

CITY OF DARIEN
PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, February 4, 2026

7:00 PM

Council Chambers
1702 Plainfield Road

AGENDA

AGENDA MEMO
PLANNING, ZONING AND ECONOMIC DEVELOPMENT COMMISSION
FEBRUARY 4, 2026

CASE

PZC-25-1

Final Plat of Subdivision
David Mulé – 2220 Manning Road

ISSUE STATEMENT

A petition from David Mulé for a final plat of subdivision to subdivide the 2.28-acre property at 2220 Manning Road (PIN 09-29-400-009) into two lots, within the Single Family Residence (R-2) District.

GENERAL INFORMATION

Petitioner:	David Mulé
Property Owner:	David Mulé
Property Location:	2220 Manning Road
PIN Number:	09-29-400-009
Existing Zoning:	Single-Family Residence Zoning District (R-2)
Existing Land Use:	Detached Single-Family Home
Comprehensive Plan:	Low Density Residential
Surrounding Zoning & Uses	
North:	General Business District (B-3); Shopping Center
East:	Single-Family Residence (R-2); Single-Family
South:	Single-Family Residence (R-2); Single-Family
West:	Single-Family Residence (R-2); Single-Family
Size of Property:	2.27 Acres
Floodplain:	N/A
Natural Features:	Gentle slope from northeast to southwest, small, recessed manmade wetland in center
Transportation:	Existing access from a driveway on Manning Rd. Proposed new driveway on Manning Rd.

ATTACHMENTS

- 1) LOCATION MAP AND AERIAL PHOTO**
- 2) WETLAND DELINEATION**
- 3) PROPOSED PLAT OF SUBDIVISION**
- 4) ENGINEERING REVIEW LETTER**

BACKGROUND / ANALYSIS

Background: The subject property, 2220 Manning Road, is located at on Manning Road west of Cottage Lane in the Single-Family R-2 District (see Attachment 1). The 2.28-acre parcel has an existing single-family home, undeveloped wooded areas, and a small manmade wetland located in the center of the property, which was delineated in July 2025 and remains valid for 3 years (see Attachment 2).

Proposal: The petitioner proposes to subdivide the 2.28-acre lot into two lots (see Attachment 3), summarized in the table below. Lot 1 utilizes an existing driveway located on Manning Road, and

Lot 2 would remain vacant with no development proposed at this time.

Table 1: Lot Summary and Analysis

Lot Number	Lot Dimensions (W x D)	Lot Size (sq ft)	Min. Required Dimensions	Min. Required Lot Size
1	248.00 ft x 200.33 ft	49,639.33 sf	75W x 120D	10,000 sq ft
2	248.00 ft x 200.32 ft	49,639.80 sf	75W x 120D	10,000 sq ft

Staff Review: The City's Engineering consultant, Christopher B. Burke Engineering, reviewed the proposed plat of subdivision and wetland delineation documents that were submitted. The engineering review found the plat satisfies all requirements in the City's Subdivision regulations for subdividing the lot (see Attachment 4).

Required Public Improvements / Future Development: Public improvements will be required to be installed prior to occupancy for the new lot, inclusive of a new access driveway on Manning Road, new public sidewalk along the frontage of the subdivision as well as street trees (if the existing trees are not sufficient). The review also noted the presence of existing wetlands on the property which lie on both proposed lots. At the time of permit application for the new lot, permitting of potential impacts will be required. The entire lot drains from north to south, and at the time of development plans and compliance with stormwater regulations will apply.

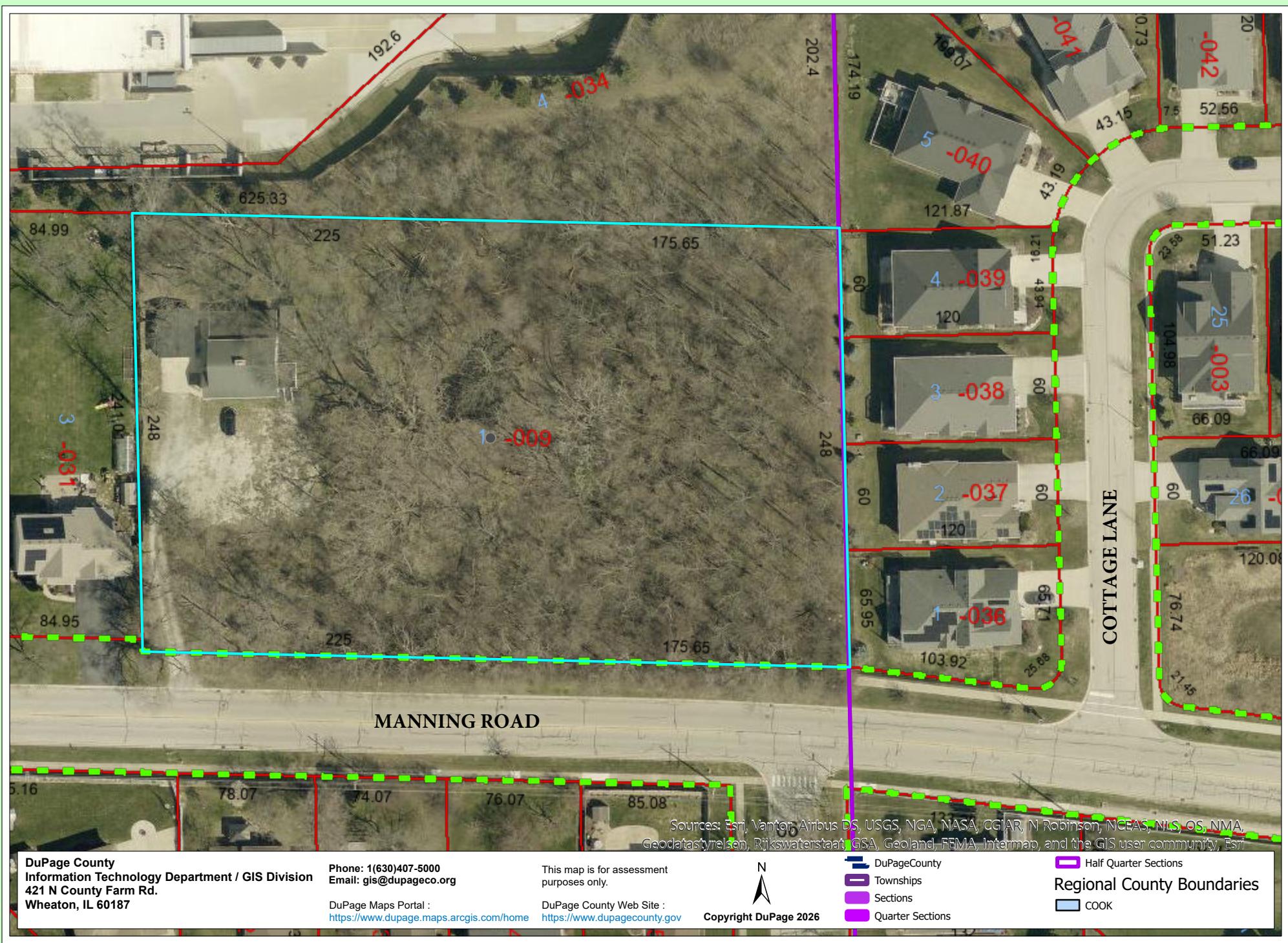
Streamlined Procedures for Lot Splits: Typically, a preliminary plat is required for subdivisions, with a final plat required to be reviewed and approved separately after approval of the preliminary plat. In accordance with Section 5B-1-5(A) of the City Code, following the Planning, Zoning and Economic Development Commission "finding the intent and purpose of these subdivision regulations not violated, the City Council may approve such plat without further procedure." As such, the proposed plat is a final plat for the purpose of subdividing the lot.

DECISION MODE

The Planning and Zoning Commission will consider this item at its meeting on February 4, 2026.

MEETING SCHEDULE

Planning and Zoning Commission	February 4, 2026
Municipal Services Committee	February 23, 2026
City Council	March 2, 2026





WETLAND DELINEATION REPORT

2220 Manning Road
Darien, DuPage County, IL

Dave Mule
MULE2501

July 23, 2025



GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE

WETLAND DELINEATION REPORT

2220 Manning Road

09-29-400-009

Darien, DuPage County, IL

Prepared for:

Dave Mule
Chicago, IL, 60632

Attn: Dave Mule

Prepared by:

Gary R. Weber Associates, Inc.
402 W. Liberty Drive
Wheaton, IL 60187
(630)668-7197

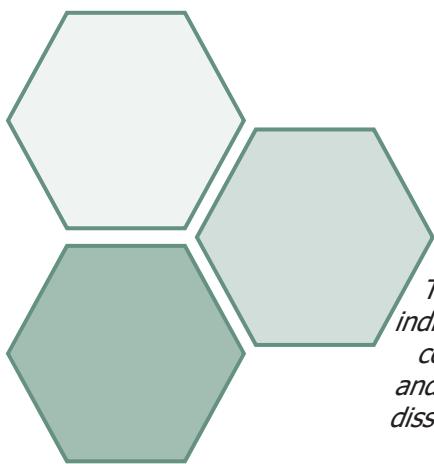
Project Reference Information

MULE2501

July 23, 2025

Carl M. Peterson, CPESC, LEED AP
GRWA - Managing Principal

Ellen L. Raimondi, CWS, DECI
GRWA - Senior Ecologist



Project Staff

Chloe Davis

GRWA - Natural Resource
Consultant

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APPENDIX A – WATER RESOURCES MAPS: EXHIBIT A-H

APPENDIX B – SITE PHOTOS: EXHIBIT I

APPENDIX C – WETLAND DETERMINATION FORMS

APPENDIX D – FLORISTIC QUALITY INDEX

APPENDIX E – THREATENED AND ENDANGERED SPECIES CONSULTATION



WETLAND DELINEATION REPORT

Project Name:	2220 Manning Road; MULE2501
Client Name:	Dave Mule
Location:	Darien, Downers Grove Township, DuPage County, IL, 60561
Parcel PIN #	09-29-400-009
PLSS	SW S29 T38N R11E
Coordinates	Latitude: 41.747698 Longitude: -87.998644
Field Ecologist:	C. Davis
Date of site visit:	6/12/2025

1.0 INTRODUCTION

Gary R Weber Associates performed a formal wetland delineation within the study area located on Manning Road, Darien, DuPage County, Illinois (Exhibit A: Location), hereafter referred to as the study area. It is generally bounded by commercial land to the north, residential land to the east and south, and commercial land alongside the Darien-Woodridge Fire Protection station to the west. The study area, as presented in this report, represents the property limits investigated by GRWA for the presence of regulated surface water resources. These limits do not necessarily reflect the boundaries of any proposed development activities. The site is located with the Des Plaines River watershed and the Sawmill Creek sub watershed.

1.1 SITE DESCRIPTION

The study area (approximately 2.27 acres) consists of an underdeveloped parcel dominated by wooded and scrub-shrub communities. The site contains a dense subcanopy, predominantly composed of Amur Honeysuckle (*Lonicera maackii*), and European Buckthorn (*Rhamnus cathartica*). There is moderate canopy coverage dominated by Silver Maple (*Acer saccharinum*), Cottonwood (*Populus deltoides*), American Elm (*Ulmus americana*), and Black Cherry (*Prunus serotina*). A dense herbaceous layer is present in the southern and easternmost portions of the site. In the center of the site, there exists a large, depressional wetland holding some standing water. One residential property exists in the northwestern portion of the study area. See photos 1-2 for reference.

One (1) wetland, totaling 0.31 acres, was identified within the study area. Wetland acreages provided in this report are estimations; a survey of staked boundaries must be performed to obtain exact size and location information. The wetland is described in Table 1 below. A summary of regulations is provided in Section 1.2.

The delineated wetland boundaries have been confirmed by Ms. Blythe Keuning, wetland specialist with DuPage County Stormwater on 9/15/25.

Wetland	Size (on-site)	Description	C Value *	FQI *	Regime	Jurisdictional Opinion**
Wetland 1	0.31 AC	Depressional, wooded area bordered by scrub-shrub communities.	2.22	6.67	Ammended _2023_Rule	NON-WOTUS - Wetland that does not have a continuous surface connection to a paragraph (a)(1) water or to a relatively permanent paragraph (a)(2) impoundment or paragraph (a)(3) tributary

* Coefficient Conservation (C Value) and the Floristic Quality Index (FQI). C Value greater than 3.5 and FQI greater than 20 indicate high-quality wetlands. Off-site wetland floristic quality is not evaluated.

**Jurisdictional determination is based on our current understanding of the latest definition of waters of the U.S. (WOTUS). USACE must make final the determination

1.2 REGULATION SUMMARY

Basic information regarding wetland regulations may be found in the Regulatory Statement portion of this report. Briefly, the U.S. Army Corps of Engineers (USACE) regulates all Waters of the United States that are currently or historically navigable and all wetlands that are connected to or associated with these waterways. DuPage County regulates all wetlands, farmed wetlands, and regulatory floodplain through the DuPage County Countywide Stormwater and Flood Plain Ordinance.

Wetland 1 is depressional and lacks connection with regulated waterways and may be considered isolated.

The USACE must make a final determination regarding jurisdictional status.

At the time of this wetland delineation report, current regulations state that this delineation is valid for 2 years from the date of site visit.

1.3 THREATENED AND ENDANGERED SPECIES

Based on a 6/13/2025 review of the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) website, habitat conditions for sensitive (federally threatened or endangered) plant or animal species are not present with the study area (see attached USFWS Review Summary). Further consultation with this agency is not required for a Section 404 Permit from the USACE.

The Illinois Department of Natural Resources (IDNR) Ecological Compliance Assessment Tool (EcoCAT) identified species within the vicinity of the study area, however following an evaluation of the site, the IDNR has concluded that adverse impacts are unlikely (see attached IDNR EcoCAT Results Report).

2.0 PROJECT PURPOSE

The purpose of the site visit was to identify regulated surface wetland, non-wetland water resources or Waters of the United States (WOUS) on, or within 100 feet, of the study area. A floodplain determination was not included as part of our investigation.

On-site wetland areas encountered were delineated using standard methods sanctioned by the United States Army Corps of Engineers in the Corps of Engineers Wetlands Delineation Manual (1987) and 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region. Plant observations were made for calculating the Coefficient of Conservatism (\hat{c}) and Floristic Quality Index (FQI) for each wetland plant community using the Wilhelm method (Swink and Wilhelm, 1994).

On-site non-wetland water resources encountered were given established Ordinary High Water Mark (OHWM) boundaries using the definitions described in Section 404 of the Clean Water Act (CWA Section 404(b).(1) Guidelines (40CFR230)

3.0 RECOMMENDATIONS

One (1) wetland totaling approximately 0.31 acres was identified on the study area.

The U.S. Army Corps of Engineers has the final authority in determining the jurisdictional status of the wetlands identified on site. GRWA recommends that a request for jurisdictional determination be sent to the U.S. Army Corps of Engineers as soon as possible.

Any impacts to jurisdictional wetland, Waters of the U.S., or associated buffers will require U.S. Army Corps of Engineers and DuPage County notification. GRWA can assist you with the request for jurisdictional determination, permit applications, agency negotiations, and mitigation plans which may be applicable to your project. The wetland consultant should be involved during the planning and design stages of the project to avoid complications with the agencies after the plan has been drafted. Proper planning regarding wetlands can reduce delays caused by the permitting process and costly changes in site plans.

Any proposed impacts to jurisdictional areas will require a permit from the Department of Economic Development and Planning (EDP). Impact to regulatory wetlands in DuPage County will require a mitigation ratio of 1.5:1. However, the DuPage County Stormwater Ordinance requires demonstration of avoidance and minimization prior to mitigation.

Prior to the site planning and survey of wetland boundaries, field confirmation of the wetland delineation by DuPage County officials will be required.

It should be noted that a minimum 50-foot buffer area is required around wetlands identified in DuPage County which are proposed to be avoided by development. In addition, riparian environment (floodplain) issues must be considered when developing a land plan.

4.0 EXHIBIT REVIEW

- The **Location Map** identifies the approximate location of the study area and nearby major roadways (Exhibit A).
- The **National Wetlands Inventory** identifies one wetland within the study area (Exhibit B).

One (1) PFO1C: Palustrine, forested, broad-leaved deciduous, seasonally flooded wetland.
- The **DuPage County Wetland Inventory** identifies **Wetland** within the west-central portion of the study area (Exhibit C).
- The **Soil Map** identifies the following soils within the study area:

232A: Ashkum silty clay loam – Predominantly hydric

531B: Markham silt loam – Predominantly non-hydric

530C2: Ozaukee silt loam – Non-hydric

Ashkum silty clay loam is considered hydric in DuPage County. Field evaluations are made to determine if a hydric inclusion may be present (Exhibit D).

- The **United States Geologic Survey (USGS) Topographic Map** does not identify any surface drainage within or adjacent to the study area (Exhibit E).
- The **USGS Hydrography Map** does not identify any water resources within the study area (Exhibit F).
- The **Regulatory Flood Map** identifies the study area outside the 500-year floodplain (Exhibit G).
- The **Water Resources Summary** identifies approximately locations and boundaries of water resources within the study area. Location of Wetland 1 is denoted (Exhibit H).
- The **Site Photographs** show conditions exhibited within the study area at the time of the site visit (Exhibit I)

5.0 METHODS

Prior to the site visit, a preliminary site evaluation is performed using aerial photography and natural resource mapping. Potential wetland areas and non-wetland waters units identified by these resources are evaluated in the field.

1987 USACE Wetland Delineation Manual and 2010 Regional Supplement.

Potential wetland areas were investigated to determine if they meet the requirements for a wetland based on the USACE parameters of vegetation, hydrology, and soils. In general, positive indication of each of the three parameters must be demonstrated to classify an area as wetland. Each of these parameters is discussed below.

Vegetation – Three vegetative indicators are applied to plant communities in order to determine if the hydrophytic vegetation criterion is met.

1. More than 50% of the dominant plant species across all strata must be hydrophytic (water tolerant). Wetland plants fall into three indicator classes based on differing tolerances to water level and soil saturation. These indicators are rated obligate wetland (OBL), facultative wetland (FACW), or facultative (FAC).
2. The prevalence index is 3.0 or less. The prevalence index is a weighted-average wetland indicator status of all plant species in a sampling plot. The index is used to determine whether hydrophytic vegetation is present on sites where indicators of hydric soil and wetland hydrology are present but the vegetation initially fails the dominance test.
3. Over 50% of non-wetland plants in a sample area exhibit morphological adaptations for life in wetlands. To apply this indicator, adapted plants must occur in areas where indicators of hydric soil and wetland hydrology are present.

Hydrology – To be considered a wetland, an area must have 14 or more consecutive days of flooding or ponding, or a water table 12 inches or less below the soil surface, during the growing season at a minimum frequency of 5 years in 10. Wetland hydrology indicators are divided into four groups as described below:

Group A – Observation of Surface Water or Saturated Soils
Group B – Evidence of Recent Inundation
Group C – Evidence of Recent Soil Saturation
Group D – Evidence from Other Site Conditions or Data

Soils - To be considered a wetland, an area must contain hydric soil. Hydric soils are formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic (lacking oxygen) conditions in the upper part. Soils generally, but not always, will develop indicators that are formed predominantly by the accumulation or loss of iron, manganese, sulfur, or carbon compounds in a saturated and anaerobic environment. The most current edition of the United States Department of Agriculture, Natural Resource Conservation Service *Field Indicators of Hydric Soils in the United States* is used for identification of hydric soils. Field indicators of hydric soils include but are not limited to the presence of any of the following: histic epipedon, sulfidic odor, at least 2 centimeters of muck, depleted matrix, and/or redoximorphic features. Field indicators are usually examined in the top 20 inches of the soil. Soil colors are determined using *Munsell Soil Color Charts*.

Areas meeting these three criteria are staked in the field for surveying purposes. Boundaries are demarcated in the field with pink flagged pin stakes labeled "WETLAND DELINEATION." Staked boundaries are mapped on an aerial photograph included in this report. Approximate off-site wetland boundaries are

identified on the aerial photograph and were determined using available aerial photographs, wetland maps, and field observation.

The Ordinary High Water Mark (OHWM)

Potential non-wetland water resources were investigated to determine if they meet requirements for a regulated WOUS or isolated waters unit based on USACE parameters.

Ordinary High Water Mark (OHWM) boundaries were established using the definition provided in 33 CFT Part 328.3 of the Clean Water Act. The OHWM is defined as the line on the shore established by the fluctuations of water. This line can be identified by physical characteristics such as a clear, natural line on the bank, changes in the character of the soil, shelving, vegetation matted down, bent, or absent, leaf litter disturbed or washed away, sediment deposition, water staining, the presence of litter and debris, destruction of terrestrial vegetation, sediment sorting, scour, multiple observed or predicted flow events, and abrupt change in plant community.

6.0 REVIEWED ON-SITE CONDITIONS

6.1 WATER RESOURCES SUMMARY

Wetland 1. This wetland (approximately 0.31 acres in total size) sits in the west-central portion of the study area. The depressional wetland features ponded water at its center, with moderate canopy cover dominated by wetland trees and a sparse herbaceous understory. Dense scrub-shrub vegetation borders the wetland perimeter. See photos 3-4 for reference. The DuPage County Wetland Inventory identifies Wetland 1 as **Regulatory Wetland**.

Sample points were established within and adjacent to Wetland 1 to characterize the vegetation, soil and hydrology. The wetland boundaries were demarcated with 19 pink flagged pin stakes.

Wetland 1 was primarily vegetated by Silver Maple (*Acer saccharinum*), American Elm (*Ulmus americana*) and Eastern Cottonwood (*Populus deltoides*). The mapped soil series is Ashkum silty clay loam, a predominantly hydric soil. USDA field indicators F6: Redox Dark Surface, and A12: Thick Dark Surface provided evidence of hydric soil. Saturation, Geomorphic position, and the FAC-neutral test provided evidence of persistent hydrology (See Wetland Determination Data Forms).

The Coefficient of Conservatism (\hat{c}) for Wetland 1 was 2.22, and the Floristic Quality Index (FQI) was 6.67 (see attached Floristic Quality Data). These values indicate a low-quality plant community.

6.2 DuPage County Wildlife Habitat Quality Evaluation

The wildlife habitat quality as determined using the Michigan Department of Natural Resources (MIDNR) Wildlife Habitat Evaluation Methodology (MRWQ) was low (see evaluation below).

WILDLIFE HABITAT QUALITY AS DETERMINED USING THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES (MIDNR) WILDLIFE HABITAT EVALUATION METHOD (MRWQ)

Observer: C. Davis

Date: 6/12/2025

Wetland 1

A. Utilization by Wildlife

<u>Wildlife Use:</u>	<u>Score:</u>	<u>Observation/Notes:</u>
Significant	3	Ducks present within ponded portion of the wetland. Birds present within the wetland trees. Frog noises observed.
Evident	2	
Low	1	
Occasional	0.5	
Non-existent	0	
Sub-Total Score:	2	

B. Interspersion of Vegetative Cover

<u>Interspersion:</u>	<u>Score:</u>	<u>Community Type:</u>	<u>% Cover:</u>
High	3	Emergent	0
Medium	2	Scrub-Shrub	30
Low	1	Wet-Meadow	0
Sub-Total Score:	1	Forested	70
		Aquatic	0
		Other	0

C. Vegetative Cover to Open Water

<u>Cover:</u>	<u>Score:</u>
>95% Cover	0.5
76% - 95% Cover, Peripheral	1.5
76% - 95% Cover, Various	2.5
26% - 75% Cover, Peripheral	2.0
26% - 75% Cover Patches	3.0
5% - 25% Cover, Peripheral	1.0
<5% Cover	0.5
Sub-Total Score:	1

Wetland 1 Total Score: 4

In DuPage County, critical wetland status is assigned to those wetlands that have been determined to satisfy one or more of the following:

- a. The wetland is identified as critical wetland in the County's wetland inventory; or
 - *Wetland 1 is not identified as critical wetland by the DuPage County Wetland Inventory.*
- b. The wetland is known to possess a Federal or State listed threatened or endangered species based on consultation with the Illinois Department of Natural Resources or U.S. Fish and Wildlife Service; or
 - *The Illinois Department of Natural Resources identified protected resources within the study area. However, following an evaluation, it was concluded that adverse effects are unlikely. The U.S. Fish and Wildlife Services Section 404 review did not identify any threatened or endangered species or its habitat on the study area.*
- c. The plant community within the wetland is determined to have a native Floristic Quality Index of 20 or higher during a single season assessment, a native mean C-value of 3.5 or greater, or alternatively a Natural Area Rating Index (NARI) value of 35.0 or higher during a spring, summer, and fall assessment, as calculated by the Swink & Wilhelm methodology. If both methods are performed, the NARI value shall prevail as the determining value; or
 - *The plant community within Wetland 1 exhibited a Coefficient of Conservatism (c) value of less than 3.5 and a Floristic Quality Index value less than 20.*
- d. The initial wildlife quality value using the modified Michigan Department of Natural Resources Method is 5.0 or higher, or alternatively the mean rated wildlife quality (MRWQ) is determined to be 8.0 or higher, as calculated by the Ludwig wildlife habitat evaluation methodology. If both methods are performed, the Ludwig shall prevail as the determining value; or
 - *The Wildlife Habitat Ranking for Wetland 1 is less than 5.0.*

Based on items a, b, c, and d above, Wetland 1 is considered to be regulatory.

7.0 REGULATORY STATEMENT

7.1 Federal Regulations

The deposition of dredge or fill materials into federally jurisdictional wetlands or Waters of the United States is regulated by the USACE under Section 404 of the Clean Water Act.

The Nationwide Permit authorizes 0.1 acre or less of low quality wetlands to be filled without mitigation. If over 0.1 acre is proposed for filling or is subject to secondary impacts, in-kind mitigation may be required at a ratio of 1.5:1, or greater. The aggregate total loss of waters of the U.S. authorized by NWP cannot exceed 0.5 acre or 300 linear feet of streambed.

Under the existing regulations, secondary impacts (both on-site and off-site) from filling also must be evaluated. Mitigation may be required at a higher rate if a project will significantly alter wetland functions such as stormwater detention, water filtration, sediment trapping, and/or wildlife habitat.

Before mitigation will be approved, reasonable proof that avoidance or minimization of wetland impacts has been attempted must be provided to the Corps.

A USACE permit is not required if the wetlands are avoided and construction erosion near a wetland is controlled.

7.2 Municipal and State Regulations

DuPage County Countywide Stormwater and Flood Plain Ordinance: The DuPage County Stormwater and Flood Plain Ordinance regulates development of areas in or near wetlands within DuPage County. A County Stormwater Management Permit must be obtained as a separate submittal to the county.

All wetland impacts must be mitigated. Under the ordinance, wetlands are classified as either Regulatory or Critical according to the functional and biological value of the wetland. Critical wetlands are those which have a crucial role in storing or conveying stormwater, controlling erosion, or otherwise maintaining water quality. In addition, wetland habitat is considered important for wildlife, including threatened or endangered species, or as biodiversity reserves for rare species. Wetlands not meeting any of these criteria are assigned Regulatory status. Impacted Regulatory wetlands in DuPage County must be mitigated at a minimum replacement ratio of 1.5:1 for impacted acreage, regardless of the acreage involved. Critical wetlands must be mitigated at a 3:1 ratio or higher, as determined by the county.

Enhancement of an existing wetland may thereby reduce the total acreage required for mitigation (maximum reduction 0.5 acre). Before a permit to fill a wetland is granted, a site plan must be issued documenting impacts to the wetlands both on and off-site. Direct and indirect impacts must be assessed. Information indicating that no practicable alternative exists to wetland modification must be submitted for impacts to wetlands 0.1 acre in size or greater. Mitigation must replace or duplicate lost values. Emphasis is placed on mitigating within the same watershed as the lost acreage.

Development within 50 feet of a Regulatory wetland and **100 feet** of a Critical wetland and/or within **15 feet** of non-wetland Waters of DuPage, shall not, without mitigation, cause adverse changes in flows entering the wetland, damage vegetation, or adversely affect any ground water infiltration functions.

8.0 REFERENCES

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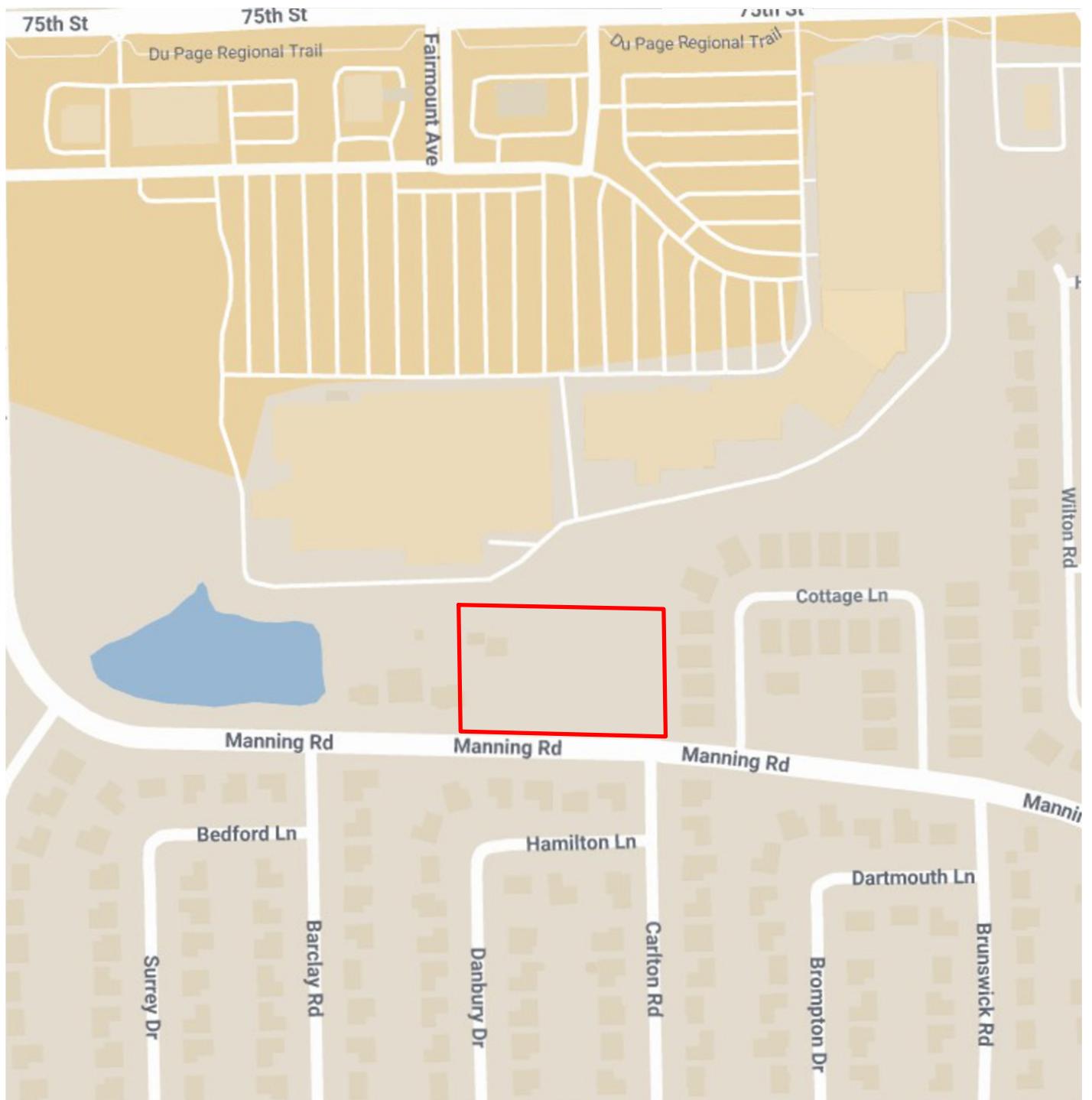
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LAND PLANNING ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE

402 W. LIBERTY DRIVE WHEATON, ILLINOIS 60187
TELEPHONE: 630-668-7197 FACSIMILE: 630-668-9693

Appendix A: Water Resource Maps (Exhibits A-H)



LEGEND

PLSS: SW S29 T38N R11E

Study Area 

Latitude: 41.747698

Longitude: -87.998644

Coordinates provided by Earth Point for Google Earth

0 150' 300'
SCALE: 1"=300'



NORTH



GARY R. WEBER
ASSOCIATES, INC.

2220 Manning Road
Darien, IL

MULE2501
Dave Mule

LOCATION MAP

Provided by: Google Maps

EXHIBIT A



LEGEND

Estuarine and Marine Deepwater
Estuarine and Marine Wetland
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland

Freshwater Pond
Lake
Other
Riverine

Study Area



SCALE: 1"=100' NORTH



GARY R. WEBER
ASSOCIATES, INC.

2220 Manning Road
Darien, IL

MULE2501
Dave Mule

NATIONAL WETLANDS
INVENTORY MAP

Provided by: U.S. Fish and Wildlife Service

EXHIBIT B

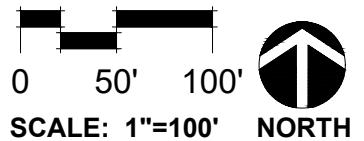


Manning Road

LEGEND

— Study Area

■ Regulatory Wetland



GARY R. WEBER
ASSOCIATES, INC.

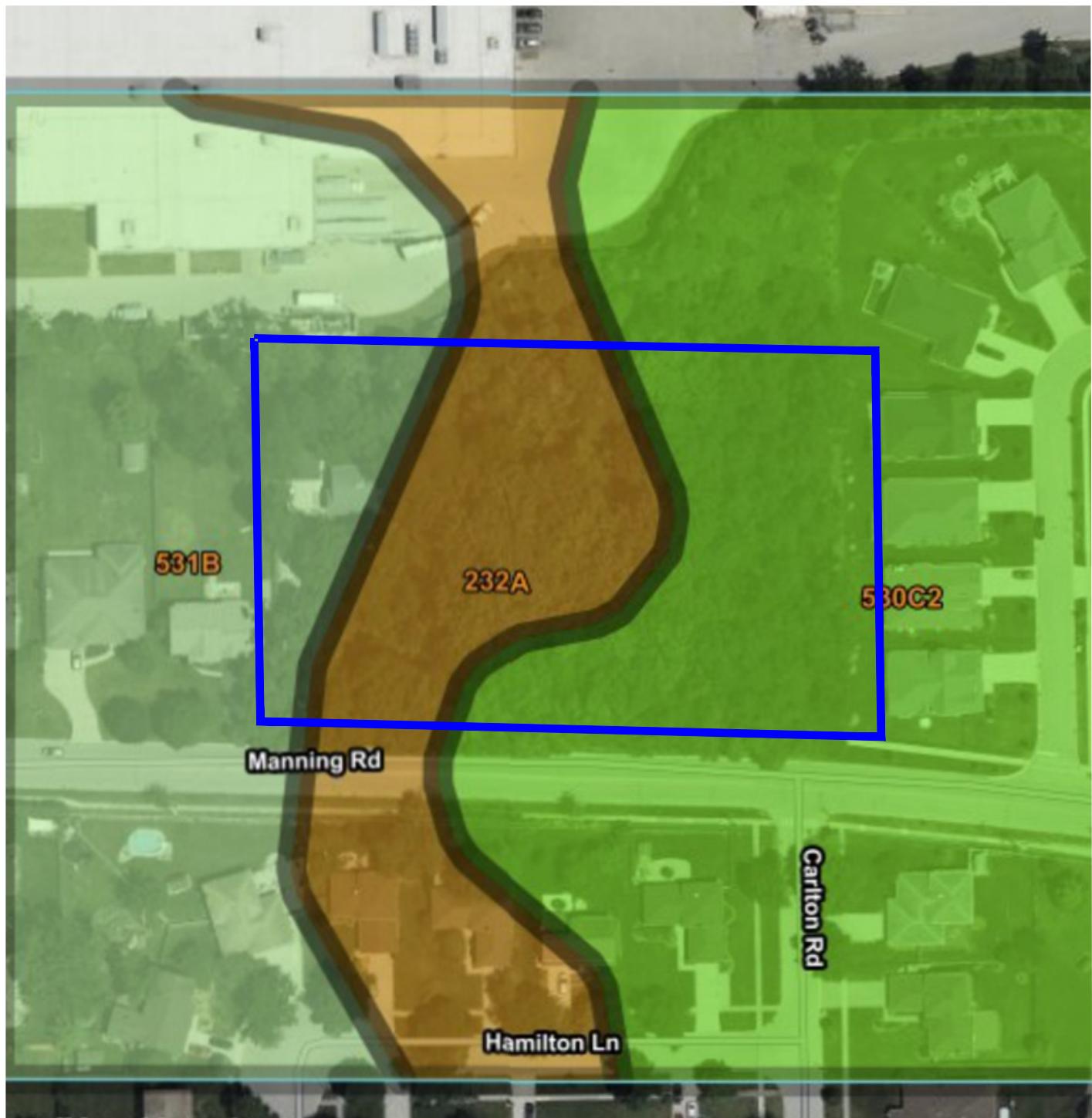
2220 Manning Road
Darien, IL

MULE2501
Dave Mule

DUPAGE COUNTY WETLAND
INVENTORY MAP

Provided by: DuPage County GIS Parcel Viewer

EXHIBIT C



LEGEND

- Hydric Soil (100%)
- Predominantly Hydric (66-99%)
- Partially Hydric (33-65%)
- Predominantly Non-hydric (1-32%)
- Non-hydric (0%)

Study Area —

0 50' 100' 
SCALE: 1"=100' NORTH



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Darien, IL

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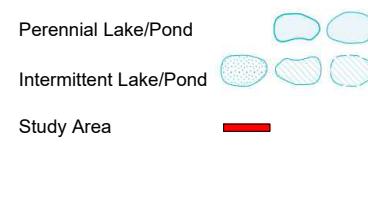
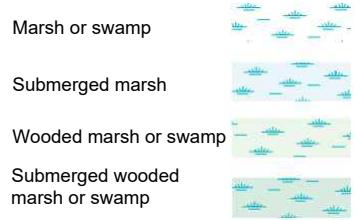
SOIL SURVEY MAP

Web Soil Survey 3.0 (DuPage County)
USDA Natural Resources Conservation Service

EXHIBIT D



LEGEND



0 150' 300' **SCALE: 1"=300' NORTH**



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Darien, IL

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USGS TOPOGRAPHIC MAP

Provided by: USGS Topographic (Sag Bridge Quadrangle)

EXHIBIT E

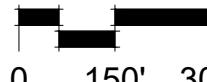


LEGEND

Study Area



Lake Pond Waterbody



SCALE: 1"=300'



NORTH



GARY R. WEBER
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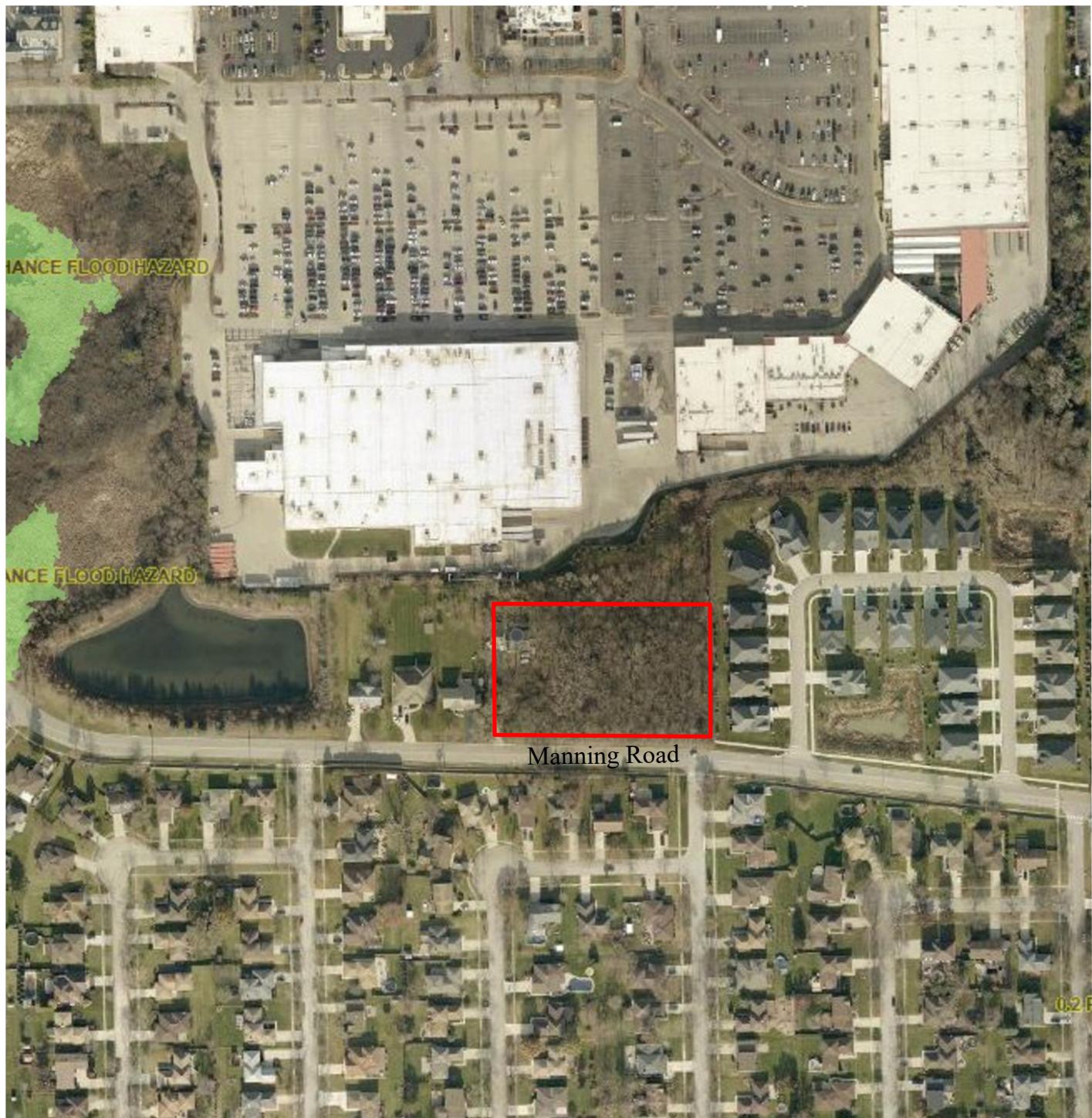
2220 Manning Road
Darien, IL

MULE2501
Dave Mule

USGS HYDROGRAPHY MAP

Provided by: USGS National Hydrography Dataset

EXHIBIT F



LEGEND

- 0.2 PCT Annual Chance Flood Hazard (500-year floodplain)
- A (100-year floodplain)
- AE (100-year floodplain protected by Levee)
- Floodway

- AH (SFHA 100-year floodplain)
- AO (SFHA 100-year floodplain)
- X Protected by Levee
- Study Area

0 150' 300'



SCALE: 1"=300' NORTH



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2220 Manning Road
Darien, IL

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DUPAGE COUNTY
DFIRM FLOOD MAP
Provided by: DuPage County Parcel Viewer

EXHIBIT G



LEGEND

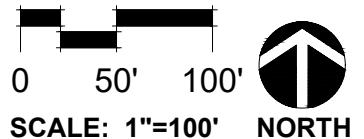
Study Area - 2.27 Acres



Flagged Wetland Boundaries



Sample Points A-E



Provided by: Google Earth Aerial DATE



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2220 Manning Road
Darien, IL

MULE2501
Dave Mule

WATER RESOURCES SUMMARY

DATES OF SITE VISIT: 6/12/2025 DATES OF SURVEY: N/A

EXHIBIT H

Created by: C. Davis Checked by: LRP

Appendix B: Site Photographs (Exhibit I)



Photo 1: Overview of the site conditions towards the center of the study area, facing west.



Photo 2: View of the dense herbaceous understory present throughout the study area, facing west.



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Darien, IL, 60561

MULE2501
Dave Mule

SITE PHOTOGRAPHS
6/12/2025

EXHIBIT [I]



Photo 3: View of Wetland 1 in the west-center portion of the study area, facing east.



Photo 4: View of Wetland 1 in the west-center portion of the study area, facing north.



GARY R. WEBER
ASSOCIATES, INC.

2220 Manning Road
Darien, IL, 60561

MULE2501
Dave Mule

SITE PHOTOGRAPHS
6/12/2025

EXHIBIT [I]

Appendix C: Wetland Determination Data Forms

U.S. Army Corps of Engineers

WETLAND DETERMINATION DATA SHEET – Midwest Region

See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024

Requirement Control Symbol EXEMPT:

(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 2220 Manning Road City/County: Darien/ DuPage County Sampling Date: 6/12/2025

Applicant/Owner: Dave Mule State: IL Sampling Point: A

Investigator(s): C. Davis Section, Township, Range: SW S29 T38N R11E

Landform (hillside, terrace, etc.): Local relief (concave, convex, none):

Slope (%): Lat: 41.747698 Long: -87.998644 Datum:

Soil Map Unit Name: Ashkum silty clay loam NWI classification: PFO1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ 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 <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	
Remarks: Towards the center of the site, just outside of ponded area.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:		
1. <u>Acer saccharinum</u>	50	Yes	FACW	Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)		
2. <u>Ulmus americana</u>	10	No	FACW	Total Number of Dominant Species Across All Strata: 1 (B)		
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)		
4. _____	_____	_____	_____			
5. _____	_____	_____	_____			
	60	=Total Cover				
Sapling/Shrub Stratum (Plot size: 15)					Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of: OBL species 0		Multiply by: x 1 = 0
2. _____	_____	_____	_____	FACW species 60		x 2 = 120
3. _____	_____	_____	_____	FAC species 0		x 3 = 0
4. _____	_____	_____	_____	FACU species 0		x 4 = 0
5. _____	_____	_____	_____	UPL species 0		x 5 = 0
	60	=Total Cover		Column Totals: 60 (A)		120 (B)
Herb Stratum (Plot size: 5)					Prevalence Index = B/A = 2.00	
1. _____	_____	_____	_____			
2. _____	_____	_____	_____			
3. _____	_____	_____	_____			
4. _____	_____	_____	_____			
5. _____	_____	_____	_____			
6. _____	_____	_____	_____			
7. _____	_____	_____	_____			
8. _____	_____	_____	_____			
9. _____	_____	_____	_____			
10. _____	_____	_____	_____			
	60	=Total Cover				
Woody Vine Stratum (Plot size: 30)					Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	1 - Rapid Test for Hydrophytic Vegetation		
2. _____	_____	_____	_____	X 2 - Dominance Test is >50%		
	60	=Total Cover		X 3 - Prevalence Index is $\leq 3.0^1$		
				4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)		
				Problematic Hydrophytic Vegetation ¹ (Explain)		
1Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.						
Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____						
Remarks: (Include photo numbers here or on a separate sheet.)						

SOIL

Sampling Point: A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features					Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²	Texture	
0-8	10YR 2/1	100					Loamy/Clayey	
8-16	10YR 3/1	95					Loamy/Clayey	
			10YR 5/6	5	C	M		Prominent redox concentrations
16-24	10YR 4/1	90						
			10YR 5/6	10	C	M		Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: 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)
- Dark Surface (S7)
- 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 Soils³:

- Coast Prairie Redox (A16)
- Iron-Manganese Masses (F12)
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22)
- Other (Explain in Remarks)

³Indicators 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 _____

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 _____ Depth (inches): _____
 Water Table Present? Yes _____ No _____ Depth (inches): _____
 Saturation Present? Yes No _____ Depth (inches): 0
 (includes capillary fringe)

Wetland Hydrology Present? Yes No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Standing water nearby

U.S. Army Corps of Engineers

WETLAND DETERMINATION DATA SHEET – Midwest Region

See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024

Requirement Control Symbol EXEMPT:

(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 2220 Manning Road

City/County: Darien/ DuPage County

Sampling Date: 6/12/2025

Applicant/Owner: Dave Mule

State: IL Sampling Point: B

Investigator(s): C. Davis

Section, Township, Range: SW S29 T38N R11E

Landform (hillside, terrace, etc.):

Local relief (concave, convex, none):

Slope (%): Lat: 41.747698

Long: -87.998644

Datum:

Soil Map Unit Name: Ashkum silty clay loam

NWI classification: PFO1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ 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 <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	
Remarks: West of sample point A.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <i>Acer saccharinum</i>	50	Yes	FACW	Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)	
2. <i>Ulmus americana</i>	20	Yes	FACW	Total Number of Dominant Species Across All Strata: 5 (B)	
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: 80.0% (A/B)	
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
	70	=Total Cover			
Sapling/Shrub Stratum (Plot size: 15)					Prevalence Index worksheet:
1. _____	_____	_____	_____	Total % Cover of: _____ Multiply by: _____	
2. _____	_____	_____	_____	OBL species	0 x 1 = 0
3. _____	_____	_____	_____	FACW species	70 x 2 = 140
4. _____	_____	_____	_____	FAC species	7 x 3 = 21
5. _____	_____	_____	_____	FACU species	2 x 4 = 8
	_____	=Total Cover		UPL species	0 x 5 = 0
Herb Stratum (Plot size: 5)					Column Totals: 79 (A) 169 (B)
1. <i>Circaeaa canadensis</i>	2	Yes	FACU	Prevalence Index = B/A = 2.14	
2. <i>Fallopia scandens</i>	5	Yes	FAC		
3. <i>Persicaria virginiana</i>	2	Yes	FAC		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
	9	=Total Cover		Hydrophytic Vegetation Indicators:	
Woody Vine Stratum (Plot size: 30)					1 - Rapid Test for Hydrophytic Vegetation
1. _____	_____	_____	_____	X 2 - Dominance Test is >50%	
2. _____	_____	_____	_____	X 3 - Prevalence Index is $\leq 3.0^1$	
	_____	=Total Cover		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 <input checked="" type="checkbox"/> No _____					

Remarks: (Include photo numbers here or on a separate sheet.)

SOILSampling Point: B**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features					Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²	Texture	
0-16	10YR 2/1	100					Loamy/Clayey	
16-24	10YR 3/1	100					Loamy/Clayey	
24-30	10YR 4/1	80					Loamy/Clayey	
			10YR 5/6	20	C	M		Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: 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)
- Dark Surface (S7)
- 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 Soils³:

- Coast Prairie Redox (A16)
- Iron-Manganese Masses (F12)
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22)
- Other (Explain in Remarks)

³Indicators 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 _____

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 _____ Depth (inches): _____
 Water Table Present? Yes _____ No _____ Depth (inches): _____
 Saturation Present? Yes _____ No _____ Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Standing water nearby

U.S. Army Corps of Engineers

WETLAND DETERMINATION DATA SHEET – Midwest Region

See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024

Requirement Control Symbol EXEMPT:

(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 2220 Manning Road City/County: Darien/ DuPage County Sampling Date: 6/12/2025

Applicant/Owner: Dave Mule State: IL Sampling Point: C

Investigator(s): C. Davis Section, Township, Range: SW S29 T38N R11E

Landform (hillside, terrace, etc.): Local relief (concave, convex, none):

Slope (%): Lat: 41.747698 Long: -87.998644 Datum:

Soil Map Unit Name: Ashkum silty clay loam NWI classification: PFO1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ 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 <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	
Remarks: West of sample point B.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <i>Acer saccharinum</i>	40	Yes	FACW	Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)	
2. <i>Ulmus americana</i>	30	Yes	FACW	Total Number of Dominant Species Across All Strata: 4 (B)	
3. <i>Populus deltoides</i>	5	No	FAC	Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)	
4.					
5.					
	75	=Total Cover			
Sapling/Shrub Stratum (Plot size: 15)				Prevalence Index worksheet:	
1. <i>Celtis occidentalis</i>	2	No	FAC	Total % Cover of: Multiply by:	
2.				OBL species	0 x 1 = 0
3.				FACW species	70 x 2 = 140
4.				FAC species	14 x 3 = 42
5.				FACU species	0 x 4 = 0
	2	=Total Cover		UPL species	0 x 5 = 0
Herb Stratum (Plot size: 5)				Column Totals:	84 (A) 182 (B)
1. <i>Fallopia scandens</i>	5	Yes	FAC	Prevalence Index = B/A = 2.17	
2. <i>Alliaria petiolata</i>	2	Yes	FAC		
3.				Hydrophytic Vegetation Indicators:	
4.				1 - Rapid Test for Hydrophytic Vegetation	
5.				X 2 - Dominance Test is >50%	
6.				X 3 - Prevalence Index is $\leq 3.0^1$	
7.				4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
8.				Problematic Hydrophytic Vegetation ¹ (Explain)	
9.					
10.					
	7	=Total Cover			
Woody Vine Stratum (Plot size: 30)					
1.					
2.					
		=Total Cover		Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____	

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: C

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features					Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²	Texture	
0-16	10YR 2/1	100					Loamy/Clayey	
16-24	10YR 3/1	90					Loamy/Clayey	
			10YR 5/8	10	C	M		
24-30	10YR 4/1	70					Loamy/Clayey	
			10YR 3/1	10				
			10YR 5/6	20	C	M		Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: 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)
- Dark Surface (S7)
- 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 Soils³:

- Coast Prairie Redox (A16)
- Iron-Manganese Masses (F12)
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22)
- Other (Explain in Remarks)

³Indicators 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 _____

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 _____ Depth (inches): _____
 Water Table Present? Yes _____ No _____ Depth (inches): _____
 Saturation Present? Yes _____ No _____ Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Standing water nearby

U.S. Army Corps of Engineers

WETLAND DETERMINATION DATA SHEET – Midwest Region

See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024

Requirement Control Symbol EXEMPT:

(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 2220 Manning Road

City/County: Darien/ DuPage County

Sampling Date: 6/12/2025

Applicant/Owner: Dave Mule

State: IL Sampling Point: D

Investigator(s): C. Davis

Section, Township, Range: SW S29 T38N R11E

Landform (hillside, terrace, etc.):

Local relief (concave, convex, none):

Slope (%): Lat: 41.747698

Long: -87.998644

Datum:

Soil Map Unit Name: Ashkum silty clay loam

NWI classification: PFO1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ 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 <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	
Remarks: West of sample point C.	

VEGETATION – Use scientific names of plants.

<u>Tree Stratum</u> (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Acer saccharinum</u>	30	Yes	FACW	Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)
2. <u>Ulmus americana</u>	30	Yes	FACW	Total Number of Dominant Species Across All Strata: 4 (B)
3. <u>Populus deltoides</u>	20	Yes	FAC	Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	80	=Total Cover		
<u>Sapling/Shrub Stratum</u> (Plot size: 15)	10	Yes	FAC	Prevalence Index worksheet:
1. <u>Rhamnus cathartica</u>	10	Yes	FAC	Total % Cover of: _____ Multiply by: _____
2. _____	_____	_____	_____	OBL species 0 x 1 = 0
3. _____	_____	_____	_____	FACW species 60 x 2 = 120
4. _____	_____	_____	_____	FAC species 30 x 3 = 90
5. _____	_____	_____	_____	FACU species 0 x 4 = 0
	10	=Total Cover		UPL species 0 x 5 = 0
<u>Herb Stratum</u> (Plot size: 5)	5	5	5	Column Totals: 90 (A) 210 (B)
1. _____	_____	_____	_____	Prevalence Index = B/A = 2.33
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
	5	=Total Cover		
<u>Woody Vine Stratum</u> (Plot size: 30)	30	30	30	Hydrophytic Vegetation Indicators:
1. _____	_____	_____	_____	1 - Rapid Test for Hydrophytic Vegetation
2. _____	_____	_____	_____	X 2 - Dominance Test is >50%
	30	=Total Cover		X 3 - Prevalence Index is $\leq 3.0^1$
				4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
				Problematic Hydrophytic Vegetation ¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: D

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features					Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²	Texture	
0-16	10YR 2/1	100					Loamy/Clayey	Friable
16-26	10YR 3/1	80					Loamy/Clayey	
			10YR 5/8	20	C	M		
26-32	10YR 4/1	60					Loamy/Clayey	
			10YR 3/1	10				
			10YR 5/8	30	C	M		Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: 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)
- Dark Surface (S7)
- 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 Soils³:

- Coast Prairie Redox (A16)
- Iron-Manganese Masses (F12)
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22)
- Other (Explain in Remarks)

³Indicators 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 _____

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 _____	Depth (inches): _____
Water Table Present?	Yes _____	No _____	Depth (inches): _____
Saturation Present?	Yes _____	No _____	Depth (inches): _____
(includes capillary fringe)			

Wetland Hydrology Present? Yes No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Standing water nearby

U.S. Army Corps of Engineers

WETLAND DETERMINATION DATA SHEET – Midwest Region

See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024

Requirement Control Symbol EXEMPT:

(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 2220 Manning Road

City/County: Darien/ DuPage County

Sampling Date: 6/12/2025

Applicant/Owner: Dave Mule

State: IL Sampling Point: E

Investigator(s): C. Davis

Section, Township, Range: SW S29 T38N R11E

Landform (hillside, terrace, etc.):

Local relief (concave, convex, none):

Slope (%): Lat: 41.747698

Long: -87.998644

Datum:

Soil Map Unit Name: Ashkum silty clay loam

NWI classification: PFO1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes 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 <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks: Upland area west of sample point D.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1.					Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)	
2.					Total Number of Dominant Species Across All Strata: 4 (B)	
3.					Percent of Dominant Species That Are OBL, FACW, or FAC: 25.0% (A/B)	
4.						
5.						
=Total Cover						
Sapling/Shrub Stratum	(Plot size: 15)	30	Yes	FAC	Prevalence Index worksheet:	
1. <i>Rhamnus cathartica</i>		15	Yes	FACU	Total % Cover of: 0 x 1 = 0	
2. <i>Prunus serotina</i>		5	No	FACU	FACW species 0 x 2 = 0	
3. <i>Rosa multiflora</i>					FAC species 30 x 3 = 90	
4.					FACU species 60 x 4 = 240	
5.					UPL species 0 x 5 = 0	
=Total Cover					Column Totals: 90 (A) 330 (B)	
					Prevalence Index = B/A = 3.67	
Herb Stratum	(Plot size: 5)	20	Yes	FACU	Hydrophytic Vegetation Indicators:	
1. <i>Circaeaa canadensis</i>		20	Yes	FACU	1 - Rapid Test for Hydrophytic Vegetation	
2. <i>Parthenocissus quinquefolia</i>					2 - Dominance Test is >50%	
3.					3 - Prevalence Index is $\leq 3.0^1$	
4.					4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
5.					Problematic Hydrophytic Vegetation ¹ (Explain)	
6.						
7.						
8.						
9.						
10.						
=Total Cover						
Woody Vine Stratum	(Plot size: 30)	40				
1.						
2.						
=Total Cover					Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Remarks: (Include photo numbers here or on a separate sheet.)

Appendix D: Floristic Quality Index

SITE: 2220 Manning Road
Darien, DuPage
LOCALE: County IL
BY: C. Davis
NOTES: Wetland 1

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	2.22	SPECIES RICHNESS (ALL)	12
MEAN C (ALL SPECIES)	1.67	SPECIES RICHNESS (NATIVE)	9
MEAN C (NATIVE TREES)	1.50	% NON-NATIVE	0.25
MEAN C (NATIVE SHRUBS)	0.00	WET INDICATOR (ALL)	0.17
MEAN C (NATIVE HERBACEOUS)	3.50	WET INDICATOR (NATIVE)	0.11
FQAI (NATIVE SPECIES)	6.67	% HYDROPHYTE (MIDWEST)	0.67
FQAI (ALL SPECIES)	5.77	% NATIVE PERENNIAL	0.75
ADJUSTED FQAI	19.25	% NATIVE ANNUAL	0.00
% C VALUE 0	0.42	% ANNUAL	0.00
% C VALUE 1-3	0.42	% PERENNIAL	0.92
% C VALUE 4-6	0.17		
% C VALUE 7-10	0.00		

SPECIES ACRONYM	SPECIES NAME (NWPL/MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST	WET	INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
					WET INDICATOR	NC-NE WET INDICATOR				
acesai	Acer saccharinum	saccharinum	Silver Maple	1	FACW	FACW	-1	Tree	Perennial	Native
ALLPET	Alliaria petiolata	PETIOLATA	Garlic-Mustard	0	FAC	FACU	0	Forb	Biennial	Adventive
CELOCC	Celtis occidentalis	occidentalis	Common Hackberry	2	FAC	FAC	0	Tree	Perennial	Native
CIRCAN	Circaeа canadensis	Circaeа canadensis	Broad-Leaf Enchanter's-Nightshade	3	FACU	FACU	1	Forb	Perennial	Native
FALSCA	Fallopia scandens	Fallopia scandens;	Climbing Black- Bindweed	3	FAC	FAC	0	Vine	Perennial	Native
PARQUI	Parthenocissus quinquefolia	Parthenocissus quinquefolia	Virginia-Creeper	4	FACU	FACU	1	Vine	Perennial	Native
PERVIR	Persicaria virginiana	Persicaria virginiana	Jumpseed	4	FAC	FAC	0	Forb	Perennial	Native
POPDEL	Populus deltoides	Populus deltoides	Eastern Cottonwood	0	FAC	FAC	0	Tree	Perennial	Native
PRUSER	Prunus serotina	Prunus serotina	Black Cherry	0	FACU	FACU	1	Shrub	Perennial	Native
RHACAT	Rhamnus cathartica	Rhamnus cathartica	European Buckthorn	0	FAC	FAC	0	Shrub	Perennial	Adventive
ROSMUL	Rosa multiflora	MULTIFLORA	Rambler Rose	0	FACU	FACU	1	Shrub	Perennial	Adventive
ULMAME	Ulmus americana	Ulmus americana	American Elm	3	FACW	FACW	-1	Tree	Perennial	Native

Appendix E: Threatened and Endangered Species Consultation



Illinois Department of Natural Resources

JB Pritzker, Governor

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

Natalie Phelps Finnie, Director

June 13, 2025

Chloe Davis
Gary R. Weber Associates, Inc.
402 W. Liberty Drive
Wheaton, IL 60187

RE: 2220 Manning Road
Project Number(s): 2514244
County: DuPage

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

However, this review is specifically for the proposed land use change as described. Any future activities that will change existing environmental conditions may require additional consultation with the Department.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Alex Davis

Alex Davis
Division of Ecosystems and Environment
217-785-5500

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

USFWS IPaC HABITAT ASSESSMENT

Project Name:	2220 Manning Road	Client: Dave Mule
Location:	Darien, IL	
Reviewer:	C. Davis	
IPaC Run Date:	6/13/2025	

Gary R. Weber Associates Inc. reviewed the U.S. Fish and Wildlife Information for Planning and Consultation (IPaC) website for federally listed threatened and endangered species. The IPaC program utilizes known or expected range of species, as well as additional areas outside of the range in which activities may indirectly affect a species. This review represents an informal consultation and further coordination with USFWS may be required for a formal consultation.

According to the IPaC consultation, seven (7) listed species have potential to occur within the vicinity of the study area (Attachment 1). A site visit was completed on 6/12/2025 to evaluate habitat conditions for listed species on the site. Based on existing and proposed conditions, no adverse effects are proposed. See determination and habitat review below.

1.0 SITE EVALUATION:

The majority of the Manning Road study area is an underdeveloped parcel dominated by wooded and scrub-shrub communities. The site contains a dense subcanopy, predominantly composed of Amur Honeysuckle (*Lonicera maackii*), and European Buckthorn (*Rhamnus cathartica*). There is moderate canopy coverage dominated by Silver Maple (*Acer saccharinum*), Cottonwood (*Populus deltoides*), American Elm (*Ulmus americana*), and Black Cherry (*Prunus serotina*). A dense herbaceous layer is present in the southern and easternmost portions of the site. This layer contains mostly upland, woodland species. In the center of the site, there exists a large, depressional wetland holding some standing water. One residential property exists in the northwestern portion of the study area.

2.0 USFWS IPaC DETERMINATION KEY (Attachment 2):

A determination key for the Northern long-eared bat (NLEB) and Tricolored Bat (TCB) was completed as part of the IPaC consultation. Based on the IPaC submission and standing analysis completed by the USFWS, the following effect determinations were made:

Northern Long-eared Bat (<i>Myotis septentrionalis</i>)	Not likely to adversely affect (NLAA)
Tricolored Bat (<i>Perimyotis subflavus</i>)	Not likely to adversely affect (NLAA)

3.0 HABITAT REVIEW:

Due to the presence of trees and woody vegetation coverage, habitat conditions for the NLEB and TCB were evaluated against the habitat descriptions provided by USFWS (see section 4.0)

Due to lack of *Quercus* species and suitable moss and leaf litter components, suitable habitat conditions are not available on-site. These conditions, in consideration with the NLAA IPaC determination, indicates that no adverse impacts to the TCB are proposed.

While the site has moderate canopy coverage in some portions, the understory is generally closed and dominated by shrub-scrub communities. These conditions are not typically preferred habitat selection for the NLEB. These conditions, in consideration with the NLAA IPaC determination, indicates that no adverse impacts to the NLEB are proposed.

¹ U.S. Fish and Wildlife Service. 2024. Range-wide Indiana Bat and Northern Long-eared Bat Survey Guidelines. U.S. Fish and Wildlife Service, Region 3, Bloomington, MN. 95pp.

4.0 SPECIES HABITAT REQUIREMENTS:

Habitat requirements described below are based on USFWS & Illinois Department of Natural Resource (IDNR) species guidance¹.

Endangered – Northern long-eared bat (*Myotis septentrionalis*): Not likely to adversely Affect.

According to the USFWS guidance, conditions suitable for the Northern long-eared bat (NLEB) are limited to mature hardwood forests and woodland with dense canopy cover. Summer roosting trees required by the bats are characterized by mature trees containing potential roosting features (PRF) such as peeling and crevice forming bark, cavities, and dead snags. Foraging can occur in a variety of habitats including upland forests, edge habitats, wetlands, riparian buffers, and floodplain forests. An open, herbaceous understory is beneficial to supporting insect abundance for the bats to feed on. The NLEB will overwinter in caves and mines from late October to April. Individual trees may be used for roosting if located within 1,000 feet of a forest/woodland area that is greater than

While woodland is present, the site lacks an open, herbaceous understory preferred by NLEB. Roosting trees are present, but adverse impacts are unlikely.

Proposed Endangered – Tricolored Bat (*Perimyotis subflavus*): Not likely to adversely Affect.

According to the USFWS guidance, conditions suitable for the Tricolored Bat (TCB) are limited to upland deciduous forests and include woodlands with high dense canopy cover to fragmented forest and woodlands. Tricolored Bats are a foliage roosting bat and may roost alone or in small groups. Linear features such as tree lines and riparian corridors with potential roost substrate may be utilized. Potential roosting substrate includes leaf clusters (preference for *Quercus* species), Spanish Moss (*Tillandsia usneoides*), and beard lichen (*Usnea trichodea*).

Additional roosting features may include lichen, evergreen needles, and artificial roosts such as barns, roofs, bridges, and culverts. Foraging can occur in a variety of habitats including upland forests, edge habitats, wetlands, riparian buffers, and floodplain forests. An open, herbaceous understory is beneficial to supporting insect abundance for the bats to feed on. The Tri-Color Bat will overwinter in caves, mines, culverts, and other artificial structures from late October to April.

While woodland is present, moss and *Quercus* species are not present on site. Adverse impacts are unlikely.

Endangered – Hine’s emerald dragonfly (*Somatochlora hineana*): No Effect

According to the USFWS guidance, conditions suitable for the Hine’s emerald dragonfly (HED) includes calcareous (high in calcium carbonate) spring-fed marshes and sedge meadows overlaying dolomite bedrock. Dragonfly off-spring (nymphs) utilize these habitats for the first 2 to 4 years of their life and feed off the smaller aquatic insects within the water resources. Only at the point of adulthood do the dragonflies fly out of the water and live in the surrounding area for 4 to 5 weeks. Along the Des Plaines River is a known recharge zone for the dragonfly and a 3-mile radius from this resource serves as adequate dragonfly habitat.

The site is outside of the 3-mile Des Plaines River Recharge Zone and current site conditions are not suitable for the HED.

¹ U.S. Fish and Wildlife Service. 2024. Range-wide Indiana Bat and Northern Long-eared Bat Survey Guidelines. U.S. Fish and Wildlife Service, Region 3, Bloomington, MN. 95pp.

Endangered – Monarch Butterfly (*Danaus plexippus*): No Effect

According to USFWS Species Status Assessment Report, Monarch Butterflies require environments containing both diverse blooming nectar resources for foraging during breeding and migration, and sufficient milkweed (*Asclepias spp.*) populations for oviposition and larval feeding.

Current site conditions are not suitable for the Monarch Butterfly.

Experimental Population, Non-Essential – Whooping Crane (*Grus americana*): No Effect

According to USFWS guidance, conditions suitable for the Whooping Crane include wetlands, coastal marshes and estuaries, inland marshes, lakes, ponds, wet meadows and rivers, and agricultural fields. Nest sites are primarily located in shallow ponds containing bulrush. For feeding, whooping cranes primarily use shallow, seasonally, and semi-permanently flooded palustrine wetlands for roosting, and various cropland and emergent wetlands.

For the purposes of consultation, non-essential experimental populations are treated as threatened species on National Wildlife Refuge and National Park land (require consultation under 7(a)(2) of the ESA) and as a proposed species on private land (no section 7(a)(2) requirements, but Federal agencies must not jeopardize their existence (section 7(a)(4))).

Current site conditions are not suitable for the Whooping Crane.

Threatened – Eastern Prairie Fringed Orchid (*Platanthera leucophaea*): No Effect

According to USFWS guidance, the Eastern Prairie Fringed Orchid (EPFO) occurs in a wide variety of habitats. It requires full sun for optimum growth and can occur in tall grass silt-loam or sand prairies, sedge meadows, and fens. It is adaptive to natural patch disturbance and other dynamic disturbance regimes. It is occasionally found in successional environments.

Current site conditions are not suitable for the EPFO.

Endangered – Leafy-prairie Clover (*Dalea foliosa*): No Effect

According to USFWS guidance, the Leafy-Prairie Clover (LPC) occurs in mesic, dolomite prairies. LPC prefers full sun for optimum growth and low competition. The clover prefers thin soils close to bedrock, with mesic to wet-mesic moisture regime. LPC does not thrive in woody successional growth habitats.

Current site conditions are not suitable for the LPC.

¹ U.S. Fish and Wildlife Service. 2024. Range-wide Indiana Bat and Northern Long-eared Bat Survey Guidelines. U.S. Fish and Wildlife Service, Region 3, Bloomington, MN. 95pp.



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Chicago Ecological Service Field Office
1511 47th Ave
Moline, IL 61265-7022
Phone: (309) 757-5800



In Reply Refer To:

06/13/2025 16:51:52 UTC

Project Code: 2025-0108819

Project Name: 2220 Manning Road

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

Additionally, please note that on March 23, 2022, the Service published a proposal to reclassify the northern long-eared bat (NLEB) as endangered under the Endangered Species Act. The U.S. District Court for the District of Columbia has ordered the Service to complete a new final listing

determination for the NLEB by November 2022 (Case 1:15-cv-00477, March 1, 2021). The bat, currently listed as threatened, faces extinction due to the range-wide impacts of white-nose syndrome (WNS), a deadly fungal disease affecting cave-dwelling bats across the continent. The proposed reclassification, if finalized, would remove the current 4(d) rule for the NLEB, as these rules may be applied only to threatened species. Depending on the type of effects a project has on NLEB, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective (anticipated to occur by December 30, 2022). If your project may result in incidental take of NLEB after the new listing goes into effect this will first need to be addressed in an updated consultation that includes an Incidental Take Statement. If your project may require re-initiation of consultation, please contact our office for additional guidance.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Chicago Ecological Service Field Office
1511 47th Ave
Moline, IL 61265-7022
(309) 757-5800

PROJECT SUMMARY

Project Code: 2025-0108819

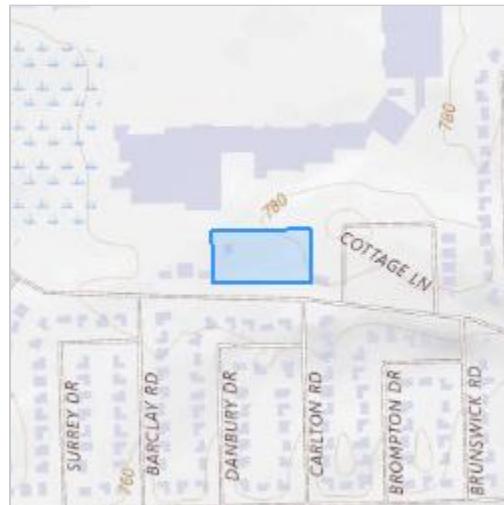
Project Name: 2220 Manning Road

Project Type: New Constr - Above Ground

Project Description: Proposed land use change to residential use.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@41.7476924,-87.99876236180145,14z>



Counties: DuPage County, Illinois

ENDANGERED SPECIES ACT SPECIES

There is a total of 7 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 1 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Whooping Crane <i>Grus americana</i> Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non- Essential

INSECTS

NAME	STATUS
Hine's Emerald Dragonfly <i>Somatochlora hineana</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7877	Endangered
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

FLOWERING PLANTS

NAME	STATUS
Eastern Prairie Fringed Orchid <i>Platanthera leucophaea</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none">Follow the guidance provided at https://www.fws.gov/midwest/endangered/section7/s7process/plants/epfoss7guide.html Species profile: https://ecos.fws.gov/ecp/species/601	Threatened
Leafy Prairie-clover <i>Dalea foliosa</i> Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5498	Endangered

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Chloe Davis
Address: 402 West Liberty Drive
City: Wheaton
State: IL
Zip: 60187
Email: chloe.davis@my.wheaton.edu
Phone: 6306687197



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Chicago Ecological Service Field Office
1511 47th Ave
Moline, IL 61265-7022
Phone: (309) 757-5800

In Reply Refer To:

06/13/2025 18:48:44 UTC

Project code: 2025-0108819

Project Name: 2220 Manning Road

Federal Nexus: no

Federal Action Agency (if applicable):

Subject: Technical assistance for '2220 Manning Road'

Dear Chloe Davis:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on June 13, 2025, for '2220 Manning Road' (here forward, Project). This project has been assigned Project Code 2025-0108819 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements may not be complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter. *Answers to certain questions in the Dkey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid. Note that conservation measures for northern long-eared bat and tricolored bat may differ. If both bat species are present in the action area and the key suggests more conservative measures for one of the species for your project, the Project may need to apply the most conservative measures in order to avoid adverse effects. If unsure which conservation measures should be applied, please contact the appropriate Ecological Services Field Office*

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based upon your IPaC submission and a standing analysis completed by the Service, your project has reached the following effect determination(s):

Species	Listing Status	Determination
Northern Long-eared Bat (<i>Myotis septentrionalis</i>)	Endangered	NLAA
Tricolored Bat (<i>Perimyotis subflavus</i>)	Proposed	NLAA
	Endangered	

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate.

You have indicated that you must remove a hazard tree to prevent imminent loss of human life. Be advised that the Act's implementing regulations (50 CFR part 17) include a take exemption pursuant to the defense of human life (for endangered species, see 50 CFR 17.21(c)(2)): "any person may take endangered [or threatened] wildlife in defense of his own life or the lives of others.") The regulations at 50 CFR 17.21(c)(4) require that any person taking, including killing, listed wildlife in defense of human life under this exception must notify our headquarters Office of Law Enforcement, at the address provided at 50 CFR 2.1(b), in writing, within 5 days. In addition, section 11 of the Act enumerates the penalties and enforcement of the Act. In regard to civil penalties, section 11(a)(3) of the Act states, "Notwithstanding any other provision of this [Act], no civil penalty shall be imposed if it can be shown by a preponderance of the evidence that the defendant committed an act based on a good faith belief that he was acting to protect himself or herself, a member of his or her family, or any other individual from bodily harm, from any endangered or threatened species" (16 U.S.C. 1540(a)(3)). Section 11(b)(3) of the Act contains similar language in regard to criminal violations (see 16 U.S.C. 1540(b)(3)). If you think incidental take of listed bats was reasonably certain as a result of your hazard tree removal, we advise you to contact the Office of Law Enforcement as outlined above. In the future, we recommend taking action ahead of time so that tree removal of potentially hazardous trees does not become an imminent threat to human life. If you determine an emergency exists, however, and human life is in imminent danger, do not delay action. See the top of this letter for the Project Code.

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Eastern Prairie Fringed Orchid *Platanthera leucophaea* Threatened
- Hine's Emerald Dragonfly *Somatochlora hineana* Endangered

- Leafy Prairie-clover *Dalea foliosa* Endangered
- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Whooping Crane *Grus americana* Experimental Population, Non-Essential

You may coordinate with our Office to determine whether the Action may cause prohibited take of the animal species and/or critical habitat listed above. Note that if a new species is listed that may be affected by the identified action before it is complete, additional review is recommended to ensure compliance with the Endangered Species Act.

Next Steps

Coordination with the Service is complete. This letter serves as technical assistance. All conservation measures should be implemented as proposed. Thank you for considering federally listed species during your project planning.

You have indicated that you must remove a hazard tree in order to prevent imminent loss of human life. Be advised that the Act's implementing regulations (50 CFR part 17) include a take exemption pursuant to the defense of human life (for endangered species, see 50 CFR 17.21(c) (2)): "any person may take endangered [or threatened] wildlife in defense of his own life or the lives of others."). The regulations at 50 CFR 17.21(c)(4) require that any person taking, including killing, listed wildlife in defense of human life under this exception must notify our headquarters Office of Law Enforcement, at the address provided at 50 CFR 2.1(b), in writing, within 5 days. In addition, section 11 of the Act enumerates the penalties and enforcement of the Act. In regard to civil penalties, section 11(a)(3) of the Act states, "Notwithstanding any other provision of this [Act], no civil penalty shall be imposed if it can be shown by a preponderance of the evidence that the defendant committed an act based on a good faith belief that he was acting to protect himself or herself, a member of his or her family, or any other individual from bodily harm, from any endangered or threatened species" (16 U.S.C. 1540(a)(3)). Section 11(b) (3) of the Act contains similar language in regard to criminal violations (see 16 U.S.C. 1540(b) (3)). If you think incidental take of listed bats was reasonably certain to have occurred as a result of your hazard tree removal, we advise you to contact the Office of Law Enforcement as outlined above. In the future, we recommend planning ahead so that tree removal of potentially hazardous trees does not become an emergency. If you determine an emergency exists, however, and human life is in imminent danger, do not delay action. Also do not delay action if removal of the hazard tree is part of a federal response to a situation involving an act of God, disaster, casualty, national defense or security emergency, etc. - coordinate with the local USFWS field office as soon as practicable after the emergency is under control.

If no changes occur with the Project or there are no updates on listed species, no further consultation/coordination for this project is required for the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the

Service should take place before project implements any changes which are final or commits additional resources.

If you have any questions regarding this letter or need further assistance, please contact the Chicago Ecological Service Field Office and reference Project Code 2025-0108819 associated with this Project.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

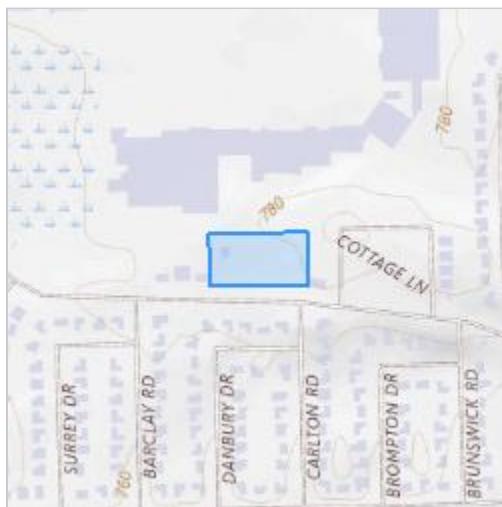
2220 Manning Road

2. Description

The following description was provided for the project '2220 Manning Road':

Proposed land use change to residential use.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@41.7476924,-87.99876236180145,14z>



DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect, but not likely to adversely affect” for a least one species covered by this determination key.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

Note: For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

7. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

No

8. Will the action cause effects to a bridge?

Note: Covered bridges should be considered as bridges in this question.

No

9. Will the action result in effects to a culvert or tunnel at any time of year?

No

10. Are trees present within 1000 feet of the action area?

Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

11. Does the action include the intentional exclusion of bats from a building or structure?

Note: Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

No

12. Does the action involve removal, modification, or maintenance of a human-made structure (barn, house, or other building) **known or suspected to contain roosting bats?**

No

13. Will the action cause construction of one or more new roads open to the public?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

14. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.)..

No

15. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

16. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

Note: For information regarding NSF/ANSI 60 please visit <https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects>

No

17. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

No

18. Will the action include drilling or blasting?

No

19. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use)?

No

20. Will the proposed action involve the use of herbicides or other pesticides other than herbicides (e.g., fungicides, insecticides, or rodenticides)?

No

21. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

22. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

23. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

Yes

24. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

No

25. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

Yes

26. Does the project intersect with the 0- 9.9% forest density category?

Automatically answered

No

27. Does the project intersect with the 10.0- 19.9% forest density category map?

Automatically answered

Yes

28. Does the project intersect with the 20.0- 29.9% forest density category map?

Automatically answered

No

29. Does the project intersect with the 30.0- 100% forest density category map?

Automatically answered

No

30. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 5 acres in total extent?

No

31. Will the proposed action result in the use of prescribed fire?

Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

No

32. Does the action area intersect the northern long-eared bat species list area?

Automatically answered

Yes

33. [Semantic] Is the action area located within 0.5 miles of radius of an entrance/opening to any known NLEB hibernacula? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

34. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

35. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats?

Automatically answered

No

36. [Semantic] Is the action area located within 150 feet of a documented northern long-eared bat roost site?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency. Have you contacted the appropriate agency to determine if your action is within 150 feet of any documented northern long-eared bat roosts?

Note: A document with links to Natural Heritage Inventory databases and other state-specific sources of information on the locations of northern long-eared bat roosts is available here. Location information for northern long-eared bat roosts is generally kept in state natural heritage inventory databases – the availability of this data varies by state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited.

Automatically answered

No

37. Is suitable summer habitat for the northern long-eared bat present within 1000 feet of project activities?

If unsure, answer "Yes."

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

38. Has a presence/probable absence summer bat survey targeting the northern long-eared bat following the Service's [Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

39. Are any of the trees proposed for cutting or other means of knocking down, bringing down, topping, or trimming suitable for northern long-eared bat roosting (i.e., live trees and/or snags ≥ 3 inches dbh that have exfoliating bark, cracks, crevices, and/or cavities)?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

40. Will any tree cutting/trimming or other knocking or bringing down of trees occur during the **Summer Occupancy season** for northern long-eared bats in the action area? **Note:** Bat activity periods for your state can be found in Appendix L of the Service's Range-wide Indiana Bat and Northern long-eared Bat Survey [Guidelines](#).

No

41. Does the action area intersect the tricolored bat species list area?

Automatically answered

Yes

42. [Semantic] Is the action area located within 0.5 miles of radius of an entrance/opening to any known tricolored bat hibernacula? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

43. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

44. Has a presence/probable absence bat survey targeting the [tricolored bat and following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

45. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities?

(If unsure, answer ""Yes."")

Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pines) answer ""Yes." For a complete definition of suitable summer habitat for the tricolored bat, please see Appendix A in the [Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines](#).

Yes

46. Do any of the trees proposed for cutting or other means of knocking down, bringing down, topping, or trimming provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pine trees)?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

47. Do you have any documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

1

IPAC USER CONTACT INFORMATION

Agency: Private Entity

Name: Chloe Davis

Address: 402 West Liberty Drive

City: Wheaton

State: IL

Zip: 60187

Email: chloe.davis@my.wheaton.edu

Phone: 6306687197

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LAND PLANNING ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE

402 W. LIBERTY DRIVE WHEATON, ILLINOIS 60187
TELEPHONE: 630-668-7197 FACSIMILE: 630-668-9693

**CHRISTOPHER B. BURKE** ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

January 17, 2026

City of Darien
1702 Plainfield Road
Darien, Illinois

Attention: Ryan Murphy

Subject: 2220 Manning Road
(CBBEL Project No. 950323.H0278)

Dear Dan:

As requested, we have reviewed the proposed Plat of Subdivision for the above property prepared by Salas Land Surveying and dated June 12, 2025. Our previous comments have been addressed, and in our opinion the Plat is in general compliance with City Code. Please note that the following improvements are required by City Code, and we will defer to staff regarding completion of the improvements:

1. Section 5B-1-7.B.7 of City Code provides that sidewalks be installed across the frontage of the lot.
2. Section 5B-1-7.B.13 of City Code provides that street trees shall be provided. If there are sufficient existing trees, that may meet the requirement.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in teal ink that reads "Daniel L. Lynch".

Daniel L. Lynch, PE, CFM
Vice President, Head Municipal Engineering Department

MINUTES CITY OF DARIEN

PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, October 15, 2025

PRESENT: Lou Mallers – Chairperson, Jonathan Christ, Shari Gillespie, Chris Green, Chris Jackson, Jonathan Johnson, Mark Kazich

ABSENT: None

OTHERS: Ryan Murphy – City Planner

Chairperson Lou Mallers called the meeting to order at 7:00 p.m. at the Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present and swore in any audience members wishing to present public testimony.

Regular Meeting – New Business

- a. **PZC2025-17 – 1535 N. Frontage Road – Nerijus Cepronas – Petition for a variation from Section 5A-5-9-5 to allow for the construction of an accessory structure (garage) exceeding 800 square feet in size on the property located in the (O) Office Zoning District at 1535 North Frontage Road, Darien IL 60561.**

Mr. Ryan Murphy, Senior Planner reported that the petition would request a variation for an accessory structure exceeding 800 square feet. He reported that the increase in size would allow for more indoor storage for larger vehicles and that there would be no land-use changes. Mr. Murphy further reported that flood hazard areas are outside the limits of the structure and that the City Engineer stated that a grading plan may be required.

Mr. Nerijus Cepronas stated that he would like to increase the size of the garage for storage which would help his business.

Commissioner Jonathan Christ questioned if the petitioner had worked on the grading.

Mr. Cepronas stated that he had an engineer to work on it.

Commissioner Chris Jackson questioned what the purpose of the porch on the front of the plans were.

Mr. Cepronas stated that it would be for aesthetic purposes.

Commissioner Kazich made a motion, and it was seconded by Commissioner Gillespie to approve PZC2025-17 – 1535 N. Frontage Road – Nerijus Cepronas – Petition for a variation

from Section 5A-5-9-5 to allow for the construction of an accessory structure (garage) exceeding 800 square feet in size on the property located in the (O) Office Zoning District at 1535 North Frontage Road, Darien IL 60561 subject to the following condition:

- 1. That the petitioner submits a grading plan.**

Upon roll call vote, the MOTION CARRIED UNANIMOUSLY 7-0.

Mr. Murphy announced that the petition would move forward to the Municipal Services Committee meeting on October 27, 2025.

- b. PZC2025-15 – 6811 Fairview Ave – Patrick Sullivan – Petition for annexation and a plat of subdivision to divide the existing 1.4-ac (61,000 sf) parcel into three lots, for the property at 6811 Fairview Avenue, Downers Grove, IL 60516.**

Mr. Murphy reported that in advance of the final plans being considered, the petitioner had called for a public hearing, so the Planning and Zoning Commission could review, comment or make a recommendation on the proposed plat design. He reported that there would be at least two other public hearings required for this item.

Mr. Murphy reported that the first lot would front Fairview Avenue and lots two and three would connect to the existing DiCosola Court cul-de-sac. He noted that the accessory structure on lot two is an existing garage that may remain or be removed depending on the petitioner. Mr. Murphy reported that upon plan review, staff noted that the street and utility should be extended in accordance with state requirements as well as provide further drainage study. He further reported that the petitioner had conducted outreach prior to publication, and that he had received five public comments prior to and three after publication, which generally disapprove the design.

Attorney Matthew Claes, petitioner attorney, stated that the accessory structure would not be a material component within their plan, and they would be amenable to some provision within the annexation agreement that would move or remove it within a certain time frame. He stated that Mr. Sullivan's property is bordered between the DiCosola Court subdivision and other unincorporated subdivisions, with Darien Club to the south.

Attorney Claes stated that he and the petitioner had met with Mr. Murphy and Director Gombac to determine the city's input and concerns, and that it was clear that the easement in their initial plans was inconsistent with the city's comprehensive plan. He stated that Mr. Sullivan had amended his plan to include a right-of-way to extend the road in the future, which he considers a significant concession and major contribution.

Attorney Claes stated that one of the first concerns shared during the design process was drainage, which Mr. Sullivan feels confident he can demonstrate sufficient natural drainage using best management practices. He stated that the snow removal would not present a greater challenge to the municipality than any other cul-de-sac. He further stated that the

petitioner's driveway design would be in keeping with the other drives on DiCosola Court, and that the petitioner felt the extension of DiCosola Court would place an unreasonable burden on him.

Chairperson Mallers questioned if Mr. Sullivan would be part of the HOA.

Mr. Murphy stated that staff review determined the city cannot require a property owner to annex into an HOA.

Chairperson Mallers stated that the drainage was the biggest concern for residents.

Attorney Claes stated that their engineer would be willing to discuss best management practices.

Mr. Ron Mitra, DiCosola Court HOA president, stated that he represents the homes most impacted by the proposed development. He stated that the proposal raises several concerns including lowered property values, drainage, safety, emergency vehicle access and parking. He further stated that the three driveways would need to fit in a span of 66 feet, and that the area is too small to do so. Mr. Mitra stated that the proposed driveways would cross in front of existing homes which would lower property values and aesthetic.

Mr. Mitra reiterated some of the comments made by the city engineer, all of which the HOA agrees with. He stated that the city stated the importance of stormwater drainage in their latest newsletter, and that the HOA feels that stormwater management studies are critical for the proposed development given the current drainage issues in the area. Mr. Mitra stated that without drainage improvements, the proposed development would only exacerbate the issues. He further stated that the existing homeowners and City of Darien would bear the cost to further issues caused by drainage issues. He requested that the Commission and staff review the comments made by the HOA and take that into account for their decision.

Chairperson Mallers questioned if there would be anything the developer could do to help the HOA.

Mr. Mitra stated that the suggestions that the city made to their original proposal, which would include corrections being made to their temporary cul-de-sac and easements to make the properties whole, as well as extend the sewers and anything else to make it right.

Chairperson Mallers mentioned meeting in middle between the two requests.

Mr. Mitra stated that there was no opposition to development, but there was an opposition to the way the development is being proposed.

Commissioner Jackson questioned what the large vacant lot was.

Mr. Mitra stated that the lot is intended for retention.

Commissioner Jackson clarified that the retention lot works.

There was some discussion regarding the direction of the drainage.

Commissioner Christ questioned what the standard is for plowing cul-de-sacs.

Mr. Murphy stated that Director Gombac stated it would be serviceable but would have to get creative for snow placement.

There was some discussion coming from the audience.

Commissioner Shari Gillespie questioned if the houses proposed would be the same as the existing houses.

Mr. Mitra stated that the HOA would require houses to be brick and that there had been no confirmation as to whether the proposed houses would be built the same.

Chairperson Mallers questioned if the garage structure would be livable.

Mr. Leonard Canino, DiCosola Court resident, reiterated that they did not have a concern with the annexation, subdivision or development, but did have a concern with the plan itself, primarily the driveways. He stated that Mr. Sullivan's proposal would shoehorn in two driveways in a 66-foot frontage, which they feel would greatly reduce property values. He further stated that this lot is currently mostly permeable land and that the runoff would not be the same when hard structures are laid down. Mr. Canino stated that the current runoff water flows into a pond that overflows into Sweetbriar Lane. He stated that this won't work unless there is some change to the plan, and that they would not be opposed to Mr. Sullivan directing the water to their retention area, which would mean the proposed homes would have to belong to the HOA.

Mr. Canino stated that there is currently enough space in the cul-de-sac for four to five cars to park, but with his plan for the driveways, there would be barely enough room for two cars. He stated that delivery trucks, landscaping trucks, and the fire department would have difficulty accessing them. He further stated that the snow removal won't work with two new homes because there would be nowhere to put the snow. Mr. Canino stated that the homeowners think the cul-de-sac needs to be extended because they have lost some of their property and are incurring costs that should come from the developer.

Ms. Jan Avery stated that there was a major flood issue already across Fairview. She stated that they had brought the issue to DuPage County before and wanted to raise a flag before the development adds to the issue.

Chairperson Mallers again questioned what the petitioner would do with the existing garage structure.

Mr. Patrick Sullivan stated that it would either be taken down or moved.

Chairperson Mallers questioned if there would be anything the petitioner would do to compromise with the residents.

Mr. Kevin Chaffin, petitioner civil engineer, stated that they are not here for site plan approval, but they have looked at extending services. He stated that Downers Grove Sanitary District does not want the mains extended. He further stated that the plan is to dedicate the 66 feet, so the frontage would be 100 feet and would connect to the driveways on the cul-de-sac.

Commissioner Mark Kazich recited a statement from their justification narrative and questioned if the well and septic would be nearing the end of its life.

Attorney Claes stated that there is no decline in the existing services, it is just a preference.

Mr. Sullivan stated that if the subdivision were to be allowed, a septic system would likely not be allowed by Darien.

Commissioner Kazich questioned why he would annex now.

Mr. Sullivan stated that they felt they should be on the sewer if they are brought into the city.

Commissioner Kazich questioned if the petitioner had spoken to the owners to the south.

Ms. Marie Becker stated that her and her husband own the three parcels to the south and that they have no issue with the development.

Attorney Claes stated that they would address all objective concerns, with the drainage being the top concern.

Chairperson Mallers closed the conversation to the public.

Commissioner Jonathan Johnson stated that there were issues with drainage, decrease in property value, and that he was not sure how they would fit the cul-de-sac in. He suggested a continuance to further the discussion.

Commissioner Jackson requested clarification on what they would be reviewing.

Mr. Murphy explained the order of events and stated that tonight they would be providing feedback on the preliminary plat in order for the petitioner to move forward with planning. He further clarified that the request tonight would not include annexation, only preliminary plat review.

Commissioner Chris Green reiterated that the most important thing to discuss was the concept plat.

There was some discussion regarding the possible motions on the petition.

Commissioner Jackson stated that the issues would need to be addressed for the petitioner to re-evaluate.

There was further discussion regarding a continuance to the petition.

Commissioner Jackson suggested requiring a preliminary stormwater management review. He stated that they should implement #1 and #6 from Christopher Burke's letter.

Commissioner Jackson made a motion, and it was seconded by Commissioner Gillespie to continue PZC2025-15 – 6811 Fairview Ave – Patrick Sullivan – Petition for annexation and a plat of subdivision to divide the existing 1.4-ac (61,000 sf) parcel into three lots, for the property at 6811 Fairview Avenue, Downers Grove, IL 60516 at the November 19, 2025 Planning, Zoning and Economic Development meeting with the following conditions:

1. **That the cul-de-sac be extended south as originally intended,**
2. **And that a new evaluation of net new impervious area included to determine what stormwater improvements will be required, including the street extension.**

Upon roll call vote, the MOTION CARRIED UNANIMOUSLY 7-0.

Mr. Murphy announced that the petition would continue at the November 19, 2025 Planning, Zoning, and Economic Development Committee meeting.

Regular Meeting – Old Business

There was no old business to discuss.

Staff Updates & Correspondence

- a. **Year-to-Date Summary of PZC Decisions – Overview and update on planning cases/decisions made by the Commission to-date.**

The results of the items from this year-to-date were as follows:

- Smoke Bank – withdrawn
- Cass drive-thru – still valid
- Short-term rental – currently in use
- Plainfield condos – currently in plan review
- Richmond lot split – withdrawn
- Grandview fence – completed
- Green Valley fence – completed
- Planet Fitness – plans approved
- Darien Lane parking – completed
- Commercial vehicle – pending
- Brookhaven EV chargers – under construction
- Dunkin mural – completed

Mr. Murphy further reported that the TIF had been approved in September for the Chestnut Court Shopping Center.

Approval of Minutes

There was no one in the audience wishing to present public comment.

Commissioner Jackson made a motion, and it was seconded by Commissioner Gillespie to approve the August 20, 2025 Regular Meeting Minutes.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 7-0.

Next Meeting

Chairperson Mallers announced that the next meeting would be scheduled for November 5, 2025.

Public Comments (On Any Topic Related to Planning and Zoning)

There was no one in the audience wishing to present public comment.

Adjournment

With no further business before the Commission, Commissioner Gillespie made a motion, and it was seconded by Commissioner Kazich to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 8:31 p.m.

Respectfully Submitted:

X

Jessica Plzak
Secretary

Approved:

X

Lou Mallers
Chairperson