

Amhurst Lake Business Park

Waukegan, IL



Client

Amlı Properties

Scope of Services

Infrastructure Design

Roadway Construction

Wetland Mitigation

Intersection Improvements

Floodplain Management

Agency Coordination

Project Duration

1988-Present

Project Cost

\$40 million

(land development costs)



Amlı Properties contracted with Manhard Consulting, Ltd. to complete the design of this 432-acre business park. The Manhard team controlled all aspects of this ten-year project, including infrastructure design, construction of roadways, wetland mitigation, and tree preservation. The Manhard staff prepared a tree classification and location survey and worked closely with the Amlı staff arborist to create parksite locations within the business park for passive recreation by the park tenants as well as individual corporate employee picnic areas associated with specific buildings adjacent to quality stands of trees.

The scope of services for this project included infrastructure design, roadway construction, wetland mitigation, intersection improvements, and floodplain management. As part of this project, Manhard used a holistic approach to stormwater management, designing and overseeing construction of 15 lakes that combine aesthetic appeal with stormwater detention. Manhard staff coordinated closely with multiple agencies to manage a downstream floodplain in a different municipality, thus taking into account on-site increases in stormwater runoff due to development as well as the downstream impacts.

In addition to these services, Manhard performed off-site services that included developing five major intersections at the site's entrances.