

ORDINANCE NO. 2260-23

AN ORDINANCE GRANTING AN AMENDMENT TO THE SPECIAL USE PERMIT FOR THE HAWTHORN WOODS COUNTRY CLUB FOR: I) APPROVAL OF PRELIMINARY PLATS OF SUBDIVISION FOR PHASE 5 AND PHASE 6 AND II) APPROVAL OF AN AMENDMENT TO THE SPECIAL USE PLANNED DEVELOPMENT FOR THE HAWTHORN WOODS COUNTRY CLUB FOR THE PROPOSED PRELIMINARY RE-PLAN AND RE-PLAT OF PHASE 5 (FROM 18 TO 29 LOTS) AND PHASE 6 (FROM 36 TO 58 LOTS) AS SET FORTH ON THE PLANS AND MATERIALS SUBMITTED WITH THE APPLICATION, – TOLL IL HWCC, L.P.

WHEREAS, on or about September 20, 2022, Toll IL HWCC, L.P., as applicant (“Applicant”), filed an application for an amendment to the special use permit for: i) approval of Preliminary Plats of Subdivision for Phase 5 and Phase 6 and ii) approval of an amendment to the special use planned development for the Hawthorn Woods Country Club for the proposed preliminary re-plan and re-plat of Phase 5 (from 18 to 29 lots) and Phase 6 (from 36 to 58 lots) as set forth on the plans and materials submitted with the application on the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, Toll IL HWCC, L.P. and certain other parties previously entered into that certain Annexation and Development Agreement with the Village of Hawthorn Woods recorded in the Office of Lake County Recorder on May 30, 2003, as Document No. 5251985, (the “Annexation Agreement”) regarding residential development of the Hawthorn Woods Country Club Subdivision; and,

WHEREAS, the Annexation Agreement, as amended, expired on May 30, 2023; and,

WHEREAS, the special use permit for planned development incorporates the terms of the Annexation Agreement by reference; and,

WHEREAS, the Applicant’s Preliminary Plat of Subdivision for Phase 5 prepared by Manhard Consulting, Ltd. and dated June 23, 2023 for the re-platting of Phase 5 in the Hawthorn

Woods County Club Subdivision is attached as Exhibit “B” and incorporated herein (“Preliminary Plat- Phase 5”).

WHEREAS, the Applicant’s Preliminary Plat of Subdivision for Phase 6 prepared by Manhard Consulting, Ltd. and dated May 22, 2023 for the re-platting of Phase 6 in the Hawthorn Woods County Club Subdivision is attached as Exhibit “C” and incorporated herein (“Preliminary Plat- Phase 6”); and,

WHEREAS, the Applicant’s Preliminary Engineering Plans prepared by Manhard Consulting Ltd. and dated February 14, 2023, which plans shall be updated consistent with the changes to the Preliminary Plat- Phase 5 and Preliminary Plat- Phase 6, are attached as Exhibit “D” and incorporated herein; and,

WHEREAS, the Applicant’s Preliminary Landscaping Plans prepared by Manhard Consulting Ltd. and dated May 26, 2023, which plans shall be updated consistent with the changes to the Preliminary Plat- Phase 5 and Preliminary Plat- Phase 6, are attached as Exhibit “E” and incorporated herein; and,

WHEREAS, the Architectural, Landscaping, and Development Standards for development of the Subject Realty are attached as Exhibit “F” and incorporated herein; and,

WHEREAS, Exhibit “B”, Exhibit “C”, Exhibit “D”, Exhibit “E”, and Exhibit “F”, shall hereinafter collectively be referred to as the “Plans”.

WHEREAS, Notice of Public Hearing with respect to the application was published on or about April 5, 2023, in the Daily Herald, being a newspaper having general circulation within the

Village of Hawthorn Woods, all as required by the statutes of the State of Illinois and the ordinances of the Village, and,

WHEREAS, all other notices required by the statutes of the State of Illinois and the ordinances of the Village have been given; and,

WHEREAS, pursuant to said Notice, the Planning, Building, and Zoning Commission of the Village of Hawthorn Woods conducted a Public Hearing regarding the application on or about April 25, 2023 and June 13, 2023, all as required by the statutes of the State of Illinois and the ordinances of the Village; and,

WHEREAS, the Planning, Building, and Zoning Commission forwarded its recommendations, to the Mayor and Board of Trustees on or about June 13, 2023, and,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Hawthorn Woods, Lake County, Illinois, as follows:

SECTION ONE: That approval is hereby granted of the Preliminary Plat of Subdivision for Phase 5 prepared by Manhard Consulting, Ltd. and dated June 23, 2023 and the Preliminary Plat of Subdivision for Phase 6 prepared by Manhard Consulting, Ltd. and dated May 22, 2023, attached hereto as Exhibit “B” and Exhibit “C”, respectively.

SECTION TWO: That there is hereby granted an amendment to the special use permit for planned development for i) the approval of the Preliminary Engineering Plans attached hereto as Exhibit “D”; ii) the approval of the Preliminary Landscaping Plans attached hereto as Exhibit “E”; iii) the approval of the Architectural, Landscaping, and Development Standards attached as Exhibit “F”.

SECTION THREE: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of the Ordinance are, to the extent of such conflict, expressly superseded.

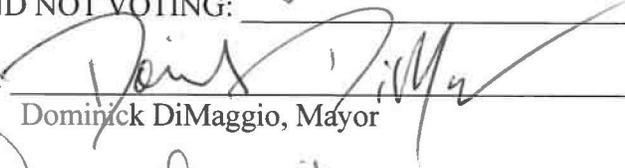
SECTION FOUR: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

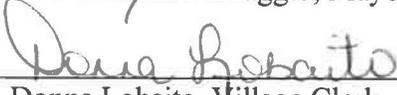
The foregoing Ordinance was passed by a roll call vote as follows:

AYES: Lycreek, Hurst, DiMaggio

NAYS: Kaiser, Bauer

Abstain: McCarthy, Kaman

ABSENT AND NOT VOTING: _____
APPROVED: 
Dominick DiMaggio, Mayor

ATTEST: 
Donna Lobaito, Village Clerk

PASSED: June 26, 2023

APPROVED: June 26, 2023

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF HAWTHORN WOODS COUNTRY CLUB PHASE 5

LOTS 331 THRU 348 AND OUTLOT T1 IN HAWTHORN WOODS COUNTRY CLUB PHASE 5, BEING A RESUBDIVISION OF OUTLOT GG AND OUTLOT JJ IN HAWTHORN WOODS COUNTRY CLUB PHASE 2 RECORDED AS DOCUMENT 5804408, BEING A SUBDIVISION IN PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 10 AND PART OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 10 AND PART OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 10 AND PART OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 6323454, IN LAKE COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF HAWTHORN WOODS COUNTRY CLUB PHASE 6

OUTLOT FF IN HAWTHORN WOODS COUNTRY CLUB PHASE 2, BEING A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 10 AND PART OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 10 AND PART OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 10 AND PART OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 5804408 IN LAKE COUNTY, ILLINOIS.

PIN #s and Addresses

Phase 5 Parcels

10-33-104-039; 6 River Highlands Dr., Hawthorn Woods, IL 60047
10-33-104-038; 8 River Highlands Dr., Hawthorn Woods, IL 60047
10-33-104-037; 10 River Highlands Dr., Hawthorn Woods, IL 60047
10-33-104-036; 12 River Highlands Dr., Hawthorn Woods, IL 60047
10-33-104-035; 14 River Highlands Dr., Hawthorn Woods, IL 60047
10-33-104-034; 16 River Highlands Dr., Hawthorn Woods, IL 60047
10-33-104-040; 15 River Highlands Dr., Hawthorn Woods, IL 60047
10-33-104-042; 13 River Highlands Dr., Hawthorn Woods, IL 60047
10-33-104-043; 11 River Highlands Dr.; Hawthorn Woods, IL 60047
10-33-104-041; 0 River Highlands Dr., Hawthorn Woods, IL 60047
10-33-104-045; 5 Bethpage Cir., Hawthorn Woods, IL 60047
10-33-104-049; 7 Bethpage Cir., Hawthorn Woods, IL 60047
10-33-104-050; 9 Bethpage Cir., Hawthorn Woods, IL 60047
10-33-104-051; 10 Bethpage Cir., Hawthorn Woods, IL 60047
10-33-104-052; 8 Bethpage Cir., Hawthorn Woods, IL 60047
10-33-104-048; 6 Bethpage Cir., Hawthorn Woods, IL 60047

10-33-104-047; 4 Bethpage Cir., Hawthorn Woods, IL 60047

10-33-104-046; 2 Bethpage Cir., Hawthorn Woods, IL 60047

10-33-104-044; 1 Bethpage Cir., Hawthorn Woods, IL 60047

Phase 6 Parcels

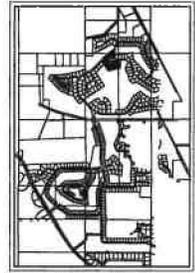
10-33-303-003; 0 Hawthorn Ridge Dr., Hawthorn Woods, IL 60047

14-04-104-003; 0 Tournament Dr. S, Hawthorn Woods, IL 60047

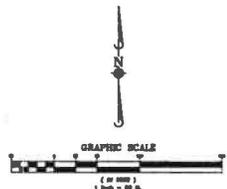
EXHIBIT "B"

PRELIMINARY PLAT
OF
HAWTHORN WOODS
COUNTRY CLUB PHASE 5

THIS IS A REPRESENTATION OF ALL OF HAWTHORN WOODS COUNTRY CLUB PHASE 5, WHICH IS A SUBDIVISION
IN PART OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, AND PART OF SECTION 20, TOWNSHIP 43
NORTH, RANGE 10, AND PART OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 10, AND PART OF SECTION
24, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE WEST PRAIRIE MERIDIAN, LAKE COUNTY, ILLINOIS.



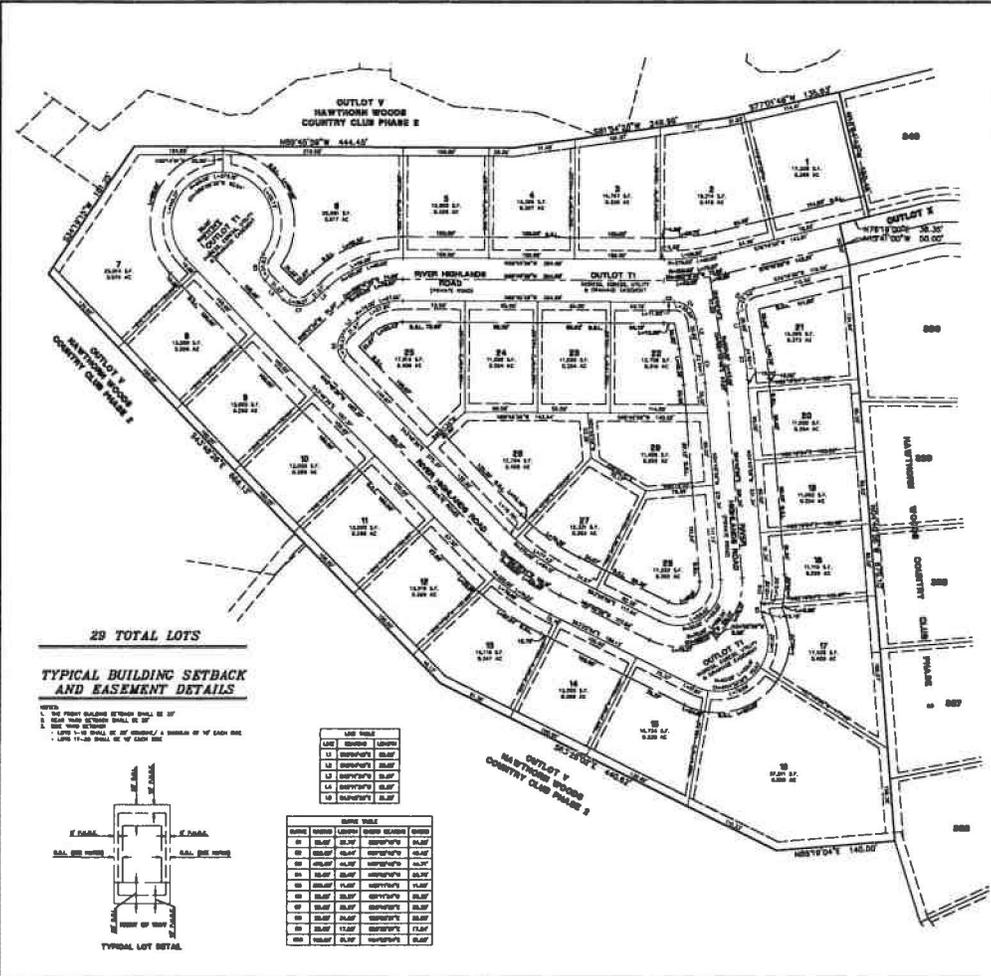
LOCATION MAP
NOT TO SCALE



ABBREVIATIONS
F.A.S. - FENCE VENTURE AND SHEDS CORNER
S.A.L. - SLOPE SETBACK LINE

CRANTOR'S LEGAL DESCRIPTION
LOTS 1 OF THIS PLAT AND SUBJECT TO A PREVIOUSLY RECORDED DEED MADE BY
THE LAND DEVELOPER TO THE ILLINOIS STATE LAND SURVEYOR, A CERTIFIED
SURVEYOR, IN DECEMBER 1998, BEING PART OF A SUBDIVISION OF LAND IN
SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE WEST PRAIRIE MERIDIAN,
LAKE COUNTY, ILLINOIS, AS SHOWN ON A PLAT OF THE SAID DEED RECORDED IN
BOOK 11, PAGE 110.

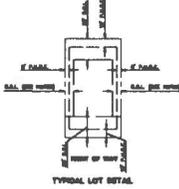
PROPERTY AREA
LOTS - 492,680 SQ. FT. (10.363 ACRES)
TOTAL AREA - 582,575 SQ. FT. (13.252 ACRES)



29 TOTAL LOTS

TYPICAL BUILDING SETBACK
AND EASEMENT DETAILS

- 1. THE FRONT BUILDING SETBACK SHALL BE 30'
- 2. SIDE YARD SETBACK SHALL BE 10'
- 3. REAR YARD SETBACK SHALL BE 10'
- 4. SIDE YARD SETBACK SHALL BE 10'
- 5. REAR YARD SETBACK SHALL BE 10'



LINE	NUMBER	LENGTH	BEARING
1	1.00	10.00	N 00° 00' 00" W
2	2.00	10.00	N 00° 00' 00" W
3	3.00	10.00	N 00° 00' 00" W
4	4.00	10.00	N 00° 00' 00" W
5	5.00	10.00	N 00° 00' 00" W
6	6.00	10.00	N 00° 00' 00" W
7	7.00	10.00	N 00° 00' 00" W
8	8.00	10.00	N 00° 00' 00" W
9	9.00	10.00	N 00° 00' 00" W
10	10.00	10.00	N 00° 00' 00" W
11	11.00	10.00	N 00° 00' 00" W
12	12.00	10.00	N 00° 00' 00" W
13	13.00	10.00	N 00° 00' 00" W
14	14.00	10.00	N 00° 00' 00" W
15	15.00	10.00	N 00° 00' 00" W
16	16.00	10.00	N 00° 00' 00" W
17	17.00	10.00	N 00° 00' 00" W
18	18.00	10.00	N 00° 00' 00" W
19	19.00	10.00	N 00° 00' 00" W
20	20.00	10.00	N 00° 00' 00" W
21	21.00	10.00	N 00° 00' 00" W
22	22.00	10.00	N 00° 00' 00" W
23	23.00	10.00	N 00° 00' 00" W
24	24.00	10.00	N 00° 00' 00" W
25	25.00	10.00	N 00° 00' 00" W
26	26.00	10.00	N 00° 00' 00" W
27	27.00	10.00	N 00° 00' 00" W
28	28.00	10.00	N 00° 00' 00" W
29	29.00	10.00	N 00° 00' 00" W

Manhard CONSULTING

HAWTHORN WOODS COUNTRY CLUB - PHASE 5
VILLAGE OF HAWTHORN WOODS, ILLINOIS
PRELIMINARY PLAT

DATE: 11/11/11
DRAWN BY: J. J. CRANTOR
CHECKED BY: J. J. CRANTOR
SCALE: AS SHOWN

EXHIBIT "C"

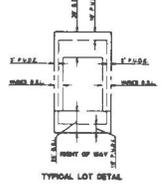
EXHIBIT "D"



29 TOTAL LOTS

TYPICAL BUILDING SETBACK AND EASEMENT DETAILS

NOTES:
 1. ALL FRONT SETBACKS TO BE MEASURED AT THE POINT OF THE FRONT CORNER OF THE LOT.
 2. ALL SIDE SETBACKS TO BE MEASURED AT THE POINT OF THE CORNER.
 3. ALL REAR SETBACKS TO BE MEASURED AT THE POINT OF THE CORNER.



TYPICAL LOT DETAIL

Manhard CONSULTING

HAWTHORN WOODS COUNTRY CLUB - PHASE 5
 VILLAGE OF HAWTHORN WOODS, ILLINOIS
 GENERAL LAYOUT

3 of 7



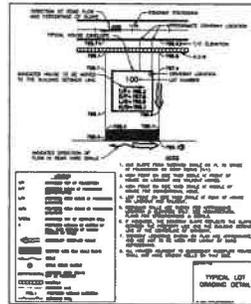
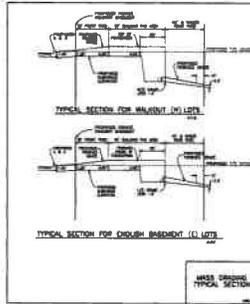
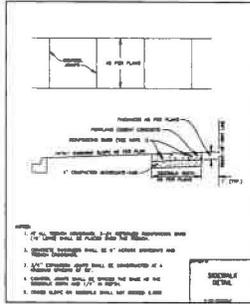
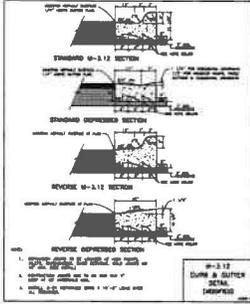
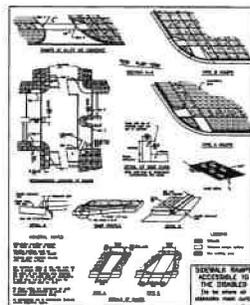
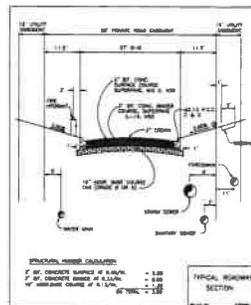
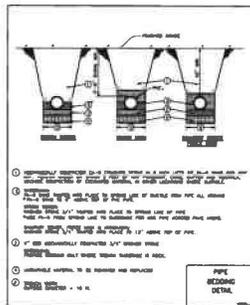
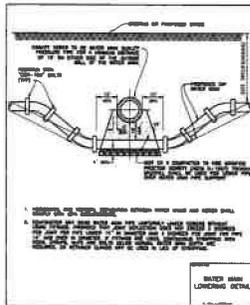
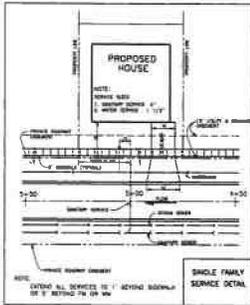
- UTILITY NOTES**
1. ALL UTILITY STRUCTURES ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 2. THE CONTRACTOR SHALL VERIFY ALL L.I.C. (LAWSON-INSURANCE) PLANS TO THE LOCAL PLANNING AND ZONING DEPARTMENT AND SHALL CONTACT THE BOARD OF PLANNING AND ZONING DEPARTMENT TO BE IN CONTACT WITH THE PROPOSED IMPROVEMENTS.
 3. CONTRACTOR SHALL OBTAIN AND VERIFY ALL EXISTING DATA TO THE SITE AND ALL UTILITY LOCATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES AND STRUCTURES FROM ANY UNDERGROUND CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES.
 4. THE CONTRACTOR SHALL MAINTAIN THE ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
 5. ALL EXISTING STRUCTURES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES.
 6. ALL EXISTING UTILITY STRUCTURES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES.
 7. ALL EXISTING UTILITY STRUCTURES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES.
 8. THE CONTRACTOR SHALL MAINTAIN THE ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
 9. ALL EXISTING UTILITY STRUCTURES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES.
 10. CONTRACTOR SHALL MAINTAIN THE ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
 11. EXISTING UTILITY STRUCTURES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES.
 12. THE CONTRACTOR SHALL MAINTAIN THE ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
 13. ALL EXISTING UTILITY STRUCTURES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES.
 14. ALL EXISTING UTILITY STRUCTURES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES.

Manhard CONSULTING
 11111 S. WOODHURST AVE., SUITE 100, CHICAGO, IL 60648
 TEL: 773.334.1111 FAX: 773.334.1112
 WWW.MANHARDCONSULTING.COM

HAWTHORN WOODS COUNTRY CLUB - PHASE 5
 VILLAGE OF HAWTHORN WOODS, ILLINOIS
 UTILITY PLAN

DATE: 11/11/11
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 SCALE: AS SHOWN

5-7
 NUMBER



SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE AND AQUA'S DETAILS, THE VILLAGE AND AQUA'S DETAILS SHALL TAKE PRECEDENCE.

Preliminary Engineering for HAWTHORN WOODS COUNTRY CLUB - PHASE 6 VILLAGE OF HAWTHORN WOODS, ILLINOIS

STANDARD SYMBOLS

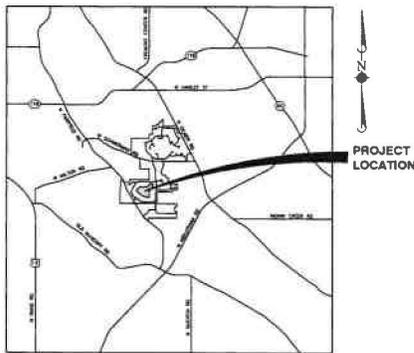
EXISTING	PROPOSED
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98.000' CENTERLINE	98.000' CENTERLINE
99.000' CENTERLINE	99.000' CENTERLINE
100.000' CENTERLINE	100.000' CENTERLINE

ABBREVIATIONS

AL	ALUMINUM	AS	ASBESTOS	ASB	ASBESTOS BOARD
AN	ANODE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
AP	APPLY	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
AR	ARCH	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
AS	ASBESTOS	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
AT	ATMOSPHERE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
AV	AIR VALVE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
AW	AIRWAY	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
AX	AXIS	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
AY	AIR YARD	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
AZ	AIR ZONE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BA	BALANCE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BB	BALANCE BEAM	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BC	BALANCE CANTILEVER	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BD	BALANCE DRAIN	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BE	BALANCE END	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BF	BALANCE FEED	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BG	BALANCE GROUND	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BH	BALANCE HOLE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BI	BALANCE INLET	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BJ	BALANCE JUNCTION	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BK	BALANCE KNOB	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BL	BALANCE LINE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BM	BALANCE MOUNT	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BN	BALANCE NUT	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BO	BALANCE OIL	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BP	BALANCE POINT	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BQ	BALANCE PLATE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BR	BALANCE RAIL	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BS	BALANCE SCALE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BT	BALANCE TANK	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BV	BALANCE VALVE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BW	BALANCE WEIGHT	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BX	BALANCE X	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BY	BALANCE Y	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
BZ	BALANCE Z	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CA	CALCULATE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CB	CALCULATE BALANCE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CC	CALCULATE CENTER	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CD	CALCULATE CENTERLINE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CE	CALCULATE CENTERLINE BALANCE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CF	CALCULATE CENTERLINE BALANCE CENTER	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CG	CALCULATE CENTERLINE BALANCE CENTERLINE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CH	CALCULATE CENTERLINE BALANCE CENTERLINE CENTER	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CI	CALCULATE CENTERLINE BALANCE CENTERLINE CENTERLINE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CJ	CALCULATE CENTERLINE BALANCE CENTERLINE CENTERLINE CENTER	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CK	CALCULATE CENTERLINE BALANCE CENTERLINE CENTERLINE CENTERLINE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CL	CALCULATE CENTERLINE BALANCE CENTERLINE CENTERLINE CENTERLINE CENTER	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CM	CALCULATE CENTERLINE BALANCE CENTERLINE CENTERLINE CENTERLINE CENTERLINE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CN	CALCULATE CENTERLINE BALANCE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTER	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CO	CALCULATE CENTERLINE BALANCE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CP	CALCULATE CENTERLINE BALANCE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTER	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CQ	CALCULATE CENTERLINE BALANCE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CR	CALCULATE CENTERLINE BALANCE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTER	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CS	CALCULATE CENTERLINE BALANCE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CT	CALCULATE CENTERLINE BALANCE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTER	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CU	CALCULATE CENTERLINE BALANCE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CV	CALCULATE CENTERLINE BALANCE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTER	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CW	CALCULATE CENTERLINE BALANCE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CX	CALCULATE CENTERLINE BALANCE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTERLINE CENTER	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CY	CALCULATE CENTERLINE BALANCE CENTERLINE	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD
CZ	CALCULATE CENTERLINE BALANCE CENTERLINE CENTER	ASB	ASBESTOS BOARD	ASB	ASBESTOS BOARD

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES AND SPECIFICATIONS
3	GENERAL LAYOUT - NORTH
4	GENERAL LAYOUT - SOUTH
5	GRADING PLAN - NORTH
6	GRADING PLAN - SOUTH
7	UTILITY PLAN - NORTH
8	UTILITY PLAN - SOUTH
9	CONSTRUCTION DETAILS
10	CONSTRUCTION DETAILS



LOCATION MAP
N.T.S.

OWNER: TOLL BROTHERS
ADDRESS: 196 PENNY ROAD
CITY: SOUTH BARRINGTON, IL
PH: (847) 590-3100

NOTE:

THE TOPOGRAPHY FOR THIS PROJECT IS BASED ON LAKE COUNTY GIS INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.



Manhard
CONSULTING



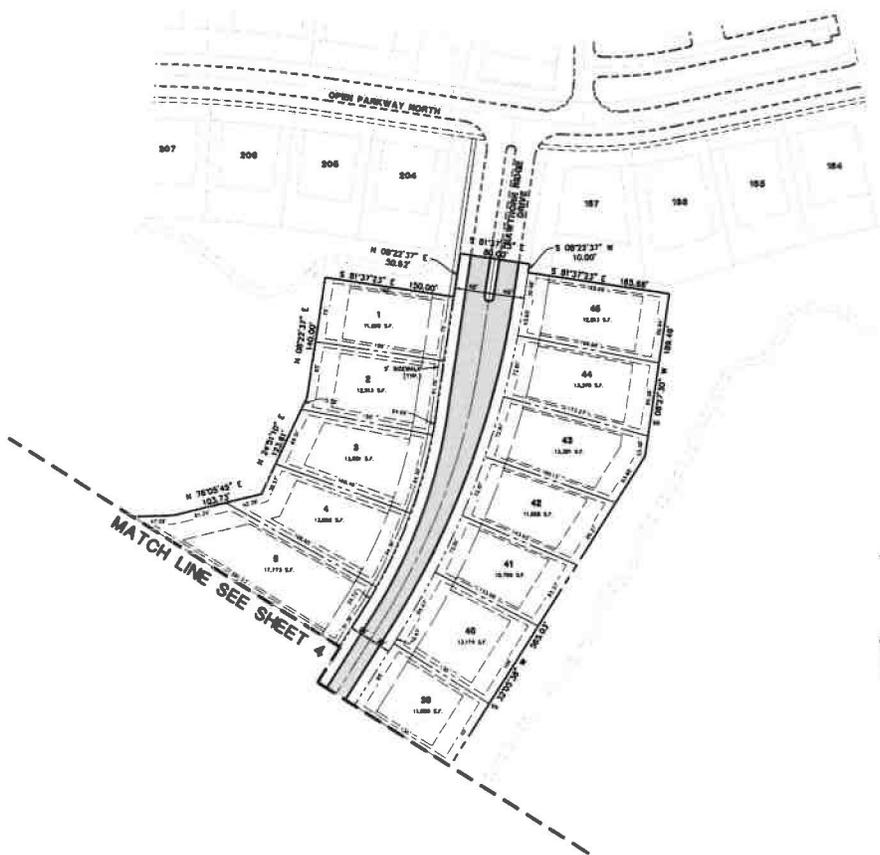
MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

Manhard
CONSULTING

HAWTHORN WOODS COUNTRY CLUB - PHASE 6
VILLAGE OF HAWTHORN WOODS, ILLINOIS

TITLE SHEET

1 - 10

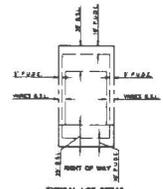


MATCH LINE SEE SHEET A

61 TOTAL LOTS

TYPICAL BUILDING SETBACK AND EASEMENT DETAILS

- 1. THE FRONT BUILDING SETBACK SHALL BE 30'
- 2. THE REAR SETBACK SHALL BE 10' OR 5' IF WITH REARWARD AT THE FRONT YARD SETBACK
- 3. SIDE YARD SETBACK SHALL BE 5'

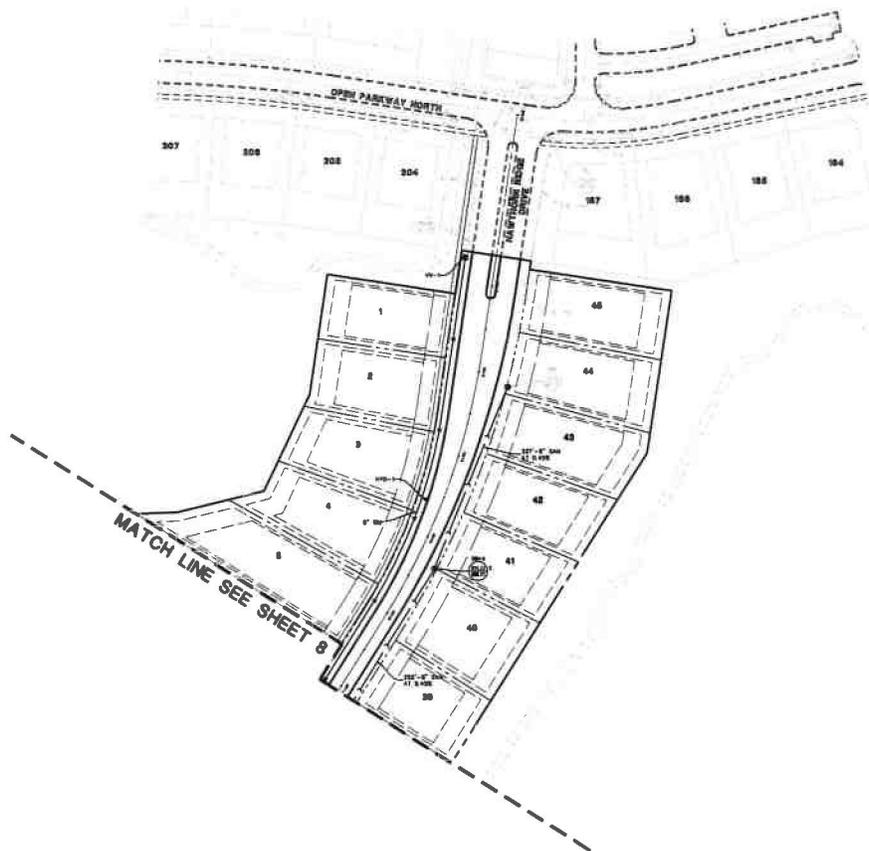


TYPICAL LOT DETAIL
 S.L. - SHALING SETBACK USE
 P.A.S. - PUBLIC UTILITY AND SERVICE EASEMENT

Manhard CONSULTING

HAWTHORN WOODS COUNTRY CLUB - PHASE 6
 VILLAGE OF HAWTHORN WOODS, ILLINOIS
 GENERAL LAYOUT - NORTH

SHEET
3 of **10**



- UTILITY NOTES**
1. ALL UTILITY ENGINEERS ARE TO COVER UP PIPE OR COVER OF STRUCTURE UNLESS PROPOSED WITH.
 2. THE CONTRACTOR SHALL CONTACT ALL ALL (UNDERGROUND) UTILITIES TO BE MAINTAINED OR LOCATED AND SHALL CONTACT THE OTHER UTILITY LOCATED UNLESS AS TO BE CONTACT WITH THE PROPOSED STRUCTURE.
 3. CONTRACTOR SHALL EXCAVE AND VERIFY ALL EXISTING UTILITIES TO BE MAINTAINED OR LOCATED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES TO BE MAINTAINED OR LOCATED. CONTRACTOR SHALL NOTIFY ALL UNDERGROUND UTILITIES TO BE MAINTAINED OR LOCATED. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OF CONFLICT.
 4. THE CONTRACTOR SHALL MAINTAIN THE ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADE.
 5. ALL EXISTING UTILITIES SHALL BE MAINTAINED OR LOCATED IN OR LESS THAN 12" FROM A FINISH GRADE. PROPOSED FINISH GRADE SHALL BE MAINTAINED OR LOCATED FOR FINISH GRADE AND SHALL BE MAINTAINED OR LOCATED IN LARGER, LATEST EDITION.
 6. ALL EXISTING UTILITIES SHALL BE 12" OR LARGER FINISHED GRADE TO TOP OF CURB UNLESS NOTED OTHERWISE.
 7. ALL EXISTING UTILITIES SHALL BE SET TO BE INTERFERED AS THE EXISTING UTILITIES OR LOCATIONS OF AS THE ONLY UTILITIES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY ALL UTILITIES TO BE MAINTAINED OR LOCATED. CONTRACTOR SHALL NOTIFY ALL UNDERGROUND UTILITIES TO BE MAINTAINED OR LOCATED. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OF CONFLICT.
 8. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED ON THE INFORMATION PROVIDED BY THE UTILITY COMPANIES AND THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL VERIFY ALL UTILITIES TO BE MAINTAINED OR LOCATED. CONTRACTOR SHALL NOTIFY ALL UNDERGROUND UTILITIES TO BE MAINTAINED OR LOCATED. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OF CONFLICT.
 9. ALL SANITARY AND STORM SEWER LOCATIONS SHALL BE COVERED BY MANHOLE IN CENTER OF MANHOLE OR STORM MANHOLE TO FIT.
 10. CONTRACTOR SHALL COVER AND SORT ALL PIPE ENTRANCES TO EXISTING MANHOLE ENTRIES.
 11. EXISTING MANHOLE SHALL BE REMOVED ON PROPOSED AND RELATED EXISTING MANHOLE ENTRIES.
 12. EXISTING PIPES TO BE REMOVED SHALL BE CUT OFF FROM THE MAIN LINE FOR CLARITY. SEE EXISTING PLAN FOR THIS DETAILS.
 13. ALL 24" DIAMETER PIPE AND 24" DIAMETER FITTINGS SHALL BE SHIPPED.
 14. ALL RAMP PUMPS SHALL BE CONNECTED TO PUBLIC STORM SEWER.

Manhard CONSULTING

HAWTHORN WOODS COUNTRY CLUB - PHASE 9
VILLAGE OF HAWTHORN WOODS, ILLINOIS
UTILITY PLAN - NORTH

SHEET
7 - 10
REVISED



MATCH LINE SEE SHEET 7



HAWTHORN WOODS COUNTRY CLUB - PHASE 8 VILLAGE OF HAWTHORN WOODS, ILLINOIS UTILITY PLAN - SOUTH	
DATE: 11/11/11 DRAWN BY: JAC CHECKED BY: JAC SCALE: AS SHOWN SHEET: 8 OF 10 TYPED BY: JAC	PROJECT NO.: 11-001 SHEET NO.: 8 OF 10 DATE: 11/11/11



Civil Engineering

Surveying

Water Resources Management

Construction Management

Landscape Architecture

Land Planning

MEMO

To: Village of Hawthorn Woods

From: Manhard Consulting, Ltd

Date: April 5, 2023

**Re: Hawthorn Woods Country Club – Phase 5
Stormwater Memo**

To whom it may concern,

This memo presents documentation for a redesign of the Phase 5 residential neighborhood of Hawthorn Woods Country Club in Hawthorn Woods, Illinois. The purpose of this stormwater memo is to provide appropriate information showing that the stormwater design meets or exceeds the requirements of the Village of Hawthorn Woods, the Lake County Watershed Development Ordinance and generally accepted engineering practices. The project site is located just north of 1 Tournament Dr N, Hawthorn Woods, Lake County, Illinois. I have attached an Aerial Map Exhibit for your reference.

The total ownership parcel of the Phase 5 improvements consists of ± 12.83 acres of undeveloped land. When the stormwater management was completed, the original design of this neighborhood consisted of 28 (1/2 acre) lots on average with a curve number of 83.53. The existing curve number of this area was determined based on a sub section of Sub-Basin 2A from the original water resources summary report (Hawthorn Woods Country Club - Squaw Creek Watershed, prepared by Manhard Consulting, revised April 9, 2004). The entire site drains towards the already designed detention basin 18A, which is located just to the west of this parcel. Per the TR-55 SCS runoff curve number method using Bulletin 70 rainfall data, the original required detention for the Phase 5 improvements is 4.93 ac-ft. However, we are now proposing a new condensed design for Phase 5, provided by Manhard Consulting, which consists of 29 lots that vary in size between 1/2, 1/3, and 1/4 acre lots. Per Lake County WDO, hydrologically disturbed areas shall have their classification changed to the next higher soil classification group. This will effectively change all of the C soil types to D. The curve number of the new layout is 85.79 after the soil classification group revision. An exhibit displaying the soil type boundaries has been attached for reference. Per the TR-55 SCS runoff curve number method using Bulletin 75 rainfall data, the new required detention for the Phase 5 improvements is 7.33 ac-ft. From the original design to the new site plan attached, there was an increase in required detention by ± 2.40 ac-ft for basin 18A. Assumptions were made for these calculations, including that all of the runoff volume would be counted as detention volume for this preliminary analysis. The as-built drawings for this basin are attached, showing that 17.46 ac-ft of detention is provided. There was previously 16.26 ac-ft of detention required, and there is 1.20 ac-ft in excess detention available, so approximately 1.20 ac-ft of additional detention is needed for this new site layout. In order to accomplish this, the high water level of Basin 18A can be raised by ± 0.19 feet. See the attachments for curve number and runoff calculations.

Per previously submitted Stormwater Report for Hawthorn Woods Country Club for the Squaw Creek Watershed, prepared by Manhard Consulting, with the latest revision date of April 2004, it states that existing riverine storage has been displaced by the construction of the golf course and detention basins including basin 18A. Changes to basin 18A due to the Phase 5 improvements may require additional analysis of the base flood elevation. This analysis would be done at a later stage of development.

The proposed Phase 5 improvements exceeds the 5,000 S.F. threshold set by Article 300.08 of the Lake County Watershed Development Ordinance, thereby requiring a Watershed Permit submittal. The executed Watershed Development Permit will be submitted under a separate cover following stormwater review. Furthermore, we believe the design for this project, as described in this memo meets the requirements set forth by the Village of Hawthorn Woods, IL and the Lake County Watershed Development Ordinance. We respectfully request your concurrence and approval.

Should you have any questions please contact us at (630) 925-1206 or at jfrayn@manhard.com.

Yours truly,

A handwritten signature in black ink, appearing to read 'J. Frayn', with a long horizontal stroke extending to the right.

Jim Frayn, P.E.
Vice President - Senior Project Manager
MANHARD CONSULTING, LTD

AERIAL MAP



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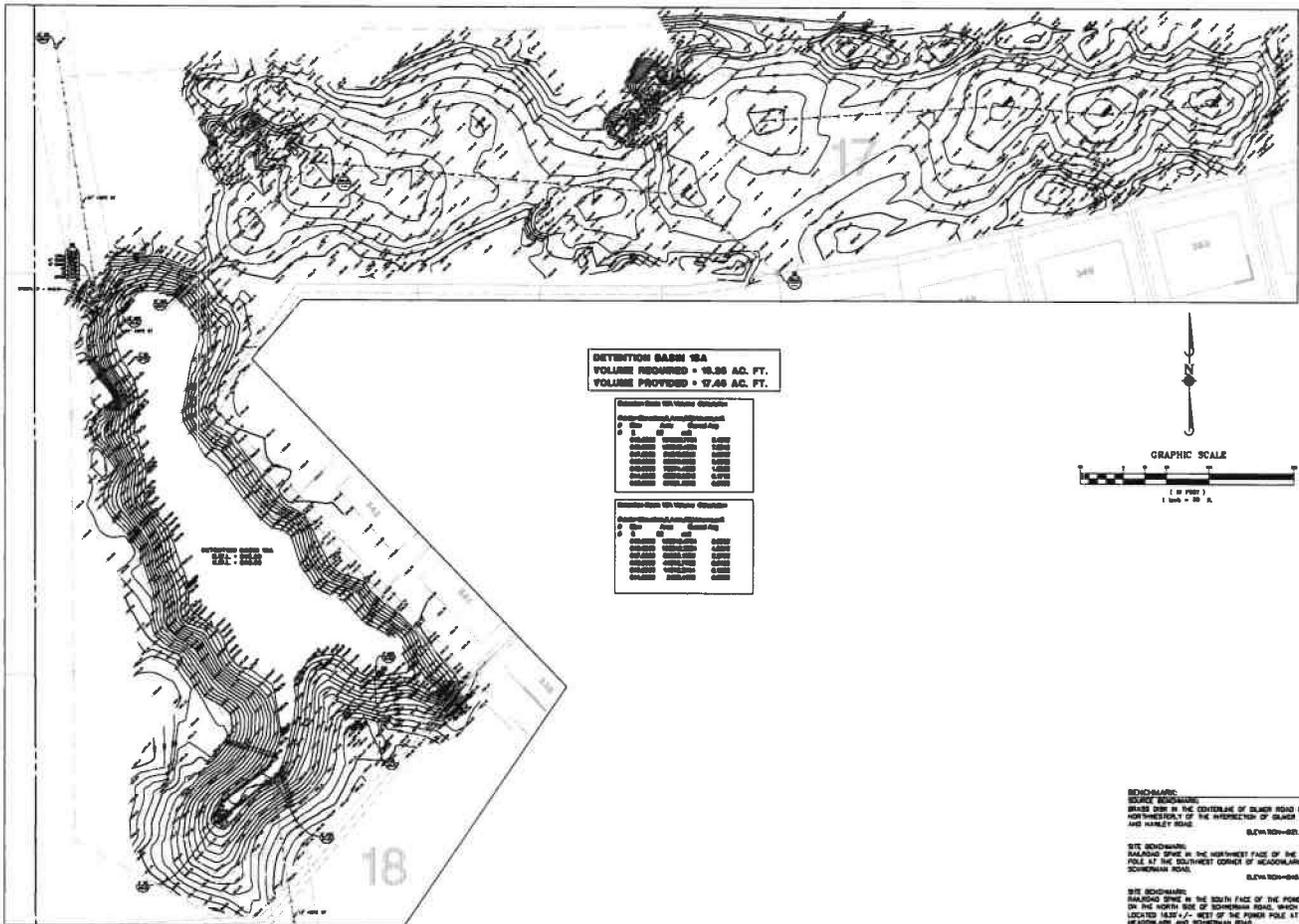


700 Springer Drive, Lombard, IL 60148 ph:830.891.8500 fx:830.891.8585 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

HAWTHORN WOODS COUNTRY CLUB - PHASE 5
VILLAGE OF HAWTHORN WOODS, ILLINOIS
SITE AERIAL MAP

PROJ. MGR.: JJF
 DRAWN BY: MSL
 DATE: 02-10-23
 SCALE: 1"=500'

SHEET
EXHIBIT 1
TOLHW5



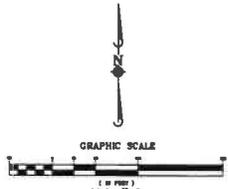
DETENTION BASIN 18A
VOLUME REQUIRED = 10.26 AC. FT.
VOLUME PROVIDED = 7.49 AC. FT.

Construction Volume Schedule

Construction Item	Quantity	Unit
Excavation	10.26	AC. FT.
Backfill	2.77	AC. FT.
Gravel	10.26	AC. FT.
Concrete	10.26	AC. FT.
Asphalt	10.26	AC. FT.
Other	10.26	AC. FT.

Construction Volume Schedule

Construction Item	Quantity	Unit
Excavation	10.26	AC. FT.
Backfill	2.77	AC. FT.
Gravel	10.26	AC. FT.
Concrete	10.26	AC. FT.
Asphalt	10.26	AC. FT.
Other	10.26	AC. FT.



REMARKS:
BEARY BENCHMARK:
 BEARY BENCH IS IN THE CENTERLINE OF OLIVER ROAD 60.2' +/-
 NORTHWEST CORNER OF MEADOWLARK AND
 SCHENCK ROAD. ELEVATION=60.24

BEY BENCHMARK:
 BEY BENCH IS IN THE NORTHWEST CORNER OF THE POWER
 POLE AT THE SOUTHWEST CORNER OF MEADOWLARK AND
 SCHENCK ROAD. ELEVATION=60.24

BEY BENCHMARK:
 BEY BENCH IS IN THE SOUTH FACE OF THE POWER POLE
 ON THE NORTH SIDE OF SCHENCK ROAD, WHICH IS
 LOCATED 18.0' +/- WEST OF THE POWER POLE AT
 MEADOWLARK AND SCHENCK ROAD. ELEVATION=60.00

TOPOGRAPHIC FIELD WORK COMPLETED ON 05/19/04

MANHARD CONSULTING, INC.
 Surveyors - Planners
 Engineers - Scientists
 Environmentalists

300 Woodside Parkway, Vernon Hills, Illinois 60061
 Tel: 815/331-5300 Fax: 815/331-5988 <http://www.manhard.com>

MANHARD CONSULTING, INC.
 MANHARD WOODS COUNTRY CLUB
 VILLAGE OF MAWTHORN WOODS, ELLERBORN
 DETENTION BASIN EXHIBIT

DATE: 05/19/04
 SHEET: 3-12
 TOTAL SHEETS: 20



COMPOSITE RUNOFF CURVE NUMBER (CN)

PROJECT: HAWTHORN WOODS CC - PHASE 5 OLD **PROJECT NUMBER:** TOLHW

LOCATION: VILLAGE OF HAWTHORN WOODS, ILLINOIS **DATE:** 2/10/2023

TYPE OF AREA (SELECT WITH DROP-DOWN)

DETAINED AREA MAJOR STORMWATER SYSTEM
 UNRESTRICTED AREA OTHER: _____
 UPSTREAM AREA

CONDITION (SELECT WITH DROP-DOWN)

PROPOSED CONDITION EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Residential - 1/2 AC. Lots	C	80	3.77	301.20
Residential - 1/2 AC. Lots	D	85	9.06	770.10

TOTALS: 12.83 1071.30

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{1071.30}{12.83} \rightarrow \text{Composite CN} = 83.53$$

Total Runoff Change Summary

Hawthorn Woods Country Club - Phase 5
4/5/2023

EXISTING	Impervious Area	Pervious Area	Composite CN	Total Area	2-YEAR		100-YEAR	
					Pe	Runoff Volume	Pe	Runoff Volume
					3.21	9.62	83.5	12.83

PROPOSED	Impervious Area	Pervious Area	Composite CN	Total Area	2-YEAR		100-YEAR	
					Pe	Runoff Volume	Pe	Runoff Volume
					3.75	9.08	85.8	12.83

NET INCREASE	Impervious Area	Pervious Area	Composite CN	Total Area	2-YEAR		100-YEAR	
					Pe	Runoff Volume	Pe	Runoff Volume

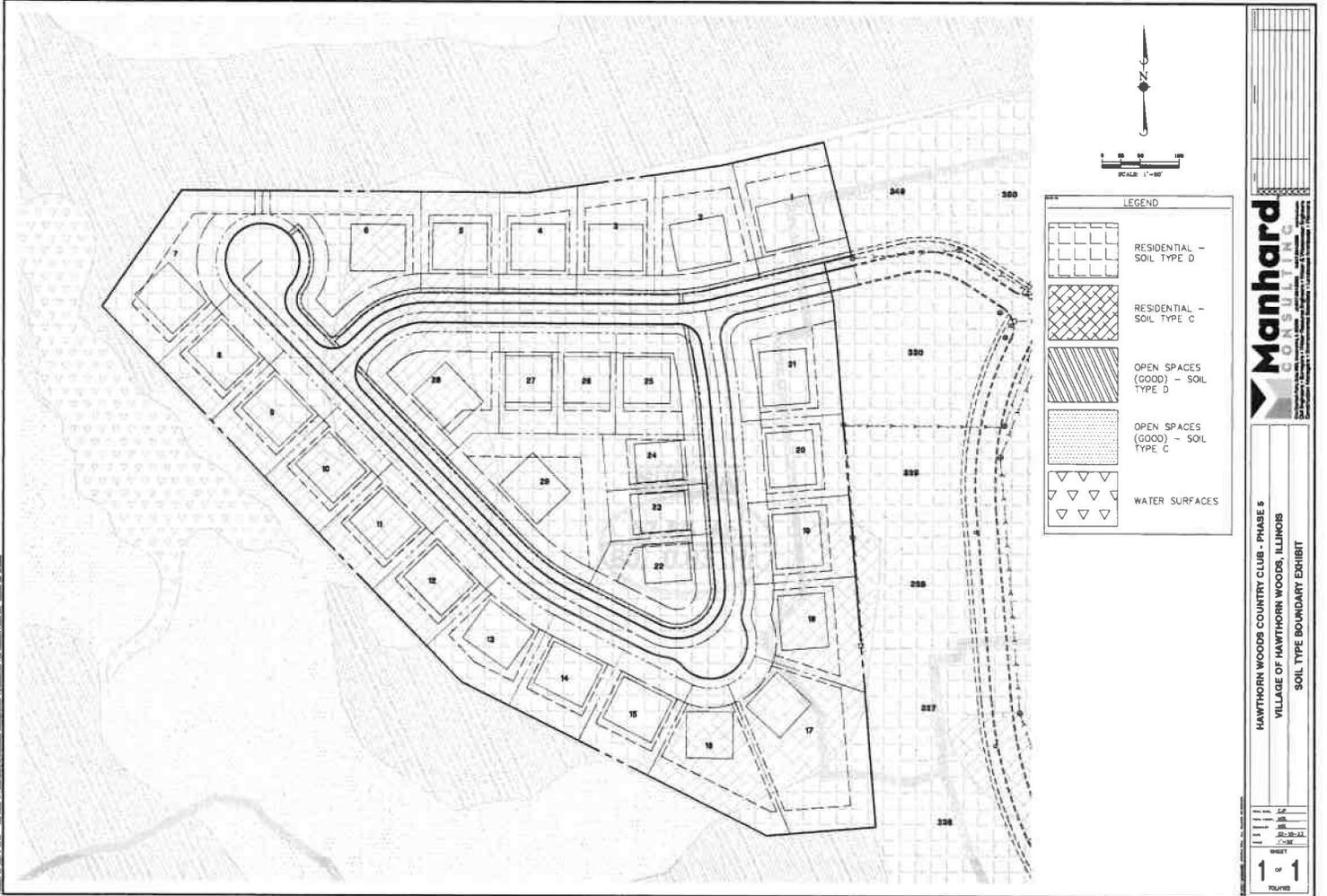
CN_{impervious} = 98
CN_{perviousD} = 80

$$P_e = \frac{(P-0.2(1000/CN-10))^2}{P+0.8(1000/CN-10)}$$

P = Peak Rainfall Depth (2-year/24hour) = 2.80 inches
 P = Peak Rainfall Depth (100-year/24hour) = 6.50 inches
 P = Peak Rainfall Depth (2-year/24hour) = 3.34 inches
 P = Peak Rainfall Depth (100-year/24hour) = 8.57 inches

Bulletin 70

Bulletin 75



LEGEND

	RESIDENTIAL - SOIL TYPE D
	RESIDENTIAL - SOIL TYPE C
	OPEN SPACES (GOOD) - SOIL TYPE D
	OPEN SPACES (GOOD) - SOIL TYPE C
	WATER SURFACES

Manhard CONSULTING

HAWTHORN WOODS COUNTRY CLUB - PHASE 8
VILLAGE OF HAWTHORN WOODS, ILLINOIS
SOIL TYPE BOUNDARY EXHIBIT

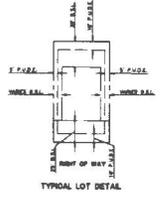
SHEET 1 of 1
PLANS



29 TOTAL LOTS

TYPICAL BUILDING SETBACK AND EASEMENT DETAILS

- NOTES:
 1. THE MINIMUM BUILDING SETBACK SHALL BE 10 FT.
 2. THE MINIMUM SETBACK SHALL BE 10 FT. IF LOT WITH REARWARD AT THE FRONT YARD SETBACK.
 3. REAR YARD SETBACK SHALL BE 20 FT.



SEE PLAN FOR BUILDING SETBACK LINE
 P.A.S.C. - PUBLIC VIEWING FOR BROWSE PURPOSES


 SCALE: 1" = 60'

Manhard CONSULTING LTD.
 1111 W. WASHINGTON ST., SUITE 100, CHICAGO, IL 60606
 TEL: (773) 344-1111 FAX: (773) 344-1112

HAWTHORN WOODS COUNTRY CLUB - PROPOSED PHASE 6
 VILLAGE OF HAWTHORN WOODS, ILLINOIS
 PRELIMINARY PLAN OF SUBDIVISION

SHEET
 1 OF 1
 DATE



Civil Engineering

Surveying

Water Resources Management

Construction Management

Landscape Architecture

Land Planning

MEMO

To: Village of Hawthorn Woods

From: Manhard Consulting, Ltd

Date: April 5, 2023

**Re: Hawthorn Woods Country Club – Phase 6
Stormwater Memo**

To whom it may concern,

This memo presents documentation for a redesign of the Phase 6 residential neighborhood of Hawthorn Woods Country Club in Hawthorn Woods, Illinois. The purpose of this stormwater memo is to provide appropriate information showing that the stormwater design meets or exceeds the requirements of the Village of Hawthorn Woods, the Lake County Watershed Development Ordinance and generally accepted engineering practices. The project site is located south of 1 Tournament Dr N, Hawthorn Woods, Lake County, Illinois. I have attached an Aerial Map Exhibit for your reference.

The total ownership parcel of the Phase 6 improvements consists of ± 24.59 acres of undeveloped land. When the stormwater management was completed, the original design of this neighborhood consisted of 36 (1/2 acre) lots on average with a curve number of 80.38. The existing curve number of this area was determined based on the CN exhibit for the Indian Creek Tributary Watershed from the original water resources report (Hawthorn Woods Country Club – Unnamed Tributary to Indian Creek Watershed, prepared by Manhard Consulting, revised August 12, 2004). The site is a part of several sub-basins that drain to separate basins. Sub-basins 6A, 6D, 9A, 9C, 10, and 11 drain to detention basins 2, 2, 30, 20A, 23, and 3A/3B respectively. Per the TR-55 SCS runoff curve number method using Bulletin 70 rainfall data, the original required detention for the Phase 6 improvements is 8.76 ac-ft. However, we are now proposing a new condensed design for Phase 6, provided by Manhard Consulting, consists of 61 lots that vary in size between 1/2, 1/3, and 1/4 acre lots and an outlet for stormwater detention. Per Lake County WDO, hydrologically disturbed areas shall have their classification changed to the next higher soil classification group. This will effectively change all of the C soil types to D. The curve number of the new layout is 86.58 after the soil classification group revision. An exhibit displaying the soil type boundaries has been attached for reference. Per the TR-55 SCS runoff curve number method using Bulletin 75 rainfall data, the new required detention for the Phase 6 improvements is 14.25 ac-ft. From the original design to this new site plan attached, there was an increase in required detention by ± 5.49 ac-ft. This new increase in required detention shall be contained within the new proposed basin, with a proposed storage volume of 7.02 ac-ft, that will be located within the Phase 6 development. Assumptions were made for these calculations, including that all of the runoff volume would be counted as detention volume for this preliminary analysis. See the attachments for curve number, runoff, and stage storage calculations.

Per previously submitted Stormwater Reports for Hawthorn Woods Country Club for the Unnamed Tributary to Indian Creek Watershed and Phase 1A (Partial), prepared by Manhard Consulting, with

the latest revision dates of August 2004 and January 2004 respectively, it states that existing riverine storage has been compensated for within detention basin 2 and detention basin 23, which the Phase 6 improvements are tributary to. Because the net detention increase will be contained within Phase 6, none of the basins will need to be modified and no further analysis should be required.

The proposed Phase 6 improvements exceeds the 5,000 S.F. threshold set by Article 300.08 of the Lake County Watershed Development Ordinance, thereby requiring a Watershed Permit submittal. The executed Watershed Development Permit will be submitted under a separate cover following stormwater review. Furthermore, we believe the design for this project, as described in this memo meets the requirements set forth by the Village of Hawthorn Woods, IL and the Lake County Watershed Development Ordinance. We respectfully request your concurrence and approval.

Should you have any questions please contact us at (630) 925-1206 or at jfrayn@manhard.com.

Yours truly,

A handwritten signature in black ink, appearing to read 'J Frayn', with a long horizontal stroke extending to the right.

Jim Frayn, P.E.
Vice President - Senior Project Manager
MANHARD CONSULTING, LTD

AERIAL MAP



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Manhard

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 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

HAWTHORN WOODS COUNTRY CLUB - PHASE 6
VILLAGE OF HAWTHORN WOODS, ILLINOIS
SITE AERIAL MAP

PROJ. MGR.: JJF
 DRAWN BY: MSL
 DATE: 02-10-23
 SCALE: 1"=500'

SHEET
EXHIBIT 1
 TOLHW5

Total Runoff Change Summary

Hawthorn Woods Country Club - Phase 6
4/5/2023

EXISTING	Impervious Area	Pervious Area	Composite CN	Total Area	2-YEAR		100-YEAR	
					Pe	Runoff Volume	Pe	Runoff Volume
					6.15	18.44	80.4	24.59

PROPOSED	Impervious Area	Pervious Area	Composite CN	Total Area	2-YEAR		100-YEAR	
					Pe	Runoff Volume	Pe	Runoff Volume
					8.62	15.97	86.6	24.59

NET INCREASE					2-YEAR		100-YEAR	
					Pe	Runoff Volume	Pe	Runoff Volume
						1.80		5.49

CN_{impervious} = 98
CN_{pervious} = 80

$$P_e = \frac{(P - 0.2(1000/CN - 10))^4}{P + 0.8(1000/CN - 10)}$$

P = Peak Rainfall Depth (2-year/24hour) = 2.80 inches
 P = Peak Rainfall Depth (100-year/24hour) = 6.50 inches
 P = Peak Rainfall Depth (2-year/24hour) = 3.34 inches
 P = Peak Rainfall Depth (100-year/24hour) = 8.57 inches

Bulletin 70

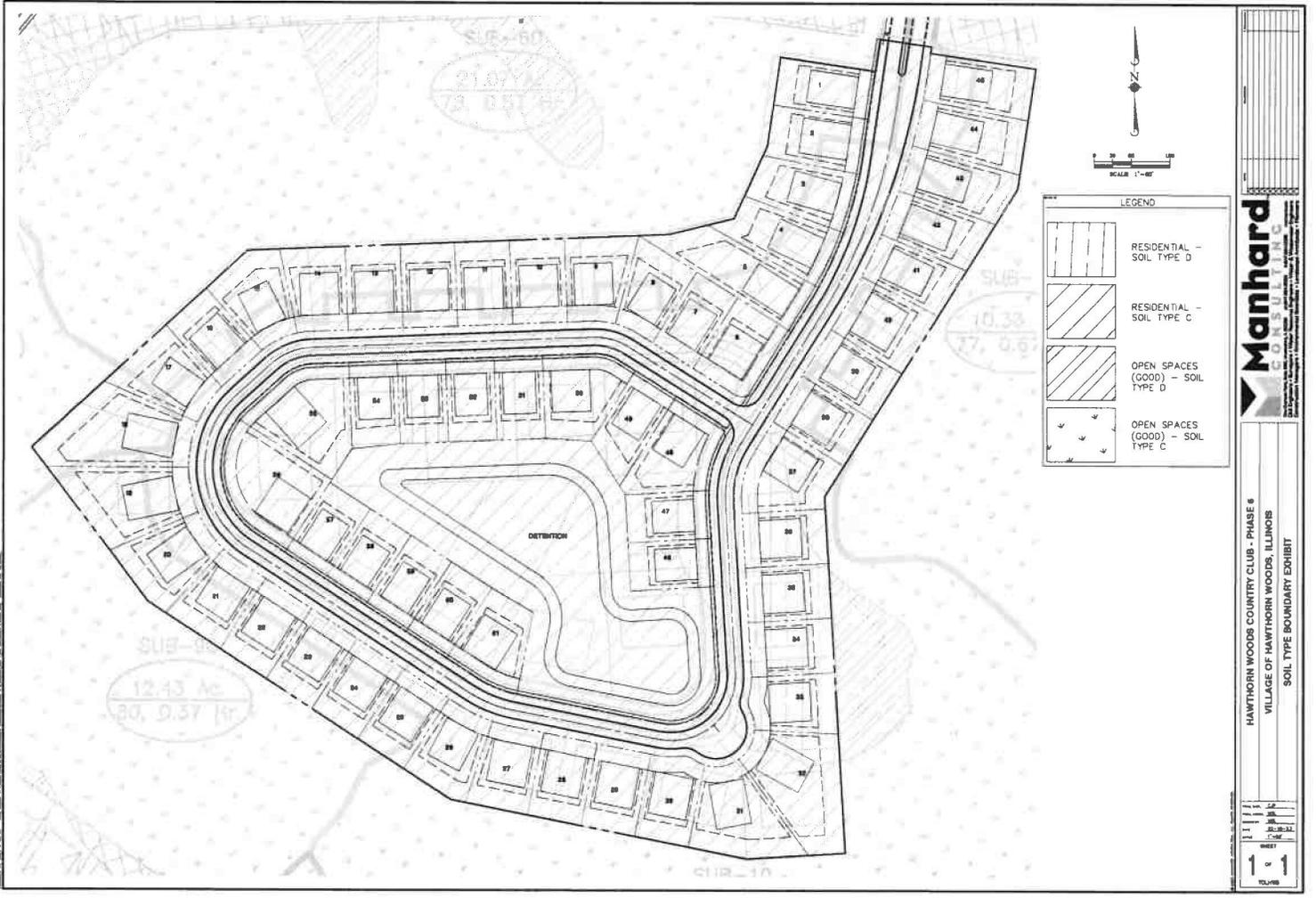
Bulletin 75



**DETENTION BASIN
STAGE STORAGE CALCULATIONS
HAWTHORN WOODS, ILLINOIS
February 10, 2023**

Phase 6 - Detention Basin

	Stage	ΔElev.	Area (ft ²)	Area (ac.)	Avg. Area (ac.)	Storage _i (ac-ft)	ΣStorage _i (ac-ft)
NWL	894.50	0.00	55,341	1.27	-	-	0.00
	895.00	0.50	58,061	1.33	1.30	0.65	0.65
	896.00	1.00	63,622	1.46	1.40	1.40	2.05
	897.00	1.00	69,270	1.59	1.53	1.53	3.57
	898.00	1.00	75,001	1.72	1.66	1.66	5.23
HWL	899.00	1.00	80,834	1.86	1.79	1.79	7.02



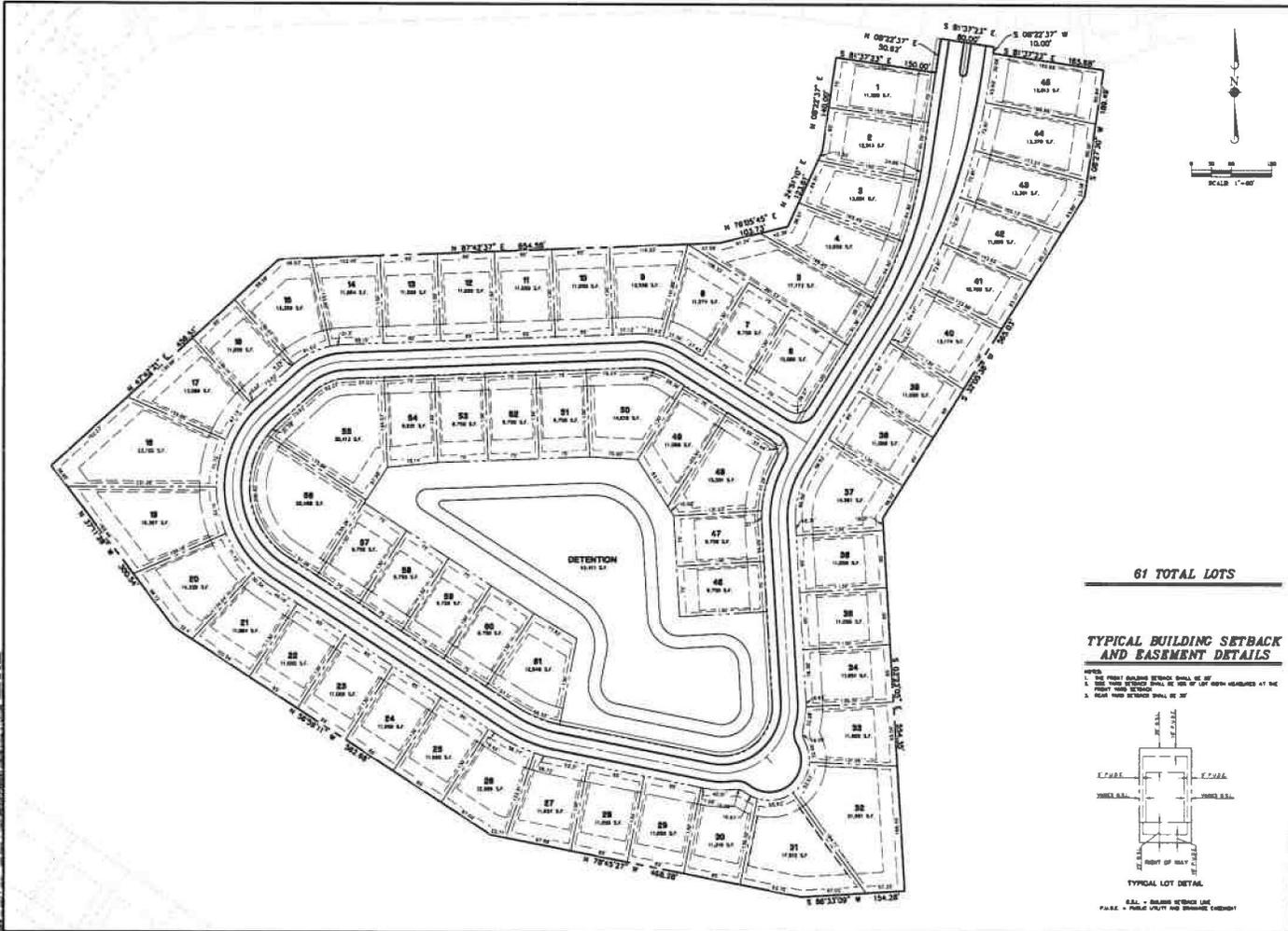
LEGEND

	RESIDENTIAL - SOIL TYPE D
	RESIDENTIAL - SOIL TYPE C
	OPEN SPACES (GOOD) - SOIL TYPE D
	OPEN SPACES (GOOD) - SOIL TYPE C

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 Email: info@manhardconsulting.com

HAWTHORN WOODS COUNTRY CLUB - PHASE 8
 VILLAGE OF HAWTHORN WOODS, ILLINOIS
 SOIL TYPE BOUNDARY EXHIBIT

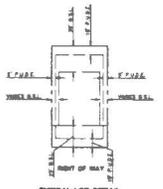
DATE: 12/12/11
 DRAWN BY: JLD
 CHECKED BY: JLD
 SCALE: AS SHOWN
 SHEET: 1 of 1
 TOTAL SHEETS: 1



61 TOTAL LOTS

TYPICAL BUILDING SETBACK AND EASEMENT DETAILS

- 1. 50' FRONT BUILDING SETBACK SHALL BE 50'
- 2. 50' SIDE SETBACK SHALL BE 50' IF LOT WIDTH EXCEEDS 40'
- 3. 50' REAR SETBACK SHALL BE 50'



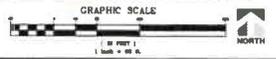
TYPICAL LOT DETAIL
 S.S.L. - BUILDING SETBACK LINE
 P.A.S.L. - PUBLIC UTILITY AND EASEMENT CHANNEL

Manhard CONSULTING

HAWTHORN WOODS COUNTRY CLUB - PROPOSED PHASE B
 VILLAGE OF HAWTHORN WOODS, ILLINOIS
 PRELIMINARY PLAN OF SUBDIVISION

1 0 1

EXHIBIT "E"



HAWTHORN WOODS COUNTRY CLUB HAWTHORN WOODS, ILLINOIS SITE PLAN PHASE 5	
DATE: 08/11/11 DRAWN BY: J. J. JONES CHECKED BY: J. J. JONES SCALE: AS SHOWN	SHEET 1 - 2 TOTAL SHEETS: 10



HAWTHORN WOODS COUNTRY CLUB HAWTHORN WOODS, ILLINOIS SITE PLAN PHASE 6	
SHEET 2	OF 2
DATE: _____	
DRAWN BY: _____	
CHECKED BY: _____	
PROJECT NO.: _____	
CLIENT: _____	
ADDRESS: _____	
CITY: _____	
STATE: _____	
ZIP: _____	

EXHIBIT "F"

Amendment Language

Minimum Architectural Standards

1. Golf Lots

- a. Minimum 1 master down product model
 - i. Min. Unique Elevations: 4
 - ii. Min. Bedrooms: 3
 - iii. Min. Square Footage: 2,225 ft²
 - iv. Min: Garage: 2
- b. Minimum 4 two-story product models
 - i. Min. Unique Elevations: 4
 - ii. Min. Bedrooms: 4
 - iii. Min. Square Footage: 2,800 ft²
 - iv. Min: Garage: 2
- c. Each elevation will incorporate forward facing gables designed with a pitch that is appropriate to each home's elevation style and massing
- d. Shall incorporate either a front-to-back gable, hip, clipped or low-profile prairie roof silhouette in elevation's design
- e. Shall incorporate overlay gables, dormers, or adjustment in roof plates
- f. Front and rear yard landscaping required
- g. Composite siding required (i.e., Hardie, LP SmartSide)
- h. Masonry elements required on front, side, and rear elevations
- i. 1 accent siding required
- j. Anti-Monotony Standards – See attached “Anti-Monotony Exhibit”

2. Interior Lots

- a. Minimum 1 master down product model
 - i. Min. Unique Elevations: 4
 - ii. Min. Bedrooms: 2
 - iii. Min. Square Footage: 2,225 ft²
 - iv. Min: Garage: 2
- b. Minimum 4 two-story product models
 - i. Min. Unique Elevations: 4
 - ii. Min. Bedrooms: 3
 - iii. Min. Square Footage: 2,800 ft²
 - iv. Min: Garage: 2
- c. Front yard landscaping required
- d. Composite siding required (i.e., Hardie, LP SmartSide)
- e. Masonry elements required on front elevation
- f. 1 accent siding required
- g. Anti-Monotony Standards – See attached “Anti-Monotony Exhibit”

Architectural Review. The regulations of the Village’s Planning, Building, and Zoning Commission shall be the recommending body in all future proposed architectural plans and elevations for the detached single-family homes that are to be constructed within the proposed property. This Architectural Review will require an amendment to this Special Use Planned Development and will be processed according to Section 9, Chapter 15 of the Municipal Code.

Bulk Lot Requirements

Phase 5 Homes

Golf Course Lots		
Minimum Lot Area		13,000 ft ²
Minimum Lot Width*		100 ft.
Minimum Lot Width, for Lots in Depth		N/A
Minimum Lot Width, for Cul-De-Sac/Eyebrow Lots, at building setback		100 ft.
Minimum Buildable Area		5,000 ft ²
Minimum Yards: Front		25 ft.
Rear		25 ft.
Side		30 ft. combined w/ a minimum of 10 ft. on each side
Maximum Lot Coverage**		35%
Footprints and Minimum Floor Area per Dwelling for single-story homes		2,225 ft ²
Footprints and Minimum Floor Area per Dwelling for multi-story homes		2,800 ft ²
Decks, patios and steps may be constructed outside of building envelopes		
Driveways shall be located not less than three feet from the property line		

Interior Lots		
Minimum Lot Area		11,050 ft ²
Minimum Lot Width*		85 ft.
Minimum Lot Width, for Lots in Depth		N/A
Minimum Lot Width, for Cul-De-Sac Lots, at building setback		N/A
Minimum Buildable Area		2,500 ft ²
Minimum Yards: Front		25 ft.
Rear		25 ft.
Side		10 ft. and 10 ft.
Maximum Lot Coverage**		35%
Footprints and Minimum Floor Area per Dwelling for single-story homes		2,225 ft ²

Footprints and Minimum Floor Area per Dwelling for multi-story homes	2,800 ft ²
Decks, patios and steps may be constructed outside of building envelopes	
Driveways shall be located not less than three feet from the property line	

Phase 6 Homes

Golf Course Lots	
Minimum Lot Area	10,552 ft ²
Minimum Lot Width*	90 ft.
Minimum Lot Width, for Lots in Depth	N/A
Minimum Lot Width, for Cul-De-Sac Lots, at building setback	90 ft.
Minimum Buildable Area	3,500 ft ²
Minimum Yards: Front	25 ft.
Rear	25 ft.
Side	25 ft. combined w/ a minimum of 10 ft. on each side.
Maximum Lot Coverage**	35%
Footprints and Minimum Floor Area per Dwelling for single-story homes	2,225 ft ²
Footprints and Minimum Floor Area per Dwelling for multi-story homes	2,800 ft ²
Decks, patios and steps may be constructed outside of building envelopes	
Driveways shall be located not less than three feet from the property line	

Interior Lots	
Minimum Lot Area	9,750 ft ²
Minimum Lot Width*	75 ft.
Minimum Lot Width, for Lots in Depth	N/A
Minimum Lot Width, for Cul-De-Sac Lots, at building setback	N/A
Minimum Buildable Area	4,250 ft ²
Minimum Yards: Front	25 ft.
Rear	25 ft.
Side	8 ft. and 8 ft.
Maximum Lot Coverage**	35%

Footprints and Minimum Floor Area per Dwelling for single-story homes	2,225 ft ²
Footprints and Minimum Floor Area per Dwelling for multi-story homes	2,800 ft ²
Decks, patios and steps may be constructed outside of building envelopes	
Driveways shall be located not less than three feet from the property line	

*Lot Width is defined as the horizontal distance between side lot lines measured at the front yard setback.

**Lot Coverage is defined as the area of a zoning lot occupied by the principal building or buildings and accessory buildings.