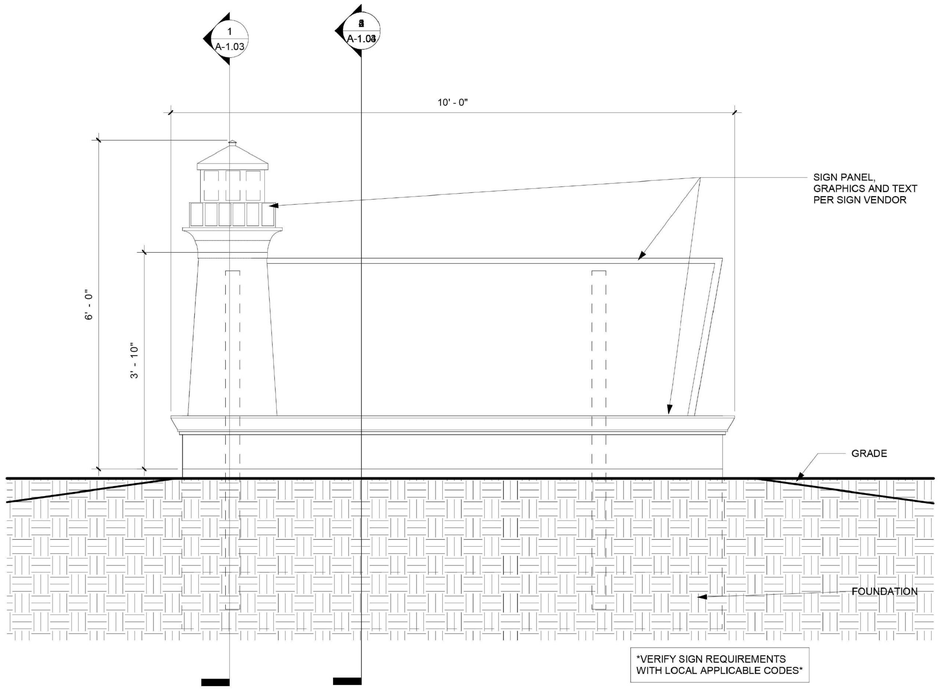
3 MONUMENT SIGN - FOUNDATION PLAN

SCALE: 3/4" = 1'-0"



4 MONUMENT SIGN - PLAN

SCALE: 3/4" = 1'-0"



6 MONUMENT SIGN - ELEVATION (60 SF- 100 SF ALLOWED)

SCALE: 3/4" = 1'-0"



5 MONUMENT SIGN - "REFERENCE ONLY"

SCALE: N. T. S.

MONUMENT AND FOUNDATION
BY LEGACY SIGNS OF TEXAS

legacysignsoftexas.com

NOTE:

ALL EXTERIOR SIGNS AND MONUMENT SIGNS ARE REQUIRED TO BE, AND SHALL BE, PAERMITTED SEPARATELY THROUGH THE GOVERNING MUNICIPALITIES ADMINISTRATION OFFICE.

NOTE:

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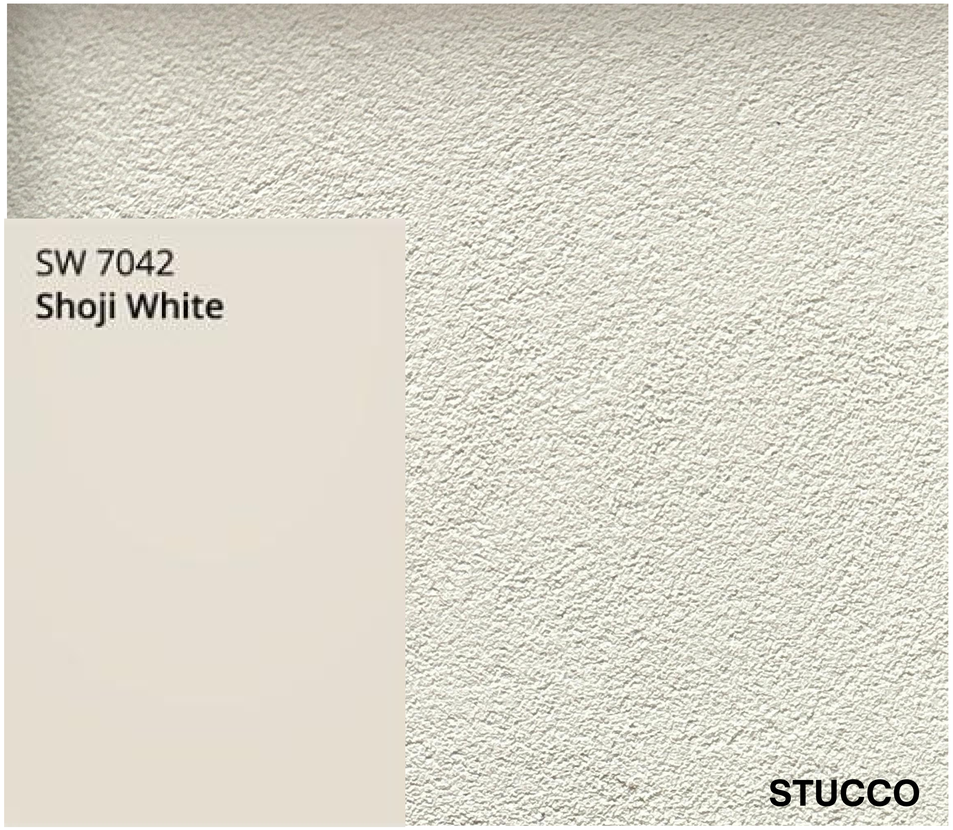
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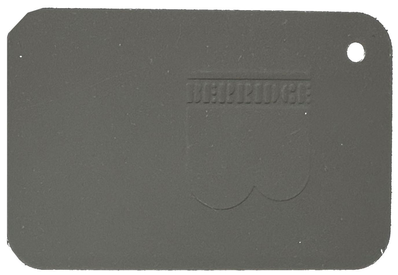
SHEET TITLE: **MONUMENT SIGNAGE**

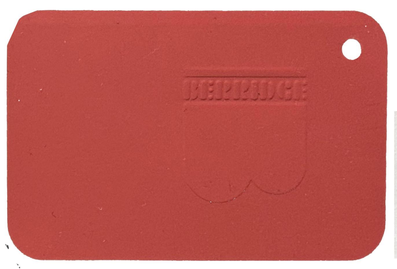
SHEET NO. **A42**













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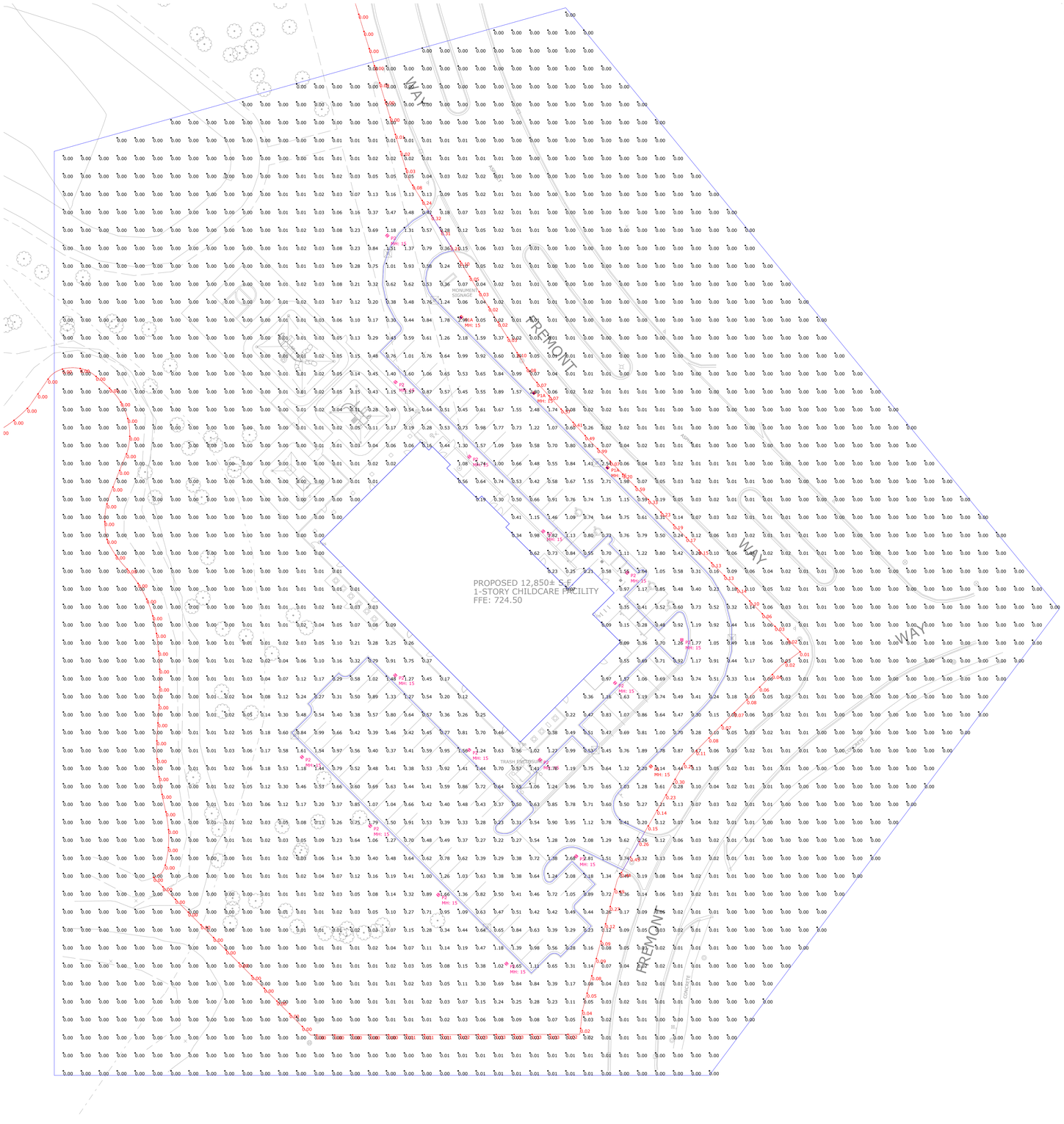
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SHEET TITLE:
FINISHES

SHEET NO.
A50



Luminaire Schedule						
Symbol	Tag	Qty	Description	LLF	Lum. Watts	Lum. Lumens
	P1	1	Lang USA Type III 2500lm 3K prismatic	0.850	23.9	2504
	P1A	3	Lang USA Type III 2500lm 3K prismatic with blade	0.850	23.9	2504
	P2	14	Lang USA Type IV 2500lm 3K prismatic	0.850	23.9	2500
	P3	1	Lang USA Type IV 2500lm 3K prismatic BACK TO BACK configuration	0.850	23.9	2500

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Planar	Illuminance	Fc	0.17	3.15	0.00	N.A.	N.A.
Property Line	Illuminance	Fc	0.05	1.52	0.00	N.A.	N.A.
Parking Lot	Illuminance	Fc	0.80	2.71	0.21	3.81	12.90



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STATE OF ILLINOIS
JEFFREY NORBERT FUNKE
01-017106
LICENSED ARCHITECT

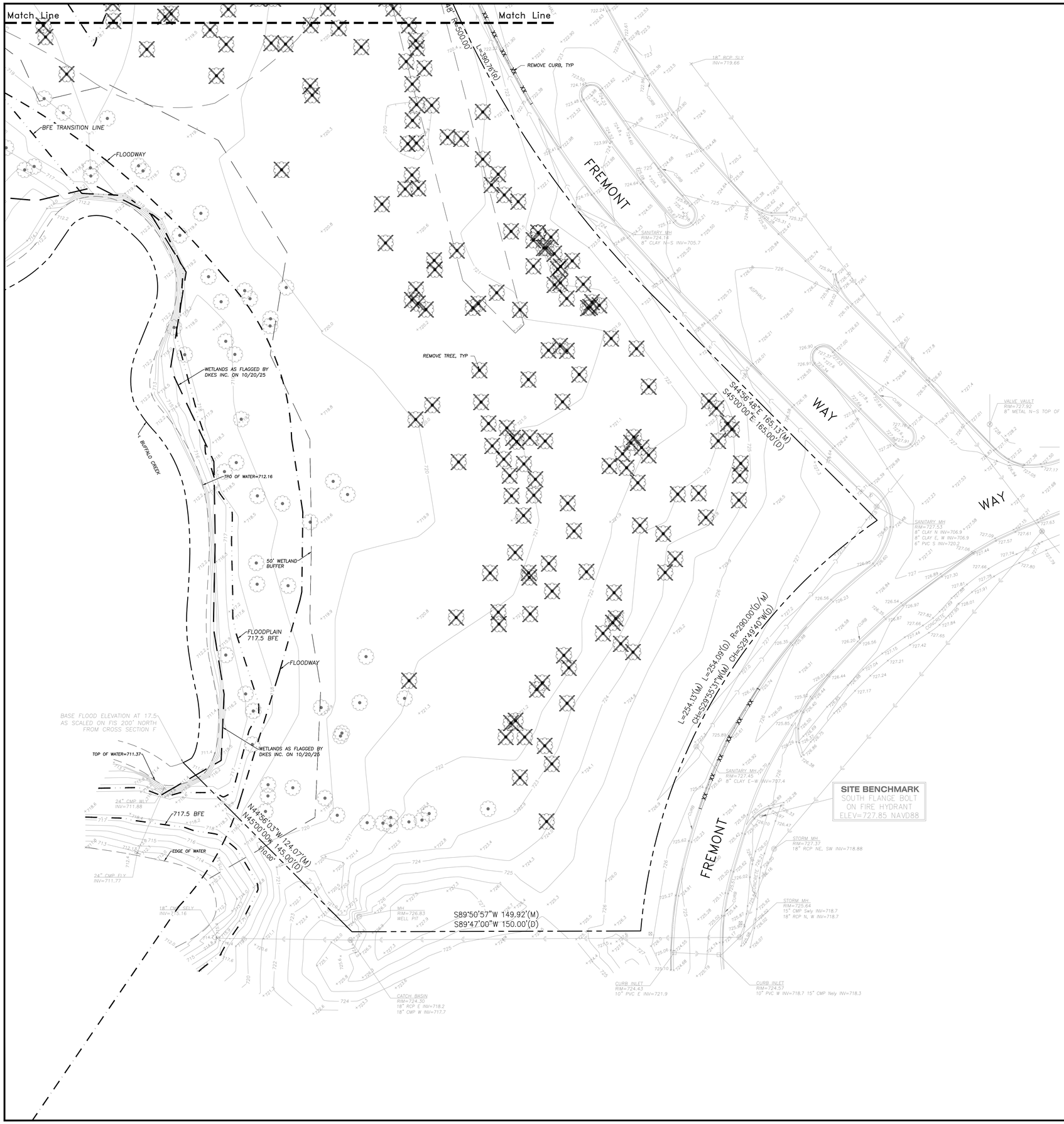
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EXPIRES 11.30.2026

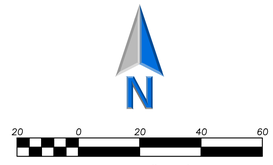
NO.	DATE	DESCRIPTION
5	03.10.26	CITY SUBMISSION
4	02.22.26	CONCEPT PLAN REVIEW
3	02.03.26	CONCEPT PLAN REVIEW
2	01.21.26	CONCEPT PLAN REVIEW

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SHEET TITLE:
PHOTOMETRICS

SHEET NO.
A60





DEMOLITION LEGEND

- Bituminous Pavement Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

DEMOLITION NOTES

1. *Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.*
2. *Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.*
3. *Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.*
4. *All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.*
5. *Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.*
6. *Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.*
7. *Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.*
8. *Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.*

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	CO
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	BB
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50 C 782.00
x G 782.00	Gutter Elevation	
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By Vanderstappen Land Surveying, Inc. For Eriksson Engineering Assoc. LTD on February 24, 2026. Job Number: 260097

PROJECT BENCHMARKS

PROJECT BENCHMARK
NGS Designation "LD0319"
Elev: 704.99 NAVD88

SITE BENCHMARKS
Desc: South Flange Bolt On Fire Hydrant
Elev: 727.85 NAVD88

Desc: Cut Cross On Conc Pad
Elev: 723.67 NAVD88

J.U.L.I.E.

NOTE: The Exact Location Of All Utilities Shall Be Verified By The Contractor Prior To Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

CHILDREN'S LIGHTHOUSE

FREMONT WAY, LONG GROVE, ILLINOIS

Reserved for Seal:

No.	Date	Description
	03/13/26	SITE PLAN
	06/10/26	VILLAGE RESPONSE

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Design By:	Approved By:	Date:
NH	BA	03/13/26

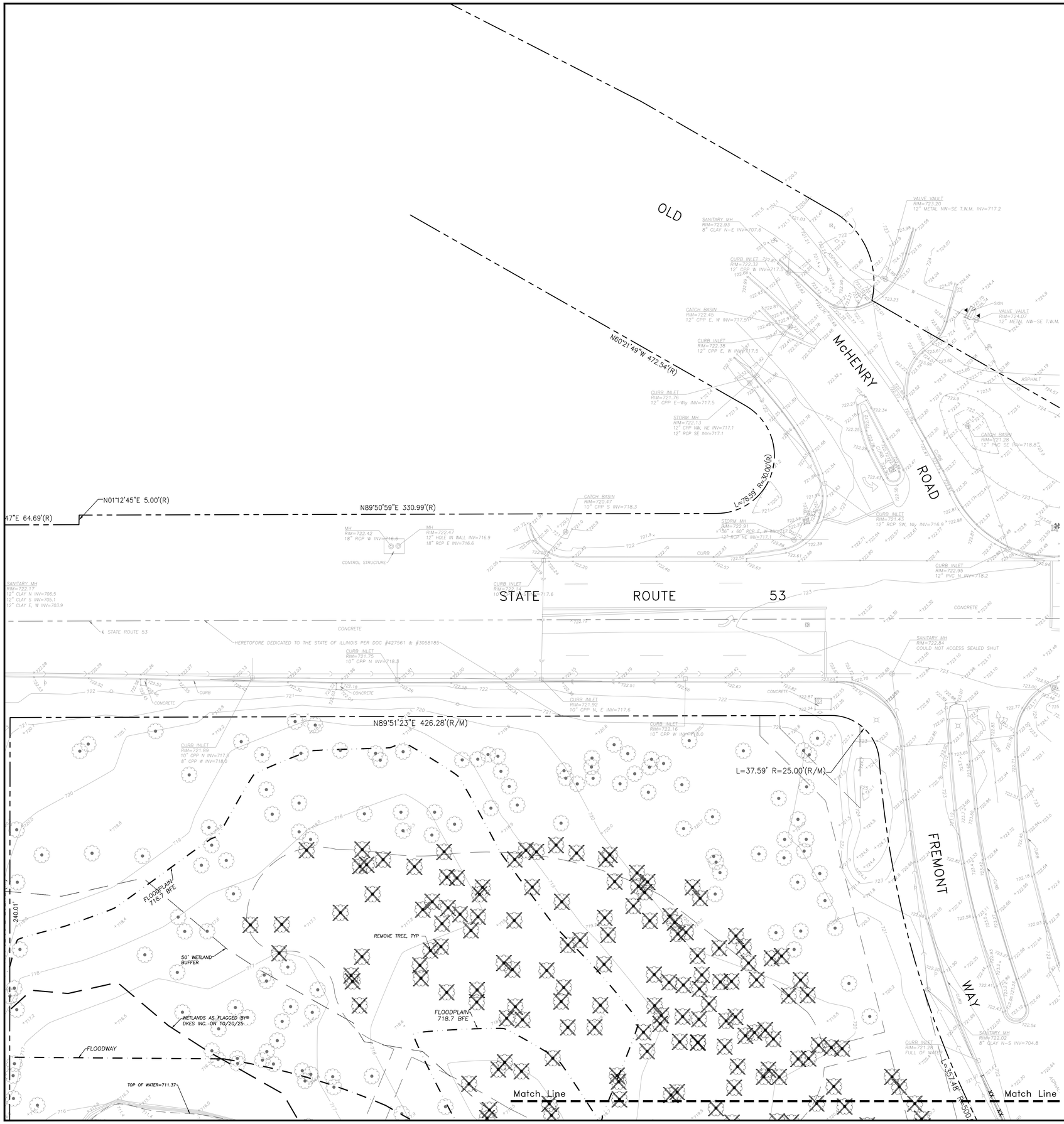
Sheet Title:

SITE DEMOLITION PLAN (SOUTH)

Sheet No:

C101

EEA – \\EEA-NAS\Projects\25213 – Clouddancer Long Grove Day Care\Drawings\Clouddancer Long Grove Day Care Site Plan.dwg
Plotted: 6/10/26 @ 3:32pm By: nhart



DEMOLITION LEGEND

- Bituminous Pavement Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

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LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
C 782.50	Curb Elevation	C 782.50 C 782.00
G 782.00	Gutter Elevation	
P 783.25	Pavement Elevation	P 783.25
W 782.10	Sidewalk Elevation	W 782.10
784.0	Ground Elevation	784.0
T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By Vanderstappen Land Surveying, Inc. For Eriksson Engineering Assoc. LTD on February 24, 2026. Job Number: 260097

PROJECT BENCHMARKS

PROJECT BENCHMARK
NGS Designation "LD319"
Elev: 704.99 NAVD88

SITE BENCHMARKS
Desc: South Flange Bolt On Fire Hydrant
Elev: 727.85 NAVD88

Desc: Cut Cross On Conc Pad
Elev: 723.67 NAVD88

J.U.L.I.E.

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CHILDREN'S LIGHTHOUSE

FREMONT WAY, LONG GROVE, ILLINOIS

Reserved for Seal:

No.	Date	Description
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	06/10/26	VILLAGE RESPONSE

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Design By:	Approved By:	Date:
NH	BA	03/13/26

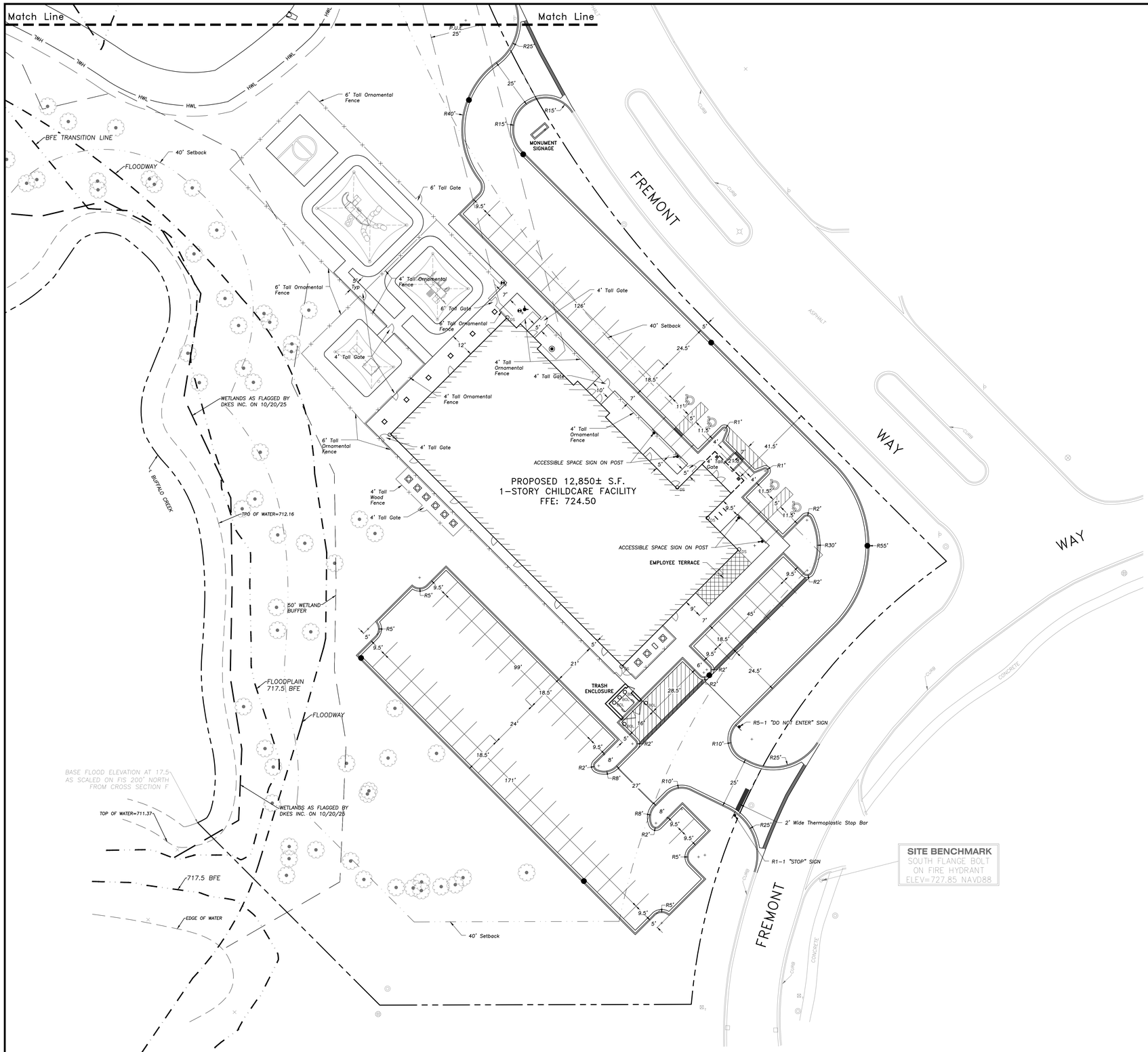
Sheet Title:

SITE DEMOLITION PLAN (NORTH)

Sheet No:

C102

EEA - \\EEA-NAS\Projects\25213 - Clouddancer Long Grove Day Care\Drawings\Clouddancer Long Grove Day Care Site Plan.dwg
Plotted: 6/10/26 @ 3:53pm By: nhart



GEOMETRY NOTES

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6. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

PARKING DATA

	PROVIDED	REQUIRED
STANDARD STALLS	58	
ACCESSIBLE STALLS	4	3
TOTAL	62	

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	CO
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
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	Fire Hydrant	
	Valve Vault	
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x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
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Plat of Survey and Topography Provided By Vanderstappen Land Surveying, Inc. For Eriksson Engineering Assoc. LTD on February 24, 2026. Job Number: 260097

PROJECT BENCHMARKS

PROJECT BENCHMARK
NGS Designation "LD019"
Elev: 704.99 NAVD88

SITE BENCHMARKS
Desc: South Flange Bolt On Fire Hydrant
Elev: 727.85 NAVD88

Desc: Cut Cross On Conc Pad
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FREMONT WAY, LONG GROVE, ILLINOIS

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Design By:	Approved By:	Date:
NH	BA	03/13/26

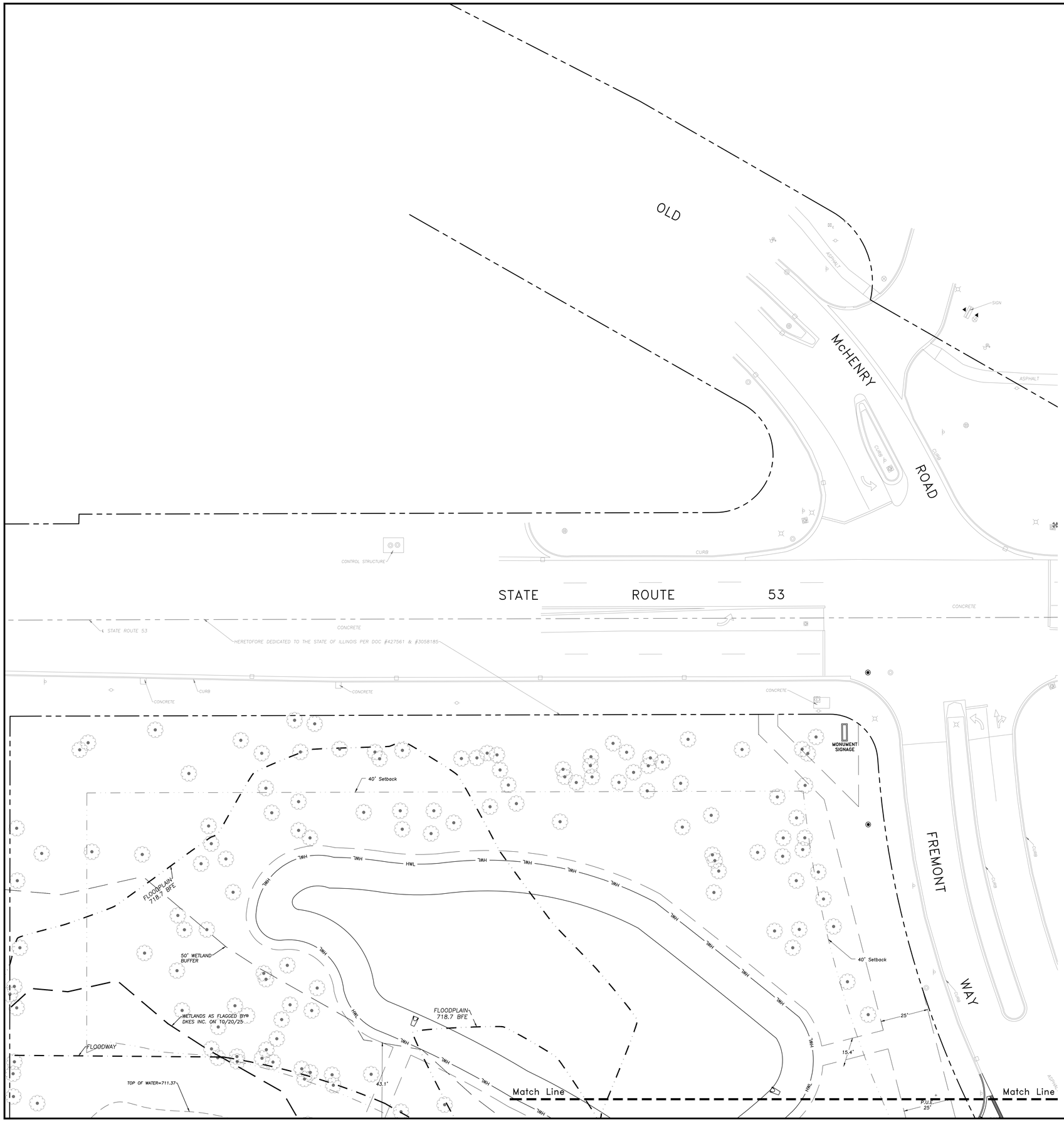
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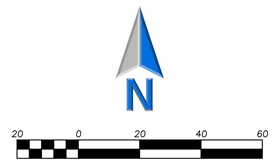
SITE GEOMETRY PLAN (SOUTH)

Sheet No:

C201

EEA — \\EEA-NAS\Projects\25213 — Clouddancer Long Grove Day Care\Drawings\Clouddancer Long Grove Day Care Site Plan.dwg
Plotted: 6/10/26 @ 3:33pm By: mart





Scale: 1"=20'

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G	Gas Line	G
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V_B	Buffalo Box	V_B
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	Sign	
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× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	× 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By Vanderstappen Land Surveying, Inc. For Eriksson Engineering Assoc. LTD on February 24, 2026. Job Number: 260097

PROJECT BENCHMARKS

PROJECT BENCHMARK
NGS Designation "LD0219"
Elev: 704.99 NAVD88

SITE BENCHMARKS
Desc: South Flange Bolt On Fire Hydrant
Elev: 727.85 NAVD88

Desc: Cut Cross On Conc Pad
Elev: 723.67 NAVD88

J.U.L.I.E.

NOTE: The Exact Location Of All Utilities Shall Be Verified By The Contractor Prior To Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

CHILDREN'S LIGHTHOUSE

FREMONT WAY, LONG GROVE, ILLINOIS

Reserved for Seal:

No.	Date	Description
	03/13/26	SITE PLAN
	06/10/26	VILLAGE RESPONSE

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NH	BA	03/13/26

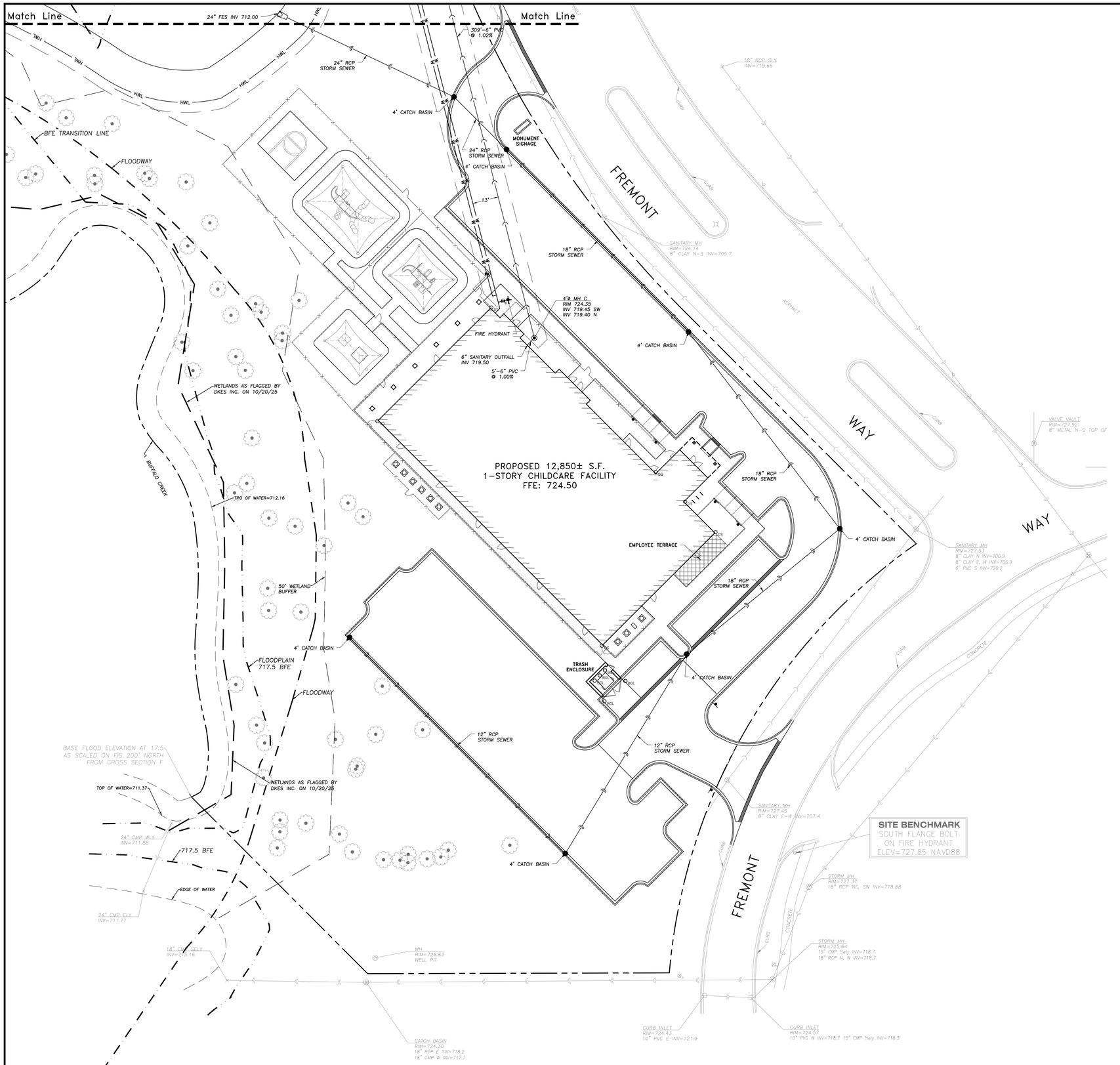
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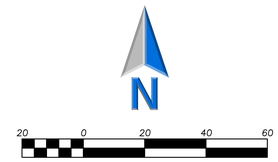
SITE GEOMETRY PLAN (NORTH)

Sheet No:

C202

EEA - \\EEA-NAS\Projects\25213 - Clouddancer Long Grove Day Care\Drawings\Clouddancer Long Grove Day Care Site Plan.dwg
Plotted: 6/10/26 @ 3:35pm By: nhart





UTILITY NOTES

1. *This Project Is Located In A Separate Sewer Area.*
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6. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
7. *Protection Of Water Supplies Shall Be As Described In Section 370.350 Of The Illinois Recommended Standards For Sewage Works Or Section 41-2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.*
8. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
9. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
10. *Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.*
11. *Obtain As-Built Information For All Pipes, In Accordance With As-Built Document Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.*

STRUCTURE NOTES

1. *All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.*
2. *All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B / R2504-D Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:*
   4' Diameter Structure- 4"
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   6' Diameter Structure- 8"
3. *All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.*
4. *Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.*
5. *All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
6. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*
7. *All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.*
8. *All Flared End Sections Shall Be Concrete.*
9. *All Sanitary Manholes Shall Include a Chimney Seal.*

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	CO
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	×784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By Vanderstappen Land Surveying, Inc. For Eriksson Engineering Assoc. LTD on February 24, 2026. Job Number: 260097

PROJECT BENCHMARKS

PROJECT BENCHMARK
NGS Designation "LD019"
Elev: 704.99 NAVD88

SITE BENCHMARKS
Desc: South Flange Bolt On Fire Hydrant
Elev: 727.85 NAVD88

Desc: Cut Cross On Conc Pad
Elev: 723.67 NAVD88

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Design By:	Approved By:	Date:
NH	BA	03/13/26

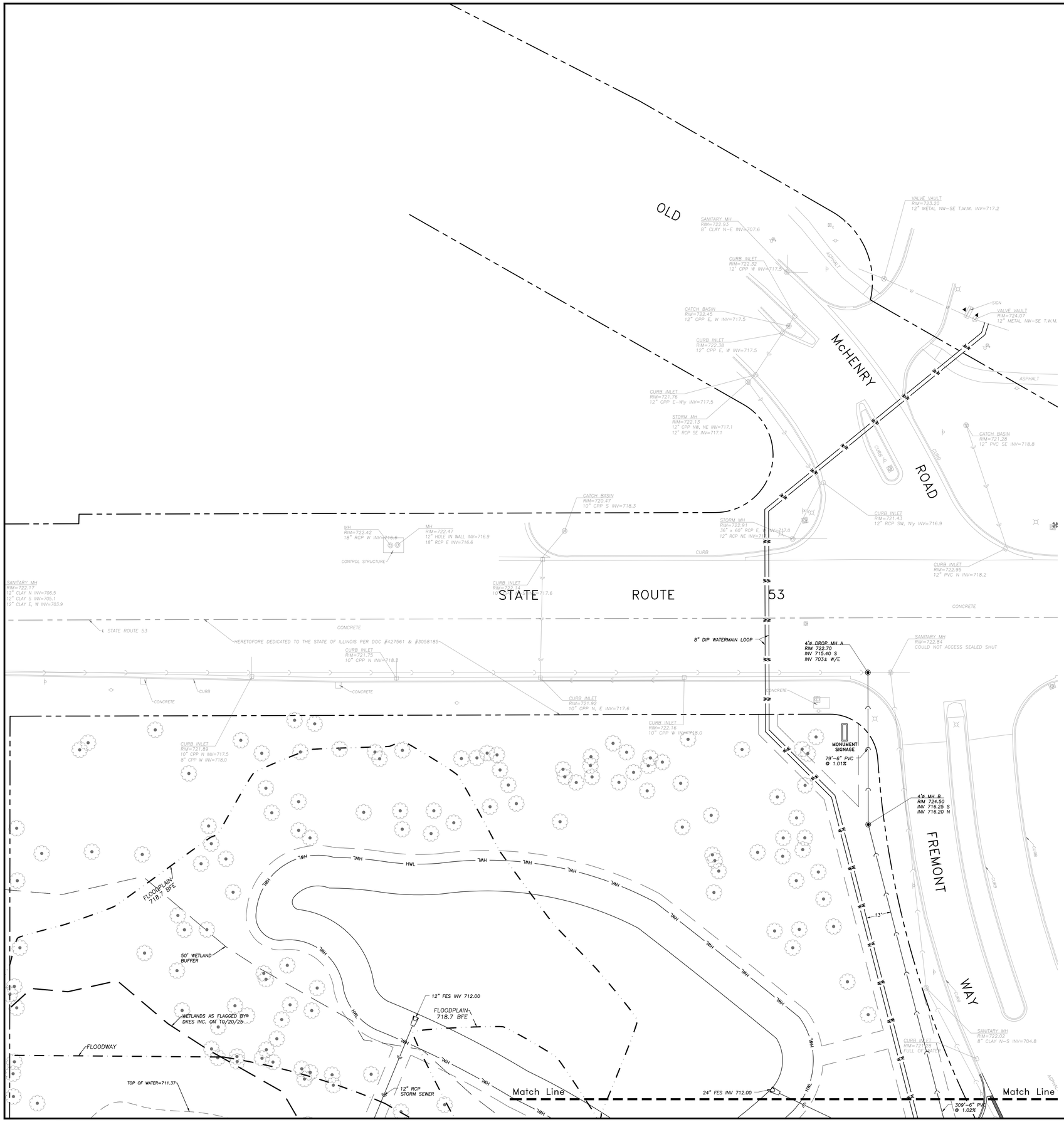
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SITE UTILITY PLAN (SOUTH)

Sheet No:

C301

EEA - \\EEA-NAS\Projects\25213 - Clouddancer Long Grove Day Care\Drawings\Clouddancer Long Grove Day Care Site Plan.dwg
Plotted: 6/10/26 @ 3:36pm By: mart



Scale: 1"=20'

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	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
W_B	Buffalo Box	W_B
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
G_V	Gas Valve	
G_M	Gas Meter	
E_M	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T_P	Telephone Pedestal	
T_M	Telephone Manhole	
	Sign	
x x x	Fence	x x x
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
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NGS Designation "LD019"
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Desc: South Flange Bolt On Fire Hydrant
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Reserved for Seal:

No.	Date	Description
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NH	BA	03/13/26

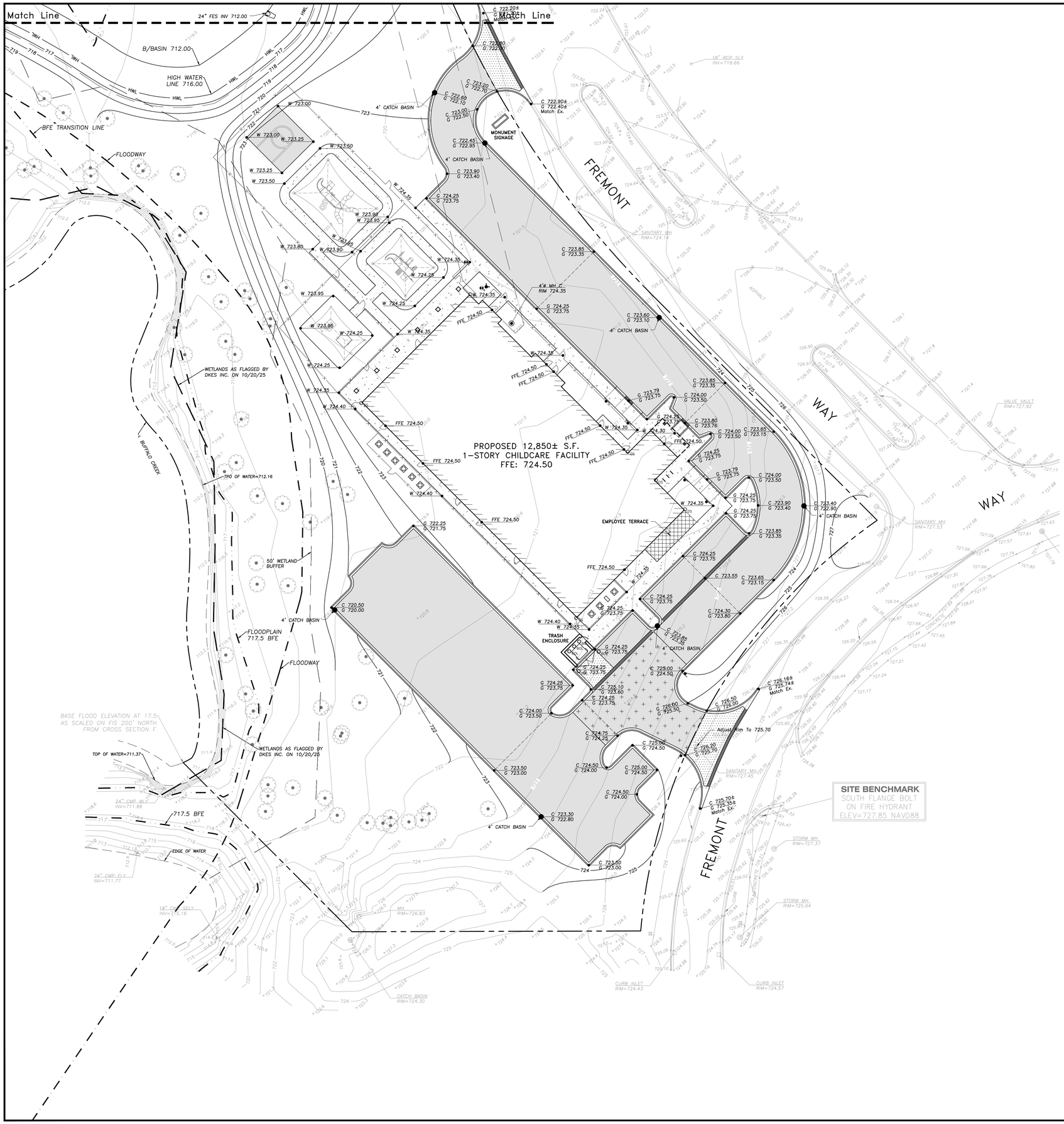
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SITE UTILITY PLAN (NORTH)

Sheet No:

C302

EEA - \\EEA-NAS\Projects\25213 - Clouddancer Long Grove Day Care\Drawings\Clouddancer Long Grove Day Care Site Plan.dwg
Plotted: 6/10/26 @ 3:38pm By: mart



PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 5 oz/sy

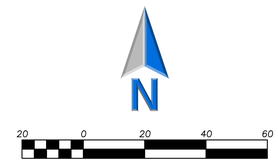
Heavy-Duty Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
3 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
10" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 8 oz

Concrete Sidewalk Section
Curing and Sealing Compound
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric
4" Aggregate Base Course, Type B, Crushed

Concrete Pad Section
Curing and Sealing Compound
8" Portland Cement Concrete
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

GRADING NOTES

1. Install And Maintain Silt Fence at the Perimeter of the Construction Zone.
2. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
3. All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Restored With Seed And Blanket Unless Noted Otherwise On The Landscape Drawings.
4. Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer If Conflicts Exist.
5. Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted



LEGEND

EXISTING		PROPOSED
◎	Manhole	●
●	Drainage Structure	●
□	Drainage Structure	■
△	Area Drain	▲
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
SW	Storm Sewer	SW
SAN	Sanitary Sewer	SAN
CMB	Combined Sewer	CMB
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
⊗	Valve Vault	
V_B	Buffalo Box	V_B
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
V_G	Gas Valve	
M_G	Gas Meter	
M_E	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
x x	Fence	x x
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and The Village of Long Grove A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By Vanderstappen Land Surveying, Inc. For Eriksson Engineering Assoc. LTD on February 24, 2026. Job Number: 260097

PROJECT BENCHMARKS

PROJECT BENCHMARK
NGS Designation "LD019"
Elev: 704.99 NAVD88

SITE BENCHMARKS
Desc: South Flange Bolt On Fire Hydrant
Elev: 727.85 NAVD88

Desc: Cut Cross On Conc Pad
Elev: 723.67 NAVD88

J.U.L.I.E.

NOTE: The Exact Location Of All Utilities Shall Be Verified By The Contractor Prior To Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

ERIKSSON ENGINEERING ASSOCIATES, LTD.
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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

CHILDREN'S LIGHTHOUSE

FREMONT WAY, LONG GROVE, ILLINOIS

Reserved for Seal:

No.	Date	Description
	03/13/26	SITE PLAN
	06/10/26	VILLAGE RESPONSE

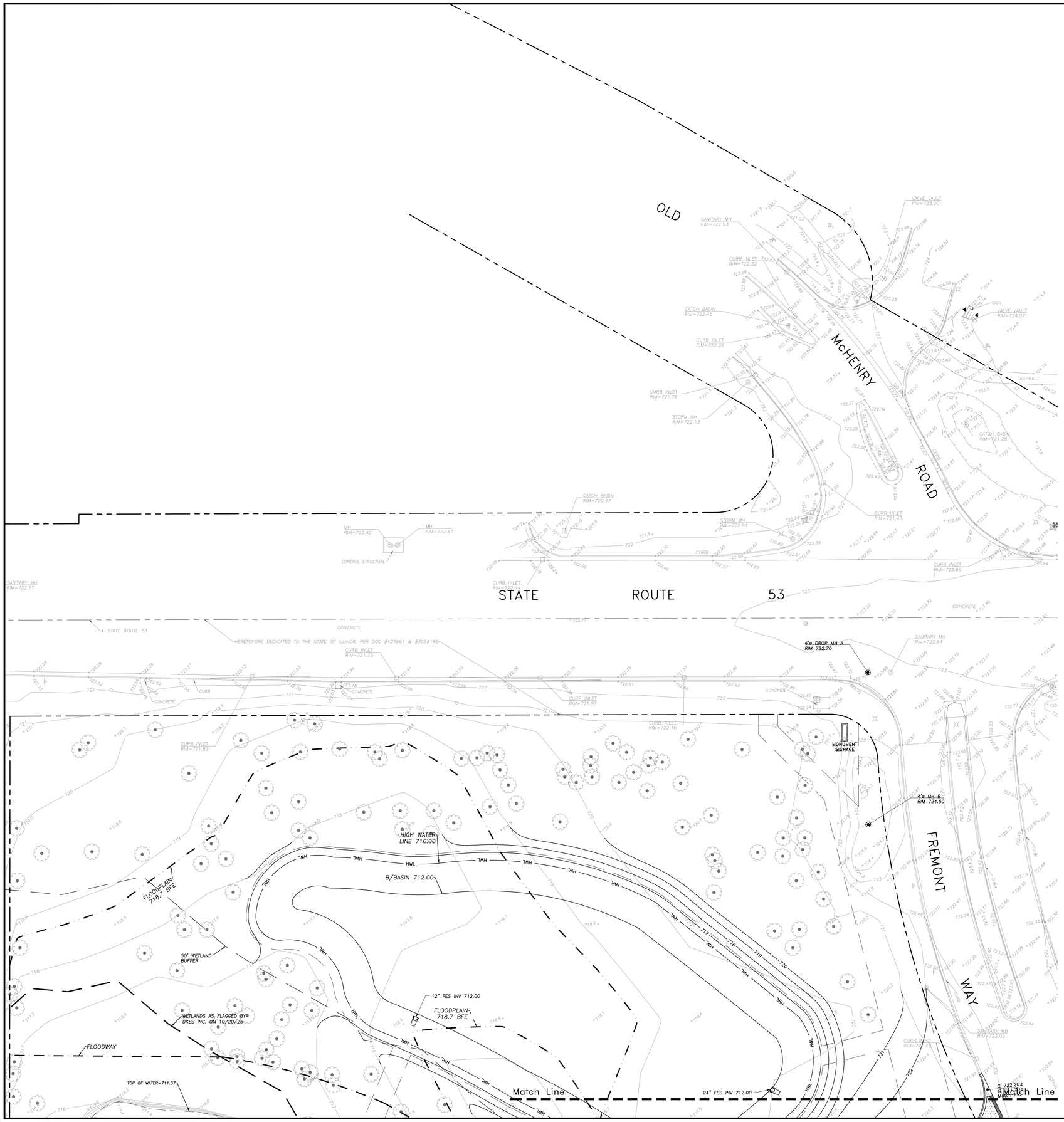
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Design By:	Approved By:	Date:
NH	BA	03/13/26

Sheet Title:
GRADING AND PAVING PLAN (SOUTH)

Sheet No:
C401

EEA — \\EEA-NAS\Projects\25213 - Clouddancer Long Grove Day Care\Drawings\Clouddancer Long Grove Day Care Site Plan.dwg
Plotted: 6/11/26 @ 11:36am By: mhart



PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 5 oz/sy

Heavy-Duty Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
3 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
10" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 8 oz

Concrete Sidewalk Section
Curing and Sealing Compound
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric
4" Aggregate Base Course, Type B, Crushed

Concrete Pad Section
Curing and Sealing Compound
8" Portland Cement Concrete
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

GRADING NOTES

1. Install And Maintain Silt Fence at the Perimeter of the Construction Zone.
2. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
3. All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Restored With Seed And Blanket Unless Noted Otherwise On The Landscape Drawings.
4. Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer If Conflicts Exist.
5. Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B_B	Buffalo Box	B_B
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
G_V	Gas Valve	
G_M	Gas Meter	
E_M	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By Vanderstappen Land Surveying, Inc. For Eriksson Engineering Assoc. LTD on February 24, 2026. Job Number: 260097

PROJECT BENCHMARKS

PROJECT BENCHMARK
NGS Designation "LD0219"
Elev: 704.99 NAVD88

SITE BENCHMARKS
Desc: South Flange Bolt On Fire Hydrant
Elev: 727.85 NAVD88

Desc: Cut Cross On Conc Pad
Elev: 723.67 NAVD88

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LICENSE NO. 184-003220
EXPIRES: 04/30/2025

CHILDREN'S LIGHTHOUSE

FREMONT WAY, LONG GROVE, ILLINOIS

Reserved for Seal:

No.	Date	Description
	03/13/26	SITE PLAN
	06/10/26	VILLAGE RESPONSE

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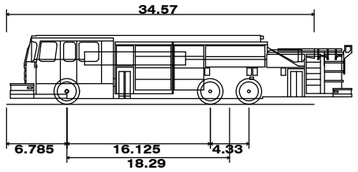
Design By:	Approved By:	Date:
NH	BA	03/13/26

Sheet Title:
GRADING AND PAVING PLAN (NORTH)

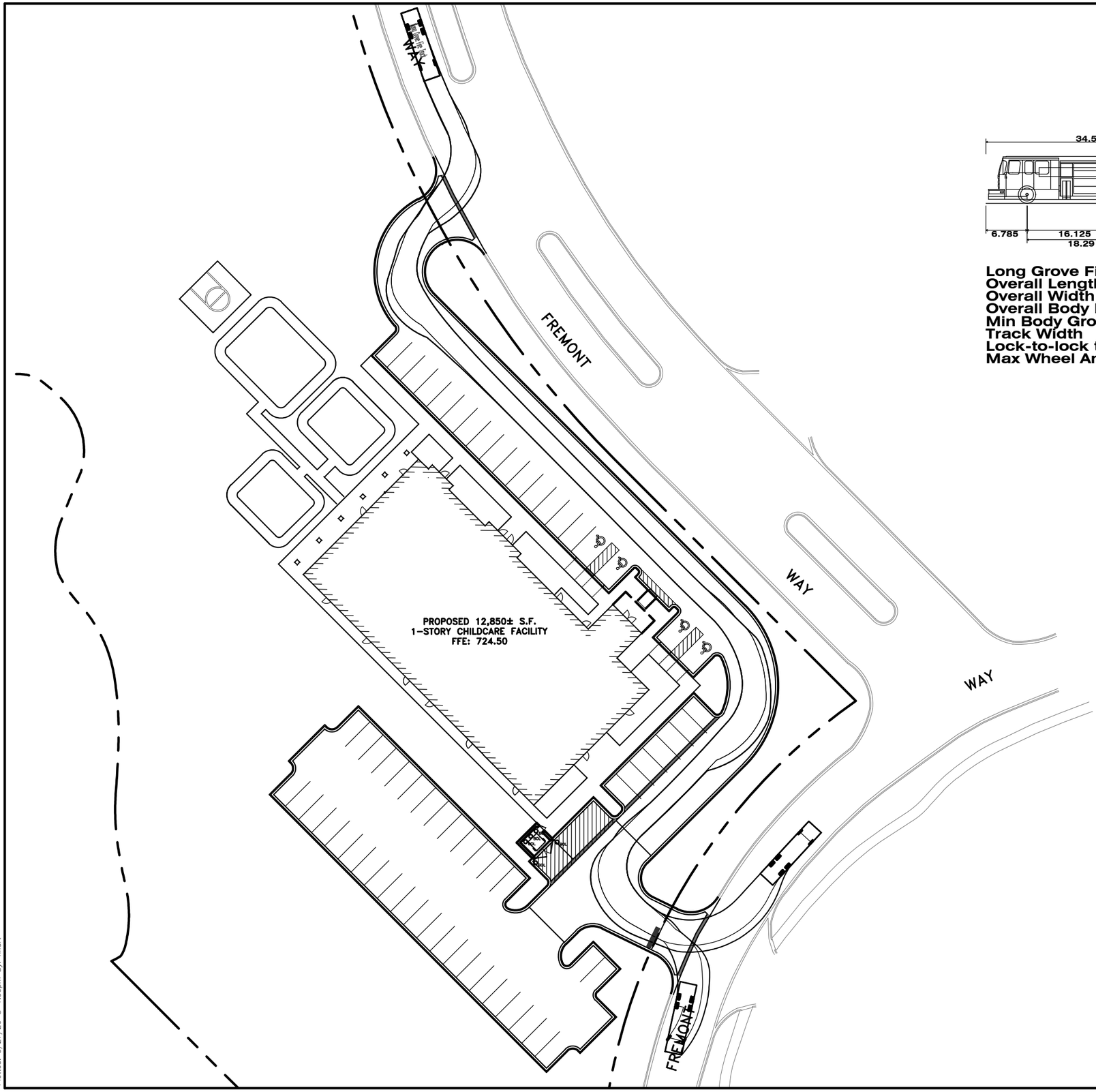
Sheet No:
C402

EEA — \\EEA-NAS\Projects\25213 – Clouddancer Long Grove Day Care\Drawings\Clouddancer Long Grove Day Care Site Plan.dwg
Plotted: 6/10/26 @ 3:38pm By: nhart

Scale: 1"=50'



Long Grove Fire Truck	
Overall Length	34.570ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



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CHILDREN'S LIGHTHOUSE

FREMONT WAY, LONG GROVE, ILLINOIS

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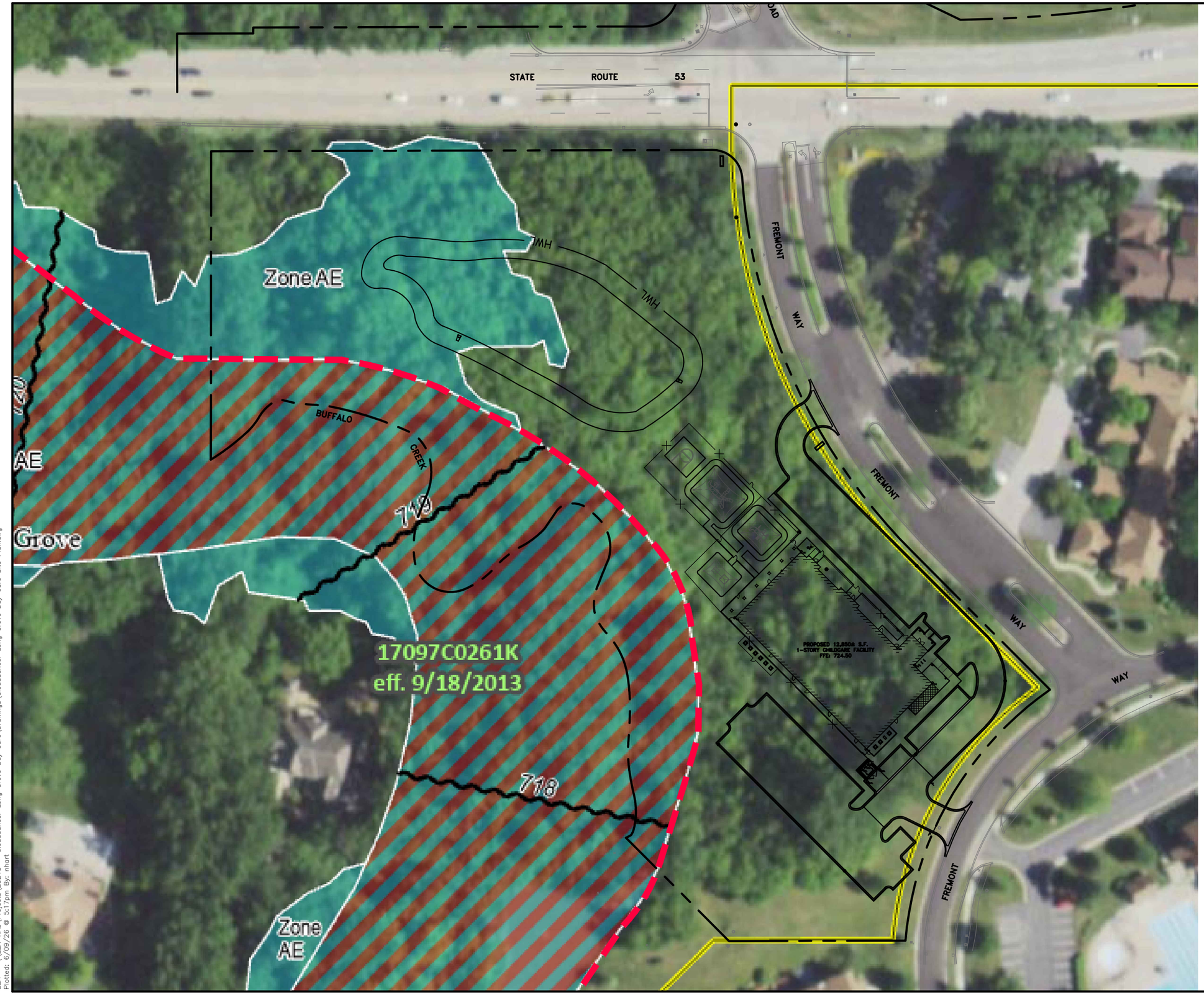
Design By:	Checked By:	Date:

Sheet Title:

FIRE TRUCK TURNING EXHIBIT

Sheet No:

EEA – \\EEA-NAS\Projects\25213 – Clouddancer Long Grove Day Care\Drawings\Clouddancer Long Grove Day Care Site Plan.dwg
Plotted: 3/27/26 @ 1:30pm By: nhart



Scale: 1"=80'

N

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CHILDREN'S LIGHTHOUSE

FREMONT WAY, LONG GROVE, ILLINOIS

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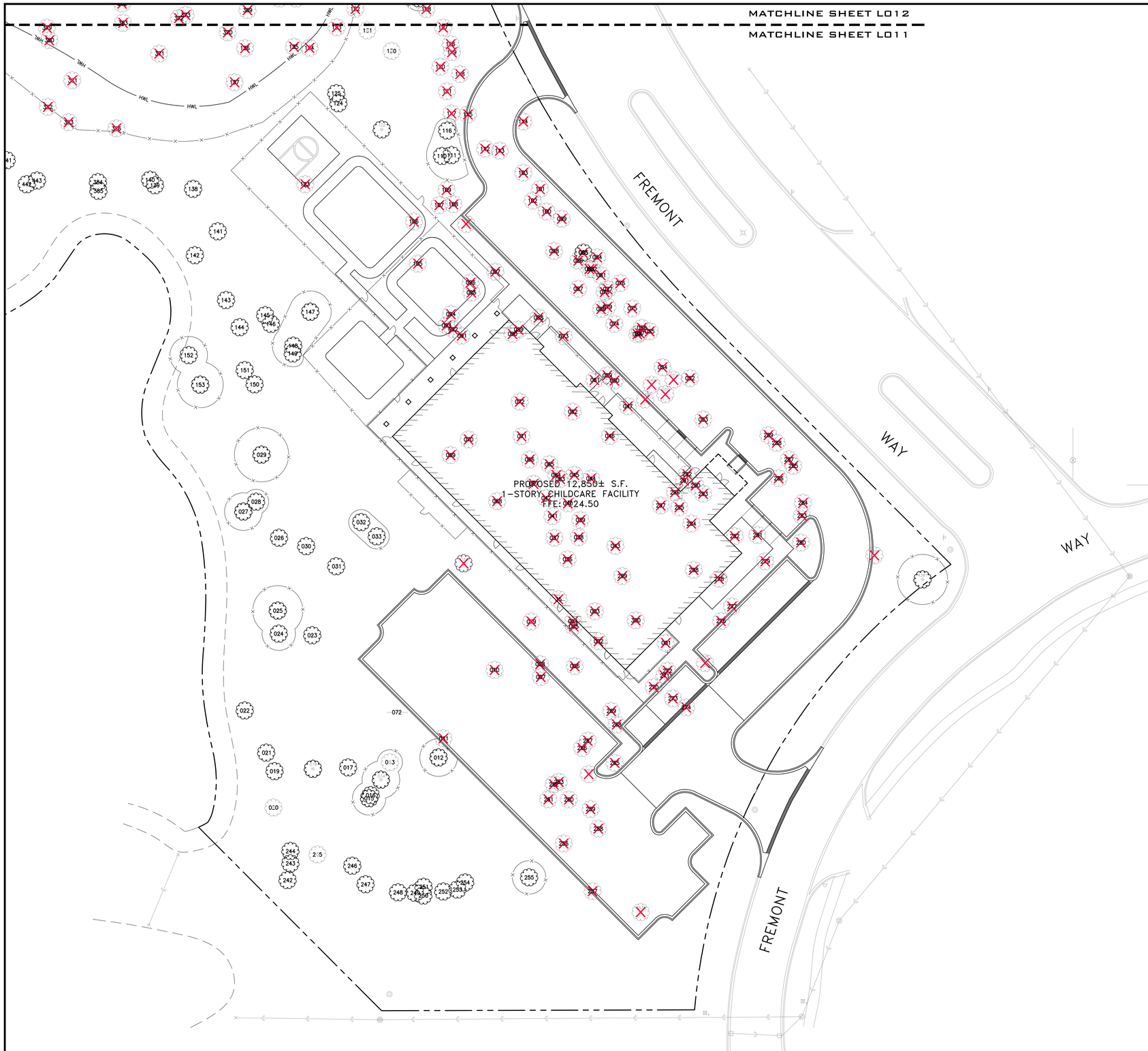
Design By:	Checked By:	Date:

Sheet Title:

FLOODWAY LIMITS EXHIBIT

Sheet No:

EEA – \\EEA-NAS\Projects\25213 – Clouddancer Long Grove Day Care\Drawings\Clouddancer Long Grove Day Care Site Plan.dwg
Plotted: 6/09/26 @ 5:17pm By: nhart



LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
CO	Clean Out	CO
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
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x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

N

0 20 40

Scale: 1"=20'

TREE CALIPER TOTALS:

INCH CALIPER REMAINING:

CONDITION #1: 16 CALIPER REMAINING
CONDITION #2: 299 CALIPER REMAINING
CONDITION #3: 1,381 CALIPER REMAINING
CONDITION #4 & #5: 427 CALIPER REMAINING

TOTAL CALIPER REMAINING 2,123 INCHES

PROTECTED SPECIES: 177 CALIPER REMAINING

INCH CALIPER LOST:

CONDITION #1: 24 CALIPER LOST
CONDITION #2: 555 CALIPER LOST
CONDITION #3: 1,613 CALIPER LOST
CONDITION #4 & #5: 538 CALIPER LOST

TOTAL CALIPER LOST: 2,730 INCHES

PROTECTED SPECIES: 36 CALIPER LOST

GENERAL NOTES

1. *THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATERMAINS, SEWERS, GAS LINES, ETC., AS SHOWN ON THE PLANS, HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE DRAWINGS. CONTACT ENGINEER IMMEDIATELY IF SURFACE AND/OR SUBSURFACE FEATURES ARE DIFFERENT THAN SHOWN ON THE DRAWINGS.*
2. *NOTIFY THE ENGINEER WITHOUT DELAY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING FIELD CONDITIONS.*
3. *CONTRACTOR SHALL PROVIDE PRIVATE UTILITY LOCATING SERVICES FOR THE PROJECT AREA.*
4. *NOTIFY THE OWNER, ENGINEER AND THE VILLAGE OF LONG GROVE PUBLIC WORKS A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.*
5. *ALL AREAS, ON OR OFF SITE, DISTURBED DURING CONSTRUCTION OPERATIONS AND NOT PART OF THE WORK AS SHOWN HEREON SHALL BE RESTORED TO ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER. IT IS INCUMBENT UPON CONTRACTOR TO SHOW THAT DAMAGED AREAS WERE NOT DISTURBED BY CONSTRUCTION OPERATIONS.*
6. *THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE (DWG) TO STAKE ALL SITE IMPROVEMENTS ACCORDINGLY. CONTRACTOR SHALL RE-ESTABLISH HORIZONTAL CONTROL POINTS NOT PROVIDED.*
7. *NO PERSON MAY UTILIZE THE INFORMATION CONTAINED WITHIN THESE DRAWINGS WITHOUT WRITTEN APPROVAL FROM ERIKSSON ENGINEERING ASSOCIATES, LTD.*
8. *THE ENGINEER IS FURNISHING THESE DRAWINGS FOR CONSTRUCTION PURPOSES AS A CONVENIENCE TO THE OWNER, ARCHITECT, SURVEYOR, OR CONTRACTOR. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER OF THIS MEDIA SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN, AND COORDINATE ALL DIMENSIONS AND LOCATIONS OF ALL SITE ITEMS. IF CONFLICTS EXIST THE USER OF THIS INFORMATION SHALL CONTACT THE ENGINEER IMMEDIATELY.*
9. *PROVIDE AN AS-BUILT SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION WHICH SHALL INCLUDE AS A MINIMUM ALL DETENTION BASINS AND BEST MANAGEMENT PRACTICES, INCLUDE ALL STORM AND SANITARY SEWERS, STRUCTURE LOCATIONS, SIZES, RIM AND INVERT ELEVATIONS, FINAL DETENTION VOLUME CALCULATIONS FOR THE BASIN(S), WATERMAIN AND VALVE AND APPURTENANCE LOCATIONS. PROVIDE PHOTOGRAPH OF RESTRICTOR PLATE(S) INCLUDING RULER ACROSS OPENING FOR VERIFICATION OF RESTRICTOR DIAMETER.*
10. *THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION, AND ALL ADDENDA THERETO, SHALL GOVERN THE EARTHWORK AND PAVING WORK UNDER THIS CONTRACT UNLESS NOTED OTHERWISE.*

TREE PRESERVATION NOTES

1. *ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT THE DRIP LINE OF THE PROTECTED TREE.*
2. *THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.*
3. *REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.*
4. *CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.*
5. *LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.*
6. *REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.*
7. *PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.*
8. *TREE SYMBOL SHOWN WITHOUT NOTATION AND WITHOUT AN "X" INDICATE EXISTING TREE TO REMAIN.*
9. *TREE SYMBOL WITH NOTATION AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.*
10. *THE FOLLOWING PRESERVATION TECHNIQUES SHALL BE EMPLOYED:*
    - *i. ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE FORBIDDEN FROM ENCROACHING WITHIN THE DRIP LINE OF A TREE.*
    - *ii. CRUSHED LIMESTONE, HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE DRIP LINE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY AFFECT THE HEALTH OF THE TREE.*
    - *iii. SNOW FENCING SHALL BE TEMPORARILY INSTALLED AT THE PERIPHERY OF THE TREE'S DRIP LINE.*
    - *iv. NO GRADE CHANGES SHALL BE ALLOWED UNDER DRIP LINE OF ANY TREES LOCATED ON THE TREE SURVEY.*

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EXPIRES: 04/30/2027

CHILDREN'S LIGHTHOUSE

FREMONT WAY, LONG GROVE, ILLINOIS

Reserved for Seal:

No.	Date	Description
	03/27/26	PUD APPLICATION
	06/11/26	Village Submittal

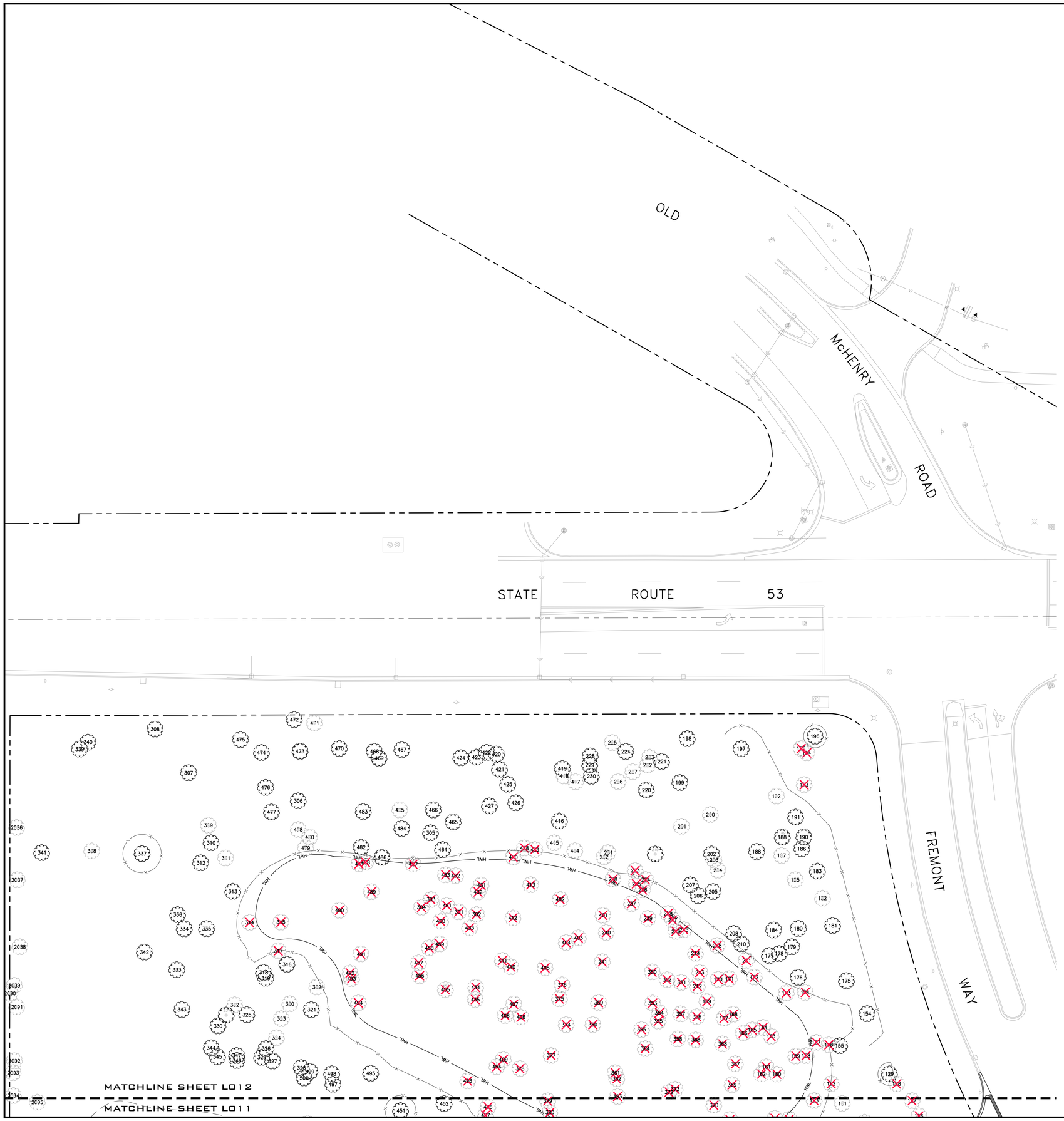
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Design By:	Approved By:	Date:
AF	BA	03/18/26

Sheet Title:
TREE PRESERVATION PLAN SOUTH

Sheet No:
L011

EEA — P:\25213 - Cloudancer Long Grove Day Care\Drawings\Clouddancer Tree Preservation.dwg
Plotted: 6/11/26 @ 9:26am By: bdinning



LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
$O_{C.O.}$	Clean Out	$O_{C.O.}$
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

N

0 20 40

Scale: 1"=20'

TREE CALIPER TOTALS:

INCH CALIPER REMAINING:

CONDITION #1: 16 CALIPER REMAINING
CONDITION #2: 299 CALIPER REMAINING
CONDITION #3: 1,381 CALIPER REMAINING
CONDITION #4 & #5: 427 CALIPER REMAINING

TOTAL CALIPER REMAINING 2,123 INCHES

PROTECTED SPECIES: 177 CALIPER REMAINING

INCH CALIPER LOST:

CONDITION #1: 24 CALIPER LOST
CONDITION #2: 555 CALIPER LOST
CONDITION #3: 1,613 CALIPER LOST
CONDITION #4 & #5: 538 CALIPER LOST

TOTAL CALIPER LOST: 2,730 INCHES

PROTECTED SPECIES: 36 CALIPER LOST

GENERAL NOTES

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATERMAINS, SEWERS, GAS LINES, ETC., AS SHOWN ON THE PLANS, HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE DRAWINGS. CONTACT ENGINEER IMMEDIATELY IF SURFACE AND/OR SUBSURFACE FEATURES ARE DIFFERENT THAN SHOWN ON THE DRAWINGS.
2. NOTIFY THE ENGINEER WITHOUT DELAY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING FIELD CONDITIONS.
3. CONTRACTOR SHALL PROVIDE PRIVATE UTILITY LOCATING SERVICES FOR THE PROJECT AREA.
4. NOTIFY THE OWNER, ENGINEER AND THE VILLAGE OF LONG GROVE PUBLIC WORKS A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
5. ALL AREAS, ON OR OFF SITE, DISTURBED DURING CONSTRUCTION OPERATIONS AND NOT PART OF THE WORK AS SHOWN HEREON SHALL BE RESTORED TO ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER. IT IS INCUMBENT UPON CONTRACTOR TO SHOW THAT DAMAGED AREAS WERE NOT DISTURBED BY CONSTRUCTION OPERATIONS.
6. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE (DWG) TO STAKE ALL SITE IMPROVEMENTS ACCORDINGLY. CONTRACTOR SHALL RE-ESTABLISH HORIZONTAL CONTROL. HORIZONTAL CONTROL POINTS NOT PROVIDED.
7. NO PERSON MAY UTILIZE THE INFORMATION CONTAINED WITHIN THESE DRAWINGS WITHOUT WRITTEN APPROVAL FROM ERIKSSON ENGINEERING ASSOCIATES, LTD.
8. THE ENGINEER IS FURNISHING THESE DRAWINGS FOR CONSTRUCTION PURPOSES AS A CONVENIENCE TO THE OWNER, ARCHITECT, SURVEYOR, OR CONTRACTOR. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER OF THIS MEDIA SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN, AND COORDINATE ALL DIMENSIONS AND LOCATIONS OF ALL SITE ITEMS. IF CONFLICTS EXIST THE USER OF THIS INFORMATION SHALL CONTACT THE ENGINEER IMMEDIATELY.
9. PROVIDE AN AS-BUILT SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION WHICH SHALL INCLUDE AS A MINIMUM ALL DETENTION BASINS AND BEST MANAGEMENT PRACTICES. INCLUDE ALL STORM AND SANITARY SEWERS, STRUCTURE LOCATIONS, SIZES, RIM AND INVERT ELEVATIONS, FINAL DETENTION VOLUME CALCULATIONS FOR THE BASIN(S), WATERMAIN AND VALVE AND APPURTENANCE LOCATIONS. PROVIDE PHOTOGRAPH OF RESTRICTOR PLATE(S) INCLUDING RULER ACROSS OPENING FOR VERIFICATION OF RESTRICTOR DIAMETER.
10. THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION, AND ALL ADDENDA THERETO, SHALL GOVERN THE EARTHWORK AND PAVING WORK UNDER THIS CONTRACT UNLESS NOTED OTHERWISE.

TREE PRESERVATION NOTES

1. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT THE DRIP LINE OF THE PROTECTED TREE.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
3. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
4. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
5. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
6. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
7. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
8. TREE SYMBOL SHOWN WITHOUT NOTATION AND WITHOUT AN "X" INDICATE EXISTING TREE TO REMAIN.
9. TREE SYMBOL WITH NOTATION AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.
10. THE FOLLOWING PRESERVATION TECHNIQUES SHALL BE EMPLOYED:
    i. ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE FORBIDDEN FROM ENCROACHING WITHIN THE DRIP LINE OF A TREE.
    ii. CRUSHED LIMESTONE, HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE DRIP LINE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY AFFECT THE HEALTH OF THE TREE.
    iii. SNOW FENCING SHALL BE TEMPORARILY INSTALLED AT THE PERIPHERY OF THE TREE'S DRIP LINE.
    iv. NO GRADE CHANGES SHALL BE ALLOWED UNDER DRIP LINE OF ANY TREES LOCATED ON THE TREE SURVEY.

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LICENSE NO. 184-003220
EXPIRES: 04/30/2027

CHILDREN'S LIGHTHOUSE

FREMONT WAY, LONG GROVE, ILLINOIS

Reserved for Seal:

No.	Date	Description
	03/27/26	PUD APPLICATION
	06/11/26	Village Submittal

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Design By:	Approved By:	Date:
AF	BA	03/18/26

Sheet Title:

TREE PRESERVATION PLAN NORTH

Sheet No:

L012

EEA — P:\25213 - Clouddancer Long Grove Day Care\Drawings\Clouddancer Tree Preservation.dwg
Plotted: 6/11/26 @ 9:26am By: bdinning

EXISTING TREE INVENTORY:

TAG NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	FORM	COMMENTS	DATE
1	*Acer negundo*	Box Elder	6	3	4	TO REMOVE	1/12/202€
2	*Acer negundo*	Box Elder	6	4	4	TO REMOVE	1/12/202€
3	*Acer negundo*	Box Elder	10	4	3	TO REMOVE	1/12/202€
4	*Acer negundo*	Box Elder	7	3	3	TO REMOVE	1/12/202€
5	*Acer negundo*	Box Elder	6	3	4	TO REMOVE	1/12/202€
6	*Acer negundo*	Box Elder	6	4	4	TO REMOVE	1/12/202€
7	*Acer negundo*	Box Elder	7	3	3	TO REMOVE	1/12/202€
8	*Acer negundo*	Box Elder	7	3	3	TO REMOVE	1/12/202€
9	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
10	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
11	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
12	*Prunus serotina*	Black Cherry	9	2	2		1/12/202€
13	*Prunus serotina*	Black Cherry	6/5	4	4		1/12/202€
14	*Prunus serotina*	Black Cherry	9	3	2		1/12/202€
15	*Prunus serotina*	Black Cherry	8	2	2		1/12/202€
16	*Prunus serotina*	Black Cherry	6	2	2		1/12/202€
17	*Ulmes americana*	American Elm	7	2	3		1/12/202€
18	*Prunus serotina*	Black Cherry	8	2	2		1/12/202€
19	*Acer negundo*	Box Elder	10	3	4		1/12/202€
20	*Ulmus rubra*	Slippery Elm	10	4	2		1/12/202€
21	*Ulmus pumila*	Siberian Elm	8	2	2		1/12/202€
22	*Prunus serotina*	Black Cherry	6	3	3		1/12/202€
23	*Ulmes americana*	American Elm	10	3	3		1/12/202€
24	*Ulmus pumila*	Siberian Elm	8/4/6	3	3		1/12/202€
25	*Juglans nigra*	Black Walnut	12	2	2		1/12/202€
26	*Ulmes americana*	American Elm	14	2	2		1/12/202€
27	*Prunus serotina*	Black Cherry	9	3	3		1/12/202€
28	*Ulmus pumila*	Siberian Elm	6	3	3		1/12/202€
29	*Juglans nigra*	Black Walnut	13	2	2		1/12/202€
30	*Prunus serotina*	Black Cherry	7	2	3		1/12/202€
31	*Crataegus sp*	Hawthorn	6	2	3		1/12/202€
32	*Prunus serotina*	Black Cherry	6	3	2		1/12/202€
33	*Prunus serotina*	Black Cherry	6	3	3		1/12/202€
34	*Prunus serotina*	Black Cherry	7	3	3		1/12/202€
35	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
36	*Acer negundo*	Box Elder	8	3	3	TO REMOVE	1/12/202€
37	*Acer negundo*	Box Elder	7	3	3	TO REMOVE	1/12/202€
38	*Acer negundo*	Box Elder	6	4	3	TO REMOVE	1/12/202€
39	*Acer negundo*	Box Elder	7	4	3	TO REMOVE	1/12/202€
40	*Acer negundo*	Box Elder	6	4	3	TO REMOVE	1/12/202€
41	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
42	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
43	*Acer negundo*	Box Elder	6	4	3	TO REMOVE	1/12/202€
44	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
45	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
46	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
47	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
48	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
49	*Acer negundo*	Box Elder	6/3	3	3	TO REMOVE	1/12/202€
50	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
51	*Acer negundo*	Box Elder	8	3	3	TO REMOVE	1/12/202€
52	*Ulmus pumila*	Siberian Elm	15/10/8	3	3	TO REMOVE	1/12/202€
53	*Acer negundo*	Box Elder	6	3	4	TO REMOVE	1/12/202€
54	*Acer negundo*	Box Elder	6	3	2	TO REMOVE	1/12/202€
55	*Acer negundo*	Box Elder	8	3	4	TO REMOVE	1/12/202€
56	*Ulmus pumila*	Siberian Elm	12	2	2	TO REMOVE	1/12/202€
57	*Ulmus pumila*	Siberian Elm	6	4	3	TO REMOVE	1/12/202€
58	*Ulmus pumila*	Siberian Elm	8	3	3	TO REMOVE	1/12/202€
59	*Acer negundo*	Box Elder	13	2	3	TO REMOVE	1/12/202€
60	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
61	*Acer negundo*	Box Elder	6	3	4	TO REMOVE	1/12/202€
62	*Acer negundo*	Box Elder	6	4	4	TO REMOVE	1/12/202€
63	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€

TAG NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	FORM	COMMENTS	DATE
64	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
65	*Acer negundo*	Box Elder	8	3	3	TO REMOVE	1/12/202€
66	*Acer negundo*	Box Elder	9	2	2	TO REMOVE	1/12/202€
67	*Acer negundo*	Box Elder	6	4	3	TO REMOVE	1/12/202€
68	*Acer negundo*	Box Elder	6	3	2	TO REMOVE	1/12/202€
69	*Acer negundo*	Box Elder	6	2	2	TO REMOVE	1/12/202€
70	*Acer negundo*	Box Elder	6	4	3	TO REMOVE	1/12/202€
71	*Acer negundo*	Box Elder	8	2	2	TO REMOVE	1/12/202€
72	*Acer negundo*	Box Elder	7	3	3	TO REMOVE	1/12/202€
73	*Acer negundo*	Box Elder	6	4	3	TO REMOVE	1/12/202€
74	*Acer negundo*	Box Elder	6	5	4	TO REMOVE	1/12/202€
75	*Acer negundo*	Box Elder	8	3	4	TO REMOVE	1/12/202€
76	*Acer negundo*	Box Elder	6	3	4	TO REMOVE	1/12/202€
77	*Acer negundo*	Box Elder	10	3	3	TO REMOVE	1/12/202€
78	*Acer negundo*	Box Elder	6	3	4	TO REMOVE	1/12/202€
79	*Ulmus pumila*	Siberian Elm	6	3	3	TO REMOVE	1/12/202€
80	*Acer negundo*	Box Elder	7	3	4	TO REMOVE	1/12/202€
81	*Acer negundo*	Box Elder	7	3	4	TO REMOVE	1/12/202€
82	*Ulmus pumila*	Siberian Elm	10	4	3	TO REMOVE	1/12/202€
83	*Acer negundo*	Box Elder	10	2	2	TO REMOVE	1/12/202€
84	*Acer negundo*	Box Elder	12/11	3	4	TO REMOVE	1/12/202€
85	*Acer negundo*	Box Elder	6	4	4	TO REMOVE	1/12/202€
86	*Ulmus pumila*	Siberian Elm	10	3	3	TO REMOVE	1/12/202€
87	*Ulmus pumila*	Siberian Elm	10	4	2	TO REMOVE	1/12/202€
88	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
89	*Acer negundo*	Box Elder	6	2	3	TO REMOVE	1/12/202€
90	*Acer negundo*	Box Elder	8	3	3	TO REMOVE	1/12/202€
91	*Juniperus virginiana*	Eastern Red Cedar	6	3	2	TO REMOVE	1/12/202€
92	*Acer negundo*	Box Elder	7	4	3	TO REMOVE	1/12/202€
93	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
94	*Acer negundo*	Box Elder	6	3	4	TO REMOVE	1/12/202€
95	*Acer negundo*	Box Elder	6/4	3	3	TO REMOVE	1/12/202€
96	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
97	*Acer negundo*	Box Elder	6	3	4	TO REMOVE	1/12/202€
98	*Ulmus pumila*	Siberian Elm	12	3	4	TO REMOVE	1/12/202€
99	*Ulmus pumila*	Siberian Elm	16	3	2	TO REMOVE	1/12/202€
100	*Ulmus pumila*	Siberian Elm	8	3	3	TO REMOVE	1/12/202€
101	*Ulmus pumila*	Siberian Elm	13	3	3	TO REMOVE	1/12/202€
102	*Acer negundo*	Box Elder	6	4	3	TO REMOVE	1/12/202€
103	*Acer negundo*	Box Elder	7	3	4	TO REMOVE	1/12/202€
104	*Acer negundo*	Box Elder	10	2	2	TO REMOVE	1/12/202€
105	*Acer negundo*	Box Elder	6	4	3	TO REMOVE	1/12/202€
106	*Acer negundo*	Box Elder	7	3	2	TO REMOVE	1/12/202€
107	*Acer negundo*	Box Elder	6	3	3		1/12/202€
108	*Acer negundo*	Box Elder	6	3	3		1/12/202€
109	*Acer negundo*	Box Elder	6	3	3		1/12/202€
110	*Acer negundo*	Box Elder	7	3	4		1/12/202€
111	*Acer negundo*	Box Elder	12	3	2		1/12/202€
112	*Acer negundo*	Box Elder	8	3	3	TO REMOVE	1/12/202€
113	*Acer negundo*	Box Elder	9	3	3	TO REMOVE	1/12/202€
114	*Juglans nigra*	Black Walnut	6	3	3	TO REMOVE	1/12/202€
115	*Acer negundo*	Box Elder	10	3	4	TO REMOVE	1/12/202€
116	*Acer negundo*	Box Elder	6	3	3		1/12/202€
117	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
118	*Morus alba*	White Mulberry	8/6/6	4	4	TO REMOVE	1/12/202€
119	*Populus deltoides*	Eastern Cottonwood	2	3	3	TO REMOVE	1/12/202€
120	*Acer negundo*	Box Elder	7/4	3	4	TO REMOVE	1/12/202€
121	*Acer negundo*	Box Elder	6	3	4	TO REMOVE	1/12/202€
122	*Acer negundo*	Box Elder	10	4	4		1/12/202€
123	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/12/202€
124	*Acer negundo*	Box Elder	7	3	4		1/12/202€
125	*Acer saccharinum*	Silver Maple	12/8/8/7	3	3		1/12/202€
126	*Populus deltoides*	Eastern Cottonwood	17	2	3	TO REMOVE	1/12/202€

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EXPIRES: 04/30/2027

CHILDREN'S LIGHTHOUSE
FREMONT WAY, LONG GROVE, ILLINOIS

Reserved for Seal:

No.	Date	Description

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Design By:	Approved By:	Date:
AF	BA	03/18/26

Sheet Title:
TREE PRESERVATION LIST

Sheet No:
L013

EEA – P:\25213 – Clouddancer Long Grove Day Care\Drawings\Clouddancer Tree Preservation.dwg
Plotted: 3/23/26 @ 1:57pm By: dfeiler

TAG NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	FORM	COMMENTS	DATE
127	*Ulmus pumila*	Siberian Elm	12/17	4	2	TO REMOVE	1/12/2026
128	*Acer negundo*	Box Elder	6	3	4	TO REMOVE	1/12/2026
129	*Acer negundo*	Box Elder	6	3	4		1/12/2026
130	*Acer negundo*	Box Elder	6	4	4		1/12/2026
131	*Acer negundo*	Box Elder	6	4	4		1/12/2026
132	*Acer negundo*	Box Elder	7	3	3		1/12/2026
133	*Acer saccharinum*	Silver Maple	8/16/8	3	3		1/12/2026
134	*Acer negundo*	Box Elder	6	3	4		1/12/2026
135	*Acer negundo*	Box Elder	6	3	2	TO REMOVE	1/12/2026
136	*Acer saccharinum*	Silver Maple	10	3	3	TO REMOVE	1/12/2026
137	*Acer saccharinum*	Silver Maple	8/12	2	3	TO REMOVE	1/12/2026
138	*Acer saccharinum*	Silver Maple	8	2	2		1/12/2026
139	*Acer saccharinum*	Silver Maple	6	3	3		1/12/2026
140	*Acer saccharinum*	Silver Maple	7/6	3	3		1/12/2026
141	*Acer saccharinum*	Silver Maple	8	3	3		1/12/2026
142	*Morus alba*	White Mulberry	14	2	2		1/12/2026
143	*Acer saccharinum*	Silver Maple	10/4	2	3		1/12/2026
144	*Acer saccharinum*	Silver Maple	12	2	2		1/12/2026
145	*Acer saccharinum*	Silver Maple	6	3	3		1/12/2026
146	*Acer saccharinum*	Silver Maple	7	3	3		1/12/2026
147	*Prunus serotina*	Black Cherry	10	3	3		1/12/2026
148	*Acer saccharinum*	Silver Maple	10	3	3		1/12/2026
149	*Prunus serotina*	Black Cherry	6	3	3		1/12/2026
150	*Acer saccharinum*	Silver Maple	14	2	2		1/12/2026
151	*Acer saccharinum*	Silver Maple	8	3	3		1/12/2026
152	*Prunus serotina*	Black Cherry	8/9	4	3		1/12/2026
153	*Prunus serotina*	Black Cherry	11	3	3		1/12/2026
154	*Acer negundo*	Box Elder	13	3	3		1/12/2026
155	*Acer saccharinum*	Silver Maple	10	3	3		1/12/2026
156	*Acer negundo*	Box Elder	8	3	4		1/12/2026
157	*Acer negundo*	Box Elder	12	3	3		1/12/2026
158	*Acer negundo*	Box Elder	6	4	4		1/12/2026
159	*Acer saccharinum*	Silver Maple	12	3	3	TO REMOVE	1/12/2026
160	*Acer negundo*	Box Elder	9	3	3	TO REMOVE	1/12/2026
161	*Acer negundo*	Box Elder	7	4	4	TO REMOVE	1/12/2026
162	*Acer saccharinum*	Silver Maple	10/12	3	3	TO REMOVE	1/12/2026
163	*Acer negundo*	Box Elder	7	3	4	TO REMOVE	1/12/2026
164	*Acer negundo*	Box Elder	7	4	4	TO REMOVE	1/12/2026
165	*Acer negundo*	Box Elder	6	3	4	TO REMOVE	1/12/2026
166	*Acer negundo*	Box Elder	7	4	3	TO REMOVE	1/12/2026
167	*Acer negundo*	Box Elder	7	3	4	TO REMOVE	1/12/2026
168	*Acer negundo*	Box Elder	8	4	4	TO REMOVE	1/12/2026
169	*Acer negundo*	Box Elder	7	3	3	TO REMOVE	1/12/2026
170	*Acer negundo*	Box Elder	7	4	4	TO REMOVE	1/12/2026
171	*Acer negundo*	Box Elder	10	3	3	TO REMOVE	1/12/2026
172	*Acer negundo*	Box Elder	7	3	4		1/12/2026
173	*Acer negundo*	Box Elder	12/12	3	3		1/12/2026
174	*Acer negundo*	Box Elder	10	4	4		1/13/2026
175	*Juglans nigra*	Black Walnut	6	3	3		1/13/2026
176	*Acer negundo*	Box Elder	8	3	4		1/13/2026
177	*Acer negundo*	Box Elder	6	3	3		1/13/2026
178	*Acer negundo*	Box Elder	8	3	2		1/13/2026
179	*Acer negundo*	Box Elder	10	3	3		1/13/2026
180	*Acer negundo*	Box Elder	6	3	3		1/13/2026
181	*Acer negundo*	Box Elder	16	3	4		1/13/2026
182	*Acer negundo*	Box Elder	12/7	4	4		1/13/2026
183	*Ulmus pumila*	Siberian Elm	24/12/12	3	4		1/13/2026
184	*Acer negundo*	Box Elder	12	3	3		1/13/2026
185	*Acer negundo*	Box Elder	6	4	3		1/13/2026
186	*Acer negundo*	Box Elder	6	3	4		1/13/2026
187	*Acer negundo*	Box Elder	7	4	3		1/13/2026
188	*Acer negundo*	Box Elder	8	3	3		1/13/2026
189	*Acer negundo*	Box Elder	10	4	4		1/13/2026

TAG NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	FORM	COMMENTS	DATE
190	*Acer negundo*	Box Elder	7	3	4		1/13/2026
191	*Acer negundo*	Box Elder	10	3	4		1/13/2026
192	*Acer negundo*	Box Elder	7	4	3		1/13/2026
193	*Acer negundo*	Box Elder	12	3	3	TO REMOVE	1/13/2026
194	*Ulmes americana*	American Elm	13/13/8/12	3	3	TO REMOVE	1/13/2026
195	*Ulmes americana*	American Elm	13/23	3	3	TO REMOVE	1/13/2026
196	*Juglans nigra*	Black Walnut	6	2	3		1/13/2026
197	*Ulmes americana*	American Elm	12	2	3		1/13/2026
198	*Ulmes americana*	American Elm	7	3	3		1/13/2026
199	*Acer negundo*	Box Elder	10	3	3		1/13/2026
200	*Acer negundo*	Box Elder	6	4	3		1/13/2026
201	*Acer negundo*	Box Elder	7/7	4	3		1/13/2026
202	*Acer negundo*	Box Elder	8	3	3		1/13/2026
203	*Acer negundo*	Box Elder	8	4	3		1/13/2026
204	*Acer negundo*	Box Elder	6	4	4		1/13/2026
205	*Acer negundo*	Box Elder	7	3	3		1/13/2026
206	*Acer negundo*	Box Elder	12	3	4		1/13/2026
207	*Acer negundo*	Box Elder	8	3	4		1/13/2026
208	*Acer negundo*	Box Elder	12	3	3		1/13/2026
209	*Acer negundo*	Box Elder	7	3	4		1/13/2026
210	*Acer negundo*	Box Elder	7	3	3		1/13/2026
211	*Acer negundo*	Box Elder	8	3	3		1/13/2026
212	*Acer negundo*	Box Elder	6	3	4	TO REMOVE	1/13/2026
213	*Acer negundo*	Box Elder	6	4	3	TO REMOVE	1/13/2026
214	*Acer negundo*	Box Elder	7	4	4	TO REMOVE	1/13/2026
215	*Acer negundo*	Box Elder	6	3	3		1/13/2026
216	*Acer negundo*	Box Elder	8	3	3		1/13/2026
217	*Acer negundo*	Box Elder	6	3	3		1/13/2026
218	*Acer negundo*	Box Elder	6	3	3		1/13/2026
219	*Acer negundo*	Box Elder	7	3	2		1/13/2026
220	*Acer negundo*	Box Elder	10	3	3		1/13/2026
221	*Acer negundo*	Box Elder	9	3	3		1/13/2026
222	*Acer negundo*	Box Elder	7	4	3		1/13/2026
223	*Acer negundo*	Box Elder	8	4	4		1/13/2026
224	*Acer negundo*	Box Elder	7/8	3	3		1/13/2026
225	*Acer negundo*	Box Elder	6	4	4		1/13/2026
226	*Acer negundo*	Box Elder	12	4	3		1/13/2026
227	*Acer negundo*	Box Elder	8	4	3		1/13/2026
228	*Acer negundo*	Box Elder	9	3	4		1/13/2026
229	*Acer negundo*	Box Elder	8	3	3		1/13/2026
230	*Acer negundo*	Box Elder	10	3	3		1/13/2026
231	*Acer negundo*	Box Elder	7	4	4		1/13/2026
232	*Acer negundo*	Box Elder	6	4	4		1/13/2026
233	*Acer negundo*	Box Elder	6	4	4		1/13/2026
234	*Acer negundo*	Box Elder	6	3	4		1/13/2026
235	*Acer negundo*	Box Elder	7	3	3		1/13/2026
236	*Acer negundo*	Box Elder	7	4	3		1/13/2026
237	*Acer negundo*	Box Elder	7	4	3	TO REMOVE	1/13/2026
238	*Acer negundo*	Box Elder	8	4	3		1/13/2026
239	*Acer negundo*	Box Elder	9	3	3	TO REMOVE	1/13/2026
240	*Acer negundo*	Box Elder	6	4	4	TO REMOVE	1/13/2026
241	*Acer saccharinum*	Silver Maple	18	2	3	TO REMOVE	1/13/2026
242	*Acer negundo*	Box Elder	8/8/9	2	3		1/12/2026
243	*Ulmus pumila*	Siberian Elm	16	2	3		1/12/2026
244	*Acer negundo*	Box Elder	9	2	3		1/12/2026
245	*Malus sp*	Crabapple	8	4	4		1/12/2026
246	*Acer negundo*	Box Elder	8	2	2		1/12/2026
247	*Acer negundo*	Box Elder	8	3	3		1/12/2026
248	*Acer negundo*	Box Elder	6/5	3	3		1/12/2026
249	*Acer negundo*	Box Elder	8/6	3	3		1/12/2026
250	*Acer negundo*	Box Elder	8/6/2	3	3		1/12/2026
251	*Prunus serotina*	Black Cherry	7	2	3		1/12/2026
252	*Acer negundo*	Box Elder	8	2	3		1/12/2026

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EXPIRES: 04/30/2027

CHILDREN'S LIGHTHOUSE

FREMONT WAY, LONG GROVE, ILLINOIS

Reserved for Seal:

No.	Date	Description

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Design By:	Approved By:	Date:
AF	BA	03/18/26

Sheet Title:

TREE PRESERVATION LIST

Sheet No:

L014

EEA – P:\25213 – Clouddancer Long Grove Day Care\Drawings\Clouddancer Tree Preservation.dwg
Plotted: 3/23/26 @ 1:38pm By: aleiter

TAG NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	FORM	COMMENTS
253	*Acer negundo*	Box Elder	8/6	2	3	
254	*Acer negundo*	Box Elder	8	2	3	
255	*Acer negundo*	Box Elder	6/8/8	2	3	
256	*Acer negundo*	Box Elder	8/4/6	2	3	TO REMOVE
257	*Pyrus calleryana*	Callery Pear	8/4	2	3	TO REMOVE
258	*Acer negundo*	Box Elder	24	2	2	TO REMOVE
259	*Acer negundo*	Box Elder	12	3	3	TO REMOVE
260	*Acer negundo*	Box Elder	8/4	3	4	TO REMOVE
261	*Populus deltoides*	Eastern Cottonwood	24/18	2	3	TO REMOVE
262	*Populus deltoides*	Eastern Cottonwood	18	2	2	TO REMOVE
263	*Populus deltoides*	Eastern Cottonwood	15/18	2	3	TO REMOVE
264	*Prunus serotina*	Black Cherry	6	3	3	TO REMOVE
265	*Ulmus pumila*	Siberian Elm	13	3	3	TO REMOVE
266	*Acer negundo*	Box Elder	6	3	4	TO REMOVE
267	*Acer negundo*	Box Elder	8/7	3	3	TO REMOVE
268	*Acer negundo*	Box Elder	10	4	3	TO REMOVE
269	*Acer negundo*	Box Elder	8	3	4	TO REMOVE
270	*Populus deltoides*	Eastern Cottonwood	18	2	2	TO REMOVE
271	*Populus deltoides*	Eastern Cottonwood	14	2	2	TO REMOVE
272	*Populus deltoides*	Eastern Cottonwood	14	2	2	TO REMOVE
273	*Populus deltoides*	Eastern Cottonwood	18/18/19	2	3	TO REMOVE
274	*Acer platinoides*	Norway Maple	8	2	2	TO REMOVE
275	*Prunus serotina*	Black Cherry	6	3	3	TO REMOVE
276	*Populus deltoides*	Eastern Cottonwood	24	2	3	TO REMOVE
277	*Acer negundo*	Box Elder	10/13	2	3	TO REMOVE
278	*Acer negundo*	Box Elder	6/5	3	3	TO REMOVE
279	*Acer negundo*	Box Elder	6	2	3	TO REMOVE
280	*Acer negundo*	Box Elder	6	2	3	TO REMOVE
281	*Acer negundo*	Box Elder	10	3	3	TO REMOVE
282	*Acer negundo*	Box Elder	6/3	3	2	TO REMOVE
283	*Acer negundo*	Box Elder	6	2	3	TO REMOVE
284	*Acer negundo*	Box Elder	7	3	3	TO REMOVE
285	*Tilia americana*	American Basswood	8/2	3	3	TO REMOVE
286	*Acer negundo*	Box Elder	10	3	4	TO REMOVE
287	*Acer negundo*	Box Elder	6	3	3	TO REMOVE
288	*Prunus serotina*	Black Cherry	12	2	3	TO REMOVE- PROTECTED
289	*Acer platinoides*	Norway Maple	12	2	2	TO REMOVE
290	*Populus deltoides*	Eastern Cottonwood	20/4	2	2	TO REMOVE
291	*Populus deltoides*	Eastern Cottonwood	8/6	3	3	TO REMOVE
292	*Acer negundo*	Box Elder	6	3	3	TO REMOVE
293	*Populus deltoides*	Eastern Cottonwood	7	3	3	TO REMOVE
294	*Populus deltoides*	Eastern Cottonwood	24/19/12	3	3	TO REMOVE
295	*Populus deltoides*	Eastern Cottonwood	18	2	2	TO REMOVE
296	*Populus deltoides*	Eastern Cottonwood	13/8/6	2	3	TO REMOVE
297	*Populus deltoides*	Eastern Cottonwood	15/14	3	3	TO REMOVE
298	*Acer negundo*	Box Elder	6	4	3	TO REMOVE
299	*Acer negundo*	Box Elder	9	4	3	TO REMOVE
300	*Acer negundo*	Box Elder	10	4	4	TO REMOVE
301	*Acer negundo*	Box Elder	6	4	3	
302	*Acer negundo*	Box Elder	8	5	3	
303	*Acer negundo*	Box Elder	8	4	4	
304	*Acer negundo*	Box Elder	6	4	4	
305	*Acer negundo*	Box Elder	7	3	4	
306	*Acer saccharinum*	Silver Maple	12	3	3	
307	*Acer saccharinum*	Silver Maple	8	3	3	
308	*Juniperus virginiana*	Eastern Red Cedar	8	3	3	
309	*Acer saccharinum*	Silver Maple	6	4	4	Broken Crown
310	*Acer saccharinum*	Silver Maple	11	3	3	
311	*Acer negundo*	Box Elder	7	4	4	
312	*Acer negundo*	Box Elder	8	3	3	
313	*Ulmes americana*	American Elm	6	3	3	
314	*Acer saccharinum*	Silver Maple	11	3	3	TO REMOVE
315	*Acer saccharinum*	Silver Maple	12/8	3	3	TO REMOVE

TAG NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	FORM	COMMENTS
316	*Acer saccharinum*	Silver Maple	12	3	3	
317	*Acer saccharinum*	Silver Maple	8	3	3	TO REMOVE
318	*Acer saccharinum*	Silver Maple	9	3	3	
319	*Acer saccharinum*	Silver Maple	9	3	3	
320	*Acer saccharinum*	Silver Maple	12	4	3	
321	*Acer saccharinum*	Silver Maple	10	3	3	
322	*Acer negundo*	Box Elder	6	4	4	
323	*Acer saccharinum*	Silver Maple	7	4	3	
324	*Acer saccharinum*	Silver Maple	8	4	4	Half is dead
325	*Acer saccharinum*	Silver Maple	8/7	3	3	
326	*Populus deltoides*	Eastern Cottonwood	7	3	3	
327	*Acer saccharinum*	Silver Maple	6	3	3	
328	*Populus deltoides*	Eastern Cottonwood	12	3	3	
329	*Populus deltoides*	Eastern Cottonwood	6	3	4	
330	*Populus deltoides*	Eastern Cottonwood	11	3	3	
331	*Acer saccharinum*	Silver Maple	7/8	3	3	
332	*Acer saccharinum*	Silver Maple	8	4	4	
333	*Populus deltoides*	Eastern Cottonwood	12	3	3	
334	*Acer saccharinum*	Silver Maple	6	3	3	
335	*Acer saccharinum*	Silver Maple	10	3	3	
336	*Ulmes americana*	American Elm	6	3	3	
337	*Prunus serotina*	Black Cherry	10/9	3	3	
338	*Prunus serotina*	Black Cherry	6	5	4	
339	*Malus sp*	Crabapple	7	3	3	
340	*Acer negundo*	Box Elder	6	3	3	
341	*Prunus serotina*	Black Cherry	6	3	3	
342	*Acer saccharinum*	Silver Maple	6	3	3	
343	*Acer saccharinum*	Silver Maple	6	3	3	
344	*Populus deltoides*	Eastern Cottonwood	10	3	3	
345	*Populus deltoides*	Eastern Cottonwood	12	3	3	
346	*Populus deltoides*	Eastern Cottonwood	9	3	3	
347	*Populus deltoides*	Eastern Cottonwood	10	3	3	
348	*Acer saccharinum*	Silver Maple	8/6/6/6	4	3	
349	*Prunus serotina*	Black Cherry	8	3	4	
350	*Acer negundo*	Box Elder	7	4	3	TO REMOVE
351	*Acer negundo*	Box Elder	7	3	3	TO REMOVE
352	*Acer negundo*	Box Elder	8	3	3	TO REMOVE
353	*Acer negundo*	Box Elder	7	4	4	TO REMOVE
354	*Acer negundo*	Box Elder	6	3	4	TO REMOVE
355	*Acer negundo*	Box Elder	7	3	4	TO REMOVE
356	*Acer negundo*	Box Elder	6	3	3	TO REMOVE
357	*Acer negundo*	Box Elder	7	3	3	TO REMOVE
358	*Acer negundo*	Box Elder	8	3	3	TO REMOVE
359	*Acer saccharinum*	Silver Maple	8/10	3	3	TO REMOVE
360	*Acer negundo*	Box Elder	7	4	3	TO REMOVE
361	*Acer saccharinum*	Silver Maple	16	3	3	TO REMOVE
362	*Acer saccharinum*	Silver Maple	9	3	3	TO REMOVE
363	*Acer saccharinum*	Silver Maple	8	3	3	TO REMOVE
364	*Acer negundo*	Box Elder	7	4	4	TO REMOVE
365	*Acer saccharinum*	Silver Maple	8/10	3	3	TO REMOVE
366	*Acer negundo*	Box Elder	9	3	3	TO REMOVE
367	*Acer negundo*	Box Elder	10	3	3	TO REMOVE
368	*Acer negundo*	Box Elder	7	4	4	TO REMOVE
369	*Acer negundo*	Box Elder	7	3	3	TO REMOVE
370	*Acer negundo*	Box Elder	7	4	3	TO REMOVE
371	*Acer saccharinum*	Silver Maple	10/12	3	3	TO REMOVE
372	*Acer negundo*	Box Elder	7	4	3	TO REMOVE
373	*Acer saccharinum*	Silver Maple	18	3	2	TO REMOVE
374	*Acer saccharinum*	Silver Maple	12	2	2	TO REMOVE
375	*Acer negundo*	Box Elder	6	3	4	TO REMOVE
376	*Acer negundo*	Box Elder	6	3	3	TO REMOVE
377	*Acer negundo*	Box Elder	8	4	4	TO REMOVE
378	*Acer saccharinum*	Silver Maple	13/6	3	3	TO REMOVE

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CHILDREN'S LIGHTHOUSE

FREMONT WAY, LONG GROVE, ILLINOIS

Reserved for Seal:

No.	Date	Description
	03/27/26	PUD APPLICATION
	06/11/26	Village Submittal

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Design By:	Approved By:	Date:
AF	BA	03/18/26

Sheet Title:

TREE PRESERVATION LIST

Sheet No:

L015

EEA – P:\25213 – Clouddancer Long Grove Day Care\Drawings\Clouddancer Tree Preservation.dwg
Plotted: 6/12/26 @ 12:45pm By: bahring

TAG NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	FORM	COMMENTS
379	*Acer negundo*	Box Elder	7	3	3	TO REMOVE
380	*Acer saccharinum*	Silver Maple	7/3	4	4	TO REMOVE
381	*Crataegus sp*	Hawthorn	12	3	4	TO REMOVE
382	*Acer saccharinum*	Silver Maple	6	3	3	TO REMOVE
383	*Crataegus sp*	Hawthorn	6	3	3	TO REMOVE
384	*Ulmes americana*	American Elm	12	3	3	
385	*Acer saccharinum*	Silver Maple	11/12	3	3	
386	*Acer saccharinum*	Silver Maple	6	3	3	TO REMOVE
401	*Acer negundo*	Box Elder	6	4	3	TO REMOVE
402	*Acer negundo*	Box Elder	6	4	3	TO REMOVE
403	*Acer negundo*	Box Elder	6	4	4	TO REMOVE
404	*Acer negundo*	Box Elder	6	3	3	TO REMOVE
405	*Acer negundo*	Box Elder	6	4	4	TO REMOVE
406	*Acer negundo*	Box Elder	6	4	4	TO REMOVE
407	*Acer negundo*	Box Elder	6	3	3	TO REMOVE
408	*Acer negundo*	Box Elder	8	4	4	TO REMOVE
409	*Acer saccharinum*	Silver Maple	6	3	3	TO REMOVE
410	*Acer saccharinum*	Silver Maple	12	3	3	TO REMOVE
411	*Acer negundo*	Box Elder	6	4	3	TO REMOVE
412	*Acer negundo*	Box Elder	9	4	3	TO REMOVE
413	*Acer negundo*	Box Elder	8	3	3	TO REMOVE
414	*Acer negundo*	Box Elder	6	4	4	
415	*Acer negundo*	Box Elder	6	4	4	
416	*Ulmes americana*	American Elm	6	3	3	
417	*Acer negundo*	Box Elder	6	4	4	
418	*Acer negundo*	Box Elder	8	4	3	
419	*Acer negundo*	Box Elder	8	3	3	
420	*Acer negundo*	Box Elder	6/6	3	4	
421	*Acer negundo*	Box Elder	7	3	3	
422	*Ulmes americana*	American Elm	8	3	4	
423	*Ulmes americana*	American Elm	6	3	3	
424	*Ulmes americana*	American Elm	7	3	3	
425	*Ulmes americana*	American Elm	7	3	3	
426	*Acer negundo*	Box Elder	8	3	3	
427	*Acer negundo*	Box Elder	6	3	4	
428	*Acer negundo*	Box Elder	6	3	4	TO REMOVE
429	*Acer negundo*	Box Elder	10	3	3	TO REMOVE
430	*Acer negundo*	Box Elder	9	4	4	TO REMOVE
431	*Acer negundo*	Box Elder	8	3	4	TO REMOVE
432	*Acer negundo*	Box Elder	6	3	3	TO REMOVE
433	*Acer negundo*	Box Elder	7	4	3	TO REMOVE
434	*Ulmes americana*	American Elm	7	3	3	TO REMOVE
435	*Acer negundo*	Box Elder	7	4	4	TO REMOVE
436	*Acer saccharinum*	Silver Maple	7	3	3	TO REMOVE
437	*Acer saccharinum*	Silver Maple	10/12	3	3	TO REMOVE
438	*Acer saccharinum*	Silver Maple	7	4	3	
439	*Prunus serotina*	Black Cherry	6	3	4	
440	*Acer saccharinum*	Silver Maple	7/4	4	4	
441	*Ulmes pumila*	Siberian Elm	7/6	3	3	
442	*Acer saccharinum*	Silver Maple	6	3	4	
443	*Acer saccharinum*	Silver Maple	6/7/7	3	4	
444	*Acer saccharinum*	Silver Maple	15	3	3	
445	*Acer saccharinum*	Silver Maple	10/10/8	3	3	
446	*Juglans nigra*	Black Walnut	10	3	2	
447	*Acer saccharinum*	Silver Maple	10/10/5	4	3	
448	*Ulmes americana*	American Elm	10	3	3	
449	*Acer saccharinum*	Silver Maple	8/8/6	3	3	
450	*Acer saccharinum*	Silver Maple	6	4	4	
451	*Prunus serotina*	Black Cherry	8	3	4	
452	*Acer saccharinum*	Silver Maple	6	3	3	
454	*Acer saccharinum*	Silver Maple	6/4	4	4	TO REMOVE
455	*Acer saccharinum*	Silver Maple	8	3	3	TO REMOVE
456	*Acer saccharinum*	Silver Maple	12/8	3	3	TO REMOVE
457	*Acer saccharinum*	Silver Maple	12	4	4	TO REMOVE
458	*Acer saccharinum*	Silver Maple	6	3	3	TO REMOVE
459	*Acer negundo*	Box Elder	7	3	3	TO REMOVE
460	*Acer negundo*	Box Elder	6	4	4	TO REMOVE
461	*Acer negundo*	Box Elder	6	4	3	TO REMOVE
462	*Acer negundo*	Box Elder	7	3	4	TO REMOVE
463	*Acer negundo*	Box Elder	6	4	5	TO REMOVE
464	*Ulmes americana*	American Elm	10	3	3	
465	*Acer negundo*	Box Elder	11	3	3	
466	*Acer negundo*	Box Elder	6	3	4	
467	*Ulmes americana*	American Elm	6	3	3	
468	*Acer negundo*	Box Elder	6	3	4	
469	*Acer saccharinum*	Silver Maple	12	3	3	
470	*Acer saccharinum*	Silver Maple	4/10	3	3	
471	*Ulmes pumila*	Siberian Elm	6	4	3	
472	*Acer saccharinum*	Silver Maple	12	3	3	
473	*Prunus serotina*	Black Cherry	10	3	3	
474	*Acer saccharinum*	Silver Maple	8	3	3	
475	*Crataegus sp*	Hawthorn	8/4/5	3	3	
476	*Acer saccharinum*	Silver Maple	8	3	4	
477	*Acer saccharinum*	Silver Maple	10	3	3	
478	*Acer negundo*	Box Elder	6	4	4	
479	*Acer negundo*	Box Elder	8	4	4	
480	*Acer negundo*	Box Elder	6	4	4	
481	*Acer saccharinum*	Silver Maple	10/10	3	4	TO REMOVE
482	*Acer negundo*	Box Elder	6	3	4	
483	*Acer negundo*	Box Elder	9	3	3	
484	*Acer negundo*	Box Elder	7	3	3	
485	*Acer negundo*	Box Elder	7	4	4	
486	*Acer saccharinum*	Silver Maple	9	3	3	
487	*Acer negundo*	Box Elder	8	3	3	TO REMOVE
488	*Acer saccharinum*	Silver Maple	7	4	3	TO REMOVE
489	*Acer saccharinum*	Silver Maple	7	4	4	TO REMOVE
490	*Acer saccharinum*	Silver Maple	11/12	3	3	TO REMOVE
491	*Acer saccharinum*	Silver Maple	6	3	4	TO REMOVE
492	*Acer saccharinum*	Silver Maple	11	4	3	TO REMOVE
493	*Acer saccharinum*	Silver Maple	6	4	4	TO REMOVE
494	*Acer saccharinum*	Silver Maple	7	4	4	TO REMOVE
495	*Populus deltoides*	Eastern Cottonwood	12	3	2	
496	*Acer saccharinum*	Silver Maple	6	4	4	TO REMOVE
497	*Populus deltoides*	Eastern Cottonwood	12	2	2	
498	*Populus deltoides*	Eastern Cottonwood	6	3	4	
499	*Populus deltoides*	Eastern Cottonwood	6	3	4	
500	*Populus deltoides*	Eastern Cottonwood	11	3	3	
3535	*Tilia americana*	Linden	12	1	2	TO REMOVE- PROTECTED
4381	*Celtis occidentalis*	Hackberry	16	1	1	
4382	*Celtis occidentalis*	Hackberry	12	1	1	TO REMOVE- PROTECTED
TOTAL = 488						

TREE CALIPER NOTES:

INCH CALIPER REMAINING:

CONDITION #1: 16 CALIPER REMAINING
CONDITION #2: 299 CALIPER REMAINING
CONDITION #3: 1,381 CALIPER REMAINING
CONDITION #4 & #5: 427 CALIPER REMAINING

TOTAL CALIPER REMAINING 2,123 INCHES

PROTECTED SPECIES: 177 CALIPER REMAINING

INCH CALIPER LOST:

CONDITION #1: 24 CALIPER LOST
CONDITION #2: 555 CALIPER LOST
CONDITION #3: 1,613 CALIPER LOST
CONDITION #4 & #5: 538 CALIPER LOST

TOTAL CALIPER LOST: 2,730 INCHES

PROTECTED SPECIES: 36 CALIPER LOST

PROPERTY OWNER MUST REPLACE REMOVED OR DESTROYED PROTECTED SPECIES TREES WITH AN EQUAL TOTAL NUMBER OF INCHES DBH OF NEW TREES SIMILAR IN PROTECTED SPECIES TO THE PROTECTED SPECIES TREES BEING REMOVED.

NO REPLACEMENT TREE SHALL BE LESS THAN 3 INCHES DBH.

IN LIEU OF REPLACEMENT, THE OWNER CAN PAY THE VILLAGE $150 PER INCH DBH OF PROTECTED TREES REMOVED.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

CHILDREN'S LIGHTHOUSE
FREMONT WAY, LONG GROVE, ILLINOIS

Reserved for Seal:

No.	Date	Description
	03/27/26	PUD APPLICATION
	06/11/26	Village Submittal

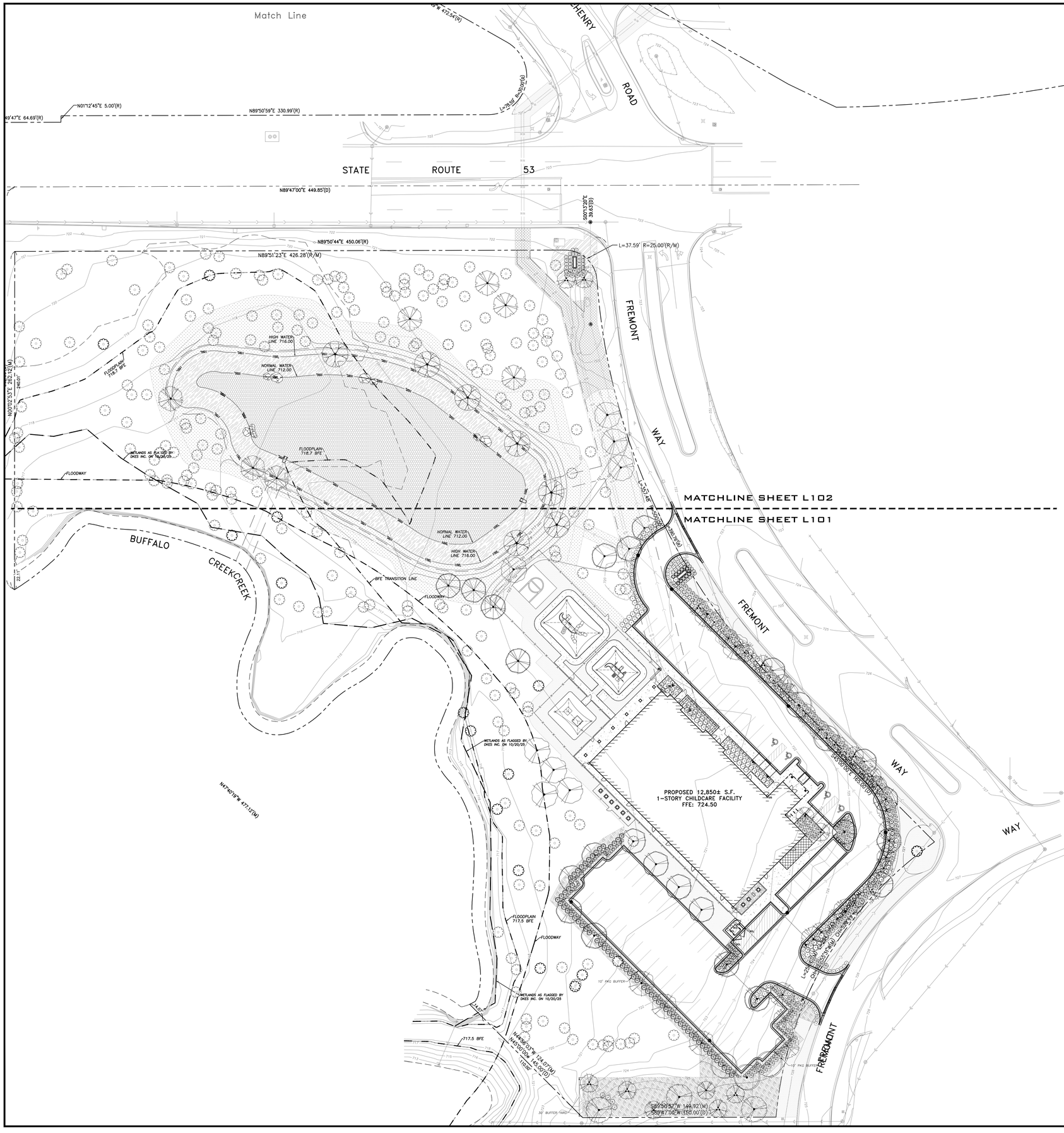
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Design By:	Approved By:	Date:
AF	BA	03/18/26

Sheet Title:
TREE PRESERVATION LIST

Sheet No:
L016

EEA – P:\25213 – Cloudancer Long Grove Day Care\Drawings\Clouddancer Tree Preservation.dwg
Plotted: 6/12/26 @ 12:44pm By: bahring



GENERAL NOTES

1. *REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.*
2. *REFER TO ARCHITECTURAL PLANS FOR BUILDING MIX, SIZE AND FOOTPRINT.*
3. *COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES FOR ALL WORK AND OPERATIONS.*
4. *CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.*
5. *VERIFY SITE CONDITIONS BEFORE PROCEEDING WITH WORK AND REPORT ANY CONFLICTS TO ARCHITECT OF RECORD. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.*
6. *KEEP AREAS CLEAN, NEAT AND ORDERLY AT ALL TIMES. CLEAR OFF RUBBISH AND DEBRIS. LEGALLY DISPOSE OF ALL MATERIALS REMOVED FROM THE SITE.*
7. *PROTECT EXISTING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, FENCING, FURNISHINGS AND PLANTINGS, TREES AND LAWNS FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS, AND OTHER HAZARDS CREATED BY SITE WORK. IF ANY DAMAGE OCCURS, REPAIR TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST.*
8. *COORDINATE WITH ALL OTHER TRADES.*

LANDSCAPE NOTES

1. *THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.*
2. *ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.*
3. *PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.*
4. *ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.*
5. *THE OWNER RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIALS PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.*
6. *ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.*
7. *ANY AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED TO EXISTING CONDITIONS. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL. EXISTING TREE ROOT ZONE AREAS TO ONLY BE RESTORED WITH MINIMAL IMPACT TO SOIL DEPTH.*
8. *PLANTING SOIL DEPTHS, PROVIDE MINIMUM PLANTING DEPTHS AS FOLLOWS:*
   - *8.1. TURF PLANTING – 6",*
   - *8.2. PERENNIAL / ORNAMENTAL GRASS PLANTING – 12",*
   - *8.3. ORNAMENTAL TREE & SHRUB PLANTING – 18",*
   - *8.4. PLANTING SOIL AT ROOT BALL OF CANOPY / EVERGREEN TREES – 36".*
   - *8.5. OWNER REPRESENTATIVE TO APPROVE SPECIFIED SUBGRADE (SUBSOIL), MUST BE NATURALLY OCCURING NATIVE SOIL MATERIAL MEETING PERCULATION REQUIREMENTS, FREE OF GREY CLAY AND STONES GREATER THAN 1", REMOVE FOREIGN OBJECTS. BACKFILL TO MEET APPROVAL OF OWNER PRIOR TO INSTALLATION OF SPECIFIED PLANTING SOIL.*
9. *ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED TO A MINIMUM 3" DEPTH. WOODY PLANTS WITH A SHREDDED BARK MATERIAL AND PERENNIAL PLANTINGS WITH SOIL AMENDMENT.*
10. *ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.*
11. *PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS. SEE LANDSCAPE DETAILS.*
12. *THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.*
13. *ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION 1000 VERMONT AVENUE, NW, SUITE 300 WASHINGTON, DC 20005. WWW.ANLA.ORG. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.*
14. *ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK OR AT THE EXTENTS OF THE ESTABLISHED TREE DRIP LINE, WHICHEVER IS GREATER.*
15. *HOSE BIBS WILL BE PROVIDED ON THE BUILDING FOR THE PURPOSE OF WATERING THE LANDSCAPE MATERIAL.*
16. *THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.*

LANDSCAPE SCHEDULE

FULL MATERIAL SCHEDULE IS PROVIDED ON L200

J.U.L.I.E.

NOTE: The Exact Location Of All Utilities Shall Be Verified By The Contractor Prior To Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

N

30 0 30 60 90

Scale: 1"=30'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
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PHONE (847) 223-4804
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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

CHILDREN'S LIGHTHOUSE

FREMONT WAY, LONG GROVE, ILLINOIS

Reserved for Seal:

No.	Date	Description
	04/07/26	PUD APPLICATION

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Design By:	Approved By:	Date:
JA	BA	03/27/26

Sheet Title:

SITE LANDSCAPE PLAN (OVERALL)

Sheet No:

L100

EEA – \\EEA-NAS\Projects\2521.3 – Cloudancer Long Grove Day Care\Drawing\Clouddancer Long Grove Day Care Landscape Plan.dwg
Plotted: 4/20/26 @ 3:35pm By: jonderson

TAG NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	FORM	COMMENTS	DATE
379	*Acer negundo*	Box Elder	7	3	3	TO REMOVE	1/13/2026
380	*Acer saccharinum*	Silver Maple	7/3	4	4	TO REMOVE	1/13/2026
381	*Crataegus sp*	Hawthorn	12	3	4		1/13/2026
382	*Acer saccharinum*	Silver Maple	6	3	3		1/13/2026
383	*Crataegus sp*	Hawthorn	6	3	3		1/13/2026
384	*Ulmes americana*	American Elm	12	3	3		1/13/2026
385	*Acer saccharinum*	Silver Maple	11/12	3	3		1/13/2026
386	*Acer saccharinum*	Silver Maple	6	3	3		1/13/2026
401	*Acer negundo*	Box Elder	6	4	3	TO REMOVE	1/13/2026
402	*Acer negundo*	Box Elder	6	4	3	TO REMOVE	1/13/2026
403	*Acer negundo*	Box Elder	6	4	4	TO REMOVE	1/13/2026
404	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/13/2026
405	*Acer negundo*	Box Elder	6	4	4	TO REMOVE	1/13/2026
406	*Acer negundo*	Box Elder	6	4	4	TO REMOVE	1/13/2026
407	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/13/2026
408	*Acer negundo*	Box Elder	8	4	4	TO REMOVE	1/13/2026
409	*Acer saccharinum*	Silver Maple	6	3	3	TO REMOVE	1/13/2026
410	*Acer saccharinum*	Silver Maple	12	3	3	TO REMOVE	1/13/2026
411	*Acer negundo*	Box Elder	6	4	3	TO REMOVE	1/13/2026
412	*Acer negundo*	Box Elder	9	4	3	TO REMOVE	1/13/2026
413	*Acer negundo*	Box Elder	8	3	3	TO REMOVE	1/13/2026
414	*Acer negundo*	Box Elder	6	4	4		1/13/2026
415	*Acer negundo*	Box Elder	6	4	4		1/13/2026
416	*Ulmes americana*	American Elm	6	3	3		1/13/2026
417	*Acer negundo*	Box Elder	6	4	4		1/13/2026
418	*Acer negundo*	Box Elder	8	4	3		1/13/2026
419	*Acer negundo*	Box Elder	8	3	3		1/13/2026
420	*Acer negundo*	Box Elder	6/6	3	4		1/13/2026
421	*Acer negundo*	Box Elder	7	3	3		1/13/2026
422	*Ulmes americana*	American Elm	8	3	4		1/13/2026
423	*Ulmes americana*	American Elm	6	3	3		1/13/2026
424	*Ulmes americana*	American Elm	7	3	3		1/13/2026
425	*Ulmes americana*	American Elm	7	3	3		1/13/2026
426	*Acer negundo*	Box Elder	8	3	3		1/13/2026
427	*Acer negundo*	Box Elder	6	3	4		1/13/2026
428	*Acer negundo*	Box Elder	6	3	4		1/13/2026
429	*Acer negundo*	Box Elder	10	3	3		1/13/2026
430	*Acer negundo*	Box Elder	9	4	4		1/13/2026
431	*Acer negundo*	Box Elder	8	3	4	TO REMOVE	1/13/2026
432	*Acer negundo*	Box Elder	6	3	3	TO REMOVE	1/13/2026
433	*Acer negundo*	Box Elder	7	4	3	TO REMOVE	1/13/2026
434	*Ulmes americana*	American Elm	7	3	3	TO REMOVE	1/13/2026
435	*Acer negundo*	Box Elder	7	4	4	TO REMOVE	1/13/2026
436	*Acer saccharinum*	Silver Maple	7	3	3		1/13/2026
437	*Acer saccharinum*	Silver Maple	10/12	3	3		1/13/2026
438	*Acer saccharinum*	Silver Maple	7	4	3		1/13/2026
439	*Prunus serotina*	Black Cherry	6	3	4		1/13/2026
440	*Acer saccharinum*	Silver Maple	7/4	4	4		1/13/2026
441	*Ulmes pumila*	Siberian Elm	7/6	3	3		1/13/2026
442	*Acer saccharinum*	Silver Maple	6	3	4		1/13/2026
443	*Acer saccharinum*	Silver Maple	6/7/7	3	4		1/13/2026
444	*Acer saccharinum*	Silver Maple	15	3	3		1/13/2026
445	*Acer saccharinum*	Silver Maple	10/10/8	3	3		1/13/2026
446	*Juglans nigra*	Black Walnut	10	3	2		1/13/2026
447	*Acer saccharinum*	Silver Maple	10/10/5	4	3		1/13/2026
448	*Ulmes americana*	American Elm	10	3	3		1/13/2026
449	*Acer saccharinum*	Silver Maple	8/8/6	3	3		1/13/2026
450	*Acer saccharinum*	Silver Maple	6	4	4		1/13/2026
451	*Prunus serotina*	Black Cherry	8	3	4		1/13/2026
452	*Acer saccharinum*	Silver Maple	6	3	3		1/13/2026
454	*Acer saccharinum*	Silver Maple	6/4	4	4	TO REMOVE	1/13/2026
455	*Acer saccharinum*	Silver Maple	8	3	3	TO REMOVE	
456	*Acer saccharinum*	Silver Maple	12/8	3	3	TO REMOVE	1/13/2026

TAG NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	FORM	COMMENTS	DATE
457	*Acer saccharinum*	Silver Maple	12	4	4	TO REMOVE	1/13/2026
458	*Acer saccharinum*	Silver Maple	6	3	3	TO REMOVE	1/15/2026
459	*Acer negundo*	Box Elder	7	3	3	TO REMOVE	1/15/2026
460	*Acer negundo*	Box Elder	6	4	4	TO REMOVE	1/15/2026
461	*Acer negundo*	Box Elder	6	4	3	TO REMOVE	1/15/2026
462	*Acer negundo*	Box Elder	7	3	4	TO REMOVE	1/15/2026
463	*Acer negundo*	Box Elder	6	4	5	TO REMOVE	1/15/2026
464	*Ulmes americana*	American Elm	10	3	3		1/15/2026
465	*Acer negundo*	Box Elder	11	3	3		1/15/2026
466	*Acer negundo*	Box Elder	6	3	4		1/15/2026
467	*Ulmes americana*	American Elm	6	3	3		1/15/2026
468	*Acer negundo*	Box Elder	6	3	4		1/15/2026
469	*Acer saccharinum*	Silver Maple	12	3	3		1/15/2026
470	*Acer saccharinum*	Silver Maple	4/10	3	3		1/15/2026
471	*Ulmes pumila*	Siberian Elm	6	4	3		1/15/2026
472	*Acer saccharinum*	Silver Maple	12	3	3		1/15/2026
473	*Prunus serotina*	Black Cherry	10	3	3		1/15/2026
474	*Acer saccharinum*	Silver Maple	8	3	3		1/15/2026
475	*Crataegus sp*	Hawthorn	8/4/5	3	3		1/15/2026
476	*Acer saccharinum*	Silver Maple	8	3	4		1/15/2026
477	*Acer saccharinum*	Silver Maple	10	3	3		1/15/2026
478	*Acer negundo*	Box Elder	6	4	4		1/15/2026
479	*Acer negundo*	Box Elder	8	4	4		1/15/2026
480	*Acer negundo*	Box Elder	6	4	4		1/15/2026
481	*Acer saccharinum*	Silver Maple	10/10	3	4		1/15/2026
482	*Acer negundo*	Box Elder	6	3	4		1/15/2026
483	*Acer negundo*	Box Elder	9	3	3		1/15/2026
484	*Acer negundo*	Box Elder	7	3	3		1/15/2026
485	*Acer negundo*	Box Elder	7	4	4		1/15/2026
486	*Acer saccharinum*	Silver Maple	9	3	3		1/15/2026
487	*Acer negundo*	Box Elder	8	3	3		1/15/2026
488	*Acer saccharinum*	Silver Maple	7	4	3		1/15/2026
489	*Acer saccharinum*	Silver Maple	7	4	4	TO REMOVE	1/15/2026
490	*Acer saccharinum*	Silver Maple	11/12	3	3	TO REMOVE	1/15/2026
491	*Acer saccharinum*	Silver Maple	6	3	4	TO REMOVE	1/15/2026
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494	*Acer saccharinum*	Silver Maple	7	4	4	TO REMOVE	1/15/2026
495	*Populus deltoides*	Eastern Cottonwood	12	3	2		1/15/2026
496	*Acer saccharinum*	Silver Maple	6	4	4		1/15/2026
497	*Populus deltoides*	Eastern Cottonwood	12	2	2		1/15/2026
498	*Populus deltoides*	Eastern Cottonwood	6	3	4		1/15/2026
499	*Populus deltoides*	Eastern Cottonwood	6	3	4		1/15/2026
500	*Populus deltoides*	Eastern Cottonwood	11	3	3		1/15/2026
3535	*Tilia americana*	Linden	12	1	2	TO REMOVE	1/12/2026
4381	*Celtis occidentalis*	Hackberry	16	1	1		1/12/2026
4382	*Celtis occidentalis*	Hackberry	12	1	1	TO REMOVE	1/12/2026
TOTAL = 488							

TREE CALIPER NOTES:

INCH CALIPER REMAINING:

CONDITION #1: 16 CALIPER REMAINING
CONDITION #2: 307 CALIPER REMAINING
CONDITION #3: 1,607 CALIPER REMAINING
CONDITION #4 & #5: 422 CALIPER REMAINING

TOTAL CALIPER REMAINING 2,352 INCHES

PROTECTED SPECIES: 177 CALIPER REMAINING

INCH CALIPER LOST:

CONDITION #1: 24 CALIPER LOST
CONDITION #2: 555 CALIPER LOST
CONDITION #3: 1,379 CALIPER LOST
CONDITION #4 & #5: 543 CALIPER LOST

TOTAL CALIPER LOST: 2,501 INCHES

PROTECTED SPECIES: 36 CALIPER LOST

PROPERTY OWNER MUST REPLACE REMOVED OR DESTROYED PROTECTED SPECIES TREES WITH AN EQUAL TOTAL NUMBER OF INCHES DBH OF NEW TREES SIMILAR IN PROTECTED SPECIES TO THE PROTECTED SPECIES TREES BEING REMOVED.

NO REPLACEMENT TREE SHALL BE LESS THAN 3 INCHES DBH.

IN LIEU OF REPLACEMENT, THE OWNER CAN PAY THE VILLAGE $150 PER INCH DBH OF PROTECTED TREES REMOVED.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

CHILDREN'S LIGHTHOUSE

FREMONT WAY, LONG GROVE, ILLINOIS

Reserved for Seal:

No.	Date	Description

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Design By:	Approved By:	Date:
AF	BA	03/18/26

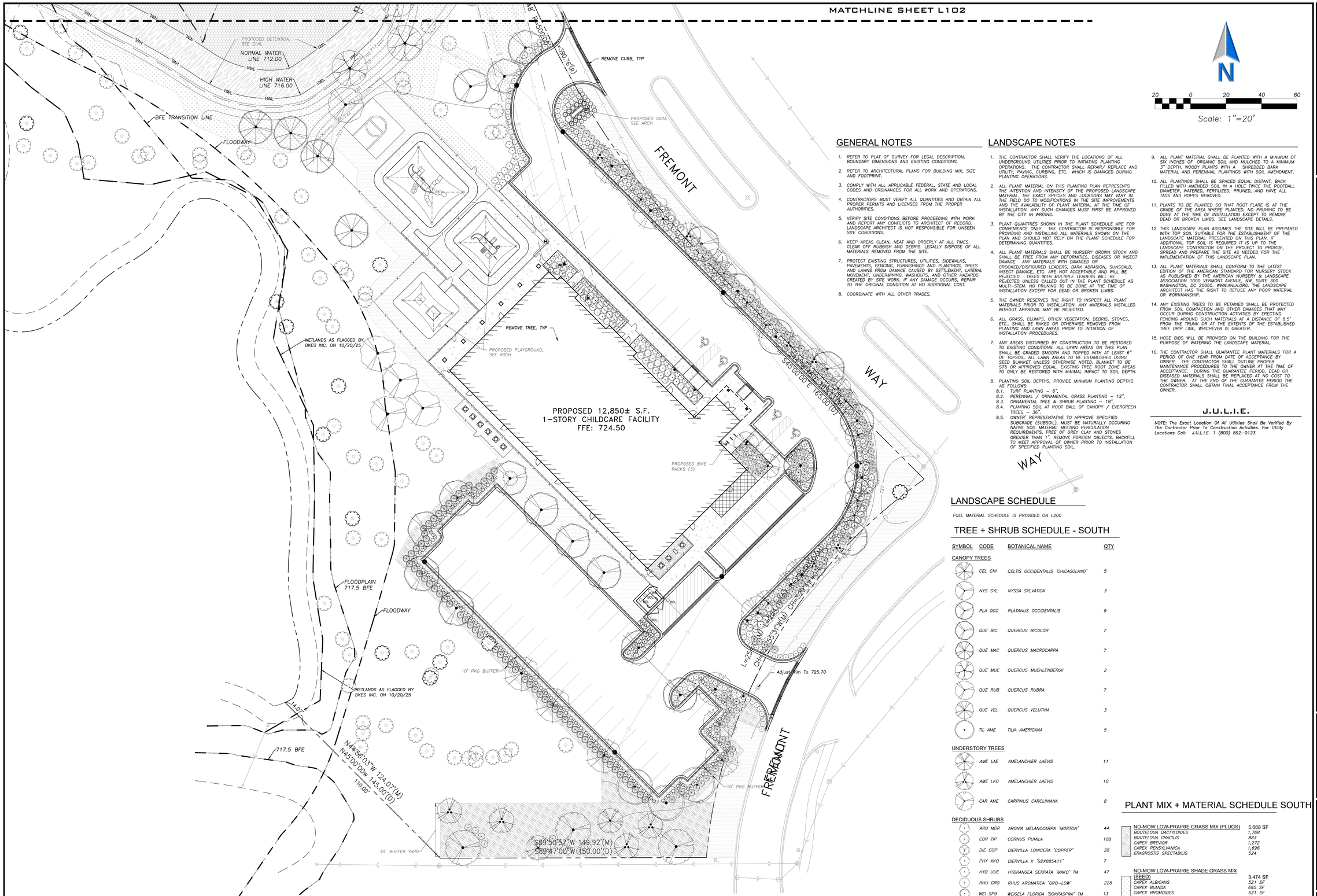
Sheet Title:

TREE PRESERVATION LIST

Sheet No:

L013

EEA – P:\25215 – Clouddancer Long Grove Day Care\Drawings\Clouddancer Tree Preservation.dwg
Plotted: 3/23/26 @ 1:39pm By: atelier



Scale: 1"=20'

GENERAL NOTES

1. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING MIX, SIZE AND FOOTPRINT.
3. COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES FOR ALL WORK AND OPERATIONS.
4. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
5. VERIFY SITE CONDITIONS BEFORE PROCEEDING WITH WORK AND REPORT ANY CONFLICTS TO ARCHITECT OF RECORD. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
6. KEEP AREAS CLEAN, NEAT AND ORDERLY AT ALL TIMES. CLEAR OFF RUBBISH AND DEBRIS. LEGALLY DISPOSE OF ALL MATERIALS REMOVED FROM THE SITE.
7. PROTECT EXISTING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, FENCING, FURNISHINGS AND PLANTINGS, TREES AND LAWNS FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS, AND OTHER HAZARDS CREATED BY SITE WORK. IF ANY DAMAGE OCCURS, REPAIR TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST.
8. COORDINATE WITH ALL OTHER TRADES.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
2. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.
3. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
4. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
5. THE OWNER RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIALS PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
7. ANY AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED TO EXISTING CONDITIONS. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL. EXISTING TREE ROOT ZONE AREAS TO ONLY BE RESTORED WITH MINIMAL IMPACT TO SOIL DEPTH.
8. PLANTING SOIL DEPTHS, PROVIDE MINIMUM PLANTING DEPTHS AS FOLLOWS:
   - 8.1. TURF PLANTING – 6".
   - 8.2. PERENNIAL / ORNAMENTAL GRASS PLANTING – 12".
   - 8.3. ORNAMENTAL TREE & SHRUB PLANTING – 18".
   - 8.4. PLANTING SOIL AT ROOT BALL OF CANOPY / EVERGREEN TREES – 36".
   - 8.5. OWNER' REPRESENTATIVE TO APPROVE SPECIFIED SUBGRADE (SUBSOIL), MUST BE NATURALLY OCCURING NATIVE SOIL MATERIAL MEETING PERCULATION REQUIREMENTS, FREE OF GREY CLAY AND STONES GREATER THAN 1". REMOVE FOREIGN OBJECTS. BACKFILL TO MEET APPROVAL OF OWNER PRIOR TO INSTALLATION OF SPECIFIED PLANTING SOIL.
9. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED TO A MINIMUM 3" DEPTH. WOODY PLANTS WITH A SHREDDED BARK MATERIAL AND PERENNIAL PLANTINGS WITH SOIL AMENDMENT.
10. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
11. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS. SEE LANDSCAPE DETAILS.
12. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
13. ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION 1000 VERMONT AVENUE, NW, SUITE 300 WASHINGTON, DC 20005. WWW.ANLA.ORG. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
14. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK OR AT THE EXTENTS OF THE ESTABLISHED TREE DRIP LINE, WHICHEVER IS GREATER.
15. HOSE BIBS WILL BE PROVIDED ON THE BUILDING FOR THE PURPOSE OF WATERING THE LANDSCAPE MATERIAL.
16. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.

J.U.L.I.E.

NOTE: The Exact Location Of All Utilities Shall Be Verified By The Contractor Prior To Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

LANDSCAPE SCHEDULE

FULL MATERIAL SCHEDULE IS PROVIDED ON L200

TREE + SHRUB SCHEDULE - SOUTH

SYMBOL	CODE	BOTANICAL NAME	QTY
CANOPY TREES			
	CEL CHI	CELTIS OCCIDENTALIS 'CHICAGOLAND'	5
	NYS SYL	NYSSA SYLVATICA	3
	PLA OCC	PLATANUS OCCIDENTALIS	9
	QUE BIC	QUERCUS BICOLOR	7
	QUE MAC	QUERCUS MACROCARPA	7
	QUE MUE	QUERCUS MUEHLENBERGII	2
	QUE RUB	QUERCUS RUBRA	7
	QUE VEL	QUERCUS VELUTINA	3
	TIL AME	TILIA AMERICANA	5
UNDERSTORY TREES			
	AME LAE	AMELANCHIER LAEVIS	11
	AME LKG	AMELANCHIER LAEVIS	10
	CAR AME	CARPINUS CAROLINIANA	8
DECIDUOUS SHRUBS			
	ARO MOR	ARONIA MELANOCARPA 'MORTON'	44
	COR TIP	CORNUS PUMILA	108
	DIE COP	DIERVILLA LONICERA 'COPPER'	28
	PHY XKO	DIERVILLA X 'G2X885411'	7
	HYD UUE	HYDRANGEA SERRATA 'MAKD' TM	47
	RHU GRO	RHUS AROMATICA 'GRO-LOW'	226
	WEI SP9	WEIGELA FLORIDA 'BOKRASPIWI' TM	13
EVERGREEN SHRUBS			
	JUN TTG	JUNIPERUS COMMUNIS 'SMNJCB'	30
	JUN HOR	JUNIPERUS HORIZONTALIS	12
	JUN XGG	JUNIPERUS X 'GREY OWL'	31
	JUN MNS	JUNIPERUS X PFITZERIANA 'MONSAN'	31
	PIC NID	PICEA ABIES 'NIDIFORMIS'	58
	TAX DAR	TAXUS X MEDIA 'DARK GREEN SPREADER'	8
PARKING LOT SCREEN			
	PIN MOP	PINUS MUGO 'MOPS'	65
	POT FRU	POTENTILLA FRUTICOSA	190
	TAX TAU	TAXUS X MEDIA 'TAUNTONII'	33

PLANT MIX + MATERIAL SCHEDULE SOUTH

NO-MOW LOW-PRAIRIE GRASS MIX (PLUGS)		5,668 SF
BOUTELOUA DACTYLOIDES		*1,768*
BOUTELOUA GRACILIS		*883*
CAREX BREVIOR		*1,272*
CAREX PENSYLVANICA		*1,696*
ERAGROSTIS SPECTABILIS		*524*
NO-MOW LOW-PRAIRIE SHADE GRASS MIX (SEED)		3,474 SF
CAREX ALBICANS		*521 SF*
CAREX BLANDA		*695 SF*
CAREX BROMOIDES		*521 SF*
CAREX PENSYLVANICA		*1,216 SF*
CAREX RADIATA		*521 SF*
PERENNIAL PLANT MIX 1		286 SF
ALLIUM ANGULOSUM "SUMMER BEAUTY"		*26*
GERANIUM SANGUINEUM 'MAX FREI'		*39*
SESLERIA AUTUMNALIS		*65*
PERENNIAL PLANT MIX 2		400 SF
NEPETA X 'EARLY BIRD'		*74*
SALVIA NEMOROSA 'WESUWE'		*111*
DROUGHT RESISTANT TURF		14,085 SF
DECORATIVE STONE		206 SF
DARK GREY SHALE ROCK; 2-4"		

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	04/07/26	PUD APPLICATION

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Design By:	Approved By:	Date:
JA	BA	03/27/26

Sheet Title:

SITE LANDSCAPE PLAN (SOUTH)

Sheet No:

L101

EEA – \\EEA-NAS\Projects\25213 – Clouddancer Long Grove Day Care\Drawings\Clouddancer Long Grove Day Care Landscape Plan.dwg
Plotted: 4/20/26 @ 3:54pm By: jonderssion

GENERAL NOTES

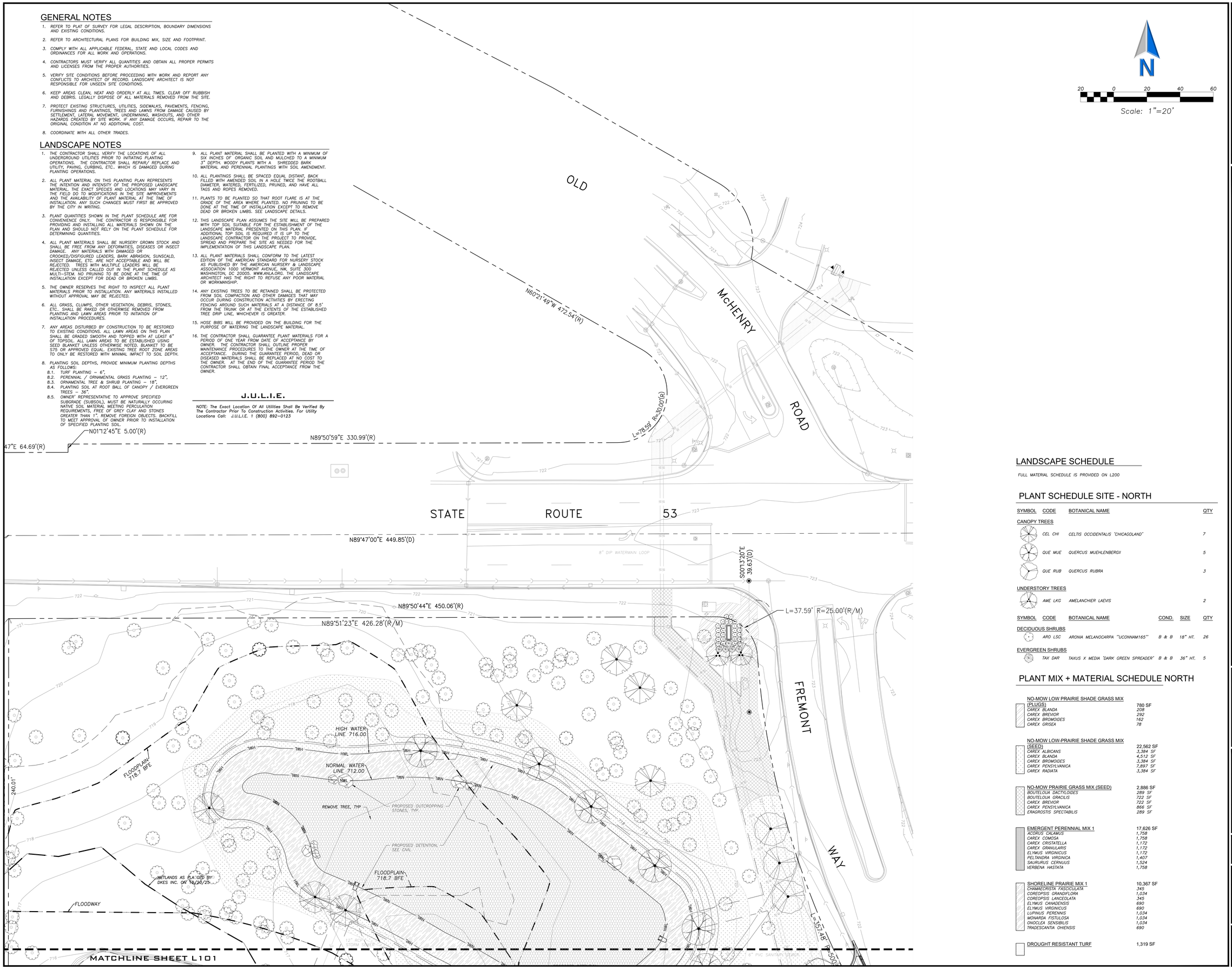
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N

20 0 20 40 60

Scale: 1"=20'

LANDSCAPE SCHEDULE

FULL MATERIAL SCHEDULE IS PROVIDED ON L200

PLANT SCHEDULE SITE - NORTH

SYMBOL	CODE	BOTANICAL NAME	QTY
CANOPY TREES			
	CEL CHI	*CELTIS OCCIDENTALIS 'CHICAGOLAND'*	*7*
	QUE MUE	*QUERCUS MUEHLENBERGII*	*5*
	QUE RUB	*QUERCUS RUBRA*	*3*
UNDERSTORY TREES			
	AME LKG	*AMELANCHIER LAEVIS*	*2*

SYMBOL	CODE	BOTANICAL NAME	COND.	SIZE	QTY
DECIDUOUS SHRUBS					
	ARO LSC	*ARONIA MELANOCARPA ''UCONNAM165''*	*B & B*	*18" HT.*	*26*
EVERGREEN SHRUBS					
	TAX DAR	*TAXUS X MEDIA 'DARK GREEN SPREADER'*	*B & B*	*36" HT.*	*5*

PLANT MIX + MATERIAL SCHEDULE NORTH

NO-MOW LOW PRAIRIE SHADE GRASS MIX (PLUGS)	780 SF
CAREX BLANDA	*208*
CAREX BREVOR	*292*
CAREX BROMOIDES	*162*
CAREX GRISEA	*78*
NO-MOW LOW-PRAIRIE SHADE GRASS MIX (SEED)	22,562 SF
CAREX ALBICANS	*3,384 SF*
CAREX BLANDA	*4,512 SF*
CAREX BROMOIDES	*3,384 SF*
CAREX PENSYLVANICA	*7,897 SF*
CAREX RADIATA	*3,384 SF*
NO-MOW PRAIRIE GRASS MIX (SEED)	2,886 SF
BOUTELOUA DACTYLOIDES	*289 SF*
BOUTELOUA GRACILIS	*722 SF*
CAREX BREVOR	*722 SF*
CAREX PENSYLVANICA	*866 SF*
ERAGROSTIS SPECTABILIS	*289 SF*
EMERGENT PERENNIAL MIX 1	17,626 SF
ACORUS CALAMUS	*1,758*
CAREX COMOSA	*1,758*
CAREX CRISTATELLA	*1,172*
CAREX GRANULARIS	*1,172*
ELYMUS VIRGINICUS	*1,172*
PELTANDRA VIRGINICA	*1,407*
SAURURUS CERNUUS	*1,524*
VERBENA HASTATA	*1,758*
SHORELINE PRAIRIE MIX 1	10,367 SF
CHAMAECRISTA FASCICULATA	*345*
COREOPSIS GRANDIFLORA	*1,034*
COREOPSIS LANCEOLATA	*345*
ELYMUS CANADENSIS	*690*
ELYMUS VIRGINICUS	*690*
LUPINUS PERENNIS	*1,034*
MONARDA FISTULOSA	*1,034*
ONOCLEA SENSIBILIS	*1,034*
TRADESCANTIA OHIENSIS	*690*
DROUGHT RESISTANT TURF	1,319 SF

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CHILDREN'S LIGHTHOUSE

FREMONT WAY, LONG GROVE, ILLINOIS

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	04/07/26	*PUD APPLICATION*

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Design By:	Approved By:	Date:
JA	BA	03/27/26

Sheet Title:

SITE LANDSCAPE PLAN (NORTH)

Sheet No:

L102

EEA – \\EEA-NAS\Projects\25213 – Clouddancer Long Grove Day Care\Drawings\Clouddancer Long Grove Day Care Landscape Plan.dwg
Plotted: 4/15/26 @ 2:48pm By: jondersson

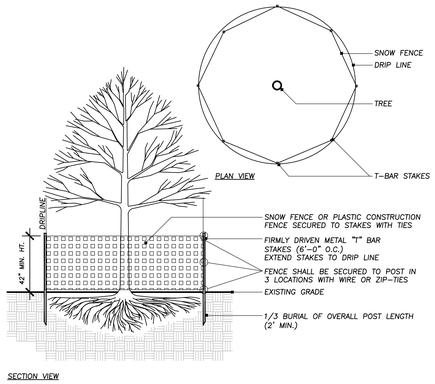
TREE + SHRUB SCHEDULE OVERALL

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	COND	SIZE	QTY
CANOPY TREES						
	CEL CHI	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND COMMON HACKBERRY	B & B	3" CAL.	12
	NYS SYL	NYSSA SYLVATICA	TUPELO	B & B	3" CAL.	3
	PLA OCC	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	3" CAL.	9
	QUE BIC	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	3" CAL.	7
	QUE MAC	QUERCUS MACROCARPA	BURR OAK	B & B	3" CAL.	7
	QUE MUE	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	3" CAL.	7
	QUE RUB	QUERCUS RUBRA	NORTHERN RED OAK	B & B	3" CAL.	10
	QUE VEL	QUERCUS VELUTINA	BLACK OAK	B & B	3" CAL.	3
	TIL AME	TILIA AMERICANA	AMERICAN LINDEN	B & B	3" CAL.	5
UNDERSTORY TREES						
	AME LAE	AMELANCHIER LAEVIS SINGLE-STEM	ALLEGHENY SERVICEBERRY	B & B	2" CAL.	11
	AME LKG	AMELANCHIER LAEVIS MULTI-STEM	ALLEGHENY SERVICEBERRY MULTI-TRUNK	B & B	8' HT.	12
	CAR AME	CARPINUS CAROLINIANA SINGLE-STEM	AMERICAN HORNBEAM	B & B	2" CAL.	8

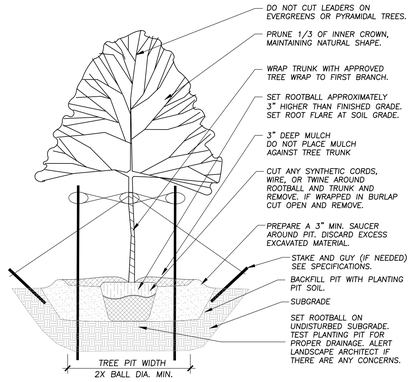
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	COND.	SIZE	QTY
DECIDUOUS SHRUBS						
	ARO LSC	ARONIA MELANOCARPA "UCONNAM165"	LOW SCAPE MOUND® BLACK CHOKEBERRY	B & B	18" HT.	26
	ARO MOR	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY™ BLACK CHOKEBERRY	B & B	24" HT.	44
	COR TIP	CORNUS PUMILA	DWARF RED TIPPED DOGWOOD	B & B	24" HT.	108
	DIE COP	DIERVILLA LONICERA 'COPPER'	COPPER LOW BUSH HONEYSUCKLE	3 GAL.	30" HT.	28
	PHY XKO	DIERVILLA X 'G2X885411'	KODIAK® RED DIERVILLA	CONT.	24" HT.	7
	HYD UUE	HYDRANGEA SERRATA 'MAKD' TM	TINY TUFF STUFF MOUNTAIN HYDRANGEA	B & B	24" HT.	47
	RHU GRO	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	B & B	24" HT.	226
	WEI SP9	WEIGELA FLORIDA 'BOKRASPIW' TM SUN	SPILLED WINE WEIGELA	B & B	24" HT.	13
EVERGREEN SHRUBS						
	JUN TTG	JUNIPERUS COMMUNIS 'SMNJCB'	TORTUGA® COMMON JUNIPER	B & B	18" HT.	30
	JUN HOR	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	B & B	12" HT.	12
	JUN XGG	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	B & B	24" HT.	31
	JUN MNS	JUNIPERUS X PFITZERIANA 'MONSAN'	SEA OF GOLD® PFITZER JUNIPER	B & B	24" HT.	31
	PIC NID	PICEA ABIES 'NIDIFORMIS'	BIRD'S NEST NORWAY SPRUCE	B & B	24" HT.	58
	TAX DAR	TAXUS X MEDIA 'DARK GREEN SPREADER'	DARK GREEN SPREADER ANGLOJAP YEW	B & B	36" HT.	13
PARKING LOT SCREEN						
	PIN MOP	PINUS MUGO 'MOPS'	MOPS MUGO PINE	B & B	30" HT.	65
	POT FRU	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	B & B	24" HT.	190
	TAX TAU	TAXUS X MEDIA 'TAUNTONII'	TAUNTON'S ANGLO-JAPANESE YEW	B & B	30" HT.	33

PERENNIAL PLANT MIX + MATERIAL SCHEDULE OVERALL

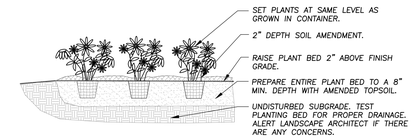
NO-MOW LOW PRAIRIE SHADE GRASS MIX (PLUGS)	780 SF			
CAREX BLANDA / WOODLAND SEDGE	208	DEEP PLUG	40% @ 15" o.c.	
CAREX BREVIOR / OVAL SEDGE	292	DEEP PLUG	25% @ 10" o.c.	
CAREX BROMOIDES / BROME-LIKE SEDGE	162	DEEP PLUG	20% @ 12" o.c.	
CAREX GRISEA / INFLATED NARROW LEAF SEDGE	78	DEEP PLUG	15% @ 15" o.c.	
NO-MOW LOW-PRAIRIE GRASS MIX (PLUGS)	5,668 SF			
BOUTELOUA DACTYLOIDES / BUFFALO GRASS	1,768	DEEP PLUG	30% @ 12" o.c.	
BOUTELOUA GRACILIS / BLUE GRAMA GRASS	883	DEEP PLUG	15% @ 12" o.c.	
CAREX BREVIOR / OVAL SEDGE	1,272	DEEP PLUG	15% @ 10" o.c.	
CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	1,696	DEEP PLUG	20% @ 10" o.c.	
ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS	524	DEEP PLUG	20% @ 18" o.c.	
NO-MOW LOW-PRAIRIE SHADE GRASS MIX (SEED)	26,036 SF			
CAREX ALBICANS / WHITE-TINGED SEDGE	3,905 SF	SEED	15%	
CAREX BLANDA / WOODLAND SEDGE	5,207 SF	SEED	20%	
CAREX BROMOIDES / BROME-LIKE SEDGE	3,905 SF	SEED	15%	
CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	9,113 SF	SEED	35%	
CAREX RADIATA / EASTERN STAR SEDGE	3,905 SF	SEED	15%	
PERENNIAL PLANT MIX 1	286 SF			
ALLIUM ANGULOSUM 'SUMMER BEAUTY' / SUMMER BEAUTY MOUSE GARLIC	26	#1	20% @ 18" o.c.	
GERANIUM SANGUINEUM 'MAX FREI' / MAX FREI BLOODRED GERANIUM	39	#1	30% @ 18" o.c.	
SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	65	#1	50% @ 18" o.c.	
PERENNIAL PLANT MIX 2	400 SF			
NEPETA X 'EARLY BIRD' / EARLY BIRD CATMINT	74	#1	40% @ 18" o.c.	
SALVIA NEMOROSA 'WESUWE' / WESUWE MEADOW SAGE	111	#1	60% @ 18" o.c.	
NO-MOW PRAIRIE GRASS MIX (SEED)	2,886 SF			
BOUTELOUA DACTYLOIDES / BUFFALO GRASS	289 SF	SEED	10%	
BOUTELOUA GRACILIS / BLUE GRAMA GRASS	722 SF	SEED	25%	
CAREX BREVIOR / OVAL SEDGE	722 SF	SEED	25%	
CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	866 SF	SEED	30%	
ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS	289 SF	SEED	10%	
EMERGENT PERENNIAL MIX 1	17,626 SF			
ACORUS CALAMUS / SWEET FLAG	1,758	PLUG	15% @ 15" o.c.	
CAREX COMOSA / LONGHAIR SEDGE	1,758	PLUG	15% @ 15" o.c.	
CAREX CRISTATELLA / CRESTED OVAL SEDGE	1,172	PLUG	10% @ 15" o.c.	
CAREX GRANULARIS / MEADOW SEDGE	1,172	PLUG	10% @ 15" o.c.	
ELYMUS VIRGINICUS / VIRGINIA WILD RYE	1,172	PLUG	10% @ 15" o.c.	
PELTANDRA VIRGINICA / ARROW ARUM	1,407	PLUG	12% @ 15" o.c.	
SAURURUS CERNUUS / LIZARD'S TAIL	1,524	PLUG	13% @ 15" o.c.	
VERBENA HASTATA / BLUE VERVAIN	1,758	PLUG	15% @ 15" o.c.	
SHORELINE PRAIRIE MIX 1	10,367 SF			
CHAMAECRISTA FASCICULATA / PARTRIDGE PEA	345	PLUG	5% @ 15" o.c.	
COREOPSIS GRANDIFLORA / TICKSEED	1,034	PLUG	15% @ 15" o.c.	
COREOPSIS LANCEOLATA / LANCELEAF TICKSEED	345	PLUG	5% @ 15" o.c.	
ELYMUS CANADENSIS / CANADA WILD RYE	690	PLUG	10% @ 15" o.c.	
ELYMUS VIRGINICUS / VIRGINIA WILD RYE	690	PLUG	10% @ 15" o.c.	
LUPINUS PERENNIS / WILD LUPINE	1,034	PLUG	15% @ 15" o.c.	
MONARDA FISTULOSA / BERGAMOT	1,034	PLUG	15% @ 15" o.c.	
ONOCLEA SENSIBILIS / SENSITIVE FERN	1,034	PLUG	15% @ 15" o.c.	
TRADESCANTIA OHIENSIS / OHIO SPIDERWORT	690	PLUG	10% @ 15" o.c.	
DROUGHT RESISTANT TURF	14,817 SF			
DECORATIVE STONE	206 SF			
DARK GREY SHALE ROCK; 2-4"				



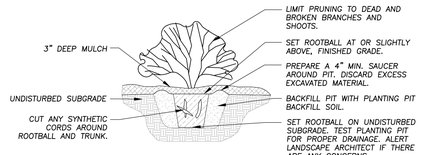
1 TREE PROTECTION DETAIL
Not To Scale — 329383-01



2 TREE PLANTING DETAIL
Not To Scale — 329343-01



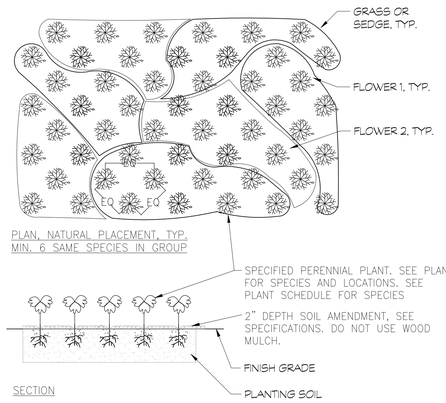
4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
Not To Scale — 329301-10



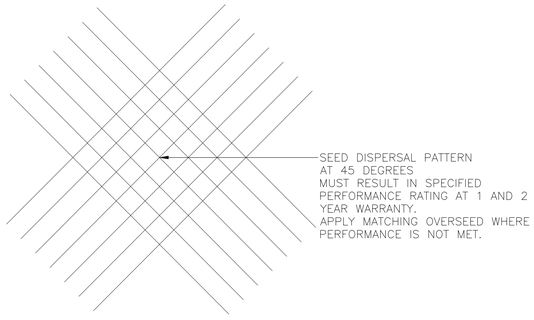
3 SHRUB PLANTING DETAIL
Not To Scale — 329333-03

NOTES:

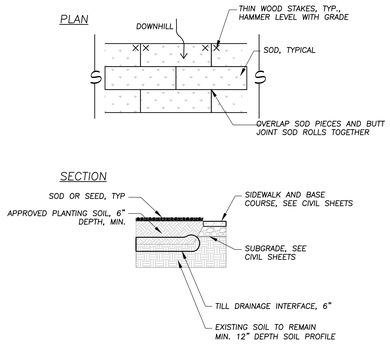
1. DO NOT DAMAGE EXISTING PLANT ROOTS WHEN EXCAVATING PLANTING HOLES.
2. PLACE PLANTS IN A NATURAL MANNER SIMILAR TO THE DETAIL PLAN SHOWN AND APPROVED BY OWNER IN THE FIELD.
3. PRUNE DEAD STALKS AND REMOVE ANY DEAD LEAVES.
4. REMOVE ALL POTS PRIOR TO PLANTING. BY HAND, REMOVE POT BOUND AND ENCIRCLING ROOTS.
5. PLACE PLANTS SO THAT FINISH GRADE IS FLUSH WITH SOIL POT HEIGHT. LEAVE SPACE BETWEEN PLANT STALKS AND SOIL AMENDMENT.
6. MAINTAIN PROPER PLANTING HEIGHT THROUGHOUT WARRANTY PERIOD.
7. MAINTAIN A WEED-FREE CONDITION THROUGHOUT THE MAINTENANCE PERIOD.



5 PERENNIAL PLANT MIX : LAYOUT
1/4" = 1'-0" — 329301-09



7 SEED SPACING DETAIL
NTS — 329301-07



6 SOD AND SEED DETAIL
Not To Scale — 329301-12

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

CHILDREN'S LIGHTHOUSE

FREMONT WAY, LONG GROVE, ILLINOIS

Reserved for Seal:

No.	Date	Description
	04/07/26	PUD APPLICATION

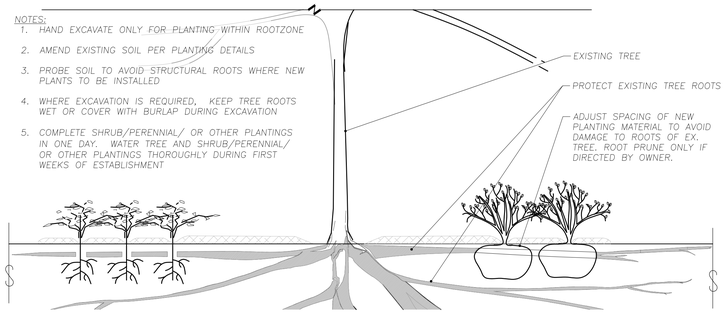
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Design By:	Approved By:	Date:
JA	BA	03/27/26

Sheet Title: LANDSCAPE DETAILS

Sheet No: L200

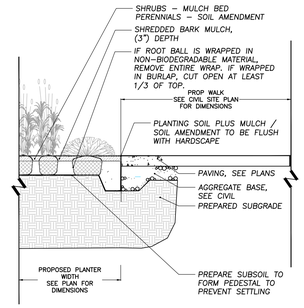
EEA — \\EEA-NAS\Projects\25213 — Clouddancer Long Grove Day Care\Drawings\Clouddancer Long Grove Day Care Landscape Plan.dwg
Plotted: 4/06/26 @ 1:28pm By: jandersson



1 PLANTING WITHIN ROOTZONE OF EXISTING TREE

NOT TO SCALE

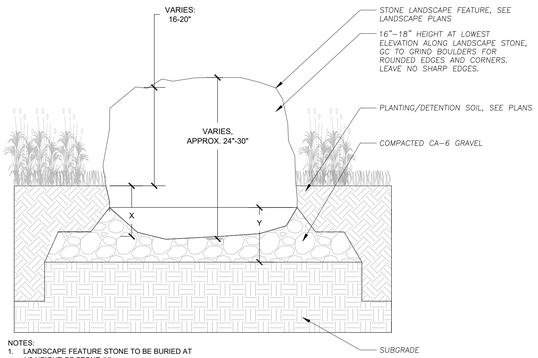
329383-14



2 SHRUB PLANTING ADJACENT TO HARDSCAPE

Not To Scale

329333-08



NOTES:
1. LANDSCAPE FEATURE STONE TO BE BURIED AT 1/3 HEIGHT OF STONE (X)
2. DEPTH OF COMPACTED CA-6 GRAVEL (Y) TO BE 1/3 HEIGHT OF STONE LANDSCAPE FEATURE

3 STONE LANDSCAPE FEATURE IN PLANTING BED

Not To Scale

3230-02

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

CHILDREN'S LIGHTHOUSE

FREMONT WAY, LONG GROVE, ILLINOIS

Reserved for Seal:

No.	Date	Description
	04/07/26	PUD APPLICATION

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Design By:	Approved By:	Date:
JA	BA	03/27/26

Sheet Title:

LANDSCAPE DETAILS

Sheet No:

L201

EEA – \\EEA-NAS\Projects\25213 – Clouddancer Long Grove Day Care\Drawings\Clouddancer Long Grove Day Care Landscape Plan.dwg
Plotted: 4/06/26 @ 1:28pm By: jandersson

Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

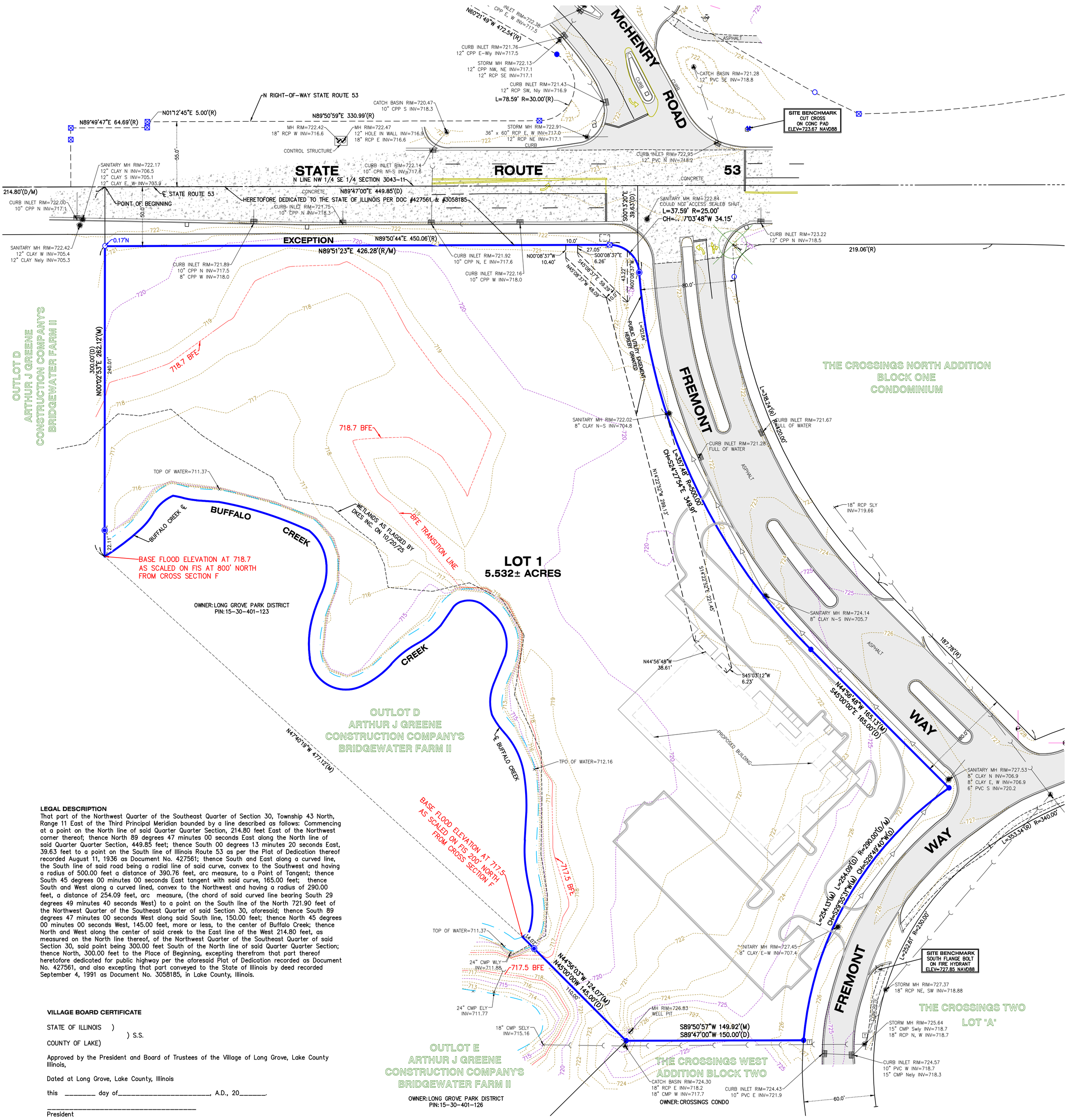
PRELIMINARY PLAT OF P.U.D.

SCHULTZ SUBDIVISION

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

ZONED (O&R) OFFICE & RESEARCH

VILLAGE OF LONG GROVE



LEGAL DESCRIPTION

That part of the Northwest Quarter of the Southeast Quarter of Section 30, Township 43 North, Range 11 East of the Third Principal Meridian bounded by a line described as follows: Commencing at a point on the North line of said Quarter Quarter Section, 214.80 feet East of the Northwest corner thereof; thence North 89 degrees 47 minutes 00 seconds East along the North line of said Quarter Quarter Section, 449.85 feet; thence South 00 degrees 13 minutes 20 seconds East, 39.63 feet to a point on the South line of Illinois Route 53 as per the Plat of Dedication thereof recorded August 11, 1936 as Document No. 427561; thence South and East along a curved line, the South line of said road being a radial line of said curve, convex to the Southwest and having a radius of 500.00 feet a distance of 390.76 feet, arc measure, to a Point of Tangent; thence South 45 degrees 00 minutes 00 seconds East tangent with said curve, 165.00 feet; thence South and West along a curved lined, convex to the Northwest and having a radius of 290.00 feet, a distance of 254.09 feet, arc measure, (the chord of said curved line bearing South 29 degrees 49 minutes 40 seconds West) to a point on the South line of the North 721.90 feet of the Northwest Quarter of the Southeast Quarter of said Section 30, aforesaid; thence South 89 degrees 47 minutes 00 seconds West along said South line, 150.00 feet; thence North 45 degrees 00 minutes 00 seconds West, 145.00 feet, more or less, to the center of Buffalo Creek; thence North and West along the center of said creek to the East line of the West 214.80 feet, as measured on the North line thereof, of the Northwest Quarter of the Southeast Quarter of said Section 30, said point being 300.00 feet South of the North line of said Quarter Quarter Section; thence North, 300.00 feet to the Place of Beginning, excepting therefrom that part thereof heretofore dedicated for public highway per the aforesaid Plat of Dedication recorded as Document No. 427561, and also excepting that part conveyed to the State of Illinois by deed recorded September 4, 1991 as Document No. 3058185, in Lake County, Illinois.

VILLAGE BOARD CERTIFICATE

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

Approved by the President and Board of Trustees of the Village of Long Grove, Lake County Illinois,

Dated at Long Grove, Lake County, Illinois

this _____ day of_____, A.D., 20_____.

_____
President

_____
Attest, Village Clerk

PLANNING AND ZONING COMMISSION CERTIFICATE

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

I, _____ Chairman of the Village of Long Grove, Plan Commission, do certify

that on this _____ day of _____, 20_____.

this Preliminary Plat of Subdivision was duly approved by the Plan Commission of the Village of Long Grove

_____ _____
Chairman (print name of signer)

_____ _____
Secretary (print name of signer)

40' 0' 40' 80'
SCALE: 1" = 40'

N

CLIENT: ERIKSSON ENGINEERING
DRAWN BY: PJD CHECKED BY: _____
SCALE: 1"=40' SEC. 30 T. 43 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 15-30-400-249
JOB NO.: 260097 I.D. PPS
FIELDWORK COMP.: 02/24/26 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

PREPARED FOR:
ERIKSSON ENGINEERING ASSOCIATES, LTD.
135 S. JEFFERSON ST, STE 135
CHICAGO, IL 60661
PHONE: (630)296-6281

PREPARED BY:
VANDERSTAPPEN LAND SURVEYING, INC.
1316 N. MADISON ST
WOODSTOCK, IL 60098

REVISIONS

NO.	DATE	DESCRIPTION	BY

SCHULTZ SUBDIVISION SHEET NO. 1 OF 1

Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

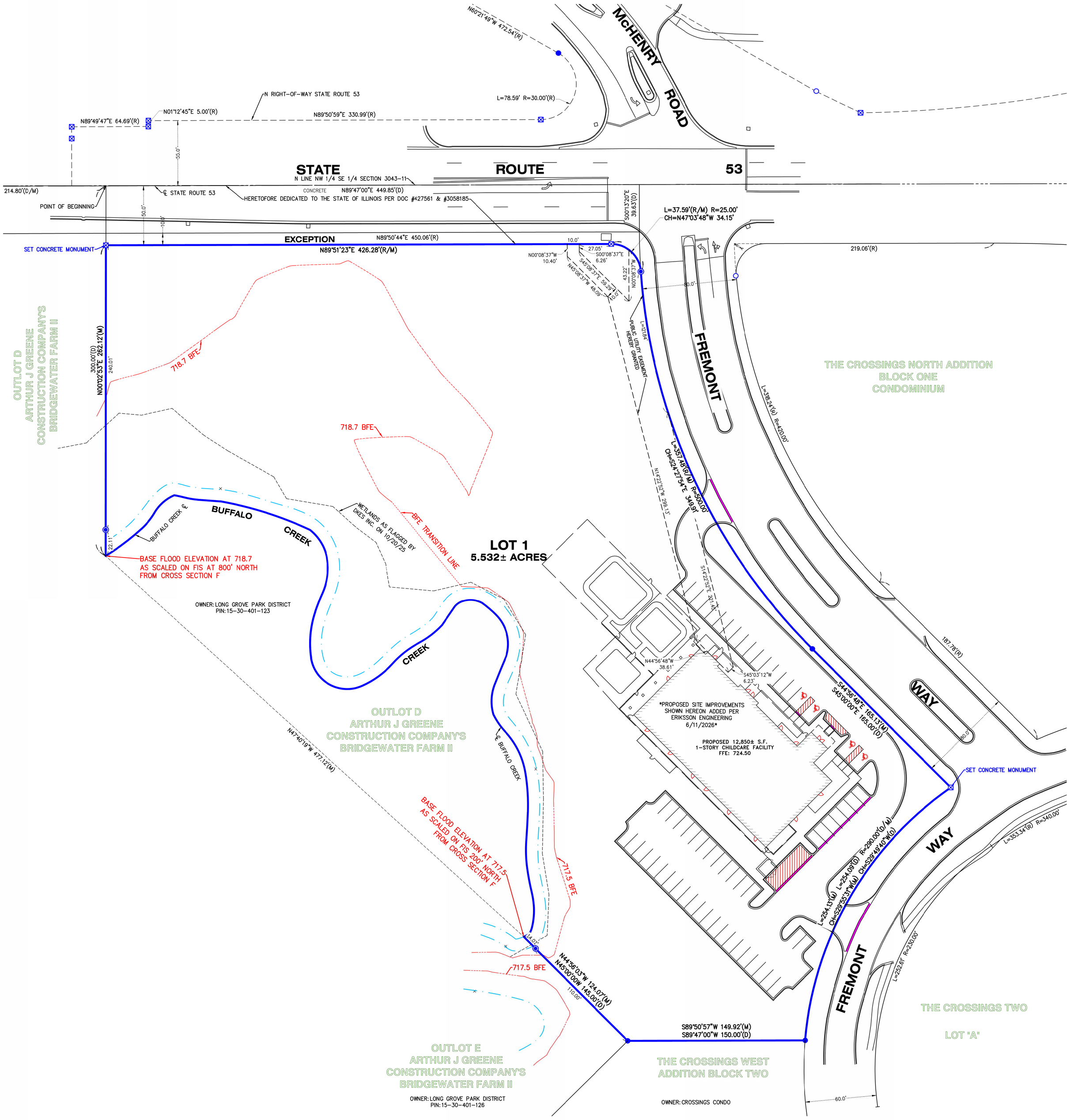
FINAL PLAT OF P.U.D.

SCHULTZ SUBDIVISION

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

ZONED (O&R) OFFICE & RESEARCH

VILLAGE OF LONG GROVE



LEGEND	
●	FOUND IRON BAR
⊠	FOUND/SET MONUMENT
◉	SET IRON BAR
(M)	MEASURE
(R)	RECORD

40' 0' 40' 80'
SCALE: 1" = 40'

N

CLIENT: ERIKSSON ENGINEERING
DRAWN BY: PJD **CHECKED BY:** TVA
SCALE: 1"=40' **SEC.** 30 **T.** 43 **R.** 11 **E.**
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 15-30-400-249
JOB NO.: 260097 **I.D.** PPS
FIELDWORK COMP.: 02/24/26 **BK.** ___ **PG.** ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. **REF:** _____

PREPARED FOR:
ERIKSSON ENGINEERING ASSOCIATES, LTD.
135 S. JEFFERSON ST, STE 135
CHICAGO, IL 60661
PHONE: (630)296-6281

PREPARED BY:
VANDERSTAPPEN LAND SURVEYING, INC.
1316 N. MADISON ST
WOODSTOCK, IL 60098

P.U.D. NOTE: Adjustments to the Final Plat of PUD are allowed when in conformance with Section 5.11-18 (I) of the Village of Long Grove Code of Ordinances.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1.	6/11/26	PROPOSED SITE INFO. ADDED PER CLIENT	PJD

SCHULTZ SUBDIVISION SHEET NO. 1 OF 2

Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
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ph. 815-337-8310 fax 815-337-8314
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FINAL PLAT OF P.U.D.

SCHULTZ SUBDIVISION

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

ZONED (O&R) OFFICE & RESEARCH

VILLAGE OF LONG GROVE

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I/We _____, do hereby certify that I/We are owner(s) of the property described in the caption to the plat hereon drawn and as such owner(s), we have caused said property to be surveyed and resubdivided as hereon shown, as our own free and voluntary act and deed.

We hereby dedicate for public use the lands shown on this plat, including but not limited to, thoroughfares, streets, alleys, walkways and public services; grant the telephone, gas, electric and any other public or private utility easements as stated and shown on this plat.

Also to the best of my knowledge, the lots that are hereby created by the annexed Plat are within the School Districts known as:

STEVENSON HIGH SCHOOL DISTRICT #125
KILDEER COUNTRYSIDE CONS SCHOOL DIST #96
COLLAGE OF LAKE COUNTY #532

Dated this _____ day of _____, 2026 A.D.

By: _____
Owner

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument as _____ of _____, being the _____, appeared before me this day in person and acknowledged that he/she/they signed and delivered the subject plat as his/her/their own free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of _____, 2026 A.D., at _____, Illinois.

_____
Notary Public

VILLAGE ENGINEER'S CERTIFICATE

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

This is to Certify that I,_____ the Village Engineer of the Village of Long Grove, Lake County, Illinois, do hereby certify that the annexed Plat has been examined by me and found to comply with the engineering requirements as set forth in the Subdivision regulations of Long Grove, Illinois.

this _____ day of _____, 2026 A.D.

_____
Village Engineer

_____
Printed Name

VILLAGE OF LONG GROVE CERTIFICATE

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

This is to certify that the Village Board of the Village of Long Grove, Illinois, h as reviewed and approved this plat

Dated at Long Grove, Lake County, Illinois

this _____ day of _____, 2026 A.D.

_____
Village President

_____
Printed Name

_____
Village Clerk

_____
Printed Name

_____
Plat Officer

_____
Printed Name

PUBLIC UTILITY EASEMENT PROVISION

An easement for serving the subdivision and other property with electric and communications services is hereby reserved for and granted to:

Commonwealth Edison Company,
Cable Television Company or Franchises
and
AT&T, Grantees

their respective successors and assigns, jointly and severally, to install, operate, maintain, and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted or dashed lines on the plat and marked "Easement" or "PUE", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as a "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" or "PUE" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.
The term "Common Elements" shall have that meaning set forth for such term in Section 2(e) of "An act in relation to condominiums" (Illinois Revised Statutes, Ch. 30, par. 302(e)), as amended from time to time.
The term "common area or areas" is defined as a lot, parcel, or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such areas may be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.
Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

NICOR GAS EASEMENT PROVISION

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, an Illinois Corporation, doing business as NICOR GAS COMPANY, its successors and assigns (hereafter "Nicor") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of nature gas in, over, across, along and upon the surface of the property shown on this plat marked "Easements", "Utility Easement", "Public Utility Easement" "P.U.E.", Public Utility & Drainage Easement", "P.U. & D.E.", "Common Areas or Areas" (or similar designations), street and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this Plat as "Common Elements" together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the right herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over Nicor facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of Nicor. After installation of any such facilities, the grade of the property shall not be altered in a manner, so as to, interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in Section 605/2(e) of the Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

STORM WATER MANAGEMENT EASEMENT PROVISIONS

Blanket drainage, stormwater management, stormwater conveyance and detention/retention easement for Lot 1, the Village of long Grove are hereby grated and reserved the rights of access to use of and the operation and maintenance of stormwater detention/retention as provided for in this parcel of property for the purposes of stormwater detention/retention management of stormwater detention/retention and conveyance of stormwater to the detention/retention basin or basins, and if necessary for the maintenance of the conveyance routes and the detention/retention basin or basins. No action shall be taken which would prohibit, hinder, interfere with, block, re-route, diminish, or lessen or render ineffective, in any manner or form, the rights or the exercise of the rights as conferred herein, no grading, buildings, signs, conduits, cables, wires, sewers, pipes, watermains, vaults, transmission lines, fencing, landscaping, or such features facilities or structures shall be placed in such a manner as to be in conflict with the rights or the exercise of the rights conferred herein the reservation and the rights as conferred herein shall be over the entire area designated on this Plat and shall take precedence over any and all other Easement or Easements or land encumbrances that may be conferred by this Plat, including specifically, but without limitation, any other Blanket Easements provided on this Plat and nothing shall be constructed on places within, above, or overhead without written permission of the Village of Long Grove.

COUNTY CLERK'S CERTIFICATE

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

I,_____, County Clerk of Lake County, Illinois, do hereby certify that there are no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against any of the land included in the described property. I further certify that I have received all statutory fees in connection with the plat.

Given under my hand and seal of the County Clerk at Waukegan, Illinois

this _____day of _____2026 A.D.

_____
County Clerk

_____
Printed Name

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Paragraph 2 of "An Act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will be required by the Department.

This _____ day of _____, 2026 A.D.

_____
JOSE RIOS, P.E.,
REGION 1 ENGINEER

RECORDER'S CERTIFICATE

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

This instrument filed for record in the Recorder's Office of Lake County, Illinois,

on this _____ day of _____, 20___, A.D., at _____ o'clock_____M.

and recorded as Document Number _____

_____
Lake County Recorder

CERTIFICATE OF HIGHWAY ACCESS AUTHORITY

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

This plat is hereby approved this _____ day of_____ , 2026 A.D. by the County Engineer of Lake County pursuant to Chapter 765, Act 205, Section 2 of the Illinois Compiled Statutes, as amended, as to roadway access to County Highway 5 also known as Quentin Road. Direct access either to or from County Highway 5 is prohibited as shown on this plat.

_____
County Engineer of Lake County

PLANNING AND ZONING COMMISSION CERTIFICATE

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

I, _____ Chairman of the Village of Long Grove, Plan Commission, do certify

that on this _____ day of _____, 20_____.

this Final Plat of Subdivision was duly approved by the Plan Commission of the Village of Long Grove

_____ _____
Chairman (print name of signer)

_____ _____
Secretary (print name of signer)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

This is to certify that I, Terry L. Van Alstine of VANDERSTAPPEN LAND SURVEYING, INC., have surveyed and subdivided the property as described and shown by the annexed plat, which is a correct representation of said survey and subdivision. All distances are shown in feet an decimals thereof. Dimensions shown along curves are arc distances unless otherwise noted.

That part of the Northwest Quarter of the Southeast Quarter of Section 30, Township 43 North, Range 11 East of the Third Principal Meridian bounded by a line described as follows: Commencing at a point on the North line of said Quarter Quarter Section, 214.80 feet East of the Northwest corner thereof; thence North 89 degrees 47 minutes 00 seconds East along the North line of said Quarter Quarter Section, 449.85 feet; thence South 00 degrees 13 minutes 20 seconds East, 39.63 feet to a point on the South line of Illinois Route 53 as per the Plat of Dedication thereof recorded August 11, 1936 as Document No. 427561; thence South and East along a curved line, the South line of said road being a radial line of said curve, convex to the Southwest and having a radius of 500.00 feet a distance of 390.76 feet, arc measure, to a Point of Tangent; thence South 45 degrees 00 minutes 00 seconds East tangent with said curve, 165.00 feet; thence South and West along a curved lined, convex to the Northwest and having a radius of 290.00 feet, a distance of 254.09 feet, arc measure, (the chord of said curved line bearing South 29 degrees 49 minutes 40 seconds West) to a point on the South line of the North 721.90 feet of the Northwest Quarter of the Southeast Quarter of said Section 30, aforesaid; thence South 89 degrees 47 minutes 00 seconds West along said South line, 150.00 feet; thence North 45 degrees 00 minutes 00 seconds West, 145.00 feet, more or less, to the center of Buffalo Creek; thence North and West along the center of said creek to the East line of the West 214.80 feet, as measured on the North line thereof, of the Northwest Quarter of the Southeast Quarter of said Section 30, said point being 300.00 feet South of the North line of said Quarter Quarter Section; thence North, 300.00 feet to the Place of Beginning, excepting therefrom that part thereof heretofore dedicated for public highway per the aforesaid Plat of Dedication recorded as Document No. 427561, and also excepting that part conveyed to the State of Illinois by deed recorded September 4, 1991 as Document No. 3058185, in Lake County, Illinois.

I further certify that upon the completion of the construction phase for the subdivision, concrete monuments as shown and 5/8" iron bars at all lot corners and point of changes in alignment will be set as required by the Plat Act (Illinois Compiled Statutes 2008, 765ILCS 205/1).

I further certify that part of the above described property is located in Zone "X," areas determined to be outside the 0.2% annual chance floodplain, and in Zone "AE" Base Flood Elevation determined as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 17097C0261K dated September 18, 2013, and that this Subdivision lies within the Corporate Municipality of the Village of Long Grove, Lake County, Illinois.

This professional service conforms to the current Illinois minimum standards for a boundary survey as applicable to Plats of Subdivision.

Given under my hand and seal this 17th day of April, 2026.

_____
Terry L. Van Alstine, No. 035-003055
VANDERSTAPPEN SURVEYING INC..
1316 N. Madison Street
Woodstock, Illinois 60098
(815) 337-8310

N

CLIENT: ERIKSSON ENGINEERING
DRAWN BY: PJD CHECKED BY: _____
SCALE: N/A SEC. 30 T. 43 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 15-30-400-249
JOB NO.: 260097 I.D. FPS
FIELDWORK COMP.: 02/24/26 BK. ___ PG. ____
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

PREPARED FOR:
ERIKSSON ENGINEERING ASSOCIATES, LTD.
135 S. JEFFERSON ST, STE 135
CHICAGO, IL 60661
PHONE: (630)296-6281

PREPARED BY:
VANDERSTAPPEN LAND SURVEYING, INC.
1316 N. MADISON ST
WOODSTOCK, IL 60098

NOTES:

1. THERE SHALL BE NO DIRECT ACCESS TO STATE ROUTE 53 FROM LOT 1.

REVISIONS

NO.	DATE	DESCRIPTION	BY

SCHULTZ SUBDIVISION SHEET NO. 2 OF 2

REQUESTED PUD DEPARTURES FOR PROPOSED PROJECT LOCATED AT 0 FREMONT WAY, LONG GROVE PIN 15-30-400-249

Parking

Section 5-9-4(D)(3) requires "5 for each 1,000 square feet of net floor area", or 64 parking spaces based upon 12,848 square feet of building area. Clouddancer, Inc. is requesting 62 parking spaces.

Lot Size

Section 5-5-10 requires a minimum lot area of 10 acres. Clouddancer, Inc. is requesting development on 5.59 acres.

Lot Width

Section 5-5-10 requires a minimum lot width of 250 feet. While the northern lot line measures 449 feet, the site is unusual in shape and the southern portion measures 150 feet.

Lot Setbacks

Section 5-5-10 requires front and corner side setbacks at 100 feet. Clouddancer, Inc. is requesting a setback of 40 feet.

Lot Setbacks

Section 5-5-10 requires corner setbacks at 75 feet. Clouddancer, Inc. is requesting a setback of 40 feet.

Lot Setbacks

Section 5-5-10 requires rear setbacks at 75 feet. Clouddancer, Inc. is requesting a setback of 40 feet.

Fencing

Section 4-9-3 requires fencing height to not exceed a maximum of 4 feet. Clouddancer, Inc. is requesting that the height of a portion of its fencing, specifically around the playgrounds and classroom exit doors, to be a height of 6 feet.

January 8, 2025

Kristi and Brendan Noonan
noonan@childrenslighthouse.com

EMAIL

Subject: **Wetland Assessment**
Site: **0 FREMONT WAY - VILLAGE of LONG GROVE**
Lake County, IL 60047 ***PIN: 15-30-400-249***

Dear Mr. & Mrs. Noonan,

On October 12, 2025, DK Environmental Services, Inc (DKES) conducted field reconnaissance and a complete Wetland Assessment for the project site located at 0 Fremont Way in the Village of Long Grove, Vernon Township, Lake County, IL.

The ±5.23-acre, vacant property contains mature trees in the overstory including silver maple and cottonwood, with a dense understory thicket comprised of common buckthorn in the shrub layer. The property can be accessed from Fremont Way at the southeast (see Location Map-Exhibit 1, and aerial photos attached). The approximate location of the project area studied is found at Latitude 42.174259°N, -87.992326°W.

Source materials and publicly accessible data were reviewed in advance of the site investigation to determine the presence and extent of hydrologic connections, drainage patterns, mapped high-quality aquatic resources, and potential wetland areas (PWA's) that are likely to exist in the project area within the subject property and beyond the property limits.

Our desktop review was followed by an on-site investigation and flagging of the water features identified on site for survey (to be completed by others). One standard quality Waters of the US (WOUS) was flagged on site for survey - see attached Exhibit 7 for approximate wetland boundary:

- **WOUS - A**

Ribbon flags labeled *A1-A25* were affixed to live vegetation on site (and extend to the off-site parcel west) to demarcate the wetland boundary identified at the western portion of the site

Lake County Regulations (Lake County SMC)

Permitting note: Certified Communities have been delegated authority by SMC under the Lake County Watershed Development Ordinance (WDO) to administer all, or portions of, the WDO within their community limits. The Village of Long Grove is a fully certified community for wetland impact review, and the Village Enforcement Officer (EO) may review wetland buffers and requests for wetland and buffer exclusions/exemptions, if applicable.

The four categories of wetland type regulated under the Lake County Watershed Development Ordinance (WDO) are as follows:

A) Category-I: Wetland impacts less than or equal to 1 acre and does not impact high quality aquatic resources;
B) Category-II: Wetland impacts greater than 1 acre and less than 2 acres and does not impact high quality aquatic resources;
C) Category-III: Wetland impacts greater than or equal to 2 acres or impacts high aquatic resources; and
D) Category-IV: Wetland impacts for the restoration, creation, and enhancement of wetlands provided that there are net gains in aquatic resource function.

The WDO requires mitigation for wetland impacts greater than or equal to 0.10 acres of Isolated Waters of Lake County (IWLC). Mitigation shall provide replacement of the wetland environment lost to development at the following proportional rates (i.e., creation acreage to wetland impact acreage):

1) A minimum of 1.5:1 for wetland impacts under Categories I, II and III that are not high-quality aquatic resources, except 1:1 for approved and fully certified wetland mitigation bank credits;
2) A minimum of 3:1 for wetland impacts that are high quality aquatic resources;
3) A minimum of 6:1 for wetland impacts that are forested wetlands.

Mitigation credit may also be obtained for enhancement. For example, the enhancement of farmed wetlands meeting the size criteria of the WDO may be used for up to 80% of the mitigation requirement. Enhancement of existing non-farmed wetlands may be credited up to 25% of the enhanced wetland acreage completed, provided the wetland impacted acreage created on-site is a minimum 1:1 ratio. Buffer width requirements for water bodies are as follows:

- Total surface area greater than 1/3 acre and less than one acre; the minimum buffer width shall be 30 feet.
- Total surface area is greater than one acre and less than 2 ½ acres, the buffer shall be a minimum of 40 feet.
- Total surface area is greater than 2 ½ acres, the buffer shall be a minimum of 50 feet.
- For non-linear aquatic resources, the minimum buffer shall be 100 feet.

Linear buffers shall be designated along both sides of all channels meeting the definition of Waters of Lake County. The buffer width shall be determined as follows:

- When the channel has a watershed greater than 20-acres, but less than one square mile, the minimum buffer shall be 50 feet on each side of the channel;
- When the channel has a watershed greater than one square mile, the minimum buffer shall be 30 feet on each side of the channel; and
- Linear high-quality aquatic resources and streams with an Index of Biotic Integrity (IBI) greater than 40 shall have a minimum buffer width of 100 feet on each side of the channel.

U.S. Army Corps of Engineers – Chicago District
Regulatory Authority and Permitting Considerations

The U.S. Army Corps of Engineers (USACE) regulates the discharge of dredged or fill material into jurisdictional wetlands and "waters of the U.S." under Section 404 of the 1972 Clean Water Act (Act). Examples of jurisdictional areas covered by the Act are navigable waterways, tributaries to navigable waterways, and wetlands adjacent thereto.

Isolated wetlands are exempt from federal regulations. However, by default, all other isolated wetlands fall under the local jurisdiction of Lake County and are regulated by the Stormwater Management Commission (SMC) under the Watershed Development Ordinance (WDO).

On May 25, 2023, the Supreme Court ruled in Sackett v. EPA, delineating the appropriate standard to determine waters of the United States (WOUS) under the federal Clean Water Act (CWA). The Supreme Court's opinion in Sackett establishes a new, more stringent test for determining whether the Clean Water Act applies to a wetland.

In accordance with the 2023 revised definition of WOTUS, and following guidance issued for jurisdictional determination, the coordinated US Army Corps of Engineers and US Environmental Protection Agency rule (2023 Rule) states that, to assert federal jurisdiction over a wetland under the CWA, a party must establish that the wetland:

(1) is adjacent to a WOUS, and
(2) has a continuous surface connection with the WOUS or to a relatively permanent, standing or continuously flowing body of water.

The decision clarifies that wetlands are only protected under the Clean Water Act when adjacent to a relatively permanent geographical water feature such as a lake, stream, ocean, or river that connects to a traditional interstate navigable water, and the wetland has a continuous surface connection with the adjacent water.

Under current USACE regulations, to prevent net loss of wetland, any disturbance of a WOUS area requires a permit application. Generally, filling or impacting 0.10 acre or more of jurisdictional WOUS on a single residential lot requires a permit with mitigation at a 1.5:1 replacement ratio.

The mitigation ratio increases if an area is considered a High-Quality Aquatic Resource (HQAR). Impacts resulting in less than 0.10 acre of impact to wetland/WOTUS also require a permit. However, mitigation may or may not be required depending on USACE discretion. This discretionary judgment is determined by the overall quality of the wetland, the impact that the wetland loss would have on the local area and its relative importance in the watershed.

USACE regulations require an upland buffer of native plants adjacent to all created, restored, enhanced, and preserved wetlands 0.10 acre or larger. Buffer width requirements are as follows:

- For a linear body of water (e.g., river, stream, creek, etc.), the buffer shall be a minimum of 50 feet from the Ordinary High-Water Mark (OHWM) on both sides of the linear water body.
- For any other "waters of the U.S.", including wetlands from 0.25 acres up to 0.50 acres, the buffer shall be a minimum of 30 feet.
- For any "waters of the U.S.", including wetland over 0.50 acres, the buffer shall be minimum of 50 feet.
- For any area determined to be a HQAR, the buffer shall be 100 feet wide (80 foot minimum).

Regulatory waters/wetlands under USACE jurisdiction include:

Waters of the United States (WOUS) – Generally, this includes all waters, impoundments of waters, or tributaries of waters, such as lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, or natural ponds. This term is defined in 33 CFR 328.3.

Wetlands are a subset of WOUS – Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas as defined in 33 CFR 328.3(b).

A Jurisdictional Determination (JD) is a tool used by the U.S. Army Corps of Engineers to help implement Section 404 of the Clean Water Act and Sections 9 and 10 of the Rivers and Harbors Act of 1899. JDs are used to determine which areas are jurisdictional and/or non-jurisdictional hydrologic features on a specific geographical location (e.g. the development site).

Any proposed project or other activity should be designed to avoid and minimize any disturbance to the wetland, stream, or other aquatic area, as much as is practicable before applying for a permit. Avoidance and minimization of impacts to aquatic areas and resources can include locating any activity away from low areas, establishing buffer zones, and protecting the quality of the water that may be discharged into these areas. If impacts to jurisdictional wetlands or any other water of the United States are proposed a permit is required from the USACE.

Typical Wetland Exclusions (USACE)

Wetland exclusions and exemptions may apply to some water features identified on the subject property. Examples include:

1. Stormwater Detention/Retention Basins / Ponds:

- Stormwater management control features constructed or excavated in upland, non-hydric NRCS mapped soil areas (or in a non-jurisdictional waters) to convey, treat, infiltrate, or store stormwater runoff may be excluded from wetland regulation, if not historically or currently connected to traditionally navigable waters or their tributaries under USACE regulation;
- Wetlands created by excavation or by other unfinished development activities in upland areas (e.g., due to incidental construction activities);
- Wetlands created by artificial hydrology including, but not limited to, irrigation or detention facility outlets which would revert to upland areas if irrigation was to cease;
- Wetlands created by the construction of stormwater facilities in upland areas, provided that the facility was not created for the purpose of wetland mitigation;
- Wetlands created by the construction of ponds in upland areas;

2. Roadside ditches:

- Wetlands in roadside ditches created by excavation in upland areas;
- Excavated drainage ditches along the roadsides that are not connected to regulated waters of the US or traditionally navigable waters;

Generally, the following three steps must be taken before a permit is issued:

(1) Avoid wetland and "waters of the U.S.";
(2) Minimize wetland and "waters of the U.S." fill; and
(3) Provide compensatory mitigation for unavoidable wetland impacts

The attached report describes the identified wetlands and provides the methodology and reference material used to assist in the wetland assessment. This assessment is based on field conditions at the time of the DKES site visit and our understanding of current federal, state and local regulations. An evaluation of historic cultural site conditions was not performed.

Please contact our office should you have any questions or if we can be of further assistance.

Sincerely,



Daniel J. Krill, President
Lake County CWS #002, CPESC, DECI

WETLAND ASSESSMENT REPORT

0 FREMONT WAY
VILLAGE of LONG GROVE

INTRODUCTION

On October 12, 2025, DK Environmental Services, Inc (DKES) conducted field reconnaissance and a complete Wetland Assessment for the project site located at 0 Fremont Way in the Village of Long Grove, Vernon Township, Lake County, IL to determine on-site regulatory wetland and "waters of the U.S." boundaries.

The ±5.23-acre, vacant property contains mature trees in the overstory including silver maple and cottonwood, with a dense understory thicket comprised of common buckthorn in the shrub layer. The property can be accessed from Fremont Way at the southeast (see Location Map-Exhibit 1, and aerial photos attached). The approximate location of the project area studied is found at Latitude 42.174259°N, -87.992326°W.

Source materials and publicly accessible data were reviewed in advance of the site investigation to determine the presence and extent of hydrologic connections, drainage patterns, mapped high-quality aquatic resources, and potential wetland areas (PWA's) that are likely to exist in the project area within the subject property and beyond the property limits.

Our desktop review was followed by an on-site investigation. Following our field reconnaissance and data collection, wetland flags were affixed to live vegetation delineating the wetland boundaries to be surveyed by others. This report follows the procedures outlined in the *Corps of Engineers Wetland Delineation Manual*, dated January 1987, including the *regional supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region*, dated August 2010.

One standard quality Waters of the US (WOUS) was flagged on site for survey by others. A sketch of approximate wetland locations is depicted on Exhibit 7 in relation to the study boundary, shown in Appendix A:

This report was prepared to document our findings and to provide supporting information to determine whether the on-site water features identified are jurisdictional under Section 404 of the Clean Water Act. Wetland field boundaries were delineated in accordance with methodology established by the U.S. Army Corps of Engineers (USACE).
By default, wetlands that are determined to be excluded from federal jurisdiction are *Isolated Water of Lake County* (IWLC) and are subject to regulation under the Lake County Watershed Development Ordinance.

Appendices provide supporting documentation, and include the following:

A) Exhibits
   1) Location Map
   2) National Wetland Inventory
   3) Lake County Wetland Inventory
   4) 2004 NRCS Soil Survey
   5) FEMA Flood Insurance Rate Map (FIRM)
   6) USGS topographic map
   7) Approximate Wetland Boundaries and Data Point Locations
B) Site Photographs
C) U.S. Army Corps of Engineers Data Forms

According to the Lake County GIS topographic layer (2017), the land generally slopes from the east to the west. The highest elevations of the lot are found in the northeast and southeast, with the highest elevation at the southeast (~el. 727.0). The lowest elevation is found within the well-defined channel at the bed of Buffalo Creek at the west (~el.703.0).

The FEMA map depicts areas of floodplain and floodway within the subject property associated with Buffalo Creek. Areas at the northwest are mapped Special Flood ZONE AE and show a base flood elevation with cross-sections ranging from approximately el. 719.5 to el. 720.0.0 along the creek.

Similarly, the Lake County Wetland Inventory (LCWI) depicts areas of standard (non-ADID) wetland along the western portion of the property, generally following the path of the meandering channel and adjacent channel bank.

The NRCS Soil Survey of Lake County, IL map depicts hydric soils on portions of the site:

- 513A—Granby fine sandy loam, 0 to 2 percent slopes at the north, and
- 1107A—Sawmill silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded, along the creek at the west

Our investigation identified one (1) water feature on the project site: **WOUS – A**

Ribbon flags labeled *A1-A25* were affixed to live vegetation on site (and extend to the off-site parcel west) to demarcate the wetland boundary identified at the western portion of the site associated with Buffalo Creek and a portion of the riparian area.

WATERS of the US "A":

- **WOUS A** is located at the western portion of the property. The well-defined channel associated with Buffalo Creek conveys stormwater runoff through the site, generally flowing south along the western property line. The channel receives water from off-site properties upstream to the north and west and directs runoff overland through the site flowing south.

- **WOUS A** appears to exhibit a continuous surface connection with traditionally navigable Waters of the US (WOUS). Buffalo Creek is a tributary of the Des Plaines River, located in Lake and Cook counties.
- **WOUS A,** therefore, is likely a Waters of the US (WOUS) federally regulated by the US Army Corps of Engineers, Chicago District
- The Lake County buffer requirement is likely to be applied to a proposed development of the site at 50 feet, per the Watershed Development Ordinance

The channel and adjacent emergent areas flagged along Buffalo Creek are dominated by a mix of common and non-native invasive species including Silver maple (*Acer saccharinum*), cottonwood (*Populus deltoides*) and a few Black walnut (*Juglans nigra*) in the overstory, with common buckthorn (*Rhamnus cathartica*) and green ash (*Fraxinus pennsylvanica*) saplings in the shrub layer, and clearweed (*Pilea pumila*) and creeping Jenny (*Lysimachia nummularia)* in the understory on the forest floor.

At the time of the reconnaissance, inundation and flowing water were observed within the well-defined segment of the channel studied on-site. In the adjacent, emergent riparian areas the soil was saturated. Hydrologic indicators observed included water marks, water-stained leaves, drainage patterns, and geomorphic position on the landscape.

Waters of the US - A exhibits a dominance of wetland characteristics meeting all criteria including hydric soils, hydrophytic plants, and wetland hydrology and is summarized below:

WATER FEATURE	FLAGS	TYPE	MAPPED SOIL SERIES	JURISDICTION*	High-Quality Aquatic Resource?
WOUS A	A1-A25	Channel Emergent	1107A Sawmill silty clay loam (0-2% slopes) ---------- HYDRIC	US ARMY CORPS of ENGINEERS	No ---------- FQI = 13.86 C-value = 2.67

*NOTE: WOUS - *A jurisdiction should be confirmed by USACE and in coordination with the Village of Long Grove CWS*

This final wetland assessment report is the opinion of DKES, Inc. and the results should be confirmed by regulatory agencies including the US Army Corps of Engineers and the Village of Long Grove, a fully certified community to enforce the Lake County Watershed Development Ordinance.

METHODOLOGY

Our methodology followed *The Corps of Engineers Wetland Delineation Manual*, dated January 1987 as well as the *Regional supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region*, dated August 2010. Both identify the mandatory technical criteria for wetland identification. The three essential characteristics of a jurisdictional wetland are hydrophytic vegetation, hydric soils and wetland hydrology as described below:

I) Hydrophytic Vegetation: Hydrophytic vegetation is defined as the community of macrophytes that occurs in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to exert a controlling influence on the plant species present. Hydrophytic vegetation is present when the plant community is dominated by species that can tolerate prolonged inundation or soil saturation during the growing season. Wetland indicator status is the estimated probability a plant species occurs in a wetland area. Reed (1988) designated indicator statuses for the U.S. Fish and Wildlife Service, Region 3, which are based on separating plants into five basic groups:

(1) OBL (Obligate Wetland) almost always occur (estimated probability >99%) in wetlands under natural conditions;

(2) FACW (Facultative Wetland) usually occur in wetlands (estimated probability 67-99%), but occasionally are found in nonwetlands;

(3) FAC (Facultative) are equally likely to occur in wetlands or nonwetlands (estimated probability 34-66%);

(4) FACU (Facultative Upland) usually occur in nonwetlands (estimated probability 67-99%), but occasionally are found in wetlands (estimated probability 1-33%); and

(5) UPL (Upland) almost always occur (estimated probability >99%) in nonwetlands under natural conditions.

If greater than 50% of the plants present are FAC, FACW, or OBL the subject area is considered jurisdictional in terms of vegetation. Indicator statuses were assigned to plants based on observations on their behavior throughout the region. However, some have been modified to best describe the plants in the Chicago region. In cases like this the category has been enclosed in brackets [ ] to indicate that it differs from the Region 3 designation.

Vegetation was sampled within plots to quantitatively characterize wetland and/or upland plant communities within a given area. Within each plot visual estimates of percent cover of each plant species was made for each stratum (trees, saplings and shrubs, herbaceous plants and woody vines). The Dominance Test is then calculated by applying the 50/20 rule. If a plant community passes the Dominance Test, then the vegetation is hydrophytic and no further vegetative analysis is required. However, if the plant community fails the dominance test, and indicators of hydric soil and/or wetland hydrology are present then the Prevalence Index is applied.

The Prevalence Index is a weighted average of wetland indicator status of all plant species within a sample plot. If the plant community satisfies the Prevalence Index, then the vegetation is hydrophytic. If the plant community fails Prevalence Index then it must meet the test Morphological Adaptations to be considered hydrophytic. If this last test fails then the vegetation is considered non-hydrophytic. Results of vegetative sampling are illustrated on the attached Routine U.S. Army Corps of Engineers Data Forms.

A vegetative inventory was compiled for each wetland community. The inventory was taken from a meander search documenting every plant species observed at the time of the site visit. The inventory was then entered into the Wilhelm and Masters (2001) *Floristic Quality Assessment and Computer Application Program*. Each native plant species has been given a coefficient of Conservatism value (*C*-value), ranging from 0-10.

Conservatism describes plants displaying varying degrees of tolerance to disturbance, as well as varying degrees of fidelity to specific habitat integrity. A rating of 0 represents common species or species not likely to be found only in natural areas and a rating of 10 represents rare species or species most likely to be found only in natural areas.

The Floristic Quality Index (FQI) was developed in an attempt to evaluate the level of intrinsic biodiversity from areas with similar *C*-values but otherwise may differ significantly. This is calculated using the following equation:

$$FQI = \text{mean } C\text{-value } \sqrt{N}$$

According to Swink and Wilhelm (1994), if an area has an average *C*-value of 3.5 or higher or a FQI of 35 or more, one can be fairly confident that the site has sufficient floristic quality to be at least of marginal natural area quality. If the average *C*-value is 4.5 or higher or has a FQI of 45 or more, then it is almost certain that the remnant has natural area potential. According the USACE, Chicago District, Regional Permit Program (2007), one of the ways a wetland can be considered a "high quality aquatic resource" if the average *C*-value is 3.5 or greater or if the areas has a FQI is 20 or greater.

II) Hydric Soils: According to the National Technical Committee for Hydric Soils a hydric soil is a soil that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part (USDA Soil Conservation Service 1994).

Repeated periods of saturation or inundation combined with microbial activity causes morphological changes within the soil. This promotes biogeochemical processes, such as the accumulation of organic matter and the reduction, translocation, or accumulation of iron and other reducible elements. The result of these processes is useful in identifying hydric soils during both wet and dry periods (USDA Natural Resources Conservation Service 2006).

There are 21 hydric soil indicators and if one is present, it is considered a hydric soil. A detailed description on the 21 hydric soil indicators can be found in *Interim Regional supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region*, dated September 2008.

The hydric soil indicators include:

Histosol	Thick Dark Surface	Loamy Gleyed Matrix
Histic Epipedon	Sandy Mucky Mineral	Depleted Matrix
Black Histic	5 cm Mucky Peat or Peat	Redox Dark Surface
Hydrogen Sulfide	Sandy Gleyed Matrix	Depleted Dark Surface
Stratified Layers	Sandy Redox	Redox Depressions
2 cm Muck	Stripped Matrix	Coast Prairie Redox
Depleted Below Dark Surface	Loamy Mucky Mineral	Iron-Manganese Masses

A soil pit was excavated to the appropriate depth to describe the soils profile. Color of the soil matrix and redox, mottling, and gleying within the profile are described using the Munsell Soil Color Charts (Gretagmacbeth 2000). Generally, a hydric soil is present when there is an organic soil, histic epipedon, sulfidic material, aquic or periaquic moisture regime, reducing soils conditions, soil colors gleyed, bright mottles and/or low matrix chroma, soil listed on the hydric soil list, and iron and manganese. Results of soil sampling and hydric indicators are illustrated on the attached Routine U.S. Army Corps of Engineers Data Forms.

III) Wetland Hydrology: Wetland hydrology indicators are used in combination with indicators of hydric soil and hydrophytic vegetation. These other indicators reflect a site's history of past episodes of inundation or soil saturation and if it was repeated over a period of time. Areas that have hydrophytic vegetation and hydric soils generally have wetland hydrology (National Research Council 1995). Hydrologic indicators occur from recent or long-term meteorological conditions. Typically, the presence of water for a week or more during the growing season creates anaerobic conditions.

Anaerobic conditions lead to the prevalence of wetland plants. Areas sampled are required meet one or more of the primary wetland hydrology indicators, which include: surface water, high water table, saturation, water marks, sediment deposits, drift deposits, algal mat or crust, iron deposits, inundation visible on aerial imagery, sparsely vegetated concave surface, water-stained leaves, aquatic fauna, true aquatic plants, hydrogen sulfide odor, oxidized rhizospheres on living roots, presence of reduced iron, recent iron reduction in tilled soils, thin much surface, and gauge or well data.

A sampled area may also meet two or more of the secondary indicators, which include: surface soil cracks, dry-season water table, crayfish burrows, saturation visible on aerial imagery, stunted or stressed plants, geomorphic position and the FAC-Neutral test. Results of hydrology are illustrated on the attached Routine U.S. Army Corps of Engineers Data Forms.

RESULTS

The following is a brief description of the one (1) regulatory Waters of the US (WOUS) area identified on-site with a list of the dominant plant species, positive wetland hydrology and soils observed.

A plant inventory is provided with the results based on the *Chicago Region Floristic Quality Assessment Calculator* (by Herman, B., Sliwinski, R. and S. Whitaker. 2013. U.S. Army Corps of Engineers, Chicago, IL) illustrating each wetland's calculated *C*-value and FQI. Information regarding the on-site portion of the identified wetland is found on the attached USACE Data Forms (Appendix C).

WOUS - A (Approximately 0.66 ac. on site)

As illustrated in Appendix A - Exhibit 7, **WOUS - A** consists of a meandering stream reach along the western portion of the site. The well-defined channel extends to off-site properties to the west/northwest and south. The creek has steep, eroded side slopes, and is bordered along the streambank by a dense thicket of common buckthorn.

An easily discernible drainage connection to off-site traditionally navigable waters was identifiable. Furthermore, the drainageway (Buffalo Creek) has a continuous surface connection with the WOUS (Wheeling Drainage Ditch – Des Plaines River) or to a relatively permanent, standing or continuously flowing body of water. Therefore, our opinion is that the segment of Buffalo Creek identified on-site exhibits a traceable hydrologic connection to off-site waters and is therefore classified as Waters of the US under the federal jurisdiction of the US Army Corps of Engineers, Chicago District.

Wetland A has a calculated FQAI of 13.86 and a mean C-value of 2.67 and is characterized by Data Point 1A. Dominated by hydrophytic plants, the soil was saturated in the upper part of samples taken during the time of the investigation. Positive wetland hydrology was indicated by saturated soils and the FAC-Neutral Test. Other primary and secondary hydrologic indicators observed at the time of the investigation included drainage patterns, water marks and geomorphic position on the landscape.

Soils are mapped as 1107A—Sawmill silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded which are considered hydric soils by the Natural Resource Conservation Service (NRCS). Field sampled soil profiles taken at DP1A confirmed a low chroma matrix color with mottling and redoximorphic features, which is indicative of hydric soils.

The wetland is shown on the National Wetland Inventory and on the Lake County Wetland Inventory (see Exhibits 2 & 3). The vegetative composition was low-quality overall, and cover sampled was found to contain flora representing a mix of common and invasive species, or species not likely to be found in high quality natural areas.

USFWS Classification code: R5UBH

System **Riverine (R)** : The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.

Subsystem **Unknown Perennial (5)** : This Subsystem designation was created specifically for use when the distinction between lower perennial, upper perennial, and tidal cannot be made from aerial photography and no data is available.

Class **Unconsolidated Bottom (UB)** : Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

Water Regime **Permanently Flooded (H)** : Water covers the substrate throughout the year in all years.

The following floristic inventory includes the calculated native mean *C*-value and FQI:

SITE: 0 Fremont Way
LOCALE: Long Grove, IL
BY: D. Krill
NOTES: ***WOUS-A***

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	2.67	SPECIES RICHNESS (ALL)	37
MEAN C (ALL SPECIES)	1.95	SPECIES RICHNESS (NATIVE)	27
MEAN C (NATIVE TREES)	2.20	% NON-NATIVE	0.27
MEAN C (NATIVE SHRUBS)	4.50	WET INDICATOR (ALL)	-0.43
MEAN C (NATIVE HERBACEOUS)	2.68	WET INDICATOR (NATIVE)	-0.63
FQAI (NATIVE SPECIES)	13.86	% HYDROPHYTE (MIDWEST)	0.78
FQAI (ALL SPECIES)	11.84	% NATIVE PERENNIAL	0.62
ADJUSTED FQAI	22.78	% NATIVE ANNUAL	0.11
% C VALUE 0	0.35	% ANNUAL	0.11
% C VALUE 1-3	0.35	% PERENNIAL	0.89
% C VALUE 4-6	0.30		
% C VALUE 7-10	0.00		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
ACESAI	Acer saccharinum	Acer saccharinum	Silver Maple		1 FACW	FACW	-1	Tree	Perennial	Native
AGRALB	Agrostis gigantea	AGROSTIS ALBA	Black Bent		0 FACW	FACW	-1	Grass	Perennial	Adventive
BIDFRO	Bidens frondosa	Bidens frondosa	Devil's-Pitchfork		1 FACW	FACW	-1	Forb	Annual	Native
BOECYL	Boehmeria cylindrica	Boehmeria cylindrica drummondiana	Small-Spike False Nettle		5 OBL	OBL	-2	Forb	Perennial	Native
COROBL	Cornus obliqua	Cornus obliqua	Pale Dogwood		5 FACW	FACW	-1	Shrub	Perennial	Native
CRYCAN	Cryptotaenia canadensis	Cryptotaenia canadensis	Canadian Honewort		4 FAC	FAC	0	Forb	Perennial	Native
FRAPEN	Fraxinus pennsylvanica	Fraxinus pennsylvanica subintegerrima; Fraxinus lanceolata	Green Ash		4 FACW	FACW	-1	Tree	Perennial	Native
GEUCAN	Geum canadense	Geum canadense	White Avens		1 FAC	FAC	0	Forb	Perennial	Native
GEULAC	Geum laciniatum	Geum laciniatum	Rough Avens		3 FACW	FACW	-1	Forb	Perennial	Native
GLEHED	Glechoma hederacea	GLECHOMA HEDERACEA	Groundivy		0 FACU	FACU	1	Forb	Perennial	Adventive
GLYSTR	Glyceria striata	Glyceria striata var. stricta	Fowl Manna Grass		4 OBL	OBL	-2	Grass	Perennial	Native
HACVIR	Hackelia virginiana	Hackelia virginiana	Beggar's-Lice		1 FACU	FACU	1	Forb	Perennial	Native
hesmat	Hesperis matronalis	HESPERIS MATRONALIS	Mother-of-the-Evening		0 FACU	FACU	1	Forb	Perennial	Adventive
IMPCAP	Impatiens capensis	Impatiens capensis	Spotted Touch-Me-Not		3 FACW	FACW	-1	Forb	Annual	Native
JUGNIG	Juglans nigra	Juglans nigra	Black Walnut		3 FACU	FACU	1	Tree	Perennial	Native
LONTAT	Lonicera tatarica	LONICERA TATARICA	Twinsisters		0 FACU	FACU	1	Shrub	Perennial	Adventive
LYSNUM	Lysimachia nummularia	LYSIMACHIA NUMMULARIA	Creeping-Jenny		0 FACW	FACW	-1	Forb	Perennial	Adventive
MENARV	Mentha arvensis	canadensis	American Wild Mint		5 FACW	FACW	-1	Forb	Perennial	Native
MORALB	Morus alba	MORUS ALBA VAR. TATARICA	White Mulberry		0 FAC	FACU	0	Tree	Perennial	Adventive
OXASTR	Oxalis stricta	Oxalis europaea	Upright Yellow Wood-Sorrel		0 FACU	FACU	1	Forb	Perennial	Native
POLHYD	Persicaria hydropiper	Polygonum hydropiper	Mild Water-Pepper		2 OBL	OBL	-2	Forb	Annual	Native
PERVIR	Persicaria virginiana	Polygonum virginianum	Jumpseed		4 FAC	FAC	0	Forb	Perennial	Native
PHAARU	Phalaris arundinacea	PHALARIS ARUNDINACEA	Reed Canary Grass		0 FACW	FACW	-1	Grass	Perennial	Adventive
PILPUM	Pilea pumila	Pilea pumila	Canadian Clearweed		2 FACW	FACW	-1	Forb	Annual	Native
POPDEL	Populus deltoides	Populus deltoides	Eastern Cottonwood		0 FAC	FAC	0	Tree	Perennial	Native
DUCIND	Potentilla indica	DUCHESNEA INDICA	Indian-Strawberry		0 FACU	FACU	1	Forb	Perennial	Adventive
RHACAT	Rhamnus cathartica	RHAMNUS CATHARTICA	European Buckthorn		0 FAC	FAC	0	Shrub	Perennial	Adventive
RIBAME	Ribes americanum	Ribes americanum	Wild Black Currant		4 FACW	FACW	-1	Shrub	Perennial	Native
RUDLAC	Rudbeckia laciniata	Rudbeckia laciniata	Green-Head Coneflower		4 FACW	FACW	-1	Forb	Perennial	Native
SOLDUL	Solanum dulcamara	SOLANUM DULCAMARA	Climbing Nightshade		0 FAC	FAC	0	Vine	Perennial	Adventive
SOLGIG	Solidago gigantea	Solidago gigantea	Late Goldenrod		4 FACW	FACW	-1	Forb	Perennial	Native
ASTLAT	Symphyotrichum lateriflorum	Aster lateriflorus	Farewell-Summer		4 FACW	FAC	-1	Forb	Perennial	Native
ASTPIL	Symphyotrichum pilosum	Aster pilosus	White Oldfield American-Aster		0 FACU	FACU	1	Forb	Perennial	Native
ULMAME	Ulmus americana	Ulmus americana	American Elm		3 FACW	FACW	-1	Tree	Perennial	Native
URTDIO	Urtica dioica ssp. gracilis	Urtica procera; Urtica gracilis	Tall Nettle		1 FACW	FAC	-1	Forb	Perennial	Native
VIOSOR	Viola sororia	Viola priceana	Hooded Blue Violet		3 FAC	FAC	0	Forb	Perennial	Native
VITRIP	Vitis riparia	Vitis riparia var. syrticola	River-Bank Grape		1 FACW	FAC	-1	Vine	Perennial	Native

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APPENDIX A

EXHIBITS 1-7

Exhibit 1: LOCATION MAP

0 FREMONT WAY – LONG GROVE
LAKE COUNTY, IL 60047
SE 1/4 Section 30 – Township 43– Range 11E

PIN#: *15-30-400-249*
±5.23-acre Subject Property

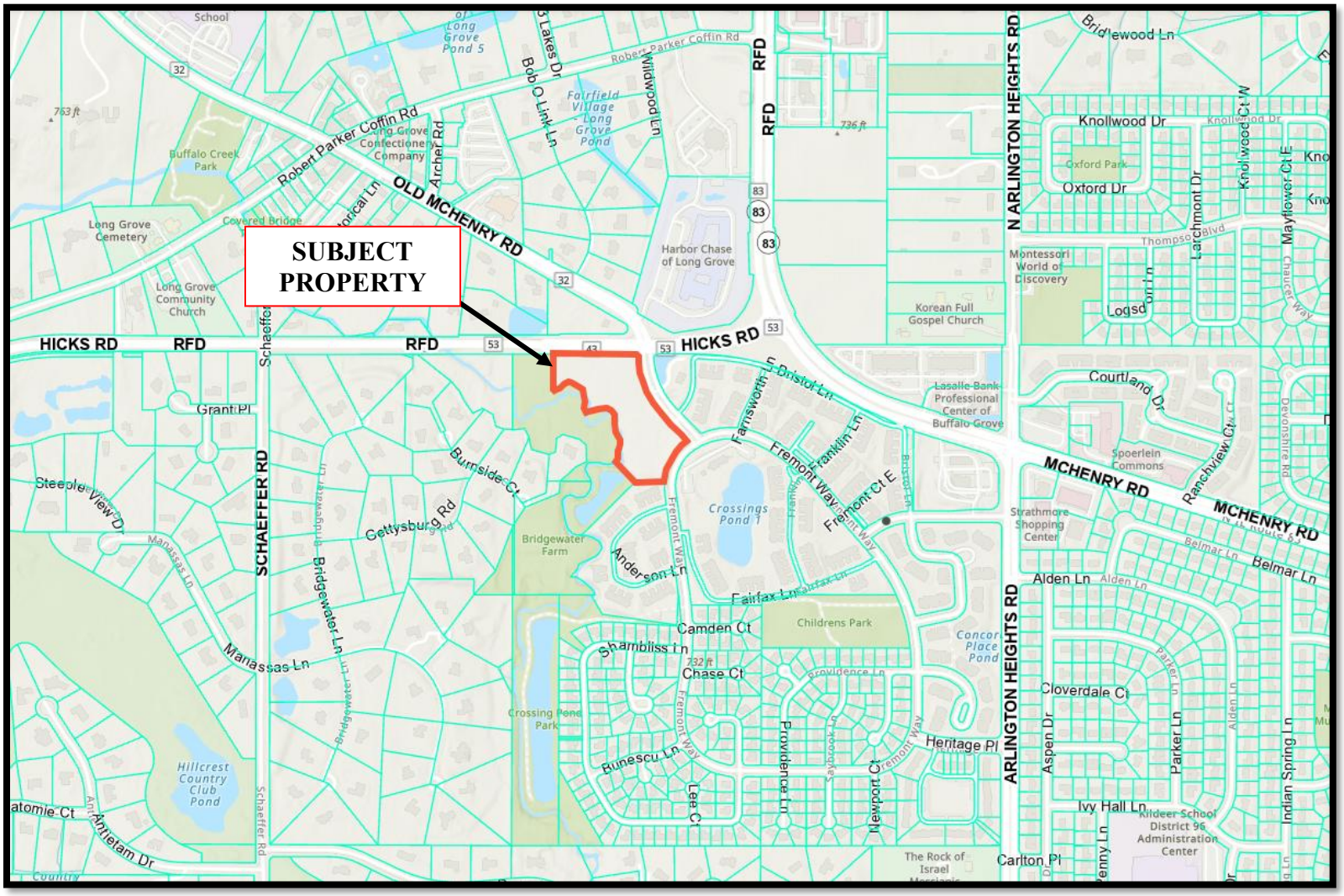


Exhibit 2: NATIONAL WETLAND INVENTORY

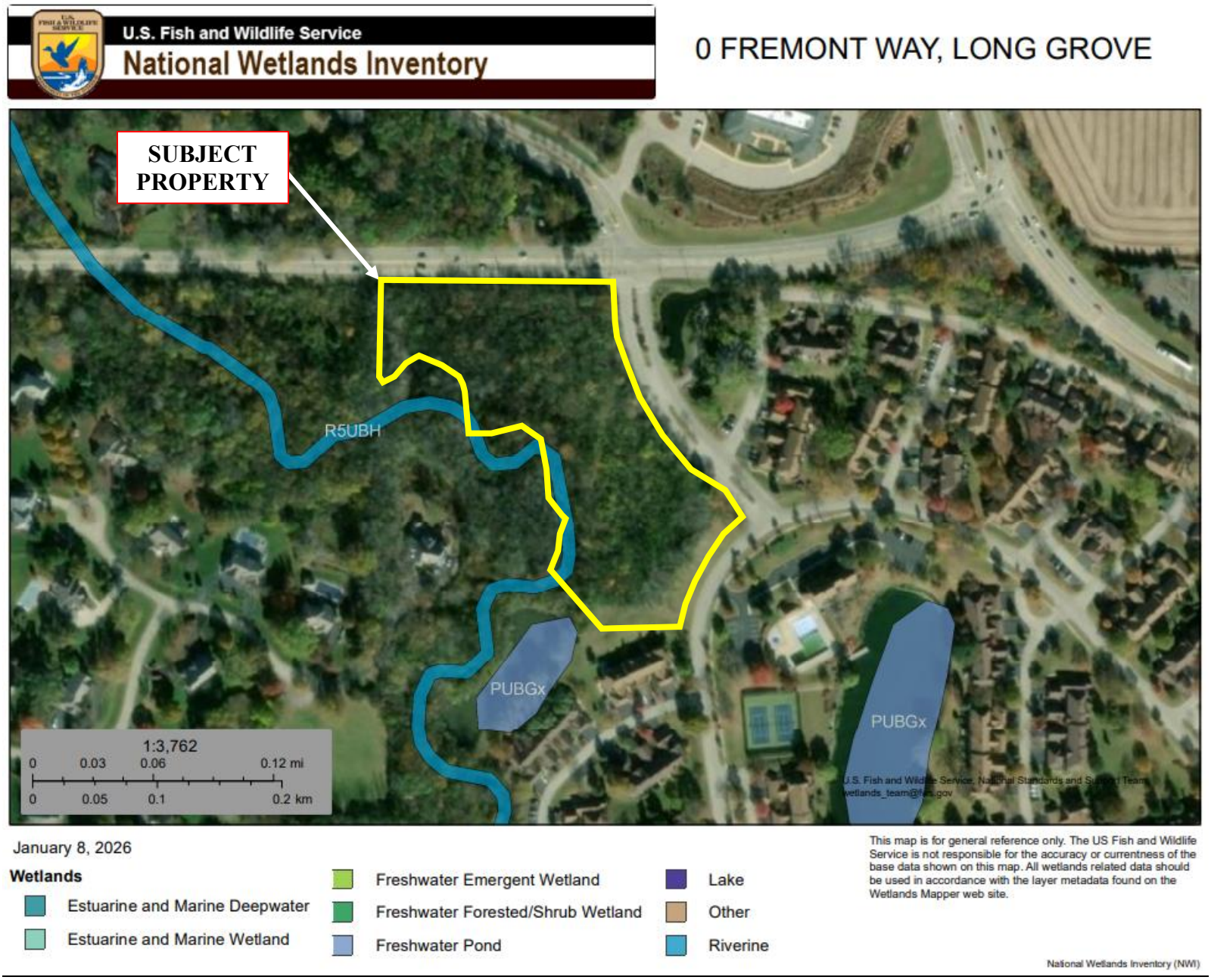


Exhibit 3: LAKE COUNTY WETLAND INVENTORY

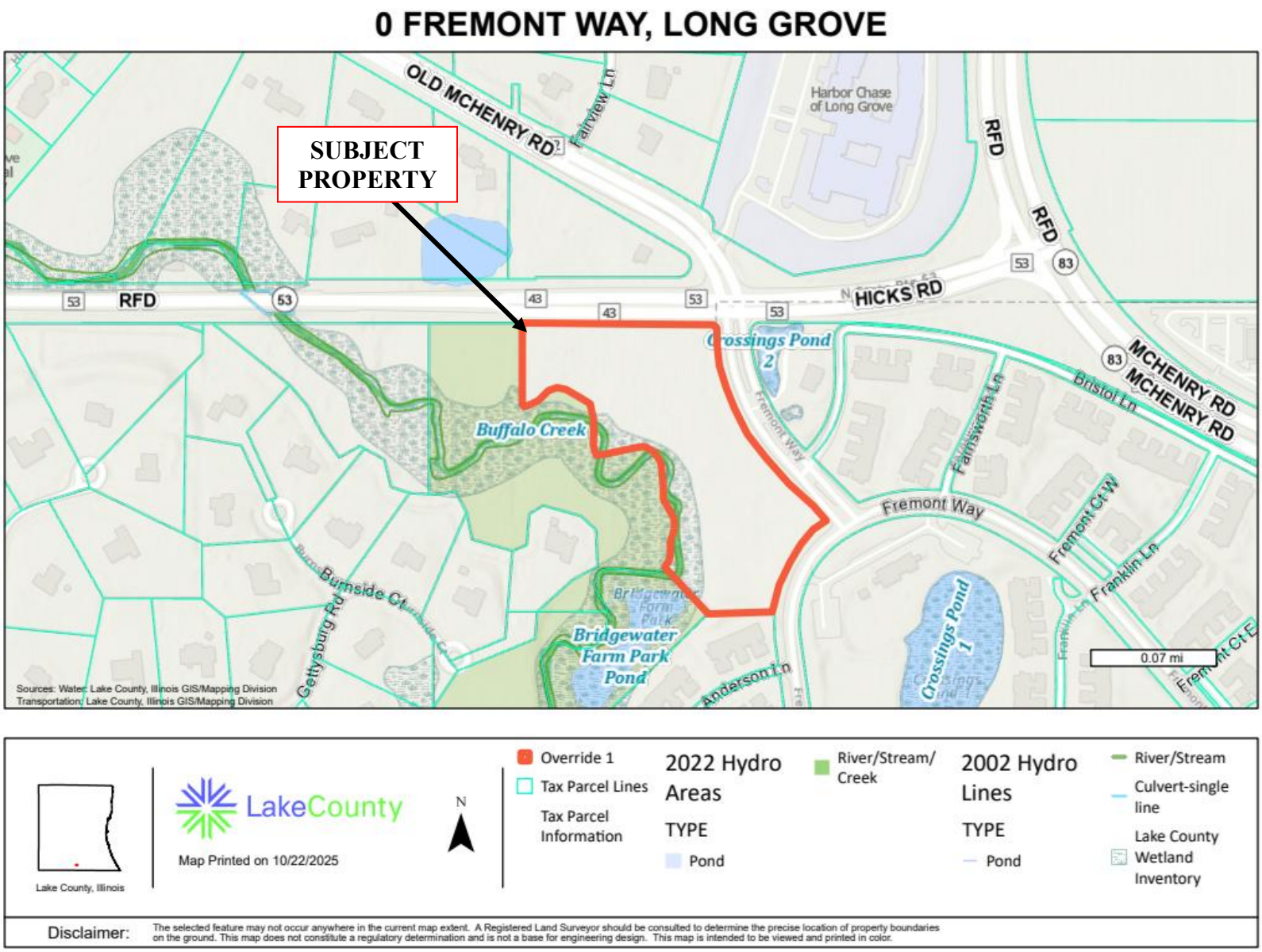


Exhibit 4: USDA-NRCS Soil Survey of Lake County, Illinois (2004)

0 FREMONT WAY, LONG GROVE

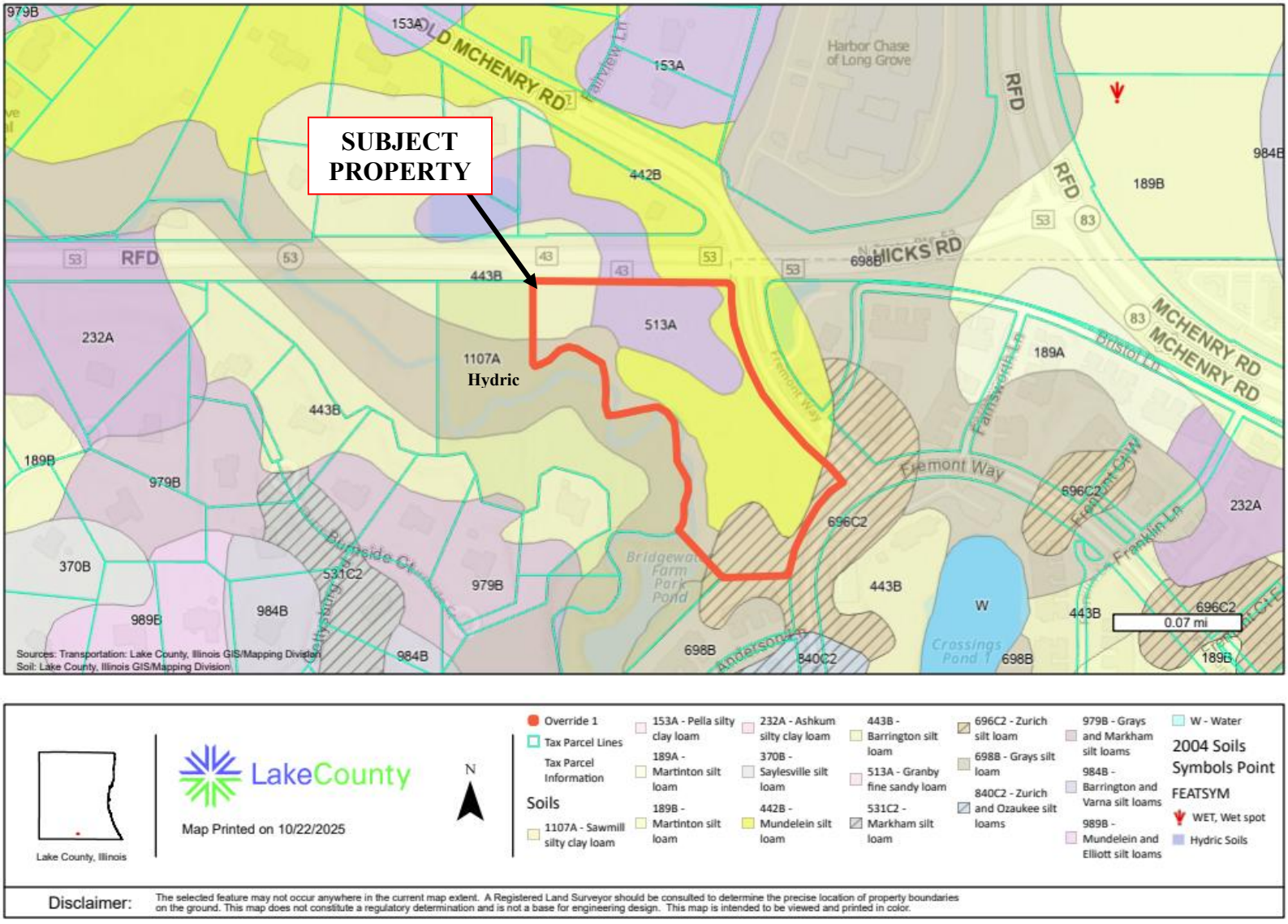


Exhibit 5: FEMA Flood Insurance Rate Map (FIRM)

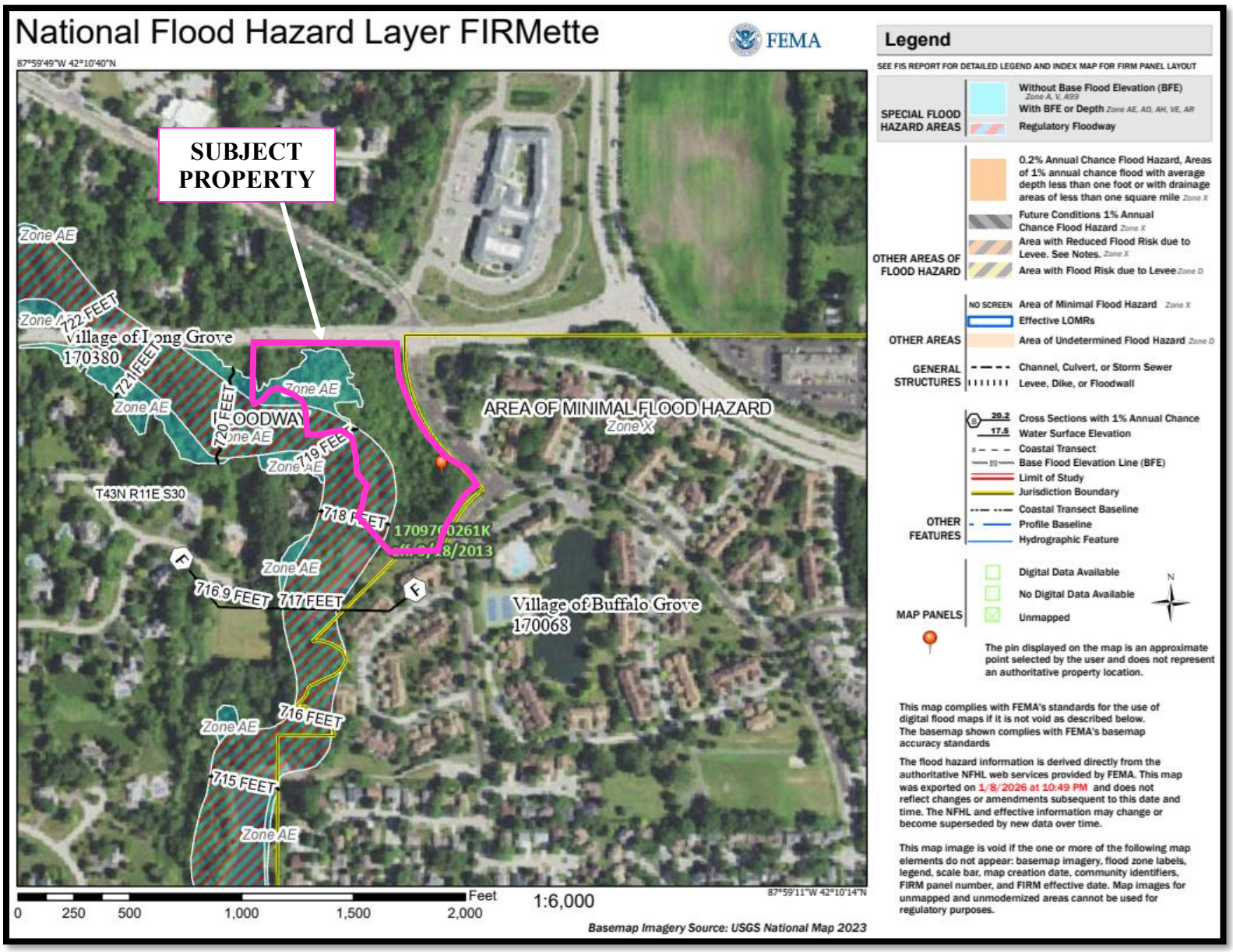


Exhibit 6: USGS TOPOGRAPHIC MAP

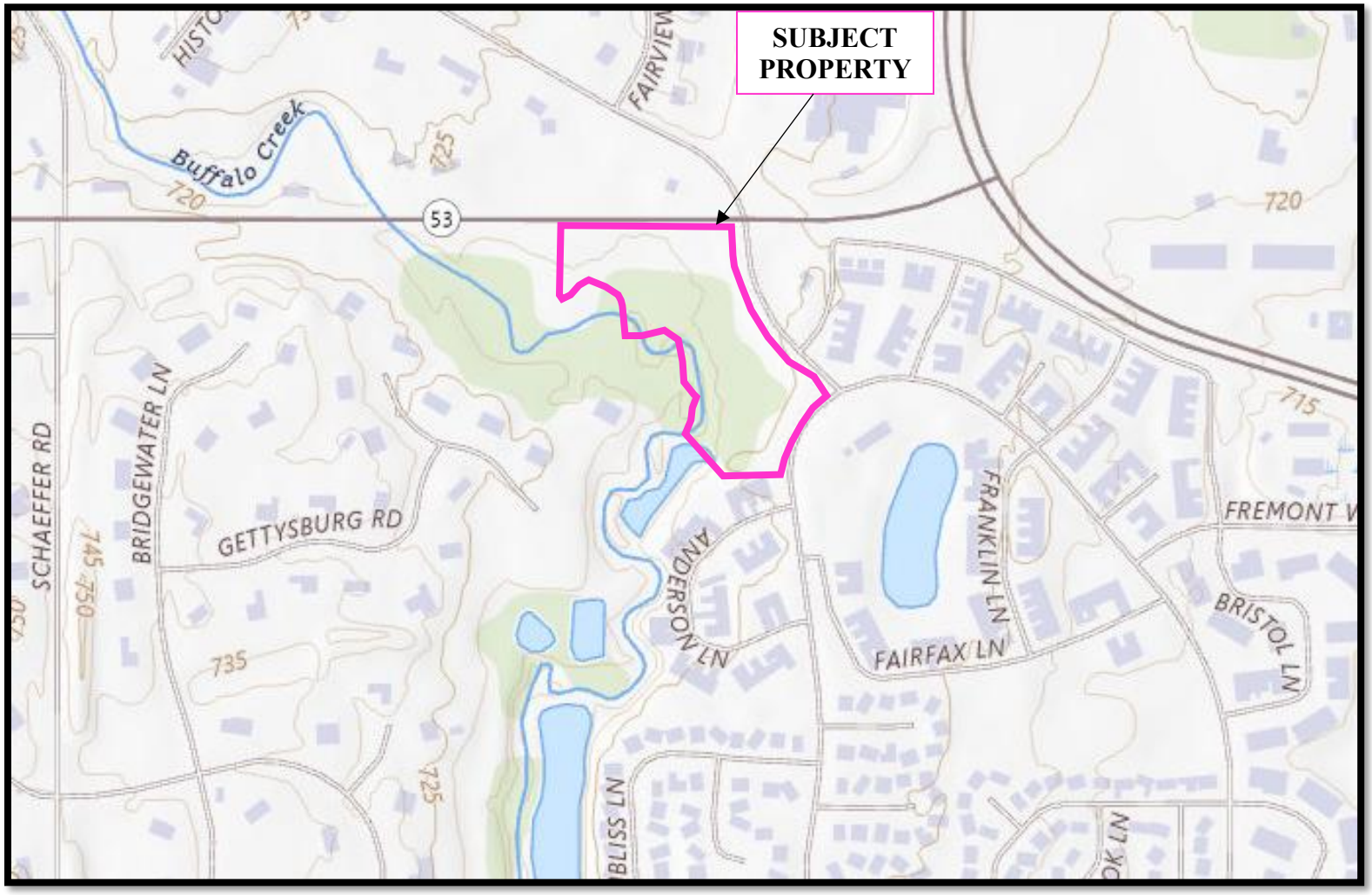


Exhibit 7: Approximate Wetland Boundaries & Data Point locations

Wetland Field Reconnaissance on 10.12.2025



Client: Noonan / Children's Lighthouse

APPENDIX B: Representative Site Photos



Data Point 1a – WOUS A facing SE



Data Point 1b – UPL facing SE



WETLAND/WOUS A channel – Buffalo Creek at west of site – facing S



WETLAND/WOUS A emergent riparian area at west of site – facing SE



WETLAND/WOUS A channel – Buffalo Creek at west of site – facing SE



WETLAND/WOUS A channel and bank at northwest - facing SW



Data Point 2b – UPL facing S

APPENDIX C

US ARMY CORPS OF ENGINEERS DATA FORMS

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 0 Fremont Way City/County: Long Grove / LAKE Sampling Date: 10.12.2025

Applicant/Owner: K. Noonan State: IL Sampling Point: 1a - WL A

Investigator(s): D. Krill Section, Township, Range: 30-43-11

Landform (hillslope, terrace, etc.): stream terrace Local relief (concave, convex, none): concave

Slope (%): 0-1 Lat: 42.174591 Long: -87.992930 Datum: n/a

Soil Map Unit Name: 1107A—Sawmill silty clay loam, undrained, 0 to 2 percent slopes NWI classification: RSUBH

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	Is the Sampled Area within a Wetland? Yes X No ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer saccharinum	60	Y	FACW
2. Juglans nigra	20	Y	FACU
3.			
4.			
5.			
	80	= Total Cover	
Sapling/Shrub Stratum (Plot size: ____)			
1. Rhamnus cathartica	10	N	FAC
2. Fraxinus pennsylvanica	10	N	FACW
3. Lonicera tatarica	10	N	FACU
4.			
5.			
	30	= Total Cover	
Herb Stratum (Plot size: ____)			
1. Pilea pumila	70	Y	FACW
2. Lysimachia nummularia	20	Y	FACW
3. Impatiens capensis	10	N	FACU
4. Potentilla indica	5	N	FACU
5.			
6.			
7.			
8.			
9.			
10.			
	105	= Total Cover	
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
		= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

__ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

__ 3 - Prevalence Index is ≤3.0[1]

__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ____

Remarks: (Include photo numbers here or on a separate sheet.)

US Army Corps of Engineers Midwest Region – Version 2.0

SOIL

Sampling Point: 1a

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 2/1	100					silt loam	
4-24	10YR 3/1	90	10YR 6/8	10	C	M	silt loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- X Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- X Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ____ No X Depth (inches): _____

Water Table Present? Yes ____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes X No ____ Depth (inches): 12

Wetland Hydrology Present? Yes X No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

US Army Corps of Engineers — Midwest Region – Version 2.0

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 0 Fremont Way | City/County: Long Grove / LAKE | Sampling Date: 10.12.2025

Applicant/Owner: K. Noonan | State: IL | Sampling Point: 1b - UPL

Investigator(s): D. Krill | Section, Township, Range: 30-43-11

Landform (hillslope, terrace, etc.): terrace | Local relief (concave, convex, none): convex

Slope (%): 1-2 | Lat: 42.174656 | Long: -87.992836 | Datum: n/a

Soil Map Unit Name: 1107A—Sawmill silty clay loam, undrained, 0 to 2 percent slopes | NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	
Hydric Soil Present?	Yes ____	No X	Is the Sampled Area within a Wetland? Yes ____ No X
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1. Prunus serotina	20	Y	FACU
2. Acer saccharinum	15	N	FACW
3. Morus alba	10	N	FAC
4.			
5.			
	45	= Total Cover	
Sapling/Shrub Stratum (Plot size: ____)			
1. Lonicera tatarica	40	Y	FACU
2. Rhamnus cathartica	20	Y	FAC
3. Rosa multiflora	5	N	FACU
4.			
5.			
	65	= Total Cover	
Herb Stratum (Plot size: ____)			
1. Hackelia virginiana	20	Y	FACU
2. Lysimachia nummularia	15	N	FACW
3. Viola sororia	5	N	FAC
4. Hesperis matronalis	5	N	FACU
5.			
6.			
7.			
8.			
9.			
10.			
	45	= Total Cover	
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	____	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 25 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	____	x 1 =	____
FACW species	30	x 2 =	60
FAC species	35	x 3 =	105
FACU species	90	x 4 =	360
UPL species	____	x 5 =	____
Column Totals:	155 (A)		525 (B)

Prevalence Index = B/A = 3.39

Hydrophytic Vegetation Indicators:

__ 1 - Rapid Test for Hydrophytic Vegetation

__ 2 - Dominance Test is >50%

__ 3 - Prevalence Index is ≤3.0[1]

__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

US Army Corps of Engineers — Midwest Region – Version 2.0

SOIL

Sampling Point: 1b

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 2/1	100					silt loam	
8-24	10YR 5/4	100					silt loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 0 Fremont Way City/County: Long Grove / LAKE Sampling Date: 10.12.2025

Applicant/Owner: K. Noonan State: IL Sampling Point: 2b - UPL

Investigator(s): D. Krill Section, Township, Range: 30-43-11

Landform (hillslope, terrace, etc.): flat terrace Local relief (concave, convex, none): convex

Slope (%): 1-2 Lat: 42.174814 Long: -87.992517 Datum: n/a

Soil Map Unit Name: 513A - Granby fine sandy loam, 0-2% slopes NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	Is the Sampled Area within a Wetland? Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer negundo	10	N	FAC
2. Acer saccharinum	10	N	FACW
3.			
4.			
5.			
	20	= Total Cover	
Sapling/Shrub Stratum (Plot size: ____)			
1. Lonicera tatarica	40	Y	FACU
2. Rhamnus cathartica	40	Y	FAC
3.			
4.			
5.			
	80	= Total Cover	
Herb Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	____	= Total Cover	
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	____	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	____	x 1 =	____
FACW species	10	x 2 =	20
FAC species	50	x 3 =	150
FACU species	40	x 4 =	160
UPL species	____	x 5 =	____
Column Totals:	100 (A)		330 (B)

Prevalence Index = B/A = 3.30

Hydrophytic Vegetation Indicators:

__ 1 - Rapid Test for Hydrophytic Vegetation

__ 2 - Dominance Test is >50%

__ 3 - Prevalence Index is ≤3.0[1]

__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

US Army Corps of Engineers Midwest Region – Version 2.0

SOIL

Sampling Point: 2b

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-8	10YR 2/1	100					silt loam	
8-24	10YR 3/2	100					silt loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

US Army Corps of Engineers — Midwest Region – Version 2.0

Preliminary Stormwater Management Report

Children's Lighthouse

0 Fremont Way
Long Grove, IL 60047



June 10, 2026

Prepared by:

Nathan Hart

Eriksson Engineering Associates, Ltd.

ERIKSSON ENGINEERING ASSOCIATES, LTD.

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1. **Stormwater Narrative**
2. **Preliminary Required Detention Calculation**
3. **Impervious Surface Exhibit**
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    c. USDA Web Soil Survey

Stormwater Narrative

Project Overview

This project, located on a 5.3 acre parcel of land at the southwest corner of Hicks Road (IL Route 53) and Fremont Way in Long Grove, primarily consists of the construction of a new 12,850± SF single-story daycare facility located with the associated parking lot, utility, and stormwater improvements. The daycare facility will be located on the southern portion of the site with a surface detention basin to the north.

Existing Conditions

The site is heavily wooded with many trees, generally 6" to 12" caliber. The ground slopes away from the roadways, toward a low spot located in the northern half of the site. From the low spot, the site then drains to the creek. The creek has an associated floodplain, floodway, and wetland associated with it.

Proposed Conditions & Methodology

The site will collect storm water in storm appurtenances placed at the low spots around the site which drain to the proposed detention basin located in the north. The development will add 1.2 acres of new impervious surface area and a disturb a total of 3.3 acres. Since the proposed basin will discharge below the site Base Flood Elevation, 718.7, the required detention volume was calculated with a 0 release rate and a backflow preventer will be installed on the basin's outlet pipe to the creek. Utilizing the SCS runoff method, the calculated detention required for the site is approximately 2.0 ac-ft of detention volume. The proposed basin design accounts for 2.15 ac-ft of detention. The basin is proposed to be within the floodplain. No fill is proposed within the floodplain. The bottom of the basin is expected to be dug 6" below the outfall pipe elevation to encourage groundwater infiltration to help meet the County's stormwater requirements.

Results

Based on the proposed site improvements and supporting calculations, the proposed development meets the stormwater requirements for the Village of Long Grove and the Lake County Stormwater Management Commission.

SCS Method For Calculating Runoff Volume
Children's Lighthouse

			CN		
Disturbance				Weighted CN	
	3.30	Acres		82.7	
Proposed Impervious			98		
	1.20	Acres			
Proposed Pervious			74		
	2.10	Acres			

Variables

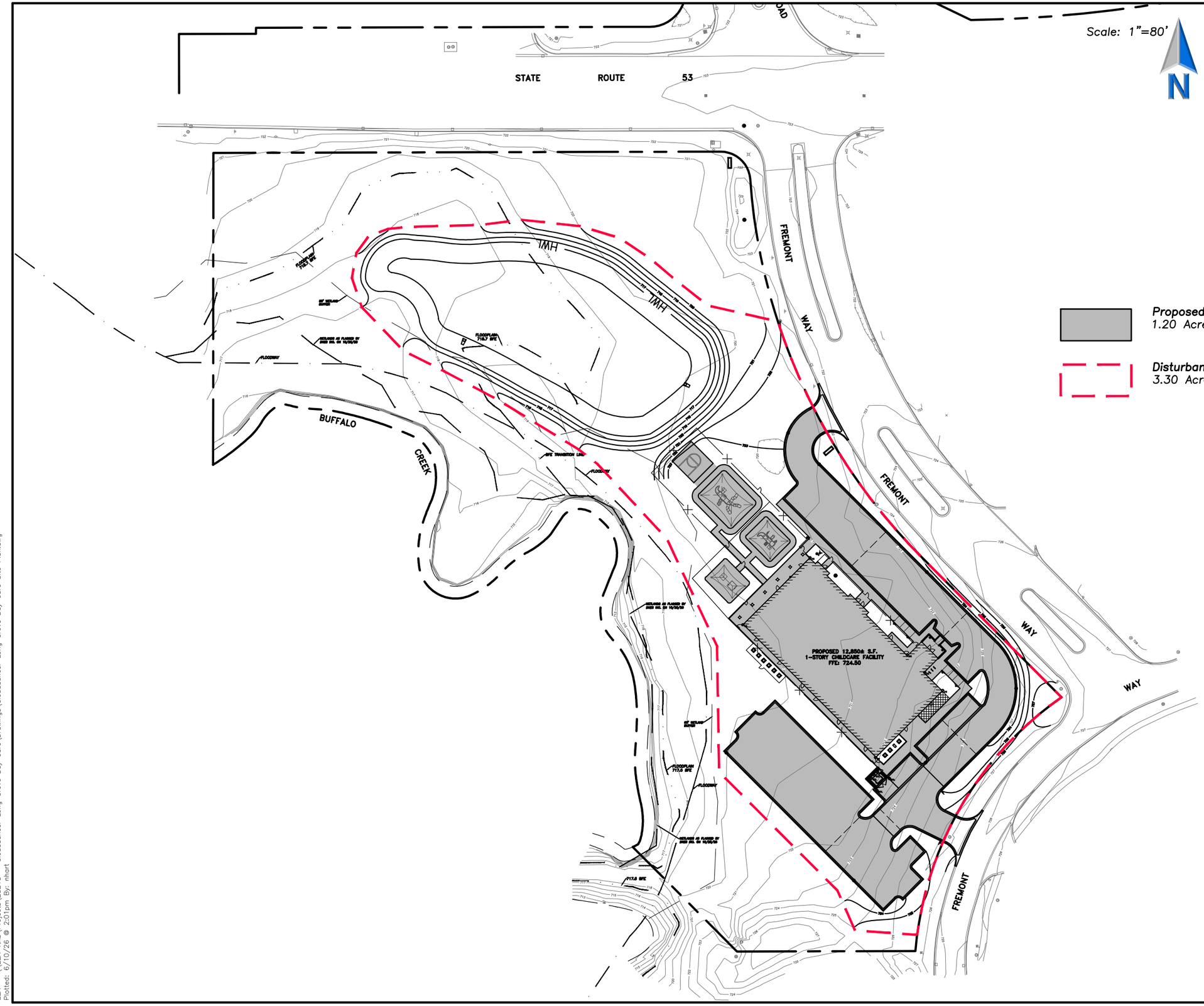
S	1000/CN - 10		
	2.09	in	
P	8.57	in	24 Hour 100 year (B75)

Calculation

Q	$(P-0.02*S)^2 / (P+0.08*S)$		
	6.49	in	
	0.54	ft	

Total Runoff Volume	**1.78**	**Acre-ft**
10% Contingency	0.18	Acre-ft

Preliminary Required Detention Volume	**1.96**	**Acre-ft**



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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

CHILDREN'S LIGHTHOUSE

FREMONT WAY, LONG GROVE, ILLINOIS

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Design By:	Checked By:	Date:

Sheet Title:

IMPERVIOUS SURFACE EXHIBIT

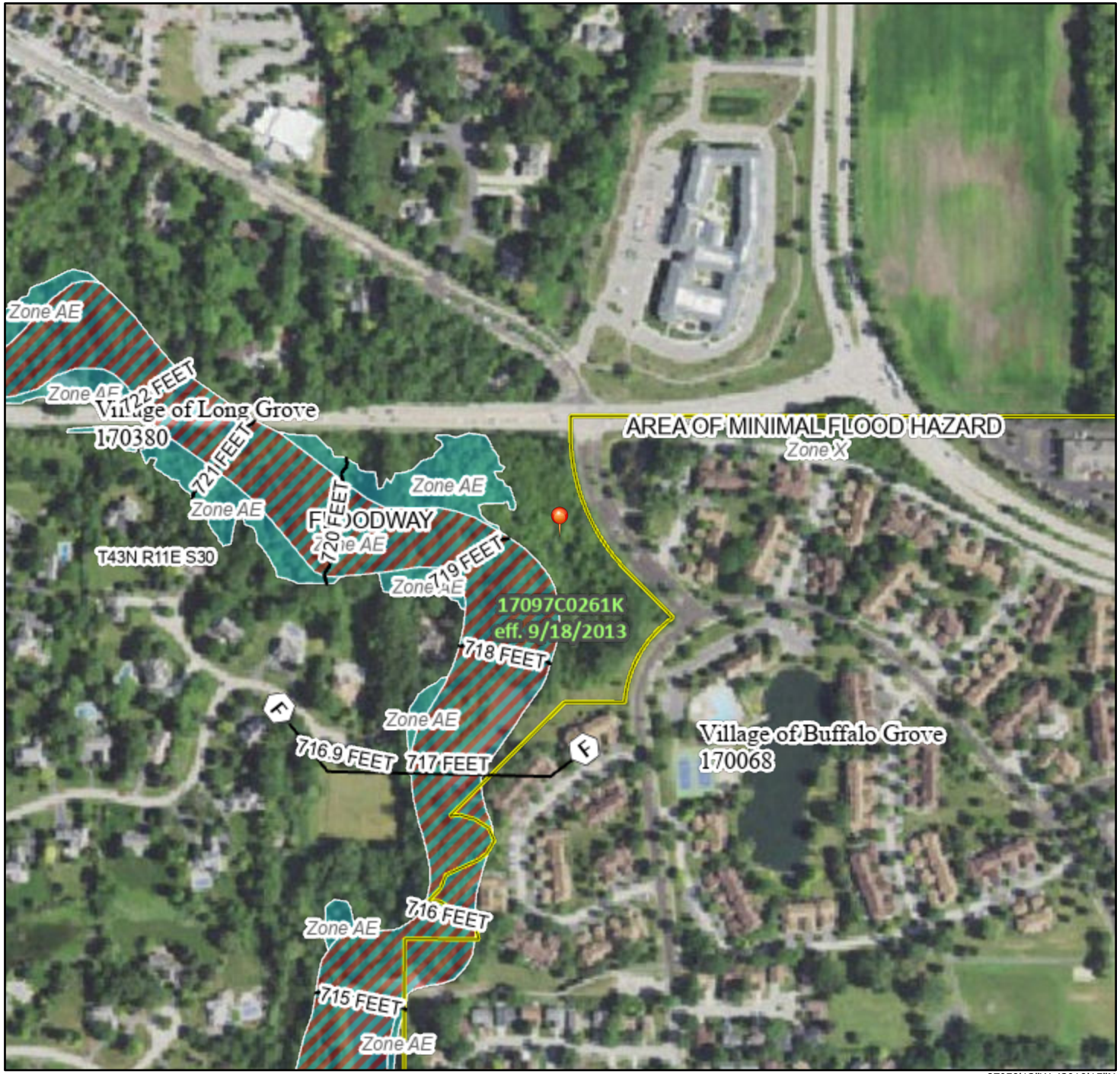
Sheet No:

EEA – \\EEA-NAS\Projects\25213 – Clouddancer Long Grove Day Care\Drawings\Clouddancer Long Grove Day Care Site Plan.dwg
Plotted: 6/10/26 @ 2:01pm By: nhart

National Flood Hazard Layer FIRMette

FEMA

87°59'51"W 42°10'42"N



87°59'13"W 42°10'15"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

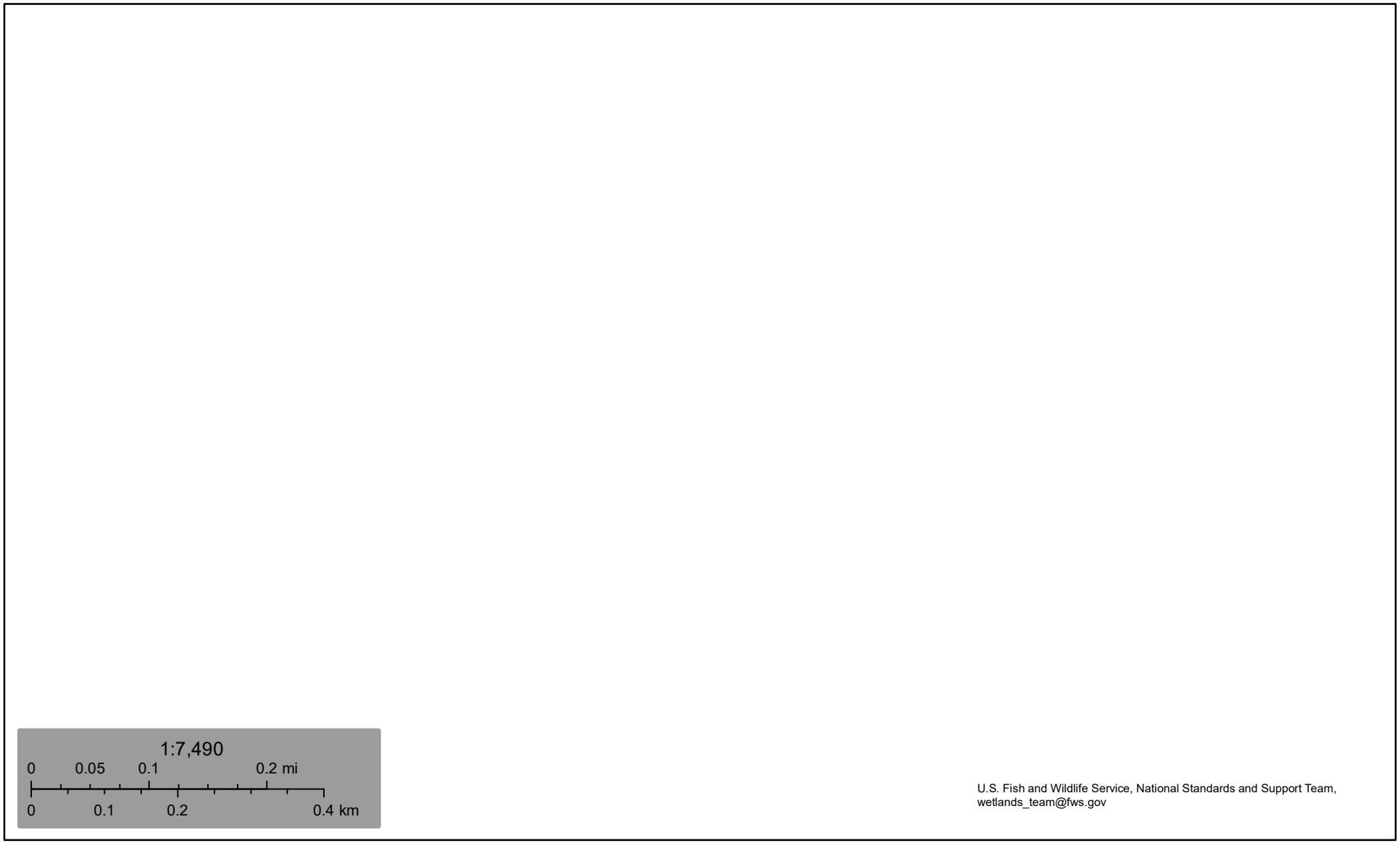
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/10/2026 at 7:04 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

[redacted]

Children's Lighthouse



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

June 10, 2026

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Map Scale: 1:1,750 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County, Illinois
Survey Area Data: Version 20, Aug 31, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 19, 2022—Sep 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
442B	Mundelein silt loam, 2 to 4 percent slopes	B/D	2.1	43.2%
443B	Barrington silt loam, 2 to 4 percent slopes	C	0.5	9.9%
513A	Granby fine sandy loam, 0 to 2 percent slopes	A/D	1.3	26.2%
696C2	Zurich silt loam, 4 to 6 percent slopes, eroded	C	0.6	11.3%
1107A	Sawmill silty clay loam, undrained, cool, 0 to 2 percent slopes, frequently flooded	B/D	0.5	9.3%
Totals for Area of Interest			**4.9**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

DK Environmental Services, Inc.
110 Woodland Road
Libertyville, IL 60048
dkenvserv@sbcglobal.net

DKES inc.

January 18, 2026

Kristi Noonan **EMAIL**
noonan@childrenslighthouse.com

Subject: Professional Tree Inventory
0 Fremont Way PIN# **15-30-400-249**
Village of Long Grove - Lake County, Illinois

Dear Mrs. Noonan:

DK Environmental Services, Inc. (DKES) staff conducted a Tree Inventory at the ~5.23-acre, vacant wooded property located at 0 Fremont Way during the week of January 12, 2026. DKES tagged and assessed trees possessing one trunk or a multi-stemmed trunk system of 6" diameter at breast height (DBH) or greater. Green ribbon tape was attached to each tree tagged for surveyors for tracking when each tree is recorded and included in the survey, if required.

Common and scientific names follow the nomenclature in the Village code. The Tree Inventory Table lists: tree tag number, scientific name, common name, size (DBH), condition, form, general comments regarding the quality of the identified trees, and field date. A total of four hundred eighty-five (**488**) trees were identified during this investigation.

During the survey, each tree was evaluated and assigned a number rating based on a scale rating from 1 – 5. The following discusses the rating scale in the Condition column of the Tree Inventory Report. These ratings are established and based on general observations at the time of the inventory. A rating of 1 (excellent) will have the highest value in terms of protection or preservation. A rating of 5 (worst) will have the lowest value and quality.
For example:

A. (1 = excellent condition) A rating of 1 is given to a tree that is excellent in appearance, condition, and form, having a well-developed root system, balanced branching and healthy.

B. (2 = above average) A rating of 2 is given to a tree that has little to no damage, straight, sound, good shape and form, and is good in overall physical quality.

C. (3 = typical condition) A rating of 3 is given to a tree that is average in condition, form, physical state, appearance, and health.

D. (4 = poor condition) A rating of 4 is given to a tree that has some deadwood present, a minor sweep or lean, distorted shape, trunk or bark damage, multi-stems, and/or poor physical quality.

E. (5 = poor/worst condition) A rating of 5 is given to a tree with excessive deadwood, a severe sweep or lean, is diseased, or damaged by insects / pests and larvae, evidence of lightning damage, a split, or other physical damage that is observed. This would also be given to a tree that was so irreversibly damaged that death is imminent.

==========

Dead trees were not tagged during the inventory. A dense thicket of non-native, invasive common buckthorn (*Rhamnus cathartica*) was present nearly throughout the site and was not tagged. Please note the Village of Long Grove tree preservation ordinance regarding removal of protected species below:

Village of Long Grove - Tree Preservation
(Ord. 96-O-7, 3-12-1996; amd. Ord. 2007-O-04, 4-24-2007)

Protected Species of Trees

Basswood/linden (Tilia americana) 10 inches DBH or greater
Black walnut (Juglans nigra) 8 inches DBH or greater
Hackberry (Celtis occidentalis) 8 inches DBH or greater
Hickory 8 inches DBH or greater
Bitternut hickory (Carya cordiformis)
Pignut hickory (Carya glabra)
Shagbark hickory (Carya ovata)
Ironwood (Ostrya virginiana) 6 inches DBH or greater
Oak 10 inches DBH or greater
Black oak (Quercus velutina)
Bur oak (Quercus macrocarpa)
Hill's oak (Quercus llipsoidalis)
Red oak (Quercus rubra)
Swamp white oak (Quercus bicolor)
White oak (Quercus alba)
Sugar maple (Acer saccharum) 10 inches DBH or greater
Wild black cherry (Prunus serotina) 8 inches DBH or greater

The complete e-code of the Village Ordinance can be found here:
https://library.municode.com/il/long_grove/codes/code_of_ordinances?nodeId=COORVILOGRIL

Please contact our office should you have any questions or if we can be of further assistance.

Sincerely,



DK ENVIRONMENTAL SERVICES, INC.

Daniel J. Krill CWS, CPESC, DECI
President

Valerie Jakobi PWS, CPESC, Certified Arborist
Senior Ecologist

Enclosures
Tree Inventory Table

Kristi and Brendan Noonan
0 FREMONT WAY – LONG GROVE, IL
PIN#s: 15-30-400-249 Approx. 5.23-acre site

TAG NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	FORM	COMMENTS	DATE
1	*Acer negundo*	Box Elder	6	3	4		1/12/26
2	*Acer negundo*	Box Elder	6	4	4		1/12/26
3	*Acer negundo*	Box Elder	10	4	3		1/12/26
4	*Acer negundo*	Box Elder	7	3	3		1/12/26
5	*Acer negundo*	Box Elder	6	3	4		1/12/26
6	*Acer negundo*	Box Elder	6	4	4		1/12/26
7	*Acer negundo*	Box Elder	7	3	3		1/12/26
8	*Acer negundo*	Box Elder	7	3	3		1/12/26
9	*Acer negundo*	Box Elder	6	3	3		1/12/26
10	*Acer negundo*	Box Elder	6	3	3		1/12/26
11	*Acer negundo*	Box Elder	6	3	3		1/12/26
12	*Prunus serotina*	Black Cherry	9	2	2		1/12/26
13	*Prunus serotina*	Black Cherry	6/5	4	4		1/12/26
14	*Prunus serotina*	Black Cherry	9	3	2		1/12/26
15	*Prunus serotina*	Black Cherry	8	2	2		1/12/26
16	*Prunus serotina*	Black Cherry	6	2	2		1/12/26
17	*Ulmes americana*	American Elm	7	2	3		1/12/26
18	*Prunus serotina*	Black Cherry	8	2	2		1/12/26
19	*Acer negundo*	Box Elder	10	3	4		1/12/26
20	*Ulmus rubra*	Slippery Elm	10	4	2		1/12/26
21	*Ulmus pumila*	Siberian Elm	8	2	2		1/12/26
22	*Prunus serotina*	Black Cherry	6	3	3		1/12/26
23	*Ulmes americana*	American Elm	10	3	3		1/12/26
24	*Ulmus pumila*	Siberian Elm	8/4/6	3	3		1/12/26
25	*Juglans nigra*	Black Walnut	12	2	2		1/12/26
26	*Ulmes americana*	American Elm	14	2	2		1/12/26
27	*Prunus serotina*	Black Cherry	9	3	3		1/12/26
28	*Ulmus pumila*	Siberian Elm	6	3	3		1/12/26
29	*Juglans nigra*	Black Walnut	13	2	2		1/12/26
30	*Prunus serotina*	Black Cherry	7	2	3		1/12/26
31	*Crataegus sp*	Hawthorn	6	2	3		1/12/26
32	*Prunus serotina*	Black Cherry	6	3	2		1/12/26
33	*Prunus serotina*	Black Cherry	6	3	3		1/12/26
34	*Prunus serotina*	Black Cherry	7	3	3		1/12/26
35	*Acer negundo*	Box Elder	6	3	3		1/12/26
36	*Acer negundo*	Box Elder	8	3	3		1/12/26
37	*Acer negundo*	Box Elder	7	3	3		1/12/26
38	*Acer negundo*	Box Elder	6	4	3		1/12/26
39	*Acer negundo*	Box Elder	7	4	3		1/12/26
40	*Acer negundo*	Box Elder	6	4	3		1/12/26
41	*Acer negundo*	Box Elder	6	3	3		1/12/26
42	*Acer negundo*	Box Elder	6	3	3		1/12/26
43	*Acer negundo*	Box Elder	6	4	3		1/12/26
44	*Acer negundo*	Box Elder	6	3	3		1/12/26
45	*Acer negundo*	Box Elder	6	3	3		1/12/26
46	*Acer negundo*	Box Elder	6	3	3		1/12/26
47	*Acer negundo*	Box Elder	6	3	3		1/12/26
48	*Acer negundo*	Box Elder	6	3	3		1/12/26
49	*Acer negundo*	Box Elder	6/3	3	3		1/12/26
50	*Acer negundo*	Box Elder	6	3	3		1/12/26
51	*Acer negundo*	Box Elder	8	3	3		1/12/26
52	*Ulmus pumila*	Siberian Elm	15/10/8	3	3		1/12/26
53	*Acer negundo*	Box Elder	6	3	4		1/12/26
54	*Acer negundo*	Box Elder	6	3	2		1/12/26
55	*Acer negundo*	Box Elder	8	3	4		1/12/26
56	*Ulmus pumila*	Siberian Elm	12	2	2		1/12/26
57	*Ulmus pumila*	Siberian Elm	6	4	3		1/12/26
58	*Ulmus pumila*	Siberian Elm	8	3	3		1/12/26
59	*Acer negundo*	Box Elder	13	2	3		1/12/26
60	*Acer negundo*	Box Elder	6	3	3		1/12/26
61	*Acer negundo*	Box Elder	6	3	4		1/12/26
62	*Acer negundo*	Box Elder	6	4	4		1/12/26
63	*Acer negundo*	Box Elder	6	3	3		1/12/26
64	*Acer negundo*	Box Elder	6	3	3		1/12/26
65	*Acer negundo*	Box Elder	8	3	3		1/12/26

TAG NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	FORM	COMMENTS	DATE
66	*Acer negundo*	Box Elder	9	2	2		1/12/26
67	*Acer negundo*	Box Elder	6	4	3		1/12/26
68	*Acer negundo*	Box Elder	6	3	2		1/12/26
69	*Acer negundo*	Box Elder	6	2	2		1/12/26
70	*Acer negundo*	Box Elder	6	4	3		1/12/26
71	*Acer negundo*	Box Elder	8	2	2		1/12/26
72	*Acer negundo*	Box Elder	7	3	3		1/12/26
73	*Acer negundo*	Box Elder	6	4	3	Choked by buckthorn	1/12/26
74	*Acer negundo*	Box Elder	6	5	4	Dying	1/12/26
75	*Acer negundo*	Box Elder	8	3	4		1/12/26
76	*Acer negundo*	Box Elder	6	3	4		1/12/26
77	*Acer negundo*	Box Elder	10	3	3		1/12/26
78	*Acer negundo*	Box Elder	6	3	4		1/12/26
79	*Ulmus pumila*	Siberian Elm	6	3	3		1/12/26
80	*Acer negundo*	Box Elder	7	3	4		1/12/26
81	*Acer negundo*	Box Elder	7	3	4		1/12/26
82	*Ulmus pumila*	Siberian Elm	10	4	3	Decay	1/12/26
83	*Acer negundo*	Box Elder	10	2	2		1/12/26
84	*Acer negundo*	Box Elder	12/11	3	4		1/12/26
85	*Acer negundo*	Box Elder	6	4	4		1/12/26
86	*Ulmus pumila*	Siberian Elm	10	3	3		1/12/26
87	*Ulmus pumila*	Siberian Elm	10	4	2		1/12/26
88	*Acer negundo*	Box Elder	6	3	3		1/12/26
89	*Acer negundo*	Box Elder	6	2	3		1/12/26
90	*Acer negundo*	Box Elder	8	3	3		1/12/26
91	*Juniperus virginiana*	Eastern Red Cedar	6	3	2		1/12/26
92	*Acer negundo*	Box Elder	7	4	3		1/12/26
93	*Acer negundo*	Box Elder	6	3	3		1/12/26
94	*Acer negundo*	Box Elder	6	3	4		1/12/26
95	*Acer negundo*	Box Elder	6/4	3	3		1/12/26
96	*Acer negundo*	Box Elder	6	3	3		1/12/26
97	*Acer negundo*	Box Elder	6	3	4		1/12/26
98	*Ulmus pumila*	Siberian Elm	12	3	4		1/12/26
99	*Ulmus pumila*	Siberian Elm	16	3	2		1/12/26
100	*Ulmus pumila*	Siberian Elm	8	3	3		1/12/26
101	*Ulmus pumila*	Siberian Elm	13	3	3		1/12/26
102	*Acer negundo*	Box Elder	6	4	3		1/12/26
103	*Acer negundo*	Box Elder	7	3	4		1/12/26
104	*Acer negundo*	Box Elder	10	2	2		1/12/26
105	*Acer negundo*	Box Elder	6	4	3		1/12/26
106	*Acer negundo*	Box Elder	7	3	2		1/12/26
107	*Acer negundo*	Box Elder	6	3	3		1/12/26
108	*Acer negundo*	Box Elder	6	3	3		1/12/26
109	*Acer negundo*	Box Elder	6	3	3		1/12/26
110	*Acer negundo*	Box Elder	7	3	4		1/12/26
111	*Acer negundo*	Box Elder	12	3	2		1/12/26
112	*Acer negundo*	Box Elder	8	3	3		1/12/26
113	*Acer negundo*	Box Elder	9	3	3		1/12/26
114	*Juglans nigra*	Black Walnut	6	3	3		1/12/26
115	*Acer negundo*	Box Elder	10	3	4		1/12/26
116	*Acer negundo*	Box Elder	6	3	3		1/12/26
117	*Acer negundo*	Box Elder	6	3	3		1/12/26
118	*Morus alba*	White Mulberry	8/6/6	4	4		1/12/26
119	*Populus deltoides*	Eastern Cottonwood	2	3	3		1/12/26
120	*Acer negundo*	Box Elder	7/4	3	4		1/12/26
121	*Acer negundo*	Box Elder	6	3	4		1/12/26
122	*Acer negundo*	Box Elder	10	4	4		1/12/26
123	*Acer negundo*	Box Elder	6	3	3		1/12/26
124	*Acer negundo*	Box Elder	7	3	4		1/12/26
125	*Acer saccharinum*	Silver Maple	12/8/8/7	3	3		1/12/26
126	*Populus deltoides*	Eastern Cottonwood	17	2	3		1/12/26
127	*Ulmus pumila*	Siberian Elm	12/17	4	2		1/12/26
128	*Acer negundo*	Box Elder	6	3	4		1/12/26
129	*Acer negundo*	Box Elder	6	3	4		1/12/26
130	*Acer negundo*	Box Elder	6	4	4		1/12/26

TAG NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	FORM	COMMENTS	DATE
131	*Acer negundo*	Box Elder	6	4	4		1/12/26
132	*Acer negundo*	Box Elder	7	3	3		1/12/26
133	*Acer saccharinum*	Silver Maple	8/16/8	3	3		1/12/26
134	*Acer negundo*	Box Elder	6	3	4		1/12/26
135	*Acer negundo*	Box Elder	6	3	2		1/12/26
136	*Acer saccharinum*	Silver Maple	10	3	3		1/12/26
137	*Acer saccharinum*	Silver Maple	8/12	2	3		1/12/26
138	*Acer saccharinum*	Silver Maple	8	2	2		1/12/26
139	*Acer saccharinum*	Silver Maple	6	3	3		1/12/26
140	*Acer saccharinum*	Silver Maple	7/6	3	3		1/12/26
141	*Acer saccharinum*	Silver Maple	8	3	3		1/12/26
142	*Morus alba*	White Mulberry	14	2	2		1/12/26
143	*Acer saccharinum*	Silver Maple	10/4	2	3		1/12/26
144	*Acer saccharinum*	Silver Maple	12	2	2		1/12/26
145	*Acer saccharinum*	Silver Maple	6	3	3		1/12/26
146	*Acer saccharinum*	Silver Maple	7	3	3		1/12/26
147	*Prunus serotina*	Black Cherry	10	3	3		1/12/26
148	*Acer saccharinum*	Silver Maple	10	3	3		1/12/26
149	*Prunus serotina*	Black Cherry	6	3	3		1/12/26
150	*Acer saccharinum*	Silver Maple	14	2	2		1/12/26
151	*Acer saccharinum*	Silver Maple	8	3	3		1/12/26
152	*Prunus serotina*	Black Cherry	8/9	4	3		1/12/26
153	*Prunus serotina*	Black Cherry	11	3	3		1/12/26
154	*Acer negundo*	Box Elder	13	3	3		1/12/26
155	*Acer saccharinum*	Silver Maple	10	3	3		1/12/26
156	*Acer negundo*	Box Elder	8	3	4		1/12/26
157	*Acer negundo*	Box Elder	12	3	3		1/12/26
158	*Acer negundo*	Box Elder	6	4	4		1/12/26
159	*Acer saccharinum*	Silver Maple	12	3	3		1/12/26
160	*Acer negundo*	Box Elder	9	3	3		1/12/26
161	*Acer negundo*	Box Elder	7	4	4		1/12/26
162	*Acer saccharinum*	Silver Maple	10/12	3	3		1/12/26
163	*Acer negundo*	Box Elder	7	3	4		1/12/26
164	*Acer negundo*	Box Elder	7	4	4		1/12/26
165	*Acer negundo*	Box Elder	6	3	4		1/12/26
166	*Acer negundo*	Box Elder	7	4	3		1/12/26
167	*Acer negundo*	Box Elder	7	3	4		1/12/26
168	*Acer negundo*	Box Elder	8	4	4		1/12/26
169	*Acer negundo*	Box Elder	7	3	3		1/12/26
170	*Acer negundo*	Box Elder	7	4	4		1/12/26
171	*Acer negundo*	Box Elder	10	3	3		1/12/26
172	*Acer negundo*	Box Elder	7	3	4		1/12/26
173	*Acer negundo*	Box Elder	12/12	3	3		1/12/26
174	*Acer negundo*	Box Elder	10	4	4		1/13/26
175	*Juglans nigra*	Black Walnut	6	3	3		1/13/26
176	*Acer negundo*	Box Elder	8	3	4		1/13/26
177	*Acer negundo*	Box Elder	6	3	3		1/13/26
178	*Acer negundo*	Box Elder	8	3	2		1/13/26
179	*Acer negundo*	Box Elder	10	3	3		1/13/26
180	*Acer negundo*	Box Elder	6	3	3		1/13/26
181	*Acer negundo*	Box Elder	16	3	4		1/13/26
182	*Acer negundo*	Box Elder	12/7	4	4		1/13/26
183	*Ulmus pumila*	Siberian Elm	24/12/12	3	4		1/13/26
184	*Acer negundo*	Box Elder	12	3	3		1/13/26
185	*Acer negundo*	Box Elder	6	4	3		1/13/26
186	*Acer negundo*	Box Elder	6	3	4		1/13/26
187	*Acer negundo*	Box Elder	7	4	3		1/13/26
188	*Acer negundo*	Box Elder	8	3	3		1/13/26
189	*Acer negundo*	Box Elder	10	4	4		1/13/26
190	*Acer negundo*	Box Elder	7	3	4		1/13/26
191	*Acer negundo*	Box Elder	10	3	4		1/13/26
192	*Acer negundo*	Box Elder	7	4	3		1/13/26
193	*Acer negundo*	Box Elder	12	3	3		1/13/26
194	*Ulmes americana*	American Elm	13/13/8/12	3	3		1/13/26
195	*Ulmes americana*	American Elm	13/23	3	3		1/13/26

TAG NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	FORM	COMMENTS	DATE
196	*Juglans nigra*	Black Walnut	6	2	3		1/13/26
197	*Ulmes americana*	American Elm	12	2	3		1/13/26
198	*Ulmes americana*	American Elm	7	3	3		1/13/26
199	*Acer negundo*	Box Elder	10	3	3		1/13/26
200	*Acer negundo*	Box Elder	6	4	3		1/13/26
201	*Acer negundo*	Box Elder	7/7	4	3		1/13/26
202	*Acer negundo*	Box Elder	8	3	3		1/13/26
203	*Acer negundo*	Box Elder	8	4	3		1/13/26
204	*Acer negundo*	Box Elder	6	4	4		1/13/26
205	*Acer negundo*	Box Elder	7	3	3		1/13/26
206	*Acer negundo*	Box Elder	12	3	4		1/13/26
207	*Acer negundo*	Box Elder	8	3	4		1/13/26
208	*Acer negundo*	Box Elder	12	3	3		1/13/26
209	*Acer negundo*	Box Elder	7	3	4		1/13/26
210	*Acer negundo*	Box Elder	7	3	3		1/13/26
211	*Acer negundo*	Box Elder	8	3	3		1/13/26
212	*Acer negundo*	Box Elder	6	3	4		1/13/26
213	*Acer negundo*	Box Elder	6	4	3		1/13/26
214	*Acer negundo*	Box Elder	7	4	4		1/13/26
215	*Acer negundo*	Box Elder	6	3	3		1/13/26
216	*Acer negundo*	Box Elder	8	3	3		1/13/26
217	*Acer negundo*	Box Elder	6	3	3		1/13/26
218	*Acer negundo*	Box Elder	6	3	3		1/13/26
219	*Acer negundo*	Box Elder	7	3	2		1/13/26
220	*Acer negundo*	Box Elder	10	3	3		1/13/26
221	*Acer negundo*	Box Elder	9	3	3		1/13/26
222	*Acer negundo*	Box Elder	7	4	3		1/13/26
223	*Acer negundo*	Box Elder	8	4	4		1/13/26
224	*Acer negundo*	Box Elder	7/8	3	3		1/13/26
225	*Acer negundo*	Box Elder	6	4	4		1/13/26
226	*Acer negundo*	Box Elder	12	4	3		1/13/26
227	*Acer negundo*	Box Elder	8	4	3		1/13/26
228	*Acer negundo*	Box Elder	9	3	4		1/13/26
229	*Acer negundo*	Box Elder	8	3	3		1/13/26
230	*Acer negundo*	Box Elder	10	3	3		1/13/26
231	*Acer negundo*	Box Elder	7	4	4		1/13/26
232	*Acer negundo*	Box Elder	6	4	4		1/13/26
233	*Acer negundo*	Box Elder	6	4	4		1/13/26
234	*Acer negundo*	Box Elder	6	3	4		1/13/26
235	*Acer negundo*	Box Elder	7	3	3		1/13/26
236	*Acer negundo*	Box Elder	7	4	3		1/13/26
237	*Acer negundo*	Box Elder	7	4	3		1/13/26
238	*Acer negundo*	Box Elder	8	4	3		1/13/26
239	*Acer negundo*	Box Elder	9	3	3		1/13/26
240	*Acer negundo*	Box Elder	6	4	4		1/13/26
241	*Acer saccharinum*	Silver Maple	18	2	3		1/13/26
242	*Acer negundo*	Box Elder	8/8/9	2	3		1/12/26
243	*Ulmus pumila*	Siberian Elm	16	2	3		1/12/26
244	*Acer negundo*	Box Elder	9	2	3		1/12/26
245	*Malus sp*	Crabapple	8	4	4		1/12/26
246	*Acer negundo*	Box Elder	8	2	2		1/12/26
247	*Acer negundo*	Box Elder	8	3	3		1/12/26
248	*Acer negundo*	Box Elder	6/5	3	3		1/12/26
249	*Acer negundo*	Box Elder	8/6	3	3		1/12/26
250	*Acer negundo*	Box Elder	8/6/2	3	3		1/12/26
251	*Prunus serotina*	Black Cherry	7	2	3		1/12/26
252	*Acer negundo*	Box Elder	8	2	3		1/12/26
253	*Acer negundo*	Box Elder	8/6	2	3		1/12/26
254	*Acer negundo*	Box Elder	8	2	3		1/12/26
255	*Acer negundo*	Box Elder	6/8/8	2	3		1/12/26
256	*Acer negundo*	Box Elder	8/4/6	2	3		1/12/26
257	*Pyrus calleryana*	Callery Pear	8/4	2	3		1/12/26
258	*Acer negundo*	Box Elder	24	2	2		1/12/26
259	*Acer negundo*	Box Elder	12	3	3		1/12/26
260	*Acer negundo*	Box Elder	8/4	3	4		1/12/26

TAG NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	FORM	COMMENTS	DATE
261	*Populus deltoides*	Eastern Cottonwood	24/18	2	3		1/12/26
262	*Populus deltoides*	Eastern Cottonwood	18	2	2		1/12/26
263	*Populus deltoides*	Eastern Cottonwood	15/18	2	3		1/12/26
264	*Prunus serotina*	Black Cherry	6	3	3		1/12/26
265	*Ulmus pumila*	Siberian Elm	13	3	3		1/12/26
266	*Acer negundo*	Box Elder	6	3	4		1/12/26
267	*Acer negundo*	Box Elder	8/7	3	3		1/12/26
268	*Acer negundo*	Box Elder	10	4	3		1/12/26
269	*Acer negundo*	Box Elder	8	3	4		1/12/26
270	*Populus deltoides*	Eastern Cottonwood	18	2	2		1/12/26
271	*Populus deltoides*	Eastern Cottonwood	14	2	2		1/12/26
272	*Populus deltoides*	Eastern Cottonwood	14	2	2		1/12/26
273	*Populus deltoides*	Eastern Cottonwood	18/18/19	2	3		1/12/26
274	*Acer platinoides*	Norway Maple	8	2	2		1/12/26
275	*Prunus serotina*	Black Cherry	6	3	3		1/12/26
276	*Populus deltoides*	Eastern Cottonwood	24	2	3		1/12/26
277	*Acer negundo*	Box Elder	10/13	2	3		1/12/26
278	*Acer negundo*	Box Elder	6/5	3	3		1/12/26
279	*Acer negundo*	Box Elder	6	2	3		1/12/26
280	*Acer negundo*	Box Elder	6	2	3		1/12/26
281	*Acer negundo*	Box Elder	10	3	3		1/12/26
282	*Acer negundo*	Box Elder	6/3	3	2		1/12/26
283	*Acer negundo*	Box Elder	6	2	3		1/12/26
284	*Acer negundo*	Box Elder	7	3	3		1/12/26
285	*Tilia americana*	American Basswood	8/2	3	3		1/12/26
286	*Acer negundo*	Box Elder	10	3	4		1/12/26
287	*Acer negundo*	Box Elder	6	3	3		1/12/26
288	*Prunus serotina*	Black Cherry	12	2	3		1/12/26
289	*Acer platinoides*	Norway Maple	12	2	2		1/12/26
290	*Populus deltoides*	Eastern Cottonwood	20/4	2	2		1/12/26
291	*Populus deltoides*	Eastern Cottonwood	8/6	3	3		1/12/26
292	*Acer negundo*	Box Elder	6	3	3		1/12/26
293	*Populus deltoides*	Eastern Cottonwood	7	3	3		1/12/26
294	*Populus deltoides*	Eastern Cottonwood	24/19/12	3	3		1/12/26
295	*Populus deltoides*	Eastern Cottonwood	18	2	2		1/12/26
296	*Populus deltoides*	Eastern Cottonwood	13/8/6	2	3		1/12/26
297	*Populus deltoides*	Eastern Cottonwood	15/14	3	3		1/12/26
298	*Acer negundo*	Box Elder	6	4	3		1/12/26
299	*Acer negundo*	Box Elder	9	4	3		1/12/26
300	*Acer negundo*	Box Elder	10	4	4		1/12/26
301	*Acer negundo*	Box Elder	6	4	3		1/15/2026
302	*Acer negundo*	Box Elder	8	5	3		1/15/2026
303	*Acer negundo*	Box Elder	8	4	4		1/15/2026
304	*Acer negundo*	Box Elder	6	4	4		1/15/2026
305	*Acer negundo*	Box Elder	7	3	4		1/15/2026
306	*Acer saccharinum*	Silver Maple	12	3	3		1/15/2026
307	*Acer saccharinum*	Silver Maple	8	3	3		1/15/2026
308	*Juniperus virginiana*	Eastern Red Cedar	8	3	3		1/15/2026
309	*Acer saccharinum*	Silver Maple	6	4	4	Broken Crown	1/15/2026
310	*Acer saccharinum*	Silver Maple	11	3	3		1/15/2026
311	*Acer negundo*	Box Elder	7	4	4		1/15/2026
312	*Acer negundo*	Box Elder	8	3	3		1/15/2026
313	*Ulmes americana*	American Elm	6	3	3		1/15/2026
314	*Acer saccharinum*	Silver Maple	11	3	3		1/15/2026
315	*Acer saccharinum*	Silver Maple	12/8	3	3		1/15/2026
316	*Acer saccharinum*	Silver Maple	12	3	3		1/15/2026
317	*Acer saccharinum*	Silver Maple	8	3	3		1/15/2026
318	*Acer saccharinum*	Silver Maple	9	3	3		1/15/2026
319	*Acer saccharinum*	Silver Maple	9	3	3		1/15/2026
320	*Acer saccharinum*	Silver Maple	12	4	3		1/15/2026
321	*Acer saccharinum*	Silver Maple	10	3	3		1/15/2026
322	*Acer negundo*	Box Elder	6	4	4		1/15/2026
323	*Acer saccharinum*	Silver Maple	7	4	3		1/15/2026
324	*Acer saccharinum*	Silver Maple	8	4	4	Half is dead	1/15/2026
325	*Acer saccharinum*	Silver Maple	8/7	3	3		1/15/2026

TAG NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	FORM	COMMENTS	DATE
326	*Populus deltoides*	Eastern Cottonwood	7	3	3		1/15/2026
327	*Acer saccharinum*	Silver Maple	6	3	3		1/15/2026
328	*Populus deltoides*	Eastern Cottonwood	12	3	3		1/15/2026
329	*Populus deltoides*	Eastern Cottonwood	6	3	4		1/15/2026
330	*Populus deltoides*	Eastern Cottonwood	11	3	3		1/15/2026
331	*Acer saccharinum*	Silver Maple	7/8	3	3		1/15/2026
332	*Acer saccharinum*	Silver Maple	8	4	4		1/15/2026
333	*Populus deltoides*	Eastern Cottonwood	12	3	3		1/15/2026
334	*Acer saccharinum*	Silver Maple	6	3	3		1/15/2026
335	*Acer saccharinum*	Silver Maple	10	3	3		1/15/2026
336	*Ulmes americana*	American Elm	6	3	3		1/15/2026
337	*Prunus serotina*	Black Cherry	10/9	3	3		1/15/2026
338	*Prunus serotina*	Black Cherry	6	5	4		1/15/2026
339	*Malus sp*	Crabapple	7	3	3		1/15/2026
340	*Acer negundo*	Box Elder	6	3	3		1/15/2026
341	*Prunus serotina*	Black Cherry	6	3	3		1/15/2026
342	*Acer saccharinum*	Silver Maple	6	3	3		1/15/2026
343	*Acer saccharinum*	Silver Maple	6	3	3		1/15/2026
344	*Populus deltoides*	Eastern Cottonwood	10	3	3		1/15/2026
345	*Populus deltoides*	Eastern Cottonwood	12	3	3		1/15/2026
346	*Populus deltoides*	Eastern Cottonwood	9	3	3		1/15/2026
347	*Populus deltoides*	Eastern Cottonwood	10	3	3		1/15/2026
348	*Acer saccharinum*	Silver Maple	8/6/6/6	4	3		1/15/2026
349	*Prunus serotina*	Black Cherry	8	3	4		1/15/2026
350	*Acer negundo*	Box Elder	7	4	3		1/13/26
351	*Acer negundo*	Box Elder	7	3	3		1/13/26
352	*Acer negundo*	Box Elder	8	3	3		1/13/26
353	*Acer negundo*	Box Elder	7	4	4		1/13/26
354	*Acer negundo*	Box Elder	6	3	4		1/13/26
355	*Acer negundo*	Box Elder	7	3	4		1/13/26
356	*Acer negundo*	Box Elder	6	3	3		1/13/26
357	*Acer negundo*	Box Elder	7	3	3		1/13/26
358	*Acer negundo*	Box Elder	8	3	3		1/13/26
359	*Acer saccharinum*	Silver Maple	8/10	3	3		1/13/26
360	*Acer negundo*	Box Elder	7	4	3		1/13/26
361	*Acer saccharinum*	Silver Maple	16	3	3		1/13/26
362	*Acer saccharinum*	Silver Maple	9	3	3		1/13/26
363	*Acer saccharinum*	Silver Maple	8	3	3		1/13/26
364	*Acer negundo*	Box Elder	7	4	4		1/13/26
365	*Acer saccharinum*	Silver Maple	8/10	3	3		1/13/26
366	*Acer negundo*	Box Elder	9	3	3		1/13/26
367	*Acer negundo*	Box Elder	10	3	3		1/13/26
368	*Acer negundo*	Box Elder	7	4	4		1/13/26
369	*Acer negundo*	Box Elder	7	3	3		1/13/26
370	*Acer negundo*	Box Elder	7	4	3		1/13/26
371	*Acer saccharinum*	Silver Maple	10/12	3	3		1/13/26
372	*Acer negundo*	Box Elder	7	4	3		1/13/26
373	*Acer saccharinum*	Silver Maple	18	3	2		1/13/26
374	*Acer saccharinum*	Silver Maple	12	2	2		1/13/26
375	*Acer negundo*	Box Elder	6	3	4		1/13/26
376	*Acer negundo*	Box Elder	6	3	3		1/13/26
377	*Acer negundo*	Box Elder	8	4	4		1/13/26
378	*Acer saccharinum*	Silver Maple	13/6	3	3		1/13/26
379	*Acer negundo*	Box Elder	7	3	3		1/13/26
380	*Acer saccharinum*	Silver Maple	7/3	4	4		1/13/26
381	*Crataegus sp*	Hawthorn	12	3	4		1/13/26
382	*Acer saccharinum*	Silver Maple	6	3	3		1/13/26
383	*Crataegus sp*	Hawthorn	6	3	3		1/13/26
384	*Ulmes americana*	American Elm	12	3	3		1/13/26
385	*Acer saccharinum*	Silver Maple	11/12	3	3		1/13/26
386	*Acer saccharinum*	Silver Maple	6	3	3		1/13/26
401	*Acer negundo*	Box Elder	6	4	3		1/13/26
402	*Acer negundo*	Box Elder	6	4	3		1/13/26
403	*Acer negundo*	Box Elder	6	4	4		1/13/26
404	*Acer negundo*	Box Elder	6	3	3		1/13/26

TAG NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	FORM	COMMENTS	DATE
405	*Acer negundo*	Box Elder	6	4	4	Broken Crown	1/13/26
406	*Acer negundo*	Box Elder	6	4	4	Broken Crown	1/13/26
407	*Acer negundo*	Box Elder	6	3	3		1/13/26
408	*Acer negundo*	Box Elder	8	4	4		1/13/26
409	*Acer saccharinum*	Silver Maple	6	3	3		1/13/26
410	*Acer saccharinum*	Silver Maple	12	3	3		1/13/26
411	*Acer negundo*	Box Elder	6	4	3		1/13/26
412	*Acer negundo*	Box Elder	9	4	3		1/13/26
413	*Acer negundo*	Box Elder	8	3	3		1/13/26
414	*Acer negundo*	Box Elder	6	4	4		1/13/26
415	*Acer negundo*	Box Elder	6	4	4		1/13/26
416	*Ulmes americana*	American Elm	6	3	3		1/13/26
417	*Acer negundo*	Box Elder	6	4	4		1/13/26
418	*Acer negundo*	Box Elder	8	4	3		1/13/26
419	*Acer negundo*	Box Elder	8	3	3		1/13/26
420	*Acer negundo*	Box Elder	6/6	3	4		1/13/26
421	*Acer negundo*	Box Elder	7	3	3		1/13/26
422	*Ulmes americana*	American Elm	8	3	4		1/13/26
423	*Ulmes americana*	American Elm	6	3	3		1/13/26
424	*Ulmes americana*	American Elm	7	3	3		1/13/26
425	*Ulmes americana*	American Elm	7	3	3		1/13/26
426	*Acer negundo*	Box Elder	8	3	3		1/13/26
427	*Acer negundo*	Box Elder	6	3	4		1/13/26
428	*Acer negundo*	Box Elder	6	3	4		1/13/26
429	*Acer negundo*	Box Elder	10	3	3		1/13/26
430	*Acer negundo*	Box Elder	9	4	4		1/13/26
431	*Acer negundo*	Box Elder	8	3	4		1/13/26
432	*Acer negundo*	Box Elder	6	3	3		1/13/26
433	*Acer negundo*	Box Elder	7	4	3		1/13/26
434	*Ulmes americana*	American Elm	7	3	3		1/13/26
435	*Acer negundo*	Box Elder	7	4	4		1/13/26
436	*Acer saccharinum*	Silver Maple	7	3	3		1/13/26
437	*Acer saccharinum*	Silver Maple	10/12	3	3		1/13/26
438	*Acer saccharinum*	Silver Maple	7	4	3		1/13/26
439	*Prunus serotina*	Black Cherry	6	3	4		1/13/26
440	*Acer saccharinum*	Silver Maple	7/4	4	4		1/13/26
441	*Ulmes pumila*	Siberian Elm	7/6	3	3		1/13/26
442	*Acer saccharinum*	Silver Maple	6	3	4		1/13/26
443	*Acer saccharinum*	Silver Maple	6/7/7	3	4		1/13/26
444	*Acer saccharinum*	Silver Maple	15	3	3		1/13/26
445	*Acer saccharinum*	Silver Maple	10/10/8	3	3		1/13/26
446	*Juglans nigra*	Black Walnut	10	3	2		1/13/26
447	*Acer saccharinum*	Silver Maple	10/10/5	4	3		1/13/26
448	*Ulmes americana*	American Elm	10	3	3		1/13/26
449	*Acer saccharinum*	Silver Maple	8/8/6	3	3		1/13/26
450	*Acer saccharinum*	Silver Maple	6	4	4		1/13/26
451	*Prunus serotina*	Black Cherry	8	3	4		1/13/26
452	*Acer saccharinum*	Silver Maple	6	3	3		1/13/26
453	*Acer saccharinum*	Silver Maple	8	3	3		1/13/26
454	*Acer saccharinum*	Silver Maple	6/4	4	4		1/13/26
456	*Acer saccharinum*	Silver Maple	12/8	3	3		1/13/26
457	*Acer saccharinum*	Silver Maple	12	4	4		1/13/26
458	*Acer saccharinum*	Silver Maple	6	3	3		1/15/2026
459	*Acer negundo*	Box Elder	7	3	3		1/15/2026
460	*Acer negundo*	Box Elder	6	4	4		1/15/2026
461	*Acer negundo*	Box Elder	6	4	3		1/15/2026
462	*Acer negundo*	Box Elder	7	3	4		1/15/2026
463	*Acer negundo*	Box Elder	6	4	5	Bad Lean	1/15/2026
464	*Ulmes americana*	American Elm	10	3	3		1/15/2026
465	*Acer negundo*	Box Elder	11	3	3		1/15/2026
466	*Acer negundo*	Box Elder	6	3	4		1/15/2026
467	*Ulmes americana*	American Elm	6	3	3		1/15/2026
468	*Acer negundo*	Box Elder	6	3	4		1/15/2026
469	*Acer saccharinum*	Silver Maple	12	3	3		1/15/2026
470	*Acer saccharinum*	Silver Maple	4/10	3	3		1/15/2026

TAG NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	FORM	COMMENTS	DATE
471	*Ulmes pumila*	Siberian Elm	6	4	3		1/15/2026
472	*Acer saccharinum*	Silver Maple	12	3	3		1/15/2026
473	*Prunus serotina*	Black Cherry	10	3	3		1/15/2026
474	*Acer saccharinum*	Silver Maple	8	3	3		1/15/2026
475	*Crataegus sp*	Hawthorn	8/4/5	3	3		1/15/2026
476	*Acer saccharinum*	Silver Maple	8	3	4		1/15/2026
477	*Acer saccharinum*	Silver Maple	10	3	3		1/15/2026
478	*Acer negundo*	Box Elder	6	4	4		1/15/2026
479	*Acer negundo*	Box Elder	8	4	4		1/15/2026
480	*Acer negundo*	Box Elder	6	4	4		1/15/2026
481	*Acer saccharinum*	Silver Maple	10/10	3	4		1/15/2026
482	*Acer negundo*	Box Elder	6	3	4		1/15/2026
483	*Acer negundo*	Box Elder	9	3	3		1/15/2026
484	*Acer negundo*	Box Elder	7	3	3		1/15/2026
485	*Acer negundo*	Box Elder	7	4	4		1/15/2026
486	*Acer saccharinum*	Silver Maple	9	3	3		1/15/2026
487	*Acer negundo*	Box Elder	8	3	3		1/15/2026
488	*Acer saccharinum*	Silver Maple	7	4	3		1/15/2026
489	*Acer saccharinum*	Silver Maple	7	4	4		1/15/2026
490	*Acer saccharinum*	Silver Maple	11/12	3	3		1/15/2026
491	*Acer saccharinum*	Silver Maple	6	3	4		1/15/2026
492	*Acer saccharinum*	Silver Maple	11	4	3		1/15/2026
493	*Acer saccharinum*	Silver Maple	6	4	4		1/15/2026
494	*Acer saccharinum*	Silver Maple	7	4	4		1/15/2026
495	*Populus deltoides*	Eastern Cottonwood	12	3	2		1/15/2026
496	*Acer saccharinum*	Silver Maple	6	4	4		1/15/2026
497	*Populus deltoides*	Eastern Cottonwood	12	2	2		1/15/2026
498	*Populus deltoides*	Eastern Cottonwood	6	3	4		1/15/2026
499	*Populus deltoides*	Eastern Cottonwood	6	3	4		1/15/2026
500	*Populus deltoides*	Eastern Cottonwood	11	3	3		1/15/2026
3535	*Tilia americana*	Linden	12	1	2		1/12/26
4381	*Celtis occidentalis*	Hackberry	16	1	1		1/12/26
4382	*Celtis occidentalis*	Hackberry	12	1	1		1/12/26

TOTAL = 488

MARKET DEMAND INFORMATION

The proposed Children's Lighthouse Early Learning School at 0 Fremont Way satisfies the Village of Long Grove's Special Use Permit standards (Section 5-11-17) and Planned Unit Development standards (Section 5-11-18) by demonstrating a clear and measurable market demand, a documented shortage of existing services, and a strategic location that serves both Long Grove and the immediately adjacent Buffalo Grove community.

While the subject property is located within Long Grove and will be subject to its zoning authority, the site's location along the municipal boundary allows it to function as a shared community asset, addressing childcare and early education needs across a broader service area while delivering direct benefits to Long Grove residents.

The subject site is located within a strong and growing demographic base in both Long Grove and Buffalo Grove. The surrounding area includes approximately 78,000 residents within 3 miles, significantly exceeding typical benchmarks for early childhood education facilities. There are approximately 3,988 children ages 0–4 years within this area, representing a substantial and sustained demand base. Household incomes and educational attainment levels are well above regional averages, indicating both the ability and propensity to enroll children in structured early education programs. Importantly, these demographic conditions are not confined to Long Grove alone, but extend into Buffalo Grove, creating a shared demand profile across municipal boundaries.

The site is located within the attendance area of Adlai E. Stevenson High School District 125, a top-ranked district that draws families to the region. Families in both communities demonstrate a strong preference for high-quality educational environments, beginning in early childhood. The proposed Children's Lighthouse program aligns directly with these expectations by offering a structured, curriculum-based, Cognia-accredited early learning model, providing a level of educational quality that complements the broader academic ecosystem.

The availability of early childhood education and childcare services across both communities is limited. The only public early childhood provider in the immediate area, Willow Grove Kindergarten Center, serves approximately 400 total Pre-K and Kindergarten students, which is insufficient relative to the nearly 4,000 children in the trade area. As a result, the majority of families must rely on private providers, which remain constrained in both number and capacity. Stakeholder input from Kildeer Countryside School District 96, which serves portions of both Long Grove and Buffalo Grove, confirms:

- The primary after-school care provider (Buffalo Grove Park District) operates with long waitlists
- There is a lack of alternative structured before/after school care options

- A review of private providers across both communities further indicates facilities are generally limited in scale and enrollment capacity
- The combined supply across Long Grove and Buffalo Grove remains insufficient to meet existing demand

The proposed use is therefore necessary not only for Long Grove residents, but also for families in adjacent neighborhoods that naturally orient toward this location. Ongoing residential development in and around Long Grove will introduce additional households, many of which will include young families in need of childcare services contributing to increased demand and reinforcing the need for a centrally located facility capable of serving a broader population base.

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Market Profile

(Potential Site 1) Fremont Way, Buffalo Grove, Illinois, 60089
Fremont Way, Buffalo Grove, Illinois, 60089
Rings: 1, 3, 5 mile radii

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	7,266	78,871	210,315
2020 Total Population	7,394	80,763	217,590
2020 Group Quarters	119	746	2,312
2025 Total Population	7,225	78,802	212,482
2025 Group Quarters	120	742	2,335
2030 Total Population	7,090	78,339	210,393
2025-2030 Annual Rate	-0.38%	-0.12%	-0.20%
2025 Total Daytime Population	6,321	72,621	212,543
Workers	2,880	38,250	118,677
Residents	3,441	34,371	93,866

Household Summary			
2010 Total Households	2,482	29,425	79,010
2010 Average Household Size	2.88	2.67	2.64
2020 Total Households	2,523	30,251	82,585
2020 Average Household Size	2.88	2.65	2.61
2025 Total Households	2,525	30,349	83,122
2025 Average Household Size	2.81	2.57	2.53
2030 Total Households	2,522	30,709	83,866
2030 Average Household Size	2.76	2.53	2.48
2025-2030 Annual Rate	-0.02%	0.24%	0.18%
2025 Families	2,094	21,247	57,718
2025 Average Family Size	3.15	3.12	3.07
2030 Families	2,085	21,447	58,016
2030 Average Family Size	3.10	3.07	3.01
2025-2030 Growth Rate	-0.1%	0.2%	0.1%

Median Household Income			
2025	$160,880	$117,132	$117,789
2030	$175,696	$131,269	$132,911

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Per Capita Income	1 mile	3 miles	5 miles
2025	$75,739	$62,261	$62,527
2030	$83,425	$69,307	$69,877

2025 Households by Income			
Household Income Base	2,525	30,349	83,121
<$10,000	1.5%	3.0%	3.3%
$10,000-14,999	0.2%	1.5%	1.4%
$15,000-19,999	0.6%	1.6%	1.4%
$20,000-24,999	1.0%	1.8%	1.7%
$25,000-29,999	0.5%	1.8%	1.9%
$30,000-34,999	0.6%	2.0%	1.9%
$35,000-39,999	0.6%	2.0%	1.9%
$40,000-44,999	0.9%	2.3%	2.3%
$45,000-49,999	1.4%	2.2%	2.1%
$50,000-59,999	3.6%	5.6%	5.3%
$60,000-74,999	2.4%	7.6%	7.3%
$75000-99999	8.9%	10.6%	11.0%
$100,000-124,999	10.7%	11.0%	11.2%
$125,000-149,999	11.6%	8.8%	8.4%
$150000-199999	19.5%	13.8%	13.7%
$200,000-249,999	9.0%	7.5%	8.7%
$250,000-299,999	5.6%	4.3%	4.8%
$300,000-399,999	8.3%	5.3%	5.2%
$400,000-499,999	3.3%	2.0%	1.9%
$500,000+	9.9%	5.4%	4.6%
Average Household Income	$215,063	$161,000	$159,457

2025 Affordability, Mortgage and Wealth			
Housing Affordability Index	117	92	96
Percent of Income for Mortgage	16.9%	22.2%	21.4%
Wealth Index	235	160	159

Median Home Value			
2025	$434,119	$415,569	$401,905
2030	$449,180	$450,813	$436,704

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2025 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	2,300	21,601	60,681
<$50,000	0.3%	1.1%	1.4%
$50,000 - $99,999	0.0%	0.8%	0.6%
$100,000 - $149,999	0.0%	4.6%	2.8%
$150,000 - $199,999	0.7%	4.8%	4.2%
$200,000 - $249,999	2.5%	6.4%	7.2%
$250,000 - $299,999	5.7%	8.0%	8.2%
$300,000 - $399,999	27.5%	21.1%	25.2%
$400,000 - $499,999	38.7%	20.7%	21.2%
$500,000 - $749,999	16.4%	25.4%	22.1%
$750,000 - $999,999	4.7%	4.8%	4.6%
$1,000,000 - $1,499,999	3.1%	2.0%	2.1%
$1,500,000 - $1,999,999	0.0%	0.1%	0.2%
$2,000,000 +	0.3%	0.1%	0.2%
Average Home Value	$482,022	$450,056	$446,747

Housing Unit Summary			
2010 Total Housing Units	2,566	31,039	83,582
Owner Occupied Housing Units	93.4%	74.5%	76.5%
Renter Occupied Housing Units	6.6%	25.5%	23.5%
Vacant Housing Units	3.3%	5.2%	5.5%
2020 Housing Units	2,608	31,609	86,748
Owner Occupied Housing Units	90.7%	69.6%	71.7%
Renter Occupied Housing Units	9.3%	30.4%	28.3%
Vacant Housing Units	2.6%	4.4%	4.8%
2025 Housing Units	2,607	31,876	87,657
Owner Occupied Housing Units	91.1%	71.2%	73.0%
Renter Occupied Housing Units	8.9%	28.8%	27.0%
Vacant Housing Units	3.1%	4.8%	5.2%
2030 Total Housing Units	2,609	32,350	88,609
Owner Occupied Housing Units	91.9%	72.0%	74.0%
Renter Occupied Housing Units	8.1%	28.0%	26.0%
Vacant Housing Units	3.3%	5.1%	5.3%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2025 Population by Sex	1 mile	3 miles	5 miles
Males	3,560	38,953	105,176
Females	3,665	39,849	107,306

Median Age			
2010	43.2	38.0	39.5
2020	43.4	40.4	41.3
2025	44.5	41.7	42.2
2030	45.9	42.8	43.1

2025 Population by Age			
Total	7,226	78,801	212,483
0 - 4	4.8%	5.1%	5.1%
5 - 9	6.1%	5.8%	5.7%
10 - 14	7.9%	6.8%	6.2%
15 - 24	12.2%	12.5%	11.5%
25 - 34	7.3%	11.0%	11.7%
35 - 44	12.4%	13.8%	13.6%
45 - 54	14.5%	14.3%	13.2%
55 - 64	14.2%	12.5%	13.0%
65 - 74	11.3%	10.9%	11.2%
75 - 84	7.0%	5.5%	6.0%
85 +	1.8%	1.8%	2.4%
18 +	76.5%	78.2%	79.1%

2025 Population 15+ by Marital Status			
Total	5,868	64,877	176,217
Never Married	18.3%	29.2%	27.9%
Married	72.8%	59.4%	59.9%
Widowed	2.6%	3.8%	4.5%
Divorced	6.4%	7.5%	7.6%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2025 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	4,985	55,021	151,852
Less than 9th Grade	0.3%	4.4%	3.7%
9th - 12th Grade, No Diploma	0.8%	3.1%	2.6%
High School Graduate	7.3%	13.4%	13.4%
GED/Alternative Credential	1.3%	1.3%	1.7%
Some College, No Degree	10.5%	12.1%	12.9%
Associate Degree	5.5%	6.1%	6.4%
Bachelor's Degree	37.1%	34.5%	34.5%
Graduate/Professional Degree	37.2%	25.0%	24.8%

2020 Population by Race/Ethnicity			
Total	7,394	80,763	217,590
White Alone	68.1%	58.5%	63.4%
Black Alone	1.0%	2.6%	2.1%
American Indian Alone	0.2%	0.8%	0.7%
Asian Alone	24.2%	19.5%	17.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.9%	9.5%	7.9%
Two or More Races	0.9%	9.5%	7.9%
Hispanic Origin	4.3%	18.8%	16.5%
Diversity Index	51.8	72.3	67.7

2025 Population by Race/Ethnicity			
Total	7,226	78,802	212,482
White Alone	64.7%	55.4%	60.5%
Black Alone	1.1%	2.6%	2.1%
American Indian Alone	0.2%	0.8%	0.8%
Asian Alone	27.1%	21.7%	19.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.0%	10.1%	8.6%
Two or More Races	6.0%	9.4%	8.9%
Hispanic Origin	4.8%	19.7%	17.6%
Diversity Index	55.0	74.5	70.3

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2025 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	3,912	46,514	124,233
White Collar	87.0%	72.0%	73.5%
Management/Business/Financial	28.2%	23.4%	24.3%
Professional	40.1%	30.2%	30.8%
Sales	9.4%	9.2%	9.2%
Administrative Support	9.3%	9.2%	9.1%
Services	6.5%	12.1%	11.9%

2025 Employed Pop 16+ by Occupation			
Total	3,912	46,514	124,233
Blue Collar	6.4%	15.9%	14.6%
Farming/Forestry/Fishing	0.2%	0.1%	0.1%
Construction/Extraction	0.3%	2.6%	2.5%
Installation/Maintenance/Repair	1.1%	1.6%	1.8%
Production	1.6%	5.6%	4.3%
Transportation/Material Moving	3.2%	6.0%	5.8%
White Collar	87.0%	72.0%	73.5%
Management/Business/Financial	28.2%	23.4%	24.3%
Professional	40.1%	30.2%	30.8%
Sales	9.4%	9.2%	9.2%
Administrative Support	9.3%	9.2%	9.1%
Services	6.5%	12.1%	11.9%

2025 Civilian Population 16+ in Labor Force			
Civilian Population 16+	3,912	46,514	124,233
Population 16+ Employed	98.0%	97.1%	96.9%
Population 16+ Unemployment rate	1.9%	2.9%	3.1%
Population 16-24 Employed	12.3%	12.1%	11.2%
Population 16-24 Unemployment rate	0.8%	6.0%	6.2%
Population 25-54 Employed	55.9%	59.0%	58.3%
Population 25-54 Unemployment rate	1.9%	1.7%	2.4%
Population 55-64 Employed	19%	17%	18%
Population 55-64 Unemployment rate	2.8%	3.3%	3.0%
Population 65+ Employed	11%	10%	10%
Population 65+ Unemployment rate	2.1%	5.0%	4.2%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2025 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	3,835	45,172	120,363
Agriculture/Mining	0.4%	0.2%	0.3%
Construction	2.7%	3.9%	4.1%
Manufacturing	10.4%	14.1%	13.1%
Wholesale Trade	3.9%	3.3%	3.5%
Retail Trade	10.5%	11.3%	11.2%
Transportation/Utilities	4.5%	5.9%	5.4%
Information	3%	1%	1%
Finance/Insurance/Real Estate	11.7%	9.8%	9.8%
Services	51.2%	48.2%	49.3%
Public Administration	1.6%	1.9%	2.1%

2025 Consumer Spending			
Apparel & Services: Total $	$10,780,452	$102,630,526	$275,587,564
Average Spent	$4,269.49	$3,381.68	$3,315.46
Spending Potential Index	174	138	135
Education: Total $	$9,652,497	$79,994,620	$215,492,111
Average Spent	$3,822.77	$2,635.82	$2,592.48
Spending Potential Index	214	148	145
Entertainment/Recreation: Total $	$18,973,670	$169,535,741	$461,559,547
Average Spent	$7,514.32	$5,586.21	$5,552.80
Spending Potential Index	183	136	135
Food at Home: Total $	$31,685,723	$303,780,659	$812,070,327
Average Spent	$12,548.80	$10,009.58	$9,769.62
Spending Potential Index	169	134	131
Food Away from Home: Total $	$18,204,562	$172,948,176	$465,065,967
Average Spent	$7,209.73	$5,698.64	$5,594.98
Spending Potential Index	175	138	136
Health Care: Total $	$34,510,063	$309,736,025	$840,976,773
Average Spent	$13,667.35	$10,205.81	$10,117.38
Spending Potential Index	177	132	131
HH Furnishings & Equipment: Total $	$13,372,273	$120,844,416	$328,078,716
Average Spent	$5,295.95	$3,981.83	$3,946.95
Spending Potential Index	182	137	136
Personal Care Products & Services: Total $	$4,718,035	$44,151,834	$118,934,207
Average Spent	$1,868.53	$1,454.80	$1,430.84
Spending Potential Index	178	139	136

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2025 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total $	$119,000,273	$1,117,166,545	$3,021,744,930
Average Spent	$47,128.82	$36,810.65	$36,353.13
Spending Potential Index	177	138	137
Support Payments/Gifts in Kind: Total $	$15,745,324	$135,581,280	$374,465,589
Average Spent	$6,235.77	$4,467.41	$4,505.01
Spending Potential Index	189	135	136
Travel: Total $	$18,010,499	$153,963,350	$423,550,394
Average Spent	$7,132.87	$5,073.09	$5,095.53
Spending Potential Index	198	141	141
Vehicle Maintenance & Repairs: Total $	$5,801,983	$55,013,542	$147,913,186
Average Spent	$2,297.82	$1,812.70	$1,779.47
Spending Potential Index	170	134	132

Top Tapestry Segment

1 mile	3 miles	5 miles
Savvy Suburbanites (L1):	**Savvy Suburbanites (L1)**:	**Savvy Suburbanites (L1)**:
This segment is characterized by affluent New England and Mid-Atlantic suburbanites in major metropolises.	This segment is characterized by affluent New England and Mid-Atlantic suburbanites in major metropolises.	This segment is characterized by affluent New England and Mid-Atlantic suburbanites in major metropolises.
Learn more about this segment...	Learn more about this segment...	Learn more about this segment...

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

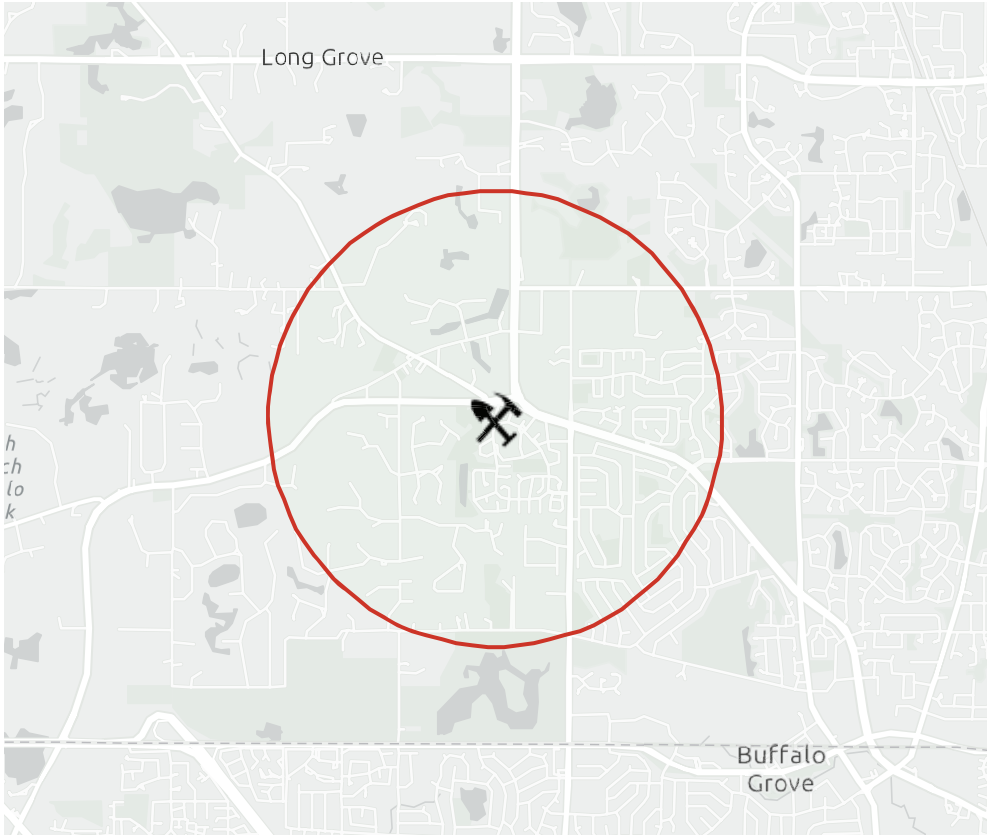
Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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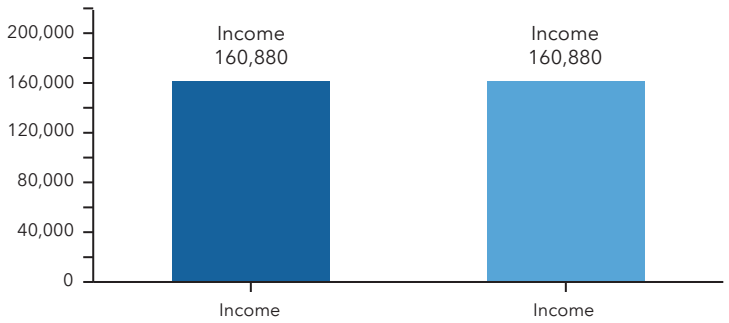
Site Market Analysis

(Potential Site 1) Fremont Way, Buffalo Grove, Illinois, 60089
Ring of 1 mile



Demographic Overview

Median Household Income: 2024 vs 2029



Age 0-9 Population: 5 Year Increments (Esri)	
2024 Population Age 0-4	349
2024 Population Age 5-9	438
2029 Population Age 0-4	337
2029 Population Age 5-9	409

INCOME

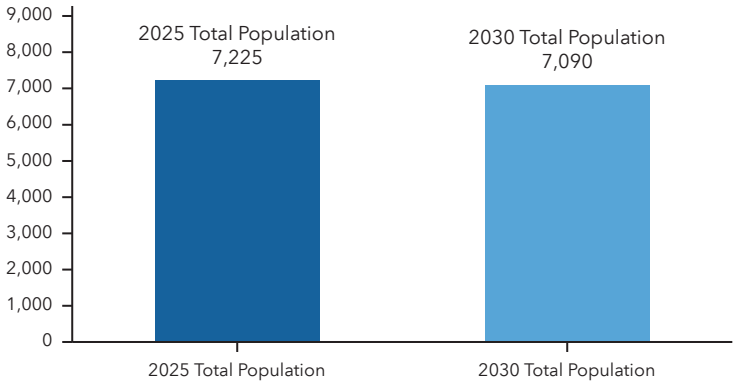
$160,880
Median Household Income

$215,063
2025 Average Household Income

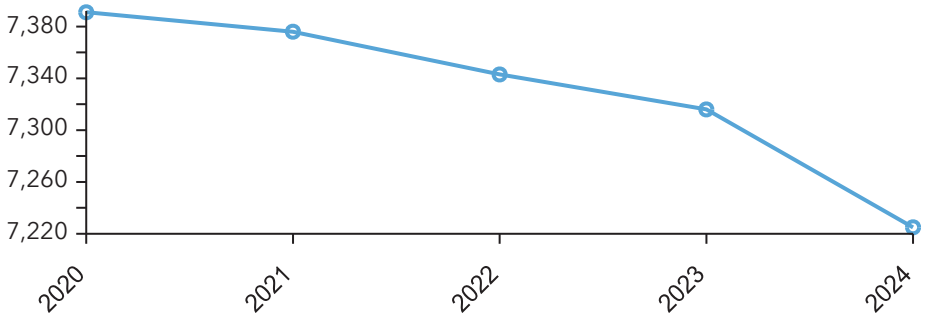
$1,260,610
Median Net Worth

$75,739
Per Capita Income

Population Growth: 2024 vs 2029



Historical Trends: Population



EDUCATION

1%
No High School Diploma

9%
High School Graduate

16%
Some College

74%
Bachelor's/Grad/Prof Degree

Elementary School Enrollment & Housing Trends

Public School Student Enrollment (ACS)	
Kindergarten	103
Grades 1 - 4	328
Grades 5 - 8	438
Grades 9 - 12	364



787

2024 Total Population 0-9

Households and Enrollment (ACS)

2,133

Total Households

1,798

Population 3+ Enrolled in School

HOUSING STATS



Median Home Value

$434,119



Average Spent on Mortgage & Basics

$28,042



Median Contract Rent

$2,542

Housing Units Growth Rate 5 Year



2,607

2024 Total Housing Units



0.02%

2024-2029 Growth Rate: Housing Units

2025 Households by income (Esri)

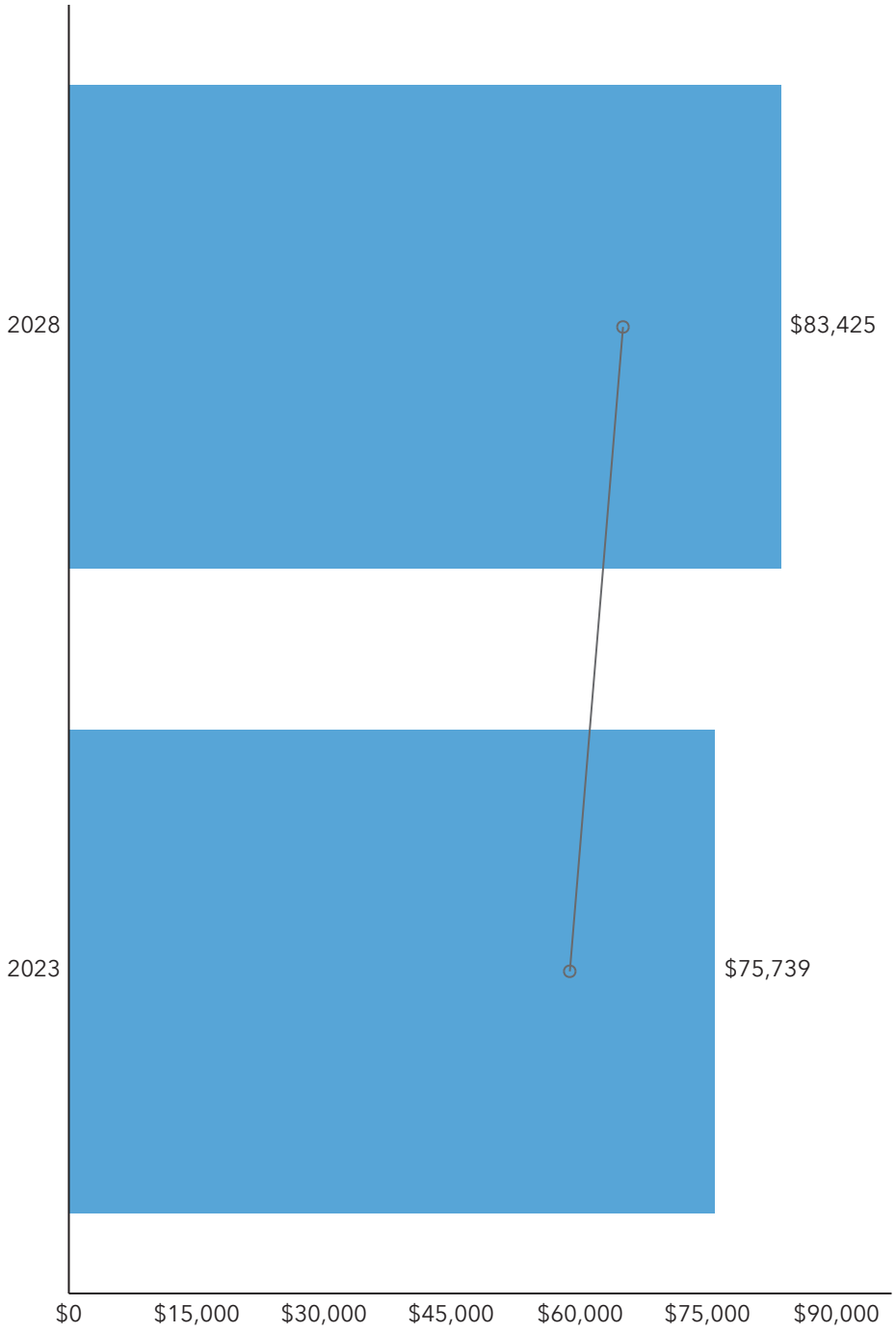
The largest group: $200,000+ (36.0%)

The smallest group: $25,000 - $34,999 (1.1%)

Indicator	Value	Diff
<$15,000	1.6%	-3.6%
$15,000 - $24,999	1.5%	-2.7%
$25,000 - $34,999	1.1%	-2.2%
$35,000 - $49,999	2.9%	-4.1%
$50,000 - $74,999	6.1%	-6.4%
$75,000 - $99,999	9.0%	-1.6%
$100,000 - $149,999	22.3%	+2.4%
$150,000 - $199,999	19.5%	+6.8%
$200,000+	36.0%	+11.4%

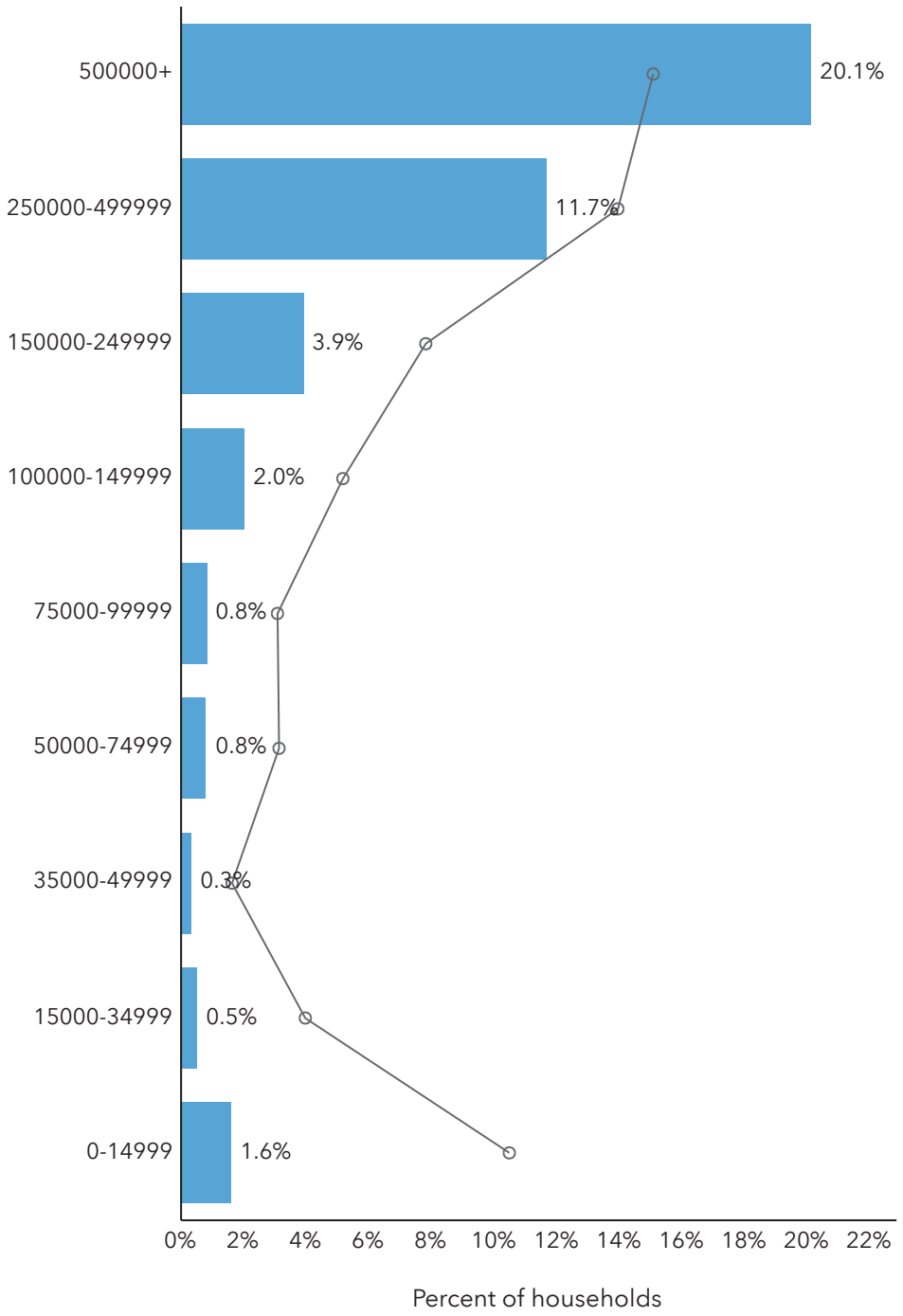
Bars show deviation from Lake County

Per Capita Income



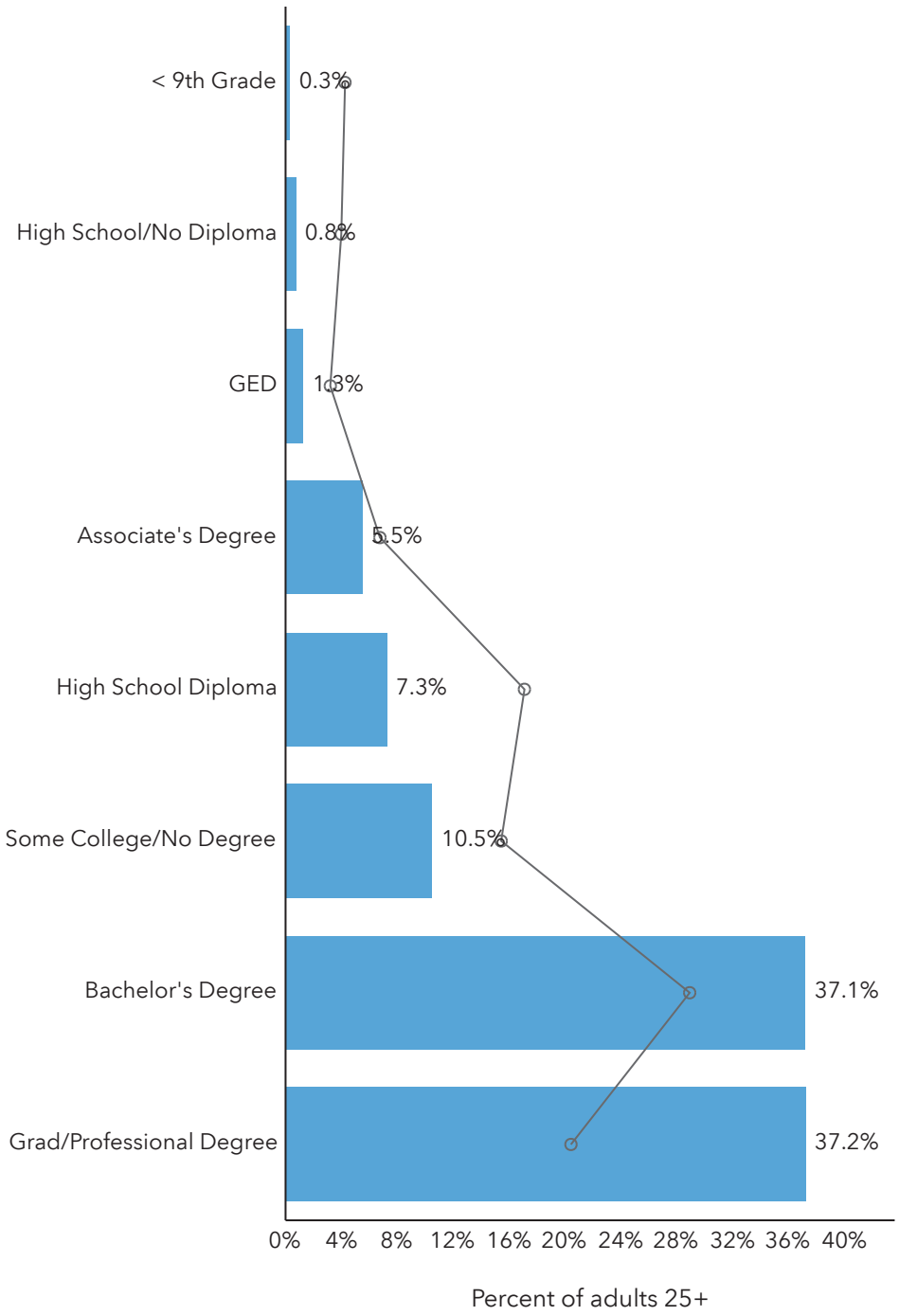
Dots show comparison to Lake County

Net Worth (%)



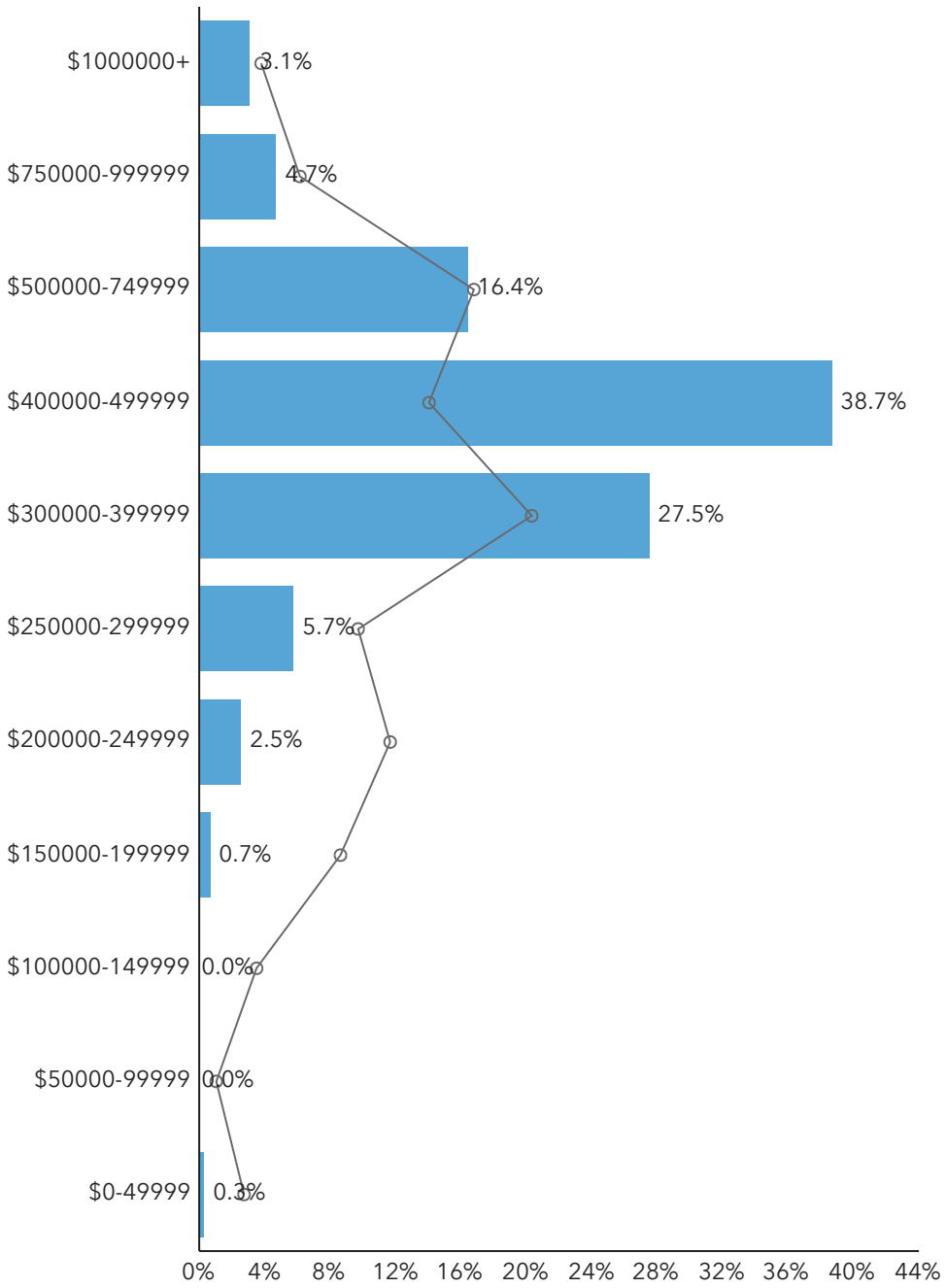
Dots show comparison to Lake County

Educational Attainment (%)



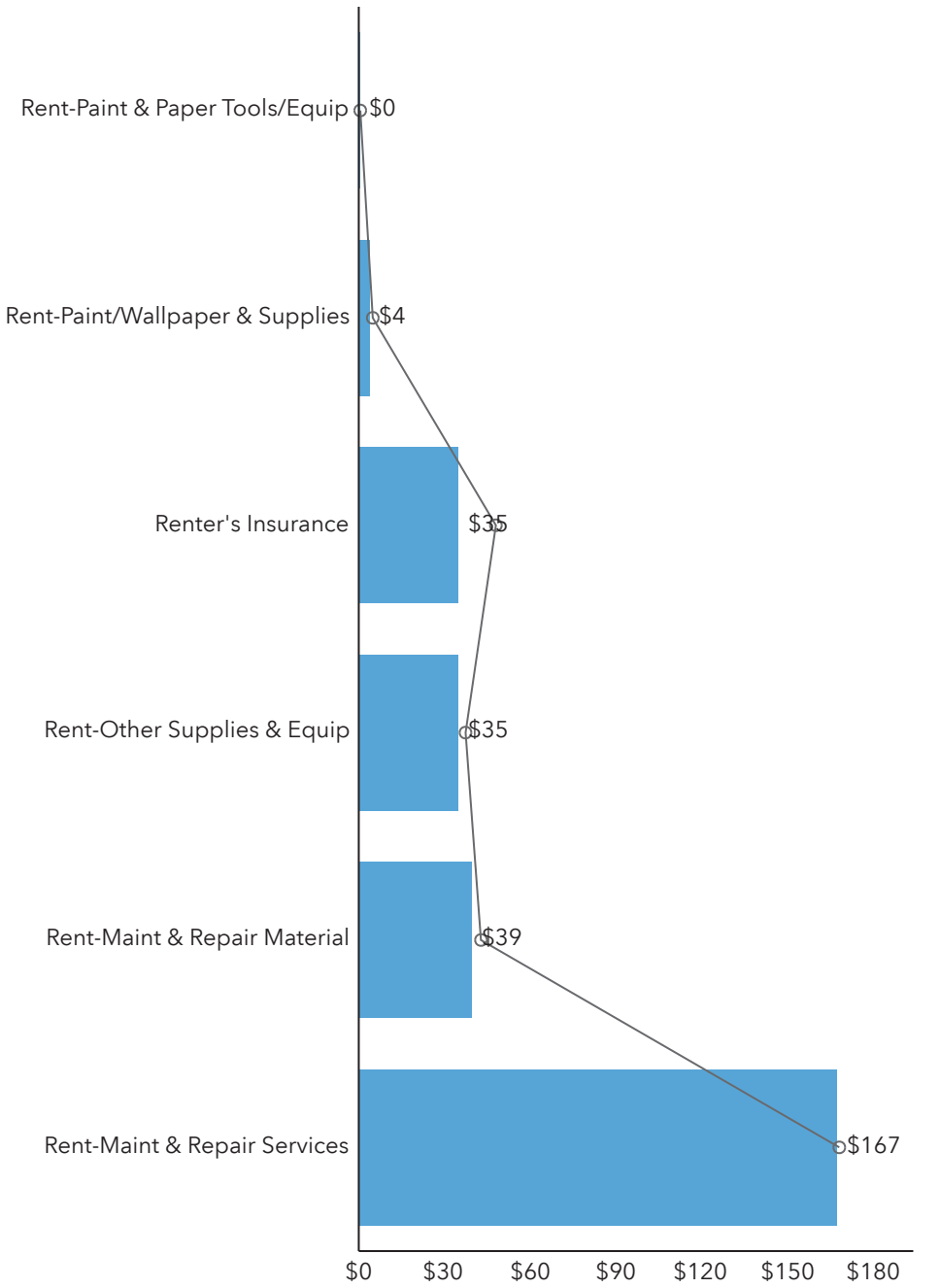
Dots show comparison to Lake County

Home Value (%)



Dots show comparison to Lake County

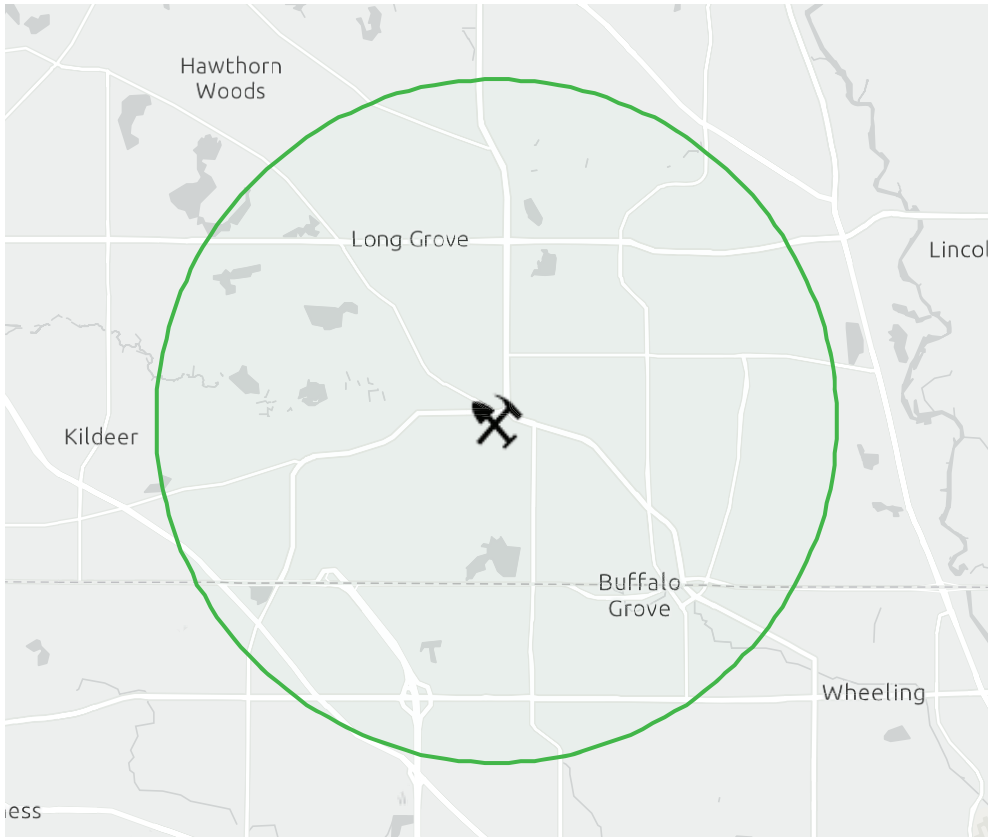
Renter Expenses (Avg)



Dots show comparison to Lake County

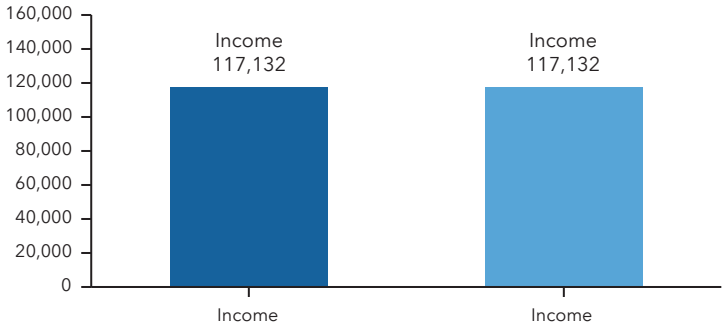
Site Market Analysis

(Potential Site 1) Fremont Way, Buffalo Grove, Illinois, 60089
Ring of 3 miles



Demographic Overview

Median Household Income: 2024 vs 2029



Age 0-9 Population: 5 Year Increments (Esri)	
2024 Population Age 0-4	3,988
2024 Population Age 5-9	4,588
2029 Population Age 0-4	3,871
2029 Population Age 5-9	4,193

INCOME

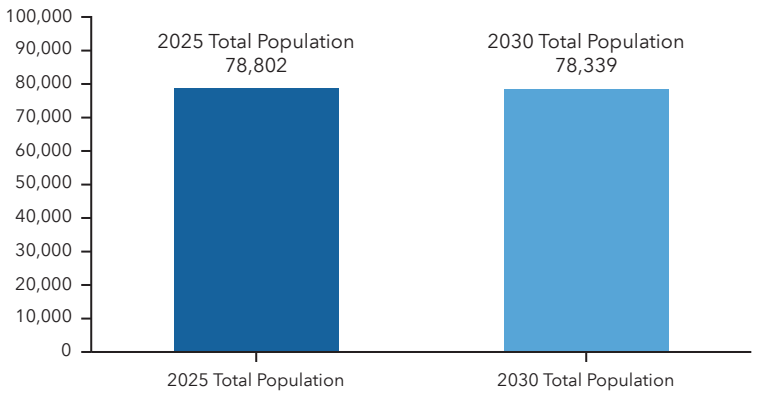
$117,132
Median Household Income

$161,000
2025 Average Household Income

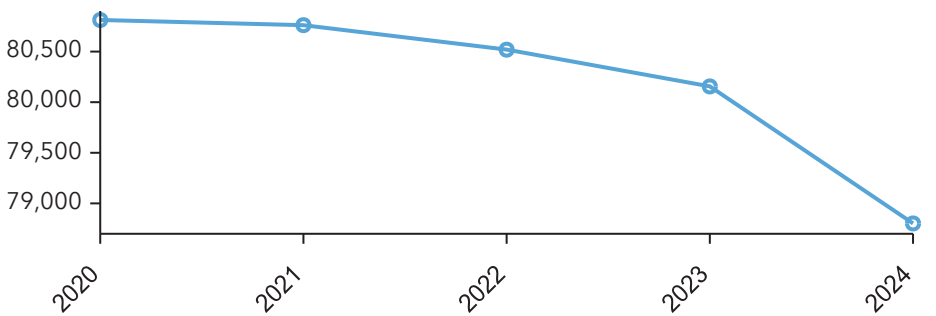
$526,759
Median Net Worth

$62,261
Per Capita Income

Population Growth: 2024 vs 2029



Historical Trends: Population



EDUCATION

8%
No High School Diploma

15%
High School Graduate

18%
Some College

60%
Bachelor's/Grad/Prof Degree

Elementary School Enrollment & Housing Trends

Public School Student Enrollment (ACS)	
Kindergarten	1,041
Grades 1 - 4	3,484
Grades 5 - 8	4,188
Grades 9 - 12	4,887



8,576

2024 Total Population 0-9

Households and Enrollment (ACS)

29,663

Total Households

20,490

Population 3+ Enrolled in School

HOUSING STATS



Median Home Value

$415,569



Average Spent on Mortgage & Basics

$18,740



Median Contract Rent

$1,417

Housing Units Growth Rate 5 Year



31,876

2024 Total Housing Units



0.30%

2024-2029 Growth Rate: Housing Units

2025 Households by income (Esri)

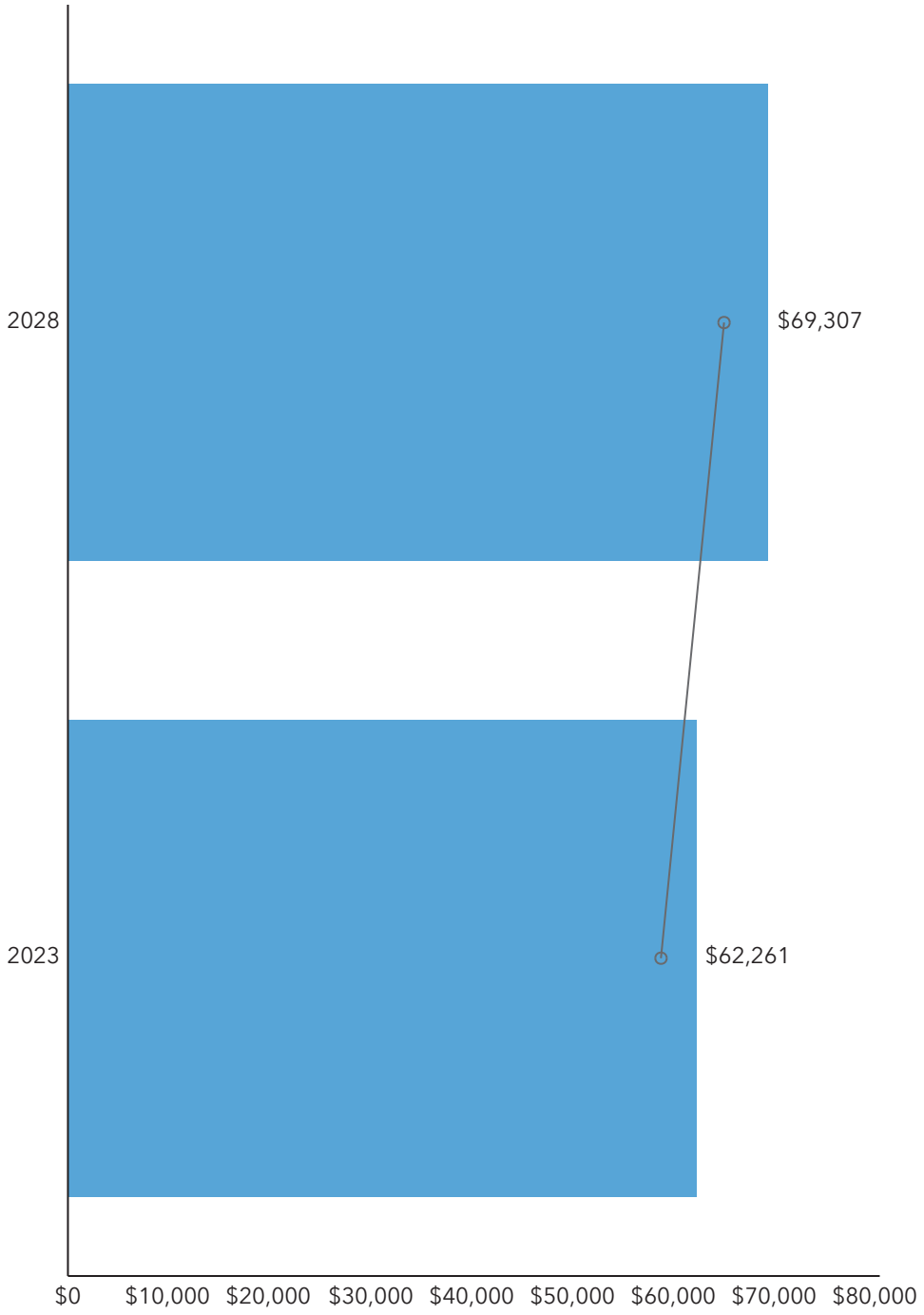
The largest group: $200,000+ (24.5%)

The smallest group: $15,000 - $24,999 (3.4%)

Indicator	Value	Diff
<$15,000	4.5%	-0.7%
$15,000 - $24,999	3.4%	-0.8%
$25,000 - $34,999	3.8%	+0.5%
$35,000 - $49,999	6.5%	-0.5%
$50,000 - $74,999	13.2%	+0.7%
$75,000 - $99,999	10.6%	0
$100,000 - $149,999	19.7%	-0.2%
$150,000 - $199,999	13.8%	+1.1%
$200,000+	24.5%	-0.1%

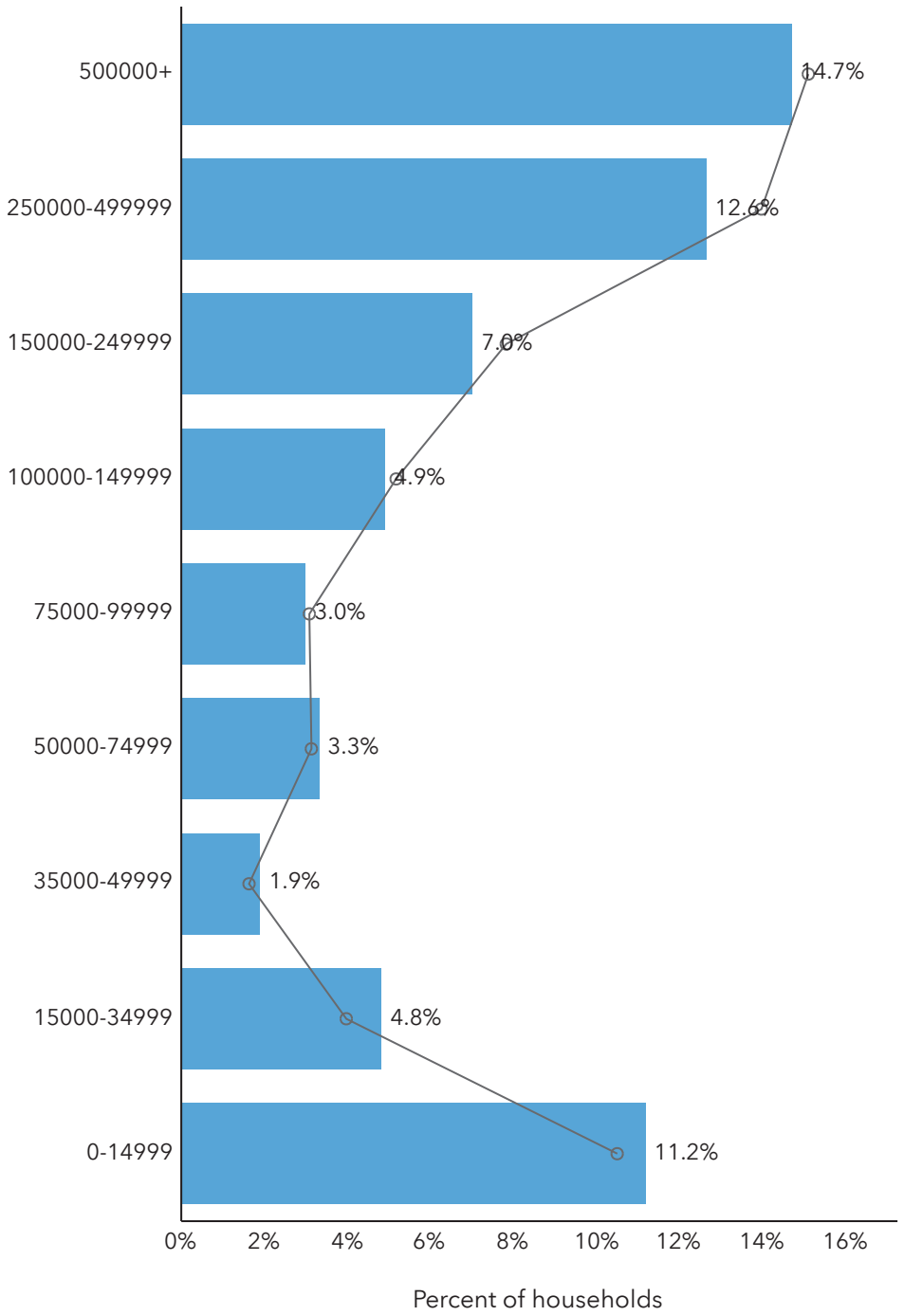
Bars show deviation from Lake County

Per Capita Income



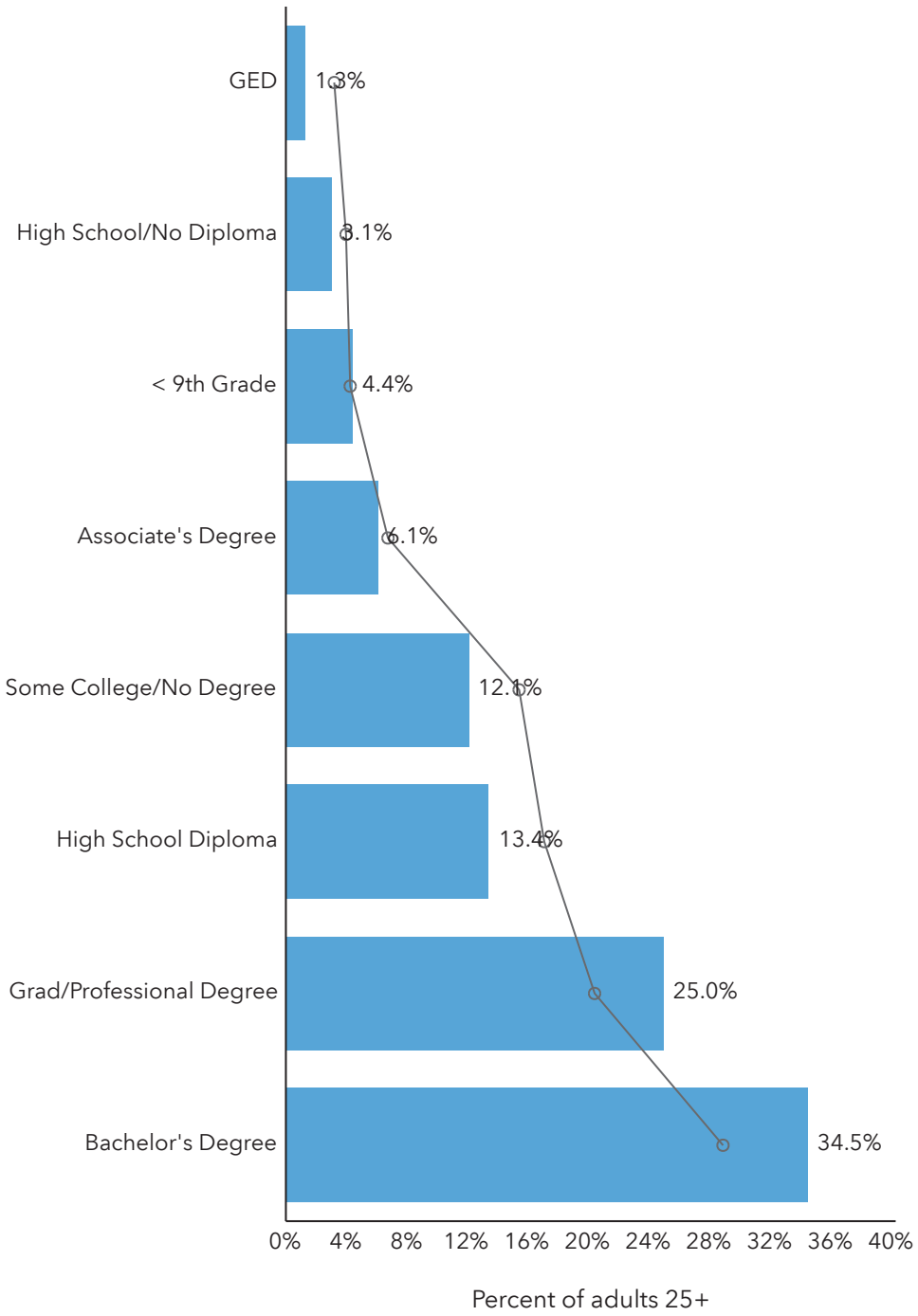
Dots show comparison to Lake County

Net Worth (%)



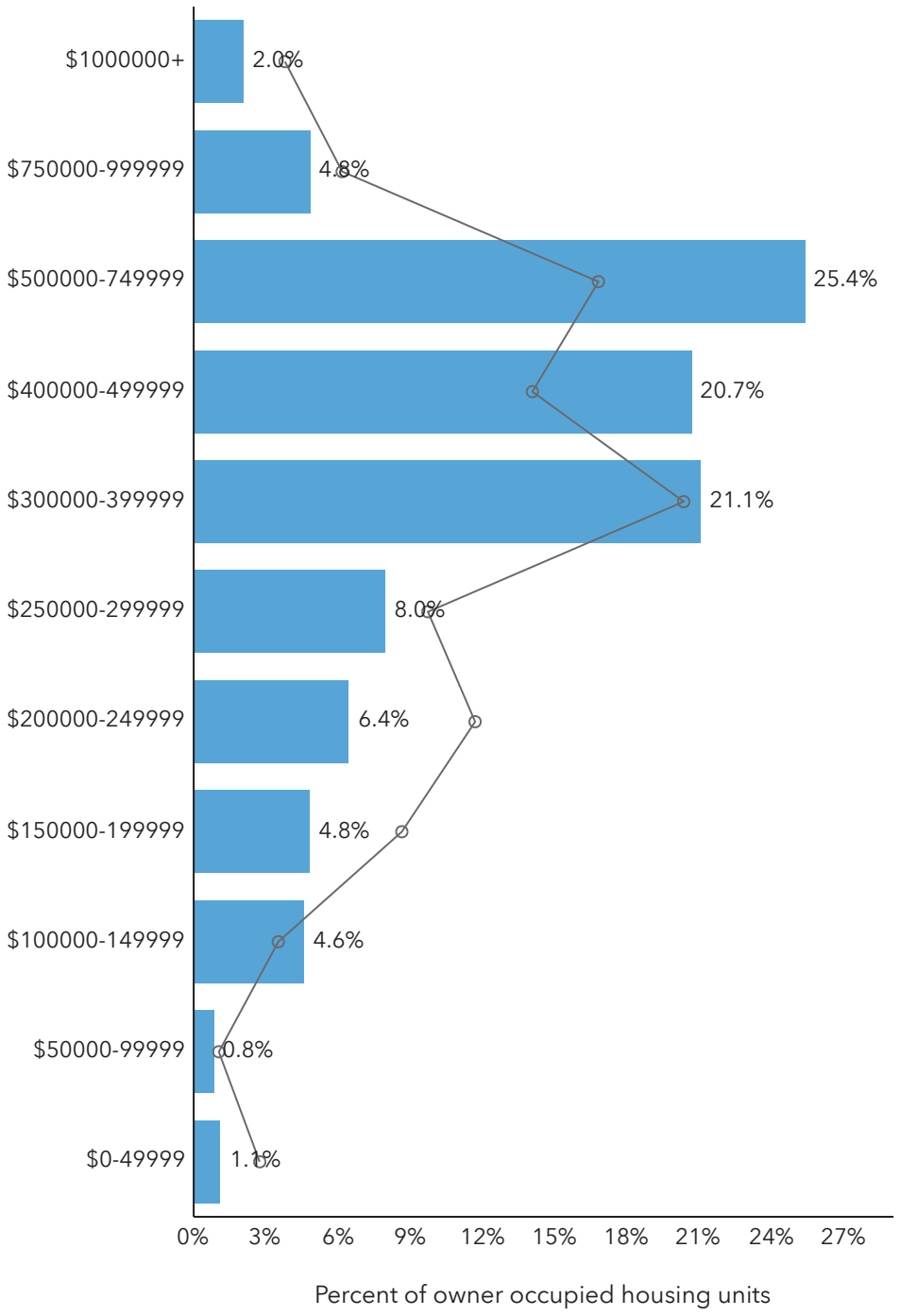
Dots show comparison to Lake County

Educational Attainment (%)



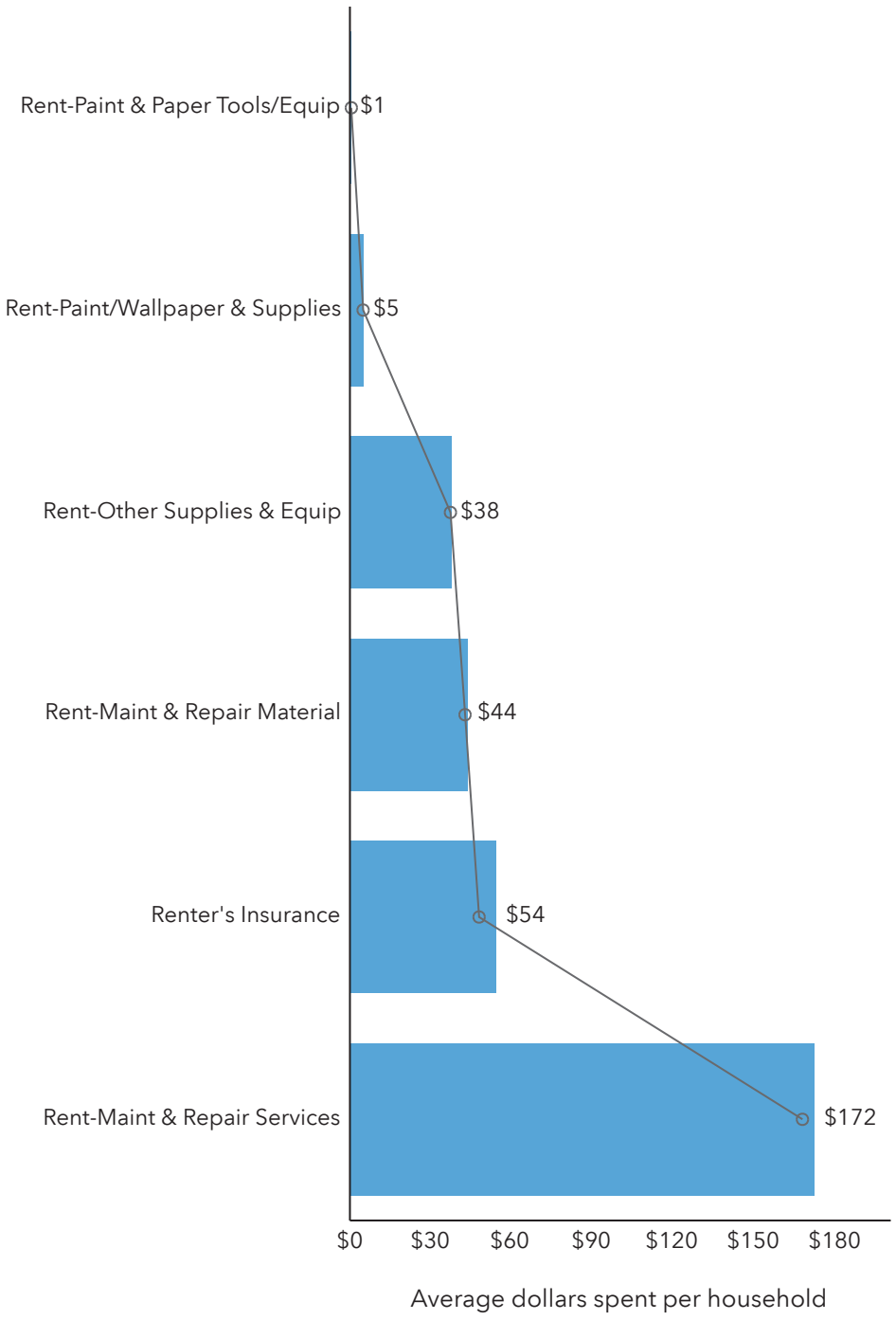
Dots show comparison to Lake County

Home Value (%)



Dots show comparison to Lake County

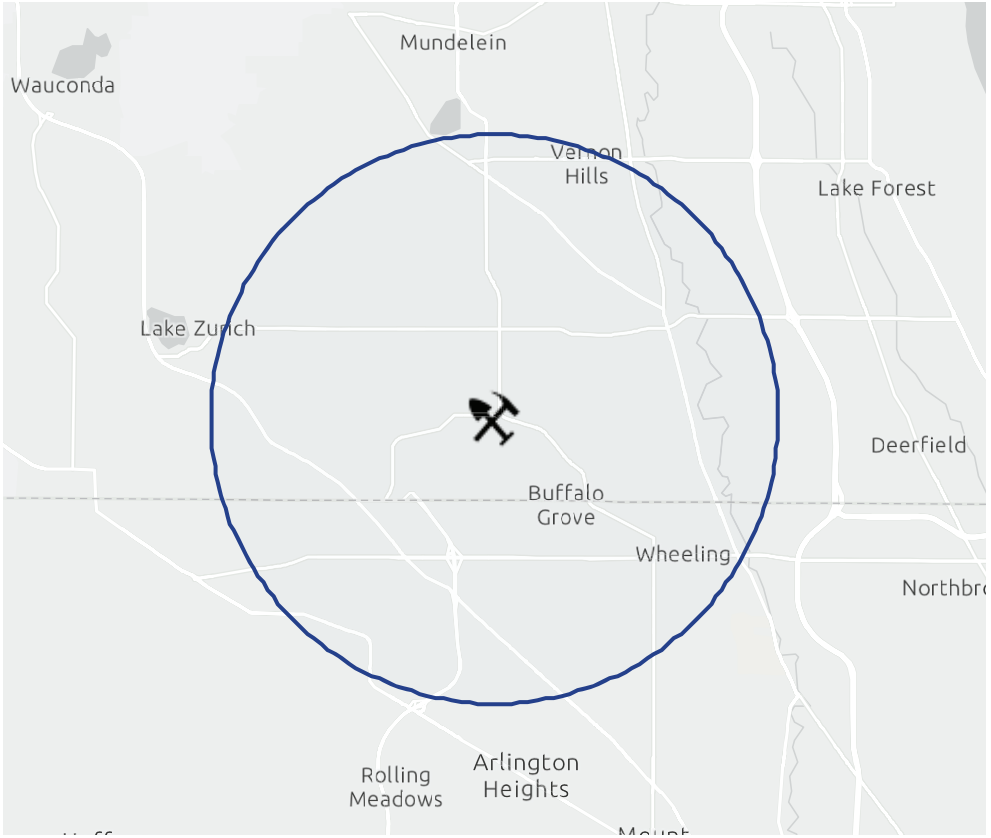
Renter Expenses (Avg)



Dots show comparison to Lake County

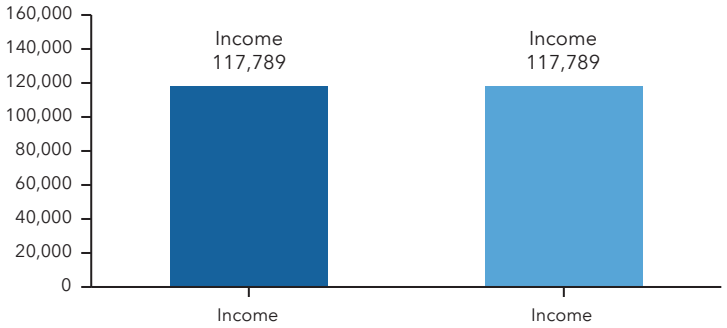
Site Market Analysis

(Potential Site 1) Fremont Way, Buffalo Grove, Illinois, 60089
Ring of 5 miles



Demographic Overview

Median Household Income: 2024 vs 2029



Age 0-9 Population: 5 Year Increments (Esri)	
2024 Population Age 0-4	10,905
2024 Population Age 5-9	12,187
2029 Population Age 0-4	10,599
2029 Population Age 5-9	11,160

INCOME

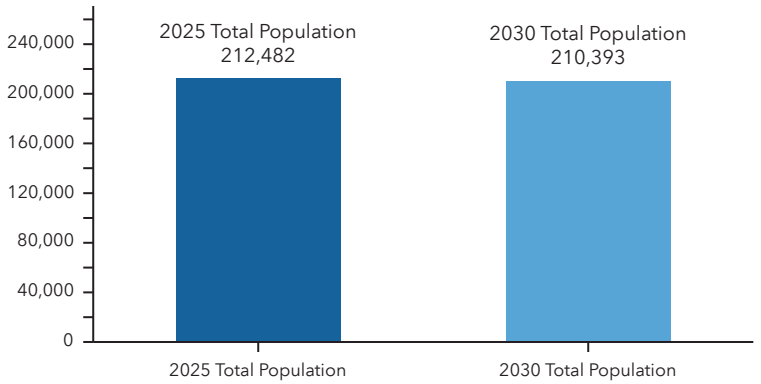
$117,789
Median Household Income

$159,457
2025 Average Household Income

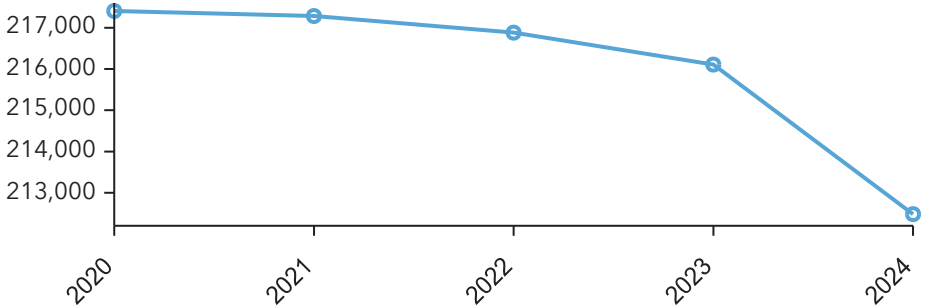
$542,423
Median Net Worth

$62,527
Per Capita Income

Population Growth: 2024 vs 2029



Historical Trends: Population



EDUCATION

6%
No High School Diploma

15%
High School Graduate

19%
Some College

59%
Bachelor's/Grad/Prof Degree

Elementary School Enrollment & Housing Trends

Public School Student Enrollment (ACS)	
Kindergarten	2,377
Grades 1 - 4	10,143
Grades 5 - 8	10,859
Grades 9 - 12	11,556



23,092

2024 Total Population 0-9

Households and Enrollment (ACS)

82,490

Total Households

53,554

Population 3+ Enrolled in School

HOUSING STATS



$401,905

Median Home Value



$19,142

Average Spent on Mortgage & Basics



$1,521

Median Contract Rent

Housing Units Growth Rate 5 Year



87,657

2024 Total Housing Units



0.22%

2024-2029 Growth Rate: Housing Units

2025 Households by income (Esri)

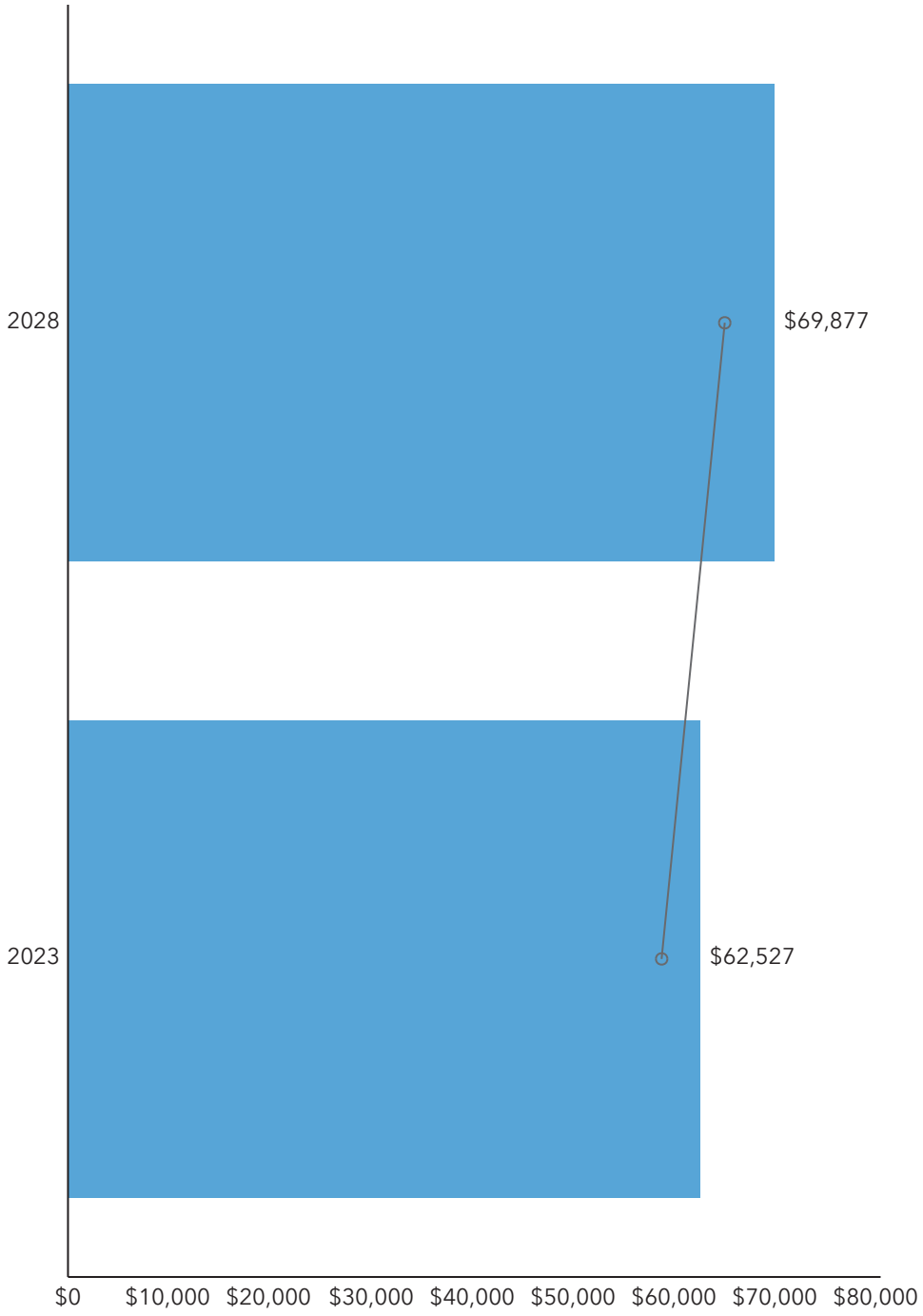
The largest group: $200,000+ (25.1%)

The smallest group: $15,000 - $24,999 (3.1%)

Indicator	Value	Diff
<$15,000	4.7%	-0.5%
$15,000 - $24,999	3.1%	-1.1%
$25,000 - $34,999	3.9%	+0.6%
$35,000 - $49,999	6.4%	-0.6%
$50,000 - $74,999	12.5%	0
$75,000 - $99,999	11.0%	+0.4%
$100,000 - $149,999	19.6%	-0.3%
$150,000 - $199,999	13.7%	+1.0%
$200,000+	25.1%	+0.5%

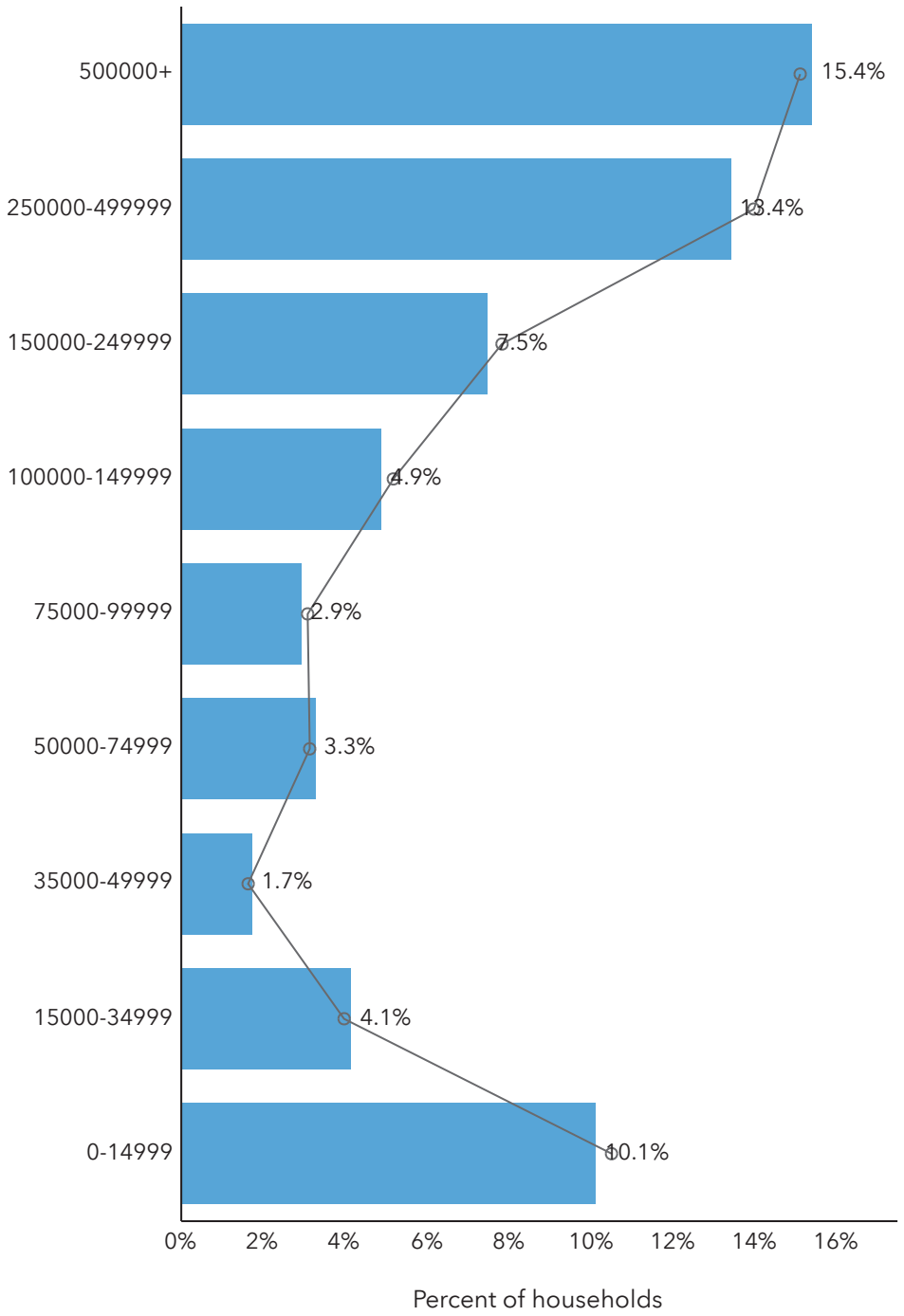
Bars show deviation from Lake County

Per Capita Income



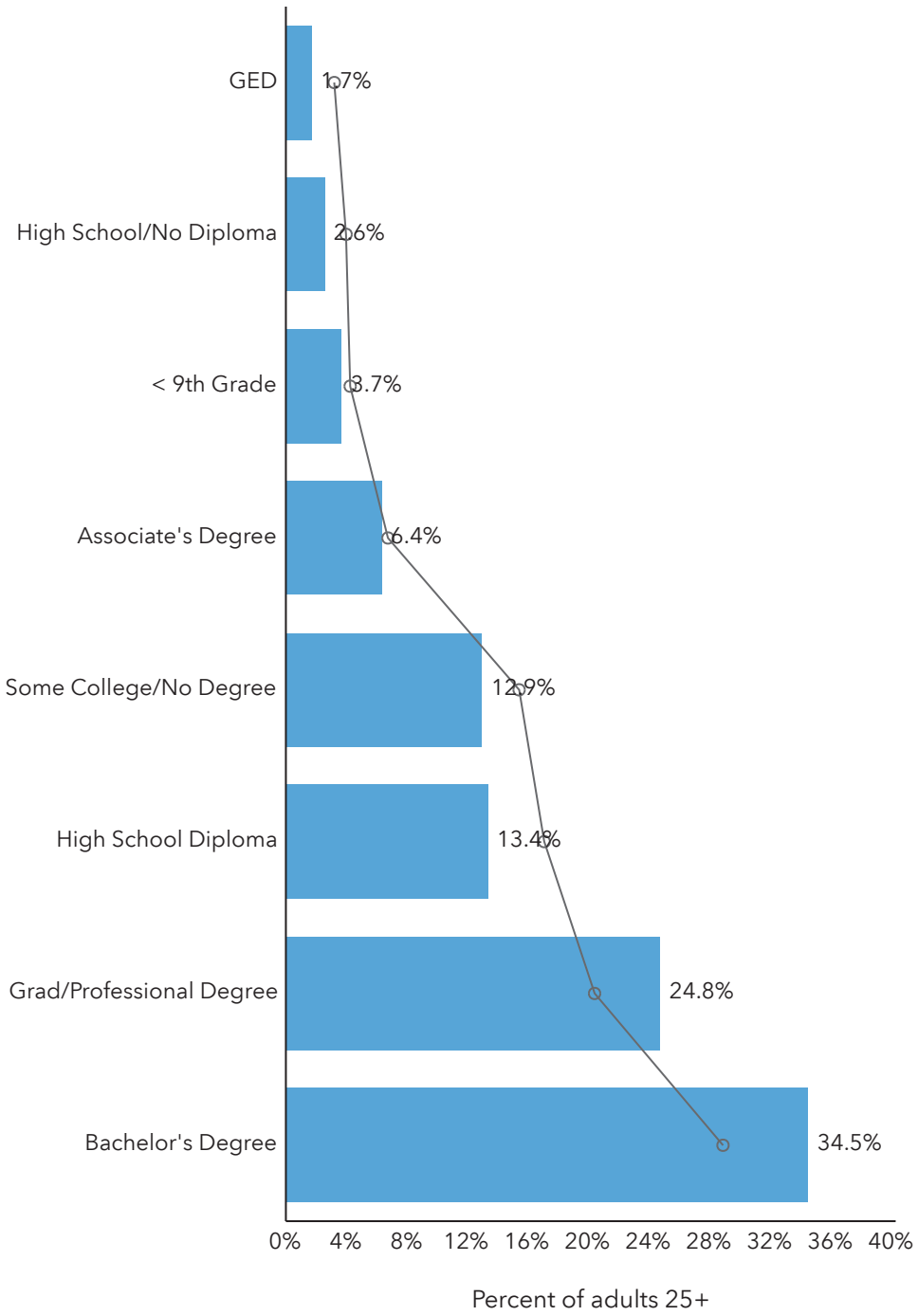
Dots show comparison to Lake County

Net Worth (%)



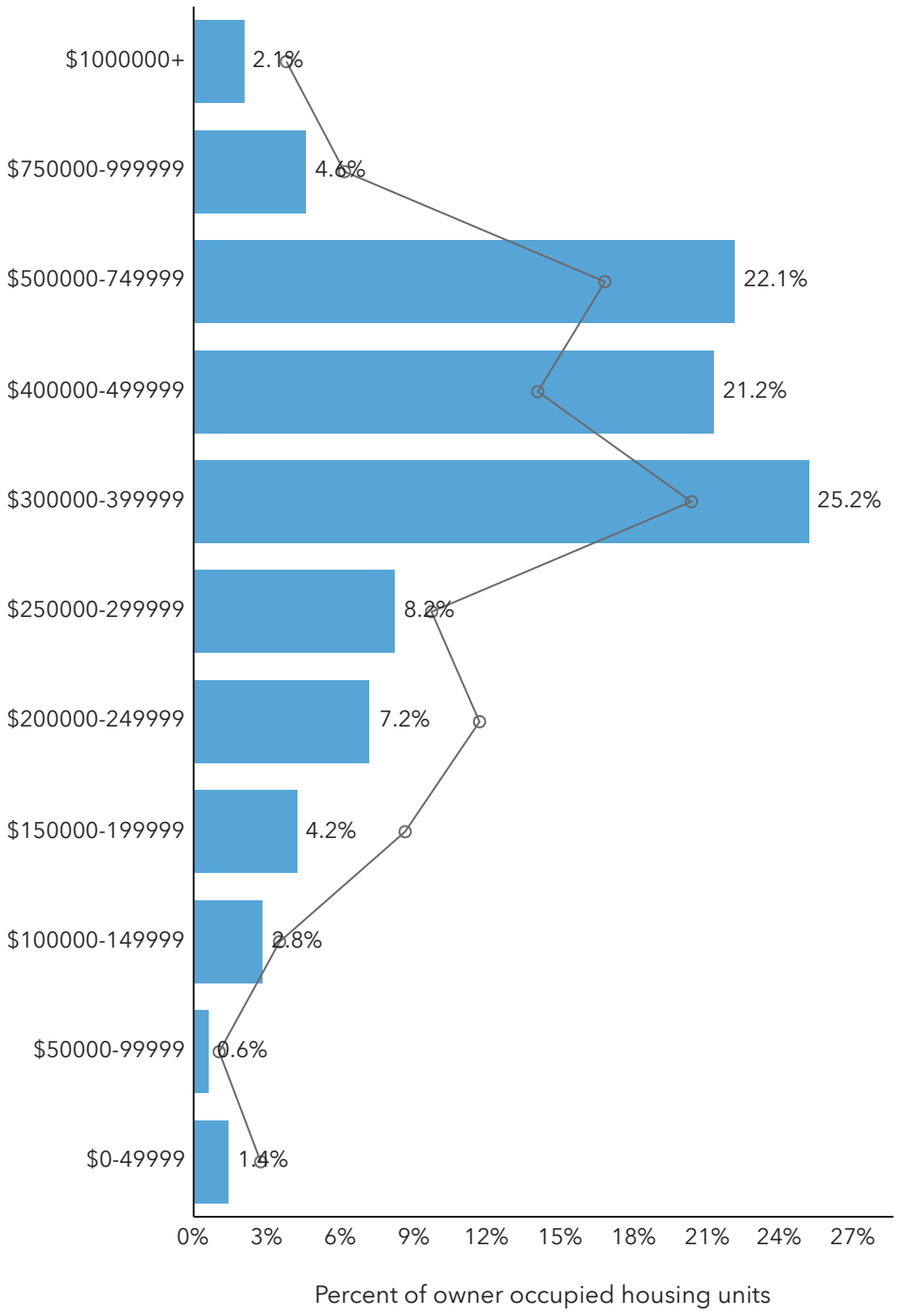
Dots show comparison to Lake County

Educational Attainment (%)



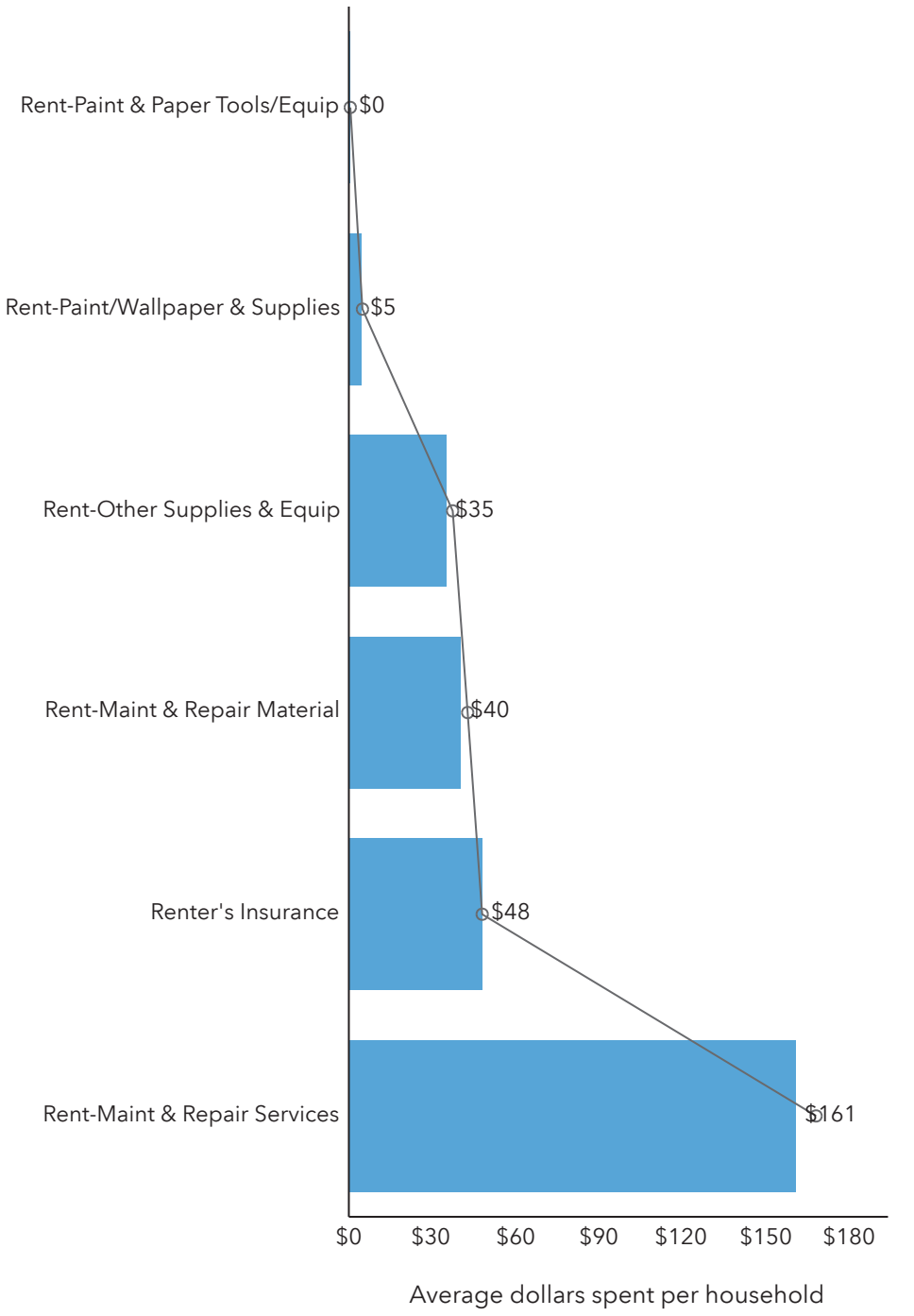
Dots show comparison to Lake County

Home Value (%)



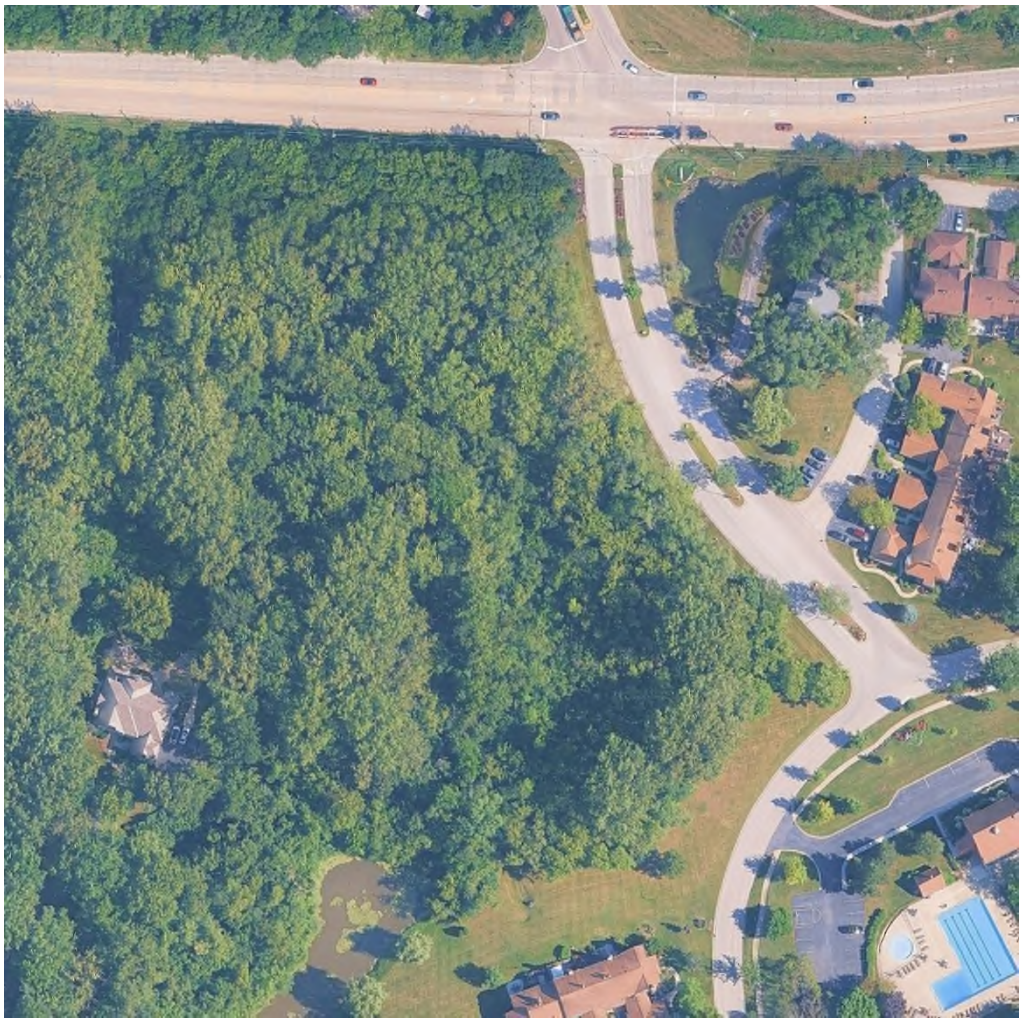
Dots show comparison to Lake County

Renter Expenses (Avg)



Dots show comparison to Lake County

Children's Lighthouse Early Learning School Traffic Study
Long Grove, Illinois



Prepared For:

Clouddancer Incorporated

Prepared by:

Eriksson Engineering Associates, Ltd.

March 17, 2026

ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 Commerce Drive, Ste A, Grayslake, IL 60030

847.223.8404

www.eea-ltd.com

1 - INTRODUCTION

Eriksson Engineering Associates, Ltd. (EEA) was retained by Clouddancer Inc. to conduct a traffic impact study for a proposed daycare facility in Long Grove, Illinois. It will be located on the southeast corner of IL-53 at Old McHenry Road/Fremont Way intersection. Vehicular access will be provided by inbound only access driveway at Fremont Way east of the site and a full access drive on Fremont Way south of the site. The purpose of this study is to determine the operations of the existing and future access system around the site.

EEA's evaluation of the transportation network included an analysis of the vehicular network around the site. Data was collected on the existing volumes along with traffic control devices, sidewalks, bike routes, and traffic lanes. Projections of future traffic volumes were made for the site. Capacity analyses were conducted, and recommendations developed for the transportation system to accommodate the development.

Summary of Recommendations

Based on the traffic analyses for a new daycare in the Village of Long Grove, Illinois, the following conclusions were developed:

1. The proposed daycare facility will have nominal impact on the surrounding properties and will not disrupt the current or future traffic flow in the area. Increase in intersection vehicular delays is less than two seconds per vehicle due to the daycare and no change in level-of-service.
2. Existing traffic counts identified the peak-hour volumes on the road system occurring from 7:30 AM to 8:30 AM on a weekday morning and from 4:45 to 5:45 PM on a weekday evening.
3. Existing crash data from the Illinois Department of Transportation indicated a low number of crashes at the intersection of Old McHenry Road/IL 53/Fremont Way.
4. The development plan is to construct a daycare with the capacity for 206 children and 40 staff. Hours of operation are 6:30 AM to 6:30 PM. Vehicle trips range from 115 to 138 vehicles per hour or about 2 vehicles per minute,
5. The directional distribution analysis indicates that 60% of site traffic would access the site from IL-53, 30% from Old McHenry Road, and the remaining 10% total using Fremont Way.
6. Site traffic will have minimal impact on Fremont Way traffic conditions which could include staff or families coming from the neighborhoods to the south.
7. The Year 2026, 2026 plus Site, and 2032 Total traffic volumes were projected based on a combination of existing traffic, regional traffic growth, and the site generated traffic volumes.
8. The proposed site will provide two access driveways east of the site and south of the site, connecting to Fremont Way with no roadway improvements required. The south drive will have one inbound lane and one outbound lane under stop sign control. The east drive would have one inbound only lane.
9. The proposed site plan shows 62 parking space including 4 accessible spaces and satisfy the daycare, ADA, and ITE parking requirements. There is a departure of two spaces lower than the Village code requirement.

2 - EXISTING TRAFFIC CONDITIONS

Site Location and Area Land-Use

The proposed daycare will be located at the southwest corner of the intersection of IL-53 at Old McHenry Road/Fremont Way in the Village of Long Grove, Illinois. Vehicular access will be provided by two proposed driveways on Fremont Way. The area around the site is primarily single-family residential homes located west of the site and multi-family residential townhomes to the east and south of the site. To the north is Hicks Road (Illinois Route 53) and a senior housing facility. **Figure 1** illustrates the site location and adjacent roadways.

Roadway Characteristics

Area roadways serving the site are described below:

Hicks Road (Illinois Route 53) is an east-west minor arterial roadway with two travel lanes in each direction and a posted speed limit of 45 miles per hour (mph). At its signalized intersection with Old McHenry Road/Fremont Way, there is a dedicated left turn lane on all legs of the intersection, one through lane and a shared through-right lane at the west and east legs of the intersection. There is a curb and gutter along both sides of the road. It is under the jurisdiction of the Illinois Department of Transportation (IDOT).

Old McHenry Road is a northwest-southeast low mobility road with one travel lane in each direction and a posted speed limit of 30 mph. The road ends at the north leg of its signalized intersection with Hicks Road, where it turns into Fremont Way at the south leg of the intersection. The road is under the jurisdiction of Lake County Division of Transportation (LCDOT).

Fremont Way is a north-south local roadway with one travel lane in each direction with a posted speed limit of 25 mph. At its two-way intersection with Fremont Way, there is a dedicated left and a dedicated right turn lane at the north leg of the intersection with the east and west legs having right of way. The road is a residential roadway and no on street parking is allowed throughout the roadway. The road is under the jurisdiction of the Village of Buffalo Grove.

Figure 2 shows the existing intersection traffic control and travel lanes.

Existing Traffic Volumes

Weekday morning (7:00 to 9:00 PM) and afternoon (4:00 to 6:00 PM) manual traffic counts were conducted at the intersection of IL-53 at Old McHenry Road/Fremont Way, Fremont Way at Fremont Way, and a Residential Drive at Fremont Way. The peak hours for traffic were from 7:30 to 8:30 AM and 4:45 to 5:45 PM. The existing traffic volumes are shown in **Figure 3** and are included in the **Appendix**. There was minimal pedestrian and bike activity around the site.

Intersection Crash Data

EEA requested crash data for the intersection of Old McHenry Road/Fremont Way at IL Route 53 from IDOT for the Years 2020 thru 2024. **Table 1** summarize the number of crashes per year, fatalities, injuries, property damage, and the type of crash. Copies of the IDOT report can be found in the Appendix. Most of the crashes (56%) were rear end crashes on IL 53.

Table 1
Old McHenry Road at Fremont Way Crash Data

Year	Fatality	Injury			Property Damage	Total	Type of Crash			
		A	B	C			Turning	Rear End	Sideswipe	Angle
2020	0	0	0	0	2	**2**	0	2	0	0
2021	0	0	2	1	6	**9**	6	2	1	0
2022	0	1	0	0	4	**5**	1	3	1	0
2023	0	0	0	0	3	**3**	0	2	0	1
2024	0	0	0	1	5	**6**	1	5	1	0
Totals(1)	**0**	**1**	**2**	**2**	**20**	**25**	**8**	**14**	**3**	**1**
Average	0	0.2	0.4	0.4	4.0	**5**	1.6	2.8	0.6	0.2

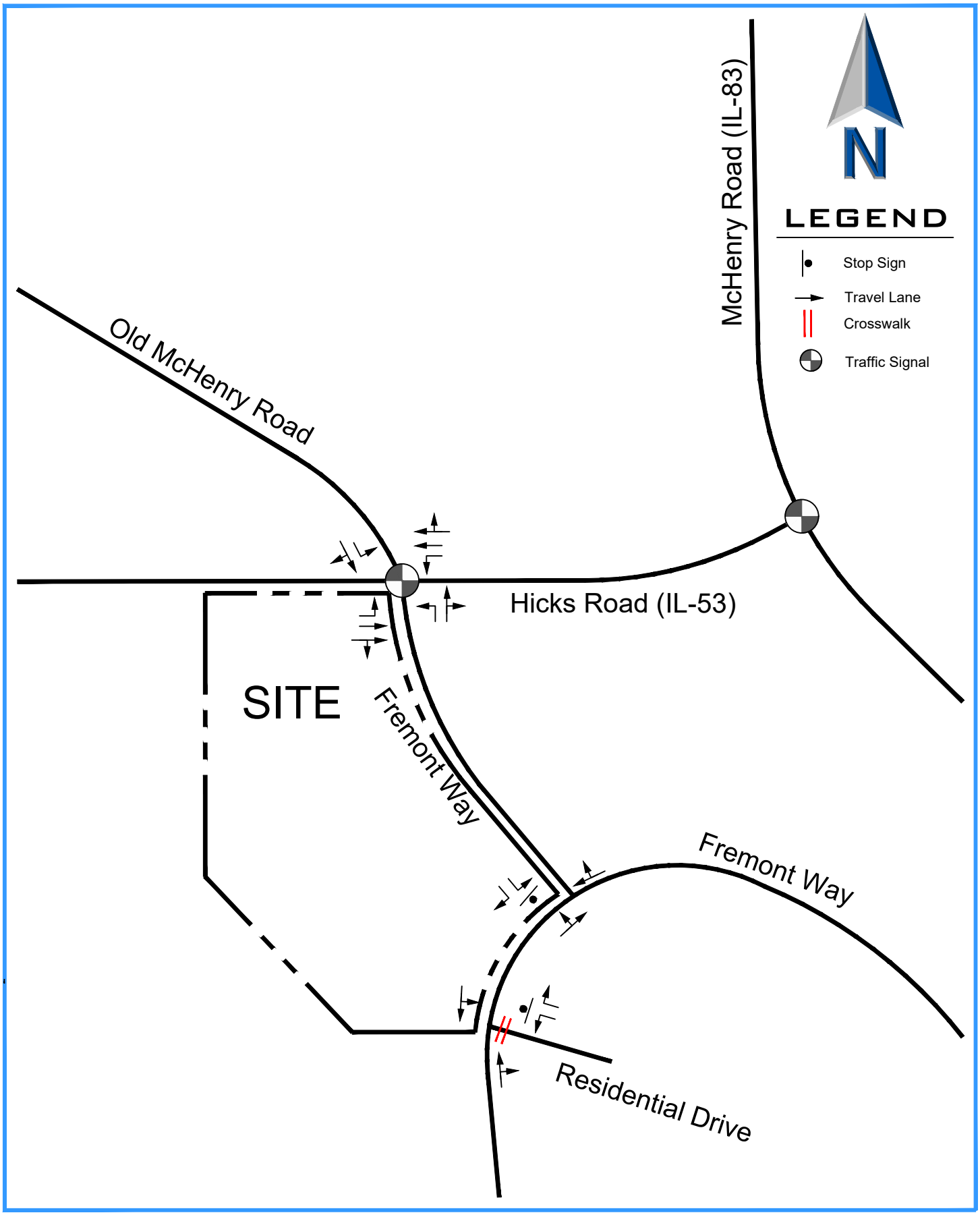
(1) DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.



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Site Location & Area Roadways

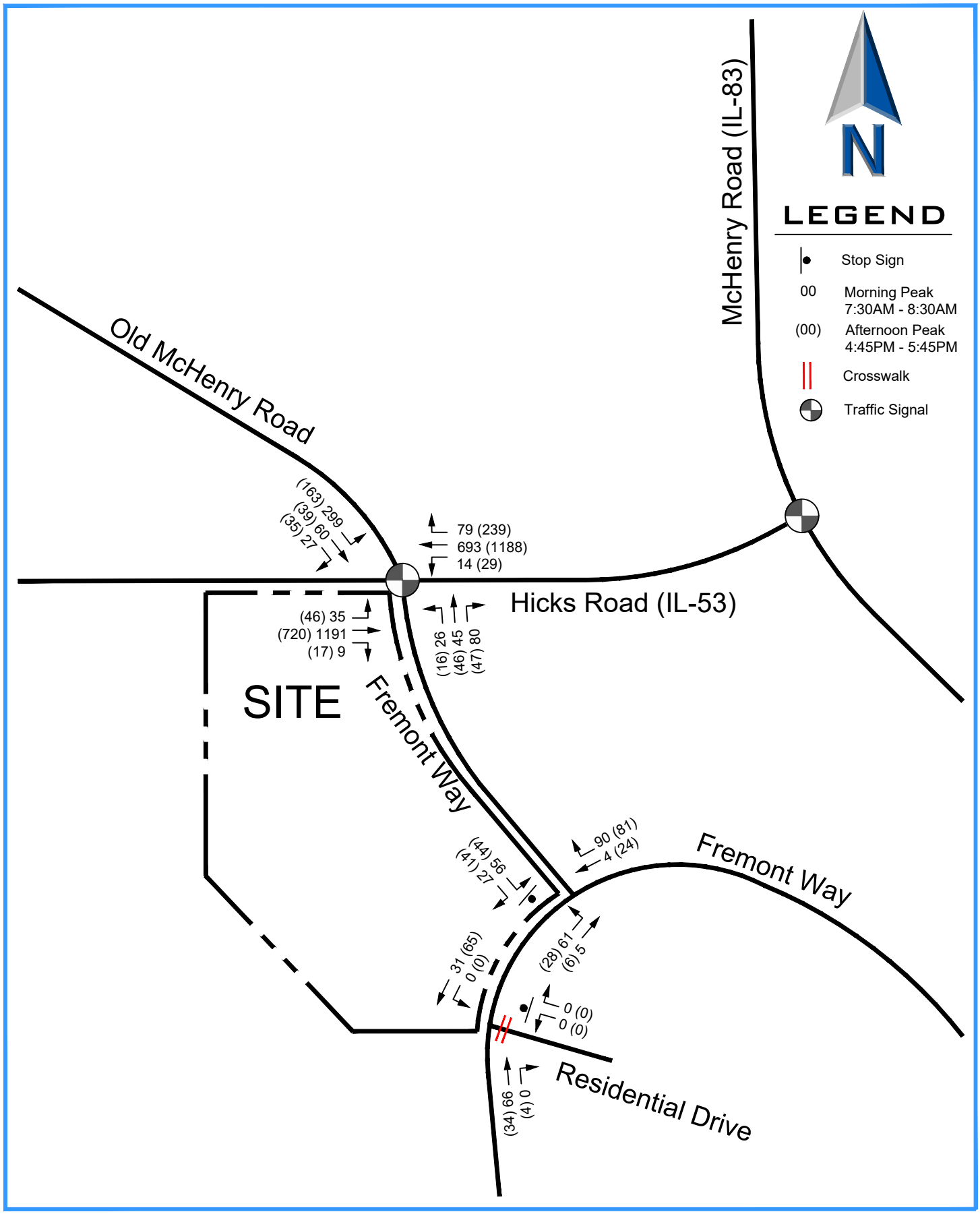
Figure 1



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Existing Roadway Geometrics

Figure 2



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Existing Traffic Volumes

Figure 3

3 – SITE TRAFFIC CHARACTERISTICS

Trip Generation Estimates

The plan is to develop a vacant lot of land into a child day care facility. Site traffic volumes to be generated by daycare was estimated from data provided Clouddancer, Inc. showing the arrival and departure of children at similar facilities. The data cover arrival and departure times of parents and staff at five facilities for a week that generated 7,000 data points. **Table 1** summarizes the site traffic volumes for the project and copies of the data is in the **Appendix**. Daycare facilities, unlike traditional schools, do not have a set start and stop time so parents bringing children are more spread out over a two to two- and half-hour period (7:00 to 9:30 AM and 4:00 to 6:30 PM).

Table 1
Peak-hour Site Traffic Volumes

Use	Size	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Daycare	206 Children	58	57	115	63	75	138

Directional Distribution

The directions from which patrons and employees will approach and depart the site were estimated based on existing travel patterns and locations of younger children. The primary approach route will be from either direction from IL-53. The resulting distribution of trips are shown on **Table 2** and **Figure 4**. In general day care centers draw children from nearby families. Employees also tend to work near a daycare center.

Table 2
Directional Distribution on Area Roadways

Direction	Percentage
North on McHenry Road	30%
East on Fremont Way	5%
West on Fremont Way	5%
East on IL Route 53	45%
West on IL Route 53	15%
Total	**100%**

Site Traffic Assignment

Based on the directional distribution analysis, the site traffic volumes were assigned to the area roadways. **Figure 5** illustrates the site traffic volume assignment.

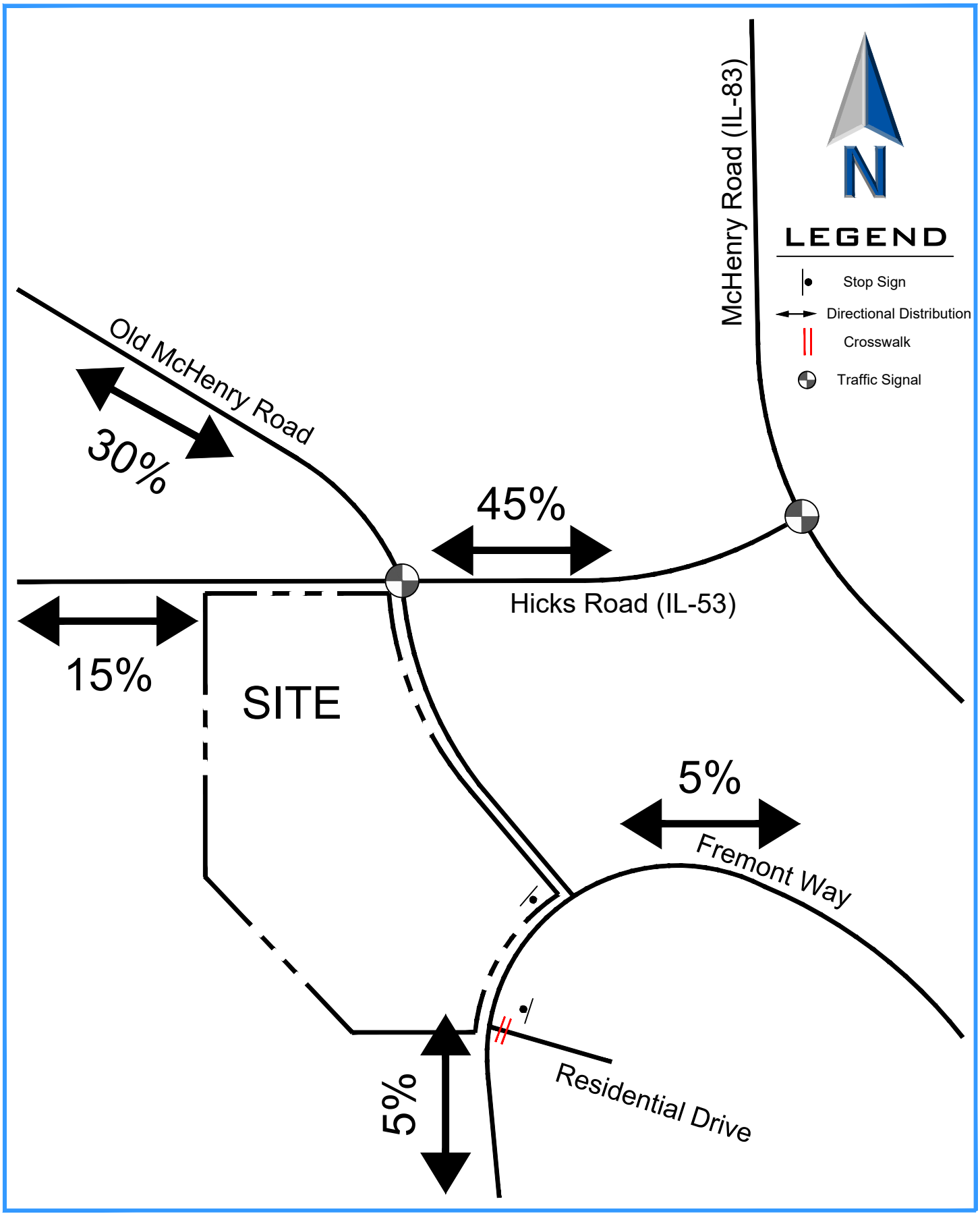
Total Traffic Volumes

The existing traffic volumes and annual growth in these volumes were combined to estimate the amount of traffic in the future without the development. Projections were developed for IL 53 using a 0.3% per year growth based on projections from the Chicago Metropolitan Agency for Planning (CMAP). Old McHenry Road and Fremont Way have a 0.2% growth rate. A copy of their projections is in the **Appendix**. **Figure 6** illustrates the 2032 future traffic volumes without the site and nearby development. EEA obtained a copy of the traffic study for the Quik Trip gas station project and included their site traffic volumes in the study as shown in **Figure 7** and included in the Appendix. The future 2032 total traffic volumes combined the 2032 base traffic volumes, the Quik Trip, and the

site (**Figure 8**). A third scenario was analyzed with day care traffic added to the 2026 existing traffic volumes to assess their impact along on traffic conditions as shown in **Figure 9**.

Parent Drop-off and Pick-Up Operations

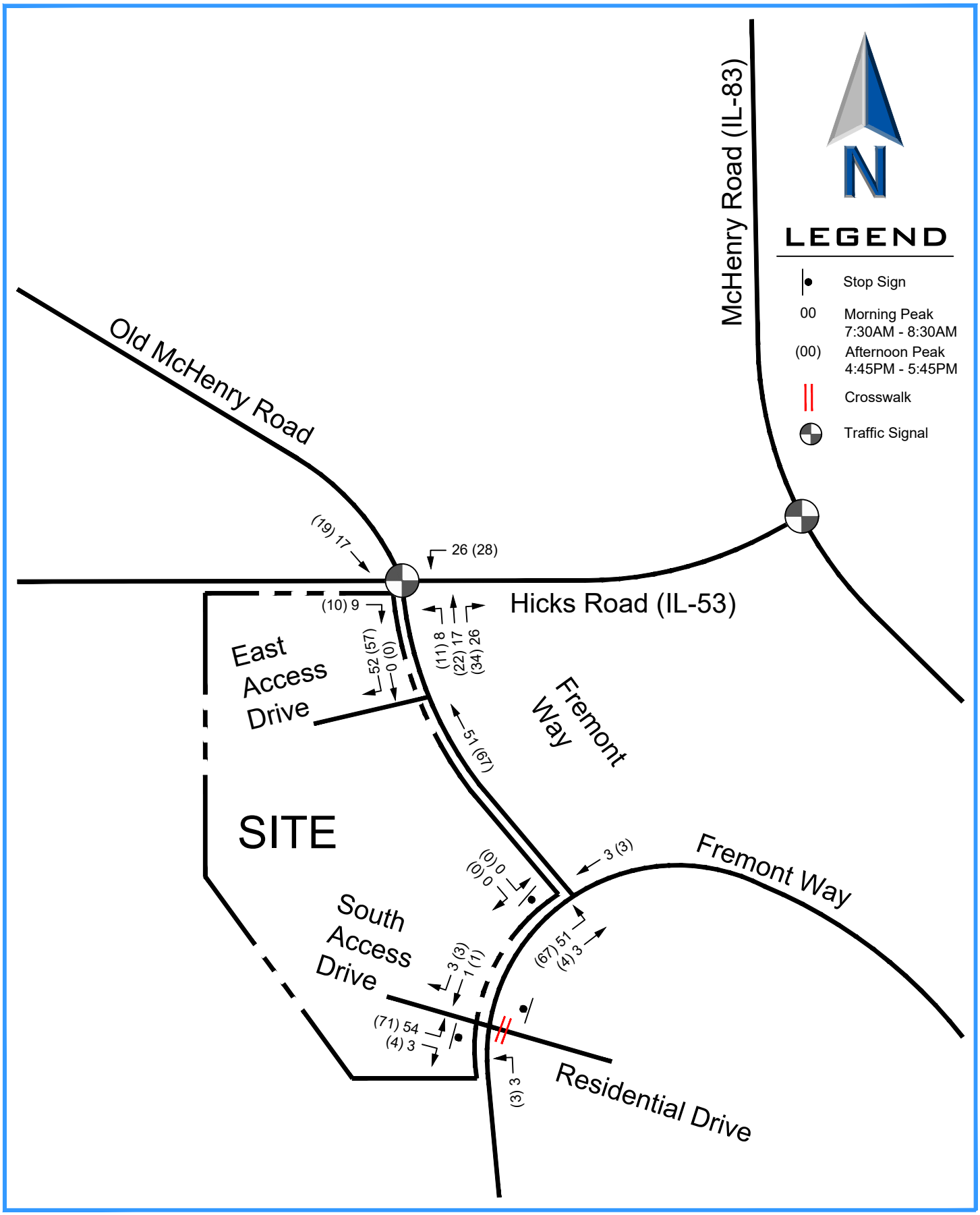
Parents dropping-off and picking-up their children are required to park their vehicle along the east side of the building and walk them to and from the building. They will enter the building and sign their child in or out with staff.



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Directional Distribution

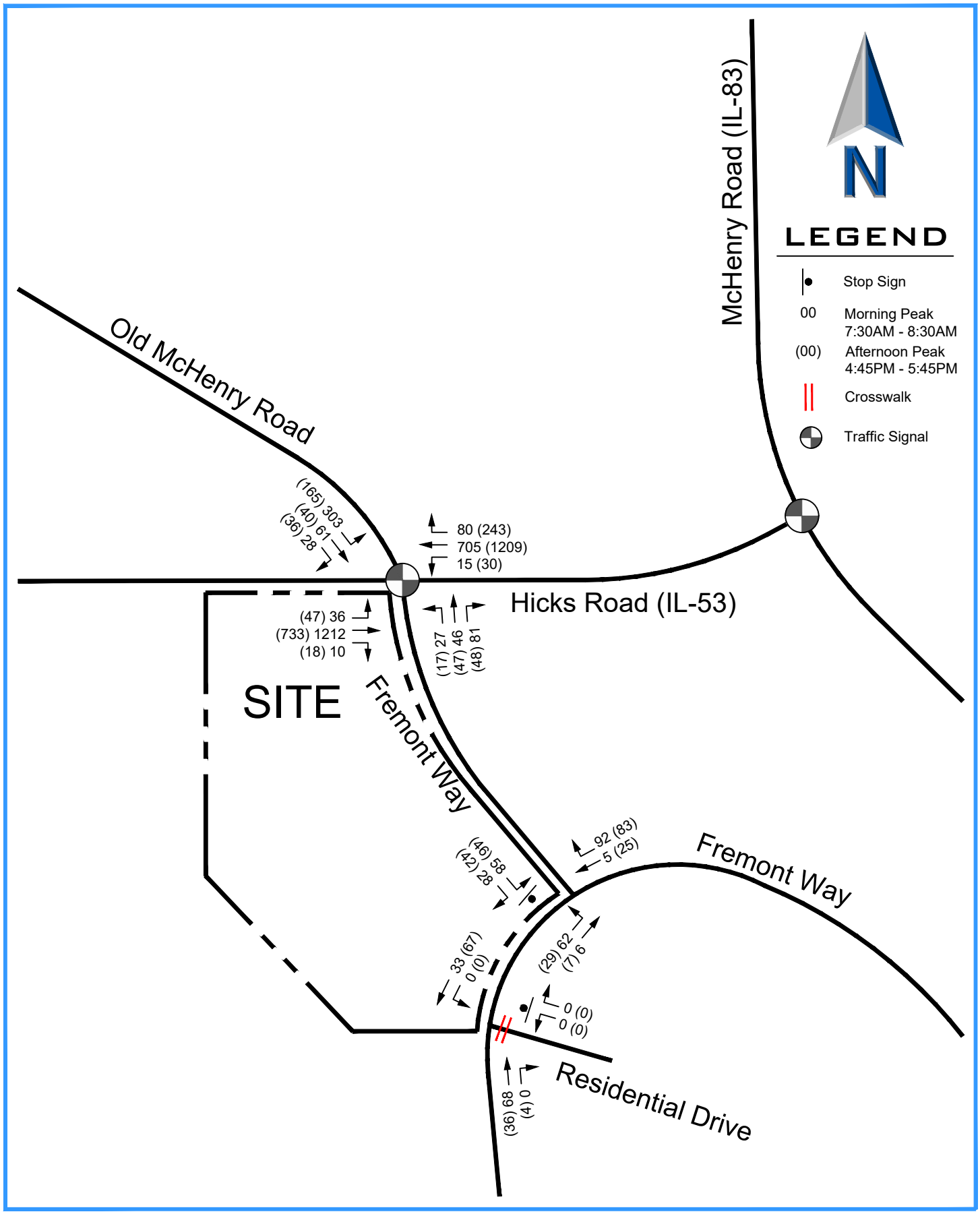
Figure 4



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Site Trip Generation

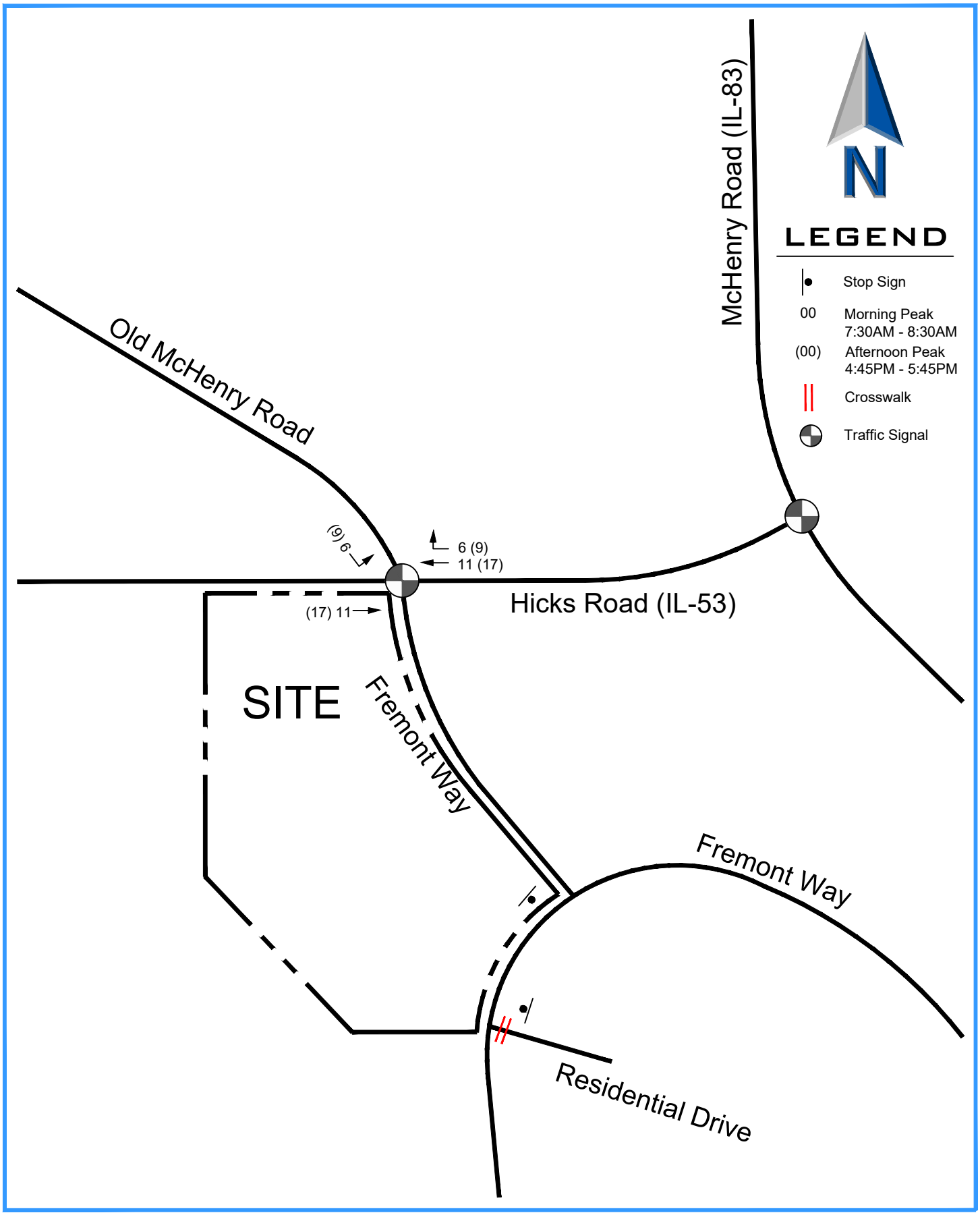
Figure 5



ERIKSSON ENGINEERING ASSOCIATES, LTD.

2032 Projected Traffic Volumes

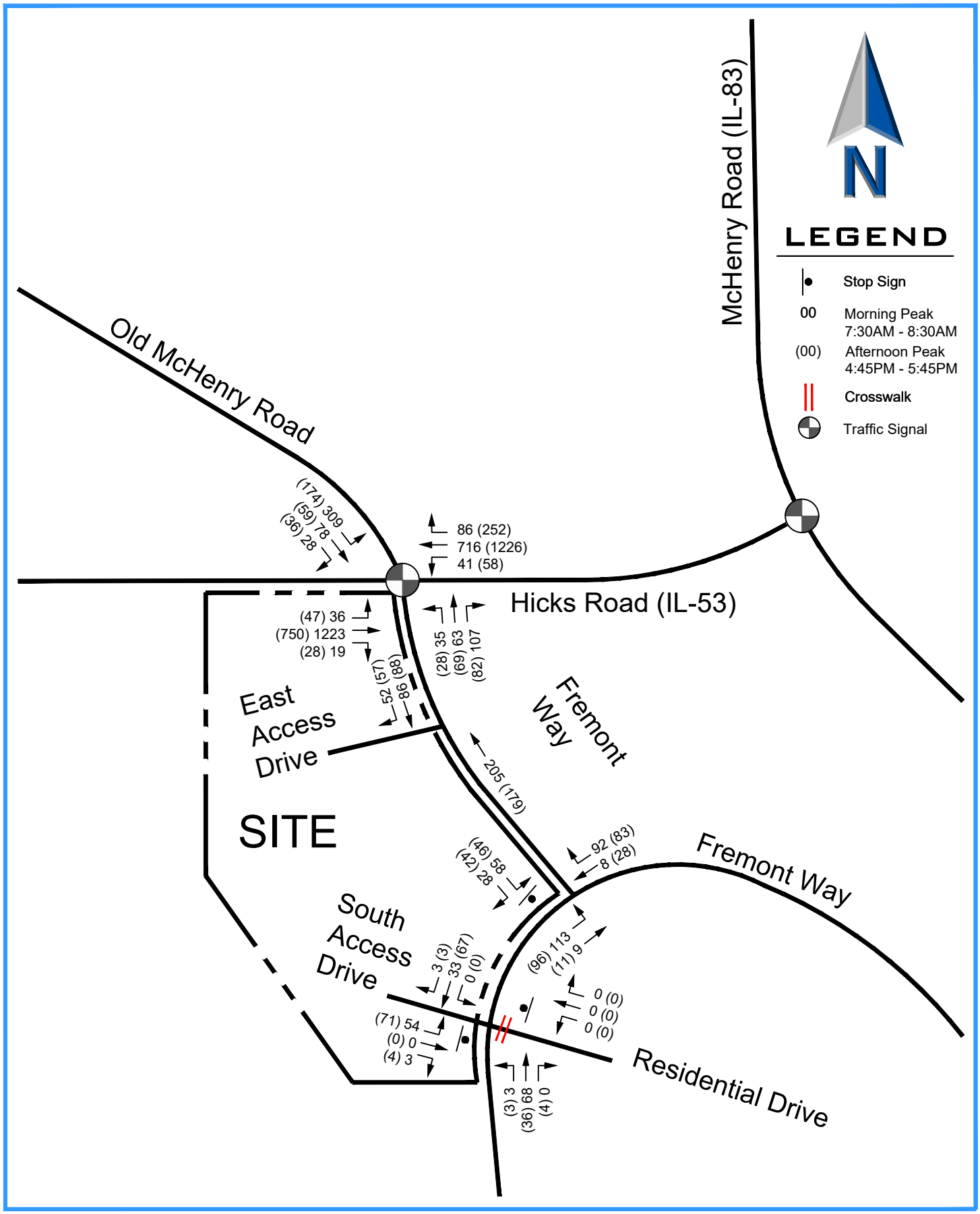
Figure 6



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Other Site Trip Generation (QuikTrip)

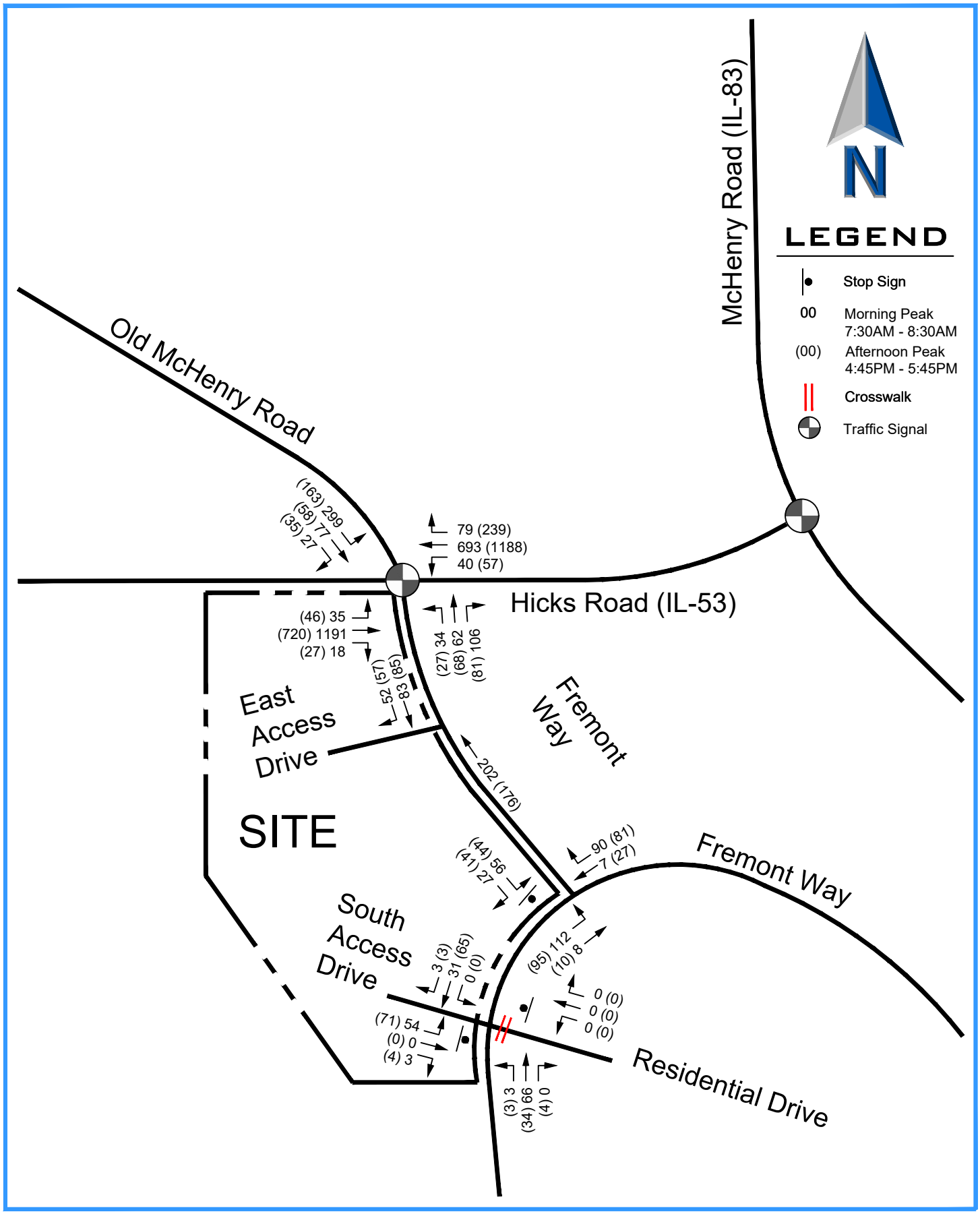
Figure 7



ERIKSSON ENGINEERING ASSOCIATES, LTD.

2032 Total Projected Traffic Volumes

Figure 8



ERIKSSON ENGINEERING ASSOCIATES, LTD.

2026 Existing Site Traffic + Site Traffic

Figure 9

4 - ANALYSIS

Existing and Projected Traffic Operations

To determine the operation of study area intersections and access drives, intersection capacity analyses were conducted with the proposed and nearby developments included. An intersection's ability to accommodate traffic flow is based on the average control delay experienced by vehicles passing through the intersection. The intersection and individual traffic movements are assigned a level of service (LOS), ranging from A to F based on the control delay created by a traffic signal or stop sign. Control delay consists of the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS A has the best traffic flow and least delay. LOS E represents saturated or at capacity conditions. LOS F experiences oversaturated conditions and extensive delays. The Highway Capacity Manual definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in **Table 3**.

Table 3
Level of Service Criteria for Intersections

Level of Service	Description	Control Delay (seconds/vehicle)	
		Signals	Unsignalized
A	Minimal delay and few stops	<10	<10
B	Low delay with more stops	>10-20	>10-15
C	Light congestion	>20-35	>15-25
D	Congestion is more noticeable with longer delays	>35-55	>25-35
E	High delays and number of stops	>55-80	>35-50
F	Unacceptable delays and over capacity	>80	>50

Capacity analyses were conducted for each intersection area using the SYNCHRO computer program. These analyses were performed for the weekday peak-hours. Copies of the capacity analysis summaries are included in the **Appendix** and results summarized in **Table 4.**

IL Route 53 at Old McHenry Road/Fremont Way

The signalized intersection of IL-53 at Old McHenry Road/Fremont Way it is currently operating at an acceptable level of service (LOS). Future conditions are expected to show a slight increase in delays which is mostly due to the increase of traffic cause by the annual growth rate as well as a proposed Quikstop gas station being constructed at IL-53 and McHenry Road (IL-83). Intersection delays increased less than two seconds per vehicle just from the day care facility. No additional roadway improvements are required currently.

Fremont Way at Fremont Way

At the two-way stop-controlled intersection of Fremont Way at Fremont Way, it is currently operating at an acceptable level of service (LOS) with minimal delay. Vehicle delays increase from 0 to 1.2 seconds a vehicle for any given movement. The construction of the proposed day care will have a minimal impact to the level of service, slightly increasing delay time for vehicles performing southbound maneuvers. No additional roadway improvements are required.

Fremont Way at Residential Drive/South Site Drive

At the two-way stop-controlled intersection of Fremont Way at Residential Drive, it is currently operating at an acceptable level of service. Fremont Way experiences low volume during peak hours and no vehicles were observed exiting the residential drive. The proposed site will provide an access drive which will create a two-way, stop controlled intersection with four legs and Fremont Way having the right of way. The additional site traffic will have minimal impact to the existing level of service. No additional roadway improvements are required currently.

Fremont Way at East Site Drive

At the proposed intersection of Fremont Way at East Site Drive is expected to perform well. The driveway will be inbound only. Currently, there is a low volume of traffic on Fremont Way. The proposed site is expected to have minimal impact to level of service on Fremont Way.

Table 4
Intersection Level of Service and Total Delay

Intersection	Movement	Morning Peak				Evening Peak			
		2026		2032		2026		2032	
		Existing	Site+ Existing	Projected	95% Queue (feet)	Existing	Site+ Existing	Projected	95% Queue (feet)
IL Route 53 at Old McHenry Road and Fremont Way (Signalized Intersection)	EB Left	B-10.4	B-11.8	B-11.9	32	A-8.6	B-10.3	B-10.8	36
	EB Th/Right	C-27.5	C-28.4	C-29.0	621	C-20.5	C-21.1	C-21.4	309
	WB Left	B-10.5	B-12.6	B-12.9	36	A-8.0	A-9.4	A-9.6	42
	WB Th/Right	C-22.5	C-22.5	C-22.8	340	C-30.2	C-30.2	C-31.6	765
	NB Left	D-45.6	D-43.3	D-34.4	58	D-45.8	D-43.5	D-43.3	48
	NB Th/Right	E-70.7	F-82.3	F-82.9	242	E-68.0	E-77.5	E-79.2	212
	SB Left	F-80.3	F-81.0	F-85.8	449	E-58.2	E-56.5	E-57.1	217
	SB Th/Right	D-48.8	D-50.4	D-50.5	154	D-37.5	D-46.4	D-45.6	128
	Overall	**C-34.8**	**C-36.6**	**D-37.5**		**C-30.2**	**C-31.8**	**C-32.7**	
Fremont Way at Fremont Way (Two-way Stop)	Eb Left	A-7.5	A-7.6	A-7.7		A-7.5	A-7.7	A-7.7	
	Sb Left	B-10.2	B-11.4	B-11.5		A-9.7	B-11.5	B-11.6	
	Sb Right	A-8.7	A-8.7	A-8.7		A-8.9	A-8.9	A-8.9	
Fremont Way at Residential Drive/South Access Drive (Two-Way Stop)	Nb Left/Right		A-7.3	A-7.3			A-7.4	A-7.4	
	Eb Left		A-9.5	A-9.6			A-9.8	A-9.8	
Fremont Way at East Access Drive (Two-Way Stop)	Nb Left		A-0.0	A-0.0			A-0.0	A-0.0	

Parking

The Village of Long Grove Zoning Code requires that all retail, service, and office uses not otherwise listed (except retail uses in the HR district) provide 5 spaces for each 1,000 square feet of net floor area. With a building size of 12,850 square feet, a total of 64 parking spaces are required. Sixty-two parking spaces are shown on the site plan which is a departure of two less spaces. Four accessible parking spaces are included which satisfies the ADA code. The Institute of Transportation Engineer's publication Parking Generation Manual, 6th Edition has parking generation data for daycare facilities. Based on that data, 61 vehicles are expected to park at the center.

Reviewing the trip generation data from the five other daycare locations, the peak demand of parent's cars on-site is 36 vehicles in one hour period. With pick-up and drop-off times around 5 to 10 minutes per student, the peak parking demand would be about 10 vehicles. Adding in the 40 employees, assuming they all drive, the total demand would be 50 vehicles which is less than the ITE and Code requirements.

5 – CONCLUSIONS

Based on the traffic analyses for the new daycare in Long Grove, Illinois, the following conclusions were developed:

1. The proposed daycare facility will have nominal impact on the surrounding properties and will not disrupt the current or future traffic flow in the area. Increase in intersection vehicular delays is less than two seconds per vehicle due to the daycare and no change in level-of-service.
2. Existing traffic counts identified the peak-hour volumes on the road system occurring from 7:30 AM to 8:30 AM on a weekday morning and from 4:45 to 5:45 PM on a weekday evening.
3. Existing crash data from the Illinois Department of Transportation indicated a low number of crashes at the intersection of Old McHenry Road/IL 53/Fremont Way.
4. The development plan is to construct a daycare with the capacity for 206 children and 40 staff. Hours of operation are 6:30 AM to 6:30 PM. Vehicle trips range from 115 to 138 vehicles per hour or about 2 vehicles per minute,
5. The directional distribution analysis indicates that 60% of site traffic would access the site from IL-53, 30% from Old McHenry Road, and the remaining 10% total using Fremont Way.
6. Site traffic will have minimal impact on Fremont Way traffic conditions which could include staff or families coming from the neighborhoods to the south.
7. The Year 2026, 2026 plus Site, and 2032 Total traffic volumes were projected based on a combination of existing traffic, regional traffic growth, and the site generated traffic volumes.
8. The proposed site will provide two access driveways east of the site and south of the site, connecting to Fremont Way with no roadway improvements required. The south drive will have one inbound lane and one outbound lane under stop sign control. The east drive would have one inbound only lane.
9. The proposed site plan shows 62 parking space including 4 accessible spaces and satisfy the daycare, ADA, and ITE parking requirements. There is a departure of two spaces lower than the Village code requirement.

Appendix

- **Traffic Count Data**
- **CMAP Letter**
- **Day Care Trip and Parking Data**
- **Quik Trip Traffic Volumes**
- **Intersection Crash Data**
- **Intersection Capacity Analyses**
    - **2026 Existing Conditions**
    - **2032 Total Traffic Volumes**

IL-53 at Old McHenry Road/Freemont Way

Village of Long Grove, Illinois															
	Old McHenry Road Southbound			IL-53 Westbound			Freemont Way Northbound			IL-53 Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Tuesday January 06, 2026														
7:00 AM	1	6	51	17	120	1	15	8	3	1	280	10	513	2423	0.91
7:15 AM	2	12	81	22	148	0	19	8	3	1	285	10	591	2508	0.95
7:30 AM	8	12	67	19	192	4	16	6	4	3	325	7	663	**2553**	**0.96**
7:45 AM	8	16	73	26	166	2	25	10	7	0	316	7	656	2472	0.94
8:00 AM	2	11	63	18	168	3	18	16	8	2	280	9	598	2310	0.91
8:15 AM	9	18	96	16	167	4	21	13	7	3	270	12	636		
8:30 AM	3	4	72	15	175	7	18	5	9	1	267	6	582		
8:45 AM	4	5	49	15	153	3	17	4	5	1	235	3	494		
Total	37	84	552	148	1289	24	149	70	46	12	2258	64			
7:30-8:30 AM	**27**	**57**	**299**	**79**	**693**	**13**	**80**	**45**	**26**	**8**	**1191**	**35**	**2553**		
	Tuesday January 06, 2026														
4:00 PM	11	10	41	60	272	10	9	15	3	4	144	16	595	2475	0.95
4:15 PM	16	6	55	65	290	6	13	12	3	4	171	10	651	2540	0.96
4:30 PM	11	5	43	59	281	3	17	13	7	5	167	12	623	2552	0.96
4:45 PM	7	8	52	45	280	8	12	11	2	6	168	7	606	**2585**	**0.97**
5:00 PM	10	15	40	57	309	5	17	15	8	5	163	16	660	2530	0.95
5:15 PM	8	7	45	60	310	9	10	13	1	2	188	10	663		
5:30 PM	10	9	26	77	289	7	8	7	5	4	201	13	656		
5:45 PM	5	3	38	50	241	4	13	7	5	4	175	6	551		
Total	78	63	340	473	2272	52	99	93	34	34	1377	90			
4:45-5:45 PM	**35**	**39**	**163**	**239**	**1188**	**29**	**47**	**46**	**16**	**17**	**720**	**46**	**2585**		

Freemont Way at Freemont Way

Village of Long Grove, Illinois															
	Freemont Way Southbound			Freemont Way Westbound			NA Northbound			Freemont Way Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Tuesday January 06, 2026														
7:00 AM	2		6	15	0						0	12	35	187	0.75
7:15 AM	1		12	14	0						0	16	43	209	0.84
7:30 AM	6		14	16	1						2	8	47	**230**	**0.90**
7:45 AM	6		14	23	3						1	15	62	228	0.89
8:00 AM	7		9	22	0						1	18	57	202	0.79
8:15 AM	8		19	21	0						1	15	64		
8:30 AM	4		8	19	0						2	12	45		
8:45 AM	3		7	14	1						1	10	36		
Total	37	0	89	144	5	0	0	0	0	0	8	106			
7:30-8:30 AM	**27**	**0**	**56**	**82**	**4**	**0**	**0**	**0**	**0**	**0**	**5**	**56**	**230**		
	Tuesday January 06, 2026														
4:00 PM	7		14	18	4						0	7	50	194	0.93
4:15 PM	4		11	19	2						0	6	42	213	0.77
4:30 PM	3		8	28	4						0	9	52	217	0.79
4:45 PM	7		13	20	5						0	5	50	**220**	**0.80**
5:00 PM	10		15	27	7						0	10	69	219	0.79
5:15 PM	13		5	18	6						0	4	46		
5:30 PM	10		9	15	6						6	9	55		
5:45 PM	5		9	18	7						2	8	49		
Total	59	0	84	163	41	0	0	0	0	0	8	58			
4:45-5:45 PM	**40**	**0**	**42**	**80**	**24**	**0**	**0**	**0**	**0**	**0**	**6**	**28**	**220**		

Freemont Way at Drive

Village of Long Grove, Illinois															
	Freemont Way Southbound			Residential Drive Westbound			Freemont Way Northbound			NA Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Tuesday January 06, 2026														
7:00 AM		2	0	0		0	0	12					14	71	0.77
7:15 AM		1	0	0		0	0	16					17	83	0.80
7:30 AM		7	0	0		0	0	10					17	**90**	**0.87**
7:45 AM		8	0	0		0	0	15					23	91	0.88
8:00 AM		7	0	0		0	0	19					26	84	0.81
8:15 AM		8	0	0		0	0	16					24		
8:30 AM		4	0	0		0	0	14					18		
8:45 AM		4	0	0		0	0	12					16		
Total	0	41	0	0	0	0	0	114	0	0	0	0			
7:30-8:30 AM	**0**	**30**	**0**	**0**	**0**	**0**	**0**	**60**	**0**	**0**	**0**	**0**	**90**		
	Tuesday January 06, 2026														
4:00 PM		10	0	0		0	0	7					17	66	0.92
4:15 PM		8	0	0		0	0	6					14	76	0.70
4:30 PM		7	0	0		0	0	10					17	88	0.81
4:45 PM		12	0	0		0	1	5					18	**102**	**0.82**
5:00 PM		17	0	0		0	0	10					27	107	0.86
5:15 PM		19	0	0		0	3	4					26		
5:30 PM		16	0	0		0	0	15					31		
5:45 PM		12	0	0		0	1	10					23		
Total	0	101	0	0	0	0	5	67	0	0	0	0			
4:45-5:45 PM	**0**	**64**	**0**	**0**	**0**	**0**	**4**	**34**	**0**	**0**	**0**	**0**	**102**		

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607

cmap.illinois.gov | 312-454-0400

December 16, 2025

Kevin Morales
Traffic Engineer
Eriksson Engineering Associates, Ltd.
135 South Jefferson Street
Suite 135
Chicago, IL 60661

Subject: IL Route 53 and Old McHenry Road / Fremont Way
IDOT, Village of Long Grove

Dear Mr. Morales:

In response to a request made on your behalf and dated December 16, 2025, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT (2023)	Year 2050 ADT	
Old McHenry Rd north leg	8,900	**9,300**	.2%/year
Fremont Way south leg /internal Fremont Way (27-year growth factor)_	N/A	**1.045**	.2%/year
IL 53 Hicks Rd west leg	21,800	**23,800**	.3%/year
IL 53 Hicks Rd east leg	21,800	**23,800**	.3%/year

Traffic projections are developed using existing ADT data provided in the request letter and the results from the June 2025 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2025_trafficForecasts\LongGrove\la-51-25\la-51-25.docx

TRAFFIC FORECAST RECORD

Record Number: la-51-25
Type of Report: Projection
Year Sought: 2050
Analyst: JAR
Organization Requestion Forecast: Eriksson Engineering Associates
Contact: Kevin Morales
Email or Phone: kmorales@eea-ltd.com
Sponsor: IDOT, Village of Long Grove
Date request was received: 12/16/2025
Date that response was emailed: 12/16/2025
Facility Location: IL Route 53 and Old McHenry Road / Fremont Way
Municipality: Long Grove

Outlook

Re: Traffic study estimate?

From
Date Thu 12/18/2025 11:00 AM
To
Cc

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Steve,
As promised, here is a chart that reflects our best estimates on hourly trips, and ultimately, average cars per minute, based on anticipated flow of student & staff arrivals/departures throughout the day.

Because of the staggered approach (there is no set start or end time. Kids/families can arrive whenever they want throughout the day based on what works for their schedules.), we anticipate the following:

- .5 cars per minute (or 1 car every 2 min) throughout the day, on average
- ~1 car per minute during peak hours of 7-9am and 4-6pm

Projections for CLH IL2

Est. Ck Ins/Outs per Hr.	Student Trips (206)	1.2 Kids/Family (172)	Staff Trips (40)	Ave. Cars/Min
	412	**343**	**80**	
6a	15	12	11	0.39
7a	69	57	1	0.97
8a	60	50	12	1.04
9a	22	19	4	0.38
10a	16	13	3	0.27
11a	21	18	3	0.34
12p	2	2	4	0.09
1p	2	2	10	0.19
2p	6	5	0	0.09
3p*	12	10	3	0.21
4p	56	46	0	0.77
5p	76	63	12	1.25
6p	18	15	17	0.53
Totals	**374**	**312**	**80**	**0.50**

This data is based on other CLH locations of similar size & operations, applied to our projected capacity. A couple caveats to note:

- These numbers assume FULL capacity with every child attending every day. On average, a school operates at most at 80% capacity when you take in to consideration unfilled spots, part time students and absences due to illnesses, vacations, etc. Therefore, this is

a pretty aggressive estimation of how many trips and cars/minute vs. the likely reality of about 20% less.
- Many families have multiple children attending, therefore multiple children in one vehicle. On average across the CLH network, there are 1.2 kids/family, which is factored in to our data.
- Similarly, the trip number in the 3pm time frame is reduced to account for the fact that after School Kids would be arriving by bus. This accounts for 40 kids arriving in 2 buses, reducing the # of trips in that timeframe accordingly.

If you have any questions on this data, or would like to talk it through, please do let me know. Happy to hop on a call.

Thanks,
Kristi

Date: Monday, December 15, 2025 at 3:09 PM

Subject: Re: Traffic study estimate?

Hi Steve and Ben,
Attached is the most current site plan. This is a more current one than what Ben sent, but is still very preliminary. We're going through revisions and expect to receive an updated version in a couple weeks.

We anticipate our facility to have **206 students** (max enrollment) and **~40 staff.**

I need to sharpen up the analysis we did on anticipated hourly drop-offs/pick-ups based on our new numbers, so stay tuned for that in the next couple of days. Essentially though, it will show that peak times are 7-9am and 4-6pm for our school-related traffic.

Thank you,
Kristi

Date: Friday, December 12, 2025 at 4:14 PM

Subject: Re: Traffic study estimate?

10-4. I'll send over student/staff counts as well as hourly drop off/pick up projections on Monday.

Outlook

Re: Children's Lighthouse - 0 Fremont Way - PCZBA Process Inquiry & Request for meeting

From Kristi Noonan <[redacted]>
Date Fri 3/6/2026 2:09 PM
To Steve Corcoran <[redacted]>; Ben Ahring <[redacted]>

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Hi Steve,
Thanks for the chat. Here's the additional data we discussed:

Our calculations were based on an aggregate of 1 week (5 days) worth of drop-offs/pick-ups across 5 Childrens Lighthouse locations with similar capacity. Over 7000 data points including ins & outs. We then calculated the percentage of check ins & outs by hour and applied those percentages to our operational numbers of students & staff, resulting in the projections provided.

Total of 5xCLH Schools w/ similar capacity

	# Ck Ins/Outs	% Ck Ins/Outs
6a	506	3.61%
7a	2,339	16.67%
8a	2,060	14.68%
9a	760	5.42%
10a	532	3.79%
11a	720	5.13%
12p	64	0.46%
1p	62	0.44%
2p	215	1.53%
3p	1,688	12.03%
4p	1,900	13.54%
5p	2,582	18.40%
6p	602	4.29%
TOTALS	**14,030**	**100.00%**

From: Steve Corcoran <[redacted]>
Date: Friday, March 6, 2026 at 9:17 AM
To: Kristi Noonan [redacted] >, Ben Ahring <[redacted]>
Subject: Re: Children's Lighthouse - 0 Fremont Way - PCZBA Process Inquiry & Request for meeting

Kristi,
Regarding #4 - The revised report, when completed, should be sent to Bufalo Grove.

#6 - Do you or Children's Lighthouse have any additional supporting data? We can use the higher ITE data but if you have data supporting the more realistic numbers would be better.

#8 - Please confirm that the drive will be inbound only so we can update our traffic assignments and the report.

Once we have information and direction on these two issues, we can wrap up our report/responses.

Stephen B. Corcoran, PE (IL, IN, MI, MO, WI), **PTOE**
Director of Traffic Engineering
ERIKSSON ENGINEERING ASSOCIATES, LTD.

[redacted]

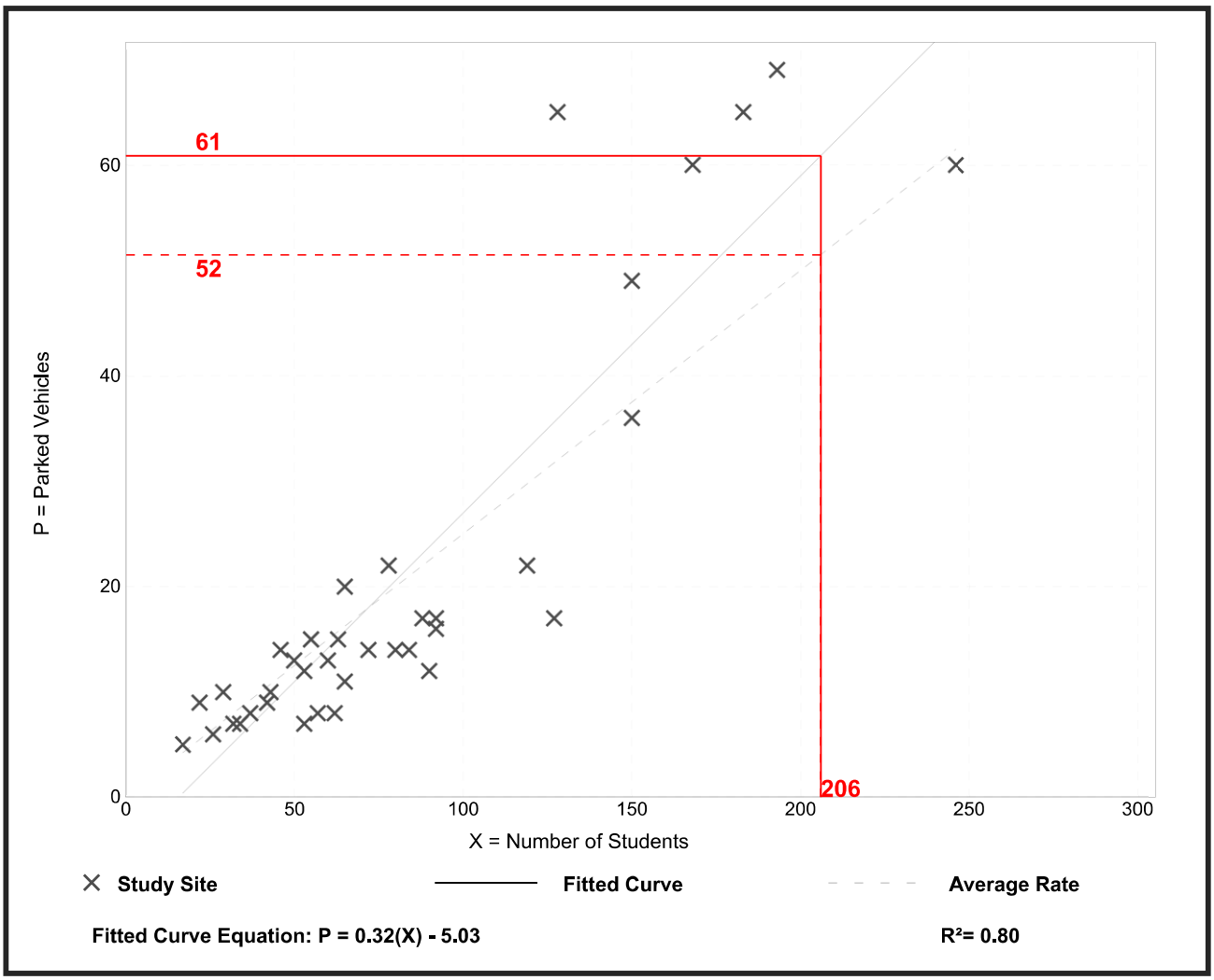
Day Care Center
(565)

Peak Period Parking Demand vs: **Students**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Number of Studies: 39
Avg. Num. of Students: 81

Peak Period Parking Demand per Student

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.25	0.13 - 0.51	0.20 / 0.34	0.22 - 0.28	0.09 (36%)

Data Plot and Equation



Fitted Curve Equation: P = 0.32(X) - 5.03

R^2= 0.80

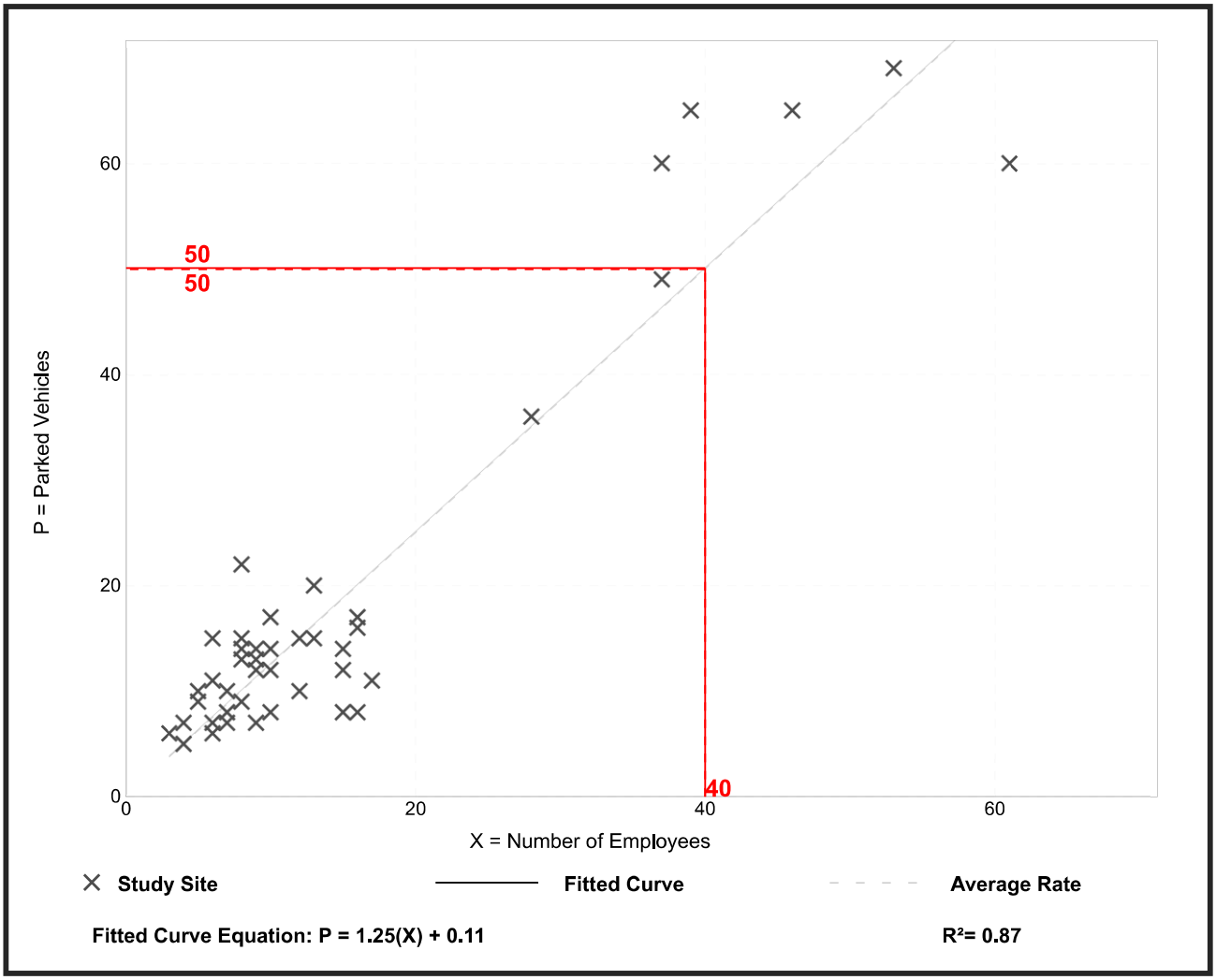
Day Care Center
(565)

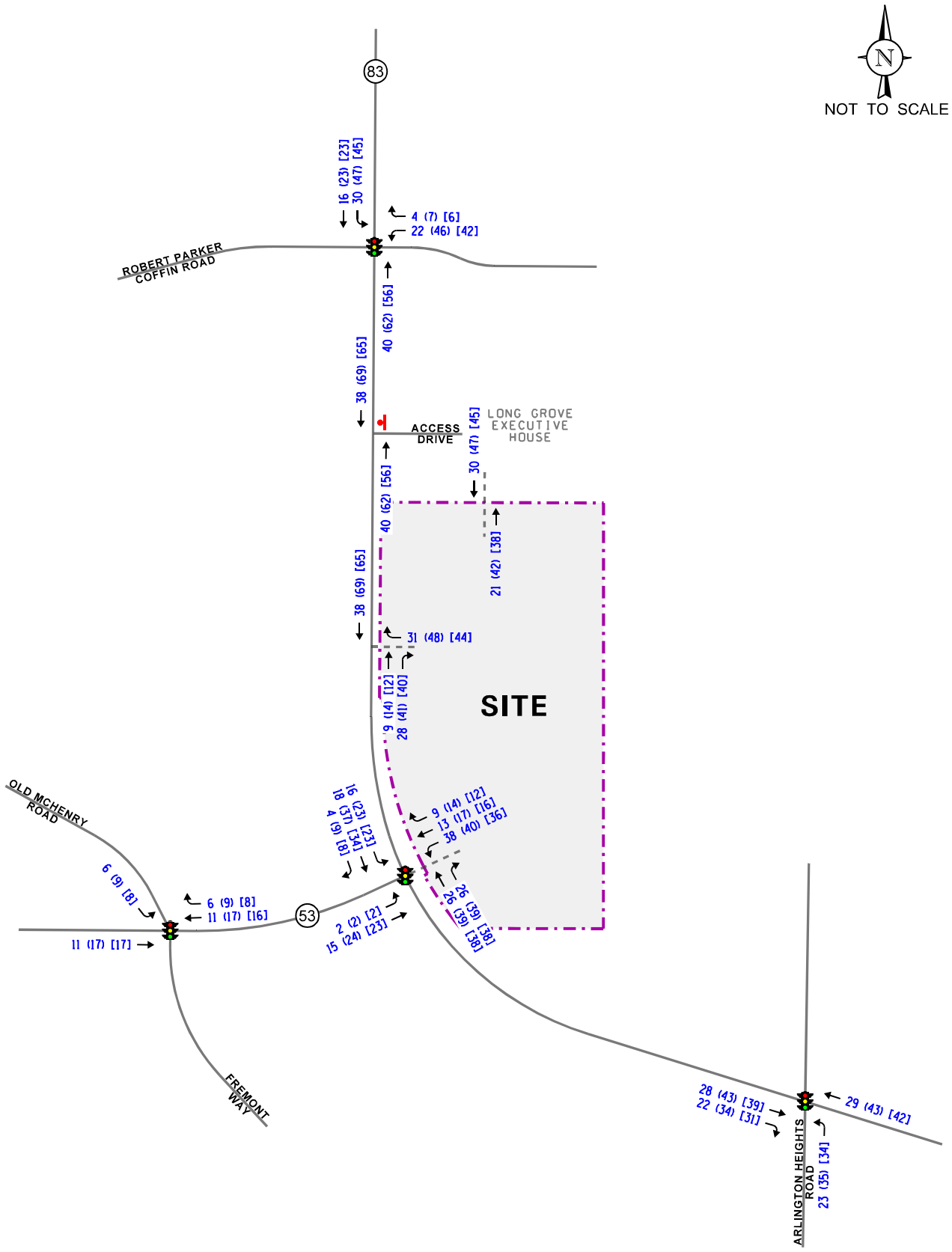
Peak Period Parking Demand vs: **Employees**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Number of Studies: 47
Avg. Num. of Employees: 15

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.25	0.50 - 2.75	1.12 / 1.79	1.14 - 1.36	0.40 (32%)

Data Plot and Equation





LEGEND

00 - WEEKDAY AM PEAK HOUR (7:15-8:15 AM)

(00) - WEEKDAY PM PEAK HOUR (4:30-5:30 PM)

[00] - SATURDAY MIDDAY PEAK HOUR (11:45 AM-12:45 PM)

QUIKTRIP
TRAVEL CENTER
LONG GROVE, ILLINOIS

SITE-GENERATED TRAFFIC VOLUMES

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

Job No: 23-100 Figure: 6

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2020 to 12/31/2020

For XCoordinate 2886059.81 : YCoordinate 2013975.92 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ A	Injuries B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202001348988																				
9/20/2020 6:44 AM	Clear	Dry	0	0	0	0	Front to Rear	Daylight	80.73	2886055.88500159 2013970.49247485										
											SUV	Northeast	Skidding/Control Loss	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	Northeast	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2
202001361615																				
11/24/2020 5:25 AM	Snow	Snow or Slush	0	0	0	0	Front to Rear	Darkness, Lighted Road	80.73	2886055.88500159 2013970.49247485										
											Truck Single Unit	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
											SUV	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	3

Coordinate Collision Diagram Report

1/1/2020 to 12/31/2020

For XCoordinate 2886059.81 : YCoordinate 2013975.92 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
2	0	0	0	0	2	0	0	0	0	0

Type of Crash	*Total*	*%*
Front to Rear	2	100.0%
TOTAL:	***2***	

Dayof Wk	*Total*	*%*
Tuesday	1	50.0%
Sunday	1	50.0%
TOTAL:	***2***	

Hour of Day	*Total*	*%*
05 AM	1	50.0%
06 AM	1	50.0%
TOTAL:	***2***	

Vehicle Type	*Total*	*%*
Passenger	2	40.0%
SUV	2	40.0%
Truck Single Unit	1	20.0%
TOTAL:	***5***	

Weather Cond	*Total*	*%*
Clear	1	50.0%
Snow	1	50.0%
TOTAL:	***2***	

Light Cond	*Total*	*%*
Darkness, Lighted Road	1	50.0%
Daylight	1	50.0%
TOTAL:	***2***	

Road Surface	*Total*	*%*
Dry	1	50.0%
Snow or Slush	1	50.0%
TOTAL:	***2***	

DIRP	*Total*	*%*
East	3	60.0%
Northeast	2	40.0%
TOTAL:	***5***	

Coordinate Collision Diagram Report

1/1/2020 to 12/31/2020

For XCoordinate 2886059.81 : YCoordinate 2013975.92 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Notes

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). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2021 to 12/31/2021

For XCoordinate 2886059.81 : YCoordinate 2013975.92 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ A	Injuries B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202101121805																				
3/21/2021 12:44 PM	Clear	Dry	0	0	0	0	Front to Rear	Daylight	80.73	2886055.88500159 2013970.49247485										
											SUV	Northeast	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Motorcycle	Northeast	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202101171151																				
5/2/2021 9:52 AM	Clear	Unknown	0	0	1	0	Front to Rear	Daylight	80.73	2886055.88500159 2013970.49247485										
											Passenger	East	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	East	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2
202101182765																				
5/25/2021 8:40 AM	Clear	Dry	0	0	0	0	Turning	Daylight	80.73	2886055.95376288 2013970.18434309										
											Passenger	West	Turning Left	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	East	Straight Ahead	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2
202101182738																				
5/25/2021 5:44 PM	Clear	Dry	0	2	0	0	Turning	Daylight	80.73	2886055.95266692 2013970.18925429										
											Passenger	West	Turning Left	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
											Passenger	North	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	3
202101183430																				
5/27/2021 10:50 AM	Clear	Dry	0	0	0	0	Turning	Daylight	80.73	2886055.88500159 2013970.49247485										
											Passenger	Northeast	Turning Left	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	Southwest	Straight Ahead	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2

Coordinate Collision Diagram Report

1/1/2021 to 12/31/2021

For XCoordinate 2886059.81 : YCoordinate 2013975.92 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ A	Injuries B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202101187318																				
6/3/2021 5:26 PM	Clear	Dry	0	1	0	0	Turning	Daylight	80.73	2886055.88500159 2013970.49247485										
											Passenger	West	Turning Left	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	East	Straight Ahead	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2
202101210474																				
6/30/2021 7:30 AM	Clear	Dry	0	0	0	0	Sideswipe Same Direction	Daylight	80.73	2886055.88500159 2013970.49247485										
											Passenger	East	Merging	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	East	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2
202101220780																				
7/10/2021 12:18 PM	Clear	Dry	0	0	0	0	Turning	Daylight	80.73	2886055.88500159 2013970.49247485										
											Passenger	South	Turning Right	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202101429981																				
12/20/2021 5:48 PM	Clear	Dry	0	0	0	0	Turning	Darkness, Lighted Road	80.73	2886055.88500159 2013970.49247485										
											Passenger	South	Turning Right	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	North	Turning Left	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2

Coordinate Collision Diagram Report

1/1/2021 to 12/31/2021

For XCoordinate 2886059.81 : YCoordinate 2013975.92 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
9	0	0	2	1	6	0	4	0	3	1

Type of Crash	*Total*	*%*
Front to Rear	2	22.2%
Sideswipe Same Direction	1	11.1%
Turning	6	66.7%
TOTAL:	***9***	

Dayof Wk	*Total*	*%*
Monday	1	11.1%
Tuesday	2	22.2%
Wednesday	1	11.1%
Thursday	2	22.2%
Saturday	1	11.1%
Sunday	2	22.2%
TOTAL:	***9***	

Hour of Day	*Total*	*%*
07 AM	1	11.1%
08 AM	1	11.1%
09 AM	1	11.1%
10 AM	1	11.1%
Noon	2	22.2%
5 PM	3	33.3%
TOTAL:	***9***	

Vehicle Type	*Total*	*%*
Motorcycle	1	5.3%
Passenger	15	78.9%
SUV	3	15.8%
TOTAL:	***19***	

Weather Cond	*Total*	*%*
Clear	9	100.0%
TOTAL:	***9***	

Light Cond	*Total*	*%*
Darkness, Lighted Road	1	11.1%
Daylight	8	88.9%
TOTAL:	***9***	

Road Surface	*Total*	*%*
Dry	8	88.9%
Unknown	1	11.1%
TOTAL:	***9***	

DIRP	*Total*	*%*
East	8	42.1%
North	2	10.5%
Northeast	3	15.8%
South	2	10.5%
Southwest	1	5.3%
West	3	15.8%
TOTAL:	***19***	

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2022 to 12/31/2022

For XCoordinate 2886059.81 : YCoordinate 2013975.92 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ A	Injuries B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202201090508																				
2/22/2022 4:20 PM	Rain	Unknown	0	0	0	0	Front to Rear	Daylight	80.73	2886055.88500159 2013970.49247485										
											Passenger	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	East	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202201093412																				
2/23/2022 6:45 AM	Snow	Snow or Slush	3	0	0	0	Front to Rear	Daylight	80.73	2886055.88500159 2013970.49247485										
											Passenger	East	Skidding/Control Loss	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	East	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
											SUV	Unknown	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	3
202201153123																				
4/20/2022 8:47 AM	Clear	Dry	0	0	0	0	Front to Rear	Daylight	80.73	2886055.88500159 2013970.49247485										
											Passenger	East	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	East	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	2
											Passenger	East	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	3
202201353096																				
8/28/2022 6:30 PM	Clear	Dry	0	0	0	0	Turning	Daylight	80.73	2886055.88500159 2013970.49247485										
											Passenger	East	Turning Left	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	West	Straight Ahead	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2
202201412876																				
10/19/2022 6:27 AM	Clear	Dry	0	0	0	0	Sideswipe Same Direction	Daylight	80.73	2886055.88500159 2013970.49247485										
											Passenger	Northeast	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2022 to 12/31/2022

For XCoordinate 2886059.81 : YCoordinate 2013975.92 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ A	Injuries B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
											Pickup	Northeast	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2022 to 12/31/2022

For XCoordinate 2886059.81 : YCoordinate 2013975.92 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
5	0	1	0	0	4	0	3	3	0	0

Type of Crash	*Total*	*%*
Front to Rear	3	60.0%
Sideswipe Same Direction	1	20.0%
Turning	1	20.0%
TOTAL:	***5***	

Dayof Wk	*Total*	*%*
Tuesday	1	20.0%
Wednesday	3	60.0%
Sunday	1	20.0%
TOTAL:	***5***	

Hour of Day	*Total*	*%*
06 AM	2	40.0%
08 AM	1	20.0%
4 PM	1	20.0%
6 PM	1	20.0%
TOTAL:	***5***	

Vehicle Type	*Total*	*%*
Passenger	9	75.0%
Pickup	1	8.3%
SUV	2	16.7%
TOTAL:	***12***	

Weather Cond	*Total*	*%*
Clear	3	60.0%
Rain	1	20.0%
Snow	1	20.0%
TOTAL:	***5***	

Light Cond	*Total*	*%*
Daylight	5	100.0%
TOTAL:	***5***	

Road Surface	*Total*	*%*
Dry	3	60.0%
Snow or Slush	1	20.0%
Unknown	1	20.0%
TOTAL:	***5***	

DIRP	*Total*	*%*
East	8	66.7%
Northeast	2	16.7%
Unknown	1	8.3%
West	1	8.3%
TOTAL:	***12***	

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2023 to 12/31/2023

For XCoordinate 2886059.81 : YCoordinate 2013975.92 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ A	Injuries B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202301418323																				
10/2/2023 3:12 PM	Clear	Dry	0	0	0	0	Front to Rear	Dusk	0.16	2885956.42120669 2013967.95742838										
											Pickup	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202301129102																				
2/24/2023 10:22 PM	Snow	Snow or Slush	0	0	0	0	Front to Rear	Darkness	7.91	2886056.34020001 2013970.50315871										
											Passenger	East	Straight Ahead	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	East	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2
202301216310																				
5/1/2023 12:36 PM	Clear	Wet	0	0	0	0	Angle	Daylight	7.91	2886055.77698645 2013970.48972185										
											Passenger	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	Southeast	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2

Coordinate Collision Diagram Report

1/1/2023 to 12/31/2023

For XCoordinate 2886059.81 : YCoordinate 2013975.92 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
3	0	0	0	0	3	0	0	0	0	0

Type of Crash	*Total*	*%*
Angle	1	33.3%
Front to Rear	2	66.7%
TOTAL:	***3***	

Dayof Wk	*Total*	*%*
Monday	2	66.7%
Friday	1	33.3%
TOTAL:	***3***	

Hour of Day	*Total*	*%*
Noon	1	33.3%
3 PM	1	33.3%
10 PM	1	33.3%
TOTAL:	***3***	

Vehicle Type	*Total*	*%*
Passenger	4	66.7%
Pickup	1	16.7%
SUV	1	16.7%
TOTAL:	***6***	

Weather Cond	*Total*	*%*
Clear	2	66.7%
Snow	1	33.3%
TOTAL:	***3***	

Light Cond	*Total*	*%*
Darkness	1	33.3%
Daylight	1	33.3%
Dusk	1	33.3%
TOTAL:	***3***	

Road Surface	*Total*	*%*
Dry	1	33.3%
Snow or Slush	1	33.3%
Wet	1	33.3%
TOTAL:	***3***	

DIRP	*Total*	*%*
East	5	83.3%
Southeast	1	16.7%
TOTAL:	***6***	

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2024 to 12/31/2024

For XCoordinate 2886059.81 : YCoordinate 2013975.92 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ A	Injuries B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202401186479																				
2/27/2024 7:40 AM	Clear	Wet	0	0	0	0	Front to Rear	Daylight	7.91	2886055.88500159 2013970.49247485										
											Van/Mini-Van	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	South	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202401435647																				
10/1/2024 7:09 PM	Clear	Dry	0	0	0	0	Front to Rear	Darkness	7.91	2886055.88500159 2013970.49247485										
											SUV	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	East	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202401437405																				
10/18/2024 7:54 AM	Clear	Dry	0	0	0	0	Front to Rear	Daylight	7.91	2886055.88500159 2013970.49247485										
											Passenger	West	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	West	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	Ran Off Roadway	(UNK)	(UNK)	(UNK)	2
202401363567																				
10/25/2024 7:13 AM	Clear	Dry	0	0	0	0	Sideswipe Same Direction	Daylight	7.91	2886055.88500159 2013970.49247485										
											Passenger	West	Merging	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Tractor With Semi-Trailer	West	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202401439265																				
11/21/2024 4:01 PM	Rain	Wet	0	0	0	0	Turning	Daylight	7.91	2886055.88500159 2013970.49247485										
											Passenger	Southwest	Turning Left	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Van/Mini-Van	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2

Coordinate Collision Diagram Report

1/1/2024 to 12/31/2024

For XCoordinate 2886059.81 : YCoordinate 2013975.92 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ A	Injuries B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202401440736																				
12/11/2024 6:59 AM	Clear	Dry	0	0	1	0	Front to Rear	Daylight	7.91	2886055.88500159 2013970.49247485										
											Passenger	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	East	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	2
											SUV	East	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	3

Coordinate Collision Diagram Report

1/1/2024 to 12/31/2024

For XCoordinate 2886059.81 : YCoordinate 2013975.92 | Foot Tolerance : 250 | County : Lake | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
6	0	0	0	1	5	0	1	0	0	1

Type of Crash	*Total*	*%*
Front to Rear	4	66.7%
Sideswipe Same Direction	1	16.7%
Turning	1	16.7%
TOTAL:	***6***	

Dayof Wk	*Total*	*%*
Tuesday	2	33.3%
Wednesday	1	16.7%
Thursday	1	16.7%
Friday	2	33.3%
TOTAL:	***6***	

Hour of Day	*Total*	*%*
06 AM	1	16.7%
07 AM	3	50.0%
4 PM	1	16.7%
7 PM	1	16.7%
TOTAL:	***6***	

Vehicle Type	*Total*	*%*
Passenger	6	46.2%
SUV	4	30.8%
Tractor With Semi-Trailer	1	7.7%
Van/Mini-Van	2	15.4%
TOTAL:	***13***	

Weather Cond	*Total*	*%*
Clear	5	83.3%
Rain	1	16.7%
TOTAL:	***6***	

Light Cond	*Total*	*%*
Darkness	1	16.7%
Daylight	5	83.3%
TOTAL:	***6***	

Road Surface	*Total*	*%*
Dry	4	66.7%
Wet	2	33.3%
TOTAL:	***6***	

DIRP	*Total*	*%*
East	6	46.2%
South	2	15.4%
Southwest	1	7.7%
West	4	30.8%
TOTAL:	***13***	

Intersection	
Int Delay, s/veh	5.4

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	46	42	96	11	28	83
Future Vol, veh/h	46	42	96	11	28	83
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	58	53	120	14	35	104

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	341	87	139	0	-	0
Stage 1	87	-	-	-	-	-
Stage 2	254	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	655	972	1445	-	-	-
Stage 1	936	-	-	-	-	-
Stage 2	789	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	601	972	1445	-	-	-
Mov Cap-2 Maneuver	601	-	-	-	-	-
Stage 1	858	-	-	-	-	-
Stage 2	789	-	-	-	-	-

Approach	SE	NE	SW
HCM Ctrl Dly, s/v	10.33	6.92	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SELn2	SWT	SWR
Capacity (veh/h)	1434	-	601	972	-	-
HCM Lane V/C Ratio	0.083	-	0.096	0.054	-	-
HCM Ctrl Dly (s/v)	7.7	0	11.6	8.9	-	-
HCM Lane LOS	A	A	B	A	-	-
HCM 95th %tile Q(veh)	0.3	-	0.3	0.2	-	-

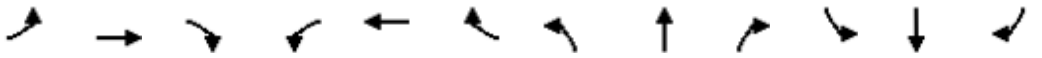
Intersection	
Int Delay, s/veh	4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	71	0	4	0	0	0	3	36	4	0	67	3
Future Vol, veh/h	71	0	4	0	0	0	3	36	4	0	67	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	87	0	5	0	0	0	4	44	5	0	82	4

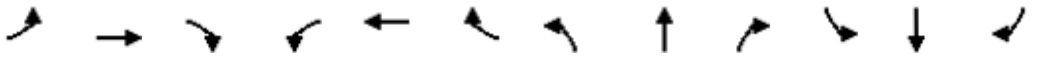
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	135	140	84	135	139	46	85	0	0	49	0	0
Stage 1	84	84	-	54	54	-	-	-	-	-	-	-
Stage 2	51	56	-	82	85	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	837	751	976	836	752	1023	1511	-	-	1558	-	-
Stage 1	925	826	-	959	850	-	-	-	-	-	-	-
Stage 2	962	848	-	927	824	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	835	750	976	830	750	1023	1511	-	-	1558	-	-
Mov Cap-2 Maneuver	835	750	-	830	750	-	-	-	-	-	-	-
Stage 1	925	826	-	956	848	-	-	-	-	-	-	-
Stage 2	959	846	-	922	824	-	-	-	-	-	-	-

Approach	EB	WB	NE	SW
HCM Ctrl Dly, s/v	9.8	0	0.52	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NEL	NET	NER	EBLn1	WBLn1	SWL	SWT	SWR
Capacity (veh/h)	123	-	-	841	-	1558	-	-
HCM Lane V/C Ratio	0.002	-	-	0.109	-	-	-	-
HCM Ctrl Dly (s/v)	7.4	0	-	9.8	0	0	-	-
HCM Lane LOS	A	A	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	-	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	35	1191	18	40	693	79	34	62	106	299	77	27
Future Volume (vph)	35	1191	18	40	693	79	34	62	106	299	77	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	105		0	105		0	0		0	230		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	130			205			25			145		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.998			0.985			0.906			0.961	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3532	0	1770	3486	0	1770	1688	0	1770	1790	0
Flt Permitted	0.285			0.131			0.687			0.251		
Satd. Flow (perm)	531	3532	0	244	3486	0	1280	1688	0	468	1790	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		1			11			41			10	
Link Speed (mph)		45			45			25			30	
Link Distance (ft)		1002			485			259			1528	
Travel Time (s)		15.2			7.3			7.1			34.7	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	36	1241	19	42	722	82	35	65	110	311	80	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	36	1260	0	42	804	0	35	175	0	311	108	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		

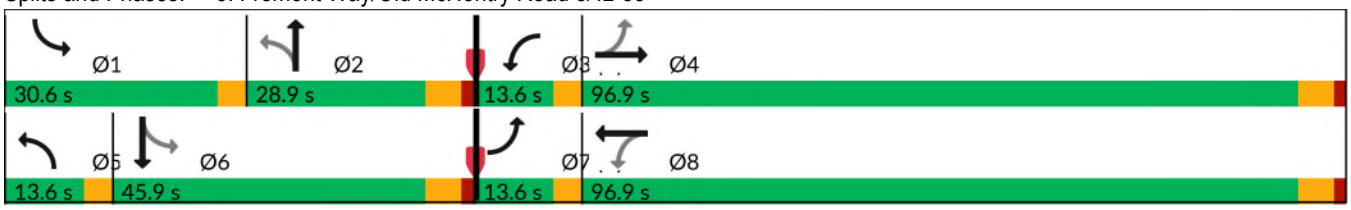


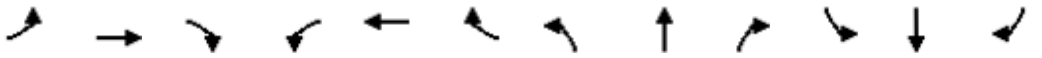
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4		3	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	8.0	57.0		8.0	57.0		8.0	17.0		18.0	27.0	
Total Split (s)	13.6	96.9		13.6	96.9		13.6	28.9		30.6	45.9	
Total Split (%)	8.0%	57.0%		8.0%	57.0%		8.0%	17.0%		18.0%	27.0%	
Maximum Green (s)	10.1	90.9		10.1	90.9		10.1	22.9		27.1	39.9	
Yellow Time (s)	3.5	4.5		3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	C-Min	Max		C-Min	Max		None	None		None	None	
Act Effct Green (s)	108.6	94.0		109.0	94.2		28.5	18.2		50.7	38.7	
Actuated g/C Ratio	0.64	0.55		0.64	0.55		0.17	0.11		0.30	0.23	
v/c Ratio	0.08	0.65		0.16	0.42		0.15	0.81		0.91	0.26	
Control Delay (s/veh)	11.8	28.4		12.6	22.5		43.3	82.3		81.0	50.4	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	11.8	28.4		12.6	22.5		43.3	82.3		81.0	50.4	
LOS	B	C		B	C		D	F		F	D	
Approach Delay (s/veh)		28.0			22.0			75.8			73.1	
Approach LOS		C			C			E			E	
Queue Length 50th (ft)	14	508		16	266		28	151		298	92	
Queue Length 95th (ft)	31	597		35	324		57	240		#418	152	
Internal Link Dist (ft)		922			405			179			1448	
Turn Bay Length (ft)	105			105						230		
Base Capacity (vph)	436	1953		274	1936		261	262		347	429	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.08	0.65		0.15	0.42		0.13	0.67		0.90	0.25	

Intersection Summary			
Area Type:	Other		
Cycle Length: 170			
Actuated Cycle Length: 170			
Offset: 78.9 (46%), Referenced to phase 3:WBL and 7:EBL, Start of Green			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.91			
Intersection Signal Delay (s/veh): 36.6		Intersection LOS: D	
Intersection Capacity Utilization 73.2%		ICU Level of Service D	
Analysis Period (min) 15			

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: Fremont Way/Old McHentry Road & IL-53



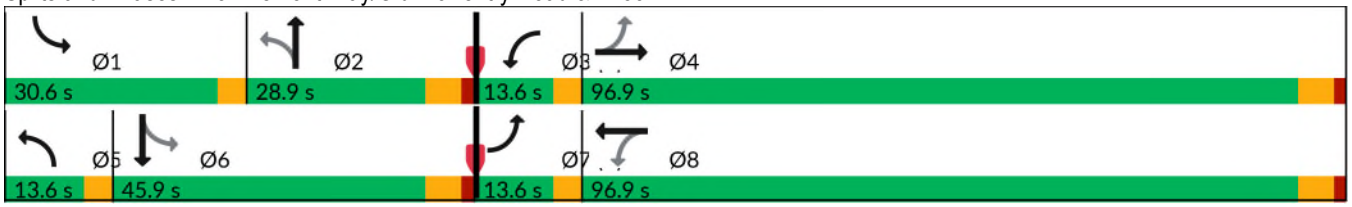


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	35	1191	9	14	693	79	26	45	80	299	60	27
Future Volume (vph)	35	1191	9	14	693	79	26	45	80	299	60	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	105		0	105		0	0		0	230		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	130			205			25			145		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.985			0.904			0.954	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3536	0	1770	3486	0	1770	1684	0	1770	1777	0
Flt Permitted	0.282			0.137			0.698			0.342		
Satd. Flow (perm)	525	3536	0	255	3486	0	1300	1684	0	637	1777	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		1			11			43			12	
Link Speed (mph)		45			45			25			30	
Link Distance (ft)		1002			485			582			1528	
Travel Time (s)		15.2			7.3			15.9			34.7	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	36	1241	9	15	722	82	27	47	83	311	63	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	36	1250	0	15	804	0	27	130	0	311	91	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4		3	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0		6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	13.6	96.9		13.6	96.9		13.6	28.9		30.6	45.9	
Total Split (%)	8.0%	57.0%		8.0%	57.0%		8.0%	17.0%		18.0%	27.0%	
Maximum Green (s)	10.1	90.9		10.1	90.9		10.1	22.9		27.1	39.9	
Yellow Time (s)	3.5	4.5		3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	C-Min	Max		C-Min	Max		None	None		None	None	
Act Effct Green (s)	113.4	94.9		112.0	94.2		24.3	14.4		46.8	37.2	
Actuated g/C Ratio	0.67	0.56		0.66	0.55		0.14	0.08		0.28	0.22	
v/c Ratio	0.08	0.63		0.05	0.42		0.13	0.71		0.89	0.23	
Control Delay (s/veh)	10.4	27.5		10.5	22.5		45.6	70.7		80.3	48.8	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	10.4	27.5		10.5	22.5		45.6	70.7		80.3	48.8	
LOS	B	C		B	C		D	E		F	D	
Approach Delay (s/veh)		27.0			22.3			66.4			73.2	
Approach LOS		C			C			E			E	

Intersection Summary			
Area Type:	Other		
Cycle Length: 170			
Actuated Cycle Length: 170			
Offset: 78.9 (46%), Referenced to phase 3:WBL and 7:EBL, Start of Green			
Natural Cycle: 65			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.89			
Intersection Signal Delay (s/veh): 34.8		Intersection LOS: C	
Intersection Capacity Utilization 70.4%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 3: Fremont Way/Old McHentry Road & IL-53



Intersection	
Int Delay, s/veh	5.8

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	56	27	112	8	7	90
Future Vol, veh/h	56	27	112	8	7	90
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	62	30	124	9	8	100

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	316	58	108	0	-	0
Stage 1	58	-	-	-	-	-
Stage 2	258	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	677	1008	1483	-	-	-
Stage 1	965	-	-	-	-	-
Stage 2	785	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	620	1008	1483	-	-	-
Mov Cap-2 Maneuver	620	-	-	-	-	-
Stage 1	883	-	-	-	-	-
Stage 2	785	-	-	-	-	-

Approach	SE	NE	SW
HCM Ctrl Dly, s/v	10.55	7.14	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SELn2	SWT	SWR
Capacity (veh/h)	1476	-	620	1008	-	-
HCM Lane V/C Ratio	0.084	-	0.1	0.03	-	-
HCM Ctrl Dly (s/v)	7.6	0	11.4	8.7	-	-
HCM Lane LOS	A	A	B	A	-	-
HCM 95th %tile Q(veh)	0.3	-	0.3	0.1	-	-

Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	54	0	3	0	0	0	3	66	0	0	31	3
Future Vol, veh/h	54	0	3	0	0	0	3	66	0	0	31	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	62	0	3	0	0	0	3	76	0	0	36	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	120	120	37	118	122	76	39	0	0	76	0	0
Stage 1	37	37	-	83	83	-	-	-	-	-	-	-
Stage 2	83	83	-	36	39	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	855	770	1035	857	769	985	1571	-	-	1523	-	-
Stage 1	978	864	-	925	826	-	-	-	-	-	-	-
Stage 2	925	826	-	980	862	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	853	768	1035	853	767	985	1571	-	-	1523	-	-
Mov Cap-2 Maneuver	853	768	-	853	767	-	-	-	-	-	-	-
Stage 1	978	864	-	923	824	-	-	-	-	-	-	-
Stage 2	923	824	-	977	862	-	-	-	-	-	-	-

Approach	EB	WB	NE	SW
HCM Ctrl Dly, s/v	9.52	0	0.32	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NEL	NET	NER	EBLn1	WBLn1	SWL	SWT	SWR
Capacity (veh/h)	78	-	-	861	-	1523	-	-
HCM Lane V/C Ratio	0.002	-	-	0.076	-	-	-	-
HCM Ctrl Dly (s/v)	7.3	0	-	9.5	0	0	-	-
HCM Lane LOS	A	A	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	-	0	-	-

Intersection	
Int Delay, s/veh	5.2

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	56	27	61	5	4	90
Future Vol, veh/h	56	27	61	5	4	90
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	62	30	68	6	4	100

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	196	54	104	0	-	0
Stage 1	54	-	-	-	-	-
Stage 2	141	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	793	1013	1487	-	-	-
Stage 1	968	-	-	-	-	-
Stage 2	886	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	757	1013	1487	-	-	-
Mov Cap-2 Maneuver	757	-	-	-	-	-
Stage 1	924	-	-	-	-	-
Stage 2	886	-	-	-	-	-

Approach	SE	NE	SW
HCM Ctrl Dly, s/v	9.69	6.97	0
HCM LOS	A		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SELn2	SWT	SWR
Capacity (veh/h)	1482	-	757	1013	-	-
HCM Lane V/C Ratio	0.046	-	0.082	0.03	-	-
HCM Ctrl Dly (s/v)	7.5	0	10.2	8.7	-	-
HCM Lane LOS	A	A	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.3	0.1	-	-

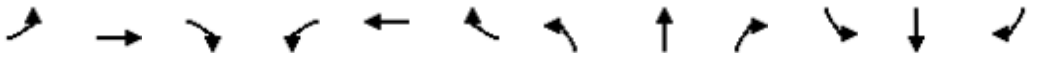
Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	0	66	0	0	31
Future Vol, veh/h	0	0	66	0	0	31
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	76	0	0	36

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	111	76	0	0	76	0
Stage 1	76	-	-	-	-	-
Stage 2	36	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	885	985	-	-	1523	-
Stage 1	947	-	-	-	-	-
Stage 2	987	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	885	985	-	-	1523	-
Mov Cap-2 Maneuver	885	-	-	-	-	-
Stage 1	947	-	-	-	-	-
Stage 2	987	-	-	-	-	-

Approach	WB	NE	SW
HCM Ctrl Dly, s/v	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NET	NER	WBLn1	SWL	SWT
Capacity (veh/h)	-	-	-	1523	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Ctrl Dly (s/v)	-	-	0	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-



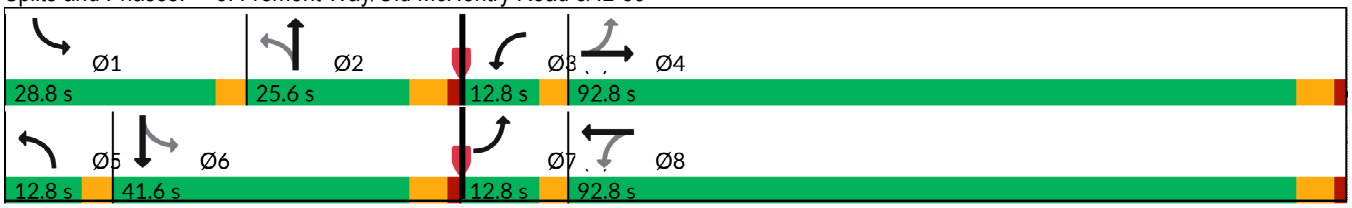
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	46	720	27	57	1188	239	27	68	81	163	58	35
Future Volume (vph)	46	720	27	57	1188	239	27	68	81	163	58	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	105		0	105		0	0		0	230		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	130			205			25			145		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.995			0.975			0.918			0.944	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3522	0	1770	3451	0	1770	1710	0	1770	1758	0
Flt Permitted	0.084			0.298			0.695			0.329		
Satd. Flow (perm)	156	3522	0	555	3451	0	1295	1710	0	613	1758	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			23			31			17	
Link Speed (mph)		45			45			25			30	
Link Distance (ft)		1002			485			280			1528	
Travel Time (s)		15.2			7.3			7.6			34.7	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	47	742	28	59	1225	246	28	70	84	168	60	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	47	770	0	59	1471	0	28	154	0	168	96	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		

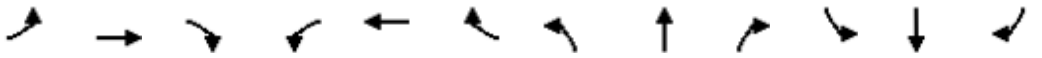
Lanes, Volumes, Timings
3: Fremont Way/Old McHentry Road & IL-53 03/10/2026

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4		3	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	8.0	58.0		8.0	58.0		8.0	16.0		18.0	26.0	
Total Split (s)	12.8	92.8		12.8	92.8		12.8	25.6		28.8	41.6	
Total Split (%)	8.0%	58.0%		8.0%	58.0%		8.0%	16.0%		18.0%	26.0%	
Maximum Green (s)	9.3	86.8		9.3	86.8		9.3	19.6		25.3	35.6	
Yellow Time (s)	3.5	4.5		3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	C-Min	Max		C-Min	Max		None	None		None	None	
Act Effct Green (s)	108.6	88.7		109.4	89.1		26.4	16.5		40.5	30.9	
Actuated g/C Ratio	0.68	0.55		0.68	0.56		0.17	0.10		0.25	0.19	
v/c Ratio	0.17	0.39		0.11	0.76		0.12	0.75		0.59	0.27	
Control Delay (s/veh)	10.3	21.1		9.4	30.2		43.5	77.5		56.5	46.4	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	10.3	21.1		9.4	30.2		43.5	77.5		56.5	46.4	
LOS	B	C		A	C		D	E		E	D	
Approach Delay (s/veh)		20.5			29.4			72.2			52.9	
Approach LOS		C			C			E			D	
Queue Length 50th (ft)	14	237		18	607		23	129		148	74	
Queue Length 95th (ft)	35	293		42	718		47	208		204	126	
Internal Link Dist (ft)		922			405			200			1448	
Turn Bay Length (ft)	105			105						230		
Base Capacity (vph)	283	1953		515	1931		257	241		337	404	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.17	0.39		0.11	0.76		0.11	0.64		0.50	0.24	

Intersection Summary			
Area Type:	Other		
Cycle Length: 160			
Actuated Cycle Length: 160			
Offset: 113.6 (71%), Referenced to phase 3:WBL and 7:EBL, Start of Green			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.76			
Intersection Signal Delay (s/veh): 31.8		Intersection LOS: C	
Intersection Capacity Utilization 78.0%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 3: Fremont Way/Old McHentry Road & IL-53



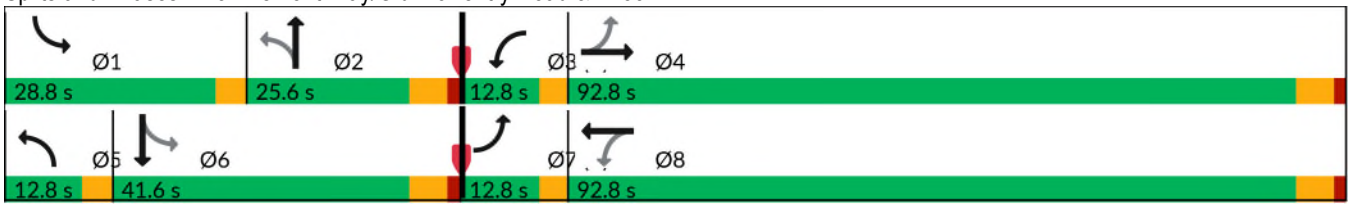


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	46	720	17	29	1188	239	16	46	47	163	39	35
Future Volume (vph)	46	720	17	29	1188	239	16	46	47	163	39	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	105		0	105		0	0		0	230		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	130			205			25			145		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.996			0.975			0.924			0.929	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3525	0	1770	3451	0	1770	1721	0	1770	1730	0
Flt Permitted	0.083			0.308			0.708			0.476		
Satd. Flow (perm)	155	3525	0	574	3451	0	1319	1721	0	887	1730	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		2			23			26			26	
Link Speed (mph)		45			45			25			30	
Link Distance (ft)		1002			485			582			1528	
Travel Time (s)		15.2			7.3			15.9			34.7	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	47	742	18	30	1225	246	16	47	48	168	40	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	47	760	0	30	1471	0	16	95	0	168	76	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4		3	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	8.0	58.0		8.0	58.0		8.0	16.0		18.0	26.0	
Total Split (s)	12.8	92.8		12.8	92.8		12.8	25.6		28.8	41.6	
Total Split (%)	8.0%	58.0%		8.0%	58.0%		8.0%	16.0%		18.0%	26.0%	
Maximum Green (s)	9.3	86.8		9.3	86.8		9.3	19.6		25.3	35.6	
Yellow Time (s)	3.5	4.5		3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	C-Min	Max		C-Min	Max		None	None		None	None	
Act Effct Green (s)	113.4	89.6		112.3	89.1		21.3	12.2		36.6	29.7	
Actuated g/C Ratio	0.71	0.56		0.70	0.56		0.13	0.08		0.23	0.19	
v/c Ratio	0.15	0.38		0.05	0.76		0.08	0.61		0.55	0.22	
Control Delay (s/veh)	8.6	20.5		8.0	30.2		45.8	68.0		58.2	37.5	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	8.6	20.5		8.0	30.2		45.8	68.0		58.2	37.5	
LOS	A	C		A	C		D	E		E	D	
Approach Delay (s/veh)		19.8			29.8			64.8			51.8	
Approach LOS		B			C			E			D	

Intersection Summary			
Area Type:	Other		
Cycle Length: 160			
Actuated Cycle Length: 160			
Offset: 113.6 (71%), Referenced to phase 3:WBL and 7:EBL, Start of Green			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.76			
Intersection Signal Delay (s/veh): 30.2		Intersection LOS: C	
Intersection Capacity Utilization 66.2%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 3: Fremont Way/Old McHentry Road & IL-53



Intersection	
Int Delay, s/veh	5.4

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	44	41	95	10	27	81
Future Vol, veh/h	44	41	95	10	27	81
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	55	51	119	13	34	101

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	334	84	135	0	-	0
Stage 1	84	-	-	-	-	-
Stage 2	250	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	661	975	1449	-	-	-
Stage 1	939	-	-	-	-	-
Stage 2	792	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	606	975	1449	-	-	-
Mov Cap-2 Maneuver	606	-	-	-	-	-
Stage 1	861	-	-	-	-	-
Stage 2	792	-	-	-	-	-

Approach	SE	NE	SW
HCM Ctrl Dly, s/v	10.26	6.97	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SELn2	SWT	SWR
Capacity (veh/h)	1439	-	606	975	-	-
HCM Lane V/C Ratio	0.082	-	0.091	0.053	-	-
HCM Ctrl Dly (s/v)	7.7	0	11.5	8.9	-	-
HCM Lane LOS	A	A	B	A	-	-
HCM 95th %tile Q(veh)	0.3	-	0.3	0.2	-	-

Intersection	
Int Delay, s/veh	4.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	71	0	4	0	0	0	3	34	0	0	65	3
Future Vol, veh/h	71	0	4	0	0	0	3	34	0	0	65	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	87	0	5	0	0	0	4	41	0	0	79	4

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	130	130	81	128	132	41	83	0	0	41	0	0
Stage 1	81	81	-	49	49	-	-	-	-	-	-	-
Stage 2	49	49	-	79	83	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	843	761	979	845	759	1029	1514	-	-	1568	-	-
Stage 1	927	828	-	964	854	-	-	-	-	-	-	-
Stage 2	964	854	-	929	826	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	841	759	979	839	757	1029	1514	-	-	1568	-	-
Mov Cap-2 Maneuver	841	759	-	839	757	-	-	-	-	-	-	-
Stage 1	927	828	-	962	852	-	-	-	-	-	-	-
Stage 2	962	852	-	925	826	-	-	-	-	-	-	-

Approach	EB	WB	NE	SW
HCM Ctrl Dly, s/v	9.76	0	0.6	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NEL	NET	NER	EBLn1	WBLn1	SWL	SWT	SWR
Capacity (veh/h)	146	-	-	847	-	1568	-	-
HCM Lane V/C Ratio	0.002	-	-	0.108	-	-	-	-
HCM Ctrl Dly (s/v)	7.4	0	-	9.8	0	0	-	-
HCM Lane LOS	A	A	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	-	0	-	-

Intersection	
Int Delay, s/veh	4.5

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	44	41	28	6	24	81
Future Vol, veh/h	44	41	28	6	24	81
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	55	51	35	8	30	101

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	158	81	131	0	-	0
Stage 1	81	-	-	-	-	-
Stage 2	78	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	833	979	1454	-	-	-
Stage 1	943	-	-	-	-	-
Stage 2	946	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	813	979	1454	-	-	-
Mov Cap-2 Maneuver	813	-	-	-	-	-
Stage 1	920	-	-	-	-	-
Stage 2	946	-	-	-	-	-

Approach	SE	NE	SW
HCM Ctrl Dly, s/v	9.33	6.21	0
HCM LOS	A		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SELn2	SWT	SWR
Capacity (veh/h)	1448	-	813	979	-	-
HCM Lane V/C Ratio	0.024	-	0.068	0.052	-	-
HCM Ctrl Dly (s/v)	7.5	0	9.7	8.9	-	-
HCM Lane LOS	A	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.2	0.2	-	-

Intersection	
Int Delay, s/veh	0

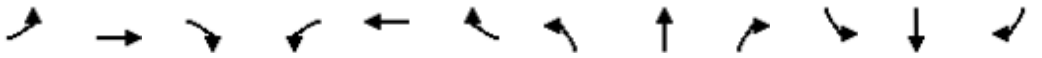
Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	0	34	4	0	65
Future Vol, veh/h	0	0	34	4	0	65
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	41	5	0	79

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	123	44	0	0	46	0
Stage 1	44	-	-	-	-	-
Stage 2	79	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	872	1026	-	-	1561	-
Stage 1	979	-	-	-	-	-
Stage 2	944	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	872	1026	-	-	1561	-
Mov Cap-2 Maneuver	872	-	-	-	-	-
Stage 1	979	-	-	-	-	-
Stage 2	944	-	-	-	-	-

Approach	WB	NE	SW
HCM Ctrl Dly, s/v	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NET	NER	WBLn1	SWL	SWT
Capacity (veh/h)	-	-	-	1561	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Ctrl Dly (s/v)	-	-	0	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	36	1223	19	41	716	86	35	63	107	309	78	28
Future Volume (vph)	36	1223	19	41	716	86	35	63	107	309	78	28
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	105		0	105		0	0		0	230		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	130			205			25			145		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.998			0.984			0.906			0.960	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3532	0	1770	3483	0	1770	1688	0	1770	1788	0
Flt Permitted	0.271			0.122			0.686			0.247		
Satd. Flow (perm)	505	3532	0	227	3483	0	1278	1688	0	460	1788	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		1			12			41			10	
Link Speed (mph)		45			45			25			30	
Link Distance (ft)		1002			485			259			1528	
Travel Time (s)		15.2			7.3			7.1			34.7	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	38	1274	20	43	746	90	36	66	111	322	81	29
Shared Lane Traffic (%)												
Lane Group Flow (vph)	38	1294	0	43	836	0	36	177	0	322	110	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		

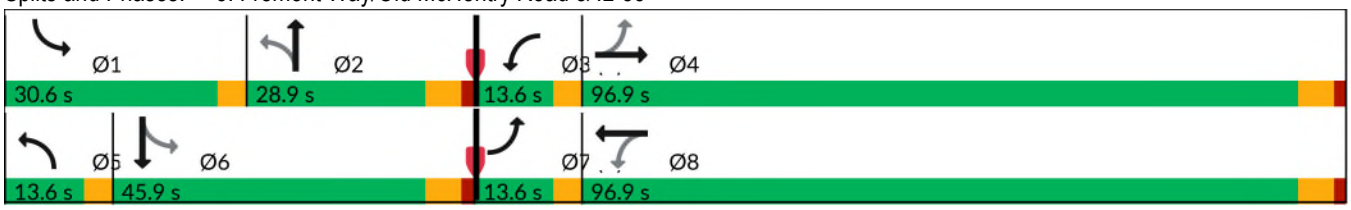


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4		3	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	8.0	57.0		8.0	57.0		8.0	17.0		18.0	27.0	
Total Split (s)	13.6	96.9		13.6	96.9		13.6	28.9		30.6	45.9	
Total Split (%)	8.0%	57.0%		8.0%	57.0%		8.0%	17.0%		18.0%	27.0%	
Maximum Green (s)	10.1	90.9		10.1	90.9		10.1	22.9		27.1	39.9	
Yellow Time (s)	3.5	4.5		3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	C-Min	Max		C-Min	Max		None	None		None	None	
Act Effct Green (s)	108.3	94.0		108.6	94.2		28.8	18.4		51.1	39.0	
Actuated g/C Ratio	0.64	0.55		0.64	0.55		0.17	0.11		0.30	0.23	
v/c Ratio	0.09	0.66		0.17	0.43		0.15	0.81		0.94	0.26	
Control Delay (s/veh)	11.9	29.0		12.9	22.8		43.4	82.9		85.8	50.5	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	11.9	29.0		12.9	22.8		43.4	82.9		85.8	50.5	
LOS	B	C		B	C		D	F		F	D	
Approach Delay (s/veh)		28.5			22.4			76.2			76.8	
Approach LOS		C			C			E			E	
Queue Length 50th (ft)	15	530		17	280		29	153		310	94	
Queue Length 95th (ft)	32	621		36	340		58	242		#449	154	
Internal Link Dist (ft)		922			405			179			1448	
Turn Bay Length (ft)	105			105						230		
Base Capacity (vph)	417	1952		261	1934		262	262		347	429	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.09	0.66		0.16	0.43		0.14	0.68		0.93	0.26	

Intersection Summary			
Area Type:	Other		
Cycle Length: 170			
Actuated Cycle Length: 170			
Offset: 78.9 (46%), Referenced to phase 3:WBL and 7:EBL, Start of Green			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.94			
Intersection Signal Delay (s/veh): 37.5		Intersection LOS: D	
Intersection Capacity Utilization 74.7%		ICU Level of Service D	
Analysis Period (min) 15			

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: Fremont Way/Old McHentry Road & IL-53



Intersection	
Int Delay, s/veh	5.8

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	58	28	113	9	8	92
Future Vol, veh/h	58	28	113	9	8	92
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	64	31	126	10	9	102

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	321	60	111	0	-	0
Stage 1	60	-	-	-	-	-
Stage 2	261	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	672	1005	1479	-	-	-
Stage 1	963	-	-	-	-	-
Stage 2	783	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	615	1005	1479	-	-	-
Mov Cap-2 Maneuver	615	-	-	-	-	-
Stage 1	880	-	-	-	-	-
Stage 2	783	-	-	-	-	-

Approach	SE	NE	SW
HCM Ctrl Dly, s/v	10.61	7.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SELn2	SWT	SWR
Capacity (veh/h)	1471	-	615	1005	-	-
HCM Lane V/C Ratio	0.085	-	0.105	0.031	-	-
HCM Ctrl Dly (s/v)	7.7	0	11.5	8.7	-	-
HCM Lane LOS	A	A	B	A	-	-
HCM 95th %tile Q(veh)	0.3	-	0.3	0.1	-	-

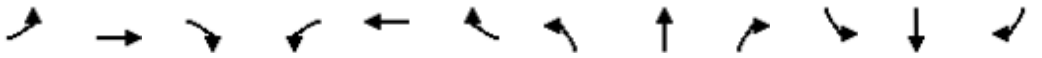
Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	54	0	3	0	0	0	3	68	0	0	33	3
Future Vol, veh/h	54	0	3	0	0	0	3	68	0	0	33	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	62	0	3	0	0	0	3	78	0	0	38	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	125	125	40	123	126	78	41	0	0	78	0	0
Stage 1	40	40	-	85	85	-	-	-	-	-	-	-
Stage 2	85	85	-	38	41	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	849	766	1032	852	764	982	1568	-	-	1520	-	-
Stage 1	975	862	-	923	824	-	-	-	-	-	-	-
Stage 2	923	824	-	977	860	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	847	764	1032	847	762	982	1568	-	-	1520	-	-
Mov Cap-2 Maneuver	847	764	-	847	762	-	-	-	-	-	-	-
Stage 1	975	862	-	921	822	-	-	-	-	-	-	-
Stage 2	921	822	-	974	860	-	-	-	-	-	-	-

Approach	EB	WB	NE	SW
HCM Ctrl Dly, s/v	9.56	0	0.31	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NEL	NET	NER	EBLn1	WBLn1	SWL	SWT	SWR
Capacity (veh/h)	76	-	-	855	-	1520	-	-
HCM Lane V/C Ratio	0.002	-	-	0.077	-	-	-	-
HCM Ctrl Dly (s/v)	7.3	0	-	9.6	0	0	-	-
HCM Lane LOS	A	A	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	-	0	-	-



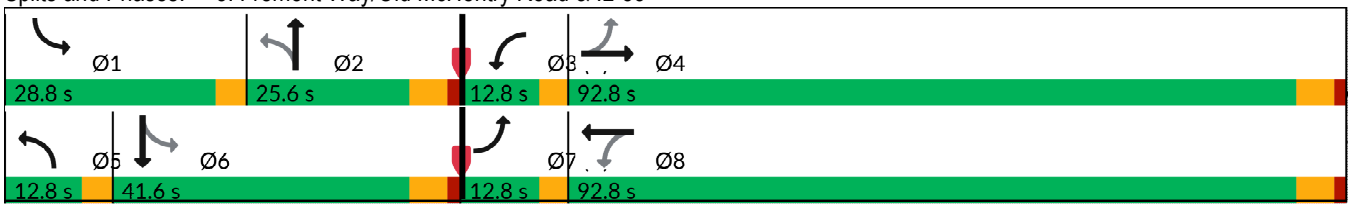
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	47	750	28	58	1226	252	28	69	82	174	59	36
Future Volume (vph)	47	750	28	58	1226	252	28	69	82	174	59	36
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	105		0	105		0	0		0	230		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	130			205			25			145		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.995			0.974			0.918			0.943	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3522	0	1770	3447	0	1770	1710	0	1770	1757	0
Flt Permitted	0.072			0.285			0.694			0.318		
Satd. Flow (perm)	134	3522	0	531	3447	0	1293	1710	0	592	1757	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			24			31			18	
Link Speed (mph)		45			45			25			30	
Link Distance (ft)		1002			485			280			1528	
Travel Time (s)		15.2			7.3			7.6			34.7	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	48	773	29	60	1264	260	29	71	85	179	61	37
Shared Lane Traffic (%)												
Lane Group Flow (vph)	48	802	0	60	1524	0	29	156	0	179	98	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		

Lanes, Volumes, Timings
3: Fremont Way/Old McHentry Road & IL-53 03/04/2026

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4		3	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	8.0	58.0		8.0	58.0		8.0	16.0		18.0	26.0	
Total Split (s)	12.8	92.8		12.8	92.8		12.8	25.6		28.8	41.6	
Total Split (%)	8.0%	58.0%		8.0%	58.0%		8.0%	16.0%		18.0%	26.0%	
Maximum Green (s)	9.3	86.8		9.3	86.8		9.3	19.6		25.3	35.6	
Yellow Time (s)	3.5	4.5		3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	C-Min	Max		C-Min	Max		None	None		None	None	
Act Effct Green (s)	107.9	88.6		108.7	89.0		26.3	16.4		41.2	31.6	
Actuated g/C Ratio	0.67	0.55		0.68	0.56		0.16	0.10		0.26	0.20	
v/c Ratio	0.18	0.41		0.12	0.79		0.12	0.77		0.62	0.27	
Control Delay (s/veh)	10.8	21.4		9.6	31.6		43.3	79.2		57.1	45.6	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	10.8	21.4		9.6	31.6		43.3	79.2		57.1	45.6	
LOS	B	C		A	C		D	E		E	D	
Approach Delay (s/veh)		20.8			30.8			73.6			53.1	
Approach LOS		C			C			E			D	
Queue Length 50th (ft)	15	250		19	648		23	131		157	74	
Queue Length 95th (ft)	36	309		42	765		48	212		217	128	
Internal Link Dist (ft)		922			405			200			1448	
Turn Bay Length (ft)	105			105						230		
Base Capacity (vph)	263	1951		493	1928		255	239		338	404	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.18	0.41		0.12	0.79		0.11	0.65		0.53	0.24	

Intersection Summary			
Area Type:	Other		
Cycle Length: 160			
Actuated Cycle Length: 160			
Offset: 113.6 (71%), Referenced to phase 3:WBL and 7:EBL, Start of Green			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.79			
Intersection Signal Delay (s/veh): 32.7		Intersection LOS: C	
Intersection Capacity Utilization 79.8%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 3: Fremont Way/Old McHentry Road & IL-53



Memorandum

TO: Ms. Kristi Noonan
Children's Lighthouse

FROM: Stephen B. Corcoran, PE, PTOE
Director of Traffic Engineering

DATE: March 17, 2026

RE: Traffic Study Review #1 Responses
Children's Lighthouse
Long Grove, Illinois

This memorandum provides responses to the comments on the Children's Lighthouse traffic study by Gewalt Hamilton Associates in their letter of March 2, 2026. Their comments and EEA's responses follow:

1. The TIS is in conformance with the guidelines published by the Institute of Transportation Engineers ("ITE"). **Response: None required.**

2. The cover date of report is February 10, 2026, while individual pages of the report are dated January 30, 2026**. Response: Dates updated.**

3. The introduction paragraph, as well as the roadway characteristics, refer to a terminal vs a daycare facility. This needs to be updated. **Response: Text revised.**

4. As documented in the TIS, Fremont Way is under the jurisdiction of the Village of Buffalo Grove. The TIS needs to be submitted to the Village of Buffalo Grove for approval; the applicant should provide copies of all correspondence with Buffalo Grove. **Response: The report has not been submitted as of this date. Coordination with the Village of Buffalo Grove will occur shortly.**

5. We generally concur with the description of the surrounding land uses and traffic control. **Response: None required.**

6. Trip Generations are based on expected volumes provided by the operator in lieu of utilizing national data published by the ITE in the current manual Trip Generation. As such, the EEA study considers only 70% of the AM Peak Hour traffic and 85% of the PM Peak Hour traffic that would be expected based on the ITE Data for the expected student enrollment. The applicant should provide additional backup for their trip estimates. **Response: Additional backup from five Children Lighthouse locations with week-long data has been added to the report. Actual user data is preferred over ITE national averages.**

7. The directional distribution in Table 2 does not match the directional distribution illustrated in Figure 4. **Response: Table 2 revised.**

8. The TIS does not provide queue calculations or information for the Peak Periods at the Fremont Way intersection with IL Route 53. This data should be provided to determine if left turns exiting the north Fremont access will conflict with queued vehicles at the signal. **Response: Queue data added. This drive in now inbound only so the concern is no longer applicable.**

9. Point #1 of the Summary of Recommendations (page 1) states there is no change in Level of Service anticipated. However, Table 4 indicates that in the Site + Existing scenario (so no additional growth considered) the morning peak LOS for northbound through-right movements changes from E to F. **Response:** **Response: Noted, the comment related to total intersection delay changes.**

10. Point #1 of the EEA Summary of Recommendations (page 1) states increase in vehicular delay is less than 2 seconds per vehicle. However, Table 4 indicates that in the Site + Existing scenario (so no additional growth considered) the morning peak delay for northbound through-right movements increases from 70.7 seconds/vehicle to 82.3 seconds per vehicle and the same movement during the evening peak increases from 68.0 seconds per vehicle to 77.5 seconds per vehicle. **Response: Noted, the comment related to intersection delay changes.**

11. EEA references ITE data to justify the proposed parking supply. The applicant should provide additional data as to the parking demand / supply at the other locations referenced for trip generation data. **Response: Using the data points from the other locations, at peak times up to 36 parent vehicles would enter the site in one hour and generate at most 10 parked vehicles at any given time. Add to this the maximum employees parking of 40 vehicles, the peak demand is 50 vehicles which is less than the ITE or Code requirements.**

12. Please provide the site plan showing 61, or 62, parking spaces noted in the TIS. **Response: Site plan attached with 62 parking spaces**

13. The TIS does not address drop-off or pick-up operations of the proposed Daycare. If parents are required to usher students into the building and sign them in, short term parking for that operation should be reserved near the main entrance. **Response: Parents will park and walk their children to and from the building and sign them in or out. The spaces along the east side of the building are for parent parking. Staff will park in the west lot. Text added to report.**