CITY OF DARIEN

PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, February 4, 2026
7:00 PM
Council Chambers
1702 Plainfield Road

AGENDA

1) Call to Order

2) Roll Call

3) Regular Meeting – New Business

   a. PZC-25-1
   2220 Manning Road – David Mulé
   Petition for a plat of subdivision to subdivide the property at 2220 Manning Road (PIN 09-29-400-009) into two lots within the Single Family Residence (R-2) District.

4) Old Business

5) Staff Updates & Correspondence

6) Approval of Minutes October 15, 2025

7) Next Scheduled Meeting February 18, 2026

8) Public Comments [On Any Topic Related to Planning and Zoning]

9) Adjournment

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

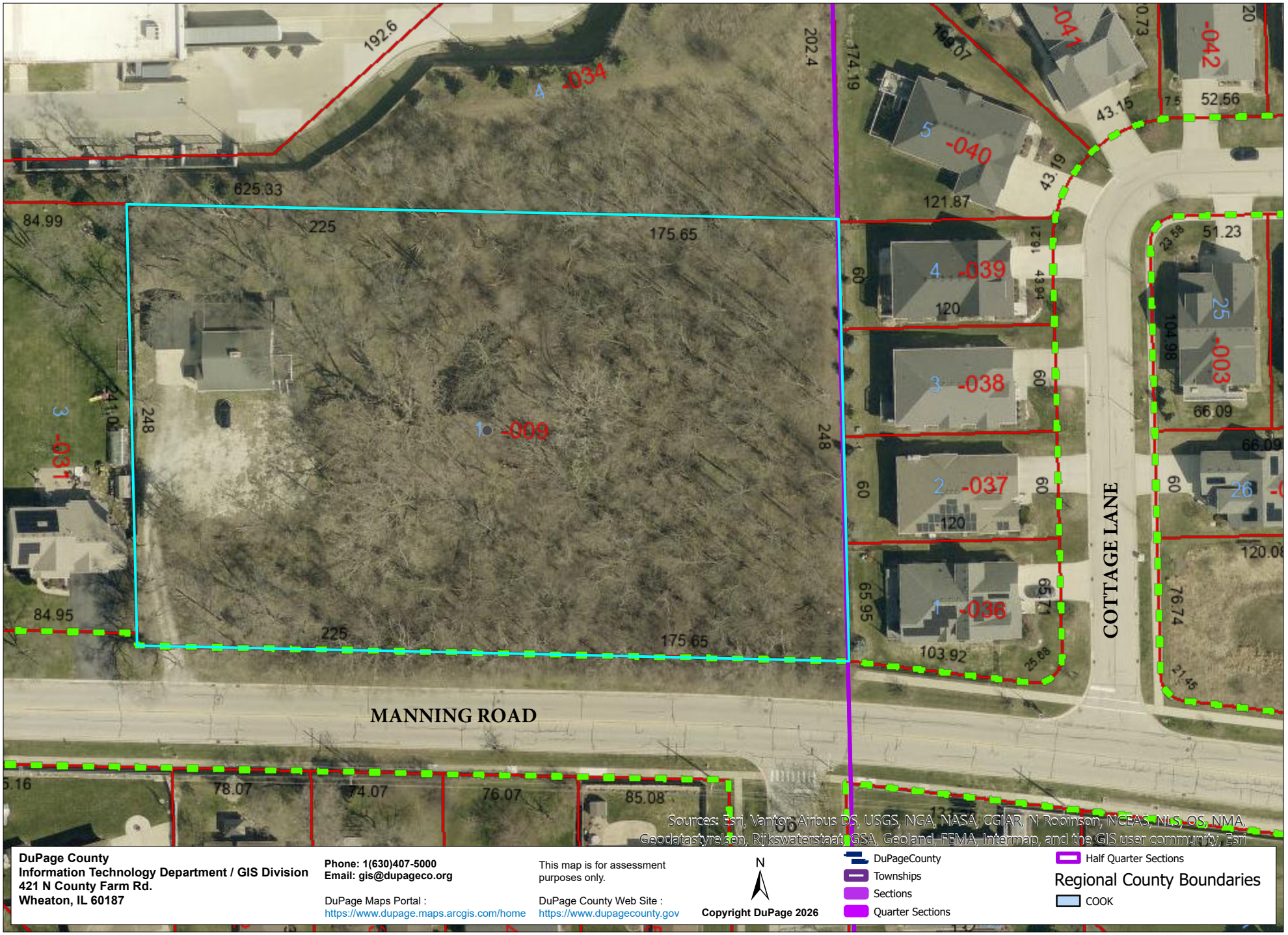
The Planning and Zoning Commission will consider this item at its meeting on February 4, 2026.

MEETING SCHEDULE

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

ArcGIS Web Map

DuPage Web Mapping Application - DuPage County, Illinois



DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Phone: 1(630)407-5000
Email: gis@dupageco.org

DuPage Maps Portal :
https://www.dupage.maps.arcgis.com/home

This map is for assessment purposes only.

DuPage County Web Site :
https://www.dupagecounty.gov

N

DuPageCounty
Townships
Sections
Quarter Sections
Half Quarter Sections
Regional County Boundaries
COOK

WETLAND DELINEATION REPORT

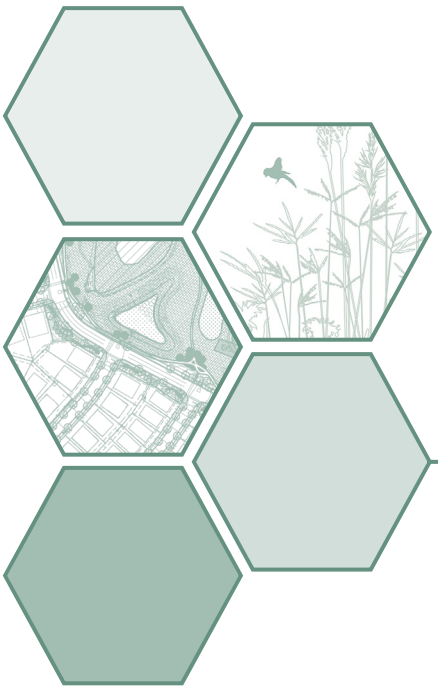
2220 Manning Road

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

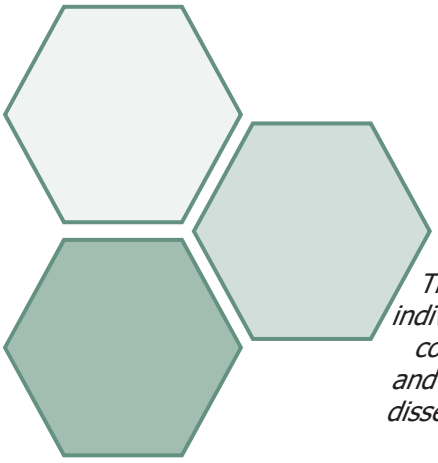
Project Reference Information

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

CONTENTS

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 maacki*), 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 Opionion**
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). UASCE 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 (ĉ) 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 (ĉ) 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

Wildlife Use:	Score:
Significant	3
Evident	2
Low	1
Occasional	0.5
Non-existent	0
Sub-Total Score:	2

Observation/Notes: Ducks present within ponded portion of the wetland. Birds present within the wetland trees. Frog noises observed.

B. Interspersion of Vegetative Cover

Interspersion:	Score:
High	3
Medium	2
Low	1
Sub-Total Score:	1

Community Type:	% Cover:
Emergent	0
Scrub-Shrub	30
Wet-Meadow	0
Forested	70
Aquatic	0
Other	0

C. Vegetative Cover to Open Water

Cover:	Score:
>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 (ĉ) 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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LAND PLANNING ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE

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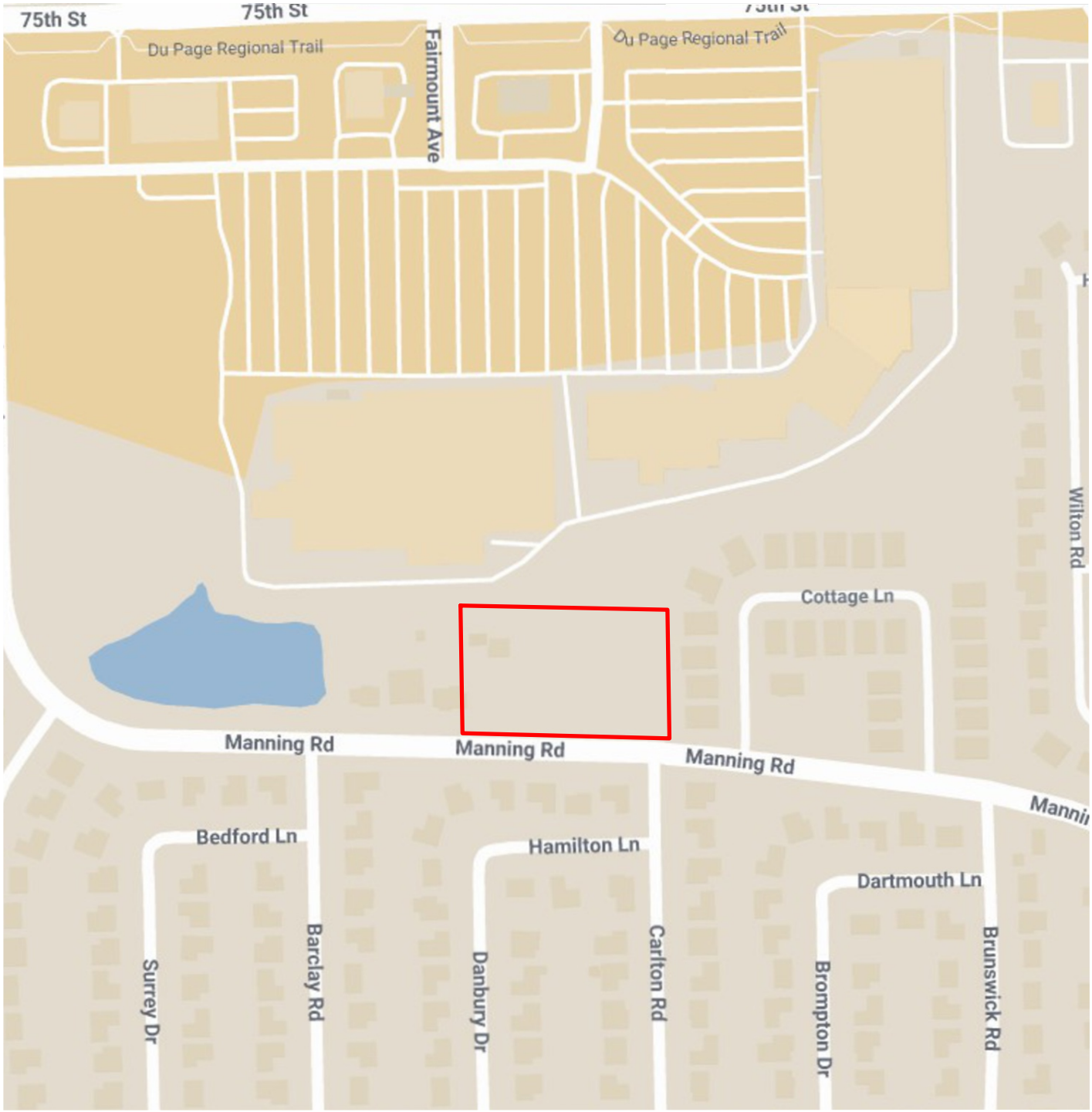
TELEPHONE: 630-668-7197 FACSIMILE: 630-668-9693

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



LEGEND

PLSS: SW S29 T38N R11E

Latitude: 41.747698

Longitude: -87.998644

Study Area

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

L:\Projects\MULE2501\Eco-Con\Wetland Report\Maps\2220 Manning Road_ WL Exhibits.dwg

LEGEND

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- Study Area

0 50' 100'

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

L:\Projects\MULE2501\Eco-Con\Wetland Report\Maps\2220 Manning Road_ WL Exhibits.dwg

LEGEND

Study Area

Regulatory Wetland

0 50' 100'

SCALE: 1"=100' **NORTH**

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

L:\Projects\MULE2501\Eco-Con\Wetland Report\Maps\2220 Manning Road_ WL Exhibits.dwg

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

GARY R. WEBER ASSOCIATES, INC.

2220 Manning Road

Darien, IL

MULE2501

Dave Mule

SOIL SURVEY MAP

Web Soil Survey 3.0 (DuPage County)

USDA Natural Resources Conservation Service

EXHIBIT D

L:\Projects\MULE2501\Eco-Con\Wetland Report\Maps\2220 Manning Road_ WL Exhibits.dwg

LEGEND

- Perennial Stream
- Perennial River
- Intermittent Stream
- Intermittent River
- Marsh or swamp
- Submerged marsh
- Wooded marsh or swamp
- Submerged wooded marsh or swamp
- Perennial Lake/Pond
- Intermittent Lake/Pond
- Study Area

0 150' 300'

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

GARY R. WEBER ASSOCIATES, INC.

2220 Manning Road

Darien, IL

MULE2501

Dave Mule

USGS TOPOGRAPHIC MAP

Provided by: USGS Topographic (Sag Bridge Quadrangle)

EXHIBIT E

L:\Projects\MULE2501\Eco-Con\Wetland Report\Maps\2220 Manning Road_ WL Exhibits.dwg

LEGEND

Study Area

Lake Pond Waterbody

0 150' 300'

SCALE: 1"=300'

NORTH

GARY R. WEBER ASSOCIATES, INC.

2220 Manning Road

Darien, IL

MULE2501

Dave Mule

USGS HYDROGRAPHY MAP

Provided by: USGS National Hydrography Dataset

EXHIBIT F

L:\Projects\MULE2501\Eco-Con\Wetland Report\Maps\2220 Manning Road_ WL Exhibits.dwg

LEGEND

- 0.2 PCT Annual Chance Flood Hazard (500-year floodplain)
- A (100-year floodplain)
- AE (100-year floodplain)
- Floodway
- AH (SFHA 100-year floodplain)
- AO (SFHA 100-year floodplain)
- X Protected by Levee
- Study Area

0 150' 300'

SCALE: 1"=300'

NORTH

GARY R. WEBER ASSOCIATES, INC.

2220 Manning Road

Darien, IL

MULE2501

Dave Mule

DUPAGE COUNTY DFIRM FLOOD MAP

Provided by: DuPage County Parcel Viewer

EXHIBIT G

L:\Projects\MULE2501\Eco-Con\Wetland Report\Maps\2220 Manning Road_ WL Exhibits.dwg

LEGEND

Study Area - 2.27 Acres

Flagged Wetland Boundaries

Sample Points A-E

0 50' 100'

SCALE: 1"=100' **NORTH**

Provided by: Google Earth Aerial DATE

GARY R. WEBER ASSOCIATES, INC.

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

L:\Projects\MULE2501\Eco-Con\Wetland Report\Maps\2220 Manning Road_ WL Exhibits.dwg

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.

GARY R. WEBER ASSOCIATES, INC.	2220 Manning Road 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 X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:
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
1. *Acer saccharinum*	50	Yes	FACW
2. *Ulmus americana*	10	No	FACW
3.			
4.			
5.			
	60	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Herb Stratum (Plot size: 5)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
		=Total Cover	
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	60	x 2 =	120
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	60 (A)		120 (B)

Prevalence Index = B/A = 2.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? **Yes** X **No**

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

SOIL

Sampling Point: A

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-8	10YR 2/1	100					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

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

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

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ 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)
- X Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ___ Depth (inches): ___

Water Table Present? Yes ___ No ___ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): 0

Wetland Hydrology Present? **Yes** X **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 X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:
West of sample point A.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer saccharinum*	50	Yes	FACW
2. *Ulmus americana*	20	Yes	FACW
3.			
4.			
5.			
	70	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Herb Stratum (Plot size: 5)			
1. *Circaea canadensis*	2	Yes	FACU
2. *Fallopia scandens*	5	Yes	FAC
3. *Persicaria virginiana*	2	Yes	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	9	=Total Cover	
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 80.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	70	x 2 =	140
FAC species	7	x 3 =	21
FACU species	2	x 4 =	8
UPL species	0	x 5 =	0
Column Totals:	79 (A)		169 (B)
Prevalence Index = B/A =			2.14

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? **Yes** X **No**

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

SOIL

Sampling Point: B

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-16	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

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ 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 Soils[3]:

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

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ 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)
- X Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ___ Depth (inches): ___

Water Table Present? Yes ___ No ___ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No ___ Depth (inches): ___

Wetland Hydrology Present? **Yes** X **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 X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:
West of sample point B.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer saccharinum*	40	Yes	FACW
2. *Ulmus americana*	30	Yes	FACW
3. *Populus deltoides*	5	No	FAC
4.			
5.			
	75	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Celtis occidentalis*	2	No	FAC
2.			
3.			
4.			
5.			
	2	=Total Cover	
Herb Stratum (Plot size: 5)			
1. *Fallopia scandens*	5	Yes	FAC
2. *Alliaria petiolata*	2	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	7	=Total Cover	
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	70	x 2 =	140
FAC species	14	x 3 =	42
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	84 (A)		182 (B)

Prevalence Index = B/A = 2.17

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? **Yes** X **No**

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

SOIL

Sampling Point: C

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-16	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

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ 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 Soils[3]:

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

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ 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)
- X Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ___ Depth (inches): ___

Water Table Present? Yes ___ No ___ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No ___ Depth (inches): ___

Wetland Hydrology Present? **Yes** X **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 X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:
West of sample point C.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer saccharinum*	30	Yes	FACW
2. *Ulmus americana*	30	Yes	FACW
3. *Populus deltoides*	20	Yes	FAC
4.			
5.			
	80	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Rhamnus cathartica*	10	Yes	FAC
2.			
3.			
4.			
5.			
	10	=Total Cover	
Herb Stratum (Plot size: 5)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
		=Total Cover	
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	60	x 2 =	120
FAC species	30	x 3 =	90
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	90 (A)		210 (B)

Prevalence Index = B/A = 2.33

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? **Yes** X **No**

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

SOIL

Sampling Point: D

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-16	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

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ 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 Soils[3]:

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

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ 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)
- X Geomorphic Position (D2)
- X 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** X **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	No X	**Is the Sampled Area within a Wetland?** **Yes** **No X**
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:
Upland area west of sample point D.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1. *Rhamnus cathartica*	30	Yes	FAC
2. *Prunus serotina*	15	Yes	FACU
3. *Rosa multiflora*	5	No	FACU
4.			
5.			
	50 =Total Cover		
Herb Stratum (Plot size: 5)			
1. *Circaea canadensis*	20	Yes	FACU
2. *Parthenocissus quinquefolia*	20	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	40 =Total Cover		
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 25.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	30	x 3 =	90
FACU species	60	x 4 =	240
UPL species	0	x 5 =	0
Column Totals:	90 (A)		330 (B)

Prevalence Index = B/A = 3.67

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? **Yes** **No X**

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

SOIL

Sampling Point: E

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/1	100					Loamy/Clayey	Friable
12-30	10YR 3/2	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ 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 Soils[3]:

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

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ___ Depth (inches): ___

Water Table Present? Yes ___ No ___ Depth (inches): ___

Saturation Present? Yes ___ No ___ Depth (inches): ___

(includes capillary fringe)

Wetland Hydrology Present? **Yes** ___ **No** X

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

Remarks:

Standing water nearby

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	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
acesai	Acer saccharinum	Acer saccharinum	Silver Maple	1	FACW	FACW	-1	Tree	Perennial	Native
ALLPET	Alliaria petiolata	ALLIARIA PETIOLATA	Garlic-Mustard	0	FAC	FACU	0	Forb	Biennial	Adventive
CELOCC	Celtis occidentalis	Celtis occidentalis	Common Hackberry	2	FAC	FAC	0	Tree	Perennial	Native
CIRCAN	Circaea canadensis	Circaea lutetiana canadensis	Broad-Leaf Enchanter's-Nightshade	3	FACU	FACU	1	Forb	Perennial	Native
FALSCA	Fallopia scandens	Polygonum scandens; Fallopia cristata	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	Polygonum virginianum	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	ROSA 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

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

JB Pritzker, Governor
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 maacki*), 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 (*Myotis septentrionalis*)	Not likely to adversely affect (NLAA)
Tricolored Bat (*Perimyotis subflavus*)	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 guidance[1].

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 sublfavus*): **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 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 Fisheries[1], 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.

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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 *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* 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 *Grus americana* 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 *Somatochlora hineana* 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 *Danaus plexippus* 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 *Platanthera leucophaea* No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: ▪ Follow the guidance provided at https://www.fws.gov/midwest/endangered/section7/s7process/plants/epfos7guide.html Species profile: https://ecos.fws.gov/ecp/species/601	Threatened
Leafy Prairie-clover *Dalea foliosa* 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
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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 bbe 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 (*Myotis septentrionalis*)	Endangered	NLAA
Tricolored Bat (*Perimyotis subflavus*)	Proposed Endangered	NLAA

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

LAND PLANNING ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE

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

MULE SUBDIVISION

ADDRESS:
2220 Manning Road,
Downers Grove, IL 60516
PIN: 09-29-400-009

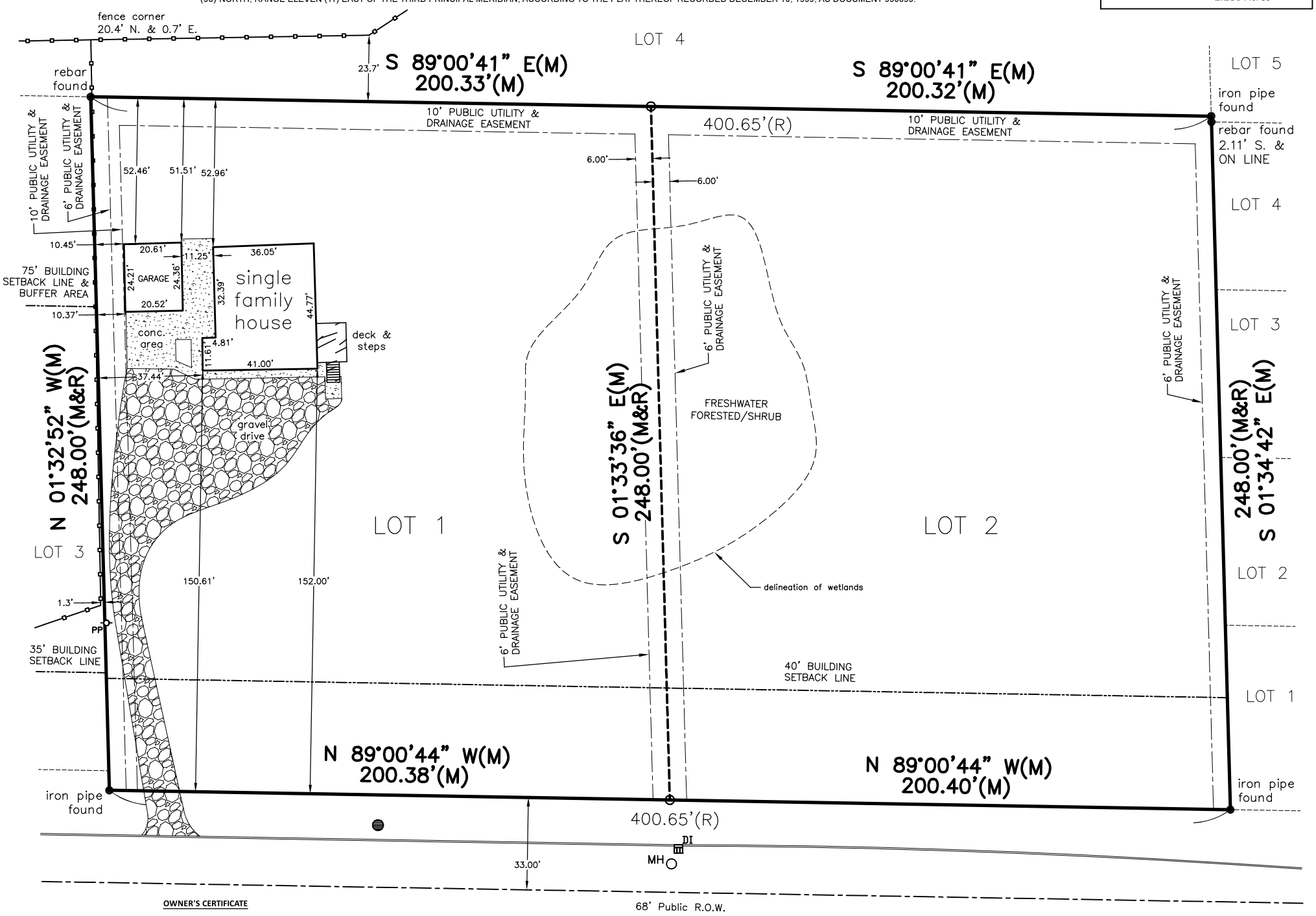
FIELD WORK COMPLETED ON: 06/12/2025

CLIENT:
Dave Mule

LOT 1:
THE WEST HALF OF LOT ONE (1) OF K. CELMER'S SUBDIVISION OF PART OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1959, AS DOCUMENT 950893.

LOT 2:
THE EAST HALF OF LOT ONE (1) OF K. CELMER'S SUBDIVISION OF PART OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1959, AS DOCUMENT 950893.

Area
Lot 1: 49,639.33 Sq. Feet 1.140 Acres
Lot 2: 49,639.80 Sq. Feet 1.140 Acres
Original Parcel (Lot 1): 99,279.13 Sq. Feet 2.280 Acres



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
THE UNDERSIGNED HEREBY DEDICATED FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES AND GRANTS EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS DESIGNATED AND/OR AS STATED IN THE UTILITY EASEMENT PROVISIONS STATED HEREON.
ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF DARIEN AND TO ANY ENTITY OPERATING UNDER FRANCHISE FROM THE CITY INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, A CABLE TELEVISION OR COMMUNICATIONS COMPANY AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSION DISTRIBUTION AND COLLECTION SYSTEMS AND ALL NECESSARY LINES, NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. LOCATION OF UTILITY INSTALLATIONS WITHIN THE EASEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF DARIEN AS TO DESIGN AND LOCATION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF DARIEN.

_____
_____
_____
ADDRESS

DATED THIS _____ DAY OF _____ A.D., 20_____.

_____
OWNER

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DuPAGE)

I, _____, CITY CLERK OF THE CITY OF DARIEN, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON _____, 20____
AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID CITY.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE CITY OF DARIEN, ILLINOIS,, THIS _____ DAY OF _____ A.D., 20_____.

_____
CITY CLERK

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DuPAGE)

I, _____ , A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D., 20_____.

_____
NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DuPAGE)

I, _____, COUNTY CLERK OF DuPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT WEATON, DuPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D., 20_____.

_____
COUNTY CLERK

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DuPAGE)

I, _____, CITY ENGINEER OF THE CITY OF DARIEN, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREIN.

DATED AT DARIEN, DuPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20___.

_____
CITY ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DuPAGE)

APPROVED BY THE PLAN COMMISSION OF THE CITY OF DARIEN, DuPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____ A.D., 20_____.

_____
CHAIRMAN

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DuPAGE)

I, _____, DO HEREBY CERTIFY THAT THE REQUIRED LETTER OF CREDIT IS POSTED FOR THE COMPLETION OF THE IMPROVEMENT COVERING SANITARY SEWAGE SYSTEM AND/OR SEWER LINES AND DOMESTIC WATER SUPPLY SYSTEM AND/OR DISTRIBUTION LINES UNDER MY JURISDICTION BASED ON APPROVED ENGINEER'S PLAN AND SPECIFICATIONS PREPARED BY A REGISTERED ENGINEER.

DATED THIS _____ DAY OF _____, 20____.

_____
COUNTY SUPERINTENDENT OF PUBLIC WORKS DEPT.

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
)SS
COUNTY OF DuPAGE)

I, _____, CITY TREASURER OF THE CITY OF DARIEN, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OF ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT DARIEN, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

_____
CITY TREASURER

EASEMENT PROVISIONS

Utility distribution or transmission installations serving the subdivision, and when required, storm water drainageways, shall be located in easements as designated on the subdivision plat of record. Such easements shall be located along the rear lot lines or side lot lines at locations of extensions of utility installations between blocks or to provide continuity of drainageway. They shall occupy not less than the rear ten feet (10') of lot depth on each lot and not less than six feet (6') adjacent to side lot lines where necessary. Additional easements at other locations on the lot or additional widths may be required for specific conditions by the City Council on advice of the City Engineer.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF GRUNDY)

THIS IS TO CERTIFY THAT I, JOSE RAFAEL SALAS, AN ILLINOIS REGISTERED LAND SURVEYOR (SEAL NO. 035.003933), HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

LOT ONE (1) OF K. CELMER'S SUBDIVISION OF PART OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1959, AS DOCUMENT 950893.

CONTAINING 99,279.13 SQUARE FEET OR 2.280 ACRES MORE OR LESS

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DARIEN RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE CITY OF DARIEN (OR WITHIN ONE AND ONE-HALF [1/2] MILES OF THE CORPORATE LIMITS OF THE CITY OF DARIEN) WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED. I FURTHER CERTIFY THAT THE LANDS SHOWN ON THIS PLAT ARE NOT SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE AND THIS PLAT HAS BEEN REVIEWED BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS FOR THE PURPOSE OF DETERMINING, FOR THE PROTECTION OF PERSONS AND PROPERTY, THE FLOOD HAZARDS INVOLVED AND A REPORT THEREON FILED BY THAT DEPARTMENT WITH THE RECORDER OF DEEDS.

GIVEN UNDER MY HAND AND SEAL AT MINOOKA, ILLINOIS, THIS _____ DAY OF _____ A.D., 20___.

_____
ILLINOIS REGISTERED LAND SURVEYOR NO. 035.003933, EXPIRES NOVEMBER 30TH, 2026.

MAYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DuPAGE)

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS
THIS _____ DAY OF _____ A.D., 20_____.

_____
MAYOR

NOTES:

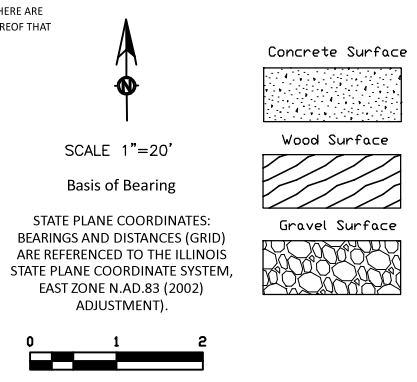
Sidewalks shall be required on both sides of all streets unless otherwise agreed by the City pursuant to a valid agreement and shall be located one foot (1') from the property line and within the street right of way. Sidewalks shall be four feet (4') wide in all single-family residential districts and a minimum of five feet (5') wide in all other districts. Planting strips shall be provided between the sidewalk and curb.

THERE ARE 8 EXISTING TREES.

WETLANDS EXIST ON THIS PROPERTY. AT THE TIME OF PERMIT APPLICATION FOR EITHER LOT, A WETLAND DELINEATION AND PERMITTING OF POTENTIAL IMPACTS WILL BE REQUIRED.

FEMA FLOOD MAP: 17043C0276J, EFFECTIVE ON 08/01/2019, AREA OF MINIMAL FLOOD HAZARD, ZONE X.

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES.



SLS®
SALAS LAND SURVEYING
P.O. BOX 661
Minooka, IL 60447
(815) 521-6354
salaslandsurveying.com

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 Darian
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,

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